

Waldegerma, Michael

From: InTownMN@comcast.net
Sent: Thursday, April 30, 2026 9:50 AM
To: Council Comment
Subject: [EXTERNAL] Fw: Comments on Special Assessments for University Ave SE and Fourth St SE Reconstruction
Attachments: Comments on Special Assessments for SE Reconstruction.pdf

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From: InTownMN@comcast.net <InTownMN@comcast.net>
Sent: Thursday, April 30, 2026 9:34 AM
To: councilcomment@minneapolis.mn.gov <councilcomment@minneapolis.mn.gov>
Cc: Ward2@minneapolismn.gov <Ward2@minneapolismn.gov>; soren.stevenson@minneapolismn.gov <soren.stevenson@minneapolismn.gov>; latrisha.vetaw@minneapolismn.gov <latrisha.vetaw@minneapolismn.gov>; pearll.warren@minneapolismn.gov <pearll.warren@minneapolismn.gov>; ward10@minneapolismn.gov <ward10@minneapolismn.gov>; aurin.chowdhury@minneapolismn.gov <aurin.chowdhury@minneapolismn.gov>; linea.palmisano@minneapolismn.gov <linea.palmisano@minneapolismn.gov>; Ward3@minneapolismn.gov <Ward3@minneapolismn.gov>
Subject: Comments on Special Assessments for University Ave SE and Fourth St SE Reconstruction

Dear Council Members and Minneapolis City Clerk:

Thank you for your public service to Minneapolis.

Please accept this letter (below and attached) as our formal comments and objections regarding the proposed special assessments for the University Avenue SE and Fourth Street SE Reconstruction Project.

We are the owners of 507 and 515 Fourth Street SE, eleven- and twelve-unit apartment buildings located in the Marcy Holmes neighborhood. Our residents are primarily University graduate students and working individuals.

We were surprised by the magnitude of the proposed special assessments: \$11,109.07 for 515 Fourth Street SE and \$7,431.84 for 507 Fourth Street SE, for a total of \$18,540.91. We respectfully object to these amounts and request their reduction and reconsideration.

First, the definition of “benefited properties” appears unreasonably narrow. According to the Notice of Public Hearing, the purpose of the assessment is “to authorize the collection of special assessments from benefited properties in the City of Minneapolis.” However, the notice appears to limit assessments to properties located directly on University Avenue SE and Fourth Street SE. This project will benefit the broader Marcy Holmes neighborhood, and it is therefore unreasonable to impose the financial burden solely on abutting properties.

Second, the City's Influence Area Assessment Method does not appropriately reflect the scope of this project. While this method may be suitable for typical residential street improvements, it is not well-suited to a major corridor reconstruction such as University Avenue SE and Fourth Street SE. This approximately \$50 million MNDOT-led project includes complete roadway reconstruction, along with new sidewalks, curbs, trees, traffic signals, pavement markings, and bicycle infrastructure. The benefits of these improvements will extend well beyond immediately adjacent properties, likely impacting properties several blocks away. The assessment methodology should be expanded to reflect this broader benefit or reconsidered entirely.

Third, the assessments imposed on our properties are excessive relative to any demonstrated benefit. For a special assessment to be justified, it must correspond to an increase in a property's market value. The City's current methodology applies a flat formula based on square footage and an assessment rate, but it does not demonstrate that the market values of 507 and 515 Fourth Street SE will increase by amounts equal to or greater than the respective assessments.

Finally, these assessments—totaling \$18,540.91—come in addition to rising property taxes, which are increasing by 4.13% and rising Minneapolis water and sewer fees. This compounds the financial burden on housing providers at a time when City leaders have expressed concern about housing affordability and availability. These excessive assessments are a steppingstone to higher rents.

For all of these reasons, we respectfully request that the City reduce and reconsider the special assessments charged to 507 and 515 Fourth Street SE.

Sincerely,

507 LLC and 515 LLC, owners of 507 Fourth Street SE and 515 Fourth Street SE
InTown Properties LLC, manager of 507 Fourth Street SE and 515 Fourth Street SE
George Puzak and Catherine W. Puzak
1780 Girard Ave. South
Minneapolis, MN 55403
InTownMN@comcast.net

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

507 LLC and 515 LLC and InTown Properties LLC
1780 Girard Ave. S., Minneapolis, MN 55403
InTownMN@comcast.net
George Puzak and Catherine W. Puzak

April 30, 2026

Re: Comments on Proposed Special Assessments for University Ave SE and
Fourth Street SE Reconstruction Project

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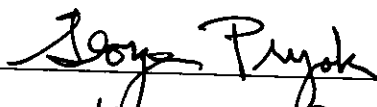
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Sincerely,

507 LLC and 515 LLC

Owners of 507 Fourth Street SE and 515 Fourth Street SE

InTown Properties LLC



Catherine W. Puzak