



Garden Avenue Open House

April 4, 2022

Scope

Reconstruction of Garden Avenue from Snelling Avenue to Hamline Avenue. Work will include reconstructing Garden Avenue and minor utility work in conjunction with the 2023 Pavement Management Project. Construction is scheduled for the summer of 2023.

Neighborhood Feedback

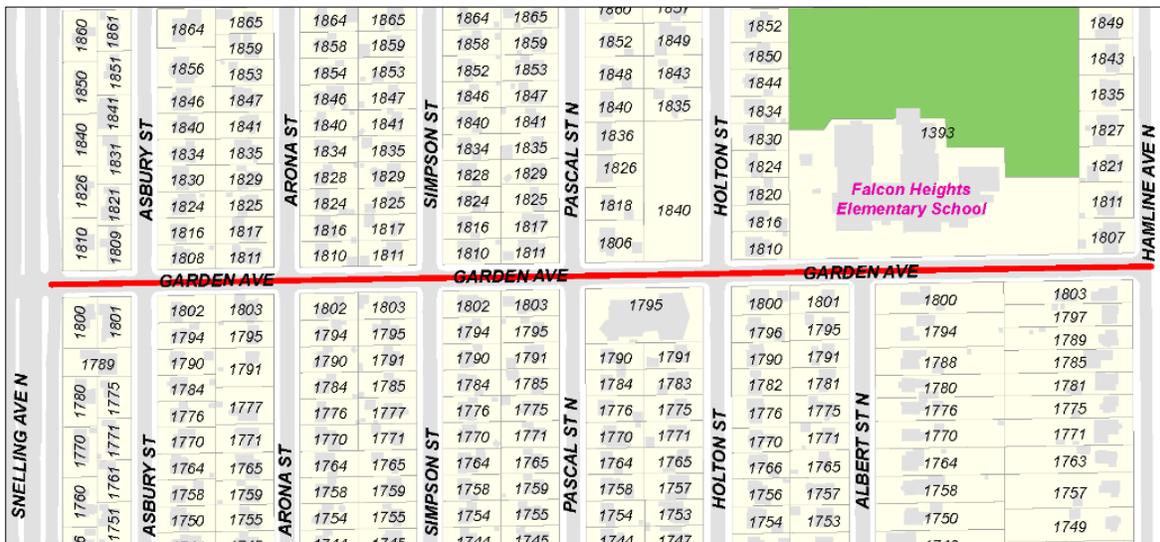
The City is seeking feedback from the neighborhood on the Garden Avenue street configuration, parking, off-street pathway, Ruggles pathway connection, and other areas of interest or concern. Please use sticky-notes and sharpies to leave comments on the maps and figures available at the meeting. You are also invited to follow up after the meeting with additional comments or questions via phone or email at 651-792-7048 or stephanie.smith@cityofroseville.com.

Potential Funding Sources

- ARPA Funds
- Municipal State Aid (Gas Tax)
- Assessments (Street Only)
- Storm Sewer
- Sanitary Sewer

Tentative Schedule

- Garden Ave Open House – April 5, 2022
- Neighborhood Meeting – Summer 2022
- Feasibility Report – Summer 2022
- Accept Feasibility Report, Council – Fall 2022
- Hold Public Hearing, **Approve Layout** – Fall 2022
- Final Design – Winter 2022/2023
- Approved Final Plans, Council – Winter 2022/2023
- Award Project, Council – Spring 2023
- Neighborhood Pre-Construction Meeting – April 2023
- Construction – Summer/Fall 2023
- Special Assessment Hearing, Council – Fall 2023



Special Assessments: Frequently Asked Questions

What are special assessments?

Special assessments are used to help fund an improvement project by charging a portion of the project cost to the benefitting properties. In Falcon Heights, assessments are used to help finance street reconstruction projects. Minnesota State Statutes, Chapter 429, grants cities the authority to assess properties for improvement projects.

When is the assessment amount determined?

An estimate of the assessment is calculated with the Feasibility Study based on the Falcon Heights Assessment Policy. This estimate will be sent to the affected property owners before the Council hearing to order the improvement project.

The assessment amount is finalized by the City Council at the assessment hearing. Properties being assessed for the project will be notified prior to the assessment hearing.

What are the payment options for assessments?

Assessments may be paid up front or the City will certify the assessment with Ramsey County for payment as part of property taxes over 10-15 years with interest. The interest rate will be based on the prime interest rate at the time of approval.

Why does the City charge interest on assessments?

The City covers the entire project cost until all the assessments have been paid. The interest charged on assessments is based on the prime rate. Benefitting property owners are encouraged to consult financial institutions for terms and conditions of a loan or line of credit that can be used to pay off the assessment. This allows the property owner the ability to negotiate the term and interest rates within the competitive market and may have some tax advantages.