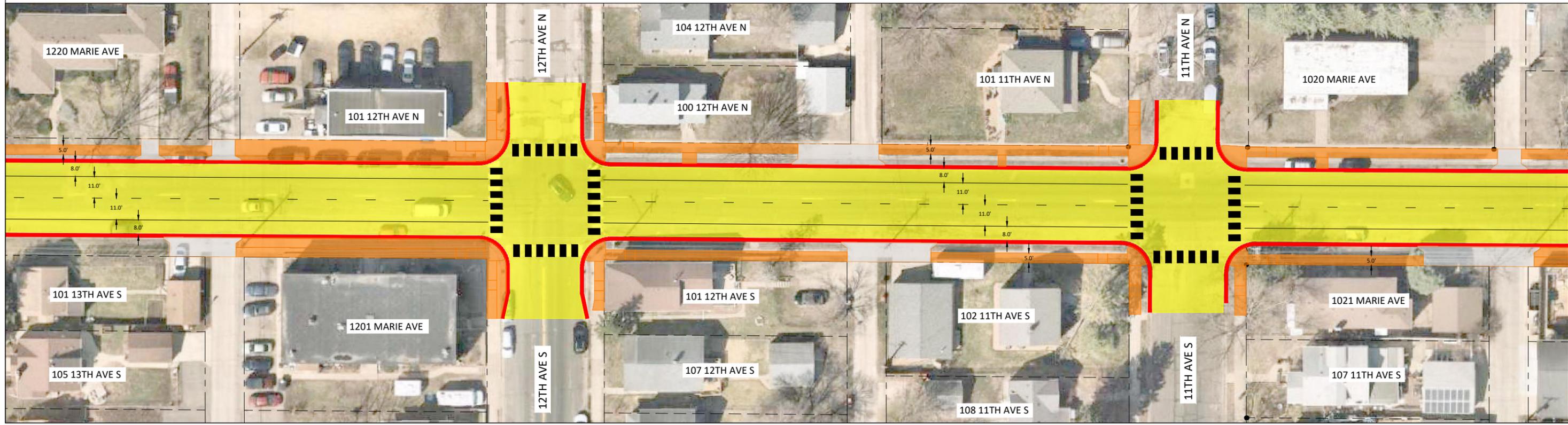
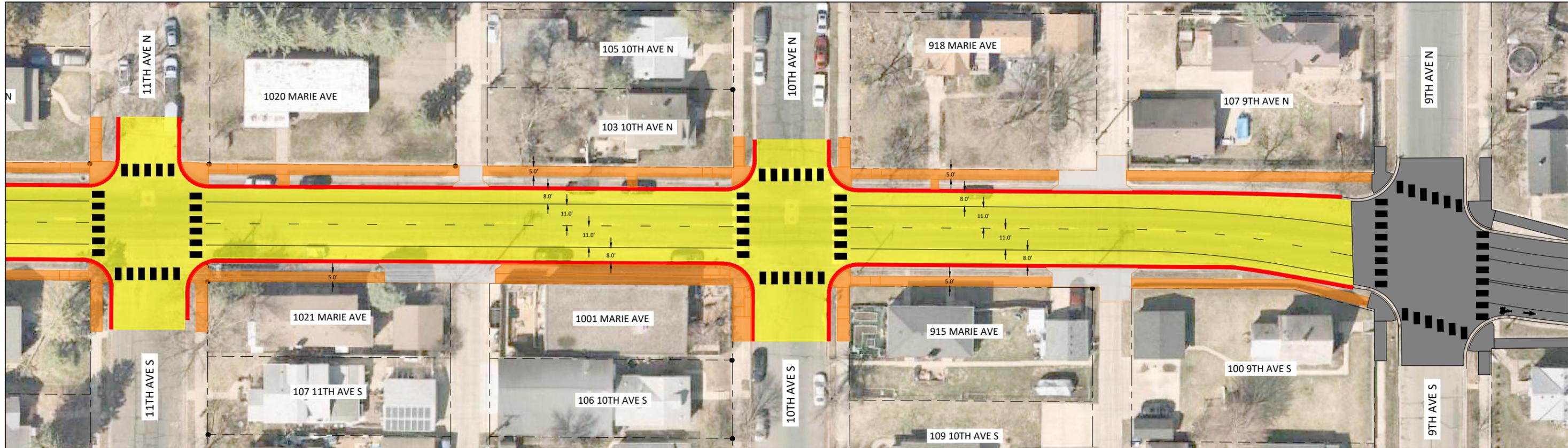


LEGEND

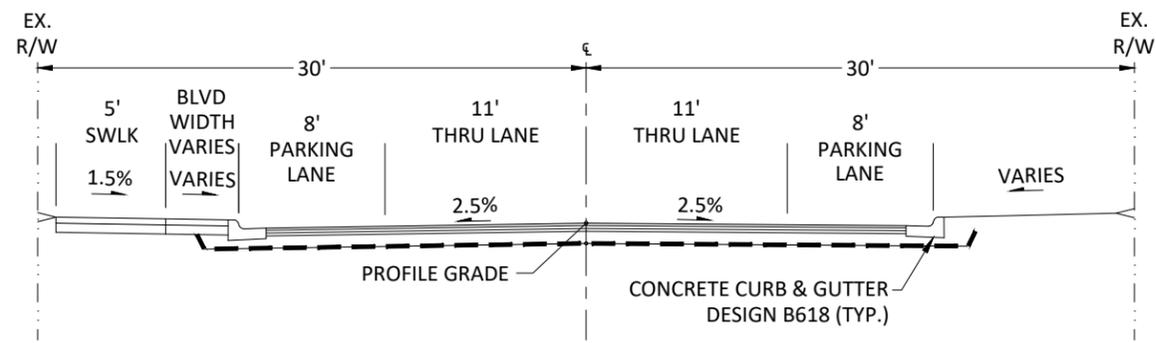
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE WALK / PEDESTRIAN RAMP
- CONCRETE DRIVEWAY / ALLEY



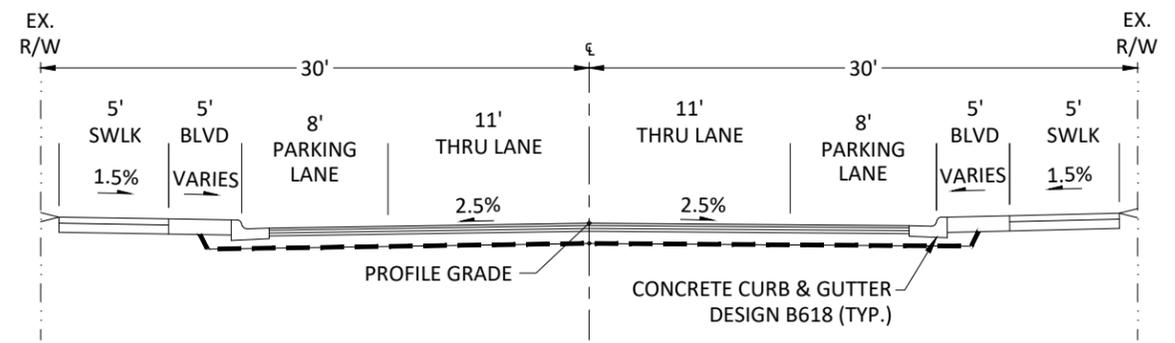


LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE WALK / PEDESTRIAN RAMP
- CONCRETE DRIVEWAY / ALLEY



MARIE AVENUE - 12TH AVENUE TO 15TH AVENUE  
NOT TO SCALE



MARIE AVENUE - 9TH AVENUE TO 12TH AVENUE  
NOT TO SCALE

# PROPOSED PROJECT SCHEDULE

Neighborhood Open House	November 18, 2025
Receive Feasibility Report, Schedule Improvement Hearing*	December 1, 2025
Improvement Hearing, Order Project, Authorize Preparation of Plans*	January 5, 2026
Approve Plans and Specifications, Authorize Bidding*	January 2026
Bid Opening	February 2026
Council Receives Bids, Awards Project*	March 2026
Begin Construction	Spring 2026
End Construction	Fall 2026
Assessment Hearing*	Fall 2026

*\*Denotes City Council Meeting*

# ESTIMATED PROJECT COSTS & FINANCING

<b>Marie Avenue Reconstruction Phase 2 – Opinion of Probable Cost</b>	
<b>Proposed Improvement</b>	<b>Total Estimated Cost</b>
Surface & Pedestrian Improvements	\$1,455,580.00
Watermain Improvements	\$691,890.00
Sanitary Sewer Improvements	\$75,686.00
Storm Sewer Improvements	\$297,740.00
Streetlight Improvements	\$269,322.00
<b>Total</b>	<b>\$2,790,218.00</b>

<b>Marie Avenue Reconstruction Phase 2 – Funding Summary</b>	
<b>Proposed Funding</b>	<b>Total</b>
Minnesota State Aid	\$500,000.00
Infrastructure Fund	\$1,130,093.30
Water Utility Fund	\$691,890.00
Sanitary Sewer Utility Fund	\$75,686.00
Storm Water Utility Fund	\$297,740.00
Special Assessments	\$94,808.70
<b>Total</b>	<b>\$2,790,218.00</b>

*Estimated costs are preliminary and are subject to change as the feasibility report and design are finalized*

# WHAT ARE SPECIAL ASSESSMENTS?

- A Special Assessment is a funding mechanism used by cities to help pay for a project that benefits a group of properties. Minnesota Statutes Chapter 429 gives cities and other governmental units the authority to levy and collect assessments for local improvements.
- The benefiting properties will have a special assessment levied against their property.
- Property owners will have the option to pay the assessment amount upfront after the project is completed, or pay it off over 10 years, with interest, as an added item on their property tax statement.
- The current South St. Paul Special Assessment Policy was adopted in 2001
- The Special Assessment rate is applied per linear front foot along the reconstructed street. The 2026 reconstruction assessment rate is \$94.84 per front foot. The following provisions apply:
  - A maximum of 75' of frontage can be charged to residential properties
  - Institutional, commercial, and industrial properties are assessed along all sides and there is no maximum front footage
  - Residential corner lots with the narrow side fronting the project are assessed