

FILED
MINNEAPOLIS, MINN

2016 FEB -1 PM 1:46

CITY CLERK
DEPARTMENT

KUTAK ROCK LLP

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U.S. BANK PLAZA SOUTH
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WICHITA

TIMOTHY J. KEANE
timothy.keane@kutakrock.com
(612) 334-5000

February 1, 2016

VIA HAND DELIVERY

Casey Carl, City Clerk
City of Minneapolis
350 South Fifth Street, Room 304
Minneapolis, MN 55415-1383

RE: Notice of Objection - 54th Street West Special Assessments
City Church, 1501 West 54th Street
PID: 2102824210010

Dear City Clerk Carl:

Enclosed please find the Notice of Objection for filing with your office by City Church to the special assessments matter referenced above. Please make this objection a part of the record in this assessment proceeding.

Thank you in advance.

Sincerely,



Timothy J. Keane

TJK/tlp

cc: Wesley M. Anderson

CITY CHURCH

FILED
MINNEAPOLIS, MINN

2016 FEB -1 PM 1:46

CITY CLERK
DEPARTMENT

1501 West 54th Street
Minneapolis MN 55419
612 338 6500
citychurchmpls.org

February 1, 2016

Casey Carl, City Clerk
City of Minneapolis
350 South Fifth Street, Room 304
Minneapolis, MN 55415-1383

Chair Kevin Reich
Transportation and Public Works Committee
City of Minneapolis
350 South Fifth Street, Room 307
Minneapolis, MN 55415-1383

RE: Notice of Objection - 54th Street West Special Assessments
City Church, 1501 West 54th Street
PID: 2102824210010

Dear Chair Reich and City Clerk Carl:

This notice of objection is submitted by City Church, owner of the property located at 1501 West 54th Street (PID 2102824210010) relating to the special assessments in the above-referenced matter in the amount of \$131,730.35. The basis of the objection is the proposed assessment exceeds the benefit to the subject property.

Sincerely,



Wesley M. Anderson
City Church, Board Chair

cc: Tim Keane, Esq.

FILED
MINNEAPOLIS, MINN

2016 JAN 27 AM 11:23

CITY CLERK
DEPARTMENT

January 21, 2016

Minneapolis City Clerk's Office
c/o T&PW Committee Coordinator
350 S. 5th St., Room 304
Minneapolis, MN 55415-1382

RE: 54th St. West reconstruction project

Dear Sir or Madam:

I am hereby giving you my NOTICE and OBJECTION to the planning project. I am specifically objecting to any reconstruction on the block between Penn Avenue and Oliver that may result in loss of parking space. I am the owner and practitioner at ChiroMed Clinic, PA. We treat people with physical handicaps (back problems) and we have two reserved handicap spaces in front of our office. In addition, many people park on this block to attend businesses at 54th & Penn Avenue because of insufficient parking space at these businesses. Loss of any parking on this block will hurt both, people and businesses.

Thank you,

Jay Cherner, D.C.
Owner

Julie Topping
4172 10th St N.E.
St. Petersburg, FL 33703
(727) 698-2668

FILED
MINNEAPOLIS, MINN
2016 JAN 29 PM 12:39

1/26/2016

CITY CLERK
DEPARTMENT

Minneapolis City Clerk's Office
T&PW Committee Coordinator
350 S. Fifth St Room 304
Minneapolis Mn 55415-1382

RE: 54th St W Street Reconstruction Project No 6735
Abandonment and Removal
Property 2010W 54th St Minneapolis MN 55419
PID 16 028 24 33 0137

Gentlemen:

This letter is to object to the above referenced project and to preserve my appeal rights under the Minneapolis code of ordinances section 24.120.

I don't believe it is appropriate or fair for a special assessment to be assessed on an adjacent property owner for a road repair that benefits all of the residents and users of the road. Clearly other property owners in the neighborhood as well as pass through residents of the city as a whole utilize the road but are not being assessed. This Repair, if needed, should be part of the city's overall repairs and capital improvement budget and accordingly funded from appropriate city funds.

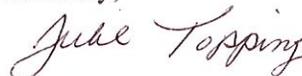
I do not believe the road is of a condition that requires a complete replacement at this time. Improvements to the roadway will only encourage additional traffic to pass by my property which I am adamantly opposed to.

There is no direct benefit to the property or myself from this improvement.

Any abandonment and removal of existing property rights requires compensation to the property owner and must be for the public good. No compensation is proposed. This further supports that this project benefits the entire city.

For the reasons stated above I strenuously oppose this project.

Sincerely,



Julie Topping
Personal Representative
Estate of Jill Robertson

Julie Topping
4172 10th St N.E.
St. Petersburg, FL 33703
(727) 698-2668

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MINNEAPOLIS, MINN
2016 JAN 29 PM 12:39
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DEPARTMENT

1/26/2016

Minneapolis City Clerk's Office
T&PW Committee Coordinator
350 S. Fifth St Room 304
Minneapolis Mn 55415-1382

RE: 54th St W Street Reconstruction Project No 6735
Property 2010W 54th St Minneapolis MN 55419
PID 16 028 24 33 0137

Gentlemen:

This letter is to object to the above referenced project and to preserve my appeal rights under the Minneapolis code of ordinances section 24.120.

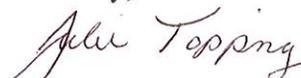
I don't believe it is appropriate or fair for a special assessment to be assessed on an adjacent property owner for a road repair that benefits all of the residents and users of the road. Clearly other property owners in the neighborhood as well as pass through residents of the city as a whole utilize the road but are not being assessed. This Repair, if needed, should be part of the city's overall repairs and capital improvement budget and accordingly funded from appropriate city funds.

I do not believe the road is of a condition that requires a complete replacement at this time. Improvements to the roadway will only encourage additional traffic to pass by my property which I am adamantly opposed to.

There is no direct benefit to the property or myself from this improvement.

For the reasons stated above I strenuously oppose this project.

Sincerely,



Julie Topping
Personal Representative
Estate of Jill Robertson

FILED
MINNEAPOLIS, MINN

2016 JAN 27 AM 11:22

CITY CLERK
DEPARTMENT

January 24, 2016

Minneapolis City Clerk's Office
c/o T&PW Committee Coordinator
350 S. Fifth Street, Room 304
Minneapolis, MN 55415-1382

To Whom It May Concern:

My wife, Rebecca, and I purchased our home on the corner of 54th and Logan, at 5400 Logan Ave S in April 2014. The purpose of this letter is to voice our objection to the proposed reconstruction project, slated to begin this spring on 54th from Penn to Lyndale Ave.

We are a single income family, relying on precious savings to make up for the gap in income. I am a full time stay at home parent of our one-year-old daughter, and Rebecca works for a nonprofit organization. Our budget is extremely tight, and the unexpected burden of taking out a loan to cover the projected assessment of \$4,004.30 would put us in a position of financial hardship. Therefore, we vigorously oppose this proposed project.

Please consider our objection and the position it would put our family in should the project be approved. If it is approved, we will file an appeal. Thank you for taking the time to read this letter; we hope you will consider our objection.

Sincerely,



Laurel G. Luxenberg



Rebecca E. Luxenberg

#1

Minneapolis City Clerk's Office
C/O T&PW Committee Coordinator
350 S Fifth St., Room 304
Minneapolis, MN 55415-1382

Re: Proposed Assessment for 54th St W (Penn Ave to Lyndale Ave S) Street Reconstruction
5401 Penn Ave. S., \$3,329.25
5409 Penn Ave. S., \$3,331.24
5611 Penn Ave. S., \$3,331.24

To Whom it May Concern:

I am writing to object to the proposed assessment for street work on 54th St. W. proposed on the properties facing Penn Ave S., not facing 54th St. W. We also received a notice of proposed assessment against 2213 54th St. W (which faces 54th St. W.) and we have no opposition against that assessment.

The properties facing Penn Ave. S. dealt with having Penn closed down which caused them all excessive loss of business. To assess them for street work other than their street, which work we know will also cause them additional lost revenue seems unjust.

Sincerely,

HIR-GUST LLC



Robert Gustafson
Managing Partner

Rec'd 2/2/2016
9:02 AM