



City of Inver Grove Heights Pavement Management Initiative

8150 BARBARA AVENUE · INVER GROVE HEIGHTS, MN 55077



September 17, 2025

«Owner»

«Owner_Address»

«CityStateZip»

RE: Notice of Assessment Hearing and Information Open House Meeting (City Project No. 2025-09G - Bacardi Ave Area Improvements)

This letter is to invite you to an Informational Open House and serve as the Notice of Hearing on Proposed Assessments for City Project No. 2025-09G – Bacardi Ave Area Improvements. Details regarding your individual assessment, your right to appeal the assessment, possible prepayment provisions, and the interest rate on the assessments are also provided.

NATURE OF WORK & AREA TO BE ASSESSED: 2025-09G - Bacardi Ave Area Improvements

Roadway improvements included pavement rehabilitation by means of full reconstruction, storm improvements, curb improvements, utility adjustments, sanitary improvements, and appurtenances related thereto on the following streets: Bacardi Avenue starting from the Aviary Path to 88th St W. Removal of 88th St W from Bacardi Avenue to Argenta Trail. Roadway improvements included paving of the existing gravel roadway along with new storm sewer, curb and gutter and ponding along the former 88th St.

OPEN HOUSE: Information Meeting for Property Owners

An Open House Information Meeting will be held to provide an opportunity to learn about your proposed assessment and ask questions on **THURSDAY, OCTOBER 2 from 6-7 P.M.** at **Veterans Memorial Community Center #1, 8055 Barbara Avenue, Inver Grove Heights.**

ASSESSMENT HEARING: Engage with the City Council during a City Council Meeting

Notice is hereby given that the City Council will meet to consider, and possibly adopt, the proposed assessment for City Project No. 2025-09G - Bacardi Ave Area Improvements on **MONDAY, OCTOBER 13 at 6 P.M.** at **IGH City Hall Council Chambers, 8150 Barbara Avenue, Inver Grove Heights.**

PUBLISHED PUBLIC HEARING NOTICE

A copy of the official Public Hearing Notice that is to be published in the St. Paul Pioneer Press on September 21 and September 28 is included with this notice, in accordance with Minn. Stat. § 429.061. This notice includes information regarding the total proposed assessments, process for objections and appeals, and assessment deferment requirements.

PROPOSED FINAL ASSESSMENT

The amount to be specially assessed against your particular lot, piece, or parcel of land is as follows:

Parcel ID«Parcel_ID»

Proposed Parcel Assessment Amount\$«Assessment».00

The proposed assessment roll is on file for public inspection at the City Clerk’s Office, 8150 Barbara Avenue, Inver Grove Heights, MN. You are invited to examine the assessment roll prior to the hearing. City offices are open from 8:00 a.m. to 4:30 p.m., Monday through Friday; no appointments are necessary. The assessment roll will also be available for examination at the hearing.

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PAYMENT OF ASSESSMENT

Once the special assessments are levied and adopted, the special assessments will be certified to the Dakota County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, the property owner may prepay the entire amount of the special assessment without any interest thereon provided the prepayment is received within 30 days after levy and adoption of the special assessments by the City Council (or at such later date determined by the City Council). If the property owner wishes to prepay the assessment without interest, then such payment must be made by check, cash, or digital payment (credit/debit card or ACH) to the City of Inver Grove Heights, 8150 Barbara Avenue, Inver Grove Heights, MN 55077. Specific payment method information will be provided with the invoice for the final special assessment amount following the Assessment Hearing. *The City does not allow for the partial prepayment of special assessments.*

After the 30-day period, you may at any time thereafter pay the Dakota County Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made before November 15th, or interest will be charged through December 31st of the succeeding year.

If you decide not to pre-pay the assessment before the dates given above, the balance will automatically be added to your real estate taxes and repaid in yearly installments based on the following payment schedule per the City's Special Assessment Policy:

Final Assessment Amount	Payment Period	Annual Interest Rate
\$0.00 - \$999.99	1 Year	4.106%
\$1,000 - \$4,999.99	5 Years	4.228%
\$5,000 - \$9,999.99	10 Years	5.011%
\$10,000 and over	15 Years	5.646%

Interest on the entire special assessment, from the date of levy (or at such later date determined by the City Council) to December 31st of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2026.

NEXT STEPS IN THE PROCESS

Upon levying the assessments, the City will mail the owner a notice re-stating the amount of the adopted assessments for each lot, piece, or parcel of land. This notice will also include any changes in the interest rate or prepayment requirements if approved by the City Council from those contained in this Notice of Hearing, as well as re-stating the payment methods shared above.

If you are unable to attend the Open House or Assessment Hearing, the information presented can also be found by scanning the QR code and on the City's website at ighmn.gov/Pavement, following the event. If you have further questions not answered on the website, please contact the Engineering Division at City Hall, or call 651-450-2570.

Sincerely,

Paul Merchlewicz
City Engineer

Cc: Bridget McCauley Nason, City Attorney
Enclosure: Notice of Hearing on Proposed Special Assessments