



City of Inver Grove Heights
Pavement Management Initiative

8150 BARBARA AVENUE · INVER GROVE HEIGHTS, MN 55077



October 7, 2025

**RE: 2025 Pavement Management Initiative - Assessment Timeline
(City Project No. 2025-09D - 46th Street and Barbara Avenue)**

Dear Property Owner,

The City would like to provide an update on the 2025 Pavement Management Initiative - 46th Street and Barbara Avenue project. Due to several factors, including weather and private utility relocation delays, the project is taking longer to complete than originally planned. The City continues to work with the project contractor to complete work items and ensure that the streets and utilities are fully accessible for the upcoming winter. On the backside of this letter, you will also find a map showing which portions of the project are scheduled to be completed in 2025 and which portions will be completed in 2026.

With the Project taking longer than anticipated, the City will not be assessing properties this year. In line with City policy, assessment hearings are not held until a project reaches substantial completion (defined as placement of the first layer of asphalt throughout the entire project area). Substantial completion for this project is now expected to occur in spring or early summer of 2026, with the assessment hearing occurring shortly thereafter. Once assessments are levied, property owners will have the option to either pay the full assessment amount directly in 2026 or have the assessment certified to their property taxes, with the first installment appearing on the 2027 property tax statement.

Please note: this delay will **not** increase your assessment amount. The City's contract with the contractor is based on fixed unit prices, meaning costs do not rise due to schedule delays. Assessments would only change if unforeseen modifications to street or storm sewer work occur. At this time, no such changes have taken place or are expected.

Once the project reaches substantial completion, the City will mail a formal notice of the assessment hearing to all affected property owners. This notice will include the hearing date, time, and location, along with the proposed assessment amount. It will also provide details about an informational open house where residents can ask and learn more about the assessment process.

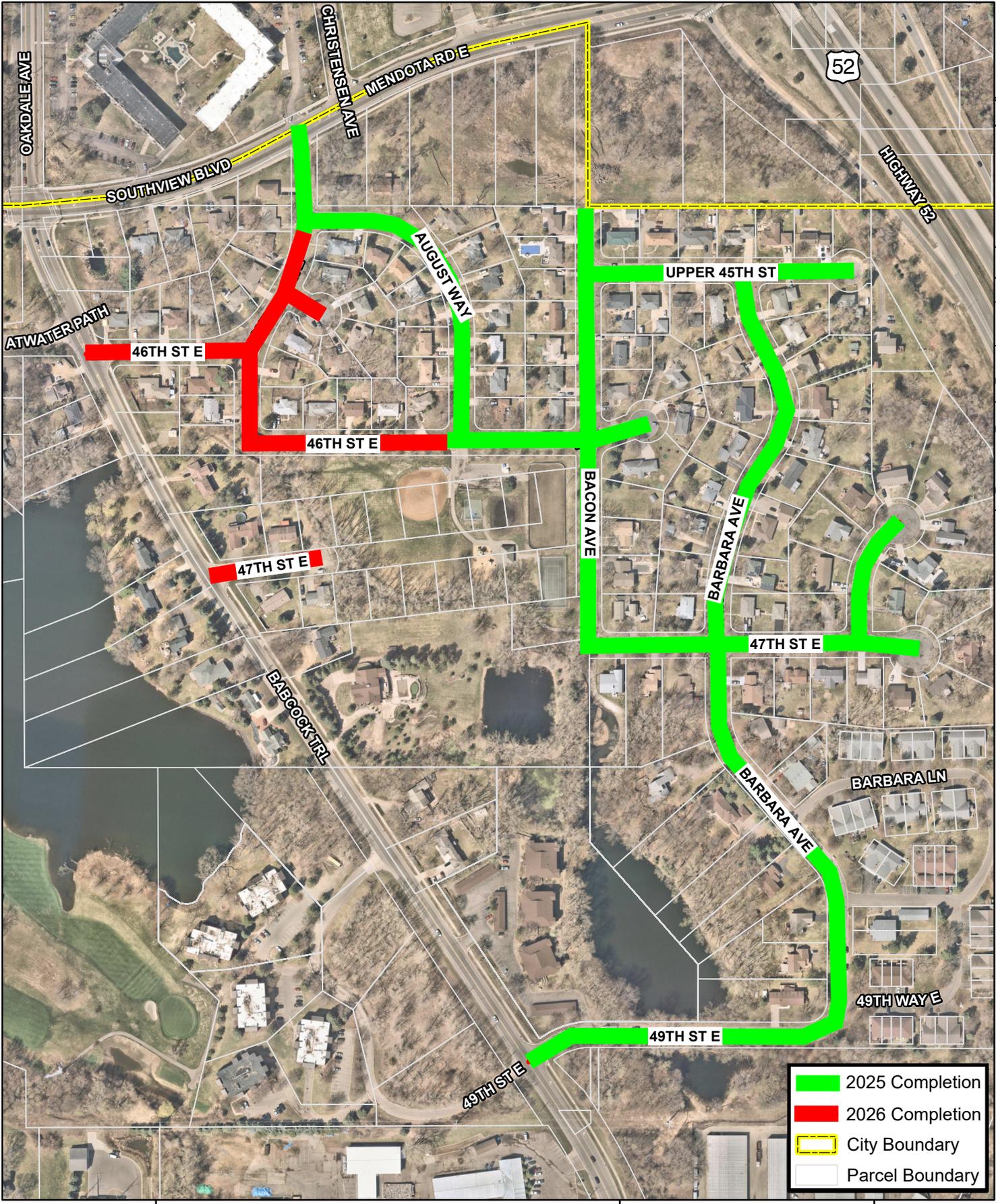
We understand construction projects can be disruptive, and we thank you for your continued understanding as we complete these important improvements. If you have any questions about assessments or project timelines, please contact: David Ray, Assistant City Engineer at 651-450-2541 or dray@ighmn.gov.

Sincerely,

David Ray, P.E.
Assistant City Engineer

Cc: Paul Merchlewicz, City Engineer

Continued on reverse side



	2025 Completion
	2026 Completion
	City Boundary
	Parcel Boundary

Project Timeline Map

2025 PMI
Barbara Avenue and 46th Street Area
Inver Grove Height, MN

N



0 300
Feet
1 inch = 300 feet