

**Good morning.** My name is Charles Block, and I live and own property at 2520 Stevens Avenue.

I'm asking the Council to reconsider the amount of the special assessment because the benefit to adjacent homeowners is limited compared with the level of public and institutional use this street serves. The Minneapolis Institute of Art receives **over 500,000 visitors annually**, the nearby Children's Theatre Company serves **about 250,000 people each year**, and the Minneapolis College of Art and Design brings **hundreds of students and visitors daily**. Many visitors, employees and students park on surrounding residential streets, thus limiting that benefit for residents.

Stevens Avenue also regularly carries **fire apparatus, delivery trucks, and refuse vehicles**, and during the recent First Avenue reconstruction we saw frequent **construction equipment hauled on semi-trailers weighing close to 100,000 pounds**.

The wonderful Minneapolis Institute of Art alone receives **over \$12 million annually from the Hennepin County park-museum property tax levy**, supporting free public access for the entire region. That regional funding and regional use demonstrate this street provides a **general public benefit**, not just a special benefit to nearby homes.

Given that, I respectfully ask the Council to consider treating a larger portion of this resurfacing cost as a **general city benefit rather than a special assessment on adjacent homeowners**.

**My question for staff:** how does the City determine when a street serving major publicly funded institutions—and carrying substantial institutional and heavy vehicle traffic—should be funded more as a **general public benefit rather than through special assessments on nearby residential properties?**

Thank you for your time.