

From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Amber Kouame
Date: Monday, June 8, 2026 8:33:50 PM



Public Comment: Amber Kouame

Date: 06/08/26, 8:31 PM

Special assessment tax

Do not charge a special assessment to my neighbors at George Floyd Square!

Do not move forward with the planned construction until an agreement is reached with the community; waive the tax assessment fees for residents and businesses.

Ward: Ward 8

Climate & Infrastructure (C&I)

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Community Member
Date: Tuesday, June 9, 2026 10:44:11 AM



Public Comment: Community Member

Date: 06/09/26, 10:41 AM

2026-00440

STOP the tax assessment on neighbors and GFS businesses. The neighbors and businesses in and surrounding George Floyd Square experienced trauma after trauma. First the horrible and explicit murder of George Floyd and then the necessary effects of the uprising. If you care about Black and brown residents and business owners you will NOT pass the tax assessment. It will significantly impact and strain already struggling people who have weathered so much trauma. TAX the rich and abolish MPD. That will give you plenty of \$ to fund GFS renovations. Do something worthwhile with your power.

Ward: Ward 8

Climate & Infrastructure (C&I)

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Danielle P Brandes
Date: Wednesday, June 10, 2026 8:07:42 AM



Public Comment: Danielle P Brandes

Date: 06/10/26, 8:05 AM

2026-00440

I am barely outside the tax assessment zone, but I am a neighbor.

Do not move forward with the planned construction.

Do not charge my neighbors for work that you are doing against our wishes.

You gave us a survey and we responded. You didn't listen. You actually went on to give the space to the group who you used to break trust several years ago. It is absurd.

Waive the tax assessment fees for local residents and businesses.

Ward: Ward 8

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Emer Griffin
Date: Wednesday, June 10, 2026 2:52:56 PM



Public Comment: Emer Griffin

Date: 06/10/26, 2:50 PM

2026-00440

I do not believe that the people and businesses around George Floyd Square should once again be dismissed in their concerns about the planned construction. The neighborhood has been deliberately neglected and ignored since 2020, and to see that the mayor has chosen again to ignore their desires in his selection of Agape shows that he is not working with us in good faith. I also believe that the assessment should be waived, as the neighborhood should not have to pay for the city's neglect.

Ward: Ward 8

Climate & Infrastructure (C&I)

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: GFS resident
Date: Thursday, June 11, 2026 3:12:31 PM



Public Comment: GFS resident

Date: 06/11/26, 3:10 PM

2026-00440

The City of Minneapolis murdered a man just 170 steps from my front door. In the aftermath, our neighborhood became the center of a global event. Thousands gathered daily. Businesses closed. Residents endured years of uncertainty, disruption, violence, gunfire, and loss.

I personally witnessed FOUR people die within a block of my home. I've lived here 30 years and have never seen anything like this.

For years, our community carried the burden of trauma that many city leaders never had to experience firsthand. Now, after everything this neighborhood has endured, we're facing soaring property taxes, rising assessments, and years of disruptive construction with limited access to our own streets.

At what point does the city recognize the sacrifices made by the residents who stayed? At what point are we given the opportunity to heal instead of being asked to shoulder yet another financial burden?

We did not create this situation, yet it feels like we're being asked to pay the price for it.

Minneapolis residents deserve better.

Last year, my property taxes more than doubled, increasing from \$2,999 to over \$6,000. Now I am facing yet another increase of approximately \$1,200, along with higher property assessments.

I am an ADA worker with limited income and financial resources. These escalating costs are not simply an inconvenience—they threaten my ability to

remain in the home I have owned and maintained for over 30 years.

Like many long-term residents, I have invested decades in this community, paid my taxes, and weathered the challenges our neighborhood has faced. Yet each year the financial burden grows heavier. At this rate, I fear I will be priced out of the very neighborhood I helped sustain.

Ward: Ward 8

I don't know, share with all City Council

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Imogen Page
Date: Tuesday, June 9, 2026 1:06:04 PM



Public Comment: Imogen Page

Date: 06/09/26, 1:03 PM

2026-00440

I am a neighbor and homeowner living near George Floyd Square, and the tax assessment on the homes and businesses in the area is outrageous, has shocked neighbors and will do serious harm to residents, families and businesses in the area. This process is unjust, lacking transparency and cruel to neighbors who have already endured so much cruelty from the city of Minneapolis. DO NOT ASSESS NEIGHBORS AT 38th AND CHICAGO FOR THIS CONSTRUCTION.

Ward: Ward 8

Climate & Infrastructure (C&I)

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Jack Bartelt
Date: Wednesday, June 10, 2026 5:33:11 PM



Public Comment: Jack Bartelt

Date: 06/10/26, 5:31 PM

#2026-00626

I do not agree to put the cost of the reconstruction on business owners in and around George Floyd Square. The special assessment tax is wrong, meet with the community and actually listen to the people that live and work in the city. Shame.

Ward: Ward 10

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From: [Grant Johnson via Smartsheet](#)
To: [Council Comment](#)
Subject: Public Comment: Michael Trost
Date: Wednesday, June 10, 2026 1:10:50 PM



Public Comment: Michael Trost

Date: 06/10/26, 1:08 PM

File #2026-00626

I am writing in opposition of File #2026-00626. I demand that construction not move forward until an agreement is reached with the community, and to waive the tax assessment fees for residents and businesses.

The city of Minneapolis has no right to assert proposals for what to do with George Floyd Square or the People's Way. They have demonstrated and continue to demonstrate that its citizens and their safety are secondary to the city's profits.

On the night of June 1, 2020, my roommates, my neighbors and I all had guns drawn on us by federal and local police for the crime of standing on our porch during a curfew.

Later that week, my roommate was the first responder to an unconscious individual on the block of 38th and Oakland. Were it not for brave volunteers at George Floyd Square, that individual might not have lived. Why? Because Minneapolis ambulances were deliberately refusing to come into the area.

From May 28 to June 1, residents in my neighborhood would not receive regular mail delivery, and as a result, I missed 5 days of necessary medications.

That construction has already begun is despicable. To ask us to pay for it is cruel. If these proposals go through, it will be the legacy of this city council and its members. And it will not be forgotten by the people.

Stop playing games. Meet the demands.

Ward: Ward 11

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Waldegerma, Michael

From: Council Comment
Subject: FW: Changes to File an Appeal Online: Casper Warren

Sent: Wednesday, June 3, 2026 2:08 PM
To: Hearings <Hearings@minneapolismn.gov>
Subject: Changes to File an Appeal Online: Casper Warren

Created 06/03/26, 12:05 PM

Name Casper Warren

Email caswarrenart@gmail.com

Phone +1 (816) 929-5572

Phone Type Cell

Mailing Address 3951 Elliot Ave, Apt 1

City Minneapolis

State MN

Zip Code 55407

Appeal Type Construction Code Services

Violation Number (CE or V) #2026-00440

Violation Address

Appeal Description Special assessment individual appeal: I am a resident in the area impacted by the construction of George Floyd Square at 38th and Chicago in Minneapolis, MN. My address is 3951 Elliot Ave. I am appealing this special assessment and requesting a formal dismissal. I am a low income disabled person, and I cannot afford to pay this tax. Furthermore: My neighborhood has been silenced, ignored and repeatedly subject to state violence in a short period of time. These extraordinary circumstances have put residents and businesses in a position vulnerable to displacement. My appeal serves as a direct response to the disinvestment in critical services from my

neighborhood, and in addition serves as an antidisplacement strategy and economic protection device to stabilize residents.

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Waldegerma, Michael

From: Council Comment
Subject: FW: [EXTERNAL] Case #2026-00440 — Special Assessment Appeal — 3939 Chicago Avenue
Attachments: Case #2026-00440_Special Assessment Appeal_Gawrys Rhianna.pdf

From: R. Gawrys <rhianna.gawrys@gmail.com>
Sent: Thursday, June 4, 2026 11:54 AM
To: Hearings <Hearings@minneapolismn.gov>
Subject: [EXTERNAL] Case #2026-00440 — Special Assessment Appeal — 3939 Chicago Avenue

You don't often get email from rhianna.gawrys@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I am writing to formally object to the proposed special assessment against my property at 3939 Chicago Avenue S, Minneapolis, MN, in connection with the 38th & Chicago Re-Envisioned construction project (Case #2026-00440).

My full written objection is attached.

In summary, I am requesting dismissal for myself and the other owners of my condo building of this assessment on the following grounds:

- **As a resident, property owner, and condo board member** two blocks from George Floyd Square, I have already borne significant and ongoing financial burdens — including doubled HOA fees, six consecutive years of special building assessments, and depleted reserves from urgent structural and security needs.
- **As a small business owner** who has actively served in this community — including providing free care to protesters in the aftermath of George Floyd's murder — I am already contributing to this neighborhood at significant personal and financial cost.
- This project is of citywide and global significance and **its costs should be distributed broadly across Minneapolis, not concentrated on the immediate neighborhood.**

Please find my full statement attached.

Respectfully,

Rhianna Gawrys

Condo Board Member
3939 Chicago Avenue S
Apt 204
Minneapolis, MN
Rhianna.gawrys@gmail.com
651-500-2297
Case #2026-00440

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

Individual and Collective Appeal for the 38th & Chicago Re-Envisioned Project

I am a resident, property owner, and small business owner in the area impacted by the construction of George Floyd Square at 38th and Chicago Avenue in Minneapolis, MN.

I am submitting this written objection to the proposed special assessment against my property at 3939 Chicago Avenue in connection with the 38th & Chicago Re-Envisioned construction project.

I. I Have Already Assumed Disproportionate Financial Risk to Invest in This Neighborhood

I purchased my property in the fall of 2020 — after the murder of George Floyd in May of that same year — with full awareness of the challenges this neighborhood faced. At a time when most people were avoiding investment in this area, I made a deliberate choice to buy here, contribute to the tax base, and participate in the community's recovery. That decision came with real financial risk, and I accepted it. I invested here because I believed in this community and wanted to be part of its recovery. I'm still here and still investing. And I'm asking that this additional financial burden not be placed on me and my neighbors.

II. I Chose This Neighborhood When It Was a Risk & My Property Value Has Declined

In the fall 2020, buying property near George Floyd Square was not a neutral financial decision. The neighborhood had just experienced a world-altering tragedy, significant civil unrest, and real economic disruption. I made a conscious choice to invest anyway — to put my money, my presence, and my future here. That was my contribution to this community's stability at one of its hardest moments.

My property has since declined in value. It is worth less today than what I paid for it. I have already absorbed a financial loss from that decision. I took the risk, I accepted the outcome, and I am still here. I should not now be assessed an additional tax for a project that will benefit the entire city of Minneapolis — when I have already paid, in diminished property value

III. I Have Already Borne Significant and Ongoing Financial Burdens as a Direct Result of This Neighborhood's Circumstances

I serve on the board of my condo association at 3939 Chicago Avenue, two blocks from George Floyd Square, and I have a firsthand view of what the past several years have cost every owner in this building. Our HOA fees have more than doubled since 2020 — and this is not a minor inconvenience. The fees have grown so high that our units are now disqualified from standard mortgage searches, pricing out prospective buyers before they ever walk through the door. Our board is currently in active conversation with a realtor about how to make the building more financially viable, because what we are asking owners and buyers to carry has become a genuine market impediment.

In addition to those doubled monthly fees, every owner has been assessed a special building assessment every single year, with more ahead:

- 2022: \$5,000
- 2023: \$5,000
- 2024: \$2,500
- 2025: \$1,000
- 2026: \$2,000
- 2027: \$1,000
- 2030: \$10,000 (projected roof replacement)

That's \$26,500 in special assessments per owner, on top of HOA fees that have doubled.

And the assessments are not abstract future numbers — the financial pressure is active and immediate. In just the first three months of 2026, our building has already spent approximately \$40,000 from our reserves — roughly half of everything we have worked hard to set aside. These were not cosmetic improvements, they were urgent structural and security necessities, including measures required after our building was broken into. We did not choose to spend that money. The realities of maintaining a building in this neighborhood made the decision for us.

That unplanned expenditure has also forced us to put on hold any plans we had as a board to begin reducing our HOA fees. We were working toward relief for our owners — some relief from the costs that are making it hard to sell, hard to buy, and hard to stay. That work has now been set back significantly.

The cumulative effect of all of this — doubled HOA fees, six years of special assessments, increasing then depleting the reserves, and three more assessments still ahead — almost certainly places most owners in this building above the 30% of gross income threshold that the U.S. Department of Housing and Urban Development defines as "cost-burdened."

This is not a reflection of poor financial planning. We purchased at one price, under one set of conditions, and the cost of living here has escalated in ways that were neither predictable nor within our control. We are not living beyond our means. We are living in a building where the means required have grown substantially since we arrived — and where the City's one more assessment, layered on top of everything already in place, pushes that burden further than it can go.

IV. George Floyd's Death Belongs to All of Minneapolis — So Should the Cost of Honoring It

George Floyd's murder did not just affect the block where it happened. It shook this neighborhood, this city, this state, this country, and the world. People travel from across the globe to stand at 38th and Chicago. The redesign being proposed is not a neighborhood streetscape project — it is a civic and moral undertaking of international significance. Its cost should reflect that.

This neighborhood has also not been untouched by other loss. We are a short distance from where Renee Good was murdered. Tragedy has visited this community more than once, and the people who live here have carried that weight — emotionally, and increasingly, financially. Six years after George Floyd's death, we as residents two blocks from the square are still feeling the financial consequences of being the home of that moment in history. Our HOA fees have doubled. Our building assessments stack year after year. And now, the city is asking us to fund the permanent memorial as well.

The weight of George Floyd's legacy belongs to all of Minneapolis — and so should the cost of honoring it. We are not asking to be excused from our city. We are asking the city to recognize that this community has already given what it has, and that the bill for something the whole world mourns should not land on the street where it happened.

V. I Am a Local Entrepreneur and am Already Paying Higher Taxes

I am a chronic pain specialist and a small business owner serving this community. My patients are often those who have been turned away elsewhere — people still living with pain levels of 5 out of 10 or higher after other practitioners have given up on them. This is who I choose to serve.

After George Floyd's murder, when people filled the streets to protest, I offered my services free of charge. I heard the stories of people who were already living with chronic pain, who were exhausted, whose bodies were hurting after days of marching and standing in grief and solidarity. I showed up for this neighborhood before it had a memorial, before there was a construction plan, before there was a city video about community vision. I was here, doing what I could, with what I had.

I continue to operate my business in this community and pay taxes. I am not asking to be exempt from civic responsibility. I am asking that this specific cost — for a project of citywide and national significance — be distributed more broadly, rather than concentrated on the residents.

Adding another special assessment creates a genuine financial hardship for me and undermines the city's stated goals of supporting local economic investment in underserved areas.

Conclusion and Request

I have three requests:

- 1) My personal request: I respectfully request that my special assessment be dismissed. If full dismissal is not granted, I ask that it be substantially reduced in recognition of the documented financial burdens I have already assumed and continue to carry as a resident and property owner at 3939 Chicago Avenue.

- 2) I request that all property owners in my building at 3939 Chicago Avenue are dismissed from the special assessment or, if not dismissed in full, then substantially reduced in recognition of the documented financial burdens the owners have already assumed and are responsible for this year and in the years to come.
- 3) I also ask the City Council to consider a broader funding mechanism for this project — one that distributes its cost across South Minneapolis and the wider city — so that the neighbors of George Floyd Square are not asked, yet again, to carry alone what belongs to all of us.

Rhianna Gawrys
Condo Board Member
3939 Chicago Avenue S
Apt 204
Minneapolis, MN
Rhianna.gawrys@gmail.com
651-500-2297
Case #2026-00440

Waldegerma, Michael

From: Council Comment
Subject: FW: Changes to File an Appeal Online: Catherine Anderson

Sent: Thursday, June 4, 2026 12:31 PM
To: Hearings <Hearings@minneapolismn.gov>
Subject: Changes to File an Appeal Online: Catherine Anderson

Created	06/04/26, 10:28 AM
Name	Catherine Anderson
Email	k8anderson@protonmail.com
Phone	+1 (612) 505-2394
Phone Type	Cell
Mailing Address	3939 Chicago Ave, unit 102
City	Minneapolis
State	MN
Zip Code	55407
Appeal Type	Environmental Services
Violation Number (CE or V)	2026-00440
Violation Address	
Appeal Description	Case #2026-00440 Assessment of special tax increase of \$636,446. I disagree that residents should bear the cost of upcoming construction. This is not a wealthy neighborhood and has been disproportionately targeted by both local and federal law enforcement. Forcing residents to pay for damages caused by mismanagement and political retribution is a particularly cruel example of economic punishment. Neighbors are pitching to fill the gaps in meeting grocery and rent bills while property values are wildly overestimated. Please do not pass this special assessment.

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