

Wolfe, James

From: Wolfe, James
Sent: Wednesday, January 29, 2014 8:37 AM
To: Verveer, Mike; 'Richard Avramenko'; Petykowski, Christopher
Subject: RE: Special Assessment

Mr. Avramenko,

I should be able to answer your questions regarding the Mifflin St. project and the assessments.

First, the mailing that you recently received is an estimate of the assessments but not an actual bill. Also, that number can be thought of as a maximum amount of the assessment. The final assessment will not be any higher than that amount, and the final assessment is typically lower than the estimated amount. The final assessments are recalculated after the project is complete, and the final amount is based on the actual bid prices, construction costs and measured quantities installed. Generally, the final assessments are mailed out in the summer following the project, which would be in the summer of 2015 for the Mifflin St. project.

Also, the dollar amount provided in that mailing is an estimate of the total assessment, not the amount of the installments. Once the final assessment is received, you can decide whether you want to pay that total amount in a lump sum or have it broken down and paid in up to 8 installments at 3.5% interest, which would be a little under \$9/yr if your final assessment is actually \$52.98.

The City's assessment policy for condominiums is to calculate the total assessment for the entire condo and then break that down for each individual unit based on the percent interest, which is recorded in the declaration for each condominium development. This means that each unit within the Metropolitan Place Condo would be assessed for the work on Mifflin St. regardless of the address of the unit. This same assessment policy was applied when work was done on N. Broom St. in 2010.

Prior to the recent annual meeting for Metropolitan Place, City staff did meet with some of the leadership from Metropolitan Place, Madison Opera, and Siegel-Gallagher Management to discuss the project as well as the assessments. We discussed some of the project details including the type of work that would be done, the construction timing as well as access during construction. Also, we briefly discussed the assessments, and I did mention that the construction and the assessments for would probably be pretty similar to what was previously done on N. Broom St.

The Senior Center is actually owned by the City, so the assessments for the Senior will be paid by the City.

As Alder Verveer mentioned in his email, I will provide your email to the Board of Public Works at the public hearing on Wed. 2/5. Please feel free to attend the public hearing and register to speak as well.

If you have any other questions related to this project, I can be reached at the number or email address noted below. Thank you.

Jim Wolfe, P.E.

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From: Verveer, Mike
Sent: Wednesday, January 29, 2014 3:02 AM
To: 'Richard Avramenko'; Petykowski, Christopher; Wolfe, James
Subject: RE: Special Assessment

Hi Chris and Jim,

I would appreciate it if one of you would please respond to Mr. Avramenko's questions and concerns on behalf of the City Engineering Division. I will then follow-up with my additional comments.

Please explain in your response the advance work that you have done with the Metropolitan Place Condominium Association leadership and Siegel-Gallagher Management Company regarding this project.

The communication should be treated as a written comment for the Board of Public Works public hearing. Please reply to all with your response.

Thanks,
Mike

From: Richard Avramenko [<mailto:ravramenko@gmail.com>]
Sent: Tuesday, January 28, 2014 3:33 PM
To: Verveer, Mike
Subject: Special Assessment

General Information

Name: Richard Avramenko
Address: 360 W. Washington Ave. Unit 405
City: Madison
State: WI
ZIP: 53703
Phone:
Work Phone:
Email: ravramenko@gmail.com
Should we contact you?: Yes

Message:

Dear Mr. Verveer,

I received a letter from the City Engineering Division about a proposed assessment for reconstructing a portion of W. Mifflin.

First, the letter is unclear on whether this 52.98 assessment is one time, or 8 times.

Second, the arrived the day I paid my city taxes, which were over 6000 this year. Up, I think, another 2.5% over last year. Bad time, Engineering division.

Third, I live on W. Washington Avenue, not Mifflin.

Fourth, the assessment proposes to hit the Senior Center for 5300! I'm not a senior, but sheesh...

In sum, I object strenuously to this assessment, whether it's 52 or 416. Property taxes in this city are unbelievable already. Nobody has every been able to convince that there's any good reason for this. To hit us

with an assessment just as we're paying those taxes is monumentally imprudent.

Recipient:

Michael E. Verveer

