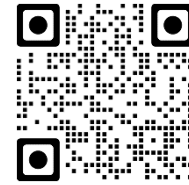


February 25, 2026

Dear Property Owners,

We are writing to provide information about the 2026 Sidewalk Repair Project. On November 14, 2022, the City Council adopted a Sidewalk Improvement District (SID) Policy to administer the City's annual sidewalk replacement and repair projects.

The SID Program designates districts where the cost of repairing pedestrian facilities is spread across all parcels based on real estate classification. Under the new program, all Rochester residents are supporting the cost of a walkable community.



Learn more online.

Macluumaadkan waxaa laga
heli karaa khadka isagoo
Soomaali ku qoran.

Esta información está
disponible en línea en español.

What does this mean for you?

1. You are no longer solely responsible for paying for and coordinating repairs to sidewalks adjacent to your property.
2. All property owners within the District, even those without sidewalks, will pay an annual fee to cover the cost of sidewalk maintenance in the District. (Fee chart is below.)
3. A sidewalk project will occur within your district every 5 years. Every sidewalk in the district will be inspected at least every 20 years.

Why are you receiving this letter?

You own at least one property in District NC-2 and this is the focus area for the 2026 construction season. The majority of sidewalk replacements and repairs will occur in Project Area 2-1 (see included information). A sidewalk project will occur in the NC-2 district every 5 years (Project Area 2-3 in 2031, Project Area 2-4 in 2036, Project Area 2-2 in 2041, Project Area 2-1 in 2046, etc.).

How much will I contribute to the SID program?

The sidewalk maintenance/repairs and Americans with Disabilities Act (ADA) improvements in Project Area 2-1 will result in an estimated \$5,413,236 investment in pedestrian facilities in District NC-2 in 2026.

Continued...

Distributing this estimated budget according to the policy (<https://qr1.be/P9JM>) results in the following estimated rates:

Parcel Type	Annual Parcel Fee
Residential without abutting pedestrian facilities	\$48
Residential with abutting pedestrian facilities	\$94
Non-Residential without abutting pedestrian facilities	\$278
Non-Residential with abutting pedestrian facilities	\$554

Notes on fees:

- Properties up to and including three units (3-plexes) are considered “Residential” parcels in the table above. Properties with four or more units are included in the “Non-Residential” parcel type with commercial parcels, industrial parcels, etc. More details on SID Categories can be found at <https://qr1.be/P9JM>.
- Parcels with recent sidewalk construction in the last 5 years and on record with the City will not be assessed in the first 5 years of the SID program.
- Those without pedestrian facilities abutting their parcel will pay 50% of the rates calculated for their parcel type.
- 2026 SID fees will be collected with property taxes over a period of five years, from 2027-2031. A new SID fee for District NC-2 will be adopted for 2032-2036 and every five-year cycle thereafter.

The project budget and SID fees above are based on estimates from Public Works. The Council will consider formally adopting the 2026 Sidewalk Improvement District and awarding a construction contract at the April 6, 2026 City Council Meeting. **This letter serves as Notice of Public Comment at the April 6 meeting.** Anyone wishing to comment on this project is welcome to speak during the Open Comment Period at this meeting.

Actual fees will be based on the construction contract awarded by the City Council on April 6. Approved fees will be posted online at rochestermn.gov/sidewalks.

More information about his program is available at rochestermn.gov/sidewalks. Resources include an educational video and Frequently Asked Questions. You may also contact Public Works for assistance.

Respectfully,



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