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February 26, 2026

Allie Polsfuss  
City Administrator  
City of Breezy Point  
8319 Co. Rd. 11  
Breezy Point, MN 56472

RE: *Reassessment – Edgewater South Condominiums*  
Our File No. 4024-0001

Dear Ms. Polsfuss:

In 2025, the City reconstructed Edgewater Circle. On December 1, 2025, the Council passed a resolution assessing “Edgewater South Condominium” \$10,000 for the reconstruction project. That assessment was against property with PID 10210530. That property, however, is common area jointly owned by the individual condominium owners. Crow Wing County declined to assess the parcel because it is common area. The assessment was therefore invalid.

To effectuate an assessment, the assessed amount will need to be divided between the 13 individual condominium owners and reassessed against their respective parcels pursuant to Minnesota Statutes section 429.071, subdivision 2. This requires a properly noticed assessment hearing regarding just these parcels, followed by adoption of the reassessed amounts. Attached is a proposed resolution authorizing the reassessment and a draft notice for the assessment hearing.

Very truly yours,

*/s/ Joseph J. Langel*

Joseph J. Langel

Enc. (2)

RRM: 599167

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