



Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota:  
Redevelopment project files

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ORIGINAL COPY

MEETING  
BEFORE THE  
HOUSING AND REDEVELOPMENT AUTHORITY

July 29, 1960

2:00 P. M.

FILE COPY

By John E. Styrbicki  
CHRISTOPHER L. COLUMBUS & ASSOCIATES  
COURT REPORTERS  
720 COMMERCE BUILDING  
ST. PAUL 1, MINNESOTA  
CAPITAL 4-5415

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MEETING  
BEFORE THE  
HOUSING AND REDEVELOPMENT AUTHORITY  
OF THE  
CITY OF SAINT PAUL

July 29, 1960  
2:00 P. M.

The following were present:

- Chairman Joseph F. Gabler
- Clayton G. Rein
- Louis Thompson
- Harold L. Rutchick
- Commissioner Sev Mortensen
- Elwood K. Delaney
- Alfred Podgorski
- Francis Tomkins
- Norman Jones
- John Hedbach
- Commissioner Jerome Loberg

1  
2 WHEREUPON, the following proceedings were duly had:

3 CHAIRMAN GABLER: Will the meeting please  
4 come to order.

5 This is a public hearing called and held by  
6 the Housing and Redevelopment Authority of the City of  
7 Saint Paul, Minnesota, pursuant to the provisions of the  
8 Minnesota Municipal Housing and Redevelopment Act, as  
9 amended by M. S. A. 462.525, Subdivision 2. This hearing  
10 is on a proposed sale of redevelopment land in the Eastern  
11 Redevelopment Project, UR Minn. 1-1, generally referred to  
12 and identified as Parcel 1 of the Project Area. The Commis-  
13 sioners of the Housing and Redevelopment Authority who are  
14 present in person are C. G. Rein and myself.

15 The following notice of this meeting was duly  
16 published in the St. Paul Pioneer Press and Dispatch on  
17 July 18, 1960, as provided by law:

18 "NOTICE OF PUBLIC HEARING UPON  
19 PROPOSED SALE OF LAND FOR  
20 REDEVELOPMENT

21 "The housing and Redevelopment Authority of  
22 the City of Saint Paul, Minnesota, has heretofore  
23 received from the Hospital Facility Building Com-  
24 mission of the City of Saint Paul and County of  
25 Ramsey, State of Minnesota, an 'Offer to Purchase



1 "Parcel 1 in Eastern Redevelopment Project, UR  
2 Minn. 1-1' proposed for use by said Commission to  
3 carry out its plan to acquire a tract of land in  
4 the Eastern Redevelopment Project UR Minn. 1-1  
5 and develop the same for public uses, including  
6 the planning, erecting and equipping of a new  
7 City-County hospital and other public buildings  
8 as may be permitted to be developed under the pro-  
9 visions of the Laws of the State of Minnesota,  
10 including Chapter 938, Minnesota Laws of 1957,  
11 and Laws amendatory thereto, and in accordance  
12 with the provisions of the Redevelopment Plan  
13 for the Eastern Redevelopment Project, UR Minn.  
14 1-1, Revised March, 1960, being the duly adopted  
15 and approved Redevelopment Plan for said Project  
16 Area; that such offer to purchase has been re-  
17 viewed and considered by the Authority, and

18 "NOTICE IS HEREBY GIVEN THAT The Housing  
19 and Redevelopment Authority of the City of Saint  
20 Paul, Minnesota, will conduct a public hearing in  
21 the County Commissioners' Room on the Third Floor  
22 of the City Hall and Court House, Saint Paul,  
23 Minnesota, on Friday, July 29, 1960, at 2:00 P. M.,  
24 Daylight Saving Time, upon the proposed sale of  
25 Parcel 1 in the Eastern Redevelopment Project,

1 "UR Minn. 1-1, and the provisions of the contract  
2 or contracts for sale of said land to the Hospital  
3 Facility Building Commission of the City of  
4 Saint Paul, County of Ramsey, State of Minnesota,  
5 being a tract of land in said Project Area des-  
6 cribed as follows:

7 "That tract of land to be designated as  
8 Parcel 1 containing approximately 18.24 acres  
9 identified on the Authority's proposed Parceliza-  
10 tion Map for said Project Area dated October, 1959,  
11 being a tract of land generally bounded as follows,  
12 to wit: on the west by the east line of Jackson  
13 Street extended to the north line of Service  
14 Road to the south line of Fifteenth Street; on the  
15 north by the south line of Fifteenth Street ex-  
16 tended from the east line of Jackson Street  
17 to the east line of Broadway; on the east by a  
18 curved line extending from the last mentioned  
19 point more or less approximating the east line  
20 of Broadway to the intersection of east line of  
21 Broadway with the north line of Service Road;  
22 and on the south by the north line of Service  
23 Road extended from said intersection of the same  
24 with said east line of Broadway to the east line  
25 of Jackson Street.



1 "Notice is further given that the proposed  
 2 Contract Documents relating to said sale of Parcel  
 3 1 will be on file and of record with the Housing  
 4 and Redevelopment Authority at 60 East Fourth  
 5 Street, Saint Paul 1, Minnesota, and available  
 6 for inspection by the public. That said proposed  
 7 Contract Documents provide for the purchase and  
 8 development of said Parcel 1 in accordance with the  
 9 'Redevelopment Plan for the Eastern Redevelopment  
 10 Project, UR Minn. 1-1, Revised March, 1960' and  
 11 Preliminary Development Plans of the Hospital  
 12 Facility Building Commission of the City of Saint  
 13 Paul and County of Ramsey, State of Minnesota,  
 14 a public body functioning under the provisions  
 15 of Chapter 938, Laws 1957, for the construction  
 16 of a new City-County hospital and other public  
 17 buildings as may be permitted to be developed  
 18 under the provisions of the Laws of the State  
 19 of Minnesota, including Chapter 938, Minnesota  
 20 Laws of 1957, and Laws amendatory thereto.

21 "That the proposed purchase price for said  
 22 tract of land is the fair market value thereof for  
 23 said redevelopment in accordance with said Rede-  
 24 velopment Plan as determined by the Authority  
 25 and approved by the Urban Renewal Administration

1 "of the Housing and Home Finance Agency based  
2 upon appraisals of disinterested and qualified  
3 appraisers, which by Authority Resolution No. 60-1  
4 dated February 2, 1960, has been established  
5 to be the sum of 48½ cents per square foot; that  
6 the land to be sold hereunder contains approxi-  
7 mately 794,000 square feet, more or less, as fin-  
8 ally determined by an actual survey of the said  
9 land.

10 "That said proposed Contract Documents con-  
11 tain such provisions as are necessary to meet the  
12 requirements of said Revised Redevelopment Plan  
13 and all the requirements of the Federal, State  
14 and local laws, and provides for the commencement  
15 of construction of improvements of said City-  
16 County hospital and other public buildings within  
17 a period of three (3) years of the date of said  
18 Contract for Sale and the completion of such  
19 improvements within a period of seven (7) years  
20 from such date. This Notice is given pursuant  
21 to the provisions of the Minnesota Municipal  
22 Housing and Redevelopment Act, Laws 1947, Chapter  
23 487, as amended, (M.S.A. 462.525, Subdivision 2,  
24 as amended).

25 "Dated July 15, 1960.



"HOUSING AND REDEVELOPMENT AUTHORITY OF THE  
CITY OF SAINT PAUL, MINNESOTA

"By Clayton G. Rein, Vice Chairman."

Generally the terms contemplate a sale of Parcel 1 to the Hospital Facility Building Commission for the construction thereon of a City-County Hospital; the land to be sold contains approximately 18.24 acres having approximately 794,000 square feet of space and is located in the Eastern Redevelopment Area. The land is to be sold at a price of 48½ cents a square foot, and will result in a total selling price of approximately \$385,000, more or less, depending upon a survey of the site to determine the exact number of square feet in said tract, which survey is now being prepared by Charles O. Georgi Company, surveyors. The agreement contemplates that the plans and specifications for the building will be completed and construction started within approximately three years and completion expected within seven years.

What I have just stated constitutes the general terms of the proposed sale, and the actual contract containing all of the terms of sale is here available for anyone's examination.

Does anyone wish to speak in opposition to the proposed sale?

(No response.)

1 CHAIRMAN GABLER: Mr. Hedbach.

2 MR. HEDBACH: Mr. Chairman, Commissioners,  
3 representing 248 physicians who form an association to  
4 advance medical science and to develop and establish a  
5 medical school in this area, I would like to speak for the  
6 purchase of this land for the following reasons:

7 The members of my association are interested  
8 in strengthening medical education in Saint Paul. They  
9 feel that adequate facilities for the care of the sick are  
10 absolutely necessary to create a climate that will be in-  
11 ducive to better medical education in this area.

12 Saint Paul has had a tradition of fine medical  
13 education in the present Ancker and in other private hos-  
14 pitals in the city, but with the advancement of medical  
15 science and the broadening needs that the nation and the  
16 community face today and the medical manpower and treatment,  
17 it is imperative that every effort be made to develop the  
18 finest facilities possible. I believe that the plans that  
19 have gone forward for the City-County Hospital Building  
20 Commission will eventually create the type of facility  
21 that will assist us in the establishment of a medical school  
22 in the city, and I would therefore like to go on record for  
23 my association as being in favor of anything that will  
24 produce such a facility.

25 Thank you.



1 CHAIRMAN GABLER: Thank you very much, sir.  
2 Is there anyone else who wants to speak? Mr. Delaney.

3 MR. DELANEY: Mr. Chairman, Members of the  
4 Commission, I would like to thank each and every one of you  
5 for your co-operation and the enthusiasm that has been displayed  
6 in connection with this land purchase. I think that  
7 it's an excellent deal, not only for the Hospital Commission,  
8 but for the Housing Authority and for the City of Saint  
9 Paul. Our plans are developing as well as we could expect.  
10 We are well satisfied with the progress that is being made,  
11 and I think that we can anticipate that within the next two  
12 and a half years that we will actually get into the construction  
13 stage of our hospital and hope that we will have  
14 a completed facility within a five-year period.

15 CHAIRMAN GABLER: Thank you very much, Mr.  
16 Delaney. Mr. Mortensen, would you care to make any statement?  
17

18 COMMISSIONER MORTENSEN: Mr. Chairman, I am  
19 certainly glad we were able, through the co-operation of  
20 the Housing and Redevelopment Authority, to progress as  
21 quickly as we did on this matter and that it will certainly  
22 give us the interest now to start moving with the designers,  
23 architects, and builders and, as you have stated, the time,  
24 seven years, we certainly hope will be cut down to five and  
25 to put our hospital facilities on a level now with other



1 larger cities.

2 CHAIRMAN GABLER: Thank you. Anyone else  
3 wish to be heard? Is there any opposition to this sale?

4 MR. REIN: Mr. Chairman, I would like to add  
5 a brief comment because I have been on the Authority for  
6 going on seven years, and I know that a lot of work in this  
7 Hospital and Building Commission has gone into site selec-  
8 tion. I also know that the Eastern Redevelopment Area and  
9 also other Housing Authority Redevelopment property was a  
10 number of times offered to previous Hospital Building Com-  
11 missions with the rejection by them at that time of the  
12 sites and that although I know a number of people contributed  
13 greatly to bring this public hearing about for the purpose  
14 of making a sale, I can't help but think that it would be  
15 proper tonight at this time to thank one man who is responsi-  
16 ble in my opinion, more than any other, for bringing this  
17 about, and it's the perseverance and dedication of Mr.  
18 Joseph Gabler, the Chairman of the Housing Authority, who,  
19 in my opinion has culminated this action that is being taken  
20 today.

21 CHAIRMAN GABLER: Thank you. That's the  
22 kindest things we have heard about the Housing Authority  
23 for some time. Thank you, Mr. Rein. Is there anyone else  
24 who wishes to speak either for or against this proposed  
25 sale?

(No response.)

CHAIRMAN GABLER: If not, I think this public hearing has served its purpose and enabled everyone to be heard. Following the adjournment of this meeting there will be a meeting of the Commissioners to consider the actual signing of contracts, so if there is no further business before this public hearing, the meeting will stand adjourned.

\* \* \*

REPORTER'S CERTIFICATE

I, John E. Styrbicki, do hereby certify that I recorded in stenotypy the meeting held before the Housing and Redevelopment Authority of the City of Saint Paul on the 29th day of July, 1960, at Saint Paul, Minnesota.

I further certify that thereafter and on this date the foregoing transcript of said recorded meeting was transcribed into typewriting under my direction, which transcript consists of the preceding eleven typewritten pages.

I further certify that said transcript of such meeting is true and correct to the best of my ability.

/s/ John E. Styrbicki

JOHN E. STYRBICKI  
Court Reporter

Dated this 10th day  
of August, 1960.



48

# Housing and Redevelopment Authority

OF  
THE CITY OF ST. PAUL,  
MINNESOTA



1745 City Hall and Court House  
SAINT PAUL 2  
MINNESOTA

August 11, 1960

Mr. Louis J. Thompson  
Executive Director  
Housing and Redevelopment Authority  
of the City of Saint Paul  
60 East Fourth Street  
Saint Paul 1, Minnesota

Re: Record of Public Hearing on Proposed  
Sale of Parcel 1, Eastern Redevelop-  
ment Project, U.R. Minn. 1-1 to Hospital  
Facility Building Commission

Dear Mr. Thompson:

Handed to you herewith are two original copies of the transcript of the minutes of the public hearing on the proposed sale of Parcel 1 to Hospital Facility Building Commission; also delivered to you herewith is the original Affidavit of Publication of that notice of public hearing. An original copy of the minutes should be sent to U.R.A. as I believe they should have a copy in their files.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Harold L. Rutchick". The signature is fluid and cursive.

Harold L. Rutchick  
General Counsel

HLR:pw  
enc.

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# LEGAL NOTICES

## NOTICE OF PUBLIC HEARING UPON PROPOSED SALE OF LAND FOR REDEVELOPMENT

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, has heretofore received from the Hospital Facility Building Commission of the City of Saint Paul and County of Ramsey, State of Minnesota, an "Offer to Purchase Parcel 1 in Eastern Redevelopment Project, UR Minn. 1-1" proposed for use by said Commission to carry out its plan to acquire a tract of land in the Eastern Redevelopment Project UR Minn. 1-1 and develop the same for public uses, including the planning, erecting and equipping of a new City-County hospital and other public buildings as may be permitted to be developed under the provisions of the Laws of the State of Minnesota, including Chapter 938, Minnesota Laws of 1957, and Laws amendatory thereto, and in accordance with the provisions of the Redevelopment Plan for the Eastern Redevelopment Project, UR Minn. 1-1, Revised March, 1960, being the duly adopted and approved Redevelopment Plan for said Project Area; that such offer to purchase has been reviewed and considered by the Authority, and

NOTICE IS HERBY GIVEN THAT The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, will conduct a public hearing in the County Commissioners' Room on the Third Floor of the City Hall and Court House, Saint Paul, Minnesota, on Friday, July 29, 1960, at 2:00 o'clock P. M., Daylight Saving Time, upon the proposed sale of Parcel 1 in the Eastern Redevelopment Project, UR Minn. 1-1, and the provisions of the contract or contracts for sale of said land to the Hospital Facility Building Commission of the City of Saint Paul, County of Ramsey, State of Minnesota, being a tract of land in said Project Area described as follows:

That tract of land to be designated as Parcel 1 containing approximately 13.24 acres identified on the Authority's proposed Parcelization Map for said Project Area dated October, 1959, being a tract of land generally bounded as follows, to wit: on the west by the east line of Jackson Street extended to the north line of Service Road to the south line of Fifteenth Street; on the north by the south line of Fifteenth Street extended from the east line of Jackson Street to the east line of Broadway; on the east by a curved line extending from the last mentioned point more or less approximating the east line of Broadway to the intersection of east line of Broadway with the north line of Service Road; and on the south by the north line of Service Road extended from said intersection of the same with said east line of Broadway to the east line of Jackson Street.

Notice is further given that the proposed Contract Documents relating to said sale of Parcel 1 will be on file and of record with the Housing and Redevelopment Authority at 60 East Fourth Street, Saint Paul 1, Minnesota, and available for inspection by the public. That said proposed Contract Documents provide for the purchase and development of said Parcel 1 in accordance with the "Redevelopment Plan for the Eastern Redevelopment Project, UR Minn. 1-1, Revised March, 1960" and Preliminary Development Plans of the Hospital Facility Building Commission of the City of Saint Paul and County of Ramsey, State of Minnesota, a public body functioning under the provisions of Chapter 938, Laws of 1957, for the construction of a new City-County hospital and other public buildings as may be permitted to be developed under the provisions of the Laws of the State of Minnesota, including Chapter 938, Minnesota Laws of 1957, and Laws amendatory thereto.

That the proposed purchase price for said tract of land is the fair market value thereof for said redevelopment in accordance with said Redevelopment Plan as determined by the Authority and approved by the Urban Renewal Administration of the Housing and Home Finance Agency based upon appraisals of disinterested and qualified appraisers, which by Authority Resolution No. 60-1 dated February 2, 1960, has been established to be the sum of 48 1/2 cents per square foot; that the land to be sold hereunder contains approximately 794,000 square feet, more or less, as finally determined by an actual survey of the said land.

That said proposed Contract Documents contain such provisions as are necessary to meet the requirements of said Revised Redevelopment Plan and all the requirements of the Federal, State and local laws, and provides for the commencement of construction of improvements of said City-County hospital and other public buildings within a period of three (3) years of the date of said Contract for Sale and the completion of such improvements within a period of seven (7) years from such date. This Notice is given pursuant to the provisions of the Minnesota Municipal Housing and Redevelopment Act, Laws 1941, Chapter 267, as amended, (M.S.A., 462.525, Subdivision 2, as amended).

Dated July 15, 1960.

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA

By Clayton G. Rein  
Vice Chairman

# Affidavit of Publication

(Mrs.) Kathleen Bloom

being duly sworn, on oath says: that he now is, and during all the time herein stated has been clerk of the Northwest Publications, Inc., publisher of the newspaper known as the St. Paul Dispatch, St. Paul Pioneer Press, and has full knowledge of the facts hereinafter stated

That for more than one year immediately prior to the publication therein of the

printed "Notice of Public Hearing"

Hereto attached, said newspaper was printed and published in the English language from its known office of publication in the city of St. Paul in the County of Ramsey, State of Minnesota, from which it purports to be issued daily, at least six days of each week in column and sheet form equivalent in space, to at least 450 running inches of single column two inches wide; has been issued from its known office as above stated, established in said place of publication, equipped with skilled workmen and the necessary material for preparing and printing the same; has had in its makeup twenty-five per cent of news columns devoted to local news of interest to said community it purports to serve, the press work of which has been done in its said known office of publication; has contained general news, comment and miscellany; has not duplicated wholly, any other publication; has not been entirely made up of patents, plate matter and advertisements; has been circulated in and near its said place of publication to the extent of at least 240 copies regularly delivered to paying subscribers; has had, and now has entry as second class mail matter in the local postoffice of its said place of publication; that there has been and is on file in the office of the County Auditor of the County in which said publication was made, proper proof by one having knowledge of the facts, of its qualifications as a newspaper for publication of legal notices.

That the Legal NOTICE Said hereto attached was cut from the columns of said newspaper, and was printed and published therein in

the English language, once each week, for One time Comb.

Pioneer Press & Dispatch Editions 18th that it was first so published on Monday the day of

July, 1960, and thereafter on of each week

to and including the day of 19...; and that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to-wit:

FILE COPY a b c d e f g h i j k l m n o p q r s t u v w x y z

Kathleen Bloom

Subscribed and sworn to before me this 19th day of July, 1960

E. E. REISDORF

Notary Public, Dakota County, Minnesota

E. E. REISDORF

Notary Public, Ramsey County, Minn.

My commission expires My Commission Expires Aug. 12, 1966, 19...