



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

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September 8, 1960

Mr. Joseph M. West  
Executive Vice President  
Real Estate Research Corporation  
73 W. Monroe Street  
Chicago 3, Illinois

Re: Supplemental Appraisal No. 1  
Eastern Redevelopment Project  
UR Minn. 1-1

Dear Mr. West:

We acknowledge receipt of your Supplemental Appraisal of the Eastern Redevelopment Project in accordance with the July 26, 1960 Supplement to your original Contract. The information submitted appears to be satisfactory for our purposes and we will contact you if any additional information is necessary.

Sincerely yours,

L. J. Thompson  
Executive Director

✓  
BBC:kam  
cc:MDA:files:

October 7, 1960

Harold L. Rutchick

L. J. Thompson

Re-Use Values  
Project No. UR Minn. 1-1  
Eastern Redevelopment Area

Please prepare a resolution for the Authority as an elaboration of Resolution No. 60-1 in order to establish re-use values for Parcels 2A, 2B and 3 in the Eastern Redevelopment Area in accordance with the attached report.

COPY

✓  
BBC:kam  
cc:MDA:LJT:files:AR

Attachment



October 7, 1960

L. J. Thompson

B. B. Chapman ✓

Re-Use Value - Parcel No. 2  
Eastern Redevelopment Area  
Project No. UR Minn. 1-1

Attached is a short report entitled "Report of Fair Use Value, Parcel No. 2, Eastern Redevelopment Project No. UR Minn. 1-1" which serves to display a value for the buildable and a value for the unbuildable portions of Parcel No. 2 in the Eastern Area. A resolution of the Authority is necessary which will serve to be an elaboration of Resolution No. 60-1 dated February 2, 1960. The total value of Parcel No. 2 remains unchanged from that which has been established by the above resolution and which has been approved by the Urban Renewal Administration.

The new resolution should establish the value of 20¢/sq. ft. for Parcel No. 2A, 41¢/sq. ft. for Parcel No. 2B and a value of 20¢/sq.ft. for Parcel No. 3 in accordance with the PARCELIZATION MAP (SUPPLEMENTAL APPRAISAL OF PARCEL NO. 2 dated July, 1960).

The new re-use values will allow the sale of land for park or playground purposes at 20¢/sq.ft. and the sale of land for public housing purposes and for American Red Cross use at a price of 41¢ per square foot.

REPORT OF FAIR USE VALUE

PARCEL 2

EASTERN REDEVELOPMENT PROJECT, UR MINN. 1-1

The purpose of this report is to redetermine the fair use values of portions of Parcel No. 2 in the Eastern Redevelopment Project.

In December of 1959, re-use value appraisals were received from John J. Kenna of St. Paul and the Real Estate Research Corporation of Cleveland for the re-use parcels in the Eastern Redevelopment Project. The two reports were gathered in order for the Authority to determine the fair use values of the parcels to be sold.

The re-use values determined by John J. Kenna in his report dated December 8, 1959, were as follows:

Parcels	Price Per Square Foot	Area
1	.50/sq.ft.	794,534 sq.ft.
2	.20/sq.ft.	405,979 sq.ft.
3	.20/sq.ft.	13,939 sq.ft.

The approximate value for each parcel was shown in his report as follows:

Parcel No. 1	\$400,000.00
Parcel No. 2	81,000.00
Parcel No. 3	2,800.00

The re-use values determined by the Real Estate Research Corporation as shown in the report dated December 10, 1959, were as follows:

Parcel	Price Per Square Foot
1	.45/sq.ft.
2	.37/sq.ft.
3	.37/sq.ft.



The Authority by Resolution No. 60-1 dated February 2, 1960, established the fair use values of the parcels of land in the Eastern Redevelopment Project as follows:

Parcel No. 1	.48 $\frac{1}{2}$ /sq.ft.
Parcel No. 2	.28 $\frac{1}{2}$ /sq.ft.
Parcel No. 3	.28 $\frac{1}{2}$ /sq.ft.

The Urban Renewal Administration has approved the fair use value of 48 $\frac{1}{2}$ ¢ per square foot for Parcel No. 1 and on March 2, 1960, the Urban Renewal Administration concurred in the re-use value of Parcels a, b, c, d and e as 21¢ per square foot. The letter of March 2, 1960 also served to disapprove the Authority's determined 28 $\frac{1}{2}$ ¢ per square foot value for Parcels 2 and 3. A meeting in Saint Paul on April 26, 1960 with Mr. Oberndorf of the Chicago Regional Urban Renewal Administration office, served to advise the Authority to obtain additional appraisal information for Parcel No. 2.

A letter dated May 12, 1960 from John P. McCollum of the Urban Renewal Administration, served to render concurrence in the disposition price of 28 $\frac{1}{2}$ ¢ per square foot as a minimum unit price for Parcels 2 and 3. In accordance with the previous conversation with Mr. Oberndorf, the same letter asked for supplemental data from the appraisers in relation to the relative value of any positions of the area. It was the opinion of URA that if this parcel were to be divided and used for two different purposes that it may, thereby have two different values.

On July 26, 1960, supplemental appraisal contracts were executed with both Mr. John J. Kenna and the Real Estate Research Corporation in an effort to obtain two values for the generally buildable and unbuildable portions of Parcel No. 2. The results of these two appraisals are as follows:

A report by Real Estate Research Corporation dated August 26, 1960 serves to indicate the average market value of 30¢ per square foot for Parcel 2A and 40¢ per square foot for Parcel 2B.

The report presented by John J. Kenna dated September 2, 1960, serves to show the fair use value of Parcel 2A at 10¢ per square foot and the fair market value of Parcel 2B at 30¢ per square foot.

#### Review of Re-Use Values

In review of the above presented information, and the previously submitted appraisal information, it is apparent that both of the appraisers have indicated that the division of Parcel No. 2 serves to decrease the total value of the land.

The following tabulation graphically displays this decrease:

Re Estate Research Corp.			John J. Kenna		Authority Resolution No. 60-1	
Value	Total Value		Value	Total Value	Value	Total Value
sq.ft.	(assume 10ac)		sq.ft.	(assume 10ac.)	sq.ft.	(assume 10ac.)
December 1959 Value Parcel No.2	.37	\$162,500.	.20	\$81,000.		
Feb.2 & Mar. 30, 1960					.285	\$124,000.
Sept. 1960 Value of Parcel 2A (6 ac)	.30	78,500.	.10	26,100.		
2B(4 ac)	.40	69,600.	.30	52,200.		
Total		148,100.		78,300.		

*more than two one a little*

It is assumed that the total estimated value for the entire Parcel No. 2 as established by Authority Resolute No. 60-1 has not materially changed because of the Parcelization. The purpose of this report therefore, is to determine the fair use value for the two portions of Parcel No. 2 in a manner which will display a fair use value which will render a total value of the parcel comparable to that which was originally determined. The following schedule established the fair use value of the two portions of Parcel No. 2 in order to render a value in accordance with the above premise:



	Parcel 2A	Parcel 2B	Total
Value/sq.ft.	\$.205	\$.41	
Area	6 acres	4 acres	
Approximate Value	\$52,500	\$71,500	\$124,000

The area of the two portions of Parcel No. 2 will not be exactly as shown in this report but the reuse values proposed are applicable for sale of the parcels in total or any portions thereof.

Because of the location in relation to Parcel No. 2A, the value of Parcel No. 3 is determined to be \$.205 per square foot.



PARCELIZATION MAP  
(SUPPLEMENTAL APPRAISAL OF PARCEL NO. 2)  
EASTERN REDEVELOPMENT AREA, UR MINNESOTA I-1

JULY 1960

~~OCTOBER 1960~~

KEY

PROPOSED PARCELIZATION

PARCELS

PROPOSED LAND USE

1	18.24	ACRES	ANCHER HOSPITAL
2	9.32	ACRES	SCHOOL & PARK
3	.36	ACRES	PLAYGROUND

AREAS a, b, c, d, e TOTALING .42 ACRES  
WILL BE SOLD TO THE MT. AIRY PUBLIC  
HOUSING PROJECT

AREA RESERVED FOR INTERSTATE  
HIGHWAY TOTALS 20.7 ACRES

- EXISTING R/W LINES TO REMAIN
- R/W LINES VACATED OR TO BE VACATED
- - - PROPOSED NEW R/W LINES
- - - PROJECT BOUNDARY
- - - PARCEL BOUNDARIES

EXHIBIT "A"

HOUSING AND REDEVELOPMENT AUTHORITY

60 EAST FOURTH STREET, SAINT PAUL 1, MINNESOTA

0 100 200 300 400 500 600 FEET



NORTH FILE COMPLETED PREPARED BY OFFICIAL REVISIONS

October 7, 1960

Commissioner Frank L. Loss  
Department of Parks and Playgrounds  
City Hall and Court House  
Saint Paul 2, Minnesota

Re: Parcel No. 3  
Eastern Redevelopment Area  
Project No. UR Minn. 1-1

Dear Commissioner Loss:

Parcel No. 3 (See attached Parcelization Map) in the Eastern Redevelopment Project was patterned primarily to satisfy the Valley Recreational space requirements in accordance with a plan prepared by your department dated 8-26-59 which was submitted to the Housing Authority in order to assist in the preparation of the most recent revision to the Redevelopment Plan of the Eastern Redevelopment Project.

A letter dated October 22, 1959 from Mr. Bernard T. Holland serves to commit the Department of Parks, Recreation and Public Buildings, " . . . to the purchase of Parcel 3 so long as such purchase price is not exorbitant and within the budget limitation . . ."

We assume that Parcel No. 3 is needed by your department in order to properly develop Valley Playground and that you will purchase this approximately .36 acres as soon as this parcel has been platted.

A letter from Mr. Lobbell dated August 23, 1960, proposes a property exchange of equal sized areas of land which would presumably be of equal value. The only reason for this exchange indicated in the letter is that a straight property line could be produced along the east side of the playground and it would thereby be easier to define the park property.

BBC



October 7, 1960

A straight property line can also be produced by locating the property line as shown on the attached Property Line Map. Many of the irregularities of the boundary line will thereby be eliminated. The area of the parcel is essentially the same as that which was previously determined. We suggest you consider the purchase of the parcel of land as shown on the attached map if it satisfies the Valley Playground needs. If a grading easement is necessary in order for you to satisfy your playground construction, we could supply such an easement.

We are presently attempting to obtain approval from the Urban Renewal Administration for the sale of this Parcel No. 3 to you for approximately 25¢ per square foot.

We are in the process of preparing a plat for the Eastern Redevelopment Project and are, therefore very anxious to establish this line.

Sincerely yours,

L. J. Thompson  
Executive Director


Enc.

✓BBC:kam

cc:MDA:files:LJT:AR

OCTOBER 14, 1960

M. D. ANDERSON AND B. CHAPMAN

L. J. THOMPSON 

REUSE VALUE PARCELS 2-a and 2-b EASTERN REDEVELOPMENT AREA UR MINN. 1-1

At their continued regular meeting of October 13, the Commissioners established a reuse value on Parcels 2-a, 2-b and 3 in the Eastern Redevelopment Area UR Minn. 1-1. They established the rate of 35¢ per square foot for Parcel 2-b and 20¢ per square foot for Parcels 2-a and 3.



# Housing and Redevelopment Authority

OF

THE CITY OF SAINT PAUL,  
MINNESOTA



October 20, 1960

Mr. John P. McCollum  
Regional Administrator  
Housing and Home Finance Agency  
Room 2000, 105 W. Adams Street  
Chicago 3, Illinois

Re: Re-Use Appraisals  
Eastern Redevelopment Area  
Project No. UR Minn. 1-1

Dear Mr. McCollum:

On April 26, 1960, Mr. Oberndorf of your office was in St. Paul and suggested that the Authority determine two appraisal values for the two portions of Parcel No. 2 in the Eastern Redevelopment Project. This Authority contracted with each of the two appraisal organizations (John J. Kenna and Real Estate Research Corporation) and on August 26, 1960, the Real Estate Research Corporation indicated a fair and average market value of \$.30/square foot for Parcel 2A and \$.40/square foot for Parcel 2B. A report, presented by John J. Kenna dated September 2, 1960, serves to show the fair use value of Parcel 2A as \$.10/square foot and the fair use value of Parcel 2B as \$.30/square foot.

It is apparent that both of the appraisers have indicated that the division of Parcel 2 serves to decrease the total value of the land. The following tabulation generally displays this decrease:

	Real Estate Research Corp.		John J. Kenna		Authority Resolution No. 60-1	
	Value sq.ft.	Total Value (assume 10 acres)	Value sq.ft.	Total Value (assume 10 acres)	Value sq.ft.	Total Value (assume 10 acres)
December 1959 Value Parcel No. 2	.37	\$162,500	.20	\$81,000		
Feb. 2 & Mar. 30, 1960					.285	\$124,000
September 1960 Value of Parcel 2A(6 acres)	.30	78,500	.10	26,100		
2B(4 acres)	.40	69,600	.30	52,200		
Total		148,100		78,300		

BAC

October 20, 1960

The above information displays a decreased value of approximately \$14,400 by RealEstate Research and \$2,700 by John J. Kenna.

At their regular meeting of October 13, 1960, the Commissioners of our Authority established the re-use values for Parcels 2A, 2B and 3 of the Eastern Redevelopment Project, UR Minn. 1-1. They established the rate of \$.35/square foot for Parcel 2B and \$.20/square foot for Parcels 2A and 3. Although the letter dated May 12, 1960 from John P. McCollum served to render concurrence in the disposition price of \$.28 $\frac{1}{2}$ /square foot as the minimum per square foot unit price for Parcels 2 and 3, we are hereby requesting your approval of the re-use values recently established by Authority Resolution No. 60-87.

It is contemplated by the Authority to utilize Parcels 2A and 3 for park and playground purposes and Parcel 2B will be divided into two portions, the easterly part of which will be developed by the American Red Cross and the westerly part to be developed for Public Housing purposes. The areas of the two portions of Parcel 2, as shown on the attached Parcelization Map, (Supplemental Appraisal of Parcel No. 2) have not as yet been determined but it is estimated that there are approximately 6 acres in Parcel 2A and 4 acres in 2B. The following schedule is an indication of the total expected monetary return for the lands in Parcel 2, based on the re-use values established by the Authority:

	Parcel 2A	Parcel 2B	Total
Value/square foot	\$ .20	\$ .35	
Approximate Area	6 acres	4 acres	
Approximate Value	\$ 52,300	\$ 61,000	\$113,300

We are enclosing a copy of each of the supplemental re-use appraisals as presented by Real Estate Research Corporation and John J. Kenna, and a certified copy of Resolution No. 60-87 of our Authority.

Please render your concurrence in the re-use value of Parcel 2B at \$.35/square foot and the re-use value of Parcel 2A and 3 at \$.20/square foot at your earliest convenience.

Sincerely yours,

✓  
BBC:kam  
cc:MDA:files:AR:LJT

L. J. Thompson  
Executive Director

Enc.  
cc:ACSedgeley





REGION IV

HOUSING AND HOME FINANCE AGENCY  
OFFICE OF THE REGIONAL ADMINISTRATOR  
103 West Adams Street  
Chicago 3, Illinois

October 28, 1960

Mr. Louis J. Thompson  
Executive Director  
Housing and Redevelopment Authority  
of the City of St. Paul  
Room 200, Minnesota Building Annex  
60 East Fourth Street  
St. Paul 2, Minnesota

Dear Mr. Thompson:

Re: Disposition  
Project UR Minn. 1-1  
St. Paul, Minnesota  
Parcels 2A, 2B and 3

As recommended in your letter of October 20, 1960, we hereby  
concur in the following minimum disposal prices:

Parcels 2A and 3	\$ .20 per square foot
Parcel 2B	.35 " " "

Very truly yours,

John P. McCellum  
Regional Administrator

November 14, 1960

Mr. Hyman J. Goldberg  
Ramsey County Plat Commission  
City Hall and Court House  
St. Paul 2, Minnesota

Re: Preliminary Plat  
Eastern Redevelopment Area  
Project No. UR Minn. 1-1

Dear Mr. Goldberg:

We are enclosing seven copies of the Parcelization Map of the Eastern Redevelopment Area, UR Minn. 1-1 with an overlay of the lots and blocks generally as they will be established for the Eastern Area Addition. The attached copies may be considered as a preliminary plat for the review of the Plat Commission.

Mr. Charles O. Georgi, Surveyor, will prepare the final Plat, and you may contact him if you have any further questions. As you may note, there are four lots in Block 1 and two lots in Block 2 and therefore, the Eastern Area Addition will contain a total of six platted lots.

Sincerely yours,

Marshall D. Anderson  
Director of Development

Enc.

✓ BBC:kam

cc:MDA:files:LJT