



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

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DEED OF CONVEYANCE

This Indenture, made this 30th day of April, 1958, between Housing and Redevelopment Authority of the City of Saint Paul, a public body corporate and politic under the laws of the State of Minnesota, party of the first part, and City of Saint Paul, a municipal corporation under the laws of the State of Minnesota, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Sixty-one Thousand Four Hundred Thirty-six and 10/100 (\$61,436.10) Dollars to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain and Convey unto the said party of the second part, its successors and assigns, forever, all those certain tracts or parcels of land lying and being in the County of Ramsey and State of Minnesota, described as follows, to-wit:

(Except Rice Street) Lot 1 and that part lying east of a line 68 feet west of and parallel to the east section line in Section 36, Township 29, Range 23, of Lot 2, Block 6, A. G. Fuller's Addition to St. Paul;  
Certificate No. 165149, Volume 375, page 149; Certificate No. 174486, Volume 395, page 486;

The west 38 feet of the east 68 feet of Lots 8, 7, 6, 5 and 4 and (except north 10 feet) the west 38 feet of the east 68 feet of that part of Lot 2 lying north of the north line of St. Anthony Avenue, Block 1, A. G. Fuller's Addition to St. Paul;  
Certificate No. 164718, Volume 376, page 218; Certificate No. 159297, Volume 365, page 295; Certificate No. 165273, Volume 377, page 273;

All that part of Lots 1, 2, 3, and 12, Block 1, Beaumette's Subdivision of Block One (1) of Rondo's Addition to St. Paul, lying south and east of the following described line: beginning at a point on the north line of Rondo Avenue 167.95 feet west of the southeast corner of said Lot 1; thence along an arc having a radius of 130 feet and a deflection angle of 90°01'20" to the left from an easterly to a northerly direction to a point distant 129.95 feet north of the south line of said Lot 1 and distant 38 feet west of the east line of said Lot 3; thence northerly parallel to and distant 38 feet west of the east line of said Lot 3 to the north lot line of Lot 3 and there terminating;  
Certificate No. 163787, Volume 374, page 287;

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns forever.

IN TESTIMONY WHEREOF, the said first party has caused these presents to



be executed in its corporate name by its Chairman and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

In the Presence of:

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

s/ Harold L. Rutchick

s/ Nick J. Smith

Nick J. Smith, Chairman

s/ Kathryn Melby

s/ Harold J. Moriarty

Harold J. Moriarty, Secretary

STATE OF MINNESOTA )  
                              ) ss.  
COUNTY OF RAMSEY )

On this 30th day of April, 1958, before me, a Notary Public within and for said County, personally appeared Nick J. Smith and Harold J. Moriarty to me personally known, who, being each by me duly sworn did say that they are respectively the Chairman and the Secretary of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Commissioners and said Nick J. Smith and Harold J. Moriarty acknowledged said instrument to be the free act and deed of said corporation.

s/ Irving Shaw

Irving Shaw

Notary Public, Ramsey County, Minnesota  
My commission expires December 13, 1964.

(SEAL)

Approved as to Form:

s/ Louis P. Sheahan

Louis P. Sheahan  
Special Assistant Corporation Counsel  
of the City of Saint Paul, Minnesota

s/ Harold L. Rutchick

Harold L. Rutchick  
General Counsel for the  
Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota

(1)

TABLE C.  
PROPERTIES ON WEST SIDE OF RICE ST.  
TO BE TAKEN FOR WIDENING OF RICE ST.

Parcel No.	Actual Purchase Price Paid	Appraisal Fee Paid	Negotiation Fees Paid	Atty's Fees	Breakdown of Costs					Misc. Costs	Demolition Costs	Interest Paid	Total Cost To Our Authority
					Closing Fees	Torrens or Abstr. ct. Fees	Condemnation Fees Pd.	Attys (Attys) Paid	Court Comm. Fees (3 Com)	Expert Witness Fees Paid			
W-110	\$ 15,500.00	\$ 30.	\$ None	\$ 15.	\$ 15.	\$ 120.	\$ 500.	\$ 350. (Est.)	\$ 150.	\$ 20.00	\$ Moved	\$ 352.35	\$ 17,052.35
W-217 4318	6,200.00 2677.16	30.	91.86	15.	15.	120.				1.25	280.00		6,753.11
W-218 4317	6,200.00 2676.54	30.	91.86	15.	15.	120.				1.25	260.00		6,733.11
W-219 4318	32,500.00 4,088.50	30.	80.47	15.	15.	120.				1.25	976.00		33,737.72
W-309 2714	55,000.00 14,727.03	30.	76.97	15.	15.	120.				1.25	1,360.00		56,618.22
W-310 2760	10,800.00 2980.80	30.	94.50	15.	15.	120.				1.25	585.00		11,660.75
W-311 4222	11,900.00 5024.18	30.	76.97	15.	15.	120.				1.25	480.00		12,638.22
W-312 3304	7,300.00 2411.92	30.	76.97	15.	15.	120.				3.75	385.00		7,945.72
W-314 3304	5,700.00 1888.28	30.	76.97	15.	15.	120.				1.25	265.00		6,223.22
W-421 2533	8,800.00 2229.04	30.	72.43	15.	15.	120.				1.25	285.00		9,338.68
W-422 3255	7,600.00 2473.30	30.	91.40	15.	15.	120.				1.25	340.00		8,212.65
W-423 10000	1,450.00 1450.00	30.	89.18	15.	15.	120.				1.25	None		1,720.43
W-424 8354	3,300.00 2756.82	30.	91.86	15.	15.	120.				1.25	175.00		3,748.11
W-425 4808	3,750.00 1808.00	30.	91.86	30.	15.	120.				1.25	360.00		4,398.11
W-426 11.11	3,250.00 861.08	30.	72.43	30.	15.	120.				1.25	349.50		3,868.18
W-427 17	4,850.00 82.45	20.	44.59	7.50	7.50	60.				1.25	240.00		5,230.84
	57770.57 - 34.267.						(2,500.	525.	400.)				
W-111	26,000.00 (Est.)	30.	None	15.	15.	120.	(Greenman -	Estimate Only)		1.25	425.00		30,031.25
Grand Total	\$ 210,100.00	530.	1,220.52	247.50	217.50	2220.	2,460.	3,000.	875.	550.	26.25	6340.50	178,827.07
	168600.	590.		277.50	247.50	2,460.				46.25	6,765.50		225,910.67



EXHIBIT B

Cost to City of Property on Rice  
Street Acquired by the Housing and Redevelopment Authority

Parcel No.	Legal	Total Square Area	Sq. Ft. Area to be Acquired by City	% to be Acquired by City	Total Cost to Authority	Cost to City
W-110	Ex. E. 30 Ft., all of Lot 1 and the N. $\frac{1}{2}$ of Lot 2, H.H. Miller's Sub. Also Lot 5	6,377	426	6.68%	\$ 17,052.35	\$ 1,139.10
W-217	Ex. E. 30 ft. of Lot 1 for Rice St., the N. 40 ft. of Lots 1,2 & 3, Blk. 6, A. G. Fuller's Add.	3,520	1,520	43.18	6,753.11	2,915.99
W-218	Ex. E. 30 ft. of Lot 1 for Rice St., the S. 39- $\frac{1}{3}$ ft. of N. 79- $\frac{1}{3}$ ft. of Lots 1,2 & 3, Blk. 6, A. G. Fuller's Add.	3,461	1,494	43.17	6,733.11	2,906.68
W-219	Ex. E. 30 ft. of Lot 1 for Rice St., S. 53 ft. of Lots 1,2 & 3, Blk. 6, A. G. Fuller's Add.	4,664	2,014	43.18	33,737.72	14,567.94
W-309	N. 52 ft. of Byron St. vac. & ex. Rice St., Lot 8, Blk. 1 & N. 12 ft. of Lot 7, Blk. 1, A. G. Fuller's Add.	7,280	1,976	27.14	56,618.22	15,366.18
W-310	S. 30 $\frac{1}{2}$ ft. of N. 82 $\frac{1}{2}$ ft. of Byron St. vac. and adj. & ex. Rice St., the N. 4 ft. of Lot 6 & S. 28 ft. of Lot 7, Blk. 1, A.G.Fuller's Add.	4,405	1,216	27.60	11,660.75	3,218.37
W-311	Ex. Rice St., Lot 5 and S. 36 ft. of Lot 6, A. G. Fuller's Add.	6,840	2,888	42.22	12,638.22	5,335.86
W-312	Ex. Rice St., the E. $\frac{1}{2}$ of Byron St. vac. adj. & Lot 4, Blk. 1, A. G. Fuller's Add.	4,600	1,520	33.04	7,945.72	2,625.27

EXHIBIT B (cont'd.)

W-314	Ex. N. 10 ft. & ex. St. Anthony Ave. & Rice St., E $\frac{1}{2}$ of Byron St. vac. adj., & Lot 2, Blk. 1, A. G. Fuller's Add.	1,380	456	33.04	6,223.22	2,056.15
W-421	Lot 3, Beaumette's Sub.	7,500	1,900	25.33	9,338.68	2,365.49
W-422	All of Lot 2 & ex. S. 45 ft., Lot 1, Beaumette's Sub.	9,525	3,100	32.55	8,212.65	2,673.22
W-423	Ex. W. 94 ft., the S. 45 ft. of Lot 1, Beaumette's Sub.	2,520	2,520	100.00	1,720.43	1,720.43
W-424	E. 26.5 ft. of W. 94 ft. of S. 45 ft. of Lot 1, Beaumette's Sub.	1,197	1,000	83.54	3,748.11	3,131.17
W-425	E. 33.5 ft. of W. 67.5 ft. of S. 45 ft. of Lot 1, Blk. 1, Beaumette's Sub. of Blk. 1 of Rondo's Add to St. Paul	1,508	725	48.08	4,398.11	2,114.61
W-426	W. 34 ft. of S. 45 ft. of Lot 1, Blk. 1, Beaumette's Sub. of Blk. 1 of Rondo's Add to St. Paul	1,530	170	11.11	3,868.18	429.75
W-427	Lot 12, Blk. 1, Beaumette's Sub. of Blk. 1 of Rondo's Add.	4,750	8	.17	5,230.84	8.89

TOTALS

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\$195,879.42      \$62,575.10

61436.00

EXHIBIT B

Cost to City of Property on Rice  
Street Acquired by the Housing and Redevelopment Authority

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W-217	Ex. E. 30 ft. of Lot 1 for Rice St., the N. 40 ft. of Lots 1,2 & 3, Blk. 6, A. G. Fuller's Add.	3,520	1,520	43.18	6,753.11	2,915.99
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W-219	Ex. E. 30 ft. of Lot 1 for Rice St., S. 53 ft. of Lots 1,2 & 3, Blk. 6, A. G. Fuller's Add.	4,664	2,014	43.18	33,737.72	14,567.94
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W-310	S. 30 1/2 ft. of N. 82 1/2 ft. of Byron St. vac. and adj. & ex. Rice St., the N. 4 ft. of Lot 6 & S. 28 ft. of Lot 7, Blk. 1, A.G. Fuller's Add.	4,405	1,216	27.60	11,660.75	3,218.37
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W-312	Ex. Rice St., the E. 1/2 of Byron St. vac. adj. & Lot 4, Blk. 1, A. G. Fuller's Add.	4,600	1,520	33.04	7,945.72	2,625.27



EXHIBIT B (cont'd.)

W-314	Ex. N. 10 ft. & ex. St. Anthony Ave. & Rice St., E $\frac{1}{2}$ of Byron St. vac. adj., & Lot 2, Blk. 1, A. G. Fuller's Add.	1,380	456	33.04	6,223.22	2,056.15
W-421	Lot 3, Beaumette's Sub.	7,500	1,900	25.33	9,338.68	2,365.49
W-422	All of Lot 2 & ex. S. 45 ft., Lot 1, Beaumette's Sub.	9,525	3,100	32.55	8,212.65	2,673.22
W-423	Ex. W. 94 ft., the S. 45 ft. of Lot 1, Beaumette's Sub.	2,520	2,520	100.00	1,720.43	1,720.43
W-424	E. 26.5 ft. of W. 94 ft. of S. 45 ft. of Lot 1, Beaumette's Sub.	1,197	1,000	83.54	3,748.11	3,131.17
W-425	E. 33.5 ft. of W. 67.5 ft. of S. 45 ft. of Lot 1, Blk. 1, Beaumette's Sub. of Blk. 1 of Rondo's Add to St. Paul	1,508	725	48.08	4,398.11	2,114.61
W-426	W. 34 ft. of S. 45 ft. of Lot 1, Blk. 1, Beaumette's Sub. of Blk. 1 of Rondo's Add to St. Paul	1,530	170	11.11	3,868.18	429.75
W-427	Lot 12, Blk. 1, Beaumette's Sub. of Blk. 1 of Rondo's Add.	4,750	8	.17	5,230.84	8.89

TOTALS

\$195,879.42	<del>\$62,575.10</del>
1705235	6143600
<u>17882707</u>	



(1)

Estimated Cost to City of Property on Rice Street  
Acquired by the Housing and Redevelopment Authority

<u>Parcel No.</u>	<u>Total Square Area</u>	<u>Square Feet Area to be Acquired By City</u>	<u>% To Be Acquired By City</u>	<u>Total Cost To Our Authority</u>	<u>Proposed Cost To City</u>
W-110	6375	816	12.8	\$ 17,052.35	\$ 2,237.10
217	3520	3,200	90.9	6,753.11	6,138.58
218	3432	3,120	90.9	6,733.11	6,120.40
219	4664	4,240	90.9	33,737.72	30,667.59
309	7176	4,160	58.0	56,618.22	32,838.57
310	4405	2,560	58.0	11,660.75	6,763.24
311	10,040	6,080	60.55	12,638.22	7,652.44
312	3600	3,200	88.88	7,945.72	7,062.16
314	1373	955	69.55	6,223.22	4,328.25
421	7500	4,000	53.3	9,338.68	4,977.51
422	9495	5,064	53.3	8,212.65	4,377.34
423	2520	2,520	100.	1,720.43	1,720.43
424	1193	1,193	100.	3,748.11	3,748.11
Sub- Total	65,293	41,108	-	182,382.29	118,631.72
Greenman Estimate W-111	5,400	1,619	30.0	30,031.25	8,881.88
Grand Total	70,693	42,727	-	\$ 212,413.54	\$ 127,513.60