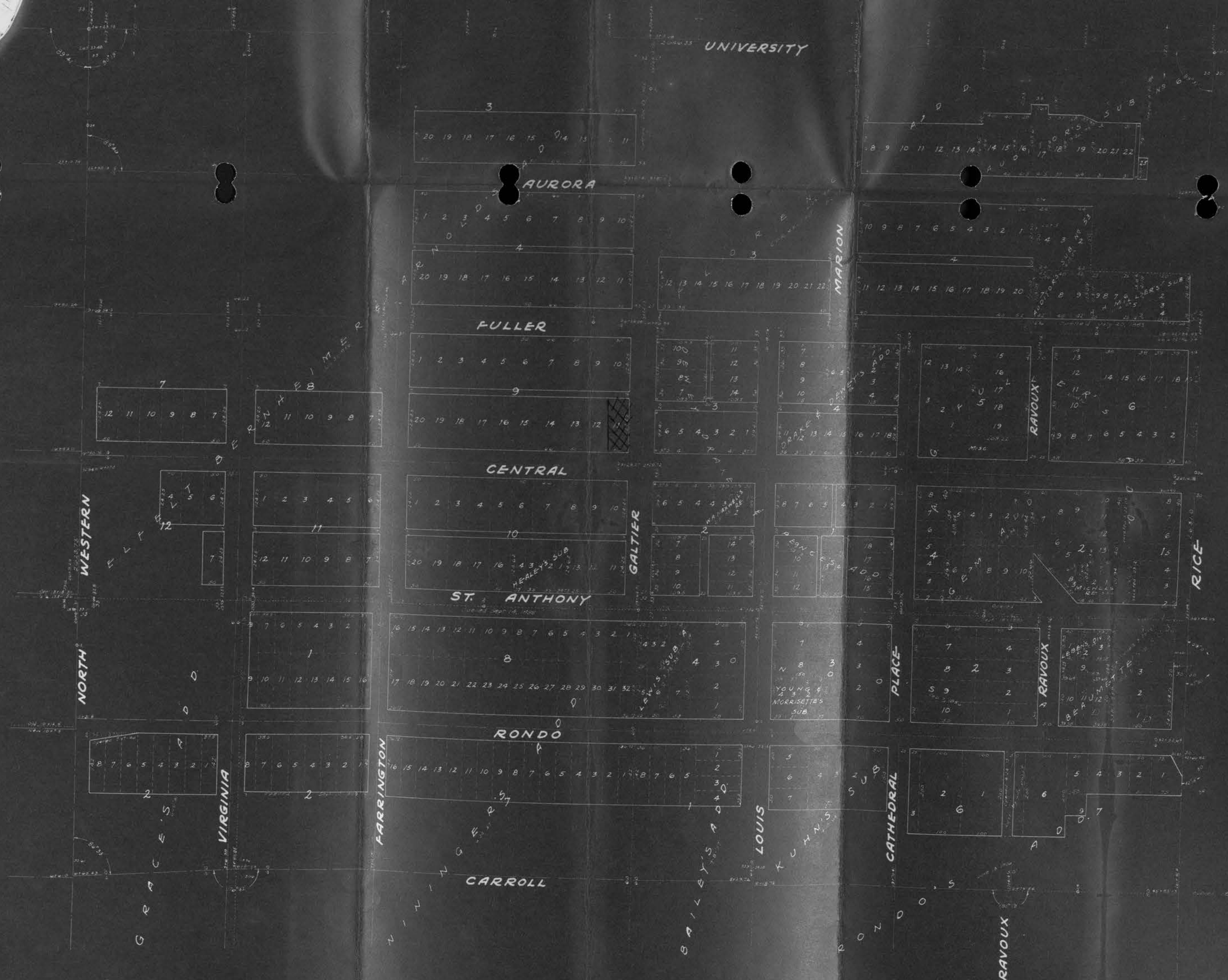




Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

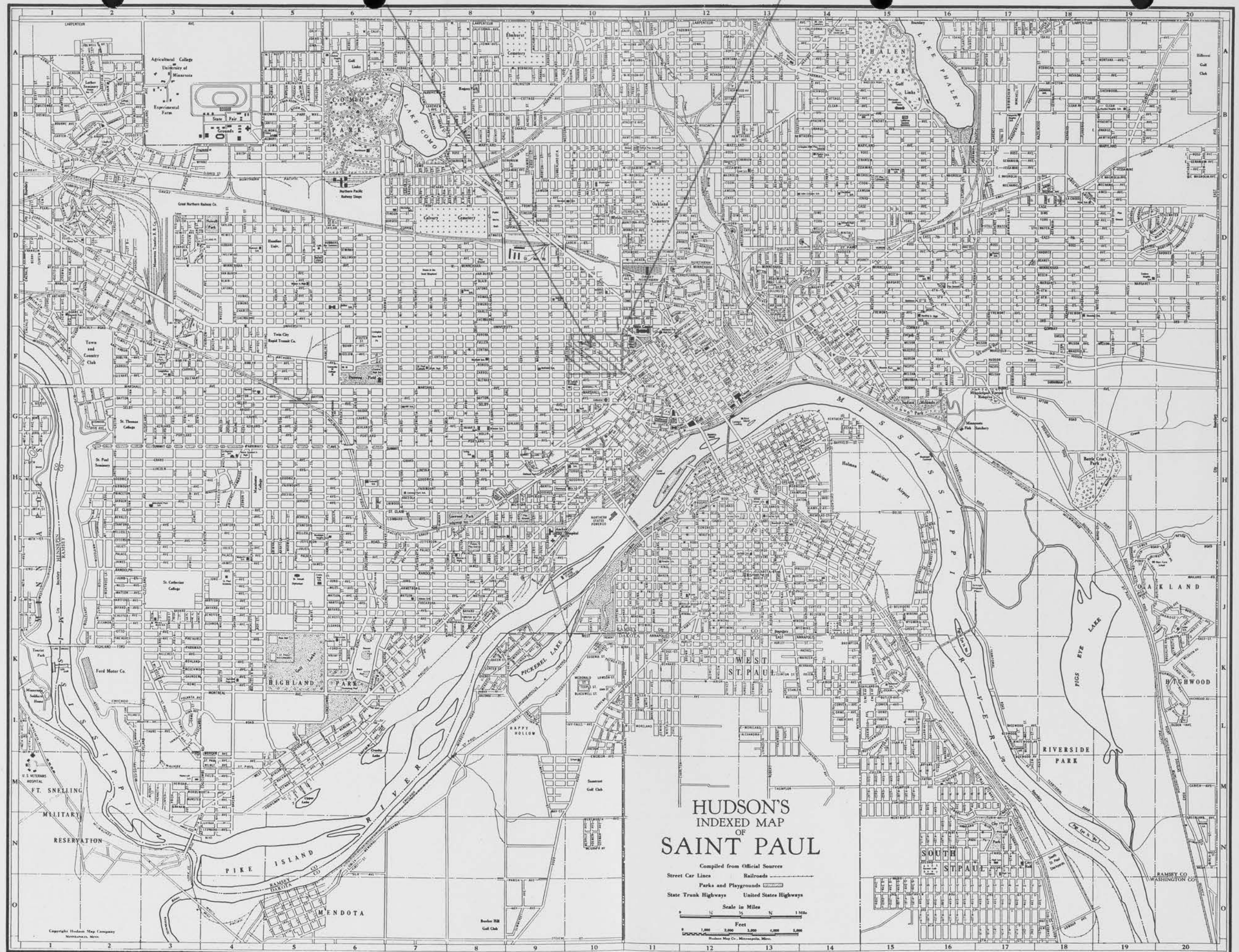
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SUBJECT PROPERTY

SHADED - PROJECT AREA



July 27, 1956 - Memo To File

Court File No. 293688

Parcel No. W-144 263 Central Avenue

Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's Addition to St. Paul.

Respondents named are:	Moses Senensky	Fee Owners
	Lena Senensky	" "
	1784 Beechwood Ave.	

Attorneys for Respondents:	Sydney Goff
	Ira Karon
	Allen H. Aaron
	Minnesota Building

Commissioners appointed:	Stanley F. Miller, Jr.
	Fred H. Wolff
	Matt J. Waldron

Status

On June 14, 1956 commissioners made their award in the sum of \$42,500. Notice of filing award was served on respondents on June 15. Time for appeal has now expired and notice of appeal was filed on July 3 but Allen H. Aaron, attorney for Senenskys. The HA appraisal was in the sum of \$41,000.

Note of Issue placing this matter on for trial has not been filed nor has there been filed an application for the Court to determine the amount to be deposited to secure compensation. Steps should be taken to acquire title and right to possession.

Imbler 82,500
x
212550100
1275.00

P PHOTOGRAPHS OF SUBJECT PROPERTY

Front and
East Side



Front and ^{WEST}
Side



Rear and
East Side



PHOTOGRAPHS OF NEIGHBORHOOD

Looking Southeast from
Front of Property



Looking Southwest from
Front of Property



Looking Northeast from
~~Front~~ of Property
REAR





FRONT VIEW
SUBJECT PROPERTY
(South Facing)



EAST SIDE
SUBJECT PROPERTY
(Gaultier Street)

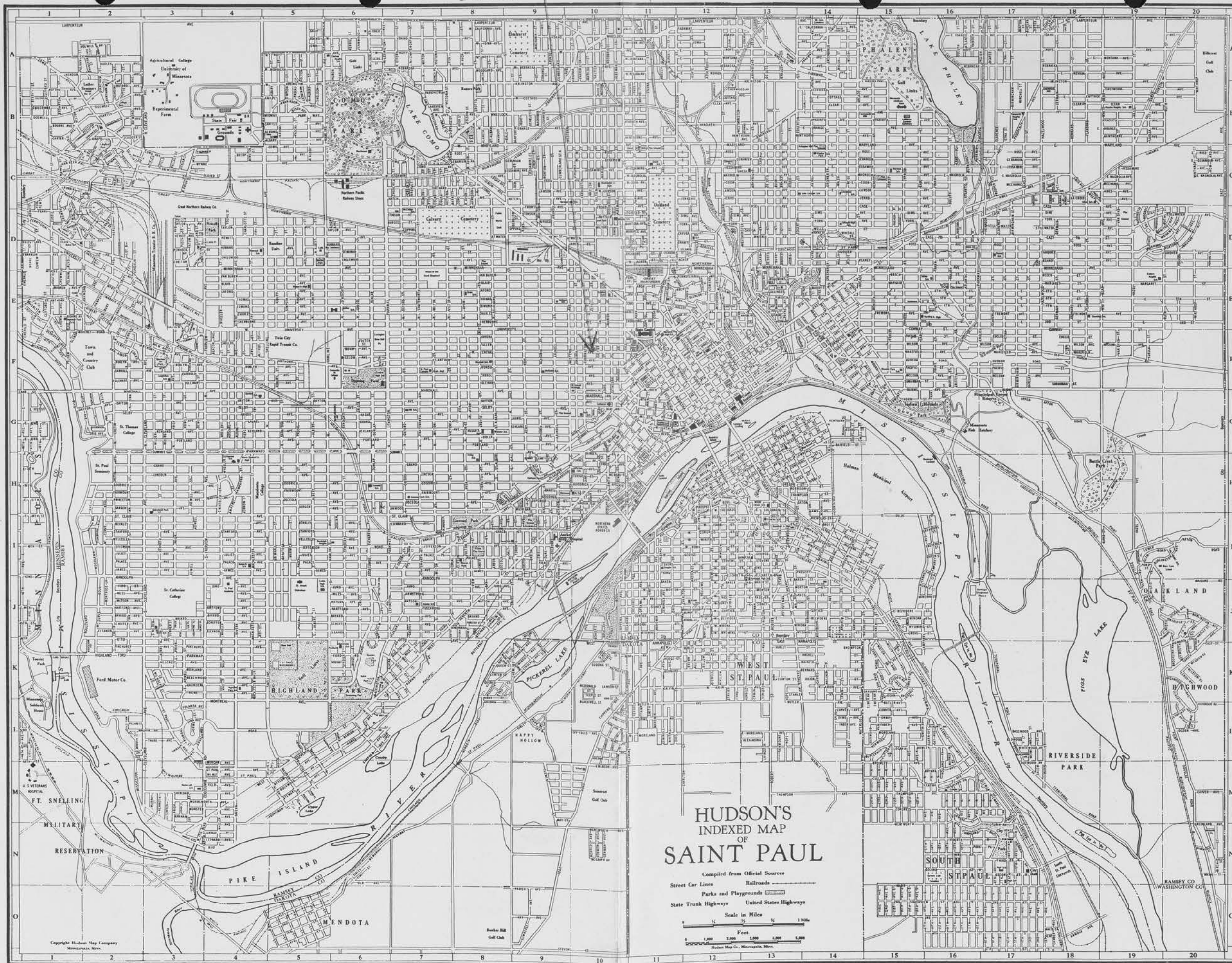


WEST SIDE OF
SUBJECT PROPERTY



REAR & EAST SIDE
SUBJECT PROPERTY

LOCATION
SUBJECT PROPERTY



7 W

Market Value Appraisal for
THE HOUSING AND REDEVELOPMENT AUTHORITY
 of The City of St. Paul, Minn.

Parcel # 144
 Supplement
 to Parcel # _____

By

EARL V. DOLAN, M.A.I., S.R.A.
 1024 Pioneer Bldg., St. Paul, Minn.

C. C. BEETH, M.A.I., S.R.A.
 1603 Univ. Ave., St. Paul 4, Minn.

Date September 1st, 1953

Property Address 263-265 West Central Avenue
 Fee Owner Moses and Lena Senesky
 Contract for Deed Purchaser _____
 Legal Description Lot 11, Block 9, "Elfelt, Bernheimer & Arnolds" Addition to St. Paul

Lot Size 50 x 124.3 Square Feet 6,215
 ASSESSED VALUE F. & T. LAND \$ 1,200.00 BUILDINGS \$ 10,500.00 TOTAL \$ 11,700.00
 When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____
 INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
 Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
 Other _____
 BEST ECONOMIC USE: Present Use
 ANY UNLAWFUL USE NOTED: None
 OCCUPANCY: Owner _____ Tenants _____ (See Names on Reverse)
 ZONING: Class A _____ B _____ C _____ Commercial X Industrial: Light _____ Heavy _____

DESCRIPTION OF IMPROVEMENTS

Type of Building Store Function Used for store Year Built 1911 Remodeled _____
 Construction Cement and block Number of Stories 1 Number of Rooms Store-room
 Basement % Excav. 50 Foundation Stone Heat Steam oil burner Baths 2 wash-rooms General Condition Good
 Cubic Foot Content 100,600 Garage None Other Bldgs. None

COMPARABLES

By number as shown in submitted list: (Plus or minus percentage to adjust)

No. 103: The Ward Building shown as costing \$13,500, but appraised by us at \$20,000. It is about one-third the square foot area of subject property but with apartments on second floor. In about the same condition. This subject property should then be worth about twice the value given to the Ward Building.

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>OWNER</u>	<u>\$ OCCUPIED</u>						

Adjusted Total Annual Rent Estimate \$ 6,000.00

Multiplier 5 1/2

Indicated Value Estimate by Income Approach \$ 33,000.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>33,750.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ <u>(includes cooler and incinerator)</u>
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>33,750.00</u>
Estimated Land Value	\$ <u>3,750.00</u>
Total, Land and Buildings	\$ <u>37,500.00</u>

The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

- Thirty Seven Thousand Five Hundred - - Dollars 33,000

\$ 37,500.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

- Thirty Seven Thousand Five Hundred - - Dollars

\$ 37,500.00

Earl V. Dolan

Earl V. Dolan, M.A.I., S.R.A.

C. C. Beeth

C. C. Beeth, M.A.I., S.R.A.

Tenants Names

Remarks:

INDICATED VALUE ESTIMATE

2011/6/3

APPRAISAL REPORT

for

Housing and Redevelopment Authority
of the City of St. Paul
Minnesota

of

263-265 W. Central Ave.
St. Paul, Ramsey County, Minn.

by

E. A. Johnson, M.A.I.-S.R.A.
1200 Minnesota Mutual Life Bldg.
St. Paul 1, Minnesota

June 10, 1955

Mr. Robert T. Jorvig,
Executive Director
Housing and Redevelopment Authority
1745 Court House
St. Paul 2, Minnesota

Parcel No. 144
263-65 Central Ave.
Moses and Lena Senesky (Senensky)

Pursuant to your request, Mr. Jorvig, I have completed an appraisal of the market value of the property known as 263-65 Central Ave, St. Paul, Minnesota, which is legally described as "Lot eleven(11), Block nine (9), Elfelt, Bernheimer and Arnold's addition to St. Paul according to the plat thereof on file and of record in the office of the Register of Deeds of Ramsey County, Minnesota."

As the result of my investigation and analysis, described in this report which consists of 17 pages, I am of the opinion that the MARKET VALUE (as hereinafter defined) of the land and improvements including two walk in coolers, as of June 10th, 1955 was: FORTY THOUSAND, NINE HUNDRED DOLLARS. (\$40,900.00)

I the undersigned, do hereby certify that to the best of my knowledge and belief, the statements and opinions contained in this appraisal are correct, subject to the limiting conditions herein set forth; also, that this appraisal has been made in conformity with the Rules of Professional Ethics of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

Be advised that I am prepared to testify in court in this matter.

Respectfully submitted,



E. A. Johnson, M.A.I.-S.R.A.

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Purpose of Appraisal

The purpose of this appraisal is to determine the market value of the property herein described, as of June 10th, 1955.

My definition of "Market Value" for the purpose of this report is as follows, "Market value is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, with reasonable time allowed to find a purchaser, buying with knowledge of all uses and purposes to which it is adapted and for which it is capable of being used"

SUMMARY OF VALUE

Land - - - - -	\$ 3,000.00
Building - - - - -	\$37,000.00
Coolers - - - - -	<u>\$ 900.00</u>
Market Value	\$40,900.00

Location:

The subject property is located on the Northwest Corner of the intersection of Central Ave. West and Gaultier Street, in St. Paul, Minnesota. The land has a frontage of 50 feet on Central Ave. and 124.25 Feet on Gaultier Street, and is zoned B-Residential.

Central Ave. At this point is three blocks South of University Avenue and Gaultier is four blocks West of Rice Street. This property falls within the boundaries of Urban Redevelopment Project U. R. Minn. 1-2 and commonly referred to as Western Area Project of the Housing and Redevelopment Authority.

Highest and Best Use:

Highest and Best Use is defined as "The most profitable likely use to which a property can be put." The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonably near future."

In my opinion the present improvement and use as a retail food store represents the "Highest and Best Use" as defined herein.

Record Data:

Assessed Value:

Land - - \$ 1,200.00

Building - - ~~\$10,500.00~~

Total full and true value for tax purposes. ~~\$11,500.00~~

Real Estate taxes for 1954 due and payable in 1955 are:

\$698.44

Land Valuation:

This corner lot located in an area zoned B-Residential but used for commercial purposes, apparently because of long usage before zoning became effective, naturally is more valuable than the same size lot in the same general area without this advantage.

In my opinion based on a knowledge of comparable sales, this lot has a fair market value of \$60.00 per front foot resulting in a total land value of \$3,000.00.

Improvements:

This site was originally improved in 1911 with what would appear to be a combination store and dwelling house. The store portion of the structure being approximately 22 feet by 40 feet, occupied the corner and the dwelling portion being approximately 25 feet by 30 feet although, set back about 20 feet from Central Ave. shared about 10 feet of common foundation with the store portion of the structure.

The records indicate that in 1936 a remodeling program was carried out which resulted in this original structure being converted into a one story store building with full basement size 47 feet by 51 feet on the foundation.

In 1947 an extensive addition was added to the rear and the then existing structure was substantially remodeled.

The addition was a one story concrete block structure with concrete slab floor, steel long span beams (not requiring center posts) approximately 47 feet by 73 feet, resulting in a modern super market type store building, size 47 feet by 124 feet with basement size 51 feet by 47 feet. As a part of this most recent remodeling operation the electric wiring, plumbing and heating system in the existing structure were all renewed.

The entire 1st floor area is covered with asphalt tile. The ceiling has accoustical tile treatment and florescent light fixtures. The rear portion of the building houses two walk-in coolers. One is size 8 feet by 10 feet used for fruit storage and the other is a meat cooler, size 10 feet by 20 feet, which contains a separate freezer unit at the rear.

Because the structure now covers most of the lot area, it was necessary to construct an inside incinerator in the building.

The entire structure is in a good state of repair.

APPRAISAL APPROACHES:

The generally accepted method of arriving at the market value of a given property is to approach the problem from three separate directions as follows:

1. Replacement Cost
2. Comparative Value
3. Capitalize Income

The replacement cost approach estimates the cost of replacing the property in today's market less depreciation to which is added the market value of the underlying land.

The comparative value approach analyzes the sales of comparable properties in order to indicate the market value of the subject property.

The capitalized income approach estimated a gross income attributable to the real estate from which is deducted the normal charges. The resultant net income is attractive to investors and will be purchased by them on a yield basis commensurate with the risk involved. Value by this approach is determined by transforming net income into value through capitalization.

Replacement Cost Approach:

In estimating replacement cost new of the improvements, I have used the square foot method in connection with the new addition which is basementless and cubic volume method on the older section which has a basement.

For actual unit figures, the established appraisal data compiled in Boeckh's Manual of Appraisals, together with the monthly statistical appraisal service published by Boeckh has been drawn upon as well as extensive consultation with local contractors and developers, including the contractors who performed the actual remodeling of the subjected premises in 1947.

Newer portion -

3,431 square feet @ \$9.00 1d	\$30,879.00
-------------------------------	-------------

Older section -

52,734 cubic feet @ .58¢ 1s	<u>\$30,585.72</u>
-----------------------------	--------------------

Estimated Replacement Cost New	\$61,464.72
--------------------------------	-------------

Depreciation (Includes both Functional Obsolescence and Physical Deterioration) 40%	<u>\$24,585.88</u>
---	--------------------

Depreciated Replacement Cost of Improvements	\$36,878.84
--	-------------

Round off at say	\$36,900.00
------------------	-------------

In view of the new addition and the extensive remodeling accomplished only eight years ago it is my opinion that 33 years represents the remaining economic life of the improvements and I believe this represents 66% of the whole life span of the structure without regard to the actual age of the original building, thus justifying the depreciation taken.

The computations above do not include the two walk-in coolers found on the premises. The manufacture of these coolers supplied me with current cost data on comparable new coolers including all mechanical equipment and installation charges as follows:

One 8 ft. by 10 ft. cooler	\$ 1,250.00
One 10 ft. by 20 ft. cooler	<u>\$ 1,650.00</u>
Total cost new coolers installed	\$2,900.00
Depreciation (Approximately 8 % per Year)	<u>\$ 2,000.00</u>
Present depreciated value of coolers	\$ 900.00
Depreciated Replacement Cost building	\$36,900.00
Depreciated Replacement Cost Coolers	\$ 900.00
Land Value	<u>\$ 3,000.00</u>
Indicated Value by Replacement Cost Approach	\$40,800.00

Comparative Approach:

After a diligent check of the records and intensive inquiring among real estate brokers I was unable to develop recent sales or listings of comparable properties that in my opinion would be of assistance in developing this approach. A number of fairly comparable properties were located but in every such instance ownership had not changed for many years or other factors were present which made them unacceptable for this purpose.

Capitalized Income Approach:

The premises under appraisal are occupied by the owner who operates a self service super market type retail food store. Current leases for this type space in the newer shopping centers are being negotiated at figures ranging from .90¢ to \$1.25 per square foot, with the owner usually paying only taxes, insurance and exterior maintenance. Such figures are generally minimum with the leases providing for from 1 % to 1½ % of gross sales. In my opinion, a fair rental for subject premises would be .85¢ per square foot for the main floor and .40¢ per square foot for the basement area, which is effectively utilized as a storage area

5,828 square feet @ .85¢	\$4,953.80
2,397 square feet @ .40¢	<u>958.80</u>
	5,912.60
Vacancy Factor 5%	<u>295.60</u>
Effective gross Income	\$5,617.00

Estimated Annual Expenses

Real Estate Taxes	\$700.00
Insurance	250.00
Repairs & Replacements	400.00
Management	<u>300.00</u>
Total	1,650.00
Estimated Net Income	3,967.00
Return on Land (3,000.00 @ 6%	180.00

Income Imputable to Improvements \$3,787.00

\$3,787.00 by a capitalization rate of 10% results in a building value of \$37,870.00 or say \$37,900.00.

Add \$3,000.00 land value, and we have a total value of \$40,900.00 by the income approach.

The selected capitalization rate is based upon several factors pertaining to net income from capital investments in store properties and the interest rate demanded by investors in this type property. The components making up the rate are as follows:

1. Safe, or Non-risk Rate	2½%
2. Rate for Risk	2½%
3. Non-liquidity	1 %
4. Burden of Management of Capital (Not real estate)	<u>1 %</u>
TOTAL	7 %
12.	

To this 7% over-all rate is added 3% depreciation (33 years remaining economic life of improvements), or amortization of capital investment in such improvement as follows:

Over-all Rate	7 %
Depreciation	<u>3 %</u>
Total	10 %

Correlation of Data:

The replacement cost approach to value indicated the following results:

Building	\$36,900.00
Coolers	900.00
Land	<u>3,000.00</u>
Total	\$40,800.00

The capitalized income approach indicated a value as follows:

Building	\$37,900.00
Coolers	900.00
Land	<u>3,000.00</u>
Total	\$41,800.00

It could be argued that the coolers should be included at the stipulated rentals used in the income approach. Generally, replacement cost less depreciation is considered to be the upper limit of value.

Valuation Estimate:

In my opinion as of June 10th, 1955 the market value as defined herein of this property is \$40,900.00 broken down as follows:

Building	\$37,000.00
Coolers	900.00
Land	<u>3,000.00</u>
Total	\$40,900.00

Limiting Conditions:

The legal discription furnished me is assumed to be good.

I assume no responsibility for matters legal in character nor do I render any opinion as to the title, which is assumed to be correct. All existing liens and incumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management. I have made no survey of the property and assume no responsibility in connection with such matters.

I believe to be reliable the information, identified in this report, as being furnished to me by others, but I assume no responsibility for its accuracy.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant and in any event only with proper qualification.

I have no present or contemplated interest in the property appraised. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

E. A. Johnson

QUALIFICATIONS OF E. A. JOHNSON

Member	American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.
Senior Member	(Past President Local Chapter) Society of Residential Appraisers.
President	St. Paul Mortgage Bankers Association
Secretary	Northwest Farm Real Estate Association
Member	St. Paul Board of Realtors.
Member	National Association of Real Estate Boards.
Qualified	As an Appraiser by General Service Administration, U. S. Government.
Completed	AIREA Review Course, Indiana University, 1953
Assistant Treasurer	And Member Mortgage Loan Committee Minnesota Mutual Life Insurance Company

I have completed numerous courses covering the appraisal technique, and have had many years experience in the appraisal field both in the actual appraisal work, and as a review officer on the Mortgage Loan Committee of my Company.

CONDEMNATION
APPRAISAL REPORT

for

Housing and Redevelopment Authority
of the City of St. Paul
Minnesota

of .

263-265 W. Central Ave.
St. Paul, Ramsey County, Minn.

by

E. A. Johnson, M.A.I.-S.R.A.
345 Cedar Street
St. Paul 1, Minnesota

May 9, 1956

Mr. Robert Jorvig
Executive Director
Housing and Redevelopment Authority
1745 Court House
St. Paul 2, Minnesota

Parcel No. 144
263-65 Central Avenue
Moses and Lena Senesky (Senensky)

Pursuant to your request, Mr. Jorvig, I have completed an appraisal of the market value of the property known as 263-65 Central Avenue, St. Paul, Minnesota, which is legally described as "Lot eleven (11), Block nine (9), Elfelt, Bernheimer and Arnold's addition to St. Paul according to the plat thereof on file and of record in the office of the Register of Deeds of Ramsey County, Minnesota."

As the result of my investigation and analysis, described in this report which consists of 22 pages, I am of the opinion that the MARKET VALUE (as hereinafter defined) of the land and improvements including two walk-in coolers, as of January 23, 1956 was: FORTY ONE THOUSAND DOLLARS. \$41,000.00

I, the undersigned, do hereby certify that to the best of my knowledge and belief, the statements and opinions contained in this appraisal are correct, subject to the limiting conditions herein set forth; also, that this appraisal has been made in conformity with the Rules of Professional Ethics of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

Be advised that I am prepared to testify in court in this matter.

Respectfully submitted,

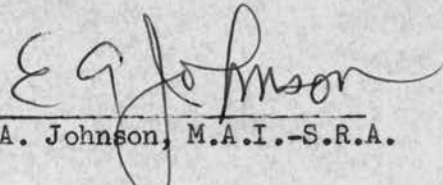

E. A. Johnson, M.A.I.-S.R.A.

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Purpose of Appraisal

The purpose of this appraisal is to determine the Fair Market Value of the property herein described, as of January 23rd, 1956. My definition of "Fair Market Value" for the purpose of this report is as follows: "Market value is the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, with reasonable time allowed to find a purchaser, buying with knowledge of all uses and purposes to which it is adapted and for which it is capable of being used."

SUMMARY OF VALUE

Land	\$ 4,000.00
Building	\$36,100.00
Coolers	<u>\$ 900.00</u>
Market Value	\$41,000.00

Location:

Subject property is located on the northwest corner of the intersection of Central Ave. and Gaultier Street, in St. Paul, Minnesota.

This corner lot, with a frontage of 50 feet on Central Ave. and 124.25 feet on Gaultier Street, is very nearly in the center of Urban Redevelopment Project U. R. Minn. 1-2, commonly referred to as Western Area Project of the Housing and Redevelopment Authority.

You are referred to the exhibit attached, showing the area of the Project in detail, which is bounded roughly by Rice Street on the east; the alley between Rondo Street and Carroll Street on the south; No. Western Ave. on the west; and the alley between Aurora and University Ave. on the north.

The records of the Relocation Officer of the Housing and Redevelopment Authority (Mrs. Dorothy Holtz) indicate that, as of the approximate date of this report (January 23, 1956), the number of "move-outs" from this Project Area, of family units and individuals maintaining housekeeping units, numbered right at 650, and that there remained about 150 additional units to be relocated. In other words, approximately 80% of the units had been relocated as of the date of the taking.

Central Ave., being a thru street, carries considerable traffic by this location. A considerable number of large homes, now mostly converted to multiple occupancy, still remain in an excluded area just a short distance north and east of this property.

Highest and Best Use:

Highest and Best Use is defined as "The most profitable likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the reasonable near future."

In my opinion, the present improvement and use as a retail food store represents the "Highest and Best Use" as defined herein.

Record Data:

Filing data in the Register of Deeds office indicates that Moses Senensky obtained title to subject property by warranty deed dated November 16, 1923, from one Michael Toomey, the instrument being recorded in Book 647 of Deeds at Page 811. In 1947 Mr. Senensky placed the title in joint tenancy with his wife.

Assessed Value:

Land - - -	\$ 1,200.00
Building - - -	<u>\$10,500.00</u>
	\$11,700.00

The Real Estate taxes for 1955, due and payable in 1956, are: \$670.77

Land Valuation:

This 50' X 124.25' corner lot is actually zoned B-Residential, but has been used for commercial purposes for many years. This special use tends to create more value.

After a diligent study of consummated sales and listings, and in consideration of conditions as they existed as of the date of this report (January 23, 1956), it is my opinion that the lot has a fair market value, as follows:

50 X 124.25 feet @ \$80.00 per feet --- \$4,000.00

Improvements

This site was originally improved in 1911 with what would appear to be a combination store and dwelling house. The store portion of the structure being approximately 22 feet by 40 feet, occupied the corner and the dwelling portion being approximately 25 feet by 30 feet although, set back about 20 feet from Central Avenue shared about 10 feet of common foundation with the store portion of the structure.

The records indicate that in 1936 a remodeling program was carried out which resulted in this original structure being converted into a one story building with full basement size 47 feet by 51 feet on the foundation.

In 1947 an extensive addition was added to the rear and the then existing structure was substantially remodeled.

The addition was a one story concrete block structure with concrete slab floor, steel long span beams (not requiring center posts) approximately 47 feet by 73 feet, resulting in a modern super market type store building, size 47 feet by 124 feet with basement size 51 feet by 47 feet. As a part of this most recent remodeling operation, the electric wiring, plumbing and heating system in the existing structure were all renewed.

The entire 1st floor area is covered with asphalt tile. The ceiling has accoustical tile treatment and florescent light fixtures. The rear portion of the building houses two walk-in coolers. One is size 8 feet by 10 feet, used for fruit storage. The other is a meat cooler, size 10 feet by 20 feet, which contains a separate freezer unit at the rear.

Because the structure now covers most of the lot area, it was necessary to construct an inside incinerator in the building.

This building is in a good state of repair.

Appraisal Approaches:

The generally accepted method of arriving at the market value of a given property is to approach the problem from three separate directions as follows:

1. Replacement Cost
2. Capitalize Income
3. Comparative Value

The replacement cost approach estimates the cost of replacing the property in today's market less depreciation to which is added the market value of the underlying land.

The capitalized income approach estimates a gross income attributable to the real estate from which is deducted the normal charges. The resultant net income is attractive to investors and will be purchased by them on a yield basis commensurate with the risk involved. Value by this approach is determined by transforming net income into value through capitalization.

Replacement Cost Approach:

In estimating replacement cost new of the improvements, I have used the square foot method in connection with the new addition which is basementless and cubic volume method on the older section which has a basement.

For actual unit figures, the established appraisal data compiled in Boeckh's Manual of Appraisals, together with the monthly statistical appraisal service published by Boeckh, has

been drawn upon as well as extensive consultation with local contractors and developers, including the contractors who performed the actual remodeling of the subject premises in 1947.

Newer portion -

3,431 square feet @ \$9.00 is \$30,879.00

Older section -

52,734 cubic feet @ \$.58 is \$30,585.72

Estimated Replacement Cost New \$61,464.72

Depreciation (Including both Functional

Obsolescence and Physical Deterioration) \$25,464.72

Depreciated Replacement Cost of Improvements \$36,000.00

In view of the new addition and the extensive remodeling accomplished only nine years ago, it is my opinion that 33 years fairly represents the remaining economic life of the improvements and I believe this represents 66% of the whole life span of the structure without regard to the actual age of the original building, thus justifying the depreciation taken.

The computations above do not include the two walk-in coolers found on the premises. The manufacturer of these coolers supplied me with current cost data on comparable new coolers including all mechanical equipment and installation charges as follows:

One 8 ft. by 10 ft. cooler \$ 1,250.00

One 10 ft. by 20 ft. cooler \$ 1,650.00

Total cost new coolers installed \$ 2,900.00

Depreciation (Approximately 8% per Year) \$ 2,000.00

Present depreciated value of coolers \$ 900.00

Depreciated Replacement Cost building	\$36,000.00
Depreciated Replacement Cost coolers	\$ 900.00
Land Value	<u>\$ 4,000.00</u>
Indicated Value by Replacement Cost Approach	\$40,900.00

Capitalized Income Approach:

The premises under appraisal are occupied by the owner who operates a self-service super market type retail food store. Current leases for this type space in the newer shopping centers are being negotiated at figures ranging from \$.90 to \$1.25 per square foot, with the owner usually paying only taxes, insurance and exterior maintenance. Such figures are generally minimum with the leases providing for from 1 % to 1½ % of gross sales. In my opinion, a fair rental for subject premises would be \$1.00 per square foot for the main floor and \$.40 per square foot for the basement area, which is effectively utilized as a storage area.

5,828 square feet @ \$1.00	\$5,828.00
2,397 square feet @ \$.40	<u>958.80</u>
	\$6,786.80
Vacancy Factor 5%	<u>339.35</u>
Effective gross Income	\$6,447.45

Estimated Annual Expenses

Real Estate Taxes	\$ 700.00
Insurance	250.00
Repairs & Replacements	400.00
Management	<u>300.00</u>
Total	\$1,650.00

Estimated Net Income	\$4,797.45
Return on Land (\$4,000.00 @ 6%)	<u>240.00</u>
Income Imputable to Improvements	\$4,557.45

\$4,557.45 by a capitalization rate of 12% results in a building value of \$37,978.75 or say \$38,000.00. Add \$4,000.00 land value, and we have a total value of \$42,000.00 by the income approach.

The selected capitalization rate is based upon several factors pertaining to net income from capital investments in store properties. The components making up the rate are as follows:

1. Safe or Non-Risk Rate	3%
2. Rate for Risk	4%
3. Non-liquidity	1%
4. Burden of Management of Capital	<u>1%</u>
(Not real estate)	
TOTAL	9%

To this 9% over-all rate is added 3% depreciation (33 years remaining economic life of improvements), or amortization of capital investment in such improvement as follows:

Over-all Rate	9%
Depreciation	<u>3%</u>
Total	12%

Comparative Approach:

I have reviewed the sales of commercial properties, both within this Housing Project and outside the area, and find that after making proper allowances for both location and improvements such sales tend to confirm the value indicated by the Replacement Cost and Income approaches.

Correlation of Data:

The replacement cost approach to value indicated the following results:

Building	\$36,000.00
Coolers	900.00
Land	<u>4,000.00</u>
Total	\$40,900.00

Generally, replacement cost less depreciation is considered to be the upper limit of value.

The capitalized income approach indicated a value as follows:

Building	\$38,000.00
Land	<u>4,000.00</u>
Total	\$42,000.00

Comparative Value Approach:

In this approach, it was necessary to adjust for differences quite freely. Two properties used were within this Project area, and the sales were in the \$25,500 to \$32,500 range. A third property, adjacent to but outside the Project area, presented an excellent comparable from the standpoint of location. However, the improvements were inferior to subject.

This approach tended to indicate a value as follows:

Improvements	\$37,000.00
Land	<u>3,000.00</u>
Total	\$40,000.00

Valuation Estimates:

In my opinion, as of January 23, 1956, the market value as defined herein of this property is \$41,000.00, broken down as follows:

Building	\$36,100.00
Coolers	900.00
Land	<u>4,000.00</u>
Total	\$41,000.00

Limiting Conditions:

The legal discription furnished me is assumed to be correct.

I assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good. All existing liens and incumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management. I have made no survey of the property and assume no responsibility in connection with such matters.

I believe to be reliable the information, identified in this report, as being furnished to me by others, but I assume no responsibility for its accuracy.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant and in any event only with proper qualification.

I have no present or contemplated interest in the property appraised. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

E. A. Johnson

QUALIFICATIONS OF E. A. JOHNSON

Member	American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.
Senior Member	(Past President Local Chapter) Co-society of Residential Appraisers.
President	St. Paul Mortgage Bankers Association
Secretary	Northwest Farm Real Estate Association
Member	St. Paul Board of Realtors.
Member	National Association of Real Estate Boards.
Qualified	As an Appraiser by General Service Administration, U. S. Government.
Completed	AIREA Review Course, Indiana University, 1953
Assistant Treasurer	And Member Mortgage Loan Committee Minnesota Mutual Life Insurance Company

I have completed numerous courses covering the appraisal technique, and have had many years experience in the appraisal field both in the actual appraisal work, and as a review officer on the Mortgage Loan Committee of my Company.

721

UNIVERSITY

AURORA

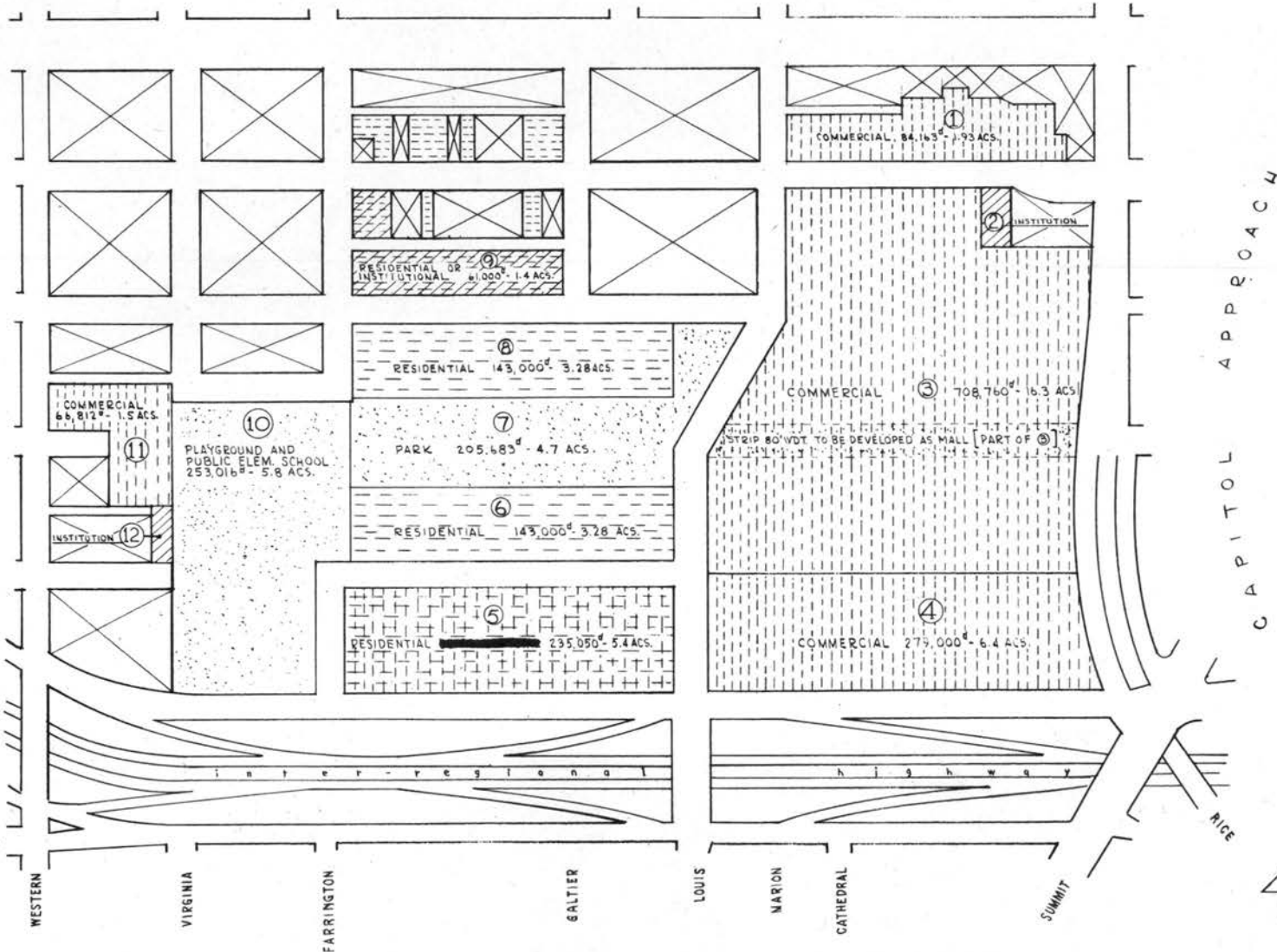
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CARROLL



- ⊕ PARCEL NUMBER
- ⊗ EXCLUDED AREAS

LAND USE AND PARCEL MAP		
MINNESOTA UR 1-2		
WESTERN REDEVELOPMENT AREA		
HOUSING AND REDEVELOPMENT AUTHORITY		
OF ST. PAUL, MINN.		
SCALE:	1" = 500'	1" = 1000'
SOURCE:	DATE:	REVISIONS:
	7-20-55	

PRELIMINARY

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

Moses Senensky and Lena Senensky, et al

RECEIPT
AS TO PARCEL NO. W-144
FILE NO. 293008

Respondent(s)

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

Received of the Housing and Redevelopment Authority of the City of
Saint Paul, Minnesota the sum of \$ 42,500.00 as payment in full of all
damages on account of these condemnation proceedings in accordance with
stipulation of settlement dated December, 1956, between and among
the parties thereto,

Moses Senensky
Moses Senensky

Lena Senensky
Lena Senensky

Dated December 20, 1956.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

ORDER
AS TO PARCEL NO. W-1144
FILE NO. 293660

-VS-

Moses Senensky and Lena Senensky, et al

Respondent(s)

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

The stipulation of settlement dated December 20th, 1956 between
and among the Housing and Redevelopment Authority of the City of Saint Paul,
Minnesota, petitioner, and **Moses Senensky and Lena Senensky**
respondent(s), having been filed with the Clerk of the District Court, Ramsey
County, Minnesota, the said Clerk is hereby directed to accept for deposit the
additional sum of \$ None provided for in said stipulation of
settlement and to pay over to **Moses Senensky and Lena Senensky**
all moneys deposited with said Clerk on account of these condemnation proceedings.

Judge of the District Court

Dated December 20th, 1956.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota

Petitioner

-vs-

STIPULATION OF SETTLEMENT
AS TO PARCEL NO. W-114

Moses Senensky and Lena Senensky, et al

Respondent(s)

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearance, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, has filed its petition to condemn the hereinafter described parcel of land and has filed its application to determine the amount to be deposited to secure compensation and the respondent(s) and each of them acknowledge receipt of a true and correct copy of the notice of hearing of said petition and application and a copy of the commissioners' award of damages dated June 13, 1956, determining damages to be paid to the respondent(s) for such taking, and

WHEREAS, the parties hereto desire to compromise and settle said pending proceedings and to facilitate the transfer of the title to the hereinafter described property to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota,

NOW THEREFORE, the parties hereto stipulate and agree as follows:

1. That the parcel of land involved in these proceedings is known as Parcel No. W-114, described as follows:

Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's Addition to St. Paul according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota

2. That the respondent(s) hereby agree to accept the sum of \$ 42,500.00, plus interest in the sum of \$1,324.46, as full compensation and consideration for and the transfer of the title thereto to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

3. That the respondent(s) shall within 10 days after execution of this Stipulation deliver to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, an Abstract of Title or Registered Property Certificate properly certified to date evidencing good and marketable title in the respondent(s), and the attorney for the Authority shall have 10 days within which to make such examination of Abstract of Title or Registered Property Certificate and notify the respondent(s) or their attorney of any defect, in said title, and the respondent(s) shall have 30 days within which to make said title good. Respondent(s) shall deliver to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a properly executed warranty deed within 10 days thereafter, with such other documents as may be necessary to convey to said Authority a good and marketable title in fee simple to the above referred to parcel of land together with all improvements, hereditaments and appurtenances thereunto belonging, free and clear of all liens, easements, restrictions, taxes and assessments, leases and encumbrances of any kind, statutory interest of a spouse, together with all right, title and interest in and to any streets or alleys adjoining or abutting thereon and all betterments, if any, which are now provided for or used in or on said premises ~~except the following described items of personal property which shall remain the property of the respondent(s):~~

which items shall be removed from these premises by respondent(s) at _____ own expense prior to demolition of said premises by the Housing and Redevelopment Authority, and that upon the signing of this Stipulation respondent(s) assumes full responsibility for the preservation and/or condition of said items of personal property. Taxes due and payable as of time of closing shall be paid by respondent(s). Respondents shall have possession of the above described property rent free ~~and rentals shall be adjusted as of time of closing~~ up to and including January 31, 1957.

4. That upon delivery of a warranty deed conveying good and marketable title to said parcel of land by the respondent(s) to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, in accordance with the terms of this Stipulation, the Authority agrees to deposit with the Clerk of the District Court for Ramsey County, Minnesota, the additional sum of \$None, being the difference between the consideration to be paid for said parcel of land and the amount previously deposited under said condemnation proceedings, and that the total of said sum being \$42,500.00, plus interest in the amount of \$1,324.46, represents the entire consideration to be paid for said parcel and shall be paid over to the respondent(s) by the Clerk of said Court pursuant to an Order of this Court approving this Stipulation and authorizing said payment. Any revenue stamps required on deed shall not be obligation of Respondents.

~~5. If respondent(s) is unable to deliver possession of the premises at time of closing respondent(s) shall be allowed to remain in possession for an additional period of ____ days at a monthly rental of \$_____, and in such event, 5% of the purchase price shall be retained and paid over to respondent(s) upon surrender of possession and further order of the above named Court directing payment of the sum withheld for delivery of possession.~~

5. Possession of the property herein shall be delivered to the Housing Authority on January 31, 1957.

6. That upon the full performance of the foregoing Stipulation the appeal from commissioners' award of damages dated July 3, 1956 taken by the ~~Housing and Redevelopment Authority of the City of Saint Paul, Minnesota~~, (Respondent(s)), shall be dismissed.

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

By: 1st Harold L. Butchik
Its General Counsel

Moses Senensky
Moses Senensky

Lena Senensky
Lena Senensky Respondents.

SILVER, GOFF, RYAN AND WALLACE

By: Dydwyn L. Hoff
Attorneys for Respondents

Dated this 20th day of December, 1956

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin City
Federal Savings and Loan Association, Lillie Grevier and Patrick F. Curran,

Respondents

ORDER FIXING AMOUNTS
TO BE DEPOSITED TO
SECURE COMPENSATION
Parcel No. 8-144

In the matter of the condemnation of certain lands in the
City of Saint Paul, County of Ramsey, State of Minnesota,
in connection with the clearance, replanning, reconstruction,
and neighborhood rehabilitation of the blighted substandard
and unsanitary areas.

Application having been duly made by the petitioner in the above
entitled matter at a hearing which took place before the undersigned, one of
the Judges of the above named Court, on October 15, 1956,
_____, 1956, to fix the sums of money to be paid into
Court to secure compensation to the owners of the property to be taken in
the above entitled action;

The following appearances are noted:

Harold L. Rutchick appeared as counsel for petitioner:

respondents Moses Senensky and Lena Senensky appeared by their
attorney Al Aaron of the law offices of Sydney W. Goff.

The Court having determined that the amounts hereinafter set
forth are not less than the true and full value of the property so fixed by
the assessor and as finally equalized to provide secure compensation to the
owners of the hereinafter described property.

IT IS HEREBY ORDERED, that the petitioner pay into Court the
sum hereinafter set forth after the description of said parcel to secure
compensation to the owners of said property:

W-114	Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's Addition	\$42,500.00
<u>Parcel No.</u>	<u>Legal Description</u>	<u>Amount to be Deposited</u>

IT IS FURTHER ORDERED, that upon payment of said sum into Court title and right to said property shall forthwith pass to the petitioner in accordance with the provisions of the "Municipal Housing and Redevelopment Act", being Chapter 47, Laws of Minnesota for 1947, as amended, (Minnesota Statutes 462.411 - 462.711).

/s/ Ronald E. Hachey

Judge of District Court

Dated: October 15, 1956.

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs

CERTIFICATE OF CLERK OF
COURT AS TO PARCEL

NO. 144

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses Senensky,
Lena Senensky, Jacob Schmidt Brewing Company,
Nathan Johnson, Twin City Federal Loan and
Loan Association, Millie Grevier
and Patrick P. Conlan,

Respondent

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

I, A. Hilda Petersen, Acting Clerk of the District Court, Ramsey

County, Minnesota, do hereby certify that on the 17th day of October,
1956, I received from petitioner above named pursuant to Order of Ronald E.
Hachey, Judge of the above named Court and dated October 15, 1956,

the sum hereinafter set forth after the following description to secure
the compensation to the owner(s) of said land.

Description.

Petitioner,

Lot Eleven (11), Block Nine (9),
and Arnold's Addition to St. Paul

CERTIFICATE OF CLERK OF
COURT AS TO PARCEL
NO. 144

Respondent

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

I, A. Hilda Petersen, Acting Clerk of the District Court, Ramsey

Parcel No. 144 Owners and/or Interest
County, Minnesota, do hereby certify that on the _____ day of _____,
1956, I received from petitioner above named pursuant to Order of Ronald E.
Hachey, Judge of the above named Court and dated _____, 1956,

the sum hereinafter set forth after the following description to secure
the compensation to the owner(s) of said land.

Description.

Petitioner,

vs

CERTIFICATE OF CLERK OF
COURT AS TO PARCEL
NO. 144

Amount Deposited.

Forty-two thousand, five hundred dollars (\$42,500.00)

IN WITNESS WHEREOF, I hereunto affix my hand and the seal of
the above named Court this 17th day of October, 1956.

A. HILDA PETERSEN

A. Hilda Peterson
Acting Clerk of the District Court
Second Judicial District
County of Ramsey, Minnesota

By: *J. H. Heston*
DEPUTY CLERK, DISTRICT COURT
RAMSEY COUNTY, MINNESOTA

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Petitioner

ORDER FIXING AMOUNTS
TO BE DEPOSITED TO
SECURE COMPENSATION
Parcel No. 5-114

Respondents

IT IS HEREBY ORDERED, that the petitioner pay into Court the sum hereinafter set forth after the description of said parcel to secure compensation to the owners of said property:

W-114
Parcel No.

Lot Eleven (11), Block Nine (9),
Elfelt, Bernheimer and Arnold's
Add Legal Description

\$42,500.00
Amount to be
Deposited

IT IS FURTHER ORDERED, that upon payment of said sum into Court title and right to said property shall forthwith pass to the petitioner in accordance with the provisions of the "Municipal Housing and Redevelopment Act", being Chapter 47, Laws of Minnesota for 1947, as amended, (Minnesota Statutes 462.411 - 462.711).

/s/ Ronald E. Hachey

Judge of District Court

Dated: October 15, 1956.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs.

NOTICE OF APPEAL

John Galuska, Stella Galuska, Allan E.
Greenman, Evelyn L. Greenman,
Moses Senensky, Lena Senensky, Jacob
Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Associa-
tion, Lillie Crevier and Patrick F. Curran,

Respondents

In the matter of the condemnation of certain lands
in the City of Saint Paul, County of Ramsey, State
of Minnesota, in connection with the clearing, re-
planning, reconstruction and neighborhood rehabi-
litation of the blighted, substandard and unsanitary
areas.

PLEASE TAKE NOTICE, that in accordance with Minnesota
Statute 1953, Section 117.13, Moses Senensky and Lena Senensky do
hereby appeal to the District Court of Ramsey County from that award
of damages by the Commissioners in the above entitled matter dated June
13, 1956, and filed with the Clerk of the District Court for Ramsey County
on June 14, 1956, wherein \$42,500.00 was awarded to the appellants here-
in as damages for the taking of parcel No. W-144 as described in the Notice
of Hearing in this matter.

The land to which this appeal relates is more particularly
described as follows:

Lot 11, Block 9, Elfelt, Bernheimer
and Arnold's Addition to St. Paul.

The nature of the claim of the appellants herein is for damages incurred by the appellants as fee owners of the above described property by reason of the condemnation of said property by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

The amount of the claim of the appellants herein is \$75,000.00 by reason of the damages aforesaid.

The grounds of this appeal are that the aforesaid Commissioners' award of \$42,500.00 was grossly inadequate and not an accurate representation of the fair market value of the premises described.

Moses Senensky
Moses Senensky

Lena Senensky
Lena Senensky

Appellants

SILVER, GOFF, RYAN and WALLACE

By Allen H. Aaron
Allen H. Aaron
Attorneys for Appellants,
1008 Minnesota Building,
Saint Paul 1, Minnesota

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs

NOTICE OF MOTION ON APPLICATION
TO DETERMINE AMOUNTS TO BE DEPOSITED
TO SECURE COMPENSATION.

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin
City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Parcel No. W-1144

Respondents.

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

To Moses Senensky and Lena Senensky, the respondents above named, and Ira Karon
and Sydney Goff, their attorneys:

PLEASE TAKE NOTICE that on the 12th day of October, 1956, at 1:30 o'clock
p.m., or as soon thereafter as counsel can be heard, in the Court House at Saint
Paul, Ramsey County, Minnesota, the above named petitioner will apply to the above
named Court, at a special term thereof, for an Order determining that the sum of
\$42,500.00 shall be deposited with the Clerk of the District Court for Ramsey
County, Minnesota, to secure the compensation for the taking of the property des-
cribed in the attached Application, pursuant to M.S.A. Section 462.445, Subd. (2).

That the purpose of said Application is to enable petitioner to deposit
said sum of money with the Clerk of the District Court for Ramsey County, Minne-
sota, in accordance with the statutes in such case made and provided therefor to
enable petitioner to demolish the structures located on said land and proceed
with the clearance, replanning, reconstruction and neighborhood rehabilitation of
the blighted, substandard and unsanitary areas pursuant to the provisions of the
"Municipal Housing and Redevelopment Act". Said Application will be based upon all
of the files, records and proceedings in said matter and this Motion.

Dated October 1, 1956

/s/Harold L. Rutchick
Harold L. Rutchick
Attorney for Petitioner

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin
City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents.

APPLICATION TO DETERMINE
AMOUNTS TO BE DEPOSITED TO
SECURE COMPENSATION

Parcel No. W-144

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearance, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

Your petitioner respectfully states and shows to the above named Court:

1. That the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, is a public corporation duly organized and existing pursuant to "Municipal Housing and Redevelopment Act" being Chapter 487, Laws of Minnesota for 1947, as amended, (Minnesota Statutes 462.411 - 462.711).
2. That on the 23rd day of January, 1956 your petitioner filed in the above named Court a Petition to take the parcel of land herein described and to assess compensation for the land so appropriated.
3. That the parcel of land herein described being taken and the true and full value of said parcel of land as fixed by the assessor and finally equalized is as appears after the description of said parcel.
4. That on the 13th day of June, 1956 the commissioners appointed by the above named Court to ascertain the amount of damages suffered by respondent by reason of the taking of said land made award of damages which is on file herein in the sum of \$42,500.00.
5. That the petitioner deems it necessary that the title to said parcel of land herein described shall pass to petitioner forthwith so that the structure(s) located upon said land may be demolished and so that petitioner may proceed thereon

with clearance, replanning, reconstruction and rehabilitation of blighted, substandard and unsanitary areas pursuant to the provisions of the "Municipal Housing and Redevelopment Act".

6. That the following is the description of said parcel of land and the true and full value as fixed by the assessor and finally equalized.

<u>Parcel No.</u>	<u>Legal Description</u>	<u>True and Full Value as Fixed by Assessor</u>	<u>Award</u>
W-144	Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$11,700.00	\$42,500.00

7. That on the 3rd day of July, 1956 the respondent herein filed appeal to the above named Court from commissioners' award of damages which appeal is presently pending and awaiting trial.

8. That petitioner prays for an Order of the Court determining that the sum of \$42,500.00 being the amount of commissioners' award of damages be deposited to secure compensation to the respondent by reason of said taking.

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

ATTEST:

/s/ Benson C. Brainerd

(~~Asst.~~) Secretary

By /s/ Nick J. Smith

Chairman

STATE OF MINNESOTA)
)SS
COUNTY OF RAMSEY)

Nick J. Smith being duly sworn says that he is the person who executed the foregoing application on behalf of the petitioner and that he is the Chairman of the Board of Commissioners of said corporation, and that he has signed the application by authority of its Board of Commissioners, that he has read said application and knows the contents thereof and that the same are in all things true as set forth therein.

/s/Nick J. Smith

Nick J. Smith, Chairman

Subscribed and sworn to before me
this 3rd day of October, 1956.

/s/ Harold L. Rutchick
Notary Public, Ramsey County, Minnesota.
My commission expires February 6, 1962

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs.

John Galuska, Stella Galuska, Allen
E. Greenman, Evelyn L. Greenman,
Moses Senensky, Lena Senensky, Jacob
Schmidt Brewing Company, Nathan
Johnson, Twin City Federal Savings
and Loan Association, Lillie Crevier
and Patrick F. Curren,

Respondents.

COMMISSIONER'S
NOTICE OF AWARD
OF DAMAGES

In the matter of the condemnation of certain lands in
the City of Saint Paul, County of Ramsey, State of
Minnesota, in connection with the clearance, replan-
ning, reconstruction and neighborhood rehabilitation
of the blighted, substandard and unsanitary areas.

To Housing and Redevelopment Authority of the City of Saint
Paul, Minnesota, and Harold L. Rutchick, its attorney, and
Moses Senensky and Lena Senensky, the respondents above
named, and Ira Karon and Sydney Goff, their attorneys.

PLEASE TAKE NOTICE that on the 14th day of June,
1956, the undersigned, commissioners appointed by Order of
the Court in the above-entitled matter, dated March 28, 1956,
made and filed this award in the above-entitled proceedings
for the taking of the following-described property:

Parcel No.

Description

W-144

Lot Eleven (11), Block Nine (9),
Elfelt, Bernheimer and Arnold's
Addition to St. Paul.

A copy of said award is hereto attached and made a part hereof.


Stanley F. Miller, Jr.


Fred H. Wolff


Matt J. Waldron

Dated: June 13, 1956

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs.

John Galuska, Stella Galuska, Allen
E. Greenman, Evelyn L. Greenman,
Moses Senensky, Lena Senensky, Jacob
Schmidt Brewing Company, Nathan
Johnson, Twin City Federal Savings
and Loan Association, Lillie Grevier
and Patrick F. Curran,

Respondents.

COMMISSIONERS'
AWARD OF DAMAGES

In the matter of the condemnation of certain lands in
the City of Saint Paul, County of Ramsey, State of Min-
nesota, in connection with the clearance, replanning,
reconstruction, and neighborhood rehabilitation of the
blighted, substandard and unsanitary areas.

To The Honorable Clayton Parks, the District Court of Ramsey
County, Minnesota:

Now comes the undersigned, commissioners in the ab-
ove entitled matter, duly appointed by Order of the Honorable
Clayton Parks, Judge of the District Court, on the 28th day
of March, 1956, to ascertain the damages suffered by the
owner of the real estate described in the petition for con-
demnation heretofore filed in this action occasioned by the
taking of said real estate, and the said commissioners having
duly qualified as required by law, having viewed the premises
taken and having heard the testimony offered in behalf of
the owner and by the petitioner, hereby assess and award the
following damages for the taking of the real estate described
herein, which damages shall include those resulting to any
person, company, or corporation having or claiming any inter-
est therein:


Parcel No.

Description

W-144

Lot Eleven (11), Block Nine (9),
Elfelt, Bernheimer and Arnold's
Addition to St. Paul.

Damages are assessed in the sum of Forty-two Thousand Five
Hundred Dollars (\$42,500.00).


Stanley E. Miller, Jr.


Fred H. Wolff


Matt J. Waldron

Dated: June 13, 1956.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of
the City of Saint Paul, Minnesota,

Petitioner,

vs

NOTICE OF AWARD
OF DAMAGES
AS TO PARCEL W-1144

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin
City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents.

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

TO: Moses Senensky and Lena Senensky, the respondents above named,
and Ira Karon and Sydney Goff, their attorneys.

PLEASE TAKE NOTICE that the commissioners appointed by Order of the Court
in the above entitled matter dated March 28, 1956, made and filed their award on
June 14, 1956, a copy of the Commissioner's Notice of Award of Damages and Commis-
sioner's Award of Damages is hereto attached and by reference thereto made a part
of this Notice.

Dated: June 15, 1956

Harold L. Rutchick

Harold L. Rutchick
Attorney for Petitioner
E-701 First National Bank Building
Saint Paul 1, Minnesota

STATE OF MINNESOTA)
COUNTY OF RAMSEY) SS

Harold L. Rutchick, being duly sworn on oath, deposes and states that on June 18, 1945 he served the attached Notice of Award of Damages, Commissioners' Notice of Award of Damages and Commissioners' Award of Damages as to Parcel W-144 upon Ira Karon, Esq., and Sydney Goff, Esq., appearing for respondents Moses Senensky and Lena Senensky by depositing a copy thereof in the United States mail postage prepaid addressed to said Ira Karon and Sydney Goff in care of Silver, Goff, Murphy, Ryan and Gottlieb, Minnesota Building, Saint Paul 1, Minnesota.

Harold L. Rutchick
Harold L. Rutchick

Subscribed and sworn to before me
this 18th day of June, 1956

Notary Public, Ramsey County, Minn.
My commission expires December 13, 1957

Patented
Cold Springs Onion Skin
PAGE CONTENT

20th

December

56

Moses Senensky and Lena Senensky, husband and wife

Ramsey

Minnesota

ies Housing and Redevelopment Authority of the City of
Saint Paul, Minnesota, a municipal corporation
Minnesota

ies
One Dollar (\$1.00) and other good and valuable consideration
them

Ramsey

Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's
Addition to St. Paul according to the recorded plat thereof on
file and of record in the office of the Register of Deeds in and
for Ramsey County, Minnesota

Moses Senensky and Lena Senensky, husband and wife

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Lena Senensky

Ramsey

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Moses Senensky and Lena Senensky, husband and wife

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Ramsey

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-VS-

Moses Senensky and Lena Senensky, et al

FINAL CERTIFICATE
IN CONDEMNATION
OF PARCEL NO. W-144
FILE NO. 293688

Respondent(s)

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

By authority of Minnesota Statutes 1953, Section 117.20, I hereby certify
that the land hereinafter described has been taken by the Housing and Redevelopment
Authority of the City of Saint Paul, Minnesota, in eminent domain proceedings
in connection with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas,

in conformity with the requirements of the Municipal Housing and Redevelopment Act
of Minnesota, being Minnesota Laws 1947, Chapter 487, as amended, Minnesota Statutes
Section 462.411-462.711, as amended, and Minnesota Statutes 1945, Chapter 117, as
amended:

Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's
Addition to St. Paul according to the recorded plat thereof on
file and of record in the office of the Register of Deeds in
and for Ramsey County, Minnesota

That on March 28, 1956, the above named Court entered its Order finding that the taking of said land was for a public use, is necessary and authorized by law, and appointed three disinterested persons to act as commissioners to ascertain and report the amount of damages sustained by the owner on account of such taking; that said commissioners qualified, and made and filed their award of such damages on account of said taking on June 14, 1956; that the owners were duly served with notice of filing of commissioners' award on the 15th day of June, 1956, and that the time for appeal from commissioners' award of damages has expired; ~~that no appeal has been taken from the above award~~ (that appeal taken by (petitioner or respondent(s)) has been dismissed); that pursuant to an Order of the above named Court dated March 28, 1956, all damages as determined by the award of commissioners and agreed to by the parties herein by a stipulation dated December 20, 1956, has been paid by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota; that said proceedings for the taking of said land are now complete and that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, now has title to said land.

Dated at Saint Paul, Minnesota, this 28th day of December, 1956.

/s/ Harold L. Rutchick

Harold L. Rutchick
General Counsel of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.
E-701 First National Bank Building
Saint Paul 1, Minnesota

The above certificate is hereby approved.

Dated at Saint Paul, Minnesota, this 31st day of December, 1956.

/s/ Arthur A. Stewart

Judge of the District Court

STATE OF MINNESOTA)
COUNTY OF RAMSEY) SS

Harold L. Rutchick, being duly sworn on oath, deposes and states that on June 18, 1945 he served the attached Notice of Award of Damages, Commissioners' Notice of Award of Damages and Commissioners' Award of Damages as to Parcel W-144 upon Ira Karon, Esq., and Sydney Goff, Esq., appearing for respondents Moses Senensky and Lena Senensky by depositing a copy thereof in the United States mail postage prepaid addressed to said Ira Karon and Sydney Goff in care of Silver, Goff, Murphy, Ryan and Gottlieb, Minnesota Building, Saint Paul 1, Minnesota.

Harold L. Rutchick
Harold L. Rutchick

Subscribed and sworn to before me
this 18th day of June, 1956

Notary Public, Ramsey County, Minn.
My commission expires December 13, 1957

Optimized
Cold Springs Onion Skin

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of
the City of Saint Paul, Minnesota,

Petitioner,

vs

NOTICE OF AWARD
OF DAMAGES
AS TO PARCEL W-144

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin
City Federal Savings and Loan Association,
Lillie Grevier and Patrick F. Curran,

Respondents.

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

TO: Moses Senensky and Lena Senensky, the respondents above named,
and Ira Karon and Sydney Goff, their attorneys.

PLEASE TAKE NOTICE that the commissioners appointed by Order of the Court
in the above entitled matter dated March 28, 1956, made and filed their award on
June 14, 1956, a copy of the Commissioner's Notice of Award of Damages and Commis-
sioner's Award of Damages is hereto attached and by reference thereto made a part
of this Notice.

Dated: June 15, 1956

Harold L. Rutchick

Harold L. Rutchick
Attorney for Petitioner
E-701 First National Bank Building
Saint Paul 1, Minnesota

1418820

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

Moses Senensky and Lena Senensky, et al

FINAL CERTIFICATE
IN CONDEMNATION
OF PARCEL NO. W-144
FILE NO. 293688

Respondent(s)

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

By authority of Minnesota Statutes 1953, Section 117.20, I hereby certify
that the land hereinafter described has been taken by the Housing and Redevelopment
Authority of the City of Saint Paul, Minnesota, in eminent domain proceedings
in connection with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas,

in conformity with the requirements of the Municipal Housing and Redevelopment Act
of Minnesota, being Minnesota Laws 1947, Chapter 487, as amended, Minnesota Statutes
Section 462.411-462.711, as amended, and Minnesota Statutes 1945, Chapter 117, as
amended:

Lot Eleven (11), Block Nine (9), Elfelt, Bernheimer and Arnold's
Addition to St. Paul according to the recorded plat thereof on
file and of record in the office of the Register of Deeds in
and for Ramsey County, Minnesota

That on March 28, 1956, the above named Court entered its Order finding that the taking of said land was for a public use, is necessary and authorized by law, and appointed three disinterested persons to act as commissioners to ascertain and report the amount of damages sustained by the owner on account of such taking; that said commissioners qualified, and made and filed their award of such damages on account of said taking on June 14, 1956; that the owners were duly served with notice of filing of commissioners' award on the 15th day of June, 1956, and that the time for appeal from commissioners' award of damages has expired; ~~that no appeal has been taken from the above award~~ (that appeal taken by (petitioner or respondent(s)) has been dismissed); that, pursuant to an Order of the above named Court dated March 28, 1956, all damages as determined by the award of commissioners and agreed to by the parties herein by a stipulation dated December 20, 1956, has been paid by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota; that said proceedings for the taking of said land are now complete and that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, now has title to said land.

Dated at Saint Paul, Minnesota, this 28th day of December, 1956.

/s/ Harold L. Rutchick
 Harold L. Rutchick
 General Counsel of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.
 E-701 First National Bank Building
 Saint Paul 1, Minnesota

The above certificate is hereby approved.

Dated at Saint Paul, Minnesota, this 31st day of December, 1956

/s/ Arthur A. Stewart
 Judge of the District Court

State of Minnesota, }
COUNTY OF RAMSEY } ss.

DISTRICT COURT
SECOND JUDICIAL DISTRICT

A. Hilda Petersen, Acting
I, ~~CHARLES H. WEAVER~~, Clerk of District Court, Ramsey County, State of Minnesota, do hereby

certify that I have compared the foregoing paper writing with the original FINAL CERTIFICATE IN
CONDEMNATION OF PARCEL NO. W-144

in the action therein entitled, now remaining of record in my office, and that the same is a true and correct copy transcript of said original and the whole thereof.

WITNESS my hand and seal of said Court, at St. Paul this 3rd day of

January

A. D. 195 7.

A. Hilda Petersen, Acting
~~CHARLES H. WEAVER~~, Clerk

By Bernice J. Carr

Deputy

Filed for record on the 7 day of Jan. A.D. 1957, at 9:00 o'clock A.M.

252
1418820

No. 293688

DISTRICT COURT

RAMSEY COUNTY,

Final Cert.
Authority
(2) Housing and Redevelopment Authority
of the City of Saint Paul,
Minnesota

~~XXXXX~~
Petitioner
against

(1) Moses Senesky and Lena Senesky,
et al

Respondent
~~Defendant~~

CERTIFIED COPY OF

FINAL CERTIFICATE IN
CONDEMNATION OF PARCEL NO.
W-144

Harold L. Rutchick

Attorney for Petitioner

Housing (West)

STATE OF MINNESOTA }

County of Ramsey } ss.

Office of the Register of Deeds

This is to certify that the within instrument
was filed for record in this office at St. Paul on
the 7 day of Jan
A.D. 1957, at 9 o'clock A.M., and that
the same was duly recorded in book 1541

of Deeds page 428
ROBERT T. GIBBONS

Walter J. Moran
Register of Deeds
Deputy