



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

Copyright Notice:

This material may be protected by copyright law
(U.S. Code, Title 17). Researchers are liable for any
infringement. For more information, visit
www.mnhs.org/copyright.

URBAN RENEWAL PROJECT APPROVALS

WESTERN REDEVELOPMENT PLAN

Authority		February 5, 1952
City Council	C.F. 159030	March 6, 1952

Amendment

Authority		November 17, 1952
Authority		January 28, 1953
Authority		February 16, 1953
City Council	C.F. 163108	March 10, 1953

Amendment

Authority	Res. 57-12	March 6, 1957
Authority	Res. 57-20	March 27, 1957
City Council	C.F. 182121	April 2, 1957

Modification No. 1 to Revised February 1957 Plan

Authority	Res. 60-8	February 24, 1960
-----------	-----------	-------------------

EASTERN REDEVELOPMENT PLAN

Authority		February 5, 1952
City Council	CF 159030	March 6, 1952

Amendment

Authority		November 17, 1952
Authority		January 28, 1953
Authority		February 16, 1953
City Council	CF 163108	March 10, 1953

Revised March 1960

Authority	Res. 60-18	March 24, 1960
City Council	CF 197318	May 27, 1960

UPPER LEVEE REDEVELOPMENT PLAN

Authority	Res. 58-43	June 16, 1958
City Council	CF 188126	June 27, 1958

AMENDMENT TO NARRATIVE REPORT
REDEVELOPMENT PLAN - PROJECT UR MINN-1-2

The Narrative Report Redevelopment Plan Project UR MINN-1-2 is hereby amended as follows:

1. An introduction is added at the beginning of the report to read as follows:

"INTRODUCTION

The Redevelopment Plan for Redevelopment Project UR MINN-1-2 consists of: (1) Narrative Report of Redevelopment Plan (including maps titled "Development Plan, Project UR MINN-1-2 and "Utility Plan Project UR MINN-1-2"). (2) Development Standards, (3) Procedures for Land Acquisition and ^{Disposition} ~~Inspection~~, (4) Relocation Plan, and (5) Financial Plan.

The various exhibits presented with the Redevelopment Plan and referred to in the Narrative Report (identified as Exhibit A through L), are presented as supporting material for the purpose of explaining the plan and illustrating possible methods of carrying out its objectives. However, the exhibits and material therein are not a part of the Redevelopment Plan, and are not intended to control its operation."

2. Section "1. Scope of the Report" is amended by adding the following to the contents of the report as listed in this section:

"9. Development Plan"

3. A new section "9. Development Plan" is added to read as follows:

9. Development Plan

The development plan for Redevelopment project as described in this report is illustrated by the following attached maps.

- a. Development Plan, Project UR MINN-1-2
- b. Public Utility Plan, Project UR MINN-1-2.

AMENDMENT TO DEVELOPMENT STANDARDS
REDEVELOPMENT PROJECT UR MINN. 1-2

Development Standards
Redevelopment Project UR Minn. 1-2
are hereby amended as follows

- 1 - Section 18, House Relocation Tracts B, C, and J is amended by deleting from the third paragraph thereof the following words:

"In some cases vacant lots would be too narrow for satisfactory rebuilding, and these narrow lots may be sold to adjacent owners for yard space or may be dedicated to the city as tot lots."

and by adding in lieu thereof the following words:

"In the case of a substandard structure located between two standard structures on a lot which is too narrow for satisfactory rebuilding the owner will be allowed to rehabilitate such structures to meet minimum standards, but in lieu of such action by the owner within a reasonable period such property will be acquired by the Housing and Redevelopment Authority, the existing structure demolished, and the land so vacated sold to adjacent property owners as side yard space with the restriction that no structure may be placed on any land so acquired within 10 feet of the new side property line as determined by the conditions of sale."

- 2 - Section 19. Protection Tract I is amended by deleting the entire section and substituting the following:

"19. Protection Tract I

Inspection of all properties in this street indicate that all properties are in fair or good condition and that no properties will be acquired. However, more detailed inspection during the period of acquisition and development of the project may indicate that some buildings should be acquired and demolished. Since this area immediately bounds new residential row house areas within the project, this tract is included in the project boundaries to insure that the Authority may acquire and demolish such buildings in this tract as may be determined to be necessary by more detailed inspection during the period of development in the interest of insuring proper protection to the adjacent new development."

In the case of any conflict between the provisions of the original development standards and the provisions of these amendments, the provisions of the amendments shall govern.

January 21, 1953

AMENDMENT TO PROCEDURES FOR LAND ACQUISITION AND DISPOSITION

PROJECTS UR MINN. 1-1 and UR MINN. 1-2

Section "I - Acquisition Procedures" is hereby amended as follows:

1. Paragraph (a) thereof is amended by adding the following:

"It is proposed that final individual appraisals will be made by areas of whole existing city blocks. Appraisals for each of these blocks will be completed and approved by the Housing Authority and Division of Slum Clearance and Urban Redevelopment prior to starting option negotiations and closing of any purchases. Upon approval of final appraisals for each block, the Authority will proceed immediately with option negotiations and closing of any purchases. Upon approval of final appraisals for each block, the Authority will proceed immediately with option negotiations and purchases of property in order that all appraisals will be current at the time of acquisition.

In event parcel-by-parcel appraisals for the first blocks appraised materially exceed preliminary acquisition cost estimates as set forth in the preliminary appraisal made by the Authority, the Authority will proceed to complete final appraisals for the entire project prior to acquisition of any land. In this event such additional appraisers will be employed as to complete appraisal work within a period of 3 to 4 months. It is anticipated that final appraisals can be accomplished at a fee of \$15.00 per appraiser for joint appraisals, or a total of \$30.00 per parcel regardless of the number of appraisers that may be required."

2. Paragraph (b) thereof is amended by adding the following:

"In order to establish a reasonable fee for option negotiations and at the same time provide an incentive to option negotiators to secure options on as large a number of parcels as possible and thereby keep to a minimum the number of parcels to be condemned, the Authority has determined option negotiator fees as follows:

SCHEDULE OF PROPOSED OPTION FEES,
PROJECTS UR MINN. 1-1, 1-2

<u>% of Assigned Parcels Optioned</u>	<u>Fee to be Paid on Each Parcel in the Percentile Group</u>
0 - 39%	\$ 40.00 each
40 - 44	50.00
45 - 49	60.00
50 - 54	70.00
55 - 59	85.00
60 - 64	100.00
65 - 69	115.00
70 - 74	135.00
75 - 79	155.00
80 - 84	175.00
85 - 89	195.00
90 - 94	215.00
95 - 99	235.00
100	255.00

<u>Estimated Cost of Option Negotiations based upon Above Fee Schedule</u>		<u>This Proposal</u>
<u>Total = 800 Parcels</u>	<u>520 Parcels @ \$60 = \$31,200</u>	39% = 32 @ \$40 = \$12,480
<u>If 65% optioned -</u>		40-44% = 40 @ 50 = 2,000
		45-49% = 40 @ 60 = 2,400
		50-54% = 40 @ 70 = 2,800
		55-59% = 40 @ 85 = 3,400
		60-64% = 40 @ 100 = 4,000
		65% = 8 @ 115 = 920
		<u>TOTAL = 520 parcels = \$28,000</u>

		Estimated Cost of Option Negotiations based upon Above Fee Schedule	This Proposal
Total = 800 Parcels		640 Parcels @ \$72 = <u>\$46,080</u>	64% = 512 (See = \$27,080 above)
If 80% optioned -			65-69% = 40 @ \$115 = 4,600
			70-74% = 40 @ 135 = 5,400
			75-79% = 40 @ 155 = 6,200
			80% = 8 @ 175 = <u>1,400</u>
			TOTAL = 640 Parcels = <u>\$44,680</u>
			(See
If 90% optioned -	720 Parcels @ \$72 = <u>\$51,840</u>		79% = 632 above) = 43,280
			80-84% = 40 @ \$175 = 7,000
			85-89% = 40 @ 195 = 7,800
			90% = 8 @ 215 = <u>1,720</u>
			TOTAL = 720 Parcels = <u>\$59,800</u>

Based upon the schedule for option fees, it is anticipated that approximately 2/3 of the parcels will be optioned by option negotiators under contract with the Authority and the total cost will be \$28,920.00. It is anticipated that about 25% of the parcels will be acquired by condemnation, and that the remaining small percentage will be handled by direct negotiations by the staff of the Housing and Redevelopment Authority.

Preliminary negotiations have been undertaken by the Authority with experienced negotiators in the city, and it is anticipated that the preceding schedule will be acceptable to them. The preceding schedule of option negotiators fees is hereby substituted in lieu of the schedule as set forth in the original Land Acquisition and Disposition Plan.

3. Paragraph (c) thereof is amended by adding the following:

"Estimated fees for title examination are changed to total \$12,150. Abstract fees in connection with parcels acquired by condemnation are included in condemnation costs."

4. Paragraph (d) thereof is amended as follows:

"The methods of handling closing of purchases as outlined in the original land acquisition plan will be followed. Total costs of closing are included in staff salary costs of the Authority. The staff that will handle this phase of acquisition will include a Land Acquisition Coordinator at an average salary of \$377.50 per month, an Attorney at an average salary of \$375 per month, and a Closer at an average salary of \$326.55 per month. Total staff salaries for acquisition are estimated to be \$33,277.25."

5. Paragraph (e) thereof is amended by revising condemnation costs as follows:

Abstracts	\$ 8,000
Condemnation Fees	25,375
Filing Fees	<u>1,000</u>
TOTAL	\$34,375

Legal work in connection with condemnation proceedings will be handled by the Executive Director and Counsel and the staff Attorney."

6. Paragraph (f) thereof is amended by revising demolition costs to include "demolition of 795 buildings at \$300 per building, totalling \$238,500."

7. Paragraph (g) thereof is amended to revise cost estimates for clearing and consolidation of titles to total \$12,150. This cost includes court costs, publication and service fees, and all other costs in connection with the registration of all parcels as outlined in the original land acquisition plan. These proceedings will be handled by the staff of the Housing and Redevelopment Authority. The costs of staff salaries are included in the salary schedule for land acquisition personnel and administrative staff.

8. Paragraph (h) thereof is deleted and a new paragraph (h) is substituted as follows:

Paragraph (h). Costs of Disposal Lease or Retention of Land.

It is proposed that the Authority may wish to employ a negotiator to assist the Authority in securing developers to purchase and develop the land in the redevelopment projects in accordance with the Redevelopment Plan, or to act as a consultant to the Authority as to the terms of the sale or lease of land to such developers. For this purpose the Authority is setting aside in its budget an amount equal to $1\frac{1}{2}\%$ of the new-use value of residential and commercial properties to be sold to private developers in accordance with the Redevelopment Plan, plus an additional amount of $\frac{1}{2}\%$ of the future use values for expenses of promotion and advertising to secure such developers for the land. These expenditures will be made only if it is determined necessary to properly develop the areas in accordance with the plan. A total cost on this basis is estimated to be \$12,268 for project UR Minn. 1-1 and \$29,008 for project UR Minn. 1-2, or a total of \$41,276. In addition to this amount it is anticipated costs of approximately \$12,000 will

be required for project boundary line surveys and property line surveys prior to sale or lease of land in the projects. Total cost involved in disposal, lease or retention of land is estimated to be \$ 53,276.

9. Section "I - Acquisition Procedures" is further amended by adding the following paragraph (1):

Paragraph (1) Summary of Acquisition and Disposition Costs

"In summary, total acquisition and disposition costs are estimated as follows:

Appraisal	\$24,300
Securing Options	28,920
Title Evidence and Examination	12,150
Condemnation	34,375
Clearing and Consolidation of Titles	12,150
Costs of Disposal, Lease or Retention of Land	53,276
Staff Salaries of Closers and Attorneys	<u>33,277</u>
	\$ 198,448

Detailed estimates of costs as set forth in this plan are set forth as a guide to the Authority in its land acquisition and disposition program and are used as a basis for determining total redevelopment project expenditures for the two projects. The exact expenditures for this phase of the redevelopment plan must, of course, be finally determined during the development of the project. The general methods and procedures as outlined will be followed by the Authority subject to such minor revisions and adjustments as might be necessary to effectively carry out its program."

10. In event of any conflict between the provisions of these amendments and the provisions of the original Land Acquisition and Disposition Plan, these amendments shall govern.

DATE: January 26, 1953

RELOCATION PLAN

PROJECTS UR MINN. 1-1 AND 1-2
PLUS EXPECTED PUBLIC HOUSING PROJECT

INTRODUCTION AND SUPPORTING DATA
FOR REVISED RELOCATION PLAN

PART I ANALYSIS OF RELOCATION NEEDS

PART II ANALYSIS OF REHOUSING AVAILABILITY IN
THE LOCALITY

PART III ESTIMATED RELOCATION SCHEDULE

PART IV ORGANIZATION, METHODS, AND COSTS
OF RELOCATION

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE
CITY OF ST. PAUL, MINNESOTA
1952

AMENDMENT TO REVISED RELOCATION PLAN FOR
REDEVELOPMENT PROJECTS UR MINN. 1-1 AND UR MINN. 1-2

The amendment to the Revised Relocation Plan dated January 21, 1953 is hereby deleted.

The Revised Relocation Plan is amended to include the following changes:

1. GENERAL POLICY

The paragraph under GENERAL POLICY entitled "Authority Responsibility" is revised by adding the following paragraph:

"Although the Authority is relieved of relocation responsibility as outlined above those families eligible for public housing which are affected by the above provisions will continue to have priority for public housing for a period of three years in accordance with applicable state and federal laws and Authority policy. However, families having the same priority who are not affected by the above provisions regarding Authority responsibility in cases of eviction and refusal to accept a vacancy will be given first consideration for public housing units."

2. FOLLOW-UP

The paragraph under FOLLOW-UP entitled "Private Housing Relocates" is amended by changing paragraph a to read as follows:

"a. Permanent Relocation. A check will be made by the Relocation staff of all dwelling units for permanent relocation after occupancy by the relocatee to insure that the family is properly located in a standard housing unit in accordance with the provisions of state and federal law and Housing Authority policy."

3. RELOCATION METHODS

A. The paragraph under RELOCATION METHODS entitled "Phase 2, the action phase" is amended by changing paragraph (e) to read as follows:

"(e) Direct financial assistance to families. In those cases where a family does not have the financial means to pay moving costs, direct assistance will be given by the Housing and Redevelopment Authority not to exceed moving costs and first month's rent. The Relocation Officer shall have the responsibility of determining whether such a family should have such financial assistance and the amount of the assistance to be given. In cases

of temporary relocation where the Authority provides temporary housing for the relocatee to expedite the clearance of any section of the site, each relocatee so relocated shall be eligible for financial assistance as outlined above."

B. The paragraph under RELOCATION METHODS entitled "Phase 2, the action phase" is amended by deleting paragraph (f). No bonus payments will be made. Financial assistance will be provided only as outlined in the amendment of paragraph (e) above. It is estimated that the cost of direct assistance as provided in the above amendment will approximate the same amount as originally provided for loan and grant funds and relocation bonus payments.

4. RELOCATION STAGES

The Relocation Plan is hereby amended by adding the following statement as to RELOCATION STAGES:

"It is the intention of the Housing and Redevelopment Authority of the City of St. Paul, Minnesota that relocation will be accomplished by stages. It is recognized that relocation cannot be effectively accomplished without providing for a stage program of relocation. However, an overall stage program for the entire project cannot be accurately determined at this time and will be subject to the inter-action of acquisition rates, relocation availability, site improvement work, and the development program of private developers. It is the intention of the Authority that the first stage for the Western Project will include the properties facing on the north and south sides of the present Rondo Street and housing relocation tracts B, C and J. The purpose of determining this first stage area is to allow for the development of the Rondo Parkway and the establishment of a buffer on the south of the project and to make available relocation sites on the north of the project for those houses within the main boundaries of the project which are in good condition and can be moved. In the Eastern Project the first stage will include the area reserved for the proposed highway and the area

for the proposed new Twelfth Street. The purpose of this first stage is to allow for the construction of the proposed Twelfth Street along the south and east boundary of the project and to establish a buffer area. It is the intention that future stages will proceed northward in both projects. The exact determination of these stage areas will be dependent upon such agreements as may be made with private developers for developing the land and their program for construction. The Authority will submit to the Division of Slum Clearance and Urban Redevelopment a detailed plan for the first stage area including estimates of relocation load, the program of the Authority for relocating the families, and the estimated period of operation. This first stage program will be submitted prior to the commencement of relocation activities. Subsequent stage programs will be submitted to the Division of Slum Clearance and Urban Redevelopment for approval before undertaking relocation in the remaining areas of the site."

5. The "Information Notice to Tenants" is hereby amended to read as follows:

" Relocation Office

123 Avenue Street

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

John Doe, Relocation Officer

Office Hours: _____

Phone Number: _____

Information Notice to Tenants

Dear Sir or Madam:

As you probably know from the newspaper articles, houses in this area are being purchased by the Housing and Redevelopment Authority for the purpose of demolishing them to make way for a new development. The entire project area bounded by _____ and _____ streets will be cleared. The City will build new streets, a school and a park; the rest of the cleared land will be sold to private builders for construction of new apartments and commercial buildings. These new buildings will be rented or sold like any other private buildings and will pay the City substantial taxes. The purpose of the projects is to build a new neighborhood in place of the present old one, which will be a great benefit to the public.

The laws under which redevelopment is being accomplished are City Resolutions No. 141047 and 159030; Minnesota Session Laws of 1947, Chapter 487 as amended; and Public Law 171, 81st Congress, 1949.

It is the objective of the Local Housing Authority to assist you in finding another home, which is safe, decent and sanitary, meeting the requirements of applicable City codes, State and Federal laws, which is within your ability to pay, and is reasonably near your place of employment.

You may be eligible for a new public housing unit. You are eligible to apply for a public housing unit if your family income is not more than the following amounts:

Two adults with no children	\$2200
One adult and one minor child, approximately	2300
Two adults and one minor child, approximately	2400
Two adults and two minor children, approximately	2500
Two adults and three minor children, approximately	2800
Two adults and four minor children, approximately	2900

Single individuals are not eligible.

If your income is slightly more than the amounts shown, it may be worth your while to register, because there are certain deductions allowed that may make you eligible for a living unit. If you are in doubt about your eligibility, please come in and inquire or call our office at (no.).

The house in which you live is now being purchased by the Housing and Redevelopment Authority. Following purchase of your house you will be required to pay rent to the Housing Authority until such time as you can find another home outside the project area. If you fail to pay your rent you may be evicted by court order. If you are evicted you will lose all your rights to help from us in finding and moving to another home. You will not be evicted unless (1) you fail to pay your rent (2) you refuse to move when other suitable housing is available to you (3) or you carry on any nuisance or unlawful activity in your home.

Remember, the block in which you now live will be cleared of all buildings. All families must be moved and relocated prior to the clearing of these buildings. In the event you are unable to find a new location by that time it may be necessary to offer you available temporary living quarters in another block within the project. This will only be temporary, and you will be required to pay rent. If it should be necessary for you to move into temporary quarters, the Authority will continue to assist you in finding adequate permanent housing outside the project area.

Mr. _____, our Family Assistant, will call on you to determine your needs and answer your questions. He may be able to help you. A certain amount of inconvenience to families cannot be avoided. If you wish our assistance, please cooperate. In order for you to get the most satisfactory location we ask you to start looking for a new place to live NOW, and try to move as soon as possible. If you find your own new location, please notify us as you may have a rent refund coming to you.

You are welcome to come into our office at any time. You may contact Mr. _____, your Family Assistant, here if you wish. Office hours are as shown on our letterhead.

Please feel free to contact this office. We will try to help you.

Very truly yours,

Relocation Officer

6. In cases of any provisions of the original Relocation Plan which may be in conflict with these amendments, the amendments here proposed shall govern.

Dated: February 16, 1953

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE
CITY OF ST. PAUL, MINNESOTA

REVISED FINANCIAL PLAN

REDEVELOPMENT PROJECTS UR MINN. 1-1 AND UR MINN. 1-2

January 28, 1953

I. Introduction

The plan as outlined herein is a summary of estimated development costs together with methods of financing them. It is based upon the detailed cost estimates as set forth in the Redevelopment Plans and project expenditures budgets. It is prepared as a revision to the Financial Plan, approved by resolution of the City Council of the City of St. Paul on March 6, 1952. The changes contained are minor and represent a refinement of estimates rather than any major changes in total costs or methods of financing.

II. Financial Plan

COSTS			
	Combined Projects UR Minn. 1-1 and UR Minn. 1-2	Project UR Minn. 1-1	Project UR Minn. 1-2
1. Administration			
a. Administrative Overhead and Services	\$ 228,489.69	\$ 91,395.88	\$ 137,093.81
b. Travel	19,252.55	7,701.02	11,551.53
c. Publications	2,000.00	800.00	1,200.00
2. Office Furniture	3,134.00	1,253.60	1,880.40
3. Acquisition Expenses	145,172.25	58,068.90	87,103.35
4. Real Estate Purchases	5,376,250.00	2,196,700.00	3,179,550.00
5. Temporary Operation of Ac- quired Property	- 297,608.20	- 119,043.40	- 178,564.80
6. Relocation	125,444.25	50,177.70	75,266.55
7. Site Clearance	238,500.00	95,400.00	143,100.00
8. Site Improvements	745,841.50	386,831.50	359,010.00
9. Project Inspection	34,862.00	14,604.00	20,258.00
10. Disposal, Lease, Retention	53,276.00	18,368.00	34,908.00
11. Interest	355,000.00	142,000.00	213,000.00
12. Other Income	- 22,323.65	- 8,929.46	- 13,394.19
13. Contingency (10% of items 1 - 12 less item 4)	163,104.04	73,885.57	89,218.47
14. Total Project Development Expenditures	7,170,394.43	3,009,213.31	4,161,181.12
15. Survey and Planning Costs	69,087.81	27,189.24	41,898.57
16. <u>Total Project Expenditures</u>	\$ 7,239,482.24	3,036,402.55	4,203,079.69

REVISED FINANCIAL PLAN (Continued)

REDEVELOPMENT PROJECTS UR MINN. 1-1 AND UR MINN. 1-2

	Combined Projects UR Minn. 1-1 and UR Minn. 1-2	Project UR Minn. 1-1	Project UR Minn. 1-2
17. Value of Grant-in-Aid Items	\$ 2,133,909.00	\$ 642,738.00	1,491,171.00
Project 1-1 School	\$-273,042.00		
Project 1-1 Park	-- 62,133.00		
Project 1-1 Cap'l. Approach	-307,563.00		
Project 1-2 School	-395,193.00		
Project 1-2 Park	- 69,613.00		
Project 1-2 Capital - Approach	882,105.00		
Project 1-2 Rondo - Parkway	144,280.00		
18. <u>Gross Project Cost</u>	9,373,391.24	3,679,140.55	5,694,250.69
19. Receipts from Land Sales	2,370,506.84	809,649.72	1,560,857.12
20. <u>Net Project Cost</u>	<u>7,002,884.40</u>	<u>2,869,490.83</u>	<u>4,133,393.57</u>

LIQUIDATION FORMULA

	Combined Projects UR Minn. 1-1 and UR Minn. 1-2	Project UR Minn. 1-1	Project UR Minn. 1-2
21. Net Project Cost	7,002,884.40	2,869,490.83	4,133,393.57
22. Federal Grant (2/3 item 21)	4,668,589.60	1,912,993.89	2,755,595.71
23. Local Share (1/3 item 21)	2,334,294.80	956,496.94	1,377,797.86
24. Value of Grant-in-Aid	2,133,909.00	642,738.00	1,491,171.00
25. Local Cash Required	<u>200,385.80</u>	<u>313,758.94</u>	<u>- 113,373.14</u>

PROPOSED SETTLEMENT

	Combined Projects UR Minn. 1-1 and UR Minn. 1-2	Project UR Minn. 1-1	Project UR Minn. 1-2
26. Local Financial Resources			
A. Grant-in-Aid (item 17)	2,133,909.00	642,738.00	1,491,171.00
B. Estimated Redevelopment Tax Levy Fund	702,465.00	360,825.00	341,640.00
1. Cash on hand plus estimated revenue through 1957 at average of \$93,250 per year equals \$914,736			
2. Less \$187,271 reserved for development of park areas of 6.6 acres UR 1-2 and 8.8 acres UR 1-1			
3. Less \$25,000 reserved for preliminary planning for future projects.			

REVISED FINANCIAL PLAN (Continued)

REDEVELOPMENT PROJECTS UR MINN. 1-1 AND UR MINN. 1-2

	Combined Projects UR Minn. 1-1 and UR Minn. 1-2	Project UR Minn. 1-1	Project UR Minn. 1-2
27. Total Local Cash and Non-cash Grants-in-Aid	\$ 2,836,374.00	1,003,563.00	1,832,811.00
28. Required Federal Share	4,166,510.40	1,865,927.83	2,300,582.57

III. Summary

The Financial Plan as presented here indicates the final estimates of costs and methods of financing. Actual costs can only be determined during the development of the projects, and the detailed figures as shown here will be subject to minor revisions as necessary to effectively develop the projects. Any major changes in costs or methods of financing which involve any major change in the financial obligations of the City of St. Paul in regard to this program will be submitted to the governing body of the city for approval.

Total project expenditures during development of the projects will be financed through federal loans or private loans secured by the pledge of federal loans under terms of Loan and Grant Contract, plus limited use of available redevelopment tax levy funds. The balance of these loans will be repaid upon completion of the project through the Federal grant-in-aid and local cash grants-in-aid as set forth in this plan. Any local cash and non-cash grant in excess of the minimum 1/3 requirement will be an eligible contribution to any future redevelopment projects. The excess amount over the minimum 1/3 included in this program is for the purpose of providing a sound financial plan to allow for any contingencies and to support the inclusion of the school grants-in-aid which are subject to approval of a bond issue.

The total federal loans requested for development are \$3,963,080 for Project UR Minn. 1-2 and \$2,876,403 for Project UR Minn. 1-1.