

**MEMORANDUM OF UNDERSTANDING AND EASEMENT DOCUMENTS**  
City of Saint Paul – Reconstruction of University Avenue: Mississippi Street to Lafayette Road

Fee Owner: County of Ramsey  
Parcel ID No: 32.29.22.23.0081  
Property Address: 425 Grove St., St. Paul, MN 55101

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, County of Ramsey, a Minnesota political subdivision (“Owner”), did execute and deliver a conveyance of real property rights to the City of Saint Paul (“City”) affecting Owner’s above-described parcel of property located in the City of Saint Paul, County of Ramsey, and State of Minnesota,.

This agreement is now made and entered as a memorandum of the terms agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owner has been furnished with the approved estimate of just compensation for the property rights acquired and a summary statement of the basis for the estimate. The Owner understands that the acquired property rights are for use in connection with the City of Saint Paul’s reconstruction of University Avenue between Mississippi Street and Lafayette Road.
2. In full compensation for the conveyance of said real property rights, the City shall pay the Owner the sum of **Thirty-Five Thousand and no/100 Dollars (\$35,000.00)** for easements and damages.
3. The Owner understands that payment by the City must await Saint Paul City Council approval.
4. In the event of a clerical error, the Owner agrees to cooperate in correcting the error including but not limited to resigning all documents.
5. The Owner understands and acknowledges that the Agent for the City has no direct, indirect, present, or contemplated future personal interest in the property or in any benefits from the acquisition of said real property rights.
6. The Owner has a security fencing project scheduled for the summer of 2026, which will potentially need to be installed concurrently with the City’s contractor completing public improvements in the area. The Owner and City will work together in good faith to coordinate in those locations where the projects will interface to avoid conflict and minimize the potential for adjustment or rework of either project.

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Understanding and Easement Documents dated \_\_\_\_\_, 2025 and that these documents and agreements include all oral agreements, representations, and negotiations between the parties.

**CITY OF SAINT PAUL**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Don Pflaum, PE, Project Manager for City of Saint Paul

**COUNTY OF RAMSEY**

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to form: Name: Scott Schwahn

Title: Senior Ramsey County Assistant Attorney