

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

REPORT TO THE COMMISSIONERS

DATE: OCTOBER 11, 2023

**REGARDING: RESOLUTION APPROVING AND AUTHORIZING AN AMENDMENT TO
A TEMPORARY PARKING LICENSE AGREEMENT WITH HOPE
COMMUNITY ACADEMY TO USE A PORTION OF HRA-OWNED
PROPERTY LOCATED AT 694 MINNEHAHA AVENUE E., DISTRICT 4,
WARD 7.**

Requested Board Action

Authorize and ratify a term extension amendment to the temporary parking license agreement with Hope Community Academy for the use of 80 parking spaces on HRA land located at 694 Minnehaha Avenue E (the “Hamm’s Site”) as overflow parking for staff and teachers during the hours of 6:00 a.m. and 5:00 p.m. Monday through Friday. The proposed amendment will allow Hope staff to utilize the lot until June 15, 2024.

Background

The Hamm’s Site is a 4.8-acre HRA-owned site located on the East Side of Saint Paul in the Dayton’s Bluff neighborhood. The site is currently home to a number of vacant buildings and a large surface parking lot which is currently utilized by the privately-owned Saint Paul Brewery and 11 Wells Distillery that operate adjacent to HRA-owned land. In late Fall of 2022, the HRA approved tentative developer status to JB Vang for the redevelopment of the property. The HRA will remain the owner of the property through tentative developer status which is likely to end in 2025 when the land is proposed be sold to JB Vang for redevelopment.

In August 2022, the HRA approved a temporary and revocable license agreement to allow Hope Community Academy staff to park on up to 80 spaces of the 150 space large surface parking lot, depicted in the attached map (the “Subject Property”) from September 2022-June 2023. Hope has requested an extension of its license agreement for the 2023-2024 school year. The requested amendment would extend the term of the existing parking license through June 15, 2024 and would continue to allow for Hope staff to utilize the same 80 spaces of the parking lot; without the off-street parking spots Hope staff would need to park in surrounding neighborhoods. HRA staff consulted with JB Vang to ensure extending the term of the license agreement would not prevent

pre-development work on the site. JB Vang staff indicated they had no issue with Hope staff utilizing the lots in the coming months. Hope's leadership is aware that any work related to development of the site, including any general maintenance or site work, will be prioritized and could result in the termination of this agreement. The parking license agreement has a 14-day, written termination clause which can be exercised at any time by the HRA.

The existing license agreement limits Hope Community Academy's access to 80 parking spaces on the Subject Property from 6:00 a.m. to 5:00 p.m. Monday through Friday, and up to five evening events, such as parent-teacher conferences. The intent of these limits is to provide Hope Community Academy staff and teachers off street parking while mitigating any potential disruption to Saint Paul Brewing and 11 Wells Distillery whose customers and staff utilize the surface parking lot, primarily on weekends and evenings. Hope Community Academy is not authorized to utilize any parking in the space between Saint Paul Brewing, 11 Wells, and the HRA-owned vacant buildings.

Hope Community Academy has agreed to indemnify the HRA and the City of Saint Paul for liability and will carry insurance for the use of the Subject Property consistent with the terms of the license agreement. Hope Community Academy will also be responsible for maintaining the Subject Property in a safe condition, and for removing trash and snow from the Subject Property. If the Subject Property is damaged, Hope Community Academy will be responsible for restoring the Subject Property to its current condition.

HRA Resolution 95-5/3-2 requires that the HRA Board authorize temporary use agreements for HRA-owned property that will have a term in excess of 30 days.

Budget Action

NA

Future Action

NA

Financing Structure

NA

PED Credit Committee Review

NA

Compliance

NA

Green/Sustainable Development

NA

Environmental Impact Disclosure

NA

Historic Preservation

NA

Public Purpose/Comprehensive Plan Conformance:

Hope Community Academy's proposal is consistent with goals in the Comprehensive Plan including:

- Policy LU-6. Foster equitable and sustainable economic growth by supporting businesses, real estate and financial models that keep more money locally, such as locally-owned businesses.

Recommendation:

Authorize and ratify entering into an amendment to the existing temporary parking license agreement with Hope Community Academy for the Subject Property until June 15, 2024 to accommodate overflow parking for its staff and teachers.

Sponsored by: Commissioner Jane Prince

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Attachments

- Map