

HAMM'S BREWERY JB VANG PROJECT SUMMARY

JB Vang, along with its project partners, will be leading the adaptive re-use of the 4.8-acre site located on a portion of what used to be the overall 34-acre Hamm's Brewery complex. Once complete, this redevelopment will be a home to a wide variety of affordable housing options, a thriving marketplace, and a wide variety of indoor and outdoor community gathering spaces.

JB Vang is a St. Paul based; minority owned developer that was founded in 1984. JB Vang has developed over 1 million square feet of real estate, totaling more than \$700+ million. JB Vang has focused on a wide variety of projects with extensive experience in developing educational facilities, retail, office, industrial, tribal facilities, and various types of housing projects. These projects have been assembled with a wide variety of financing sources such as conventional bank financing, SBA Loans, State and Federal Historical Tax Credits, Capitalized Leases, Low Income Housing Tax Credits (LIHTC), Housing Revenue Bonds, Municipal Funding Sources (CDBG, ARPA, HOME, etc.), Tax Increment Financing (TIF), Conduit Revenue Bonds, General Obligation Bonds, New Market Tax Credits (NMTC), HUD Loans, Bank and Non-Bank Syndications, Tribal Economic Development Bonds (TED), Bureau of Indian Affairs (BIA) Guaranty Loans, and Private Investments (PPM).

JB Vang engaged in preliminary conversations with local community groups to generate key principles to guide the development team through the design process. Three key concepts of JB Vang's plan were generated through these conversations:

1. Delivering more affordable housing options within the community.
2. Creating ways for area businesses and residents to build equity and generational wealth.
3. Create community gathering spaces for organizations to host cultural events.

This development concept will deliver a variety of programs including a 159 family- friendly affordable apartments, 89 affordable artist lofts, on-site parking, indoor and outdoor amenity space, variety of owner-occupied housing options, and a marketplace.

East End Apartments

The new construction housing on the east end of the site will consist of 159 units of affordable family focused apartments with a mix of 1-BD, 2-BD, & 3-BD units utilizing income averaging for rents ranging between the 30%-80% AMI threshold. The total cost of this portion of the project is estimated at \$60 million financed with tax exempt bonds, a first mortgage, 4% low-income housing tax credits, approximately \$4.6 million of deferred funding , and deferred developer fee.

Artist Lofts

The artist lofts & gallery will be 89 units of affordable housing which consists of a mix of studio, 1-BD, & 2-BD units utilizing income averaging for rents ranging between the 30%-80% AMI threshold. The total cost of this portion of the project is estimated to be approximately \$51.4 million. The anticipated sources of financing include a first mortgage, 4% low-income housing tax credits, historic tax credits (State & Federal), tax exempt bonds, equity contributions from the New Market Tax Credit ownership, deferred developer fee and approximately \$2.6 million of gap financing. The developer anticipates pursuing all historical designations necessary to receive State & Federal Historic Tax Credit proceeds totaling approximately \$17 million. This subsidy, however, is contingent on the State Historic Tax Credit program being reinstated by the State in early/mid 2023 and SHPO / NPS approving the site and/or

district on the National Register of Historic Places. In the event historic tax credit proceeds are unable to be attained, additional sources of gap financing will need to be pursued.

Owner-Occupied Housing

There will be a total of 11 units of affordable ownership housing in this project. Live-work lofts will consist of 5 of those units and will be located on the main level of the artist loft portion of the site. There will also be 6 units of row houses that will be located on the first floor of the new construction east side apartments along Minnehaha Ave.

Marketplace

JB Vang is proposing to build equity in small businesses through the creation of a 56,000 square foot marketplace supported by community programming spaces. JB Vang proposes to finance this concept utilizing two New Market Tax Credit (NMTC) structures one for the core and shell improvements to the marketplace, and the other NMTC pool loan for the purchase and build-out of owner-occupied commercial spaces. This space will allow entrepreneurs the opportunity to build equity and generational wealth by giving direct ownership in the marketplace and avoid making monthly rent payments to a landlord. This NMTC structure will be independently financed and will NOT require subsidy from the city.

Outdoor and Indoor Amenity Space

Site programming includes ample green space, outdoor programming space, and trail connections from Swede Hollow Park, through collective businesses and residences on the Hamm's site and to the surrounding community. JB Vang intends to create a stakeholder group focused on generating community events and placemaking activities at Hamm's Brewery. This collaborative inclusion ensures the site is properly activated throughout all times of the year to promote the commercial businesses, host thriving community events, and to bolster the residential community.

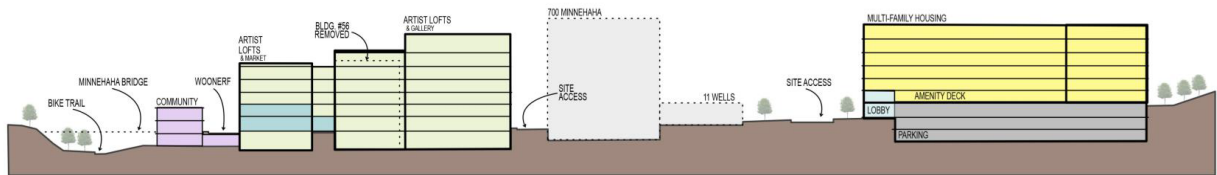
Parking

The development concept will anticipate 3 levels of underground parking located under the East End Apartments. The first level of parking is anticipated to be used for the marketplace and area businesses. The second level of parking will serve the artist lofts and the live-work studios. The third level of parking will be used for East End Apartment users.

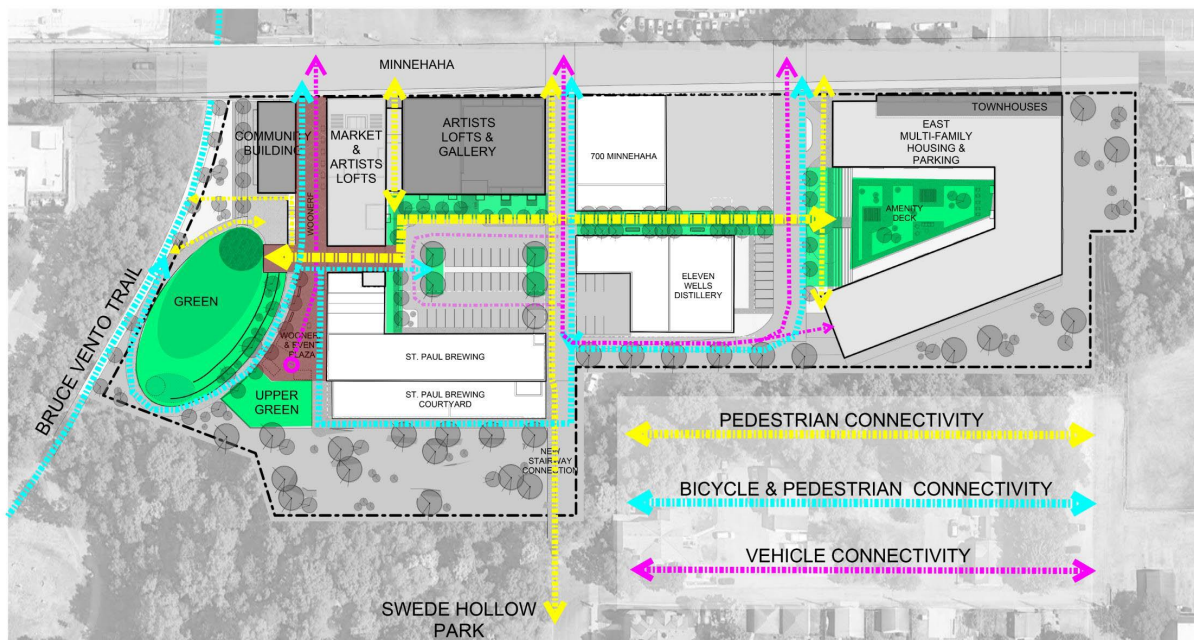
Next Steps

JB Vang anticipates working with the City of Saint Paul, community organizations, and other key stakeholders very closely within the first year of being granted tentative developer status. During this time, the development team will also engage in site due diligence which will include (but not limited to) building and structural assessments, site surveys, environmental assessments, and historic research. The developer will also engage in its first round of funding applications. In 2024, JB Vang anticipates furthering its conversations with organizations from the previous year while advancing the design and historic application processes with the State Historic Preservation Office and National Parks Service. The developer anticipates having a significant amount of its due diligence and financing procured by the end of 2024 followed by a successful closing.

1. Development Concept



2. Connectivity & Circulation



3. Marketplace

V1



V2



4. Public Realm Picture

V1



V2



5. Site Overview

V1



V2

