

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

REPORT TO THE COMMISSIONERS

DATE: AUGUST 23, 2023

REGARDING: RESOLUTION APPROVING AND AUTHORIZING A TEMPORARY LICENSE AGREEMENT WITH KALEIDOSCOPE BREWING, LLC DBA SAINT PAUL BREWING, TO USE A PORTION OF HRA-OWNED PROPERTY LOCATED AT 694 MINNEHAHA AVENUE E., DISTRICT 4, WARD 7.

Requested Board Action

Authorize a temporary license agreement with Kaleidoscope Brewing, LLC dba Saint Paul Brewing (“Saint Paul Brewing”) to use a portion of HRA-owned property located at 694 Minnehaha Avenue E (the “Hamm's Site”) until December 31, 2023 for a customer seating and serving area and include the option to extend the temporary license agreement annually through 2026.

Background

The Hamm’s Site is a 4.8-acre site recently marketed for redevelopment through a Request for Proposals. On January 11, 2023, by Resolution 23-71, the HRA approved JB Vang Partners, Inc. (“JB Vang”) as tentative developer of the Hamm’s Site.

The HRA received a request from Rob Clapp, owner of Saint Paul Brewing, to use a portion of the Hamm's Site located south of 688 Minnehaha Ave (the “Saint Paul Brewing Parcel”) as depicted in the attached Map (the “Subject Property”) to extend the Brewery’s patio and customer area. The Subject Property is located between the Saint Paul Brewing Parcel and the HRA-owned bluff slope and retaining wall. On July 13, 2022, by Resolution 22-1069, Saint Paul Brewing was granted the right to use the Subject Property under a temporary license agreement.

The Subject Property was included in the recent Request for Proposals and is part of JB Vang’s redevelopment site. JB Vang has reviewed and approved of the temporary use request.

The proposed license agreement will allow Saint Paul Brewing to use the Subject Property for customer seating and serving area, as well as temporary furniture and equipment storage and other business operations only as needed for operating the patio. The allowed use is subject to Saint Paul Brewing obtaining any relevant approvals, permits, or licenses. Saint Paul Brewing will 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. Saint Paul Brewing will be responsible for maintaining the Subject Property in a safe condition and for removing trash. If the Subject Property is damaged, Saint Paul Brewing will be responsible for restoring the Subject Property to its current condition. The license agreement is non-exclusive and will include a termination clause with a 14-day notice.

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:

Saint Paul Brewing'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 a temporary license agreement with Saint Paul Brewing for the Subject Property until December 31, 2023 as a customer seating and serving area, and authorize the inclusion of the option to renew the temporary license annually through 2026.

Sponsored by: Commissioner Jane Prince

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Attachments

- Map