

# Hamm's Brewery Redevelopment Site

Housing and Redevelopment Authority  
June 23, 2021



**SAINT PAUL**  
MINNESOTA

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## Theodore Hamm's Brewing Company, est. 1865



Brewery, c.1900



Hamm's Brewery, from Swede Hollow, c. 1900

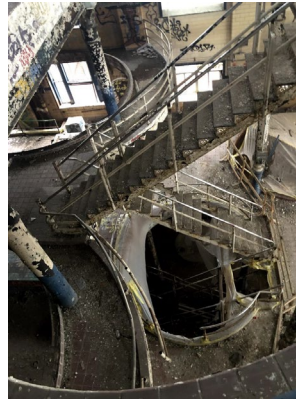


# City Acquisition

- Operating as Stroh's, the brewery closed in 1997
- Housing and Redevelopment Authority of Saint Paul acquired the 8.7-acre former brewery complex south of Minnehaha in order to protect and expand Swede Hollow Park in 2004 also allowed the HRA to pursue redevelopment of some of the oldest buildings at the Hamm's site



HRA-owned buildings from the north



Brewhouse interior



West side of HRA-owned buildings



## Private development

- **Saint Paul Brewing** (formerly known as Flat Earth Brewing): three buildings for a brewery, tap room, and patio
- **11 Wells Distillery**: two buildings for a distillery and cocktail room
- **Aquaponics** (formerly Urban Organics): one building to operate an indoor urban farm



Saint Paul Brewing (FKA Flat Earth)



11 Wells Distillery



Urban Organics,  
when operational.  
Currently vacant.



## Private Development

Property	Sale Price	Value at Sale	STAR Grant	STAR Loan	Private Investment*	Current Value (Ramsey County)
Urban Organics	\$35,000	\$35,000	\$195,000	\$150,000	\$300,000	\$493,900
Swede Dayton Properties (now St. Paul Brewing)	\$7,600	\$0	\$150,000	\$225,000	\$525,000	\$199,400
11 Wells Distillery	\$9,700	\$0	\$100,000	\$175,000	\$425,000	\$289,000
<b>Total:</b>	<b>\$52,300</b>	<b>\$35,000</b>	<b>\$445,000</b>	<b>\$550,000</b>	<b>\$1,250,000</b>	<b>\$982,300</b>

\*additional investments may have been made outside of the STAR projects.



# Improvements and Site Stabilization Work

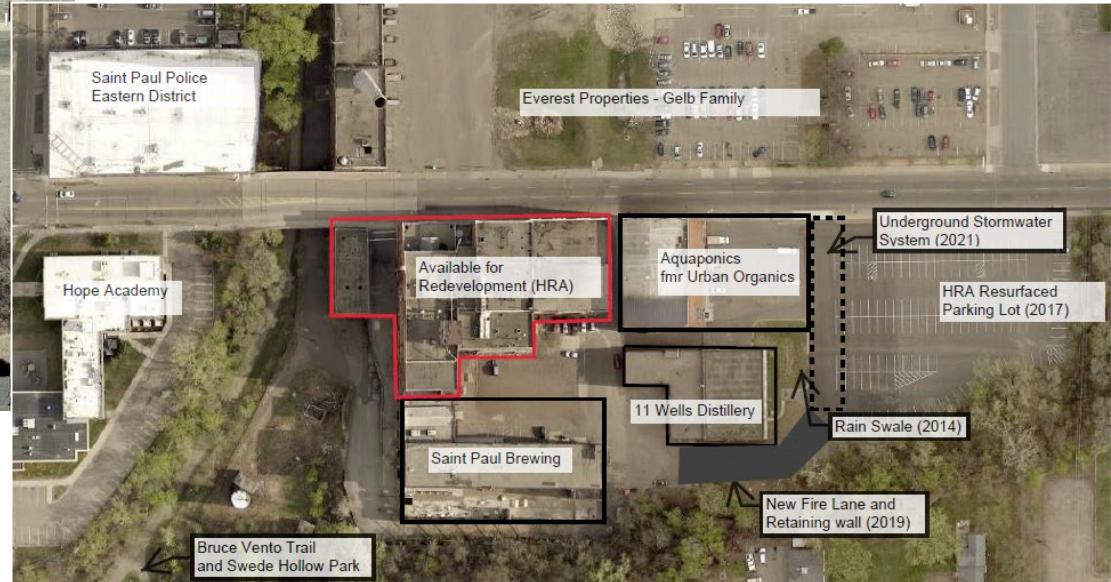
- 2014: Demolition of the former powerplant to create an interior courtyard and entrance to Saint Paul Brewing & demolition of an extension of the 11 Wells building
- 2014: Installation of site utilities to allow buildings to be sold and rain swale
- 2015-2018: Asbestos abatement
- 2016-2017: Resurfaced large parking lot
- 2018-2019: Fire/access lane and retaining wall constructed
- 2019-2020: Security and site lighting upgrades
- 2020-2021: Roof patching and repairs to prevent infiltration
- 2021 (Pending): Underground stormwater system, required by DSI due to demolition, utility construction, and fire/access lane construction
  - Also addresses water runoff impacting HRA property and 11 Wells
- Ongoing: enhanced board-ups and security measures, weather-proofing, building repairs, structural analysis (bridge, historic retaining wall, building 7 bracing)



## Current Status



2003



2018



# Maintenance Costs 2016-2021

Maintenance expenses for routine maintenance (Parks staff, board-ups, lighting, security improvements, repairs, etc.) and do not include capital improvements

Year	Maintenance Exp.
2016	\$24,277.48
2017	\$22,266.62
2018	\$49,942.42
2019	\$47,777.59
2020*	\$163,581.75
2021 (to date)	\$53,943.94
<b>Total</b>	<b>\$361,789.80</b>

\*2020 included lighting upgrades and roof repairs





## Capital Improvements 2012-2021

Capital Improvements	City/HRA	Met Council - TBRA	State of MN - DEED	Total
Asbestos Abatement		\$638,500.00		\$638,500.00
Building Demolitions			\$192,528.00	\$192,528.00
Utility Connections	\$171,000.00			\$171,000.00
<u>Parking Lot Project</u>				
Rain Swale			\$76,750.00	\$76,750.00
Paving	\$256,811.75			\$256,811.75
Fire/Access Lane	\$228,004.00		\$97,741.00	\$325,745.00
Stormwater System (pending)	\$435,600.00			\$435,600.00
<b>Total:</b>	\$1,091,415.75	\$638,500.00	\$367,019.00	\$2,096,934.75



## Anticipated Upcoming HRA Items

June 2021

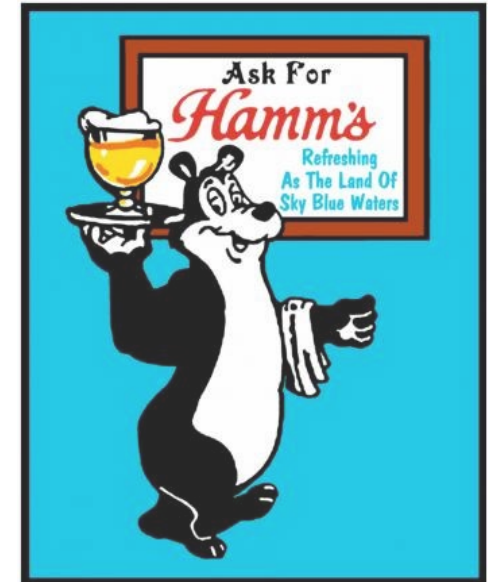
- Authorization to execute a stormwater maintenance agreement with Capital Region Watershed District for proposed 2021 stormwater system

July 2021

- Authorization to complete conveyance of property to the City of Saint Paul to expand Swede Hollow
- Short-term parking agreement with JB Vang/HOPE Academy for parking

Late 2021

- Fire lane easement expansion
- Parcel boundary adjustment with 11 Wells





## Additional Next Steps

- Construct stormwater system
- Continue stabilization and maintenance work to prepare site for redevelopment
- Formally market the remaining buildings and site for sale (2021)