

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

REPORT TO THE COMMISSIONERS

DATE: JUNE 23, 2021

**REGARDING: APPROVAL OF THE EXECUTION AND RECORDING OF A
DECLARATION FOR MAINTENANCE OF STORM WATER FACILITIES
AT THE HAMM'S BREWERY SITE 694 MINNEHAHA AVENUE EAST,
DISTRICT 4, WARD 7.**

Requested Board Action

Approval of the execution and recording of a declaration of maintenance for a storm water system to be installed at the parking lot on the HRA-owned Hamm's Brewery site at 694 Minnehaha Avenue East.

Background

The HRA acquired the portion of the former Hamm's/Stroh's Brewery existing south of Minnehaha Avenue and east of the Bruce Vento Bike trail in 2004. The site was purchased to preserve a portion of the Swede Hollow Park that had been constructed on private land, and also to provide an opportunity for the redevelopment and reuse of some of the oldest structures at the Hamm's Brewery site. The HRA has managed the site and has marketed the existing buildings for redevelopment since taking ownership of the site. Three major sales of property have taken place facilitating the development of an aquaponics operation, a brewery operation, and a distillery. In conjunction with the private sale and development of these projects, the HRA demolished Building 1 at the Hamm's complex, installed a fire lane for emergency access, and has maintained an existing shared public parking facility.

Stemming from the demolition of Building 1 in 2014, the HRA is required by the City of Saint Paul's Department of Safety and Inspections (DSI) building permit and site plan review process to provide storm water mitigation to account for the amount of disturbed area at the site. Upon exploring a variety of storm water management options with Larson Engineering, consultant to the HRA, staff has recommended constructing an underground storm water management system

serving the eastern portion of the site. Dating back to Hamm's and Stroh's brewing operations at the site, there has never been storm water management for the parking lot. The rain swale adjacent to 704 Minnehaha Ave serves only to manage the runoff from that building. As a result, water runoff from the parking lot is impacting HRA property and privately-owned 704 Minnehaha Ave, causing challenges for the operations of the distillery.

Larson Engineering has prepared a design for the storm water management system. The Capital Region Watershed District issued conditional approval of a permit for the system in June of 2020. The storm water project is currently under site plan review with the Department of Safety and Inspections, and the last remaining condition on the issuance of the Capital Region Watershed District Permit is the execution and recording of a declaration that the HRA commits to maintain the storm water management system after it is constructed.

A general contractor was selected for the project in the spring of 2021, and construction should commence in the summer.

Budget Action

The HRA will be responsible for annual maintenance of the storm water management system. Based on consultant estimates, we anticipate this expense to be less than \$5,000 per year and can be accommodated within the annual HRA property management budget.

Future Action

No future action is needed by the HRA Board of Commissioners to advance this storm water management project.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

There is no compliance requirement for the execution and recording of this declaration.

Green/Sustainable Development

This project will add storm water management to an existing surface parking lot that has no current treatment system for storm water. The system is designed to meet the requirements of the City of Saint Paul, as well as the Capital Region Watershed District.

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance:

The proposed project will further the 2040 Comprehensive Plan goal (Goal W-3) of excellent surface water quality.

Recommendation:

The Executive Director of the HRA recommends approval of this action.

Sponsored by: Commissioner Prince

Staff: Andrew Hestness, 266-6577

Attachments

- **Storm Water Management System Diagram**
- **Map**
- **District 4 Profile**