

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: Letter of support for the Hamm's Brewery Development Proposal from JB Vang
Date: Wednesday, July 23, 2025 9:45:35 AM

From: Thomas B <tmbrasseur0089@gmail.com>
Sent: Tuesday, July 22, 2025 6:31 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Letter of support for the Hamm's Brewery Development Proposal from JB Vang

You don't often get email from tmbrasseur0089@gmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Dear Councilmember Yang,

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.

I believe this development will be an asset to my community because:

- *It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.*
- *It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.*
- *It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.*
- *The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.*
- *There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.*

The Hamm's Brewery is a historic treasure and holds incredible opportunity for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Best Regards,

Thomas M Brasseur

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: Support for Hamm's Brewery redevelopment project
Date: Wednesday, July 23, 2025 9:13:15 AM

From: Jorge Sosa <thatsosaguy@gmail.com>
Sent: Tuesday, July 22, 2025 11:31 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Support for Hamm's Brewery redevelopment project

Think Before You Click: This email originated **outside** our organization.

Dear Councilmember Johnson:

I am writing to express my support for the Hamm's Brewery redevelopment project proposed by JB Vang.

As a member of the Dayton's Bluff Community Council, I voted in support of JB Vang's requested rezoning of the property from an industrial use to a mixed use.

I'm now writing to you as a private citizen because I love JB Vang's vision for the Hamm's Brewery site and think it'd be a tremendous benefit to our community.

At the heart of this project is the planned creation of about 200 much-needed quality affordable housing units. As both a renter and someone who's reminded of our city's struggle with homelessness and housing insecurity every day, I am keenly aware of the need for this essential asset.

I also believe the proposed commercial marketplace will be a fantastic economic driver for our neighborhood. I recently took a road trip to Milwaukee and was impressed by their thriving downtown Public Market. I can easily envision the proposed Hamm's marketplace similarly fostering local businesses, serving as a gathering place for East Siders, and becoming a destination for folks from around the Twin Cities.

I urge you to support this inspired vision for revitalizing a historic site that will benefit our neighborhood for generations to come.

Thank You!

Jorge Sosa

296 Bates Ave., Apt. 9
Saint Paul, MN 55106
612-895-0853

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: Hamm's Brewery Redevelopment Support Comment
Date: Wednesday, July 23, 2025 9:09:41 AM

From: Benjamin Werner <benreszkawerner@gmail.com>
Sent: Tuesday, July 22, 2025 7:34 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Hamm's Brewery Redevelopment Support Comment

Some people who received this message don't often get email from benreszkawerner@gmail.com. [Learn why this is important](#)

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Good evening,

Please do not change the Hamm's redevelopment concept. We do not need so much parking in Saint Paul. What we do need is housing. Saint Paul needs to have a competitive edge against the suburbs, which are an environmental and social disaster. The best solution to that is to build more housing, as densely as possible.

Although I enjoy Saint Paul brewing, they do not seem to realize that having all those apartments next door would create a built in customer base. Please allow as much housing as possible on the site.

Ben Werner

From: [Sustain Saint Paul](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Support letter for JB Vang Development at Hamm's Site
Date: Tuesday, July 22, 2025 11:38:50 PM
Attachments: [Hamms Statement - Sustain Saint Paul.pdf](#)

You don't often get email from info@sustainstpaul.org. [Learn why this is important](#)

Greetings,

On behalf of Sustain Saint Paul, we would like to submit this attached letter as testimony in favor of the rezoning and JB Vang development at the Hamm's Brewery site for the public hearing on Wednesday July 23rd.

Thank you for your commitment to Saint Paul.

Regards,
Sustain Saint Paul's Board of Directors



Abundant housing, low-carbon transportation, and sustainable land use

Sustain Saint Paul

PO Box 16164, Saint Paul, MN 55116

www.sustainstpaul.org | info@sustainstpaul.org

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Our Mission

Sustain Saint Paul champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul through education, advocacy and political action, to ensure a more just and equitable city for all current and future residents.

Tuesday, July 22nd, 2025

Dear City Councilmembers,

We represent Sustain Saint Paul, a grassroots volunteer-driven advocacy organization that champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul. We support the rezoning of 694 Minnehaha et al and JB Vang's proposed development of the city-owned Hamm's Brewery site. We are excited about the opportunity this project presents for the immediate neighborhood and for Saint Paul at large.

This development will bring 196 much needed affordable housing units at a range of 30-60% AMI and choice of styles ranging from artist lofts to family-friendly multi-bedroom apartments. 86 of these units will be located in the historic brewery building. Historic conversions aren't easy, and we appreciate that this proposal will preserve and revitalize a beautiful and iconic building that has sadly been vacant for decades.

110 of these units will be built on what is now a single-level parking lot owned by the Saint Paul Housing and Redevelopment Authority - a piece of property which our city currently collects no taxes on (alongside almost 20% of this city). With our city's considerable financial strains and ever increasing property taxes, we need developments like this one that expand our tax base and promote density for efficient services - benefitting both new and existing residents, around Swede Hollow and citywide.

This development will bring other significant benefits to the community - improved greenspace, recreation areas, community gathering spaces, and a performance plaza - all connected to the surrounding neighborhood through the Bruce Vento Regional Trail and Swede Hollow Park. The amenities and accessibility to bike and pedestrian traffic double down on this site as an enticing destination for residents while simultaneously moving us toward our climate goals..

The development presents considerable opportunity to the business community. The commercial marketplace will give prospective Eastside small business owners a place to start and the ability to build equity through an ownership model. For existing businesses, nearly 200 new local housing units, improved connectivity, and increased foot traffic presents them with many new customers.

Thank you for your commitment to Saint Paul. Please support a thriving, affordable, liveable, and sustainable city by supporting this rezoning and redevelopment.

Sustain Saint Paul Board of Directors

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: HAMM CHAOS
Date: Wednesday, July 23, 2025 11:52:24 AM

-----Original Message-----

From: Roxanne Sanchez <roxanne@ninelivesmn.org>
Sent: Tuesday, July 22, 2025 3:55 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: HAMM CHAOS

roxanne@ninelivesmn.org appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk <<https://aka.ms/LearnAboutSenderIdentification>>

Think Before You Click: This email originated outside our organization.

Dear Councilmember Johnson –

I am writing to state my support for the Hamm’s Brewery Development Proposal from JB Vang.

I write as a resident of Dayton's Bluff, and active member of the east side, and as a community focused small business owner.

I believe this development will be an asset to my community because:

It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.

It will create nearly 200 new housing units including family-friendly apartments and artist style lofts. It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.

The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.

There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.

The Hamm’s Brewery is a historic treasure and holds incredible opportunity for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Thank you for all you do,

Sincerely,
Roxanne Sanchez
828 Mound Street
St Paul, MN

Roxanne Sanchez

Nine Lives

Co Founder | Slow Fashion Encourager | Master Celebrator

c. 612-220-3378

www.ninelivesthrift.org <<http://www.ninelivesthrift.org>>

From: [Cheniqua Johnson](#)
To: [Greg Weiner](#)
Cc: [Silver Moran-Stewart](#)
Subject: FW: Hamm's Brewery Development Proposal from JB Vang
Date: Wednesday, July 23, 2025 10:30:48 AM

From: Giovonnia Harris <peachypoo74@gmail.com>
Sent: Tuesday, July 22, 2025 2:08 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Subject: Hamm's Brewery Development Proposal from JB Vang

Some people who received this message don't often get email from peachypoo74@gmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Dear Councilmembers –

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang, specifically the rezoning under consideration on 7/23/25.

I believe this development will be an asset to my community because:

- It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.
- It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.
- It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.
- The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.
- There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.

The Hamm's Brewery is a historic treasure and holds incredible opportunities for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Sincerely,

Giovonnia Harris
1943 Ivy Ave E

St. Paul, MN 55119

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: Support Hamms
Date: Wednesday, July 23, 2025 1:09:04 PM

From: kathy wedemeyer <katweds@icloud.com>
Subject: Support
Date: July 23, 2025 at 10:32:30 AM CDT
To: Ward7@ci.stpaul.mn.us

Hello

I am in full support of the JB Vang Development at Hamms Brewery. There will be plenty of parking for St Paul Brewing as there will also be underground parking for the tenants.

I live at 734 5th St E | St. Paul 55106

kathy wedemeyer
651-387-2466

"Diversity is being invited to the party; inclusion is being asked to dance,"
Verna Myers

From: [Kaleb McCulloch](#)
To: [CouncilHearing \(CI-StPaul\)](#); [John Perlich](#)
Cc: [Anika Bowie](#); [Rebecca Noecker](#); [Saura Jost](#); [#CI-StPaul_Ward5](#); [Nelsie Yang](#); [Cheniqua Johnson](#); [Biftu Adema-Jula](#); [Megan Jekot](#); [Tom Basgen](#); [Jenne Nelson](#); [Abdihamid Badri](#); [Ploua Yang](#); [Melanie Johnson](#)
Subject: SPAC_Public Comments_PH 25-2_Application to Rezone Property at 694 Minnehaha Ave E
Date: Wednesday, July 23, 2025 12:21:17 PM
Attachments: [image001.png](#)
[SPAC_7.23.2025_PH 25-2_Hamms Brewery Redevelopment_Public Comments.pdf](#)

Hello,

Please find attached the St. Paul Area Chamber's letter regarding PH 25-2, which concerns the application to rezone property at 694 Minnehaha Avenue East and is scheduled for a public hearing today. While we recognize the deadline for submitting public comments has passed, we still wanted to share our perspective given the potential long-term implications for the city, current property owner, and developer.

The Chamber supports the Planning Commission's determination that this proposal constitutes spot zoning. We believe Saint Paul can pursue additional housing while supporting jobs and economic opportunity, if the effort is guided by a more deliberate, inclusive process that brings all stakeholders to the table.

Additional detail is included in the attached letter.

Thank you,
Kaleb



Kaleb McCulloch
Senior Director of Government Affairs
C | 320.515.1801
D | 651.265.2788
kaleb@stpaulchamber.com



July 23, 2025

Council President Rebecca Noecker
Councilmember Anika Bowie
Councilmember Saura Jost
Councilmember Matt Privratsky

Council Vice President Hwa Jeong Kim
Councilmember Nelsie Yang
Councilmember Cheniqua Johnson

Re: PH 25-2, Application to Re-Zone Property at 694 Minnehaha Ave E

Dear Council President Noecker and members of the City Council,

On behalf of the St. Paul Area Chamber and our 1,600+ members and affiliates, I respectfully urge you not to support the proposal to rezone 694 Minnehaha Avenue East from I2 General Industrial to H2 Residential, RM2 Medium-Density Multiple-Family Residential, and T3 Traditional Neighborhood.

Saint Paul's industrial land is essential to the city's long-term economic health. It supports employers, sustains jobs, and contributes significantly to the city's tax base. Continued erosion of industrial zoning presents growing fiscal risks to the city and makes it more difficult to retain and attract the types of businesses that drive growth.

With respect to the Hamm's Brewery redevelopment, we believe more work is needed to reach a solution that balances the city's housing goals with ongoing economic development and support for existing businesses. Advancing a rezoning proposal without broader stakeholder agreement risks producing a fractured outcome that fails to serve the city's long-term interests.

The Chamber strongly supports the creation of new housing in Saint Paul. But housing development does not need to come at the expense of industrial capacity. A more collaborative process, informed by the concerns of all stakeholders, would strengthen the chances of a successful and sustainable redevelopment.

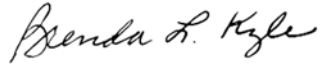
We support the Planning Commission's determination that this proposal constitutes spot zoning. Minnesota courts have consistently viewed spot zoning with skepticism. Legal challenges could cause further delay and uncertainty for a project that has already faced setbacks.



We respectfully ask that you vote no on this proposal and instead help convene the necessary parties to develop a more balanced path forward. The City can advance housing while supporting jobs and economic opportunities, and we believe both goals can be achieved through a more deliberate process.

Thank you for your time and consideration. Please don't hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Brenda L. Kyle". The signature is written in a cursive, flowing style.

B Kyle
President and CEO
St. Paul Area Chamber

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: Historic Hamms Building
Date: Wednesday, July 23, 2025 2:37:39 PM

From: Kailey Mo Becker <kailey.mo.becker@gmail.com>
Sent: Wednesday, July 23, 2025 2:35 PM
To: #CI-StPaul_Ward6 <Ward6@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Subject: Historic Hamms Building

Some people who received this message don't often get email from kailey.mo.becker@gmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

Dear Councilmember Yang –

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.

I believe this development will be an asset to my community because:

- *It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.*
- *It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.*
- *It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.*
- *The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.*
- *There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.*

The Hamm's Brewery is a historic treasure and holds incredible opportunity for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Regards,
Kailey Mo Becker
kailey.mo.becker@gmail.com
kaileymo.com

From: [Silver Moran-Stewart](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Cc: [Greg Weiner](#)
Subject: FW: In Support of Historic Hamm's
Date: Wednesday, July 23, 2025 2:32:47 PM

From: Kate Pearce <m skate878@gmail.com>
Sent: Wednesday, July 23, 2025 2:21 PM
To: Rebecca Noecker <rebeccanoecker@gmail.com>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>
Cc: Stephanie Harr <sharr@jbvang.com>
Subject: In Support of Historic Hamm's

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Think Before You Click: This email originated **outside** our organization.

Hi CM Noecker & CM Johnson!

I wanted to reach out personally to share my thoughts on the Hamm's Brewery situation. Below is what I wrote to Cheniqua after the community meeting she hosted last spring! I hope you will support the rezoning so that JB Vang can proceed with development of the site. I will always be in favor of more affordable housing and historic rehab/redevelopment. This site has wonderful potential that I believe will only HELP businesses onsite such as St. Paul Brewing (a place I love, support and want to stay in our neighborhood). I smell NIMBY-ism here frankly as Rob has not been able to provide a clear response about "how much parking" is enough. He continues to attempt to jam this process at every turn, stating the city has not made him part of the process. Giving him everything he wants and including him in the process are two different things.

Please vote in favor of rezoning today so this project can KEEP MOVING! And please feel free to share my message publicly.

Respectfully

Kate Pearce, Resident of Ward 7 and patron of St. Paul Brewing
257 Johnson Pkwy, St Paul, MN 55106

----- Forwarded message -----

From: **Kate Pearce** <mskate878@gmail.com>

Date: Tue, Feb 11, 2025 at 8:48 PM

Subject: In Support of Historic Hamm's

To: <ward7@ci.stpaul.mn.us>

Cc: <sharr@jbvang.com>

Cheniqua,

Thanks for hosting the community meeting tonight on Hamm's. I would have loved a chance to just publicly comment but had to leave just before 7pm. I want to voice my support for not only historic designation but for all the business owners and developers who are working hard, putting their resources on the line for this!

Thank you for just calling out the fact, tonight, that Rob was in the room and giving him a chance to speak. It felt like we were just dancing around the real issue. I can understand concern with parking. But to say that an already-popular business will be "destroyed" because of the loss of some convenient parking spaces is total hyperbole. (Case in point, look at how bad parking is at CanCan Wonderland, somehow they have survived!)

Further, the site being developed will **draw more** customers to the St. Paul Brewing !! There will be tons of publicity and new people coming over to check it out. I just don't believe parking will deter more than a tiny portion of potential clientele from patronizing the area and businesses. There are many examples of this that Rob should look at. The draw is the business - the food, venue, service, the experience - if all this is top notch - people will drive miles and walk blocks from their cars (or pay). Look at Grand Avenue, NE Mpls, North Loop, the state fair! Minnesotans are not daunted by parking when they want what they want. Most people, neighbors and community especially, want to support our local business - and if they understand the need, they are going to show up. Conversely, being "the guy" who stopped this from happening is more likely what will destroy a business.

This designation and the success of the site is so important to the East side, to the City of Saint Paul and to the preservation of our history. Please help these two important and wonderful developers/business & property owners find a reasonable

compromise. I hope you will feel free to share this message with them as well.

Respectfully,
Kate Pearce