

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

REPORT TO THE COMMISSIONERS

DATE: OCTOBER 23, 2013

REGARDING: AUTHORIZATION FOR GRANT OF UTILITY AND OTHER EASEMENTS REQUIRED FOR DEVELOPMENT OF THE SITE COMMONLY KNOWN AS "OLD HAMM'S BREWERY" AT 680 MINNEHAHA AVENUE E. DISTRICT 4, WARD 7.

Requested Board Action

Authorization to grant utility and other easements required for site development and sale of the buildings located at "Old Hamm's Brewery" ("Hamm's") located on the south side of Minnehaha Ave. E.

Background

The HRA acquired the portion of the Hamm's site located collectively at 680 Minnehaha Avenue E. in August 2003. The site is approximately 8.8 acres with several separate buildings that were built between 1864 and 1953 for brewery operations. The buildings have been vacant for several years. On December 26, 2012, by Resolution 12-378, the HRA Board approved the conveyance of one of the buildings to Urban Organics, LLC for an aquaponics business.

PED staff is working with other prospective business developers to purchase two additional buildings on the Hamm's site. To coordinate the installation of utilities and provide access for ingress, egress, and parking for all the buildings, the streets and parking lot will remain under the ownership of the HRA. In order to accomplish lot splits for the separate buildings, meet permitting requirements, and provide new utility connections, utility and other easements must be granted. PED staff worked with the Saint Paul Department of Safety and Inspections, Saint Paul Regional Water Services, and Xcel Energy on easement descriptions and locations.

Staffing is seeking HRA approval of the following: (1) a gas and underground electric line easement with Xcel Energy; (2) an easement and negative covenant agreement with Urban Organics LLC to facilitate the City's approval of a lot split; and (3) other necessary easements for the development of the site.

Budget Action

N/A

Future Action

Sale of the buildings will require approval of the HRA Board.

Financing Structure

N/A

PED Credit Committee Review

N/A

Compliance

N/A

Green/Sustainable Development

N/A

Environmental Impact Disclosure

N/A

Historic Preservation

N/A

Public Purpose/Comprehensive Plan Conformance

The redevelopment of the Hamm's site is in keeping with Comprehensive Plan Land Use Strategy to provide land for jobs. In particular, it is in conformance with Land Use Strategy 2.2, which states, "Promote the redevelopment of outmoded and non-productive sites and buildings so they can sustain existing industries and attract emerging industries to Saint Paul." In addition, the redevelopment of this site is specifically mentioned in the Near East Side Roadmap, adopted this year, which seeks to "take steps to redevelop and/or re-occupy large vacant and underutilized sites." The Dayton's Bluff Community Council has expressed support for this project.

Recommendation:

Executive Director recommends approval.

Sponsored by: Commissioner Kathy Lantry

Staff : Dave Gontarek, Project Manager, 266-6674
Cynthia Carlson Heins, Project Services 266-6608

Attachments

- **Attachment A – Resolution**
- **Attachment B -- Map**
- **Attachment C – Census Facts**