

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

REPORT TO THE COMMISSIONERS

DATE: SEPTEMBER 25, 2013

REGARDING: AUTHORIZATION TO AMEND EXISTING LEASE WITH FROGTOWN ENTREPRENEUR CENTER, LLC AND NEIGHBORHOOD DEVELOPMENT CENTER, INC. AND TO ENTER INTO LICENSE AGREEMENT WITH THE THREE GENTLEMEN, LLC DBA BIG DADDY'S BARBEQUE FOR USE OF 621 UNIVERSITY AVENUE WEST (PLANNING DISTRICT 7, WARD 1)

Requested Board Action

The specific actions being requested of the HRA Board are as follows:

1. Approval to amend and expand existing parking lease with Frogtown Entrepreneur Center, LLC ("Frogtown") and Neighborhood Development Center, Inc. ("NDC") over Lot 30, Block 1, Syndicate No. 1 Addition (621 University Avenue West) to allow use for outdoor patio and access to adjacent Big Daddy's Barbeque restaurant located at 625 University; and
2. Approval to enter into License Agreement with The Three Gentlemen, LLC dba Big Daddy's Barbeque ("Big Daddy's"), Frogtown and NDC to allow access and expansion of outdoor patio onto 621 University for dining and service as shown on **Attachment B**.

Background

Since 1997, the HRA has leased the vacant parcel at 621 University Avenue W to Frogtown and NDC for surface parking. The parking only covers a portion of the vacant parcel. Frogtown owns the building at 625 University Ave. W. and has recently leased Tenant Space #101-2 in the building to Big Daddy's for a restaurant. As part of the restaurant renovation, Big Daddy's would like to install a door on the east side of the building which would open onto an outdoor patio. The outdoor patio dining will be conducted in conjunction with the restaurant business; sale and service of alcoholic beverages in the outdoor area will be prohibited. Outdoor cooking will also be restricted to no more than 10 event days during a calendar year. Since the east side of the building is close to the 621 University Ave. West lot line, a license agreement with the HRA is necessary for this development. It is also necessary to revise the existing parking lease to allow this new use. Both the amended Lease and the License Agreement will include a

termination date of July 31, 2018; however, all parties understand that the HRA is holding the vacant lot for redevelopment and that the lease and license agreement can be terminated upon 60- day notice. In the event of termination, all windows and doors on the east side will be removed and the wall on the east side returned to its former condition in compliance with the state building code.

The property is zoned T3 (traditional neighborhood – defined as an area which fosters development of pedestrian-oriented urban villages) which this use appears to fit. A copy of the demographic profile is shown on **Attachment C**.

Budget Action

There is no budget action required for this use.

Future Action

N/A

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

District 7 Plan Summary (2007) calls for a mix of businesses to fulfill the needs of residents and contribute to meaningful employment in the area. Expanding the existing restaurant may result in additional jobs in the neighborhood.

The Dale Station Area Plan (2008) calls for new development that promotes transparency and activity at street level, which an outdoor patio would provide. The plan also calls for active uses at grade and for development to promote a true mixed-use corridor. Allowing for the expansion of an existing restaurant on a key corner will enhance the mix of uses already established at the intersection. The Comprehensive Plan (2010) identifies the area around University and Dale as a Mixed-Use Corridor. As such, Land Use Policy 1.24 seeks to support a mix of uses on Mixed-Use corridors, such as a sidewalk café.

Recommendation:

Recommend approval to allow amendment of existing lease and execution of license agreement.

Sponsored by: Commissioner Khaliq

Staff: Craig O'Brien, Project Manager – 266-6695; Cynthia Carlson Heins – Real Estate Project Manager – 266-6608.

Attachments

- **Attachment B – Map/Address of Project – Site drawing**
- **Attachment C – Census Facts**