

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

REPORT TO THE COMMISSIONERS

DATE: SEPTEMBER 28, 2022

REGARDING: RESOLUTION APPROVING AND AUTHORIZING A TEMPORARY PARKING LICENSE AGREEMENT WITH HOPE COMMUNITY ACADEMY TO USE A PORTION OF HRA-OWNED PROPERTY LOCATED AT 694 MINNEHAHA AVENUE E., DISTRICT 4, WARD 7.

Requested Board Action

Authorize a temporary license agreement with Hope Community Academy for the use of 80 parking spaces on HRA land located at 694 Minnehaha Avenue E (the “Hamm’s Site”) until June 6, 2023 as overflow parking for staff and teachers during the hours of 6:00 a.m. and 5:00 p.m. Monday through Friday.

Background

The Hamm’s Site is a 4.8-acre site recently marketed for redevelopment through a Request for Proposals (RFP) that closed April 29, 2022. The site is currently home to a number of vacant buildings and a large surface parking lot which is currently utilized by the privately-owned Saint Paul Brewery and 11 Wells Distillery that operate adjacent to HRA-owned land. The 150-space surface parking lot is generally underutilized during the workday.

The HRA received a request from Maychy Vu, Executive Director of Hope Community Academy, located at 720 Payne Avenue, to utilize up to 80 parking spaces on the eastern portion of the surface parking lot as overflow parking for Hope Community Academy staff and teachers as depicted in the attached map (the “Subject Property”). The Subject Property is part of the recently published Request for Proposals (RFP) for the development of the Hamm’s site. Ms. Vu is aware that any work related to development of the site per the RFP, including any general maintenance or site work, will be prioritized and could result in the termination of this agreement. The agreement has a 14-day, written termination clause in the event the HRA can no longer accommodate Hope Community Academy parking.

The proposed license agreement limits Hope Community Academy's access to 80 parking spaces on the Subject Property from 6:00 a.m. to 5:00 p.m. Monday through Friday, and up to five evening events, such as parent-teacher conferences. The intent of these limits is to provide Hope Community Academy staff and teachers off street parking while mitigating any potential disruption to Saint Paul Brewing and 11 Wells Distillery whose customers and staff utilize the surface parking lot, primarily on weekends and evenings. Hope Community Academy is not authorized to utilize any parking in the space between Saint Paul Brewing, 11 Wells, and the HRA-owned vacant buildings.

Hope Community Academy will indemnify the HRA and the City of Saint Paul for liability and will carry insurance for the use of the Subject Property consistent with the terms of the license agreement. Hope Community Academy will also be responsible for maintaining the Subject Property in a safe condition, and for removing trash and snow from the Subject Property. If the Subject Property is damaged, Hope Community Academy will be responsible for restoring the Subject Property to its current condition.

HRA Resolution 95-5/3-2 requires that the HRA Board authorize temporary use agreements for HRA-owned property that will have a term in excess of 30 days.

Budget Action

NA

Future Action

NA

Financing Structure

NA

PED Credit Committee Review

NA

Compliance

NA

Green/Sustainable Development

NA

Environmental Impact Disclosure

NA

Historic Preservation

NA

Public Purpose/Comprehensive Plan Conformance:

Hope Community Academy's proposal is consistent with goals in the Comprehensive Plan including:

- Policy LU-6. Foster equitable and sustainable economic growth by supporting businesses, real estate and financial models that keep more money locally, such as locally-owned businesses.

Recommendation:

Authorize a temporary license agreement with Hope Community Academy 11 for the Subject Property until June 6, 2023 to accommodate overflow parking for its staff and teachers.

Sponsored by: Commissioner Jane Prince

Staff: Daniela Lorenz, 651-266-6595 Daniela.lorenz@ci.stpaul.mn.us

Attachment

- Map