

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

**REPORT TO THE COMMISSIONERS**

**DATE: JULY 13, 2022**

**REGARDING: RESOLUTION APPROVING AND AUTHORIZING A TEMPORARY LICENSE AGREEMENT WITH FLAT EARTH HOLDINGS, LLC DBA SAINT PAUL BREWING UNTIL OCTOBER 31, 2022, 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 Flat Earth Holdings, LLC dba Saint Paul Brewing (“Saint Paul Brewing”) to use a portion of HRA-owned property located at 694 Minnehaha Avenue E (the “Hamm's Site”) until October 31, 2022 for a customer seating and serving area, and include the option to extend the temporary license agreement for an additional 30-day period.

**Background**

The Hamm’s Site is a 4.8-acre site recently marketed for redevelopment through a Request for Proposals that closed April 29, 2022.

The HRA received a request from Rob Clapp, owner of Saint Paul Brewing, to use a portion of the Hamm's Site located south of 688 Minnehaha Ave (the “Saint Paul Brewing Parcel”) as depicted in the attached Map (the “Subject Property”) to extend the Brewery’s patio and customer area. The Subject Property is located between the Saint Paul Brewing Parcel and the HRA-owned bluff slope and retaining wall. The Subject Property is included in the recent Request for Proposals and is part of the redevelopment site.

The proposed license agreement will allow Saint Paul Brewing to use the Subject Property for customer seating and serving area, as well as temporary furniture and equipment storage and other business operations only as needed for operating the patio. The allowed use is subject to Saint Paul Brewing obtaining any relevant approvals, permits, or licenses. Saint Paul Brewing 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. Saint Paul Brewing will be responsible for maintaining the Subject Property in a safe condition and for removing trash. If the Subject Property is damaged, Saint Paul Brewing will be responsible for restoring the Subject Property to its current condition. The license agreement will include a termination clause with a 30-day notice.

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:**

Saint Paul Brewing'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 Saint Paul Brewing for the Subject Property until October 31, 2022 as a customer seating and serving area, and authorize the inclusion of the option to renew the temporary license agreement for an additional 30 days.

**Sponsored by:** Commissioner Jane Prince

**Staff:** Laura Haynssen, 651-266-6597, [Laura.Haynssen@ci.stpaul.mn.us](mailto:Laura.Haynssen@ci.stpaul.mn.us)

**Attachments**

- Map
- HRA Resolution 95-5/3-2