

**Fire House #10 HRA Board Report**  
**Summary of M.O.E. CRAFT COMPANY, LLC Proposal**

M. O. E. Craft Company, LLC is proposing to relocate a craft brewery combined with a new restaurant in the old Fire House #10 property at 754 Randolph Avenue. They have been operating a taproom in Greater Minnesota for over two years, have manufacturing capabilities and expertise, and have gained statewide distribution of their products. Their current taproom location has earned top reviews for their friendly staff and approachable beer. They anticipate that relocating to Saint Paul will allow them to expand and strengthen their operations.

In their new Saint Paul location, M. O. E. Craft Company will break from the typical brewery / food truck model, and have included the Craft Kitchen in their development plans. The chef-driven menu will provide an experience with a broad demographic appeal: a craft brewery in a neighborhood restaurant. The owner has extensive experience in owning and operating restaurants in the Twin Cities metro area.

The project team's architects and contractors have experience in historic buildings, restaurants, and craft rooms. The contractor has decades of experience building restaurants around the Twin Cities and is familiar with the regulatory process. M. O. E. Craft Company, LLC anticipates investing approximately \$1 – \$1.5 million in the rehabilitation and improvements to the building and site. The company also plans to move equipment from their existing business into the new location.

The company is committed to preserving the historic fire house as a locally-designated heritage preservation site and anticipates that its adaptive reuse will contribute to neighborhood vitality. M. O. E. also plans to make substantial landscape and streetscape improvements to the site.

M. O. E. Craft Company, LLC is proposing to initially create six to eight full-time jobs and 12-18 part-time jobs with additional jobs as operations, anticipated to expand in the new market, increase. The company is relocating an existing craft brewery and starting up a restaurant.

The annual property tax assessment – for property currently tax-exempt – is projected to be \$40,000 to \$43,000 after the improvements. In addition, local Saint Paul half-cent sales tax revenues are estimated to range between \$7,000 to \$10,000 annually.