

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

REPORT TO THE COMMISSIONERS

DATE: JULY 24, 2019

**REGARDING: RESOLUTION AUTHORIZING A TEMPORARY LICENSE AGREEMENT FOR
HRA-OWNED PROPERTY LOCATED AT 1560, 1570, AND 1590 WHITE BEAR
AVENUE NORTH, DISTRICT 2, WARD 6.**

Requested Board Action

Staff is requesting the Housing and Redevelopment Authority of the City of Saint Paul (“HRA”) Board of Commissioners authorize HRA staff to enter into a temporary license agreement with North East Neighborhoods Development Corporation for HRA-owned property located at 1560, 1570, and 1590 White Bear Avenue North. The temporary license agreement will be for temporary use of the property for food trucks through sublicense agreements with the food truck vendors.

Background

North East Neighborhoods Development Corporation has requested a temporary license agreement from the HRA for the use of an HRA-owned redevelopment property at 1560 White Bear Avenue North (the former Hafner’s property) for activation with food trucks during the summer and early fall of 2019. NENDC has managed food truck uses of the property during the past several summers, also through a license agreement with the HRA.

HRA Resolution 95-5/3-2 (attached) establishes guidelines for temporary use of HRA parcels and specifies that any term of use exceeding a period of thirty (30) calendar days requires approval of the HRA Board of Commissioners.

The Hafner’s property is a 2.18 acre redevelopment site available for sale subject to the HRA disposition property. The last use of the property was as Hafner’s bar, restaurant and bowling alley. The HRA acquired the property in 2002 and demolished the building in 2003. The property has been vacant and available for redevelopment since that time. There has recently been some

development interest in the site, and redevelopment is the primary objective for the property. Therefore, the temporary license agreement will include a short term termination clause. NENDC will indemnify the HRA from any liability, will carry liability insurance for the use and will enter into agreements with appropriately licensed food truck vendors which indemnify the HRA from liability. NENDC will be responsible for maintaining the site in a positive, healthy condition and removing garbage. No alcoholic beverages will be allowed on the site. If there is any damage to the site, NENDC will be responsible for restoring the site to its current condition.

The food truck use would be allowed as of right on only up to 10% of the lot or 1,000 square feet, whichever is less, under the 2016 outdoor commercial uses provision of the zoning code. This would restrict the number of trucks to just three or four. Outdoor commercial uses are allowed to exceed the maximum size limit with conditional use permit approval per St. Paul Municipal Code Ordinance §65.525. The HRA and NENDC have applied for a conditional use permit for this use of the site for up to ten food trucks. The Zoning Committee of the Planning Commission reviewed the application on July 2, 2019 and unanimously recommended approval. The Planning Commission will review the application on July 12, 2019 and if approved by the Commission, the Conditional Use Permit will be in effect after an appeal period of 10 calendar days (July 22, 2019).

Budget Action

Because the primary purpose of this license is to activate a vacant site and support small businesses operating food trucks, staff recommends providing the property for this temporary use at no charge. NENDC will charge the food truck vendors a small sublicense fee to cover insurance and operations costs.

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

Food trucks activate this site, providing a variety of food to the community and a lively destination for visitors to the East Side and supporting small businesses in Saint Paul.

The parcel is located in an area defined by the 2030 comprehensive plan as a mixed use corridor and a neighborhood center. The proposed food truck use is consistent with policy LU 1.24 which calls for supporting a mix of uses on mixed use corridors.

Recommendation:

Authorize a temporary license agreement with the North East Neighborhoods Development Corporation for food truck use of adjacent parcels 1560, 1570, and 1590 White Bear Avenue North.

Sponsored by: Chair Chris Tolbert

Staff: Kristin Guild, 651-266-6671

Attachments

- **Map**
- **District Profile**
- **HRA Resolution 95-5/3-2**