

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

REPORT TO THE COMMISSIONERS

DATE: JUNE 10, 2020

**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 the White Bear Avenue Business Association for HRA-owned property located at 1560, 1570, and 1590 White Bear Avenue North with the option of renewing the license agreement on an annual seasonal basis. The temporary license agreement will allow the White Bear Avenue Business Association to enter into sublicense agreements with food truck vendors for temporary use of the property to operate their food trucks.

Background

White Bear Avenue Business Association (WBABA) has requested a temporary license agreement from the HRA for the use of an HRA-owned redevelopment property at 1560-1590 White Bear Avenue North (the former Hafner’s property) for activation with food trucks during the summer and fall of 2020. The license agreement, if renewed in subsequent years, would likely include a term for the spring, summer and fall months (e.g. May through October). WBABA has experience managing community events and a strong track record of being an exemplary civic partner.

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 policy. 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 (and any renewal of the temporary license agreement) will include a short term termination clause to give the HRA the flexibility to proceed with the sale and development of the property. WBABA will indemnify the HRA and the City of Saint Paul 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 and City of Saint Paul from liability. WBABA 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, WBABA will be responsible for restoring the site to its current condition.

The operation of the food trucks would be allowed as of right on 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 prior licensee North East Neighborhoods Development Corporation (“NENDC”) 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 for use of the site for up to ten food trucks. The Planning Commission reviewed and approved the application on July 12, 2019. The Conditional Use Permit (CUP) became official on July 22, 2019, after the appeal period of 10 calendar days.

A maximum of five food trucks will be allowed to operate at the site at any one time during the 2020 season due to the COVID-19 pandemic to ensure safe social distancing. Once the peacetime state of emergency is no longer in effect, a maximum of ten food trucks will be allowed to operate at the site at any one time.

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. WBABA 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 White Bear Avenue Business Association in 2020 for food truck use of adjacent parcels 1560, 1570, and 1590 White Bear Avenue North with the option to renew the license agreement on an annual seasonal basis until the property is sold for development purposes.

Sponsored by: Councilmember Nelsie Yang

Staff: Claire Pettry, 651-266-6608

Attachments

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