

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

**REPORT TO THE COMMISSIONERS**

**DATE: AUGUST 25, 2021**

**REGARDING: APPROVING AND AUTHORIZING THE TRANSFER AND CONVEYANCE  
OF HRA-OWNED LAND LOCATED AT THE HAMM'S BREWERY SITE  
TO THE CITY OF SAINT PAUL FOR PARK PURPOSES, AND WAIVING  
THE 45-DAY NOTICE REQUIREMENT, DISTRICT 4, WARD 7**

**Requested Board Action**

Authorization to transfer land from the HRA to the City of Saint Paul for the purposes of expanding Swede Hollow Park, and authorization to waive the 45-day notice requirement of the HRA land disposition policy.

**Background**

On June 25, 2003, by Resolution 03-6/25, the HRA purchased 8.79 acres of the former Hamm's Brewery site for \$1.2 million. The HRA purchased the property to preserve a portion of Swede Hollow Park for park purposes (Swede Hollow Park parcel), and to acquire buildings at the site for redevelopment.

In 2004, the City purchased the Swede Hollow Park parcel from the HRA. The boundary between the Swede Hollow Park parcel and the remaining HRA parcel was not resolved at the time of purchase, and the Swede Hollow Park parcel was not formally transferred and conveyed from the HRA to the City at the time of purchase. HRA and City staff have subsequently agreed on the boundaries of the Swede Hollow Park parcel, and this action will formally transfer the Swede Hollow Park parcel from the HRA to the City.

Because the HRA is not seeking other development proposals for the Swede Hollow Park parcel, it is necessary to waive the HRA land disposition policy for a 45-day public notice.

If approved, the HRA will transfer the land to the City by quit claim deed, and will undertake an adjustment of common boundary between the current City and HRA land at the site.

**Budget Action**

No budget action is needed, as the funds have already been received from the City of Saint Paul for the purchase of the land.

**Future Action**

No future action is needed by the HRA to implement this resolution. The City of Saint Paul will need to pass a resolution accepting the land transfer and City real estate staff will record the deed.

**Financing Structure**

N/A

**PED Credit Committee Review**

N/A

**Compliance**

N/A

**Green/Sustainable Development**

N/A

**Environmental Impact Disclosure**

N/A

**Historic Preservation**

N/A

**Public Purpose/Comprehensive Plan Conformance:**

The Saint Paul for All 2040 Comprehensive plan indicates in policy PR-37 that the City should: “Pursue strategic acquisitions to fill existing gaps and address changing needs in the parks system.”

The addition of the Swede Hollow Park parcel to Swede Hollow Park also aligns with the vision in the Swede Hollow Master Plan, which shows the Swede Hollow Park parcel added to Swede Hollow Park. By acquiring this parcel, the City has enhanced existing parkland and provided connections between Swede Hollow Park and the Bruce Vento trail.

**Statement of Chairman (for Public Hearing)**

“Being duly authorized by the Board of commissioners to conduct this Public Hearing, the hearing is now open. This is a Public Hearing called for the purpose of approving and authorizing the transfer and conveyance of HRA-owned land at the Hamm’s Brewery Site to the City of Saint Paul for park purposes, and waiving the requirement for 45-day notice.

Is there anyone who wishes to be heard on this transfer? If not, the Chair will declare this Public Hearing adjourned.”

**Recommendation:**

The Executive Director recommends approval of the attached resolution authorizing the transfer and conveyance of land to the City of Saint Paul for park purposes.

**Sponsored by: Commissioner Prince**

**Staff: Andrew Hestness, 266-6577**

**Attachments**

- **Map**
- **Swede Hollow Master Plan**
- **District 4 Neighborhood Profile**