



Legislation Details (With Text)

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Title: Resolution approving and authorizing a temporary license agreement with 11 Wells Spirits Company, LLC for an initial term of six months, to use a portion of HRA-owned property located at 694 Minnehaha Avenue E., District 4, Ward 7

Sponsors: Jane L. Prince

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Attachments: 1. Board Report, 2. Map, 3. HRA Resolution 95-5 3-2

Date	Ver.	Action By	Action	Result
7/13/2022	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution approving and authorizing a temporary license agreement with 11 Wells Spirits Company, LLC for an initial term of six months, to use a portion of HRA-owned property located at 694 Minnehaha Avenue E., District 4, Ward 7

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") is a public body corporate and politic established pursuant to the provisions of Minnesota Statutes, Section 469.001, et seq. (the "Act"); and

WHEREAS, the HRA has the power to engage in development or redevelopment activities under Minnesota law and the HRA is authorized to engage in activities relating to (a) housing projects and development, (b) removal and prevention of the spread of conditions of blight or deterioration, (c) bringing substandard buildings and improvements into compliance with public standards, (d) disposition of land for private redevelopment, and (e) improving the tax base and the financial stability of the community, and to engage in the aforementioned activities when these needs cannot be met through reliance solely upon private initiative and which can also be undertaken in targeted neighborhoods; and is authorized to create redevelopment projects as defined in Minnesota Statutes, Section 469.002, Subdivision 14; and

WHEREAS, the HRA presently owns land located at 694 Minnehaha Avenue E. (the Hamm's Site") which it acquired in 2004 to protect and expand Swede Hollow Park and in anticipation of future development; and

WHEREAS, 11 Wells Spirits Company, LLC ("11 Wells") has requested a license until October 31, 2022, for the use of a portion of the Hamm's Site that abuts the parcel owned by 11 Wells and that is located to the southwest of the parcel owned by 11 Wells (the "Licensed Property") for loading, parking, customer seating, and general business operations; and

WHEREAS, the HRA Board supports 11 Wells' interim use of the Licensed Property and supports a license agreement with an initial term of six months, with the option to renew the agreement for an additional six months, with 11 Wells consistent with the terms and conditions described in the staff report and attachments thereto.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment

Authority of the City of Saint Paul, Minnesota:

1. that the HRA hereby approves and authorizes entering into a temporary license agreement for the Licensed Property with 11 Wells Spirits Company, LLC for an initial term of six months and authorizing a renewal option of an additional six months, subject to the terms, conditions, and limited to the uses specified in the staff report and attachments thereto; and
2. that the HRA approves and authorizes staff, under the direction of the Executive Director, to take all actions necessary to carry out the activities authorized by this Resolution, including finalizing all documents and agreements necessary to effectuate the license granted to 11 Wells Spirits Company, LLC, subject to approval by the City Attorney's Office; and
3. that the only signature on behalf of the HRA that shall be required on any and all documents, subject to approval by the City Attorney's Office, in connection with this Resolution is that of the HRA's Executive Director which shall be sufficient to bind the HRA to any legal obligations therein; and
4. that this Resolution does not constitute a binding legal agreement; rather, the temporary license agreement authorized hereby shall not be effective until said temporary license agreement is executed by the appropriate official(s) of the HRA.