

**From:** [Silver Moran-Stewart](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Hamm's Brewery Redevelopment  
**Date:** Monday, June 9, 2025 12:53:06 PM  
**Attachments:** [Image.png](#)  
[image001.png](#)

---

Hi Greg,

Please add the below comment to public record.

Thanks,

**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Silver Moran-Stewart <[Silver.Moran-Stewart@ci.stpaul.mn.us](mailto:Silver.Moran-Stewart@ci.stpaul.mn.us)>  
**Sent:** Friday, June 6, 2025 4:30 PM  
**To:** Joyce Maddox <[joycea0805@gmail.com](mailto:joycea0805@gmail.com)>  
**Subject:** Re: Hamm's Brewery Redevelopment

Okay, will do. Thanks for letting me know.

Best,  
Silver

---

**From:** Joyce Maddox <[joycea0805@gmail.com](mailto:joycea0805@gmail.com)>  
**Sent:** Friday, June 6, 2025 3:06:23 PM  
**To:** Silver Moran-Stewart <[Silver.Moran-Stewart@ci.stpaul.mn.us](mailto:Silver.Moran-Stewart@ci.stpaul.mn.us)>  
**Subject:** Re: Hamm's Brewery Redevelopment

You don't often get email from [joycea0805@gmail.com](mailto:joycea0805@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Go ahead with the public record  
but sorry,can't make the meeting.  
Joyce

On Fri, Jun 6, 2025, 12:44 PM Silver Moran-Stewart <[Silver.Moran-Stewart@ci.stpaul.mn.us](mailto:Silver.Moran-Stewart@ci.stpaul.mn.us)> wrote:

Hi Joyce,

Thank you for your support—Councilmember Johnson sincerely appreciates you reaching out.

Please let me know if you would like your comment added to the public record. Otherwise, we'd love to have your support in person at the public hearing on June 18th.

Best regards,

**Silver Moran-Stewart** (she/her)

**Executive Assistant**

Office of Councilmember Cheniqua Johnson, Ward 7

[15 W Kellogg Blvd, Ste. 320-C](#)

[Saint Paul, MN 55102](#)

651-266-8670

[www.StPaul.gov](http://www.StPaul.gov)



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**From:** Joyce Maddox <[joycea0805@gmail.com](mailto:joycea0805@gmail.com)>

**Sent:** Friday, June 6, 2025 7:01:51 AM

**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>

**Subject:** Hamm's Brewery Redevelopment

Some people who received this message don't often get email from [joycea0805@gmail.com](mailto:joycea0805@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Let's move forward with the project by JB Vang that will create a space all of us Eastsiders will be proud to endorse. Who wouldn't want to live where you can connect with walking trails and markets within the same area of your affordable home?

Thanks,

Joyce Maddox

[8 Bates Ave, St](#) Paul, MN 55106

**From:** [Silver Moran-Stewart](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Hamm's Brewery project.  
**Date:** Monday, June 9, 2025 12:53:19 PM  
**Attachments:** [image001.png](#)

---

Hi Greg,

Please add the below comment to public record.

Thanks,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



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**From:** Silver Moran-Stewart <[Silver.Moran-Stewart@ci.stpaul.mn.us](mailto:Silver.Moran-Stewart@ci.stpaul.mn.us)>  
**Sent:** Friday, June 6, 2025 2:46 PM  
**To:** judgelarry <[judgelarry@comcast.net](mailto:judgelarry@comcast.net)>  
**Subject:** Re: Hamm's Brewery project.

Ok, will do. Thanks for letting me know.

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**From:** judgelarry <[judgelarry@comcast.net](mailto:judgelarry@comcast.net)>  
**Sent:** Friday, June 6, 2025 1:58:40 PM  
**To:** Silver Moran-Stewart <[Silver.Moran-Stewart@ci.stpaul.mn.us](mailto:Silver.Moran-Stewart@ci.stpaul.mn.us)>  
**Subject:** Re: Hamm's Brewery project.

You don't often get email from [judgelarry@comcast.net](mailto:judgelarry@comcast.net). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Sure, you can add it to the record. I will not be able to attend the public hearing.

Sent from Samsung Galaxy smartphone.

----- Original message -----

From: Silver Moran-Stewart <[Silver.Moran-Stewart@ci.stpaul.mn.us](mailto:Silver.Moran-Stewart@ci.stpaul.mn.us)>

Date: 6/6/25 12:48 PM (GMT-06:00)

To: judgelarry <[judgelarry@comcast.net](mailto:judgelarry@comcast.net)>, #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>

Subject: Re: Hamm's Brewery project.

Hi Larry,

Thank you for your support—Councilmember Johnson sincerely appreciates you reaching out.

Please let me know if you would like your comment added to the public record. Otherwise, we'd love to have your support in person at the public hearing on June 18th.

Best regards,

**Silver Moran-Stewart** (she/her)

**Executive Assistant**

Office of Councilmember Cheniqua Johnson, Ward 7

15 W Kellogg Blvd, Ste. 320-C

Saint Paul, MN 55102

651-266-8670

[www.StPaul.gov](http://www.StPaul.gov)



---

**From:** judgelarry <[judgelarry@comcast.net](mailto:judgelarry@comcast.net)>

**Sent:** Friday, June 6, 2025 7:07:39 AM

**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>

**Subject:** Hamm's Brewery project.

Some people who received this message don't often get email from [judgelarry@comcast.net](mailto:judgelarry@comcast.net). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

I support for the Hamm's Brewery Development Proposal from JB Vang.

I believe this development proposal will be an asset to the community.

Larry Meuwissen, 8 Bates Avenue.

Sent from Samsung Galaxy smartphone.

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** FW: Hamms Brewery Development Project  
**Date:** Thursday, July 17, 2025 4:58:45 PM  
**Attachments:** [image001.png](#)

---

Hi,

Can we please have this email added to public record.

Thanks,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



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---

**From:** Jennifer Folstad <jennifer.folstad@gmail.com>  
**Sent:** Wednesday, June 25, 2025 10:28 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>; Jennifer Folstad <jennifer.folstad@gmail.com>  
**Subject:** Hamms Brewery Development Project

Some people who received this message don't often get email from [jennifer.folstad@gmail.com](mailto:jennifer.folstad@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Council Member Johnson,

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.

I believe this development will be an asset to my community because:

- It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.
- It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.
- It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their

businesses, and create a shopping and dining destination for the residents and the neighborhood.

- The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.
- There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.

The Hamm's Brewery is a historic treasure and holds incredible opportunity for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Best,

Jennifer Folstad

90 Mounds Blvd, St Paul, MN 55106



**From:** [G R](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** 694 Minnehaha Ave E  
**Date:** Monday, July 21, 2025 2:01:50 PM

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You don't often get email from glennajorose@gmail.com. [Learn why this is important](#)

I strongly support building as much affordable housing as possible at this site. Both Minnesota and the City of St. Paul need more housing. And people who have lost their housing desperately need the stability of a home. We need this far more than we need more commercial enterprises. Here we have a large plot of land in the midst of a residential area. It is an ideal opportunity to increase housing. While there are many people without housing in St. Paul, there are many vacant commercial spaces in the city. We should be building what we need rather than what we already have too much of.

Glenna Reddick  
409 Hope Street  
Saint Paul Minnesota 55106

July 21, 2025

**MICHAEL J. KAUPA**  
mkaupa@anthonyostlund.com  
D (612) 492-8210

**Via Email**

St. Paul City Council  
CouncilHearing@ci.stpaul.mn.us

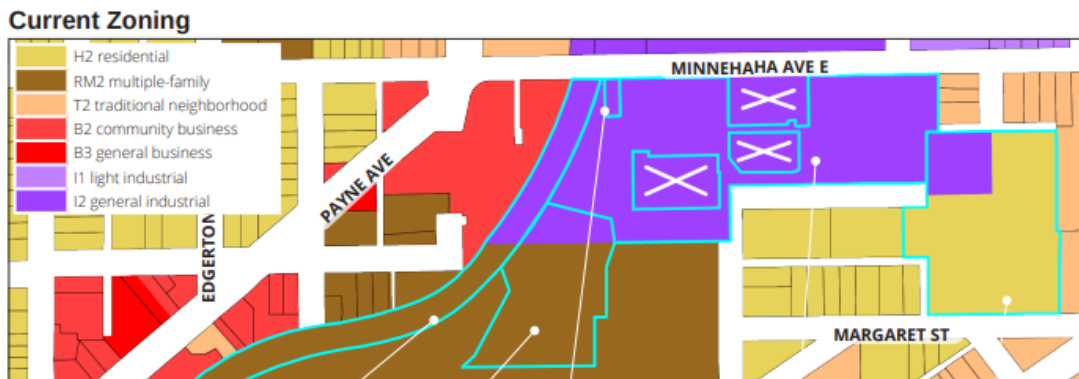
Re: Proposed Rezoning of 694 Minnehaha Ave E

Dear Council Members:

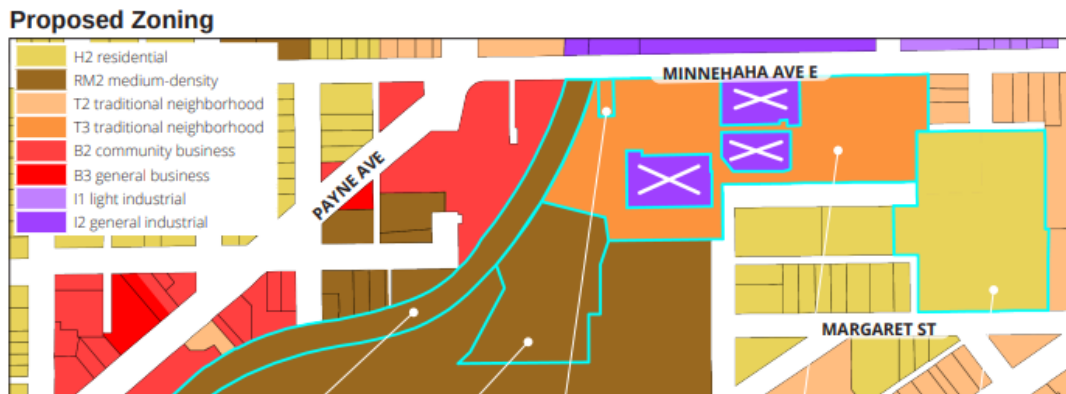
This firm represents Clapp Investments, LLC, 688 Minnehaha Management, LLC, 700Fish LLC, and 704 Minnehaha, LLC (the “Property Owners”), that each own property located at the former Theodore Hamm Brewing Company site (the “Hamm’s Site”). My clients object to the Hamm’s Brewery Rezoning application (“Application”) because it constitutes *unlawful* spot zoning, violates the City’s Legislative Code, and opens the door for a development project that will devastate my clients’ businesses and dramatically reshape this historic industrial district in a way that does not serve the needs of the City or the surrounding community. For these reasons, we urge you to deny the Application.

**I. The Application is illegal spot zoning**

The Hamm’s Site is part of a large, contiguous area that is currently zoned I2, a general industrial designation. The map below shows how the Hamm’s Site is currently zoned:



The proposed zoning is depicted in the below map, which was included with the staff report on this Application.

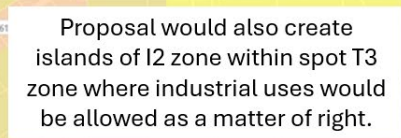


As shown in the proposed zoning map, my clients' properties at 688, 700 and 704 Minnehaha Avenue East would become islands of I2 zoning within a new T3 zone. In other words, instead of being a continuous I2 zone, as is the case now, portions of the Hamm's Site would be rezoned to include *four* different zoning classifications: H2, T3, RM2 and I2. The reason you are being asked to approve this change is to facilitate a single, private development at the Hamm's Site that would add uses that would otherwise not be allowed within an I2 zone, but which could be constructed in many other places throughout St. Paul.

***This is unlawful spot zoning.*** As explained by the Minnesota Supreme Court, spot zoning occurs when zoning changes "establish a use classification inconsistent with surrounding uses and create an island of nonconforming use within a larger zoned district, and which dramatically reduce the value of uses specified in the zoning ordinance of either the rezoned plot or abutting property." *Rochester Ass'n of Neighborhoods v. City of Rochester*, 268 N.W. 885, 891 (Minn. 1978). Under this Application, that would happen in two distinct ways. First, the proposed new T3 zone is being dropped into the Hamm's Site in isolation from any other T3-zoned parcel. Second, the proposed new T3 zone will leave three separate I2-zoned parcels (my clients' properties), which will exist in the middle of this new proposed T3 zone. Consider the City's own zoning map below, which zooms out to show the surrounding area:<sup>1</sup>

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<sup>1</sup> The City's zoning map is available at:  
<https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47fffa61b84c4d979626c51eb5ef091c>



This kind of gerrymandered proposal illustrates why spot zoning is unlawful. The proposed rezoning would effectively authorize a new kind of hybrid zoning where uses that the City has previously concluded are incompatible could exist within the same site. For example, uses permitted in I2 zones like gun shops, shooting galleries, pawn shops, auto repair, and warehousing and storage would overlap with residential housing targeted specifically to families with young children without the need to seek variances for those uses. Changes to allow specific uses of property where they are otherwise prohibited should be dealt with under the more stringent standards for seeking a variance, rather than by changing the City's zoning on a parcel-by-parcel level to benefit specific projects, as is the case here.

The Planning Commission has appropriately raised these concerns. At its meeting on May 30, the Commission voted on the Application as three separate motions: (1) rezoning parcel 5 to H2, (2)

rezoning parcels 1 and 2 to RM2; and (3) rezoning parcels 3 and 4 to T3.<sup>2</sup> The map below, which was included in the Staff Report, shows the location of each parcel.



The Commission voted in favor of rezoning parcels 1, 2, and 5, but voted 9-2 against changing parcels 3 and 4 from an I2 to a T3 zone. Multiple Commissioners recognized that leaving the Property Owners' land as isolated I2 zones within a new T3 zone was clear spot zoning. After reviewing the proposed zoning map, Commissioner Holst stated, "if this doesn't look like spot zoning, I don't know what does." Commissioner Taghioff agreed, noting that "stick[ing] I2 in the middle of T3" is "not something that we would ever rationally do."

The Commissioners were also unpersuaded by the Staff's argument that the proposal would not affect the current Property Owners because breweries and distilleries can operate within T3 zones. As Commissioner Taghioff correctly noted, this argument ignores the fact that leaving my clients' properties surrounded by a larger T3 zone meant for a residential development will "make it obviously harder to sell in the market that way, and vice versa." This change, as Commissioner Taghioff observed, could have a "negative effect on land value, both for the three parcels which would remain I2 zoned and for the surrounding T3 parcels." Minnesota courts have long held that zoning changes are unlawful when they dramatically reduce the market value of the rezoned plot, which is precisely what would happen here. *See City of Rochester*, 268 N.W.2d at 891.

## **II. The proposal is inconsistent with the purpose of T3 zoning under the City's Legislative Code**

In addition to being *unlawful* spot zoning, the proposed rezoning does not fit within other aspects the City's planning. T3 zoning is intended for larger, systemic mixed-use developments. That purpose is described in Section 66.314 of the City's Legislative Code, which explains that the "T3 traditional

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<sup>2</sup> Like the Planning Commission, my clients only object to the rezoning of parcels 3 and 4. They have no objection to the rezoning of parcels 1, 2, and 5.



neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development” and is designed for development or redevelopment on large sites that can accommodate a “system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets” along with a wide mix of uses and housing styles.

Put simply, this does not describe the Hamm’s Site. The proposed new T3 district is a comparatively small district that is likely to have few, if any, of these features for which the T3 designation is intended as opposed to the systemic development of larger mixed-use neighborhoods that the T3 designation is for. When the T3 zoning classification is used in smaller sites like the Hamm’s Site, Section 66.314 explains that it is intended “an existing mixed-use neighborhood center where some of the above elements already exist . . . [and] the intent is that all would be present within a reasonable walking distance.”

That is not what the Hamm’s Site currently is. The Hamm’s Site is not pedestrian- or transit-oriented, and the east end of the Site is not a mixed-use development. Instead, there is a proposal to split the 694 Minnehaha Avenue East lot and to designate half of that lot to be part of a new historic district. But the new structure that would go up on the lot would not be connected to the broader Hamm’s Site, because it would be intentionally outside the bounds of the proposed historic site and thus set apart. Contrary to the type of coherent development that is intended by T3 zoning, the proposed new structure would stand on its own, apart from the existing businesses and surrounding properties.

In short, the proposal to rezone portions of the Hamm’s Site as T3 is simply inconsistent with the purpose and characteristics of T3 zoning, a problem raised by multiple members of the Planning Commission. The City Council should not approve a change in zoning that is inconsistent with even the stated intent of the proposed new zoning classification.

### **III. The proposed rezoning and development plan will have devastating effects on existing businesses**

As noted, the rezoning proposal was submitted to facilitate a new development plan that will add, among other things, a new multi-family residential building, which would replace a substantial portion of the existing shared parking lot on the eastern side of the Hamm’s Site, which the Housing and Redevelopment Authority (“HRA”) has for years held out as a shared parking amenity for all businesses located on the site and their guests. For example, a staff report to the HRA Board dated October 23, 2013, outlined HRA’s retention of streets and parking at the Hamm’s Site as follows:

On December 26, 2012, by Resolution 12-378, the HRA Board approved the conveyance of one of the buildings to Urban Organics, LLC for an aquaponics business.

PED staff is working with other prospective business developers to purchase two additional buildings on the Hamm’s site. To coordinate the installation of utilities

and provide access for ingress, egress, and parking for all the buildings, the streets and parking lot will remain under the ownership of the HRA.

By resolution on October 23, 2013, the HRA voted 6-0 to approve this strategy. *See* RES 13-1667.

For years following that resolution, HRA consistently maintained that the surface lot was a shared amenity that would be available to all businesses and their guests. In 2015, St. Paul's Deputy Mayor wrote "The parking lot is, and will remain, owned by the HRA department indefinitely." Likewise, a June 2021 staff report stated that HRA "has maintained an existing shared public parking facility" at this location.

Our clients relied on and have consistently used this shared parking amenity while investing millions of dollars into revitalizing the Hamm's Site and turning it into the thriving commercial and community space it is today. But the proposed redevelopment, which these zoning changes are intended to aid, would abandon those promises in favor of building new construction that would jeopardize the survival of the existing businesses.

In particular, changes to the shared parking amenity would have devastating effects on the existing businesses at the Hamm's Site. Not only would the proposed redevelopment plan *eliminate* the majority of the public, shared surface lot on the eastern side of the Hamm's Site, the addition of a substantial residential structure, as well as the proposed market and additional housing units on the western side of the Site, will create significant *new and unmet* parking demands. The increased parking demands from these proposed developments would exceed current parking availability by hundreds of parking spots. Even the City's own parking study shows a substantial deficit of 175 parking spots compared to what would be needed in necessary parking at the site. Our clients' separate study suggests that the shortfall will actually be closer to 600 parking spaces.

Simply put, use of the parking amenity is fundamental to my clients' properties, and their businesses could not operate without it. A vote in favor of this Application is a vote in favor of a single developer over the property rights of existing Property Owners who have invested years and millions of dollars turning the Hamm's Site into a vibrant destination and cherished community resource.

#### **IV. The proposed rezoning is unnecessary and untimely**

In addition to being *unlawful* spot zoning, the proposed zoning changes are unnecessary and untimely. This Application was submitted without considering alternatives to the proposed changes or engaging my clients in any meaningful way. Indeed, multiple members of the Planning Commission urged the City to work cooperatively with the Property Owners to come up with alternative solutions for the Hamm's Site before fundamentally altering the zoning scheme of the entire site. My clients support those suggestions and remain eager to work with the City to discuss alternative approaches to developing this unique site that would be consistent with their property rights and the needs of the community. No one is more committed to the long-term success of the Hamm's Site than my clients. All

July 21, 2025  
Page 7

they ask is that the City work *with* them, not *against* them, to ensure that this unique place in St. Paul's history is a vibrant destination for years to come.

\* \* \*

My clients respectfully object and request that the proposed zoning changes, which are inconsistent with the City's Legislative Code and constitute ***unlawful*** spot zoning, be denied.

Respectfully,

ANTHONY OSTLUND LOUWAGIE  
DRESSEN & BOYLAN P.A.

*/s/ Michael Kaupa*

**MICHAEL J. KAUPA**



**From:** [Jenna Sadjadi](#)  
**To:** [Otten, Kyle L](#)  
**Cc:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** RE: Protect Small Businesses at Hamm's Redevelopment  
**Date:** Monday, July 21, 2025 4:14:20 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Dear Kyle – Thank you for reaching out to express your support for Saint Paul Brewing and your concerns regarding redevelopment at the Hamm's site.

Council President Noecker believe that both the brewery and redevelopment can co-exist successfully. She shares that she is committed to doing what we can to help ensure the success of both entities.

Thank you again for reaching out, your comment will be added to the public record for item PH 25-2.

**Jenna Sadjadi** (she/they)  
**Executive Assistant to Council President Noecker**  
Saint Paul City Council - Ward 2  
15 W Kellogg Blvd, Room 310B  
Saint Paul, MN 55102  
651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

---

**From:** Otten, Kyle L <[KOTTEN@travelers.com](mailto:KOTTEN@travelers.com)>  
**Sent:** Monday, July 21, 2025 7:23 AM  
**To:** #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Subject:** Protect Small Businesses at Hamm's Redevelopment

Some people who received this message don't often get email from [kotten@travelers.com](mailto:kotten@travelers.com). [Learn why this is important](#)

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Dear Rebecca,

My name is Kyle Otten and I am writing as a resident of 259 Prescott Street on the Westside and an employee in downtown St. Paul to share my concern about how the City's current Hamm's Brewery redevelopment proposal and potential zoning changes might threaten existing businesses at the site, specifically Saint Paul Brewing.

Saint Paul Brewing is a destination brewery, bringing in visitors from the East Side, the Twin Cities metro, and beyond. They represent the creativity, vision, and connection that makes St. Paul so unique. I'm concerned that the City is planning to proceed with a proposal that disregards a small business when there are other options to consider to support existing businesses, provide affordable housing, and revitalize this historic space.

I urge you to reconsider the current plan and work with Saint Paul Brewing to find a path forward that supports their continued presence at the Hamm's site.

Thank you for your time and consideration.

Sincerely,

**Kyle Otten**  
**Sr. Manager | Middle Market Finance**  
Travelers  
385 Washington St | SB03  
St Paul, MN 55102  
W: 651.310.5930



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**From:** [Jenna Sadjadi](#)  
**To:** [iclindberg@hotmail.com](mailto:iclindberg@hotmail.com)  
**Cc:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** RE: Protect st Paul brewery and small business as while in st Paul  
**Date:** Monday, July 21, 2025 4:17:55 PM  
**Attachments:** [image001.png](#)

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Dear Ingrid – Thank you for reaching out. Your comment expressing your support for Saint Paul Brewing and your concerns regarding redevelopment at the Hamm’s site has been received.

Council President Noecker believe that both the brewery and redevelopment can co-exist successfully. She shares that she is committed to doing what we can to help ensure the success of both entities.

Thank you again for reaching out, your comment will be added to the public record for item PH 25-2.

**Jenna Sadjadi** (she/they)  
**Executive Assistant to Council President Noecker**  
Saint Paul City Council - Ward 2  
15 W Kellogg Blvd, Room 310B  
Saint Paul, MN 55102  
651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

**From:** Ingrid Lindberg <[iclindberg@hotmail.com](mailto:iclindberg@hotmail.com)>  
**Sent:** Sunday, July 20, 2025 7:52 PM  
**To:** #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Cc:** Ingrid Lindberg <[iclindberg@hotmail.com](mailto:iclindberg@hotmail.com)>  
**Subject:** Protect st Paul brewery and small business as while in st Paul

Some people who received this message don't often get email from [iclindberg@hotmail.com](mailto:iclindberg@hotmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Ms. Noecker

My name is Ingrid and I am writing from Lowertown to share my concern about how the City's current Hamm’s Brewery redevelopment proposal and potential zoning changes might

threaten existing businesses at the site, specifically Saint Paul Brewing.

Saint Paul Brewing is a destination brewery, bringing in visitors from the East Side, the Twin Cities metro, and beyond. They represent the creativity, vision, and connection that makes St. Paul so unique. I'm concerned that the City is planning to proceed with a proposal that disregards yet another small business when there are other options to consider to support existing businesses, provide affordable housing, and revitalize this historic space.

I urge you to reconsider the current plan and work with Saint Paul Brewing to find a path forward that supports their continued presence at the Hamm's site.

It feels as if the city council is hell bent on chasing every single amazing small business out of our city.

Please turn the tide on that feeling that is pervasive amongst city residents and bushes owners alike.

Thank you for your time and consideration.

Sincerely,

Ingrid Lindberg

**From:** [Jenna Sadjadi](#)  
**To:** [Janet](#)  
**Cc:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** RE: St Paul Brewery  
**Date:** Monday, July 21, 2025 4:19:37 PM  
**Attachments:** [image001.png](#)

---

Dear Janet – Thank you for reaching out. Your comment expressing your support for Saint Paul Brewing and your concerns regarding redevelopment at the Hamm’s site has been received.

Council President Noecker believe that both the brewery and redevelopment can co-exist successfully. She shares that she is committed to doing what we can to help ensure the success of both entities.

Thank you again for reaching out, your comment will be added to the public record for item PH 25-2.

**Jenna Sadjadi** (she/they)  
**Executive Assistant to Council President Noecker**  
Saint Paul City Council - Ward 2  
15 W Kellogg Blvd, Room 310B  
Saint Paul, MN 55102  
651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

---

**From:** Janet <[janetr.coons@gmail.com](mailto:janetr.coons@gmail.com)>  
**Sent:** Sunday, July 20, 2025 4:16 PM  
**To:** #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Subject:** St Paul Brewery

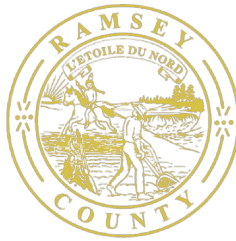
**Think Before You Click:** This email originated **outside** our organization.

For more than two years, St Paul Brewery has pushed for collaboration at the Hamm's site. They have asked for help fixing broken easements and flawed boundaries. They have brought in experts, offered mediation, and proposed real solutions to make this complex site a win for everyone.

They have urged the city repeatedly to commit to a realistic parking plan that considers both current and future uses for everybody involved.

It is time for the city to stop stonewalling and start showing up as a true partner.

What are you doing to help St Paul Brewery stay in their beautiful location and thrive?



**MAI CHONG XIONG**  
Ramsey County Commissioner  
District 6

Winona Yang, JD  
Phone: 651-266-8357

220 Courthouse  
15 West Kellogg Boulevard  
Saint Paul, Minnesota 55102  
Phone: 651-266-8365

June 6, 2025

**Re: Letter of Support for JB Vang's Proposed Redevelopment of Former Hamm's Brewery Site**

To whom it may concern,

As Chair of the Ramsey County Housing Redevelopment Authority and the County Commissioner of District 6, I write in strong support of JB Vang's proposed redevelopment project for full funding. Through Ramsey County's Critical Corridors Development & Infrastructure grant, we have awarded Hamm's Brewery East End \$500,000 in 2024 to help further this development and realize its full plan, driven by the residents, community organizations and the City of Saint Paul.

The proposal includes much needed affordable housing at the site with a range of affordability from 30% to 60% AMI. Because 60% AMI roughly equates to the average income in Saint Paul, this housing will directly benefit the current residents of this area. The project combines 110 units of family-friendly new construction with 86 units of artist style loft housing in the historic brewery buildings to provide an array of options.

JB Vang's proposal also includes a commercial marketplace that will offer East Side entrepreneurs an opportunity to start or grow their business and will include an ownership component for these local businesses to build equity.

The redevelopment plan put forth by JB Vang will reactivate several of the long-standing vacant buildings on the property and help achieve several of the community's goals and priorities for this area. This plan has significant community support because of the future benefits it will bring to the neighborhood, including much needed affordable housing, commercial opportunities for small and emerging businesses, bike and pedestrian connections to parks and trail amenities, and both indoor and outdoor community gathering and event spaces.

I strongly urge you to consider supporting this development in effort to revitalize this corridor of Saint Paul and to invest in much-needed affordable housing units for our residents in Saint Paul, Ramsey County and east metro.

Sincerely,

Commissioner Mai Chong Xiong  
Ramsey County – District 6  
Chair of the Ramsey County Housing Redevelopment Authority

To whom it may concern:

This letter is to state my support for JB Vang's proposed redevelopment of the city-owned portion of the former Hamm's Brewery site on Saint Paul's East Side.

JB Vang's proposal includes much needed affordable housing at the site with a range of affordability from 30% to 60% AMI. Because 60% AMI roughly equates to the average income in Saint Paul, this housing will directly benefit the current residents of this area. The project combines 110 units of family-friendly new construction with 86 units of artist style loft housing in the historic brewery buildings to provide an array of options.

The substantial outdoor site improvements in JB Vang's proposal will also significantly improve the connectivity of the whole site for pedestrians and bicyclists to move to and through the space, utilizing new connections the community has expressed as a priority. The new indoor and outdoor spaces provide for community gatherings and event opportunities, which will also serve the larger community.

The redevelopment plan put forth by JB Vang will reactivate several of the long-standing vacant buildings on the property and help achieve several of the community's goals and priorities for this area. This plan has significant community support because of the future benefits it will bring to the neighborhood, including much needed affordable housing, commercial opportunities for small and emerging businesses, bike and pedestrian connections to parks and trail amenities, and both indoor and outdoor community gathering and event spaces. Overall, the rehabilitation of these historic buildings and construction of new housing is an investment that centers the needs and desires of the community and will serve it well into the future.

Based on community concerns that have been voiced regarding parking for neighboring businesses, I appreciate that the developer JB Vang redesigned the new construction apartment building to add an approximately 70-stall surface parking amenity for commercial users of the site.

I believe that JB Vang is carrying out the development in a way that has been guided by community voices and reflects the spirit and values of the community. I support the ongoing efforts of the city to ensure this development is successfully completed.

Sincerely,



Commissioner Rafael Ortega  
Ramsey County Board, District 5

Liz Lee  
State Representative

District 67A



# Minnesota House of Representatives

July 1, 2025

To Whom It May Concern:

I write to share my support for JB Vang's proposed redevelopment of the city-owned portion of the former Hamm's Brewery site on Saint Paul's Eastside because of the housing and economic development goals that it will help our community meet.

I understand JB Vang's proposal includes much needed affordable housing at the site with a range of affordability from 30% to 60% AMI, which will directly benefit the current residents of this area. I understand the project combines 110 units of family-friendly new construction with 86 units of artist-style loft housing in the historic brewery buildings to provide an array of options.

Another aspect of JB Vang's proposal that I appreciate is the commercial marketplace that will offer Eastside entrepreneurs an opportunity to start or grow their business. I understand this will include an ownership component for these local businesses to build equity within the marketplace.

The outdoor site improvements in JB Vang's proposal will also significantly improve the connectivity of the area for pedestrians and bicyclists to travel to, and throughout the space, utilizing new connections the community has expressed is a priority. The new indoor and outdoor spaces can also be used for community gatherings and events to serve the larger Eastside community.

Finally, I really look forward to this project because I believe the redevelopment plan from JB Vang will reactivate several of the long-standing vacant buildings on the property and help achieve several of our community's goals and priorities for this area. This plan has significant community support because of the benefits it will bring to the neighborhood- including much needed affordable housing, commercial opportunities for small and emerging businesses, bike and pedestrian connections to parks and trail amenities, and indoor and outdoor community event spaces. Overall, the rehabilitation of these historic buildings and construction of new housing is an investment that will benefit the Eastside community for many years.

I support the ongoing efforts of the city to ensure this development is successfully completed. Please let me know if there is anything I can do in my capacity as a state official. I have attend one of the many community engagement events held by JB Vang, and I know that the community is eager for a project like this.

Sincerely,

A handwritten signature in dark ink, appearing to read "Liz Lee", written in a cursive style.

Representative Liz Lee



**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** FW: support for Hamm's Brewery development  
**Date:** Tuesday, July 22, 2025 11:02:02 AM  
**Attachments:** [image001.png](#)

---

Hello,

Please add the below support for Hamm's to public record.

Thank you,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Tricia Schmidt <teaspottery@gmail.com>  
**Sent:** Tuesday, July 8, 2025 11:11 AM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** support for Hamm's Brewery development

Some people who received this message don't often get email from [teaspottery@gmail.com](mailto:teaspottery@gmail.com). [Learn why this is important](#)

**Think Before You Click: This email originated outside our organization.**

Dear Councilmember Johnson –

My name is Tricia Schmidt and I live at 90 Maria Ave in St. Paul. One of my favorite local places to eat and hang out is St. Paul Brewing, so I was curious when I heard the controversy surrounding the new city projects planned at the Hamm's site. I didn't want my favorite place on the East Side to be jeopardized as a lot of the buzz floating around in public led me to believe. Once I found out more information, I saw that St. Paul Brewing is not, in fact, jeopardized by the city's plan to build affordable housing, enable historic preservation, and create a commercial marketplace. This is a relief as we love St. Paul Brewing and want to make sure it thrives for as long as possible, while still supporting the city's very reasonable plans.

Therefore, I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.

I believe this development will be an asset to my community because:

- It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.
- It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.
- It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.
- The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.
- There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.

The Hamm's Brewery is a historic treasure and holds incredible opportunities for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Sincerely,

Tricia Schmidt  
90 Maria Ave  
St. Paul 55106

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** FW: support of Hamm's Brewery Development  
**Date:** Tuesday, July 22, 2025 10:59:35 AM  
**Attachments:** [image001.png](#)

---

Hello,

Please make sure this is added to public record.

Thank you,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Silver Moran-Stewart  
**Sent:** Wednesday, June 11, 2025 3:17 PM  
**To:** MICHEL TAYLOR <taylor672@comcast.net>; #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** RE: support of Hamm's Brewery Development

Hi Michel,

Thank you for your support—Councilmember Johnson sincerely appreciates you reaching out.

Please let me know if you would like your comment added to the public record. Otherwise, we'd love to have your support in person at the public hearing on June 18th.

Best regards,

**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** MICHEL TAYLOR <[taylor672@comcast.net](mailto:taylor672@comcast.net)>  
**Sent:** Wednesday, June 11, 2025 1:57 PM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** support of Hamm's Brewery Development

**Think Before You Click:** This email originated **outside** our organization.

Dear Councilwoman Johnson,

I have lived on the Eastside of St. Paul most of my adult life. Seeing all of the ups and downs of the community has given me a unique perspective. Not everything in our area can be saved and restored, but starting with one of our most historic sites is a good start. For this reason, I support the development of the Hamm's Brewery Site by JB Vang.

This project will preserve buildings that are in ruin and have been vacant for almost 30 years. It will provide much needed housing units and marketplace opportunities for entrepreneurs. This is an opportunity for the creation of a valuable community hub that will tie in the surrounding park and trails for recreational use.

At the same time, we have hope that the existing businesses will find a way to work with the development of this project and use it as an opportunity to enhance their economic status.

Please support this project for the above stated reasons and help us ensure that it keeps moving forward.

Sincerely,

Michel Taylor  
Friends of Swede Hollow, Chairperson  
672 Greenbrier St.  
[taylor672@comcast.net](mailto:taylor672@comcast.net)  
651-442-3366

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** FW: Hamm's Brewery project.  
**Date:** Tuesday, July 22, 2025 10:55:10 AM  
**Attachments:** [image001.png](#)

---

Hello,

Please add to public record.

Best,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** judgelarry <judgelarry@comcast.net>  
**Sent:** Friday, June 6, 2025 7:08 AM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** Hamm's Brewery project.

Some people who received this message don't often get email from [judgelarry@comcast.net](mailto:judgelarry@comcast.net). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

I support for the Hamm's Brewery Development Proposal from JB Vang.  
I believe this development proposal will be an asset to the community.

Larry Meuwissen, 8 Bates Avenue.  
Sent from Samsung Galaxy smartphone.

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** FW: Hamm's Brewery Redevelopment  
**Date:** Tuesday, July 22, 2025 10:54:21 AM  
**Attachments:** [image001.png](#)

---

Hi,

Can this be added to public record for support of Hamm's Brewery.

Thanks,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Joyce Maddox <[joycea0805@gmail.com](mailto:joycea0805@gmail.com)>  
**Sent:** Friday, June 6, 2025 7:02 AM  
**To:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
**Subject:** Hamm's Brewery Redevelopment

Some people who received this message don't often get email from [joycea0805@gmail.com](mailto:joycea0805@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Let's move forward with the project by JB Vang that will create a space all of us Eastsiders will be proud to endorse. Who wouldn't want to live where you can connect with walking trails and markets within the same area of your affordable home?

Thanks,  
Joyce Maddox  
8 Bates Ave, St Paul, MN 55106

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** FW: Hamm's Brewery complex - Letter of Support  
**Date:** Tuesday, July 22, 2025 10:51:21 AM  
**Attachments:** [Historic Saint Paul LOS - Heritage Preservation.pdf](#)  
[image001.png](#)

---

Hi,

Can you please make sure this letter of support is added to public record.

Thanks,  
**Silver Moran-Stewart** (she/her)  
**Executive Assistant**  
Office of Councilmember Cheniqua Johnson, Ward 7  
15 W Kellogg Blvd, Ste. 320-C  
Saint Paul, MN 55102  
651-266-8670  
[www.StPaul.gov](http://www.StPaul.gov)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Kate Pearce <[mskate878@gmail.com](mailto:mskate878@gmail.com)>  
**Sent:** Sunday, May 18, 2025 9:55 AM  
**To:** \*CI-StPaul\_AskHPC <[AskHPC@ci.stpaul.mn.us](mailto:AskHPC@ci.stpaul.mn.us)>  
**Cc:** #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>; Nicolle Newton  
<[Nicolle.Newton@ci.stpaul.mn.us](mailto:Nicolle.Newton@ci.stpaul.mn.us)>  
**Subject:** Hamm's Brewery complex - Letter of Support

Some people who received this message don't often get email from [mskate878@gmail.com](mailto:mskate878@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Hello,  
Please find a letter of support attached regarding the Hamm's Brewery Complex, for the HPC meeting on Mon, May 19th.

Respectfully,  
Kate Pearce, board member  
[Historic Saint Paul](#)



May 17, 2025

Steve George, Chair  
City of Saint Paul Heritage Preservation Commission  
City Hall Annex, 25 West 4th Street, Suite 1300  
Saint Paul, MN 55102

Re: Historic Designation of the Hamm's Brewery Historic District

Dear Chair George,

On behalf of Historic Saint Paul, we are writing in support of local designation of the Hamm's Brewery as a historic district. Historic Saint Paul's mission is to preserve and promote the cultural heritage, character, and vitality of Saint Paul neighborhoods. Historic Designation of this property is an important way to preserve the cultural heritage of Saint Paul and the important role that Hamm's Brewery played in the history of Saint Paul, specifically the East Side of Saint Paul.

In 2022 the city designated JB Vang as the tentative developer of the HRA-owned property at Hamm's Brewery and supported their proposal for adaptive reuse of the dilapidated historic buildings by converting them into a commercial marketplace and unique artist loft style housing. Since the properties were vacated by Stroh Brewery in 1997, many of these buildings have remained vacant and subject to decay and deterioration. As an organization, we support the tools of historic designation to preserve and rehabilitate historic properties, especially ones as significant as these.

The State Historic Preservation Office (SHPO) and the Minnesota State Review Board recently recommended the Theodore Hamm Brewing Company Historic District as eligible for listing in the National Register of Historic Places (NRHP) and a NRHP nomination is currently under review by the National Park Service (NPS). Based on the historic significance documented in the NRHP nomination, we believe that the property is likely to meet the City's Criteria for Designation as a local Heritage Preservation District.

Historic Saint Paul believes that JB Vang is carrying out the development in a way that has been guided by community voices and reflects the spirit and the values of the community. We support the ongoing efforts of the city to ensure this development comes to fruition. And we want to emphasize our support for these current efforts to designate the property as a local historic district to ensure the remaining historic brewery buildings are preserved. We appreciate your acceptance of this letter of support from Historic Saint Paul for the Hamm's Brewery historic designation.

Sincerely,

Board of Directors, Historic Saint Paul

CC: Saint Paul City Councilmember, Cheniqua Johnson

HRA Executive Director, Nicolle Newton



**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: Support for JB Vang proposal for Hamms Brewery  
**Date:** Tuesday, July 22, 2025 1:43:58 PM

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**From:** Katie D Diaz <Katie.Diaz@hennepin.us>  
**Sent:** Tuesday, July 22, 2025 1:42 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** Support for JB Vang proposal for Hamms Brewery

Some people who received this message don't often get email from [katie.diaz@hennepin.us](mailto:katie.diaz@hennepin.us). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Councilmember Johnson,

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.

As a member of the community and social worker who works closely with individuals and families experiencing housing instability due to safe, affordable, and accessible housing I feel this is a necessary proposal to move forward with to meet the needs of our community. This development will be an asset to the community in a number of ways, including:

- It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997. Historic architecture is something that makes our community unique and preservation can be difficult for private groups due cost and resources. This proposal will ensure that the buildings are present for our community in the years to come, and provide a valuable resource, housing, that is limited for many.
- It will create nearly 200 new housing units, which would be inclusive of families and artist.
- There is a proposal for commercial space where local artists and business owners will have a space to sell their goods and create more financial stability and purchasing power, right here in the community.
- Community gathering spaces that can meet the needs of residents, as well as the community as a whole
- Addition of walking paths and bike trails that will not only crate new trail connections with the Regional Trail and Swede Hallow Park, put promote health

and wellness in the community with the additional resources.

The Hamm's Brewery is not only a place that I enjoy visiting with friends, family, and neighbors – it is a historical treasure that holds a unique opportunity for housing and economic development that will benefit our community. Please support this project to ensure that it is able to keep moving forward and meet its potential

Sincerely,  
Katie Diaz, MSW  
612-807-3008

**Disclaimer:** If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly permanently delete this message from your computer system.

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: Constituent Support for the Hamm's Brewery  
**Date:** Tuesday, July 22, 2025 1:26:07 PM

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**From:** Joe Karlsson <[joekarlsson1@gmail.com](mailto:joekarlsson1@gmail.com)>  
**Sent:** Monday, June 9, 2025 10:17 AM  
**To:** [ward7@ci.stpaul.mn.us](mailto:ward7@ci.stpaul.mn.us)  
**Subject:** Constituent Support for the Hamm's Brewery

Dear Councilmember Johnson,

I'm writing as a constituent living in Dayton's Bluff in East Saint Paul to express my strong support for the [JB Vang development proposal at the historic Hamm's Brewery site](#).

This project offers clear benefits to our community, including:

- Preservation and rehabilitation of the iconic brewery buildings, which have sat vacant since 1997.
- Nearly 200 new housing units, including family-sized apartments and artist-style lofts.
- A new commercial marketplace that will support East Side entrepreneurs and provide local shopping and dining options.
- Expanded trail and pedestrian connections to Swede Hollow Park and the Bruce Vento Regional Trail.
- Indoor and outdoor community gathering spaces that will serve as a central hub for events and neighborhood connection.

The Hamm's site is a historic treasure with untapped potential. This plan brings both economic development and community value, and I urge you to support its advancement.

Thank you for your leadership and commitment to our neighborhood.

Sincerely,  
Joe

**From:** [Jenna Sadjadi](#)  
**To:** [lisa clasen](#); [#CI-StPaul\\_Ward2](#)  
**Cc:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** RE: Hamm's site development, in support of  
**Date:** Tuesday, July 22, 2025 1:20:17 PM  
**Attachments:** [image001.png](#)

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Hi Lisa -- Thank you for contacting the Ward 2 office. Your comment regarding redevelopment at the Hamm's site and parking for Saint Paul Brewing has been received.

Council President Noecker believe that both the brewery and redevelopment can co-exist successfully. She shares that she is committed to doing what we can to help ensure the success of both entities.

Thank you again for reaching out, your comment will be added to the public record for item PH 25-2.

**Jenna Sadjadi** (she/they)  
**Executive Assistant to Council President Noecker**  
Saint Paul City Council - Ward 2  
15 W Kellogg Blvd, Room 310B  
Saint Paul, MN 55102  
651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

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**From:** lisa clasen <lisaclasen@gmail.com>  
**Sent:** Tuesday, July 22, 2025 1:17 PM  
**To:** [#CI-StPaul\\_Ward2](#) <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Subject:** Hamm's site development, in support of

**Think Before You Click:** This email originated **outside** our organization.

Good afternoon. Please add this to the public record for PH-25-2.

I can understand why parking is a concern, but not enough to stop new housing or long overdue development. If parking can be identified within a block of the business, in my opinion there is no impediment to this project.

Thank you,

Lisa Clasen  
500 Robert St N  
St. Paul, MN 55101-4452

**From:** [Jenna Sadjadi](#)  
**To:** [Otten, Kyle L](#)  
**Cc:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** RE: Protect Small Businesses at Hamm's Redevelopment  
**Date:** Tuesday, July 22, 2025 11:43:20 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hello Kyle -- Thank you for reaching out. Your comment expressing your support for Saint Paul Brewing and your concerns regarding redevelopment at the Hamm's site has been received.

Council President Noecker believe that both the brewery and redevelopment can co-exist successfully. She shares that she is committed to doing what we can to help ensure the success of both entities.

Thank you again for reaching out, your comment will be added to the public record for item PH 25-2.

**Jenna Sadjadi** (she/they)  
**Executive Assistant to Council President Noecker**  
Saint Paul City Council - Ward 2  
15 W Kellogg Blvd, Room 310B  
Saint Paul, MN 55102  
651-266-8620 | [www.stpaul.gov/ward2](http://www.stpaul.gov/ward2)



**SAINT PAUL**  
**MINNESOTA**

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**From:** Otten, Kyle L <KOTTEN@travelers.com>  
**Sent:** Monday, July 21, 2025 7:23 AM  
**To:** #CI-StPaul\_Ward2 <Ward2@ci.stpaul.mn.us>  
**Subject:** Protect Small Businesses at Hamm's Redevelopment

Some people who received this message don't often get email from [kotten@travelers.com](mailto:kotten@travelers.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Rebecca,

My name is Kyle Otten and I am writing as a resident of 259 Prescott Street on the Westside and an employee in downtown St. Paul to share my concern about how the City's current Hamm's Brewery redevelopment proposal and potential zoning changes might threaten existing businesses at the site, specifically Saint Paul Brewing.

Saint Paul Brewing is a destination brewery, bringing in visitors from the East Side, the Twin Cities metro, and beyond. They represent the creativity, vision, and connection that makes St. Paul so unique. I'm concerned that the City is planning to proceed with a proposal that disregards a small business when there are other options to consider to support existing businesses, provide affordable housing, and revitalize this historic space.

I urge you to reconsider the current plan and work with Saint Paul Brewing to find a path forward that supports their continued presence at the Hamm's site.

Thank you for your time and consideration.

Sincerely,

**Kyle Otten**  
**Sr. Manager | Middle Market Finance**  
Travelers  
385 Washington St | SB03  
St Paul, MN 55102  
W: 651.310.5930



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**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: Letter of support for the Hamm's Brewery Development Proposal from JB Vang  
**Date:** Wednesday, July 23, 2025 9:45:35 AM

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**From:** Thomas B <tmbrasseur0089@gmail.com>  
**Sent:** Tuesday, July 22, 2025 6:31 PM  
**To:** #CI-StPaul\_Ward6 <Ward6@ci.stpaul.mn.us>  
**Cc:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** Letter of support for the Hamm's Brewery Development Proposal from JB Vang

You don't often get email from [tmbrasseur0089@gmail.com](mailto:tmbrasseur0089@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

*Dear Councilmember Yang,*

*I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.*

*I believe this development will be an asset to my community because:*

- *It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.*
- *It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.*
- *It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.*
- *The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.*
- *There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.*

*The Hamm's Brewery is a historic treasure and holds incredible opportunity for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.*

Best Regards,

Thomas M Brasseur



**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: Support for Hamm's Brewery redevelopment project  
**Date:** Wednesday, July 23, 2025 9:13:15 AM

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**From:** Jorge Sosa <thatsosaguy@gmail.com>  
**Sent:** Tuesday, July 22, 2025 11:31 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** Support for Hamm's Brewery redevelopment project

**Think Before You Click:** This email originated **outside** our organization.

Dear Councilmember Johnson:

I am writing to express my support for the Hamm's Brewery redevelopment project proposed by JB Vang.

As a member of the Dayton's Bluff Community Council, I voted in support of JB Vang's requested rezoning of the property from an industrial use to a mixed use.

I'm now writing to you as a private citizen because I love JB Vang's vision for the Hamm's Brewery site and think it'd be a tremendous benefit to our community.

At the heart of this project is the planned creation of about 200 much-needed quality affordable housing units. As both a renter and someone who's reminded of our city's struggle with homelessness and housing insecurity every day, I am keenly aware of the need for this essential asset.

I also believe the proposed commercial marketplace will be a fantastic economic driver for our neighborhood. I recently took a road trip to Milwaukee and was impressed by their thriving downtown Public Market. I can easily envision the proposed Hamm's marketplace similarly fostering local businesses, serving as a gathering place for East Siders, and becoming a destination for folks from around the Twin Cities.

I urge you to support this inspired vision for revitalizing a historic site that will benefit our neighborhood for generations to come.

Thank You!

Jorge Sosa

296 Bates Ave., Apt. 9  
Saint Paul, MN 55106  
612-895-0853

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: Hamm's Brewery Redevelopment Support Comment  
**Date:** Wednesday, July 23, 2025 9:09:41 AM

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**From:** Benjamin Werner <benreszkawerner@gmail.com>  
**Sent:** Tuesday, July 22, 2025 7:34 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** Hamm's Brewery Redevelopment Support Comment

Some people who received this message don't often get email from [benreszkawerner@gmail.com](mailto:benreszkawerner@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Good evening,

Please do not change the Hamm's redevelopment concept. We do not need so much parking in Saint Paul. What we do need is housing. Saint Paul needs to have a competitive edge against the suburbs, which are an environmental and social disaster. The best solution to that is to build more housing, as densely as possible.

Although I enjoy Saint Paul brewing, they do not seem to realize that having all those apartments next door would create a built in customer base. Please allow as much housing as possible on the site.

Ben Werner

**From:** [Sustain Saint Paul](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Support letter for JB Vang Development at Hamm's Site  
**Date:** Tuesday, July 22, 2025 11:38:50 PM  
**Attachments:** [Hamms Statement - Sustain Saint Paul.pdf](#)

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You don't often get email from info@sustainstpaul.org. [Learn why this is important](#)

Greetings,

On behalf of Sustain Saint Paul, we would like to submit this attached letter as testimony in favor of the rezoning and JB Vang development at the Hamm's Brewery site for the public hearing on Wednesday July 23rd.

Thank you for your commitment to Saint Paul.

Regards,  
*Sustain Saint Paul's Board of Directors*



Abundant housing, low-carbon transportation, and sustainable land use

# Sustain Saint Paul

PO Box 16164, Saint Paul, MN 55116

[www.sustainstpaul.org](http://www.sustainstpaul.org) | [info@sustainstpaul.org](mailto:info@sustainstpaul.org)

## Board of Directors

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## Our Mission

Sustain Saint Paul champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul through education, advocacy and political action, to ensure a more just and equitable city for all current and future residents.

Tuesday, July 22nd, 2025

Dear City Councilmembers,

We represent Sustain Saint Paul, a grassroots volunteer-driven advocacy organization that champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul. We support the rezoning of 694 Minnehaha et al and JB Vang's proposed development of the city-owned Hamm's Brewery site. We are excited about the opportunity this project presents for the immediate neighborhood and for Saint Paul at large.

This development will bring 196 much needed affordable housing units at a range of 30-60% AMI and choice of styles ranging from artist lofts to family-friendly multi-bedroom apartments. 86 of these units will be located in the historic brewery building. Historic conversions aren't easy, and we appreciate that this proposal will preserve and revitalize a beautiful and iconic building that has sadly been vacant for decades.

110 of these units will be built on what is now a single-level parking lot owned by the Saint Paul Housing and Redevelopment Authority - a piece of property which our city currently collects no taxes on (alongside almost 20% of this city). With our city's considerable financial strains and ever increasing property taxes, we need developments like this one that expand our tax base and promote density for efficient services - benefitting both new and existing residents, around Swede Hollow and citywide.

This development will bring other significant benefits to the community - improved greenspace, recreation areas, community gathering spaces, and a performance plaza - all connected to the surrounding neighborhood through the Bruce Vento Regional Trail and Swede Hollow Park. The amenities and accessibility to bike and pedestrian traffic double down on this site as an enticing destination for residents while simultaneously moving us toward our climate goals..

The development presents considerable opportunity to the business community. The commercial marketplace will give prospective Eastside small business owners a place to start and the ability to build equity through an ownership model. For existing businesses, nearly 200 new local housing units, improved connectivity, and increased foot traffic presents them with many new customers.

Thank you for your commitment to Saint Paul. Please support a thriving, affordable, liveable, and sustainable city by supporting this rezoning and redevelopment.

*Sustain Saint Paul Board of Directors*

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: HAMM CHAOS  
**Date:** Wednesday, July 23, 2025 11:52:24 AM

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-----Original Message-----

From: Roxanne Sanchez <roxanne@ninelivesmn.org>  
Sent: Tuesday, July 22, 2025 3:55 PM  
To: #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
Subject: HAMM CHAOS

roxanne@ninelivesmn.org appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk <<https://aka.ms/LearnAboutSenderIdentification>>

Think Before You Click: This email originated outside our organization.

Dear Councilmember Johnson –

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang.

I write as a resident of Dayton's Bluff, and active member of the east side, and as a community focused small business owner.

I believe this development will be an asset to my community because:

It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.

It will create nearly 200 new housing units including family-friendly apartments and artist style lofts. It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.

The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.

There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.

The Hamm's Brewery is a historic treasure and holds incredible opportunity for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Thank you for all you do,

Sincerely,  
Roxanne Sanchez  
828 Mound Street  
St Paul, MN

Roxanne Sanchez

Nine Lives

Co Founder | Slow Fashion Encourager | Master Celebrator

c. 612-220-3378

www.ninelivesthrift.org <<http://www.ninelivesthrift.org>>

**From:** [Cheniqua Johnson](#)  
**To:** [Greg Weiner](#)  
**Cc:** [Silver Moran-Stewart](#)  
**Subject:** FW: Hamm's Brewery Development Proposal from JB Vang  
**Date:** Wednesday, July 23, 2025 10:30:48 AM

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**From:** Giovonnia Harris <peachypoo74@gmail.com>  
**Sent:** Tuesday, July 22, 2025 2:08 PM  
**To:** #Cl-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>; #Cl-StPaul\_Ward6 <Ward6@ci.stpaul.mn.us>  
**Subject:** Hamm's Brewery Development Proposal from JB Vang

Some people who received this message don't often get email from [peachypoo74@gmail.com](mailto:peachypoo74@gmail.com). [Learn why this is important](#)

**Think Before You Click:** This email originated **outside** our organization.

Dear Councilmembers –

I am writing to state my support for the Hamm's Brewery Development Proposal from JB Vang, specifically the rezoning under consideration on 7/23/25.

I believe this development will be an asset to my community because:

- It will preserve and rehabilitate the historic brewery buildings that have been vacant since 1997.
- It will create nearly 200 new housing units including family-friendly apartments and artist style lofts.
- It includes a new commercial marketplace in the historic brewery buildings that will offer opportunities for East Side entrepreneurs to build and grow their businesses, and create a shopping and dining destination for the residents and the neighborhood.
- The plan will create new trail connections for bikes and pedestrians to connect the site with the Bruce Vento Regional Trail and Swede Hollow Park.
- There are community gathering spaces included in the plan for both outdoor and indoor events, making this site a valuable community hub and asset.

The Hamm's Brewery is a historic treasure and holds incredible opportunities for housing and economic development that will benefit my community. Please support this project to ensure it is able to keep moving forward and meet its potential.

Sincerely,

Giovonnia Harris  
1943 Ivy Ave E



St. Paul, MN 55119

**From:** [Silver Moran-Stewart](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Greg Weiner](#)  
**Subject:** FW: Support Hamms  
**Date:** Wednesday, July 23, 2025 1:09:04 PM

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**From:** kathy wedemeyer <[katweds@icloud.com](mailto:katweds@icloud.com)>  
**Subject:** Support  
**Date:** July 23, 2025 at 10:32:30 AM CDT  
**To:** [Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)

Hello

I am in full support of the JB Vang Development at Hamms Brewery. There will be plenty of parking for St Paul Brewing as there will also be underground parking for the tenants.

I live at 734 5th St E | St. Paul 55106

kathy wedemeyer  
651-387-2466

"Diversity is being invited to the party; inclusion is being asked to dance,"  
Verna Myers

**From:** [Kaleb McCulloch](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#); [John Perlich](#)  
**Cc:** [Anika Bowie](#); [Rebecca Noecker](#); [Saura Jost](#); [#CI-StPaul\\_Ward5](#); [Nelsie Yang](#); [Cheniqua Johnson](#); [Biftu Adema-Jula](#); [Megan Jekot](#); [Tom Basgen](#); [Jenne Nelson](#); [Abdihamid Badri](#); [Ploua Yang](#); [Melanie Johnson](#)  
**Subject:** SPAC\_Public Comments\_PH 25-2\_Application to Rezone Property at 694 Minnehaha Ave E  
**Date:** Wednesday, July 23, 2025 12:21:17 PM  
**Attachments:** [image001.png](#)  
[SPAC\\_7.23.2025\\_PH 25-2\\_Hamms Brewery Redevelopment\\_Public Comments.pdf](#)

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Hello,

Please find attached the St. Paul Area Chamber's letter regarding PH 25-2, which concerns the application to rezone property at 694 Minnehaha Avenue East and is scheduled for a public hearing today. While we recognize the deadline for submitting public comments has passed, we still wanted to share our perspective given the potential long-term implications for the city, current property owner, and developer.

The Chamber supports the Planning Commission's determination that this proposal constitutes spot zoning. We believe Saint Paul can pursue additional housing while supporting jobs and economic opportunity, if the effort is guided by a more deliberate, inclusive process that brings all stakeholders to the table.

Additional detail is included in the attached letter.

Thank you,  
Kaleb



Kaleb McCulloch  
Senior Director of Government Affairs  
C | 320.515.1801  
D | 651.265.2788  
[kaleb@stpaulchamber.com](mailto:kaleb@stpaulchamber.com)



July 23, 2025

Council President Rebecca Noecker  
Councilmember Anika Bowie  
Councilmember Saura Jost  
Councilmember Matt Privratsky

Council Vice President Hwa Jeong Kim  
Councilmember Nelsie Yang  
Councilmember Cheniqua Johnson

**Re: PH 25-2, Application to Re-Zone Property at 694 Minnehaha Ave E**

Dear Council President Noecker and members of the City Council,

On behalf of the St. Paul Area Chamber and our 1,600+ members and affiliates, I respectfully urge you not to support the proposal to rezone 694 Minnehaha Avenue East from I2 General Industrial to H2 Residential, RM2 Medium-Density Multiple-Family Residential, and T3 Traditional Neighborhood.

Saint Paul's industrial land is essential to the city's long-term economic health. It supports employers, sustains jobs, and contributes significantly to the city's tax base. Continued erosion of industrial zoning presents growing fiscal risks to the city and makes it more difficult to retain and attract the types of businesses that drive growth.

With respect to the Hamm's Brewery redevelopment, we believe more work is needed to reach a solution that balances the city's housing goals with ongoing economic development and support for existing businesses. Advancing a rezoning proposal without broader stakeholder agreement risks producing a fractured outcome that fails to serve the city's long-term interests.

The Chamber strongly supports the creation of new housing in Saint Paul. But housing development does not need to come at the expense of industrial capacity. A more collaborative process, informed by the concerns of all stakeholders, would strengthen the chances of a successful and sustainable redevelopment.

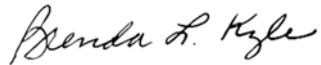
We support the Planning Commission's determination that this proposal constitutes spot zoning. Minnesota courts have consistently viewed spot zoning with skepticism. Legal challenges could cause further delay and uncertainty for a project that has already faced setbacks.



We respectfully ask that you vote no on this proposal and instead help convene the necessary parties to develop a more balanced path forward. The City can advance housing while supporting jobs and economic opportunities, and we believe both goals can be achieved through a more deliberate process.

Thank you for your time and consideration. Please don't hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Brenda L. Kyle". The signature is written in a cursive style with a large, stylized 'B' and 'K'.

B Kyle  
President and CEO  
St. Paul Area Chamber