

From: [Jenna Sadjadi](#)
To: [nick duchateau](#)
Subject: RE: St.Paul Brewing zoning issue
Date: Thursday, July 31, 2025 4:30:46 PM
Attachments: [image001.png](#)

Dear Nick – Thank you for contacting the Ward 2 office. 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 believes 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.

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



SAINT PAUL
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From: nick duchateau <nic_duchate@hotmail.com>
Sent: Thursday, July 31, 2025 12:20 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: St.Paul Brewing zoning issue

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

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

Hello,

I wanted to email you about the zoning issue that has been in the news about the old Hamm site. While the area needs development, the current push for development for housing is the wrong way. St. Paul Brewing has been a great business to have there and hopefully we will continue to see flourish. I live down the street from them, run the Vento trail next to their property, and have eaten there. So, to rezone this area and put a small business at risk does not serve the community and does not make sense, if anything support current businesses to be stakeholders on the Eastside.

Thank you,
Nick Duchateau
733 Desoto Street
Saint Paul, MN
612-427-3123

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Kayla Thao](#)
To: [Greg Weiner](#)
Subject: FW: Regarding the Hamms Development rezoning
Date: Monday, July 28, 2025 11:47:15 AM

Hi Greg,

I was out when he sent this email so we missed this one. I already responded to Andy but would we still be able to post this on the public comments section?

Kayla

From: Andy Rogers <andyrogers4980@hotmail.com>
Sent: Wednesday, July 23, 2025 5:59 PM
To: #CI-StPaul_Ward5 <Ward5@ci.stpaul.mn.us>
Subject: Re: Regarding the Hamms Development rezoning

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

I was pretty disappointed to see my comments not added to the public record. Is this email active?

There is no evidence that the Hamm's building will be refurbished.

From: Andy Rogers <andyrogers4980@hotmail.com>
Sent: Wednesday, July 23, 2025 9:25 AM
To: #CI-StPaul_Ward5 <ward5@ci.stpaul.mn.us>
Subject: Fw: Regarding the Hamms Development rezoning

I had sent this a yesterday and I wanted to add something to it. I've attached an email I received from the city last spring when asking about partners for this project. They informed me that the East Side Neighborhood Development Company was their partner on the commercial marketplace. I emailed the ESNDNC the same day asking questions about their plans and I never heard back from them.

By all accounts it appears as though the ESNDNC is no longer a partner. The developer doesn't have any partners for this commercial marketplace.

I feel like I have legitimate concerns about the viability of commercial businesses at the site.

The parking lot is labeled as a shared public amenity by the city. It's intended to be used by the tenants of the Hamm's complex now and in the future. Not only is it supposed to be used by an apartment complex, but the redevelopment of the current Hamm's buildings there. Approximately 30,000 square footage of additional commercial space for a new restaurant and marketplace will open up. They will also need to use this parking space.

Where are these people at the restaurant going to park? How is this development going to attract tenants for its 30,000 square foot commercial marketplace if there's not enough parking already? The developer admitted they're looking for solution. They said they're considering overflow parking in their office building to the east. They said they approached the neighbor to the north about purchasing parking space, but they were turned down. They admitted that parking is a serious issue and they have no answer. I'm just a community member, not a commercial real estate broker. How can they attract new commercial tenants without a good answer?

I would appreciate a dialogue on this.

Here's the email from the city:

Hi Andy,

This communication is in response to your email to PED dated April 17, 2025.

Thanks for your support of the Hamm's Redevelopment project and interest in the commercial marketplace component of the historic reuse of the vacant HRA Hamm's properties.

The HRA has designated JB Vang as the tentative developer for the HRA Hamm's redevelopment site. JB Vang has identified the Legacy Non-Profit Partners for the commercial marketplace which includes East Side Neighborhood Development Company ("ESNDC") and Hmong American Partnership ("HAP"). JB Vang will continue to develop and explore partnership options as the plans for the marketplace continue to be refined. Information about specific tenants is not available at this time.

Please let me know if you have any questions or comments.

Marie Franchett

She/Her

Principal Project Manager

Saint Paul Department of Planning and Economic Development

651-266-6702

From: Andy Rogers <andyrogers4980@hotmail.com>
Sent: Monday, July 21, 2025 5:11 PM
To: *CI-StPaul_CC-Ward5 <cc-ward5@ci.stpaul.mn.us>
Subject: Regarding the Hamms Development rezoning

My main question about the project is "How can the Hamms development attract new tenants without enough parking?"

I had a pretty disappointing conversation with JD Vang officials about the Hamm's redevelopment project during the Swede Hollow Art Festival last month.

Their blueprints show space for a restaurant and marketplace. They have approximately 30,000 square feet of new commercial space in the plans for the Hamm's buildings. I asked them about their plans for parking for those proposed new commercial tenants on what's described by the HRA as a shared community amenity.

I asked, if the current plans do not have enough parking for the current tenants, how can this development attract new tenants without enough parking?

The representatives from the developer admitted they had no answer. They admitted they tried to find a solution. They said they're considering overflow parking in their office building to the east. They said they approached the neighbor to the north about purchasing parking space, but they were turned down. They admitted that parking is a serious issue and they have no answer. I'm just a community member, not a commercial real estate broker. How can they attract new commercial tenants without a good answer?

I urge you to ask about the commercial marketplace and their plans for refurbishing the existing buildings. Ask them how it's going. Ask them how their funding is going. Ask them about perspective commercial tenants. Ask the developer what the plan is for the refurbishing of the current complex. Please press them on a timeline, perspective commercial tenants and what their plan is for supporting new businesses in this development.

I fear that the initial dream of this development will fall away.

Maybe the city will find that putting multifamily housing within an industrial-zoned area is appropriate, but after my conversation with JD Vang officials, I fear that the end result of this project is just to tear the historic building down. If the long term plan for this is residential,

then the whole area should be zoned residential. Spend the money tearing down the buildings. Support a project that will grow the tax base.

Proper city planning is important. It feels like the East Side is constantly being left out of any fun new projects. My house is barely worth what I paid for it 20 years ago. If you just look about a half mile to the north of the Hamm's complex, the Nova SP mixed-use development still doesn't have a commercial tenant. I can't imagine any prospective retailer would want to set up shop there without any parking nearby. It's a reality. People drive vehicles, even those who live in affordable housing. And the Purple Line looks like it's on life support. Public transit in this area is mixed at best.

The neighborhood wanted something cool to happen here in East St. Paul. We wanted a destination.

I know that's not in your district, but I do live in your district, and the development is very close. Many residents of Ward 5 find this development to be an important piece to the East Side's continued progress and development.

Please, ask the tough questions.

From: [Jenna Sadjadi](#)
To: [Kate Pearce](#); [*CI-StPaul Contact-Council](#)
Cc: [Stephanie Harr](#); [#CI-StPaul Ward2](#)
Subject: RE: In Support of Historic Hamm's
Date: Thursday, July 24, 2025 10:52:56 AM
Attachments: [image001.png](#)

Dear Kate – 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 believes 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



SAINT PAUL
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From: Kate Pearce <m skate878@gmail.com>
Sent: Wednesday, July 23, 2025 2:21 PM
To: Rebecca Noecker <rebeccanoecker@gmail.com>; [#CI-StPaul_Ward2](#) <Ward2@ci.stpaul.mn.us>; [#CI-StPaul_Ward7](#) <Ward7@ci.stpaul.mn.us>
Cc: Stephanie Harr <sharr@jbvang.com>
Subject: In Support of Historic Hamm's

Some people who received this message don't often get email from m skate878@gmail.com. [Learn why this is important](#)

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

Hi CM Noecker & CM Johnson!

I wanted to reach out personally to share my thoughts on the Hamm's Brewery situation. Below is what I wrote to Cheniqua

after the community meeting she hosted last spring! I hope you will support the rezoning so that JB Vang can proceed with development of the site. I will always be in favor of more affordable housing and historic rehab/redevelopment. This site has wonderful potential that I believe will only HELP businesses onsite such as St. Paul Brewing (a place I love, support and want to stay in our neighborhood). I smell NIMBY-ism here frankly as Rob has not been able to provide a clear response about "how much parking" is enough. He continues to attempt to jam this process at every turn, stating the city has not made him part of the process. Giving him everything he wants and including him in the process are two different things.

Please vote in favor of rezoning today so this project can KEEP MOVING! And please feel free to share my message publicly.

Respectfully

Kate Pearce, Resident of Ward 7 and patron of St. Paul Brewing
257 Johnson Pkwy, St Paul, MN 55106

----- Forwarded message -----

From: **Kate Pearce** <mskate878@gmail.com>

Date: Tue, Feb 11, 2025 at 8:48 PM

Subject: In Support of Historic Hamm's

To: <ward7@ci.stpaul.mn.us>

Cc: <sharr@jbvang.com>

Cheniqua,

Thanks for hosting the community meeting tonight on Hamm's. I would have loved a chance to just publicly comment but had to leave just before 7pm. I want to voice my support for not only historic designation but for all the business owners and developers who are working hard, putting their resources on the line for this!

Thank you for just calling out the fact, tonight, that Rob was in the room and giving him a chance to speak. It felt like we were just dancing around the real issue. I can understand concern with parking. But to say that an already-popular business will be "destroyed" because of the loss of some convenient parking spaces is total hyperbole. (Case in point, look at how bad parking is at CanCan Wonderland, somehow they have survived!)

Further, the site being developed will **draw more** customers to the St. Paul Brewing !! There will be tons of publicity and new people coming over to check it out. I just don't believe parking will deter more than a tiny portion of potential clientele from patronizing the area and businesses. There are many examples of this that Rob should look at. The draw is the business - the food, venue, service, the experience - if all this is top notch - people will drive miles and walk blocks from their cars (or pay). Look at Grand Avenue, NE Mpls, North Loop, the state fair! Minnesotans are not daunted by parking when they want what they want. Most people, neighbors and community especially, want to support our local business - and if they understand the need, they are going to show up. Conversely, being "the guy" who stopped this from happening is more likely what will destroy a business.

This designation and the success of the site is so important to the East side, to the City of Saint Paul and to the preservation of our history. Please help these two important and wonderful developers/business & property owners find a reasonable compromise. I hope you will feel free to share this message with them as well.

Respectfully,
Kate Pearce

From: [Andy Rogers](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Hamms Development
Date: Thursday, July 24, 2025 10:41:25 AM

You don't often get email from andyrogers4980@hotmail.com. [Learn why this is important](#)

I feel like I have legitimate concerns about the viability of commercial businesses at the site.

Last spring the city informed me that the East Side Neighborhood Development Company was their partner on the commercial marketplace. I emailed the ESNDC the same day asking questions about their plans and I never heard back from them.

By all accounts it appears as though the ESNDC is no longer a partner. The developer doesn't have any partners for this commercial marketplace.

The parking lot is labeled as a shared public amenity by the city. It's intended to be used by the tenants of the Hamm's complex now and in the future. Not only is it supposed to be used by an apartment complex, but the redevelopment of the current Hamm's buildings there. Supposedly approximately 30,000 square footage of additional commercial space for a new restaurant and marketplace will open up. They will also need to use this parking space.

I had a pretty disappointing conversation with JD Vang officials about the Hamm's redevelopment project during the Swede Hollow Art Festival last month.

Where are these people at the restaurant going to park? How is this development going to attract tenants for its 30,000 square foot commercial marketplace?

The representatives from the developer admitted they had no answer. They admitted they tried to find a solution. They said they're considering overflow parking in their office building to the east. They said they approached the neighbor to the north about purchasing parking space, but they were turned down. They admitted that parking is a serious issue and they have no answer. I'm just a community member, not a commercial real estate broker. How can they attract new commercial tenants without a good answer?

I urge you to ask about the commercial marketplace and their plans for refurbishing the existing buildings. Ask them how it's going. Ask them how their search for a partner is going. Ask them about perspective commercial tenants. Ask the developer what the plan is for the refurbishing of the current complex. Please press them on a timeline, perspective commercial tenants and what their plan is for supporting new businesses in this development. If there's not enough parking, there's not going to be any marketplace.

I fear that the initial dream of this development will fall away.

Andy Rogers
910 Arkwright Street
St. Paul

From: [Jenna Sadjadi](#)
To: [Ellen Hillebrand](#)
Cc: [*CI-StPaul Contact-Council](#)
Subject: RE: Protect small businesses at Hamm's redevelopment
Date: Thursday, July 24, 2025 10:15:22 AM
Attachments: [image001.png](#)

Dear Ellen – 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 believes 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)
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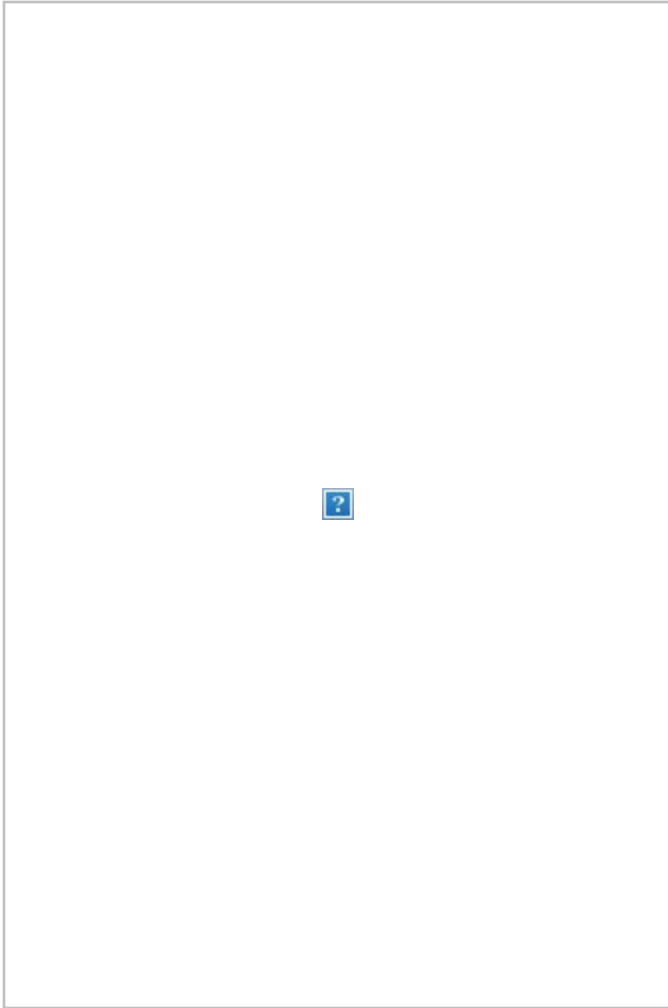
From: Ellen Hillebrand <elsawyer01@gmail.com>
Sent: Tuesday, July 22, 2025 3:06 PM
To: #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Protect small businesses at Hamm's redevelopment

Some people who received this message don't often get email from elsawyer01@gmail.com. [Learn why this is important](#)

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

To the Office of Rebecca Noecker,

My name is Ellen Hillebrand and I am writing from 246 Belvidere to share my concern about how the City's current Hamm's Brewery redevelopment proposal might threaten existing businesses at the site, specifically Saint Paul Brewing. As a previous Upper East Saint Paul resident, who regularly visits Saint Paul Brewing, I held my wedding reception at Saint Paul Brewing nearly one year ago today (July 20th, 2024).



Saint Paul Brewing is a beautiful destination brewery, bringing in visitors from the East Side, the Twin Cities metro, and beyond. It is an incredibly important place to me and my family. 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,

Ellen Hillebrand

From: [Ben Greilanger](#)
To: [*CI-StPaul CC-Ward5](#); [*CI-StPaul Contact-Council](#)
Subject: Concern over the Hamm's Brewery Development
Date: Saturday, August 16, 2025 8:02:20 PM

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Good day Council,

I am concerned that if this plan moves forward as stated, the abandoned buildings of the Hamms complex will have to be torn down in the years to come. Basically because, limited parking = limited business investment. No investment = bye bye buildings.

I have lived on the East Side since 2009 and come to love the area and all it offers. I also fell in love with the Hamms brewery complex. It is steeped with history and potential.

Over the past 10 years, several of the buildings have been rehabbed and reoccupied (which I actually volunteered to help with some). I was very excited to see the city's original request for proposal (RFP) go out to hopefully get the remaining abandoned buildings repurposed.

I feel the plan to redevelop this site has shifted away from the RFP's main goal of adding housing and community space to those beautiful brick buildings. By now focusing on this new apartment on the east end, there will be very little parking for future residents, employees, and customers for the future redeveloped Hamms buildings. This will kill any future investment into the abandoned buildings - thus eventually leading to their necessary razing.

Please offer some sort of guarantee that the spirit of the original RFP will be honored and that the abandoned buildings WILL be renovated.

I am also on the planning committee for the annual Art in The Hollow art fair in Swede Hollow park. The city's current plan will also negatively affect this wonderful event. We greatly rely on this communal parking lot for our event because street parking is very limited in and around Payne Ave for our hundreds of guests and artists.

Please Please Please...Don't let the East Side get screwed out of our historic buildings and our wonderful businesses and art fair that have put the East Side on the map. There has to be better parcels to build a brand new apartment. Please keep looking. Focus on adding housing to the existing complex FIRST.

Thank you for your time.

Take care and talk soon,
Ben Greilanger
1771 Payne Ave

From: [Thomas Collins](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Saint Paul Brewery/Hamms building
Date: Sunday, August 17, 2025 7:35:15 PM

[You don't often get email from tommy1342@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I was born and raised in Saint Paul and spent my first 50 years there. I worked for the city for 25 years. My dad worked for the city for 25 years. My brother worked for the city for 30 years. My mom worked in the Hamm building on Saint Peter and at Ecolab.

Lately, the city has lost a handful of private businesses. The reasons are plentiful.

One would think that when a business has been successful, the city would want to do their best to keep them from folding up like so many others.

Instead, there exists the situation at the Uber successful Saint Paul brewery on the East Side.

If the city's brain trust goes through with the plan they have concocted, the pattern that will be displayed will clearly indicate the backwards direction destined to take the city down.

It's not too late to do the right thing.

Will they?

Tom Collins
3018 Ontario Road
Little Canada, MN 55117