



The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota



SAINT PAUL
MINNESOTA

REQUEST FOR PROPOSALS FOR THE **REDEVELOPMENT OF THE FORMER HAMM'S BREWERY COMPLEX**

Release Date: October 18, 2021 | Proposal Responses Due: 4 p.m. CST Friday, December 17, 2021

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REDEVELOPMENT OF THE FORMER HAMM'S BREWERY COMPLEX

The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") is soliciting proposals for the purchase and rehabilitation of the original Hamm's Brewery Complex. Located in the Dayton's Bluff Neighborhood, this 4.8-acre property provides the opportunity for transformative development that adds jobs and/or housing while connecting the community to nearby businesses and amenities, such as Swede Hollow Park and the Bruce Vento Regional Trail. Located just one mile from downtown Saint Paul and close to multiple transit lines, the site is perfectly positioned to take full advantage of Saint Paul's growth, while simultaneously reflecting and preserving an important piece of its history.



SAINT PAUL'S REDEVELOPMENT VISION FOR AN EAST SIDE ANCHOR

Built upon the community engagement and recommendations from the 2004 [Hamm's Brewery Reuse Study and Vision Plan](#) (Exhibit 1); the 2009 [Dayton's Bluff District Plan](#) (Exhibit 2); the [2012 Near East Side Roadmap](#) (Exhibit 3); the 2019 [Swede Hollow Master Plan](#) (Exhibit 4); and Saint Paul's [2040 Comprehensive Plan](#) (Exhibit 5), the HRA seeks development proposals that:

1. Rehabilitate and revitalize the site and historic brewery buildings, enhancing the vitality of the East Side of Saint Paul.
2. Maximize housing and/or jobs for the community.
3. Enhance neighborhood connectivity and access to nearby Swede Hollow Park, Bruce Vento Regional Trail and existing businesses within the Hamm's Brewery Complex.
4. Have a viable financial plan and timeline, reflecting an experienced developer team.
5. Have a plan to engage and involve the surrounding community in the project.
6. Prioritize equitable outcomes in the development process and proposed uses.



HISTORY AND BACKGROUND

The Theodore Hamm Brewing Company was established in 1865 by German immigrant Theodore Hamm. The brewery grew through the late 19th and early 20th centuries, becoming an iconic East Side employer and influencing the development of the surrounding Dayton's Bluff neighborhood. Hamm's expanded to be the fifth largest brewery in the nation by the 1950s with the Saint Paul location as its flagship.

In the latter half of the century, the brewery was sold multiple times before finally operating as Stroh's from 1983 until the brewery's closure in 1997. The oldest remaining brewery buildings south of Minnehaha Avenue sat vacant after the closure of the brewery. In 2004, the HRA acquired the southern portion of the brewery to protect and expand Swede Hollow Park as well as provide new jobs and housing opportunities on the East Side in a reinvigorated brewery complex. To date, the HRA has completed the sale and redevelopment of three parcels within the Hamm's Brewery Complex:

- 688 Minnehaha Ave, redeveloped as Saint Paul Brewing (formerly known as Flat Earth Brewing);
- 704 Minnehaha Ave., redeveloped as 11 Wells Distillery; and
- 700 Minnehaha Ave., redeveloped as an aquaponics operation (formerly Urban Organics). This property is now listed for sale by the private property owner. [More information about 700 Minnehaha Ave. can be found here.](#)



SITE OVERVIEW

- Address: 680 and 694 Minnehaha Avenue, Saint Paul, MN 55106
- 165,000+ in total existing building square footage built between 1883 and 1953 (see Exhibit 6: [Building Information](#))
- 4.8-acre site (see Exhibit 7: [Site Survey](#)) encompassing the existing buildings and additional site area that could support new construction
- Zoning considerations:
 - » Current zoning I2 – General Industrial.
 - » The Hamm’s Brewery Complex was designated as a “Mixed-Use Opportunity Site” in the City’s [2040 Comprehensive Plan](#), allowing for “higher-density mixed-use development or employment centers” and potential flexible rezoning
- Excellent location and access:
 - » One mile from Downtown Saint Paul
 - » Adjacent to Swede Hollow Park and the Bruce Vento Regional Trail
 - » Near the Payne Avenue corridor in the historic [Dayton’s Bluff neighborhood](#) on the East Side
 - » Downtown Saint Paul skyline views
 - » Multiple nearby transit lines; 1/3 mile to a future Purple Line Bus Rapid Transit station
- Potential to combine development with privately-owned 700 Minnehaha Ave. property – a 48,000-square-foot brewery stock house, most recently used as an aquaponics operation
- Located in a Federal Opportunity Zone



LOCATION MAP



AVAILABLE PROPERTY

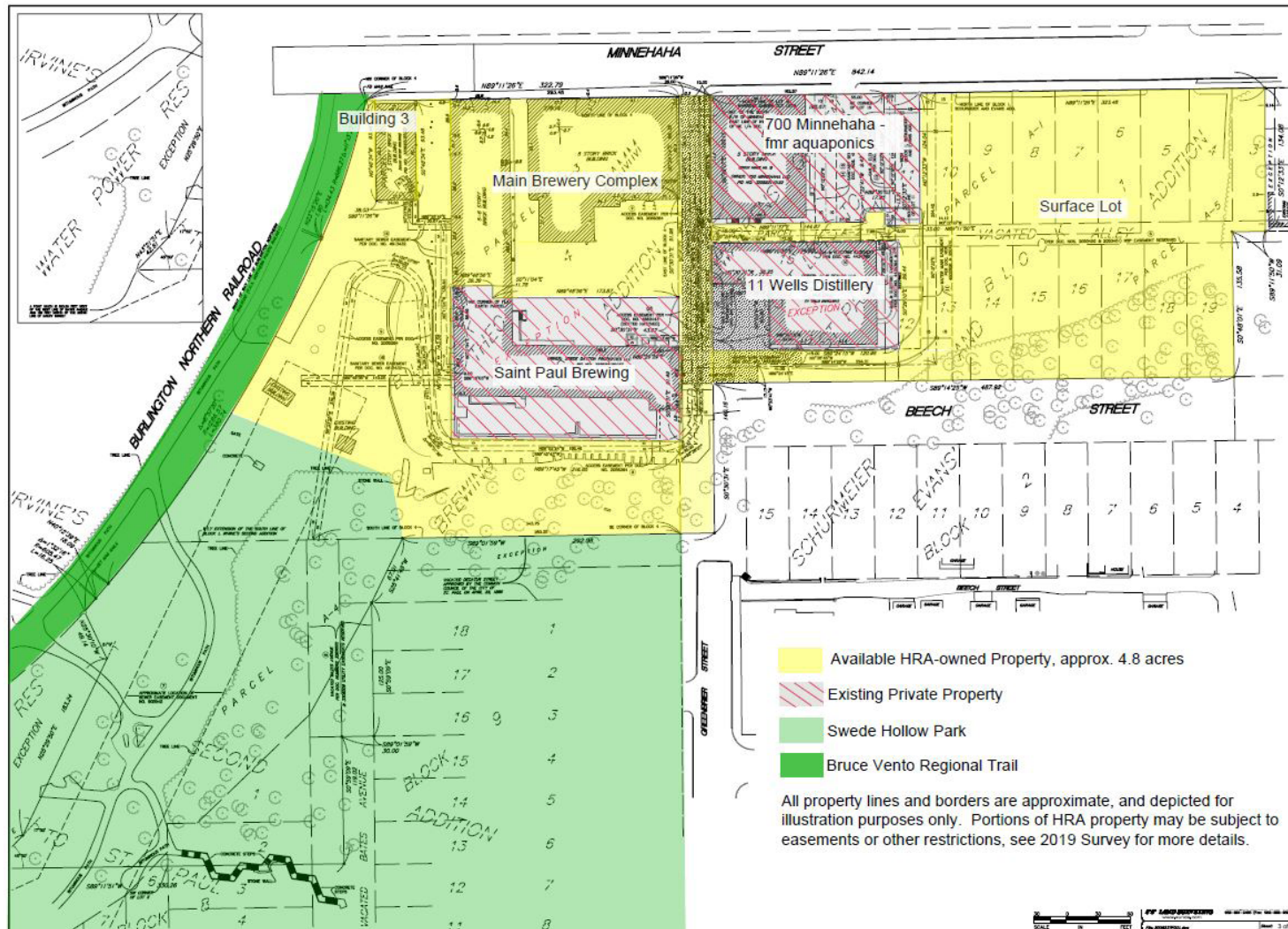
The HRA owns and is soliciting proposals to redevelop the entirety of the remaining Hamm's Brewery Complex, which includes the following buildings and property. See [Map of Available Property](#) (Exhibit 8).

- Seven contiguous, interconnected buildings creating one large complex (the "Main Brewery Buildings");
 - » 155,000 building sq. ft.; 0.55 acres
- One stand-alone building at the northwest corner of the property ("Building 3");
 - » 9,900 building sq. ft.; 0.08 acres
- A large parking lot to the east, with the potential for new construction ("Surface Lot");
 - » 1.72 acres
- Property surrounding the buildings and parking lot including outbuildings and a silo available for access, greenspace, and/or potential new construction ("Surrounding Property"). May be subject to easements and other property restrictions.
 - » 2.47 acres

To request floor plans (pdf) and additional photos of existing buildings, please submit a request at: <https://forms.office.com/g/KhRwXY0UCd>. The additional design materials will be available for download for the purposes of this RFP.



MAP OF AVAILABLE PROPERTY (EXHIBIT 8)



PLANNING GUIDANCE

The Hamm's Brewery Complex is currently zoned I2 – General Industrial. I2 is intended primarily for manufacturing, assembling and fabrication activities. Many commercial uses are allowed, as are some residential uses. The City of Saint Paul [2040 Comprehensive Plan](#) (adopted 2020, Exhibit 5) identifies the Hamm's Brewery Complex as a "Mixed-Use Opportunity Site." The Opportunity Site designation allows for "higher-density mixed-use development or employment centers" and potential flexibility in rezoning if needed for a residential or mixed-use development.

The [Swede Hollow Park Master Plan](#) project was completed and adopted in 2019 (see Exhibit 4). Proposers are encouraged to incorporate the planned park and trail improvements into a preliminary plan for site connectivity.

Additional community planning guidance for the Hamm's Brewery Complex can also be found in the [Near East Side Roadmap](#) (2012, Exhibit 3) and the [Dayton's Bluff District Plan](#) (2009, Exhibit 2). Proposals submitted should be compatible with all adopted plans.

The [Hamm's Brewery Reuse Study and Vision Plan](#) (2004, Exhibit 1) was developed with a community task force and explored the different housing, commercial, and institutional reuse scenarios. Proposers are encouraged to review the community redevelopment vision (page 2-3) and redevelopment guidelines (page 5-6, 42-44) described in the plan, however the specific scenarios and market conditions explored in the early 2000s may no longer be applicable.

The Saint Paul [Climate Action and Resilience Plan](#) (2019, Exhibit 9) identifies goals for decreased emissions across every sector in the city, including the building sector. Proposers are encouraged to incorporate sustainable design and innovation into the redevelopment plan.

ENVIRONMENTAL CONSIDERATIONS

The brewery site was an operating industrial operation for more than 130 years at this location. The HRA has commissioned a Phase I Site Investigation, which is attached to this solicitation as Exhibit 10.

The site contains one active water well and multiple former water wells from previous brewing operations. The HRA is in the process of permanently sealing a known water well that is no longer in operation. The HRA is in the process of securing variances for three additional water wells whose exact locations are unknown, from the State of Minnesota Department of Health (MDH). If these water wells are discovered in the future, it will be the responsibility of purchaser to permanently seal the water well(s) and provide documentation to MDH.

POTENTIAL FINANCIAL ASSISTANCE

The HRA may consider providing financial assistance to a development to support the public purpose goals of providing affordable housing and/or job creation. Assistance is not guaranteed and will depend on compatibility and eligibility of the uses, a gap analysis, and availability of funds. Submissions will be evaluated based on the financial plan and viability, including the reasonableness of requested subsidies.

Types of possible financial assistance include, but are not limited to:

- Tax Increment Financing (TIF)
- Low Income Housing Tax Credits and revenue bonds
- Sponsorship or support for application(s) to state, county, and regional grants or financing
- Other financial assistance from the HRA or City of Saint Paul

These subsidy tools are listed for informational purposes only. The HRA makes no commitment of public funds to a developer or project selected through this process.

Proposers are encouraged to evaluate and maximize other public (non-City/HRA) and private sources of capital to advance their development proposal. These can include sources such as:

- State and Federal Historic Tax Credits - the Hamm's Brewery Complex is not currently on the National Register of Historic Places, but may be eligible (see Exhibits 11a and 11b)
- Opportunity Zone Funding
- New Markets Tax Credits
- Other public and private funding sources

COMPLIANCE

As stated in the Policy for Disposition of HRA Owned Real Estate, construction of the project will be required to comply with the City's Affirmative Action ordinance and Vendor Outreach Program. Other areas of compliance with City ordinances and programs may be required based on project specifics.

A [City/HRA Compliance Matrix](#) is attached for reference as Exhibit 12.

SUBMISSION PROCESS

SITE TOURS

Proposers are invited to tour the Hamm's Brewery Complex. For tour dates and details, please see the project website at StPaul.gov/Hamms.

CLARIFYING RFP QUESTIONS ARE DUE BY FRIDAY, DECEMBER 3 AT 5 P.M. CST.

Questions may be submitted at any time, up until Friday, December 3.

Questions should be emailed to Andrew Hestness at andrew.hestness@ci.stpaul.mn.us. Answers will be compiled and posted on the project website at StPaul.gov/Hamms as soon as possible, approximately weekly. The final responses to questions will be posted on Friday, December 10.

PROPOSALS ARE DUE FRIDAY, DECEMBER 17, 2021, BY 4 P.M. CST.

For more information on how to submit proposal materials, please see the project website at StPaul.gov/Hamms.

SUBMISSION COMPONENTS

A complete submission will include:

1. DEVELOPER TEAM EXPERIENCE AND QUALIFICATIONS

- a. **Development Team:** Identify and describe the development team including qualifications of firms involved in the proposal. The development team may include a master developer, architect, general contractor, partner developers if known, site users, or others.
- b. **Key Personnel:** Identify the key team members, including the project lead. Describe each person by name, title, organization, and role on the proposed project. Provide a resume or short biography of each person.
- c. **Experience with Similar Projects:** Describe two (2) to five (5) similar projects completed by the developer.
- d. **Financing Experience:** Describe your experience securing the types of funding needed to complete the proposed project.
- e. **Experience in Community Engagement:** Describe the development team's experience engaging communities and incorporating community input into past projects.



2. DEVELOPMENT CONCEPT

- a. Describe the envisioned development, including project components (housing, office, industrial, retail, etc.) and their approximate sizes; if housing: number of units, proposed affordability mix; possible commercial tenants (if known); rent levels.
 - i. Concept for the rehabilitation and reuse of the Main Brewery Buildings and any other buildings on site; and
 - ii. Concept for proposed new construction at the site, if applicable.
- b. Describe how the development meets the Redevelopment Vision outlined in this solicitation.
 - i. Describe how your process and project will lead to equitable outcomes for the residents of Saint Paul.
- c. A site plan with conceptual images, if available.
- d. A preliminary plan for connectivity through and across the development site including identifying access to existing businesses and private property within the Complex, Bruce Vento Regional Trail, and Swede Hollow Park.
- e. Provide a conceptual development budget sources and uses and pro forma, including proposed purchase price, and subsidy requested, if any.
- f. Describe the proposed ownership and operating structure.
- g. Provide a plan for engaging the surrounding community in the project, if selected.
- h. Provide a timeline including phasing of components if applicable, from project start to completion for the proposed development.

PROPOSAL RESTRICTIONS

- **Full Demolition:** The HRA will not consider proposals for the demolition of all buildings at the site but will consider concepts that call for the demolition of smaller structures on the property and/or buildings with less historic value. The Hamm's Brewery Complex is not currently on the National Register of Historic Places but may be eligible (see Exhibits 11a and 11b).
- **Storage:** Proposals that include mini-, self-storage, or outdoor storage rental uses as a primary, stand-alone business will not be considered. Storage that is related to other primary uses (e.g. tenant storage in an apartment building) may be included in a proposal.

EVALUATION

All proposals received by the deadline will be evaluated and scored by an internal committee using the following criteria:

Item	Evaluation Benchmarks	Percentage of Total Score
Developer Experience	<p>A higher scoring project will: Clearly identify 2-5 similar projects that members of the development team have completed in the past, and team member roles; exhibit experience securing the types of funding proposed for the project and experience engaging the community</p> <p>A lower scoring project will: Fail to show a track record of completing projects of the scale and complexity of Hamm's; fail to show experience securing similar project funding or engaging the community</p>	30%
Advancing City Goals	<p>A higher scoring project will: Clearly identify project alignment with the goals and guidance of the identified neighborhood and City-wide plans for the community and site; provide benefits to the community such as the creation of well-paying jobs, new affordable housing options, and/or opportunities for community wealth-building; identifies how historically underserved communities will be engaged and benefit from the project; include sustainability features and address climate change; have a strong plan to engage the community</p> <p>A lower scoring project will: Fail to address previous planning for the site; be vague or lack community participation in the development of the project; fail to advance equity principles and/or disadvantages existing underserved populations</p>	30%

Item	Evaluation Benchmarks	Percentage of Total Score
Project Viability & Timeline	<p>A higher scoring project will: Identify financing sources that are reasonable and likely to be secured for the project; present operating pro formas for key project elements that are achievable; minimize requests for City subsidies; provide a reasonable purchase price; present an achievable timeline to complete due diligence activities, secure financing, and complete design and construction of the project.</p> <p>A lower scoring project will: Present an unrealistic development budget or operating pro formas for project elements; present a timeline that cannot be achieved.</p>	20%
Site Planning & Connectivity	<p>A higher scoring project will: Embody the Redevelopment Vision in this RFP; respond to the context of the site and community; identify how the Main Brewery Buildings will be incorporated into the project; be complementary to the operating businesses currently in the Complex; address the movement of people through to and through the site and provide new opportunities to reach Swede Hollow Park and the Bruce Vento Regional Trail; address the movement of people on foot, using wheelchairs, on bicycle, transit users, and people in automobiles; maximize the use of the Hamm's property; respect the history of the site, while addressing contemporary community needs and desires</p> <p>A lower scoring project will: Include discouraged project elements; propose uses incompatible with the current site and neighborhood; fail to integrate the site into the nearby community</p>	20%



SALE PROCESS

Any sale that results from this RFP will fall under the requirements of the [Disposition of HRA Owned Real Estate Policy](#). A copy of the disposition policy is available at: StPaul.gov/HRA and attached as Exhibit 13.

After reviewing proposals, HRA staff and Executive Director may provide a recommendation to the HRA Board of Commissioners to grant Tentative Developer Status to a particular proposer. If Tentative Developer Status is approved by the HRA Board of Commissioners, HRA staff will work exclusively with the identified developer to perform due diligence and meet defined project benchmarks. This phase culminates in a development agreement that spells out the terms of the property sale and project. This Development Agreement must also be approved by the HRA Board of Commissioners. A summary of sale process in practice is included as Exhibit 14: [HRA Property Sale Process](#).

All HRA property sales convey property in an as-is condition.

CONDITIONS OF THIS REQUEST FOR PROPOSALS

1. ADDENDA- RIGHT TO WITHDRAW REQUEST FOR PROPOSALS

The HRA reserves the right to add to, amend, withdraw, and/or cancel, in part or entirely, this Request for Proposals for any reason and at any time with no liability to any prospective Proposer for any costs or expenses incurred in connection with the Request for Proposals or otherwise. If any part of the Request for Proposals is revised, addenda to the Request for Proposals will be posted on the City's website.

2. PUBLIC RECORD/ CONFIDENTIALITY

Information supplied by each Proposer to the HRA is subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13 (the "Act"). Proposals submitted become a matter of public record as set forth therein.

Such information shall become public unless it falls within one of the exceptions in the Act, such as security information, or labor relations information pursuant to Minnesota Statute, Section 13.37. If the Proposer believes any non-public information will be supplied in response to the Request for Proposals the Proposer shall take reasonable steps to identify and provide reasonable justification to the HRA regarding which data, if any falls within exceptions to the Act. However, the Proposer agrees as a condition of submitting a proposal that the HRA will not be held liable or accountable for any loss or damage which may result from a breach of confidentiality as may be related to the response submitted.

The HRA will not consider any cost information and references submitted by the Proposer to be non-public, confidential or trade secret material. Simply stating that the

document is confidential or making a blanket claim of confidentiality without proper supporting justification is also not a valid reason to declare the document confidential.

3. AWARD

The HRA reserves the right to reject any and all proposals. If the HRA decides to select a proposal, the HRA will select a proposal by the qualified Proposer whose proposal the HRA determines best meets the needs of the HRA. Offer price is only one consideration of the proposal consideration, and the HRA reserves the right to award a contract for sale to a Proposer other than the highest offer price.

4. OWNERSHIP OF MATERIALS SUBMITTED

All materials submitted become the property of the HRA and will not be returned.

5. PROPOSER'S COSTS

The HRA shall not be responsible for any costs incurred by Proposers in connection with this Request for Proposals. Proposers shall bear all costs associated with proposal submission, submission and attendance at interviews, if any, or any other activity associated with the Request for Proposals or otherwise.

6. WAIVER OF CLAIMS

No Proposer shall have a right to make a claim against the HRA or the City of Saint Paul in the event the HRA accepts a proposal or does not accept any or all proposals. The HRA by this Request for Proposals does not promise to accept the highest offer or any other proposal and specifically reserves the right

to reject any or all proposals, to waive any or all informalities or irregularities in the proposals received, to investigate the qualifications and experience of any Proposer, to reject any provisions in any proposal, to modify Proposal contents, to obtain new proposals, and to negotiate the requested proposal and contract terms with any Proposer.

7. CONFLICT OF INTEREST

Proposer's response to this Request for Proposals indicates compliance with Chapter 24.03 of the Saint Paul Administrative Code: "Except as permitted by law, no City official or employee shall be a party to or have direct financial interest in any sale, lease, or contract with the City." should any such conflict or potential conflict become known to the Proposer, it must immediately notify the City of the conflict or potential conflict, specifying the part of this Request for Proposals giving rise to it, and advise the City whether the Proposer will or will not

resign from the other engagement or representation. Violation of this provision may result in rejection of an otherwise complete proposal. Proposers are not to collude with other Proposers, competitors, or take any other action that will restrict competition.

8. CLARIFICATION

The HRA reserves the right to contact any or all Proposers for clarification regarding information presented in submitted proposals.

EXHIBITS

1. [Hamm's Brewery Reuse Study and Vision Plan](#) (2004)
2. [Dayton's Bluff District Plan](#) (2009)
3. [Near East Side Roadmap](#) (2012)
4. [Swede Hollow Master Plan](#) (2019)
5. [City of Saint Paul 2040 Comprehensive Plan](#) (2020)
6. [Building Information](#)
7. [Site Survey](#)
8. [Map of Available Property](#)
9. [Saint Paul Climate Action and Resilience Plan](#) (2019)
10. [Sitewide Phase I Investigation – Braun Intertec](#) (2021)
11. Historic Status Documentation:
 - a. [National Register of Historic Places Designation Report](#) (2003)
 - b. [Rush Line Bus Rapid Transit Evaluation](#) (2020)
12. [City/HRA Compliance Matrix](#)
13. [Policy and Procedures for Disposition of HRA Owned Real Estate](#)
14. [HRA Property Sale Process](#)

To request floor plans (pdf) and additional photos of existing buildings, please submit a request at <https://forms.office.com/g/KhRwXY0UCd>.



SUMMARY OF CHANGES

OCTOBER 21, 2021

- Page 20
 - » Added a link to the exhibit section to the Sitewide Phase 1 Investigation