



Hamm's Brewery Complex Redevelopment
Clarifying Questions
Updated January 20, 2022

When will an Environmental Impact Statement (EIS) be completed for the project?

The type of environmental review needed will not be determined until a specific development proposal is selected. The size and content of a project will determine what type of review will be needed and when that process will occur.

Would the City require minority developer participation on the development team?

There is no requirement for project participation by minority developer firms, but proposals will be evaluated on how historically underserved communities will benefit from the project. In accordance with the disposition policy, construction of the project will be required to comply with the City's Affirmative Action ordinance and Vendor Outreach Program.

Who can submit a proposal?

Anyone can submit a proposal and their response will be reviewed against the criteria in the request for proposals.

Is the property in the request for proposals vacant?

The buildings included in this solicitation are vacant with no tenants and are owned by the HRA. Saint Paul Brewing and 11 Wells Spirits are located in separate, privately owned buildings on the site, which are not included in this solicitation. Portions of the HRA-owned property are subject to access easements for these existing businesses. There are additional private businesses and organizations located in nearby former Hamm's Brewery buildings, but they are not owned by the HRA or included in this solicitation.

Is the property listed on the National Register?

The property is not currently listed on the National Register of Historic Places. It has been previously reviewed and determined to be eligible as a part of an eligible district. This determination was reviewed and affirmed again recently as part of the Rush Line project.

Are state tax credits available for this redevelopment?

The state historic tax credit is currently scheduled to expire in June of 2022. If the credit is not extended during the 2022 State of Minnesota Legislative Session, then state historic tax credits would not be available for the project.

Will preference be given for proposals that pursue historic designation for the site?

The goal identified in the request for proposals is to reuse the buildings to the greatest extent possible. We will evaluate proposals on whether designation is important to advancing the project and stated goal.

Has the City or HRA committed subsidy to this project?

The Hamm's Brewery Complex is an exciting, and potentially challenging, redevelopment opportunity. The request for proposals provides a list of potential financial tools that could support a redevelopment project. If a development concept will require subsidy, please provide a preliminary request in your submission. Submissions will be evaluated based on a developer's financial plan and viability, including reasonableness of the requested subsidies. Any City or HRA assistance would require a public process and would depend on compatibility and eligibility of the uses, gap analysis, and availability of funds.

What type of development does the City/HRA want to see?

The request for proposals is written broadly to allow multiple uses and redevelopment scenarios. The HRA will not consider proposals for full demolition of the buildings or proposals for storage as the primary activity at the site. The review committee will evaluate a proposal's components based on the proposal's ability to meet stated City goals, provide well-paying jobs, affordable housing options, and/or opportunities for community wealth-building.

What are the parking requirements?

On August 18, 2021, the City Council approved Ordinance 21-27 amending off-street parking requirements in the City's zoning code and eliminating off-street parking requirements citywide. As with any new development in Saint Paul, a developer for the Hamm's Brewery Complex would be able to build or provide parking for the intended uses on site, up to the maximum amount.

Can you provide contact information for the other property owners on the site?

The former aquaponics operation located at 700 Minnehaha Ave. is currently listed for sale by the private property owner. More information and contact information for the listing can be found [here](#). The other two adjacent parcels where Saint Paul Brewing (688 Minnehaha Ave.) and 11 Wells Spirits (704 Minnehaha Ave.) operate are privately owned and not listed publicly for sale. The contact information for those property owners is considered private data, and HRA staff are unable to provide that to prospective developers during the RFP process.

Does the HRA have an agreement with Can Can Wonderland for development of the Hamm's Brewery Complex?

To date, the HRA has not received a development proposal from Can Can Wonderland or its associated businesses. The HRA has no existing agreements with a developer for the property covered in the solicitation. Any developer can submit a proposal, which will be reviewed against the criteria outlined in the RFP.

What is the asking price for the Hamm's site?

There is no set asking price for the Hamm's Brewery Complex redevelopment site. A proposer should list a purchase price that works for their project, with the understanding that the HRA will be evaluating based on project financial viability, not just purchase price.

Has there been any structural analysis for the buildings?

No, the HRA does not have any recent engineering or other structural evaluation of the buildings.

What is the condition of the building roofs?

The complex has multiple roof elevations in varying conditions. The HRA has replaced three sections of roof in the last two years and completed additional roof patching to prevent water intrusion.

Has there been any testing or abatement for asbestos or lead-based paint in the Hamm's Brewery buildings?

The HRA does not have current, comprehensive lead-based paint or asbestos testing reports for the Hamm's Brewery Complex. Previously, the HRA performed limited asbestos abatement in a number of the buildings in order to facilitate redevelopment of the site. Additional hazardous materials testing and potentially abatement will be needed prior to redevelopment.

What is the timeline for evaluating proposals and making a recommendation to the HRA Board of Commissioners?

Updated 1/20/2022 based on extended deadline:

Proposals received by the submission deadline will be reviewed by an internal committee starting in **May 2022**. Based on that review process, HRA staff and the executive director may provide a recommendation to the HRA Board of Commissioners to grant Tentative Developer Status to a particular proposer. Staff currently estimates that a recommendation could be made to the HRA Board in the **late summer or fall of 2022**. [More information on the HRA property sale process can be found here.](#)

Would the HRA consider a proposal that includes the demolition of Building 56 (Brew House Addition)?

Yes, the HRA would consider concepts that call for the demolition of smaller structures on the property and/or buildings with less historic value, including Building 56. Building 56 was built in 1955-56 and the 2003 National Register of Historic Places Designation Report (included as an exhibit to the RFP) identified it as noncontributing to the proposed historic district. As with any aspect of a proposal, the HRA would consider how the proposed demolition serves the development concept and addresses the criteria in the RFP.

Why did the HRA extend the submission deadline from January 31 to April 29, 2022?

The Hamm's Brewery Complex is a significant development opportunity. The HRA extended the submission deadline by 90 days in the hopes the City will be able to soon provide additional information regarding possible amendments to the recently passed rent stabilization ordinance, specifically any potential exemption for new housing construction.