

**Hamm's Brewery Complex  
Corridor Development Initiative  
Workshop III: Panel Discussion**



Wednesday, February 21, 2024  
6 – 8 pm  
HOPE Community Academy  
720 Payne Ave, St. Paul



**AGENDA**

- 6:00 **Welcome – Review of Session 2 Summary**  
Barbara Raye – facilitator (Center for Policy Planning and Performance)
- 6:10 **Recap: Hamm's Brewery redevelopment proposal**  
Justin Fincher, JB Vang Partners
- 6:20 **Recap: City and Community Goals for the Hamm's site**  
Marie Franchett, City of Saint Paul Planning and Economic Development (PED)
- 6:30 **Panel Discussion: Q & A facilitated by Barbara Raye (bios provided on the back)**
- **Mihailo (Mike) Temali**, Neighborhood Development Center (Midtown Global Market, Mercado Central)
  - **John Wall**, The Wall Companies (Market at Malcolm Yards)
  - **John Symynkywicz**, Damon Farber Landscape Architects
  - **Max Musicant**, The Musicant Group
  - **Heidi Swank**, Rethos

*Opening Questions*

1. Provide a brief overview of your organization and development or consultant expertise.
2. What would be the best uses for the Hamm's Brewery site? And how do we ensure long term success?
3. What would you consider to be the greatest challenges and opportunities for the site?
4. What commercial uses and community amenities do you want to see in the marketplace portion of the project?
5. How can this project be connected with and integrated into the surrounding area, and how can we improve access to this site for everyone?
6. Do you have any reactions to the scenarios from workshop 2?

7:55 **Next steps / Feedback**

8:00 **Adjourn**

**Refreshments provided by:**  
**Yarusso Brothers Italian Restaurant**  
*Thanks, Freddy!!!*

## *Panelist Bios:*

### **Mihailo (Mike) Temali** **Founder, Senior Adviser** **Neighborhood Development** **Center**

- **Midtown Global Market**
- **Mercado Central**



Mihailo Temali is Founder and President of the Neighborhood Development Center. In partnership with many community groups, NDC has trained 4,500 low-income entrepreneurs since 1993, in a 20-week course. 500 are in business today, 82% owners of color. NDC is a CDFI, SBA and Reba-Free lender, focusing on start-up and growing inner-city businesses, and provides 5000 hours of business assistance annually. NDC is co-owner, developer and manager of six business incubators including Midtown Global Market, Mercado Central and Frogtown Square. Temali is the author of “Community Economic Development Handbook,” and was a Bush Fellow in Boston and Santiago, Chile.

### **John Wall** **President** **The Wall Companies**

- **Market at Malcolm Yards**



Following sales positions with The Pillsbury Company and BEL Thermoplastics in California. John joined his father, Fred Wall, at The Wall Companies in 1996. Since then, he has completed several new construction residential real estate projects including East Side Apartments, Western Row Condominiums and Crocus New Hill in St. Paul, and Flour Sack Flats Condominiums, Stone Arch Apartments, Stone Arch Apartments 2, and Mill City Quarter Apartments, in Minneapolis. Through Wall Development Company, John is leading an exciting transformation of a 20-acre mixed use development adjacent to the Minneapolis Campus of the University of Minnesota, in the Towerside Innovation District. This project, called Malcolm Yards, started with The Market at Malcolm Yards (Urban Food Hall) which opened in 2021, followed by The Flats at Malcolm Yards (143 units) and The Station at Malcolm Yards (210 units), which both opened in 2023.

**Jesse Symynkywicz, ASLA**  
**Principle Design Landscape Architect**  
**Damon Farber Landscape**  
**Architects**



As Principal Design Landscape Architect, Jesse creates exceptional, beautiful, sensitive, and inspiring landscapes. His expertise and passion help every project be the best that it can be. He has over 30 years of professional experience, with over 18 years at Damon Farber Associates. He has designed and managed numerous projects in complexity, character, scale, and budget. Jesse received a Bachelor of Arts in Landscape Architecture and Environmental Design from North Dakota State University. Before his tenure with DF/, he served as Director of Landscape Architecture with BKV Group and as Project Landscape Architect with RLK Associates.

**Max Musicant**  
**Principal and Founder**  
**The Musicant Group**



As Principal, Max (he/him) leads the placemaking practice of The Musicant Group. Under his leadership, the firm has pioneered a holistic and organic approach to the creation of place that integrates design, events, and management systems all through the lens of the user experience. Since its founding the firm has demonstrated that community and commercial interests all benefit from more humane, inviting, and lively places for people.

Prior to founding The Musicant Group, Max began his career at the Greater Jamaica Development Corporation (GJDC) in Queens, NY. While there he worked with one of the early leaders of the Bryant Park Corporation to devise and implement placemaking strategies for the GJDC, one of the oldest and largest community development corporations in New York City.

He received an M.B.A. from the Yale School of Management and a B.A. in Political Science from the University of Wisconsin – Madison.

# Heidi Swank

## Executive Director

### Rethos



As the Executive Director of Rethos, Heidi leads a 501(c)(3) nonprofit organization with the mission to inspire people to connect to, maintain, and celebrate historic places. With over 15 years of experience in nonprofit management, community development, and fundraising, she has successfully established and grown multiple organizations and programs that engage diverse stakeholders and foster a culture of collaboration and connection.

Prior to joining Rethos, she founded and led the Nevada Preservation Foundation, the state's first statewide nonprofit dedicated to preserving and celebrating historic resources. Heidi also served as a Nevada State Assemblywoman for four terms, representing over 64,000 constituents and specializing in historic preservation, water, and fire policy issues. She is passionate about using her skills and expertise to advance the cause of historic preservation and heritage tourism and to create positive social and environmental impact in the communities she serves.

# Hamm's Brewery Complex

## CDI WORKSHOPS:

*It is recommended and encouraged that participants attend all four workshops, as the process is designed to build on work from the previous workshops.*

*All are invited to attend (even if you can't make all of them)!!*

This stage of engagement will build on previous work by the community that identified 52 value statements. With support from a team of design and development experts, community members will participate in a series of workshops to provide recommendations to the developer, JB Vang Partners, and City of Saint Paul.

### **Workshop I: Gathering Information**

Wednesday, January 24, 2024 6 – 8 pm

HOPE Community Academy, 720 Payne Ave, St. Paul 55130

What is important and unique about the Hamm's Brewery complex site?  
What commercial uses would the community benefit from? What are the concerns about the proposed development, and what community benefits can be achieved?

### **Workshop II: The Block Exercise**

Wednesday, February 7, 2024 6 – 8 pm

HOPE Community Academy, 720 Payne Ave, St. Paul 55130

Join your neighbors in an interactive workshop to create scenarios for the commercial uses at the old Hamm's Brewery site. Design experts will be on hand to share ideas and insights.

### **Workshop III: Panel Discussion: Exploring Commercial Options**

Wednesday, February 21, 2024 6 – 8 pm

HOPE Community Academy, 720 Payne Ave, St. Paul 55130

Explore the opportunities and challenges of potential commercial uses with a panel of market and commercial development experts.

### **Workshop IV: Create Final Recommendations**

Wednesday, March 13, 2024 6 – 8 pm

HOPE Community Academy, 720 Payne Ave, St. Paul 55130

Contribute to the creation of recommendations for the redevelopment of the Hamm's Brewery complex, which will be submitted to JB Vang Partners and the City of Saint Paul.

**For more information about the Hamm's Brewery proposal, and for all materials provided through the community workshop series, go to [www.stpaul.gov](http://www.stpaul.gov) and search Hamm's Brewery.**

***All events are free and open to the public.***

***Childcare will be provided upon request only. Please contact Gretchen Nicholls at 612-327-2149 one week in advance of each workshop.***

For more information, contact:

- **Gretchen Nicholls**, LISC Twin Cities, 651-265-2280 or [gnicholls@lisc.org](mailto:gnicholls@lisc.org)
- **Ashley Bisner**, JB Vang Partners, 651-645-5500 or [abisner@jbvang.com](mailto:abisner@jbvang.com)