

## **Environmental Response Fund May 2026 Project Description**

### **Hamm's West End**

Applicant: JB Vang

Location: 680-694 Minnehaha Avenue East, Saint Paul

Funding Recommendation: \$250,000

West End is the second phase of the redevelopment of Hamm's Brewery which operated on the site from the 1860s to the 1990s. Asbestos is present in several historic buildings and is the primary contaminant of concern under this application. West End is the adaptive reuse of historic brewery buildings into an affordable housing development. The development plan for this project has changed since its previous application, and the plans now comprise 70 units of affordable housing, including 22 units at 30% AMI, 28 units at 50% AMI, and 20 units at 60% AMI. The building is expected to support about 10 property management jobs. The 3-acre site is located in an Environmental Justice Area, as defined by MPCA. The development project is also led by JB Vang, a BIPOC-owned company of Hmong descent, and has connected extensively with local community groups and partners through meetings, focus groups, and online engagement. This project previously received a partial award of \$200,000 in ERF in the November 2025 grant round.

*ERF Funds Requested: \$250,000*

Total Remediation Costs: \$1,641,144

Total Development Costs: \$68,850,047