



Housing and Redevelopment Authority Agenda

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

December 3, 2024 - 10 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of December 3, 2024 is Presented for Approval** [2024-646](#)
Sponsors: County Manager's Office
2. **Minutes from September 24, 2024 are Presented for Approval** [2024-647](#)
Sponsors: County Manager's Office

ADMINISTRATIVE ITEMS

3. **Fall 2024 Obligation of Housing and Redevelopment Authority Levy
Toward Critical Corridors** [2024-636](#)
Sponsors: Community & Economic Development

ADJOURNMENT



Housing and Redevelopment Authority

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Request for Board Action

Item Number: 2024-646

Meeting Date: 12/3/2024

Sponsor: County Manager's Office

Title

Agenda of December 3, 2024 is Presented for Approval

Recommendation

Approve the agenda of December 3, 2024.



Housing and Redevelopment Authority

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Request for Board Action

Item Number: 2024-647

Meeting Date: 12/3/2024

Sponsor: County Manager's Office

Title

Minutes from September 24, 2024 are Presented for Approval

Recommendation

Approve the September 24, 2024 Minutes.

Attachments

1. September 24, 2024 Minutes

September 24, 2024 - 10:05 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 10:16 a.m. with the following members present: Frethem, Moran, Ortega, Reinhardt, and Chair Xiong. Commissioner McGuire was absent. Also present was Ling Becker, County Manager.

ROLL CALL

Present: Frethem, Moran, Ortega, Reinhardt, and Xiong
Absent: McGuire

1. Agenda of September 24, 2024 is Presented for Approval [2024-436](#)

Sponsors: County Manager's Office

Approve the agenda of September 24, 2024.

Motion by Ortega, seconded by Frethem. Motion passed.

Aye: Frethem, Moran, Ortega, Reinhardt, and Xiong

Absent: McGuire

2. Minutes from June 25, 2024 are Presented for Approval [2024-437](#)

Sponsors: County Manager's Office

Approve the June 25, 2024 Minutes.

Motion by Reinhardt, seconded by Frethem. Motion passed.

Aye: Frethem, Moran, Ortega, Reinhardt, and Xiong

Absent: McGuire

POLICY ITEM

3. Certification of the Maximum Tax Levy for the Ramsey County Housing & Redevelopment Authority [2024-398](#)

Sponsors: Community & Economic Development

Approve the proposed maximum tax levy to finance the 2025 Ramsey County Housing & Redevelopment Authority Budget in the amount of \$13,584,665.

Discussion can be found in archived video

Motion by Reinhardt, seconded by Frethem. Motion passed.

Aye: Frethem, Moran, Ortega, Reinhardt, and Xiong

Absent: McGuire

Resolution: [H2024-010](#)

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 10:27 a.m.

Request for Board Action

Item Number: 2024-636

Meeting Date: 12/3/2024

Sponsor: Community & Economic Development

Title

Fall 2024 Obligation of Housing and Redevelopment Authority Levy Toward Critical Corridors

Recommendation

1. Approve recommended projects and funding amounts totaling \$1,604,305 for Critical Corridors projects.
2. Authorize the County Manager to enter into the necessary grant, loan or other agreements and execute amendments to these agreements in a manner consistent with federal, state and local regulations and requirements, in a form approved by the County Attorney’s Office.

Background and Rationale

Ramsey County has a need for place-based investments that support identified goals around affordable housing, economic development and community reinvestment. Ramsey County’s Economic Competitiveness and Inclusion (ECI) Plan prioritizes investments in place-based inclusion as necessary to create resilient and equitable communities. Countywide, there is a need for tens of thousands of new units of affordable housing and hundreds more minority business enterprises are needed in order to match the US business ownership rate. Cities and communities are also looking for support to enact policies and plans that drive equitable development tailored to their community.

The Critical Corridors programs were created in 2022 to enact three key strategies from the Economic Competitiveness & Inclusion Plan that address these needs: (1) fostering inclusive economic development- including affordable housing- within county transit, economic and cultural corridors; (2) developing pathways to entrepreneurship and business ownership in racially and ethnically diverse communities; and (3) supporting communities in equitable site development.

To obligate HRA levy funds, Community & Economic Development (CED) staff opened the Development & Infrastructure Critical Corridors solicitation on September 3, 2024. This solicitation closed on October 15, 2024. The solicitation was publicized on the Ramsey County website, in the CED newsletter, on social media and through direct outreach to partner organizations and cities. An informational webinar open to the public was held by CED staff on August 8, 2024. At the close of the solicitation, 15 applications were eligible and reviewed by interdepartmental evaluation teams.

Staff recommend that the HRA obligate \$1,604,305 of the 2024 HRA levy to further strategies in the ECI Plan related to redevelopment activities through the Critical Corridors programs.

The following projects are recommended for HRA levy funding through the Fall 2024 Critical Corridors Solicitation. Additional information on each project and geographic distribution of funds can be found in the attachment, Critical Corridors Funding Recommendations Fall 2024.

Arcade Apartments, Reuter Walton Development, Vadnais Heights	\$250,000
Connecting Rice Street: Closing the Gap, City of Little Canada, Little Canada	\$250,000

GloryVille, Gloria Wong, Saint Paul	\$500,000
Hamm's Brewery: East End Apartments, JB Vang Partners, Inc., Saint Paul	\$500,000
Plaza del Sol, Latino Economic Development Center, Saint Paul	\$104,305

Critical Corridors Fall 2024 Recommendations

\$1,604,305

County Goals (Check those advanced by Action)

- Well-being
- Prosperity
- Opportunity
- Accountability

Racial Equity Impact

HRA levy funds are invested in projects that aim to reduce racial disparities related to housing and economic development opportunities, in alignment with strategies from the Economic Competitiveness & Inclusion Plan. The recommended projects represent significant place-based investments in racially and ethnically diverse communities with intentional provisions to mitigate displacement pressures.

Community Participation Level and Impact

CED implemented a robust community engagement process in the creation of the Economic Competitiveness & Inclusion Plan and the approval of the HRA levy. This included engagement with residents, businesses, community organizations, other governmental agencies, elected officials and local municipalities. Community was informed about the competitive solicitations, one step towards the implementation of the community-driven Economic Competitiveness & Inclusion Plan.

- Inform
- Consult
- Involve
- Collaborate
- Empower

Fiscal Impact

In 2024, approximately \$11 million is available for housing and redevelopment projects and programs under the HRA levy. Of this amount, \$6,506,500 was previously obligated to projects and programs through previous board actions. As a result of the actions in this RBA, 5 projects are recommended for HRA levy awards with a total funding amount of \$1,604,305 that will come from unobligated 2024 HRA levy funding. The remainder of the 2024 HRA levy will be recommended for allocation to other eligible programs and projects.

Last Previous Action

On June 4, 2024, the Ramsey County Housing and Redevelopment Authority approved the Spring 2024 Critical Corridors Planning and Commercial Corridor Initiative program obligations of \$156,500 (Resolution H2024-008).

On May 21, 2024, the Ramsey County HRA approved the Spring 2024 Housing Development project obligations of \$4,600,000 (Resolution H2024-006) and the Wealth Generation Initiative obligations of \$2,350,000 (Resolution H2024-007).

Attachments

1. Critical Corridors Funding Recommendations Fall 2024

Critical Corridors Funding Recommendations Fall 2024

The Critical Corridors programs are Community & Economic Development (CED) department programs funded by the Housing and Redevelopment Authority (HRA) levy. There are three programs under the umbrella of Critical Corridors, and each program grants awards annually. The spring solicitations are for two programs, Planning (previously called “Pre-Development Planning”) and Commercial Corridor Initiative, and the fall solicitation is for one program, Development & Infrastructure.

In the fall Development & Infrastructure solicitation, fifteen applications for funding assistance were eligible totaling \$6,495,823 in requests. One application was deemed ineligible after review. An interdepartmental review team evaluated applications and included representatives from Community & Economic Development, Public Works and external reviewers from the Metropolitan Council and Baker Tilly.

Approximately \$1.6 million in funding is available through this Development & Infrastructure solicitation. These recommendations comprise a total of \$1,604,305 in funding to five projects.

Development & Infrastructure

Arcade Apartments

Applicant: Reuter Walton Development
Location: 3400 Arcade Street
City: Vadnais Heights
County Commissioner District: 1
Funding Recommendation: \$250,000

Reuter Walton is developing 58 units of rental affordable housing, serving households from 30% to 60% area median income (AMI), on a city-owned vacant lot in Vadnais Heights. The site was identified by the city as a priority redevelopment site situated near a Metro Transit Park & Ride and a new sidewalk system leading to grocery stores and retail establishments. This award will help fund the site preparation, stormwater management and geotechnical soil correction of the site.

Connecting Rice Street: Closing the Gap

Applicant: City of Little Canada
Location: Sidewalk along 2490 to 2640 Rice Street
City: Little Canada
County Commissioner District: 2
Funding Recommendation: \$250,000

The City of Little of Canada is constructing 1,625 feet of sidewalk along the eastern portion of Rice Street to fill in gaps and improve connectivity in pedestrian infrastructure. Rice Street is the city’s primary commercial corridor and is the hub for essential services, including the city’s only grocery store, pharmacies, clinics and multiple retail establishments. Completing the sidewalk will provide safer and more reliable pedestrian access for residents living in a nearby 183-unit manufactured home park and future 160-unit multifamily development along Rice Street. This award will help fund the needed sidewalk project.

GloryVille

Applicant: Gloria Wong
Location: 1570 White Bear Avenue North
City: Saint Paul
County Commissioner District: 6
Funding Recommendation: \$500,000

Gloria Wong is redeveloping a vacant parcel in the Greater East Side Neighborhood of Saint Paul into a mixed-use development with 87 units of affordable rental housing, serving households from 30% to 60% AMI. It will also have 25,000 square feet of ground-floor commercial space for a grocery store and other retail spaces. The site is adjacent to a bus stop for routes 64 and 80, and the developer plans to construct an integrated bus shelter for this stop. This award will help fund site preparation and clearing, public realm improvements and stormwater management of the site.

Hamm's Brewery: East End Apartments

Applicant: JB Vang Partners, Inc.
Location: 694 Minnehaha Avenue East
City: Saint Paul
County Commissioner District: 5
Funding Recommendation: \$500,000

JB Vang is redeveloping the historic Hamm's Brewery in the Dayton's-Bluff neighborhood of Saint Paul. The East End Apartments project phase consists of converting the surface parking lot portion of the site into 120 units of affordable housing, serving households from 30% to 60% AMI. This site is located two blocks from two major commercial corridors on the East Side, Payne Avenue and Arcade Street, with multiple access points for transit along those corridors. The redevelopment of this site is part of the Phalen Corridor Development Strategy. This award will help fund the site preparation and stormwater management of the site.

Plaza del Sol

Applicant: Latino Economic Development Center
Location: 990 Payne Avenue
City: Saint Paul
County Commissioner District: 3
Funding Recommendation: \$104,305

The Latino Economic Development Center is rehabilitating Plaza del Sol, a former Latino mini-mall that will house food and retail businesses, a commissary kitchen, office space and event center in the Payne-Phalen neighborhood of Saint Paul. They received \$182,658 in Critical Corridors funding previously for the patio and extended sidewalk dining space, but since then, an unanticipated cost of constructing a new storm sewer connection arose due to the existing pipe being too small for current conditions. This award will help fund the needed utility connection.