



# Board Workshop / Discussion Agenda

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

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March 17, 2026 - 1:30 p.m.

Courthouse Room 220

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## WORKSHOP

1. **Building Stronger Together**

[2026-112](#)

Sponsors: Economic Growth and Community Investment



# Board Workshop / Discussion

## Request for Board Action

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

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**Item Number:** 2026-112

**Meeting Date:** 3/17/2026

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**Sponsor:** Economic Growth and Community Investment

**Title**

Building Stronger Together

**Attachment**

1. Presentation

March 17, 2026

# Building Stronger Together

County Board Workshop



# Introductions and Presenters

## Presenters

**Ling Becker** – County Manager

**Kari Collins** – Deputy County Manager, Economic Growth and  
Community Investment

**Josh Olson** – Director, Community and Economic Development

# Agenda

- Introductions and Presenters
- Creating the moment to Build Stronger Together
- Building Stronger Together
- Activating the Strategy
- Discussion and Questions

# Creating the moment through investment momentum.

- Ramsey County has consistently risen to meet major challenges, including:
  - The pandemic
  - Federal shutdowns
  - Operation Metro Surge
- Today, we are called not just to meet the moment, but to create a new one.
- An opportunity to build momentum and shape our shared future as we navigate unprecedented property tax pressure.
- A future where dynamic economic growth benefits communities across the county.
- Today we are proud to launch **Building Stronger Together**.

# Building Stronger Together

Dynamic Downtown

RC



Selling County-Owned Land

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# Transforming a Dynamic Downtown That Invests In...



**Park at RiversEdge – Catalyze Investment**



**Residential Development**



**Public Experience**



**Vibrant Business Energy**

# Dynamic Downtown

## Park at RiversEdge – Catalyze Investment



<u>Core Elements of HOW</u>	<u>Next Steps</u>
<ul style="list-style-type: none"><li>➤ Continued advocacy for \$20M State Bonding Request.</li><li>➤ Invest up to \$100 Million in transportation funding.</li><li>➤ Prepare a \$20M County Capital Improvement Bond.</li></ul>	<ul style="list-style-type: none"><li>▶ Q2 2026 Legislative Session</li><li>▶ Q2 2026 Xcel Powerline relocation</li><li>▶ Q2 2026 Engineering Agreements (Railroads)</li><li>▶ Q2-Q4 2026 Private partnership discussions</li><li>▶ Q2-Q4 2026 Railroad Negotiations</li><li>▶ Q2 2026 – 2027 Design work advances</li><li>▶ May 26<sup>th</sup> Board Mini-Workshop-RiversEdge</li><li>▶ Q3 2026 – Q1 2027 CIP Bond Sale Process</li></ul>

# Dynamic Downtown

## Grow Residential Development



<u>Core Elements of HOW</u>	<u>Next Steps</u>
<ul style="list-style-type: none"> <li>➤ Establish Downtown Housing Development Fund funded by Housing and Redevelopment Authority Levy Bond (\$50M)</li> <li>➤ Leverage External Funds</li> <li>➤ Support Legislation that supports office-to-residential downtown development</li> </ul>	<ul style="list-style-type: none"> <li>▶ Q2 2026</li> <li>▶ Q2-Q4 2026</li> <li>▶ Late Summer</li> <li>▶ Q2 2026 – Q1 2027</li> <li>▶ Winter 2026</li> </ul> <p>Monitor and advocate for CUB Credit legislation</p> <p>Continue advanced due diligence on eligibility, readiness, capacity, and strategic alignment with stakeholders</p> <p>Mini-workshop Downtown Housing Development Fund Bond Sale Process</p> <p>Solicitation of projects</p>

# Dynamic Downtown Public Experience



<u>Core Elements of HOW</u>	<u>Next Steps</u>
<ul style="list-style-type: none"><li>➤ Invest \$50 million in high impact public realm enhancements that elevate downtown experience</li><li>➤ Leverage External Funds</li><li>➤ Continue to invest in transit improvements including improvements that sustain Union Depot as regional transit hub and premier destination</li></ul>	<ul style="list-style-type: none"><li>▶ Q2-Q4 2026 Identification and coordination on high impact public experience projects</li><li>▶ Ongoing Union Depot Improvements</li></ul>

# Dynamic Downtown

## Vibrant Business Energy



<u>Core Elements of HOW</u>	<u>Next Steps</u>	
<ul style="list-style-type: none"> <li>➤ Expand Critical Corridors Program to downtown as eligible program area</li> <li>➤ Provide resources that supports downtown business activation (Estimate ~\$250k-500K yearly)</li> <li>➤ Leverage External Funds</li> </ul>	<ul style="list-style-type: none"> <li>▶ <b>June 2026</b></li> <li>▶ <b>June 1, 2026</b></li> <li>▶ <b>January 2027</b></li> </ul>	<ul style="list-style-type: none"> <li>Critical Corridors (Spring 2026) Solicitation – Planning</li> <li>Economic Development Authority Opt-in deadline</li> <li>Economic Development Authority Programming starts</li> </ul>

# Selling County-Owned Land



Rice Creek Commons Development Readiness



Real Estate Disposition



Partnership opportunities in future redevelopment

# Selling County-Owned Land

## Rice Creek Commons Development Readiness

<u>Core Elements of HOW</u>	<u>Evolving Steps</u>
<ul style="list-style-type: none"> <li>➤ Advance construction of Rice Creek Blvd. (aka Spine Road)</li> <li>➤ Advance site infrastructure to enhance development readiness</li> <li>➤ More forward with private partner attraction</li> </ul>	<ul style="list-style-type: none"> <li>▶ Spring 2026 Align private partner attraction</li> <li>▶ Spring 2026 Micro Control HQ Grand Opening</li> <li>▶ May 26<sup>th</sup> Board Mini-Workshop – Rice Creek Commons</li> <li>▶ Fall 2026 Finalize infrastructure construction plans</li> <li>▶ Spring 2027 Construction Start</li> </ul>



Micro Control Groundbreaking- April 30, 2025

# Selling County-Owned Land

## Real Estate Disposition



<u>Core Elements of HOW</u>	<u>Next Steps</u>	
<ul style="list-style-type: none"> <li>➤ Finalize property dispositions</li> <li>➤ Identify near term opportunities for disposition and position them effectively for market attraction</li> <li>➤ Innovatively incorporate existing programmatic offerings in the disposition process that advances county strategic goals</li> </ul>	<ul style="list-style-type: none"> <li>▶ Spring 2026</li> </ul>	<p>Finalize sale of Maplewood South Parcel</p>
	<ul style="list-style-type: none"> <li>▶ Q2-Q4 2026</li> </ul>	<p>Partner with Maplewood in the disposition and redevelopment of excess regional railroad property at Frost &amp; English</p>
	<ul style="list-style-type: none"> <li>▶ Q3-Q4 2026</li> </ul>	<p>Embed Payne &amp; Maryland as unique offering within Emerging &amp; Diverse Developers Program</p>
	<ul style="list-style-type: none"> <li>▶ 2026</li> </ul>	<p>Advance development processes for 555 Cedar and Ramsey County East</p>

# Selling County-Owned Land Partnership Opportunities in Future Development



<u>Core Elements of HOW</u>	<u>Next Steps</u>	
<ul style="list-style-type: none"> <li>➤ Identify vacant and/or underutilized County owned parcels for redevelopment purposes</li> <li>➤ Fund and Initiate planning, engagement and visioning processes for county owned sites</li> <li>➤ Support the redevelopment of other high profile, non-county owned, tax exempt parcels</li> <li>➤ Incorporate new funding tools that support transition tax exempt parcels to taxable uses and/or advance county strategic goals</li> </ul>	<ul style="list-style-type: none"> <li>▶ <b>April 2026</b></li> <li>▶ <b>Spring 2026</b></li> <li>▶ <b>Summer 2026</b></li> </ul>	<ul style="list-style-type: none"> <li>Establish Redevelopment Projects Account</li> <li>Fiscal Health Analysis Offer presentations and opportunities for additional analysis to cities at no cost.</li> <li>Critical Corridors Planning Solicitation</li> </ul>

# Building Stronger Together

## \$320 Million Strategic Investment

Dynamic Downtown

RC



Selling county-owned land

RC



## Measuring Impact

- Incorporate ECI Plan 2.0
- Collaboration around shared metrics with partners including key indicators:
  - Tax Base Growth
  - Business Activation
  - Residential Growth in Downtown
  - Vibrancy
  - Partners collaboration around shared metrics

## Next Steps – Activating the Strategy

- Board Concurrence of **Building Stronger Together** Investment Strategy
  - Tuesday, April 14, 2026
    - Board action
    - Media event
- Mini-Workshops through summer
- Activate partners

