



Housing and Redevelopment Authority Agenda

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

December 2, 2025 - 10:15 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of December 2, 2025 is Presented for Approval** [2025-508](#)
Sponsors: County Manager's Office
Approve the agenda of December 2, 2025.
2. **Minutes from September 23, 2025 are Presented for Approval** [2025-509](#)
Sponsors: County Manager's Office
Approve the September 23, 2025 Minutes.

ADMINISTRATIVE ITEMS

3. **Fall 2025 Obligation of Housing and Redevelopment Authority Levy
Toward Critical Corridors** [2025-494](#)
Sponsors: Community & Economic Development
 1. Approve recommended projects and funding amounts totaling \$1,900,000 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.

ADJOURNMENT



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2025-508

Meeting Date: 12/2/2025

Sponsor: County Manager's Office

Title

Agenda of December 2, 2025 is Presented for Approval

Recommendation

Approve the agenda of December 2, 2025.



Housing and Redevelopment Authority

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

Request for Board Action

Item Number: 2025-509

Meeting Date: 12/2/2025

Sponsor: County Manager's Office

Title

Minutes from September 23, 2025 are Presented for Approval

Recommendation

Approve the September 23, 2025 Minutes.

Attachments

1. September 23, 2025 Minutes

Housing and Redevelopment Authority Minutes

September 23, 2025 - 10:15 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 10:22 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega and Chair Xiong. Also present was Ling Becker, County Manager, and Scott Schwahn, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

Present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

1. Agenda of September 23, 2025 is Presented for Approval [2025-384](#)

Sponsors: County Manager's Office

Approve the agenda of September 23, 2025.

Motion by Miller, seconded by McGuire. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

2. Minutes from July 01, 2025 are Presented for Approval [2025-385](#)

Sponsors: County Manager's Office

Approve the July 01, 2025 Minutes.

Motion by Ortega, seconded by Miller. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

POLICY ITEM

3. Certification of the Maximum Tax Levy for the Ramsey County Housing & Redevelopment Authority [2025-316](#)

Sponsors: Community & Economic Development

Approve the proposed maximum tax levy to finance the 2026 Ramsey County Housing & Redevelopment Authority Budget in the amount of \$14,266,482.

Presented by Josh Olson, Director of Community and Economic Development. Discussion can be found on archived video.

Motion by Ortega, seconded by Miller. Motion passed.

Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

Resolution: H2025-013

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 10:39 a.m.

Request for Board Action

Item Number: 2025-494

Meeting Date: 12/2/2025

Sponsor: Community & Economic Development

Title

Fall 2025 Obligation of Housing and Redevelopment Authority Levy Toward Critical Corridors

Recommendation

1. Approve recommended projects and funding amounts totaling \$1,900,000 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 U.S. business ownership rate.

The Critical Corridors programs 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 2, 2025. This solicitation closed on October 14, 2025. 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 September 2, 2025. At the close of the solicitation, 23 applications were eligible and reviewed by interdepartmental evaluation teams.

Staff recommend that the HRA obligate \$1,900,000 of the 2025 HRA levy to further strategies in the ECI Plan related to redevelopment activities through the Critical Corridors program.

The following projects are recommended for HRA levy funding through the Fall 2025 Critical Corridors Solicitation. Additional information on each project and geographic distribution of funds can be found in the attachment, Critical Corridors Funding Recommendations Fall 2025.

Conway Park Expansion Project, The Sanneh Foundation, Saint Paul	\$500,000
Larpenteur Avenue Senior, Velair Development Company, Falcon Heights	\$500,000

The Heights, Saint Paul Port Authority, Saint Paul	\$500,000
VEER, GRO LLC, Saint Paul	\$400,000

Critical Corridors Fall 2025 Recommendations**\$1,900,000****County Goals** (Check those advanced by Action)☒ Well-being☒ Prosperity☒ Opportunity☐ Accountability**Racial Equity Impact**

Critical Corridors HRA levy funds are invested in projects that aim to reduce racial disparities related to redevelopment and small business district growth, in alignment with strategies from the ECI Plan. These strategies include promoting development activity in disinvested areas without displacing current residents and strengthening suburban small business districts by investing in pathways to entrepreneurship for racially and ethnically diverse communities.

A majority of the recommended projects represent significant place-based investments in historically Black, Indigenous and People of Color (BIPOC) and immigrant neighborhoods with intentional community engagement conducted by community-based organizations, nonprofits and developers. Projects range from an expansion of community social services targeting low-income communities to providing deeply affordable housing and enacting Affirmative Fair Housing Marketing plans to attract BIPOC residents to live in these new developments. For more details on individual project racial equity impacts, see attached project descriptions.

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 2025, approximately \$13,300,000 is available for eligible housing and redevelopment projects and programs under the HRA levy. As a result of the actions in this RBA, four projects are recommended for HRA levy awards with a total funding amount of \$1,900,000 that will come from unobligated 2025 HRA levy funding. The remaining funds available for programming are expected to go towards recommended projects from the Emerging and Diverse Developers program.

Last Previous Action

On July 1, 2025, the Ramsey County Housing and Redevelopment Authority (HRA) approved the Environmental Response Fund obligations of \$360,354 (Resolution H2025-012).

On July 1, 2025, the Ramsey County Housing and Redevelopment Authority (HRA) approved the 2025 Housing Development project obligations of \$6,152,025 (Resolution H2025-011).

On May 20, 2025, the Ramsey County HRA approved the Spring 2025 Critical Corridors Planning and Commercial Corridor Initiative program obligations of \$300,000 (Resolution H2025-010).

Attachments

1. Critical Corridors Funding Recommendations Fall 2025

Critical Corridors Funding Recommendations Fall 2025

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 and Commercial Corridor Initiative, and the fall solicitation is for one program, Development & Infrastructure.

In the fall Development & Infrastructure solicitation, 23 applications for funding assistance were eligible totaling \$10,099,000 in requests. 5 applications were deemed ineligible after review. An interdepartmental review team evaluated applications and included representatives from Community & Economic Development, Public Works, Food Security, Climate & Health and external reviewers from the Metropolitan Council and Baker Tilly.

Approximately \$1.9 million in funding is available through this Development & Infrastructure solicitation. These recommendations comprise a total of \$1,900,000 in funding to four projects.

Development & Infrastructure

Conway Park Expansion Project

Applicant: The Sanneh Foundation

Location: 2090 Conway St.

City: Saint Paul

County Commissioner District: 6

Funding Recommendation: \$500,000

The Sanneh Foundation is expanding its current campus in Conway Park by developing a new food shelf, clinical support and older adult service family center in the East Side of Saint Paul. This expansion of social services are targeted to serve low-income communities on the East Side to create a one-stop and accessible location for families to obtain the resources they need to thrive. This site is nearby multiple transit lines like the Gold Line Bus Rapid Transit (BRT) and other neighborhood amenities like the Sun Ray library and shopping center. This is expected to be the first phase of development, and this award will help fund site preparation and stormwater management of the site.

Larpenteur Avenue Senior

Applicant: Velair Development Company

Location: 1644 Larpenteur Ave W.

City: Falcon Heights

County Commissioner District: 3

Funding Recommendation: \$500,000

Velair Development Company is converting an underused surface parking lot into 110 units of housing for older adults (age 55+), serving households from 30% to 80% AMI in Falcon Heights. It is within walking distance of multiple transit options like the A Line BRT that provide routes to several nearby employment, retail, entertainment, and educational nodes. The developer plans

to create an Affirmative Fair Housing Marketing Plan that will target diverse resident populations like American Indian, Asian, African American, Hispanic and Persons with Disabilities who may be least likely to apply for this housing. This will include targeted marketing efforts to reach the Minneapolis American Indian Center, Hmong Cultural Center, NAACP Minneapolis Chapter and AccessAbility Incorporation to ensure diverse populations have an equal and fair shot at applying for and living at this development. This award will help fund the demolition of the existing parking lot, site preparation, stormwater management and public realm improvements along Larpenteur Avenue.

The Heights

Applicant: Saint Paul Port Authority
Location: 2200 Larpenteur Ave E
City: Saint Paul
County Commissioner District: 6
Funding Recommendation: \$500,000

Saint Paul Port Authority is redeveloping the 112-acre former Hillcrest Golf Course in the East Side of Saint Paul, which will have over 1,000 units of housing, including a mix of multifamily and single family, affordable and market rate units, ranging from 30%-100% AMI. It will also include over 1,000,000 square feet of light industrial use to advance their goal of having 1,000 high-quality, living wage, permanent job positions. The Port Authority has a Community Benefits Agreement in place to promote equitable redevelopment and business practices by developers and end users of the site to meet workforce, diversity and sustainability goals. This award will help fund the hardscape and utility infrastructure like the roads, water main, sewer, stormwater, sidewalks and paved trails of the site.

VEER

Applicant: GRO LLC
Location: 750 Chatsworth St S
City: Saint Paul
County Commissioner District: 5
Funding Recommendation: \$400,000

GRO LLC is transforming a vacant lot in the West Seventh neighborhood of Saint Paul into 36 affordable coliving housing units, each consisting of a private bedroom and bathroom, designed around a shared living and kitchen space at 30% to 42% AMI. This innovative housing model will more than double the number of available housing units at these deep affordability levels within the neighborhood, and it is located within walking distance of a busy transit and commercial corridor. GRO also plans to partner with HourCar, a local car-sharing company whom they have successfully partnered with in the past for another development, to provide all-electric car-sharing vehicles and chargers to their residents. This award will help fund the site preparation and stormwater management of the site.