



Housing and Redevelopment Authority Agenda

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

May 20, 2025 - 10 a.m.

Council Chambers - Courthouse Room 300

ROLL CALL

1. **Agenda of May 20, 2025 is Presented for Approval** [2025-193](#)
Sponsors: County Manager's Office
Approve the agenda of May 20, 2025.
2. **Minutes from May 6, 2025 are Presented for Approval** [2025-194](#)
Sponsors: County Manager's Office
Approve the May 6, 2025 Minutes.

ADMINISTRATIVE ITEMS

3. **Spring 2025 Obligation of Housing and Redevelopment Authority Levy Toward Critical Corridors** [2025-170](#)
Sponsors: Community & Economic Development
 1. Approve recommended projects and funding amounts totaling \$300,000 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

Request for Board Action

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

Item Number: 2025-193

Meeting Date: 5/20/2025

Sponsor: County Manager's Office

Title

Agenda of May 20, 2025 is Presented for Approval

Recommendation

Approve the agenda of May 20, 2025.

Housing and Redevelopment Authority

Request for Board Action

Item Number: 2025-194

Meeting Date: 5/20/2025

Sponsor: County Manager's Office

Title

Minutes from May 6, 2025 are Presented for Approval

Recommendation

Approve the May 6, 2025 Minutes.

Attachments

1. May 6, 2025 Minutes

Housing and Redevelopment Authority Minutes

May 6, 2025 - 10 a.m.

Council Chambers - Courthouse Room 300

The Ramsey County Housing and Redevelopment Authority met in regular session at 10:33 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega and Chair Xiong. Also present were Ling Becker, County Manager, and Kathleen Ritter, Assistant County Attorney, Ramsey County Attorney's Office.

ROLL CALL

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

1. Agenda of May 6, 2025 is Presented for Approval [2025-166](#)

Sponsors: County Manager's Office

Approve the agenda of May 6, 2025.

Motion by Xiong, seconded by Miller. Motion passed.

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

2. Minutes from March 11, 2025 are Presented for Approval [2025-167](#)

Sponsors: County Manager's Office

Approve the March 11, 2025 Minutes.

Motion by Miller, seconded by McGuire. Motion passed.

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

ADMINISTRATIVE ITEMS

3. 2025-2029 Community Development Block Grant - HOME Investment Partnerships Act Consolidated Plan and 2025 Annual Action Plan [2025-150](#)

Sponsors: Community & Economic Development

1. Approve the 2025-2029 Community Development Block Grant - HOME Investment Partnerships Act Consolidated Plan and 2025-2026 Community Development Block Grant - HOME Investment Partnerships Act Annual Action Plan.
2. Authorize the County Manager to accept the 2025-2026 estimated entitlement award amount of \$1,178,031 of Community Development Block Grant and \$511,510 of HOME Investment Partnerships Act funds.
3. Authorize the County Manager to execute documents with the U.S. Department of Housing and Urban Development, related to the submission and execution of the 2025-2029 Community Development Block Grant - HOME Investment Partnerships Act Consolidated Plan and 2025-2026 Community Development Block Grant - HOME Investment Partnerships Act Annual Action Plan.

Discussion can be found on archived video.

Motion by Moran, seconded by Miller. Motion passed.

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

Resolution: H2025-009

ADJOURNMENT

Chair Xiong declared the meeting adjourned at 10:38 a.m.

Request for Board Action

Item Number: 2025-170

Meeting Date: 5/20/2025

Sponsor: Community & Economic Development

Title

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

Recommendation

1. Approve recommended projects and funding amounts totaling \$300,000 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 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 Housing and Redevelopment Authority (HRA) levy funds, Community & Economic Development (CED) staff opened the Planning and the Commercial Corridor Initiative (CCI) Critical Corridors solicitations on March 4, 2025. These annual spring solicitations closed on April 1, 2025. The solicitations were 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 February 24, 2025. At the close of the solicitations, eight Planning applications and two CCI applications were eligible and reviewed by interdepartmental evaluation teams.

Staff recommend that the HRA obligate \$300,000 of the 2025 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 Spring 2025 Critical Corridors Solicitations. Additional information on each project and geographic distribution of funds can be found in the attachment, Critical Corridors Funding Recommendations Spring 2025.

Planning

African American Cultural Corridor, Rondo Community Land Trust	\$50,000
Snelling & University Cohesive Vision Plan, Union Park District Council	\$50,000
Como/Front/Dale Urban Design Framework and Action Plan, North End Neighborhood Organization	\$50,000
Envisioning New Brighton Town Center, City of New Brighton	\$50,000

Commercial Corridor Initiative

Rice Street Corridor Business & Community Investment Fund, Rice & Larpenteur Alliance	\$50,000
Sustaining & Enhancing Downtown White Bear Lake's Economic Vibrancy, City of White Bear Lake	\$50,000

Total Critical Corridors Spring 2025 Recommendations**\$300,000****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 cities, community-based organizations and nonprofits.

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 \$13,346,926 is available for eligible housing and redevelopment projects under the HRA levy. Of this total, \$2,350,000 has already been obligated to projects and programs through previous board actions. As a result of the actions in this RBA, six projects are recommended for HRA levy awards with a total funding amount of \$300,000 that will come from unobligated 2025 HRA levy funding. The remaining funds available for programming will go towards recommended projects from the 2025 Housing Development Solicitation, Emerging and Diverse Developers program and the Critical Corridors Development & Infrastructure program.

Last Previous Action

On January 21, 2025, the Ramsey County Housing and Redevelopment Authority (HRA) approved the Wealth

Generation Initiative obligations of \$2,350,000 (Resolution H2025-004).

On December 17, 2024, the Ramsey County HRA approved the 2024 Emerging and Diverse Developers program obligations of \$2,396,862 (Resolution H2024-012).

On December 3, 2024, the Ramsey County HRA approved the Fall 2024 Critical Corridors Development & Infrastructure program obligations of \$1,604,305 (Resolution H2024-011).

Attachments

1. Critical Corridors Funding Recommendations Spring 2025

Critical Corridors Funding Recommendations Spring 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. The spring solicitations are for two programs, Planning and Commercial Corridor Initiative, and the fall solicitation is for one program, Development & Infrastructure.

In the spring Critical Corridors solicitations, eight eligible applications for funding assistance were received, totaling \$351,323 in requests. A team of reviewers evaluated applications and made funding recommendations. Reviewers included representatives from Community & Economic Development, Public Works, Workforce Solutions, Food Security, Public Health (Environmental Health division) and an external reviewer from the Metropolitan Council.

Approximately \$300,000 in funding is available through these Critical Corridors solicitations, and there are six projects recommended for funding.

Program	Funding Recommendations
Planning	\$200,000
Commercial Corridor Initiative	\$100,000
Critical Corridors Total	\$300,000

Planning

African American Cultural Corridor

Applicant: Rondo Community Land Trust

Location: 644-672 Selby Avenue

City: Saint Paul

County Commissioner District: 4

Funding Recommendation: \$50,000

Rondo Community Land Trust is in the process of planning to redevelop five parcels on the 600 block of Selby Avenue which may feature affordable multifamily housing, a boutique hotel celebrating the African American experience and accessible commercial spaces, all held permanently affordable through the land trust model. These developments will revitalize environmentally contaminated sites to generate jobs, create affordable housing and support small businesses contributing to the local economy. Critical Corridors funds will be used to produce market/financial feasibility studies and a final concept plan for the block, which is a key step in establishing and anchoring the African American Cultural Corridor along Selby Avenue.

Snelling & University Cohesive Vision Plan

Applicant: Union Park District Council

Location: Snelling Avenue & University Avenue intersection and its surrounding area

City: Saint Paul

County Commissioner District: 3 & 4

Funding Recommendation: \$50,000

Union Park District Council (on behalf of the Snelling & University Alliance) will develop a cohesive vision plan for the neighborhoods surrounding the intersection of Snelling & University Avenues in Saint

Paul to guide its' growth and development. This area is covered by several individual plans that need to be updated and brought into alignment, and none of which encompass the larger surrounding neighborhood of the intersection as a whole due to the area's unique geography of bordering multiple jurisdictions. One of its main priorities is to preserve the existing diversity of small businesses owned by and/or serving Black, Indigenous and People of Color (BIPOC) and Lesbian, Gay, Bisexual, Transgender, Queer and more (LGBTQ+) communities. Extensive community engagement will be facilitated by the Snelling & University Alliance's founding partners: African Economic Development Solutions, Midway Chamber of Commerce, Union Park District Council and Hamline Midway Coalition.

Como/Front/Dale Urban Design Framework and Action Plan

Applicant: North End Neighborhood Organization

Location: Como Avenue, Front Avenue and Dale Street intersection and its surrounding area

City: Saint Paul

County Commissioner District: 3

Funding Recommendation: \$50,000

Saint Paul's North End Neighborhood Organization and Como Community Council District 10 will develop an Urban Design Framework and Action Plan for the Como, Front and Dale intersection and its surrounding area. The framework aims to provide clarity on local objectives and plans around future redevelopment opportunities for underutilized properties in this majority-minority district that has approximately 70 percent people of color. It will provide actionable strategies to strengthen small business activity in the area which are largely owned and operated by BIPOC communities. It also aims to increase livability in the area by identifying short- and long-term solutions for pedestrian and bicycle safety to build momentum towards future permanent infrastructure improvements.

Envisioning New Brighton Town Center

Applicant: City of New Brighton

Location: Downtown New Brighton

City: New Brighton

County Commissioner District: 2

Funding Recommendation: \$50,000

The City of New Brighton will create a small area plan for the city's downtown area which spans 170-acres along multiple critical corridors. The plan aims to establish a long-term vision for this area of the city to determine redevelopment and public infrastructure improvement opportunities, and it aims to ensure the city is maximizing its redevelopment opportunities. The plan also aims to rebrand and create a stronger sense of identity for the area and to integrate this small area plan into the city's next comprehensive plan.

Commercial Corridor Initiative

Rice Street Corridor Business and Community Investment Fund

Applicant: Rice & Larpenteur Alliance

Location: Rice Street from Larpenteur Avenue to County Road B

City: Maplewood & Roseville

County Commissioner District: 2, 3 & 7

Funding Recommendation: \$50,000

The Rice & Larpenteur Alliance will expand their business façade improvement grant program to support small businesses who want to make improvements to their storefronts to increase visibility and attract more visitors. Critical Corridors funds will be used to fund projects like mural or public art

installation, signage upgrades or repairs, exterior maintenance or outdoor seating. Many local businesses along the corridor are BIPOC-owned and immigrant-owned, and these façade improvements will have the potential to catalyze further capital investments that result in an increased customer base, employee retention and new job opportunities for this corridor.

Sustaining and Enhancing Downtown White Bear Lake's Economic Vibrancy

Applicant: City of White Bear Lake

Location: Downtown White Bear Lake (East of Highway 61 to Cook Avenue from 5th Street to 2nd Street)

City: White Bear Lake

County Commissioner District: 7

Funding Recommendation: \$50,000

The City of White Bear Lake will enhance its downtown area by supporting placemaking efforts to support its small businesses like design and implementation of wayfinding signage, street furniture and enhanced lighting. It also aims to strengthen the area's identity by implementing branding elements that are aligned with the advertising efforts to promote downtown as open to business during construction to mitigate the disruption caused by the street reconstruction projects around the area.