



Critical Corridors Development & Infrastructure Solicitation

Informational Webinar

8/28/2024



Agenda

- Housekeeping
- Background
- Critical Corridors Solicitation
- Application Process
- Program Highlights
- Other Solicitations

Housekeeping

- Introductions
- Webinar
 - Recording will be posted on program webpage
 - Press Q&A button below to ask questions
 - Q&A will be compiled into an FAQ document



1

Background



Housing and Redevelopment Authority (HRA) Levy

- Funding source for:
 - Critical Corridors
 - Emerging and Diverse Developers (EDD)
 - Site Assessment Grants (formerly known as ERF Plus)
 - FirstHome Down Payment Assistance
- First year of HRA levy programs was 2022
- Eligibility for these programs limited to HRA area of operation
- More info available at ramseycounty.us/HRA



Ramsey County Economic Competitiveness and Inclusion Plan

A Holistic Plan

County Goals

- 1 Cultivate economic prosperity and invest in neighborhoods with concentrated financial poverty
- 2 Enhance access to opportunity and mobility for all residents and businesses

Strategies

1 Ensure place-based inclusion, create resilient and equitable communities

- Preserve and increase the supply of rental housing units for lowest-income residents
- Expand affordable homeownership opportunities and improve housing stability for communities that have experienced historic wealth extraction
- Foster inclusive economic development within county transit, economic, and cultural corridors
- Support communities in equitable site development



2 Foster economic competitiveness, innovation, and transformation

- Sustain and accelerate workforce recovery programs
- Develop pathways to entrepreneurship and Black, Latinx, Asian, and Indigenous business ownership
- Attract and grow high-wage industry and innovation: technology, advanced manufacturing, and life sciences
- Strengthen business retention and expansion infrastructure to support communities



A background image showing a brick building with arched windows and a large tree in the foreground. The building has a prominent red brick chimney and a gabled roof. The scene is set in a lush, green environment with a sidewalk and a brick wall in the foreground.

2

Critical Corridors Solicitation

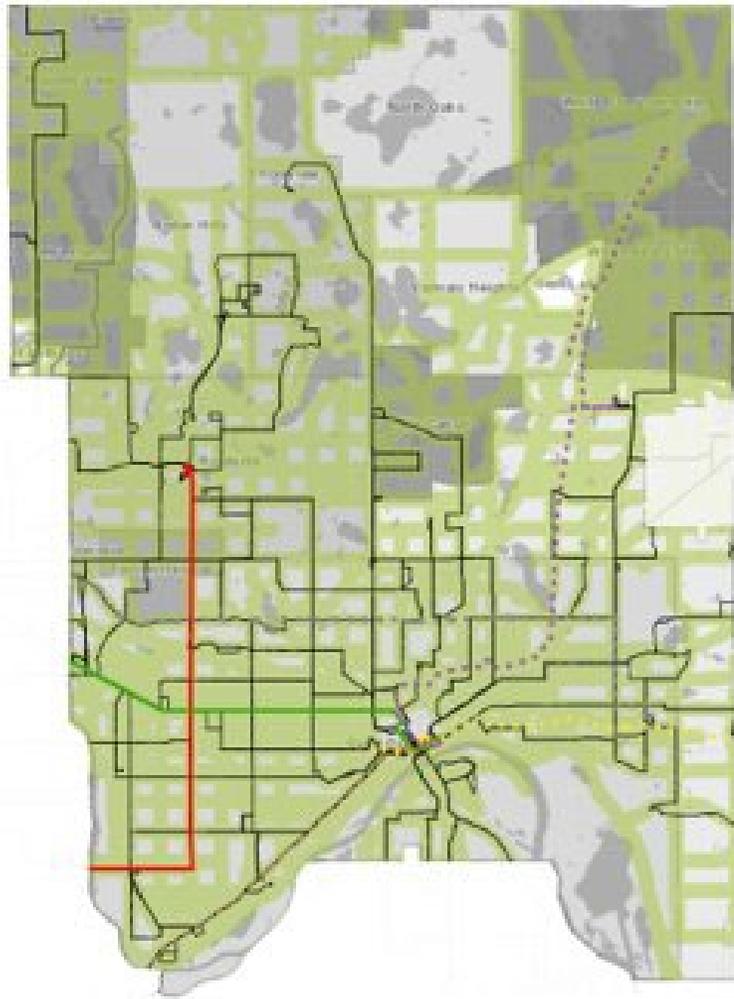
Critical Corridors Overview

Program Goals

- Support redevelopment projects.
- Boost connectivity between transportation, housing and jobs.
- Create more compact, walkable environments.
- Enhance pedestrian access and safety.
- Support vibrant business districts.

Programs

- Planning (*Spring 2025*)
- Commercial Corridor Initiative (*Spring 2025*)
- **Development & Infrastructure** (*Fall 2024*)



See map in program
webpage for what's
considered a Critical
Corridor

Related Resources

→ [Critical Corridors eligible areas-
interactive map](#)

What are Critical Corridors?

- Major transportation, economic, and cultural corridors
- Critical Corridors are areas that:
 - Serve as community hubs for housing, jobs, services, and amenities
 - Provide access to daily activities and destinations
 - Provide opportunities for wealth creation, economic inclusion, innovation and transformation

Critical Corridors Development & Infrastructure

Program Purpose

- Fund inclusive redevelopment and public infrastructure within critical corridors
- Support efficient land use and compact built form to enhance connectivity between housing, jobs, retail and services, while creating walkable environments



Critical Corridors Development & Infrastructure

Eligible Applicants: developers (for profit and nonprofit), government/public agencies and related development authorities

Maximum Funding Request: \$500,000

Timing: Activities must be completed by 12/31/2026. Activities completed prior to grant award are not eligible for reimbursement.



Eligible Activities

- **Extraordinary/hard construction costs of housing, commercial or mixed-use redevelopment projects.**
 - Site preparation: clearing, grading, and installation of streets or utilities.
 - Public realm improvements or amenities (publicly accessible spaces on private property).
 - Stormwater management.
 - Geotechnical soil correction.
 - Adaptive reuse of buildings.
 - Building & related structures removal (demolition, deconstruction and clearance).
 - Parking removal associated with redevelopment (resulting in a net decrease of at least 10% of parking).
- **Public site infrastructure improvements (water, sewer, sidewalks, exterior public lights, etc.).**
 - Improvements not associated with a development project must be comprehensive (improving a single sidewalk/streetlight is inadequate).
- ***For Local Units of Government Only: Strategic property acquisition***
 - Eligibility limited to agencies preserving sites for future higher density development

Ineligible Activities

- Administrative staff time.
- Building interior renovation.
- Environmental remediation (including soil and groundwater).
- Streetscaping or landscaping.
- Tenant relocation costs & improvements.
- Conceptual design services, legal fees or other soft costs, contingencies and administration.



Prevailing Wage

- The Ramsey County Prevailing Wage Ordinance applies to any County funding over \$25,000 that includes construction labor hours.

Scoring & Evaluation

1. Project Outcomes & Opportunity
2. Placemaking & Transit-Oriented Development
3. Community Engagement & Racial Equity
4. Capacity & Readiness
5. Overall Application

See [program guidelines](#) document on program website for more details.

Parity in overall Housing Redevelopment Authority levy funding between Saint Paul and suburban cities is also considered.

A background image of a brick building with arches and trees. The building has a prominent red brick chimney and a gabled roof. The foreground shows a sidewalk, a brick wall, and a large tree on the right.

3

Application Process

Application Process

- Applications accepted through ZoomGrants
 - <https://www.zoomgrants.com/zgf/2024CriticalCorridors>
 - Pre-application meetings: highly encouraged
- Key dates
 - Solicitation open: Tuesday, September 3, 2024
 - Solicitation close: Tuesday, October 15, 2024
 - Award decisions: December 2024

Application Attachments

See
“Attachments”
Tab on
ZoomGrants

Ramsey County

Critical Corridors - Development & Infrastructure 2024

SHOW DESCRIPTION SHOW ELIGIBILITY SHOW RESTRICTIONS SHOW DIGITAL LIBRARY

Applicant View Application Status: Not Submitted

Summary Eligibility Determination Project Contacts **Attachments**

Attachments

Instructions [Show/Hide](#)

Documents Requested *	Required?	Uploaded Documents *
Critical Corridors Development & Infrastructure Application-Part 1	Required	-none-
Critical Corridors Development & Infrastructure Application-Part 2A: Redevelopment Narrative (*Please fill out these narrative questions if your project involves real estate redevelopment or public infrastructure improvement.)		-none-
Map of proposed project area	Required	-none-
Site plan layout or renderings (proposed or rough draft is acceptable)	Required	-none-
Financial proforma	Required	-none-
Project schedule	Required	-none-
Organizational Capacity Worksheet	Required	-none-
Waste management plan (if applicable)		-none-
Municipal resolution of support (e.g. approved plan, rezoning, conditional use permit, variance, support of application to this program or other funding programs) If no such resolution is available, sample template available for download		-none-
Evidence of site control		-none-
Architectural drawings, if available		-none-
Market feasibility analysis, if available		-none-
Photos of project site, if available		-none-
Letters of community support		-none-

Application Attachments – Required Materials

1. Project Information: **Application Attachment-Part 1.**
2. Narrative Questions: **Application Attachment-Part 2.**
3. Map of proposed project area.
4. Proposed site plan layout or renderings.
5. Financial proforma (MHFA multifamily workbook encouraged, otherwise Excel document preferred).
6. Project schedule.
7. Organization capacity worksheet.

Application Attachments – Additional Materials

1. Waste management plan.
 - Required if project includes building demolition or deconstruction.
2. Municipal resolution in support of the project.
 - Required for disbursement of funds if awarded.
3. Evidence of site control.
4. Architectural drawings, if available.
5. Market feasibility analysis, if available.
6. Photos of project site, if available.
7. Letters community support, if available.

Application Timeline





Critical Corridors Development & Infrastructure

2024 Program Guidelines

Ramsey County's Critical Corridors Development & Infrastructure program, funded through the Housing Redevelopment Authority levy, is a redevelopment funding program for inclusive development and public infrastructure within transit, economic and cultural corridors. The county worked with community partners to define Critical Corridors, as shown in green on the [eligibility map](#). The program supports projects that demonstrate efficient land use and compact built form to connect residents to housing, jobs, retail and services, while creating walkable environments.

Selection Priorities

Redevelopment projects that:

- Intensify land use along key corridors, especially those that reduce space used for parking and improve access to transit.
- Facilitate the development of multifamily housing, such as zoning changes.
- Promote development activity in disinvested areas.
- Improve pedestrian or bicycle infrastructure.
- Propel nearby development without displacing current residents or small businesses.

Eligible Activities

Projects need to be located in a [Critical Corridor](#).

- Extraordinary/hard construction costs of housing, commercial or mixed-use redevelopment projects.
 - o Site preparation: clearing, grading, and installation of streets or utilities.
 - o Public realm improvements or amenities. (publicly accessible spaces on private property).
 - o Stormwater management.
 - o Geotechnical soil correction.
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For Local Units of Government Only:

- Strategic property acquisition (eligibility limited to agencies preserving sites for future higher density development).

Eligible Applicants

Developers (for-profit or nonprofit), government agencies and related development authorities.

Ineligible Activities

- Administrative staff time.
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- Streetscaping or landscaping.
- Tenant relocation costs & improvements.
- Conceptual design services, legal fees or other soft costs, contingencies and administration.

Funding

- Maximum anticipated award is \$500,000, per project.
- Funds must be expended by December 31, 2026.
- Funds are available on a reimbursement basis.
- Depending on the project, Ramsey County may recommend funding in the form of a loan rather than a grant.

Resources

- Program webpage: ramseycounty.us/CriticalCorridors
- Program guidelines 
- Examples of funded projects
- Sample application forms
- Link to ZoomGrants
- FAQs

The background of the slide is a photograph of a large, multi-story brick building with arched windows and doorways. The building is partially obscured by large, leafy green trees. In the foreground, there is a brick wall and a sidewalk. The overall scene is bright and sunny.

4

Program Highlights

Previous Awards

Marshall Avenue Flats

PAK Properties



- Funded activities: site preparation, stormwater management, infrastructure improvements
- Alignment with Critical Corridors:
 - Transforms a surface parking lot into 98 units of affordable housing.
 - Increases density and more pedestrian-friendly.
 - One block away from an A line bus rapid transit (BRT) stop, future B Line BRT stop and adjacent to an existing bike lane along Marshall Avenue.
 - Creative shared parking agreement with the adjacent office building to reduce the overall number of parking stalls on the site.
- Status: under construction

Previous Awards

Little Africa Plaza

African Economic Development Solutions

- Funded activities: upgrading the water line to accommodate fire sprinklers
- Alignment with Critical Corridors:
 - Rehabilitating vacant building along Snelling Avenue into an entrepreneurial space to support emerging and existing African entrepreneurs.
 - Mixed-use function: “micro-retail” boutique-style spaces for vendors, community rooms, event spaces and more.
- Status: now seeking tenants for fall 2024 (e.g., an African grocer, exhibit space for a pan-African museum, etc.)



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5

Other Solicitations

Other CED Solicitations Opening Soon

Emerging and Diverse Developers (EDD)

- Application period: September 5-October 31, 2024
- ramseycounty.us/EDD
- Informational webinar on September 12, 10-11 a.m., Online
 - Event details: Check EDD program website at ramseycounty.us/EDD

Other CED Solicitations/Information Sessions

Environmental Response Fund (ERF)

- Application period: September 15- November 1, 2024
- ramseycounty.us/ERF

Site Assessment Grant (SAG)

- Rolling applications
- ramseycounty.us/SAG

Brownfield Redevelopment Funding Info Sessions

- Hosted by DEED, Met Council, Hennepin, and Ramsey Counties
- August 29, 3:15-4:15 p.m., Golden Valley Library
 - Event details: [https://metro council.org/News-Events/Communities/Events/Local-Brownfield-Funding-for-Redevelopment-in-MN-\(.aspx](https://metro council.org/News-Events/Communities/Events/Local-Brownfield-Funding-for-Redevelopment-in-MN-(.aspx)
- September 10, 2:15-3:15 p.m., City of North St. Paul City Hall
 - Event details: <https://metro council.org/News-Events/Communities/Events/Local-Brownfield-Funding-for-Redevelopment-in-MN.aspx>



Questions?

[Ramseycounty.us/CriticalCorridors](https://ramseycounty.us/CriticalCorridors)

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