

# Critical Corridors Development & Infrastructure

## 2023 Program Guidelines



### Purpose

Ramsey County’s Critical Corridors Development & Infrastructure program is a redevelopment funding program that facilitates inclusive redevelopment and public infrastructure within transit, economic, and cultural corridors. The program supports projects that incorporate efficient land use and compact built form in order to connect residents to housing, jobs, retail, and services, while creating walkable environments.

### Eligible Applicants

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

### Eligible Activities

- Extraordinary 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.).
  - Projects not associated with a development project must be comprehensive (not just a single sidewalk or streetlight, for example).
- Strategic property acquisition.
  - Eligibility limited to agencies preserving sites for future higher density development.

### Ineligible Activities

- Building construction or renovation.
- Environmental remediation (including soil and groundwater).
- Streetscaping or landscaping.
- Tenant relocation costs.
- Tenant improvements.
- Soft costs, contingencies and administration.

### Funding

- Maximum anticipated award is \$500,000, per project.
- Funds must be expended by December 31, 2025.
- Activities completed prior to grant award are not eligible for reimbursement.

### Strategic and Selection Priorities

- Alignment with Ramsey County’s [Economic Competitiveness & Inclusion Plan](#) and [Equitable Development Framework](#).
- Intensification of land use, emphasizing pedestrian environment and access to transit.
- Increase in affordable housing (especially 30% Area Median Income units).
- Increase in permanent jobs.
- Increase in property tax base.
- Potential to catalyze surrounding redevelopment without displacing existing residents or local businesses.
- Improvement of pedestrian/bicycle safety and access.
- Environmental sustainability measures, including design features and overall project impact.
- Project feasibility and readiness.
- Parity in funding between projects in Saint Paul and suburbs.

## Application Process

**Pre-Application:** A pre-application call with staff is highly recommended to ensure program fit. Please schedule before September 5. Email [Carmel San Juan](mailto:Carmel.San.Juan@ramseycounty.us) to schedule a time.

**Application:** Applications will be accepted via ZoomGrants from September 5 - October 3, 2023. To access the application, visit [ramseycounty.us/CriticalCorridors](https://ramseycounty.us/CriticalCorridors).

**A full list of required application materials are available on ZoomGrants.** Requested documents include:

1. Application form.
2. Map of proposed project area.
3. Proposed site plan layout or renderings.
4. Financial proforma.
5. Project schedule.
6. Waste management plan (for projects that include building demolition/deconstruction)
  - Please contact Ramsey County Environmental Health prior to application to confirm pre-demolition inspection requirements. Email [Ahmet Baysal](mailto:Ahmet.Baysal@ramseycounty.us) or call [651-266-1182](tel:651-266-1182).
7. Municipal resolution in support of the project (e.g. approved plan, rezoning, conditional use permit, variance, support of application to this program or other funding programs): if a municipal resolution associated with this project as already been adopted, please attach. If not, please be aware a resolution will be required for disbursement of funds.
8. Letters indicating stakeholder and community support.

**Funding decisions are anticipated in November 2023.**

## Application Evaluation

Ramsey County seeks to address racial equity and ethnic-based disparities where all residents can experience fair outcomes including the highest level of health, wellbeing, and opportunities for advancement and growth. Please review the Ramsey County's Economic Competitiveness & Inclusion Plan, Equitable Development Framework, [Strategic Plan](#), [Pedestrian and Bicycle Plan](#) and [All Abilities 2050 Transportation Plan](#) for county-wide goals and priorities.

When determining funding awards, the County will prioritize proposals that best meet the County's planning goals and priorities while aligning with local community priorities. Applications will be reviewed by a committee consisting of Community & Economic Development staff and other reviewers as deemed necessary.

## Contracting and Reporting

Ramsey County will contract directly with grantees for the portion of the proposed work covered by the grant award. All grantees are required to submit a final report summarizing the project process, outcomes and impacts of completed work. Receiving funds through this program does not guarantee that future capital funding will be made available.

## Staff Contacts

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