



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

RC



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>
➤ Continued advocacy for \$20M State Bonding Request. ➤ Invest up to \$100 Million in transportation funding. ➤ Prepare a \$20M County Capital Improvement Bond.	▶ Q2 2026 Legislative Session ▶ Q2 2026 Xcel Powerline relocation ▶ Q2 2026 Engineering Agreements (Railroads) ▶ Q2-Q4 2026 Private partnership discussions ▶ Q2-Q4 2026 Railroad Negotiations ▶ Q2 2026 – 2027 Design work advances ▶ May 26th Board Mini-Workshop- RiversEdge ▶ Q3 2026 – Q1 2027 CIP Bond Sale Process

Dynamic Downtown

Grow Residential Development



<u>Core Elements of HOW</u>	<u>Next Steps</u>
➤ Establish Downtown Housing Development Fund funded by Housing and Redevelopment Authority Levy Bond (\$50M) ➤ Leverage External Funds ➤ Support Legislation that supports office-to-residential downtown development	▶ Q2 2026 Monitor and advocate for CUB Credit legislation ▶ Q2-Q4 2026 Continue advanced due diligence on eligibility, readiness, capacity, and strategic alignment with stakeholders ▶ Late Summer Mini-workshop Downtown Housing Development Fund Bond Sale Process ▶ Q2 2026 – Q1 2027 Solicitation of projects ▶ Winter 2026

Dynamic Downtown

Public Experience



<u>Core Elements of HOW</u>	<u>Next Steps</u>
➤ Invest \$50 million in high impact public realm enhancements that elevate downtown experience ➤ Leverage External Funds ➤ Continue to invest in transit improvements including improvements that sustain Union Depot as regional transit hub and premier destination	▶ Q2-Q4 2026 Identification and coordination on high impact public experience projects ▶ Ongoing Union Depot Improvements

Dynamic Downtown

Vibrant Business Energy



<u>Core Elements of HOW</u>	<u>Next Steps</u>
➤ Expand Critical Corridors Program to downtown as eligible program area ➤ Provide resources that supports downtown business activation (Estimate ~\$250k-500K yearly) ➤ Leverage External Funds	▶ June 2026 Critical Corridors (Spring 2026) Solicitation – Planning ▶ June 1, 2026 Economic Development Authority Opt-in deadline ▶ January 2027 Economic Development Authority Programming starts

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

Core Elements of HOW	Evolving Steps
➤ Advance construction of Rice Creek Blvd. (aka Spine Road) ➤ Advance site infrastructure to enhance development readiness ➤ More forward with private partner attraction	▶ Spring 2026Align private partner attraction ▶ Spring 2026Micro Control HQ Grand Opening ▶ May 26thBoard Mini-Workshop – Rice Creek Commons ▶ Fall 2026Finalize infrastructure construction plans ▶ Spring 2027Construction Start



Selling County-Owned Land

Real Estate Disposition



<u>Core Elements of HOW</u>	<u>Next Steps</u>	
➤ Finalize property dispositions ➤ Identify near term opportunities for disposition and position them effectively for market attraction ➤ Innovatively incorporate existing programmatic offerings in the disposition process that advances county strategic goals	▶ Spring 2026	Finalize sale of Maplewood South Parcel
	▶ Q2-Q4 2026	Partner with Maplewood in the disposition and redevelopment of excess regional railroad property at Frost & English
	▶ Q3-Q4 2026	Embed Payne & Maryland as unique offering within Emerging & Diverse Developers Program
	▶ 2026	Advance development processes for 555 Cedar and Ramsey County East

Selling County-Owned Land

Partnership Opportunities in Future Development



<u>Core Elements of HOW</u>	<u>Next Steps</u>	
➤ Identify vacant and/or underutilized County owned parcels for redevelopment purposes ➤ Fund and Initiate planning, engagement and visioning processes for county owned sites ➤ Support the redevelopment of other high profile, non-county owned, tax exempt parcels ➤ Incorporate new funding tools that support transition tax exempt parcels to taxable uses and/or advance county strategic goals	▶ April 2026	Establish Redevelopment Projects Account
	▶ Spring 2026	Fiscal Health Analysis Offer presentations and opportunities for additional analysis to cities at no cost.
	▶ Summer 2026	Critical Corridors Planning Solicitation

Building Stronger Together

\$320 Million Strategic Investment

Dynamic Downtown

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Selling county-owned land

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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

