

City of Ramsey
Agenda
City Council Work Session
Tuesday, February 10, 2026

5:30 pm

Lake Itasca Room, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**

2. **Topics for Discussion**
 1. Improve the Image of Ramsey Along the Highway 10 Corridor Discussion
 2. Local Affordable Housing Aid (LAHA) Policy Discussion and Direction
 3. Mississippi Skyway Pedestrian Bridge

3. **Topics for Future Discussion**
 1. Review Future Topics/Calendar

4. **Mayor/Council/Staff Input**

5. **Adjournment***

***Note: the City Council may motion to recess this Work Session meeting and reconvene after the regular City Council meeting if items on the agenda are not completed.**

CC Work Session**Meeting Date:** 02/10/2026**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Information****Title:**

Improve the Image of Ramsey Along the Highway 10 Corridor Discussion

Purpose/Background:

Improving the image of Ramsey in the Highway 10 corridor was identified as one of the Council's strategic goals. For decades, impending improvements to Highway 10 have been seen with optimism as well as uncertainty. As concept designs changed while funding was not achieved, properties along the corridor, mostly businesses, were left with questions about the investments that they want to make. For many years, the thought was that the highway would be relocated adjacent to the railroad tracks, eliminating dozens of businesses and some homes. Properties in this area were essentially seen as temporary. New construction was not encouraged, and with RALF properties were not allowed, and typical site improvement standards were relaxed since taxpayer dollars would be used to acquire these properties....someday. The City worked with the Metropolitan Council's Right-of-way Acquisition Loan Fund (RALF) to acquire properties for future Hwy 10 right of way as they became available.

Eventually, a tight design that included a concrete barrier median, roundabouts, and frontage roads was created that greatly minimized the need to acquire properties. Many properties that were once thought to be "total takings" for the highway were spared and many of these properties spent decades deferring maintenance. Some businesses were also approved with the understanding that permanent site improvements were required upon completion of the highway project.

Now that the "Ramsey Gateway" project is essentially finished (some fencing, landscaping, and restoration activities will continue into the spring), the Council has expressed a desire to make this "gateway" a welcoming, attractive, and positive reflection of Ramsey. Code Enforcement staff has put together a proactive plan for working with every property owner to bring buildings and sites into compliance with maintenance codes (IPMC) or their original conditional use permit (CUP)/site plan review, if one exists. Economic Development staff will also provide technical assistance to businesses seeking funding or financing options for improvements to their sites, should an existing program (City, County, or State) be available for their needs.

Future

Future steps in improving the corridor could include providing municipal water and sanitary sewer access should that help existing businesses reinvest, expand, maximize site development or attract new businesses. The lack of municipal services hinders commercial development in many situations due to fire protection, water consumption, and heavy sanitary waste production—especially with restaurants.

Notification:

None for this discussion. The project will include several mailed and in-person notifications to businesses before enforcement begins.

Time Frame/Observations/Alternatives:

The entire process will likely take a couple of years. It will take several months to meet the various businesses and property owners initially, work with them on assessing conditions, and work out timelines for improving properties. Then, the businesses and property owners will need a reasonable amount of time to make the identified improvements, especially if the improvements need warm weather (painting, paving, etc.).

Funding Source:

The proactive plan will be conducted within the course of staff's daily duties. No additional staff are needed and workload will be adjusted as other complaints come in and need attention. Some improvement projects may qualify for some existing City assistance programs.

Recommendation:

Please provide feedback on the proposed plan and provide direction for any other improvements the Council sees appropriate.

Outcome/Action:

No formal action is required to begin the process, though consensus is sought as proactive area-wide code enforcement has not been the historical operational direction of the Council—complaint-based response has been the norm.

Attachments

Proactive Clean-Up Plan

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	02/02/2026 01:07 PM
Brian Hagen	Brian Hagen	02/05/2026 11:26 AM
Form Started By: Todd Larson		Started On: 01/08/2026 12:47 PM
Final Approval Date: 02/05/2026		

City of Ramsey, MN – Proactive Code Enforcement Plan

Beautifying the Highway 10 Corridor

I. Executive Summary

The City of Ramsey recognizes the Highway 10 Corridor as a vital gateway that reflects the community's economic health, aesthetic standards, and commitment to growth. This Proactive Code Enforcement Plan outlines a structured, legal, and collaborative approach to bring all corridor properties into compliance with city codes.

To ensure fairness, consistency, and operational

efficiency, enforcement activities will proceed in a clearly defined geographic sequence, allowing staff to focus resources systematically while providing transparency to property owners. The plan emphasizes due process, equity, community involvement, and completion of a comprehensive corridor-wide compliance effort.

II. Objectives

1. Improve visual aesthetics and property conditions along the Highway 10 Corridor.
 2. Bring all identified corridor properties into compliance with applicable zoning, property maintenance, signage, and land-use codes.
 3. Encourage voluntary compliance through education, outreach, and support.
 4. Apply enforcement measures consistently, predictably, and legally across all properties within the defined scope.
 5. Promote economic development by creating an inviting environment for residents, businesses, and visitors.
-

III. Legal Authority

This plan is authorized under the City of Ramsey's municipal code, consistent with the Minnesota State Building Code, the International Property Maintenance Code and relevant state statutes, including:

- Minnesota Statutes Chapter 463 – Building and zoning code enforcement
- Minnesota Statutes Chapter 429 – Local improvements and special assessments
- City of Ramsey Zoning Code – Governing land use, signage, and building standards

- City of Ramsey Property Maintenance Code – Including nuisance abatement and building upkeep

All enforcement actions will respect constitutional property rights, due process requirements, and established appeal procedures.

IV. Scope and Focus Area

Geographic Scope

- **Primary Focus:** Highway 10 Corridor, defined as all commercial, industrial, and mixed-use parcels fronting or adjacent to Highway 10 within the City of Ramsey.
- **Implementation Sequence:**
Enforcement activities will follow a **linear, corridor-wide sequence** to ensure uniform treatment of properties:
 1. **Starting Point:** The **southwest corner of the Highway 10 Corridor** within city limits.
 2. **Phase A:** Proceed **easterly along the south side** of Highway 10, addressing each eligible parcel in order.
 3. **Phase B:** Upon completion of the south side, enforcement will continue on the **north side**, moving **westerly** until reaching the city limits.

Each property will be assessed and processed once as part of this initiative.

Code Focus Areas

- Building and structural condition
 - Signage (illegal or non-conforming signs)
 - Landscaping, fencing, and screening
 - Exterior storage, debris, and refuse
 - Parking surface condition, striping, and circulation
 - Lighting, buffering, and visual impacts
 - Vacant or underutilized properties
-

V. Phased Implementation Plan

Phase 1: Assessment & Community Outreach (0–3 Months)

- Conduct systematic visual surveys and property condition assessments following the established geographic sequence.

- Document observed conditions using standardized inspection tools and photographic records.
- Send introductory letters to affected property owners and occupants explaining:
 - The purpose of the enforcement initiative
 - The geographic sequence
 - Applicable codes and expectations
 - Anticipated timelines

Phase 2: Voluntary Compliance Campaign (3–6 Months)

- Issue written notices identifying observed code concerns and recommended corrective actions.
- Establish reasonable compliance timelines (typically 30–90 days), based on the nature and extent of violations.
- Provide guidance related to permits, code requirements, and corrective options.
- Where available, offer incentives such as fee reductions, extended timelines, or beautification assistance.

Phase 3: Active Enforcement (6–12 Months)

- For properties that do not achieve compliance during the voluntary phase:
 - Issue formal Notices of Violation (NOVs).
 - Apply enforcement actions consistently within the active geographic segment.
- Utilize administrative citations, civil penalties, or legal remedies as authorized by city ordinance.
- Initiate abatement for severe or repeat violations when necessary, with recovery of costs through special assessments.
- Maintain detailed enforcement records for legal compliance and accountability.

VI. Resources and Staffing

- **Lead Agency:** Community Development Department (Code Enforcement Division)
- **Support Departments:** Public Works, Planning & Zoning, City Attorney’s Office, and Police Department (as necessary)
- **Staffing:** Code Enforcement Officer(s) performing duties as assigned
- **Technology:** Mobile inspection and documentation tools

VII. Funding Mechanisms

- General Fund allocation for enforcement activities
- Special assessments to recover abatement costs

- Potential state or regional grants related to corridor improvement
 - Public-private partnerships with corridor businesses
 - Use of Ramsey HRA and EDA funds for eligible redevelopment or renovation efforts
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VIII. Legal Safeguards and Appeals

All enforcement actions will include:

- Clear written notice of violations
 - Reasonable timelines for correction
 - Access to appeals before the Code Compliance Hearing Board or City Council
 - Consideration of hardship extensions on a case-by-case basis
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IX. Success Metrics

- Percentage of corridor properties brought into compliance through this initiative
 - Reduction in documented code violations along the Highway 10 Corridor
 - Visible improvement in corridor appearance supported by before-and-after documentation
 - Increased private reinvestment and redevelopment activity
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X. Conclusion

The City of Ramsey's Proactive Code Enforcement Plan for the Highway 10 Corridor establishes a focused, equitable, and legally sound approach to addressing existing code compliance issues along a key transportation and economic corridor. By implementing a defined geographic sequence, prioritizing voluntary compliance, and applying consistent enforcement, the City will achieve meaningful and lasting improvements to the corridor's appearance and functionality.

CC Work Session**Meeting Date:** 02/10/2026**Primary Strategic Plan Initiative:** Identify and implement operational efficiencies, cost savings and additional funding sources.**Information****Title:**

Local Affordable Housing Aid (LAHA) Policy Discussion and Direction

Purpose/Background:

In 2023, a law was enacted that established metropolitan area sales tax with revenue only to be used for affordable housing purposes. This program is called Local Affordable Housing Aid (LAHA). The law included a provision that cities over 10,000 in population receive their share directly, based upon a formula of each city's portion of cost-burdened households. The direct allocation allows cities local control over what housing-related assistance it feels its residents need. Generally speaking, the money can be used for things such as building new affordable housing (entire buildings or a percentage of the units); preservation/renovation of existing affordable housing, and emergency rental assistance. There is a companion program that is statewide (SAHA) that Ramsey is not eligible for.

The amount of money varies from year-to-year. In 2024, Ramsey received \$118,897.15 and in 2025, \$317,780.38 (current balance total = \$435,677.53). The 2026 and future allocations will likely be similar to the 2025 amount (2024, the first year, was a partial year). Funds must be used by their fourth year, meaning that the 2024 allocation must be committed by the end of 2027 and spent by the end of 2028. Some exceptions can be made for projects in the works.

Projects can be for both rental and ownership housing and the determining factor of who is eligible is based on Area Median Income (AMI). It should be noted that AMI is based off of household size. For 2025, the AMI for a family of four in Ramsey is \$132,400. The ownership projects need to benefit people with household incomes of less than 115% AMI, with preference given to household incomes less than 80% AMI. Rental projects (construction or emergency rental assistance) are limited only to those incomes below 80% AMI. The money can be used in the form of a loan or a grant. There can be a cost-share component. Any money that is repaid from a loan or a claw-back provision will need to be re-used for affordable housing.

Staff met to discuss what we are seeing in the field based on code enforcement complaints, business interactions, and other anecdotal information as to what might be beneficial to the community. Staff also met with Anoka County Housing staff to discuss various program options. The following are some ideas that staff feels will be beneficial while not majorly impacting staff time.

Single-Family Home Exterior Improvements

Large-cost projects like new windows, new siding, new roofs, (potentially) repaving driveways, utility connections, and large tree removal can be cost-prohibitive for families at and below 115% AMI. These types of improvements to a home can have positive effects on the surrounding neighborhood. These items can usually be planned for several months, and the city can offer an application window scheduled around when staff has more time. Cost range estimate: \$10,000 to \$50,000 per house.

Single-Family or Town home Interior Improvements

Having a furnace, water heater, or air conditioner replaced can be an urgent and costly issue. Cost range estimate: \$1,500 to \$10,000 per home.

Construction Grant for Multi-Family Development

Assist a developer in constructing multi-family rental units with a portion dedicated to meeting affordability standards. Cost range: using up to all the funds the City has received and is holding.

Issues to Consider

In putting together a program or policy on how to spend the money, staff is taking into account the following issues when making recommendations to the Council:

Income Verification: Staff will be responsible for verifying the recipient's income and household size for any of the home-improvement programs. This commonly-accepted way of doing this is to examine the recipient's most recent tax returns. Some jurisdictions rely on a "self reporting" form, but that would become extremely time-intensive should allegations of fraud be made. In a multi-family situation, the developer/management company will be responsible for reporting to City staff and likely will be using additional money from other sources that will require reporting anyway.

Administering Payment: Staff will be responsible for paying the recipients of the funds and then assuring that the money is spent for its intended purpose. Our program could be set up in a way that the contractors are paid directly—both down and final payments.

Admin Fees: Right now, cities cannot use any of the money to cover staff time in administering these programs. There may be some legislation introduced this year to allow cities to tack on an administrative charge for the grants or loans.

Repayment of Loans: Staff does not have the capacity to process monthly loan payments. Should a loan program be desired, cities can contract with third party agencies to administer one, but those costs cannot be funded through LAHA money. Often, these agencies tack on a fee for their services that is paid by the homeowner or an arrangement through the city's general fund. The city could structure a program as a zero-percent/zero-payment/forgivable after X-years program (essentially a lien on the home) so that the money is not used to "flip" a house or build resale value instantly before selling. Should it sell before the specified time, the money is paid back at the time of closing in full or by a reduced amount.

Multi-Family Grants: The Council would need to be committed to assisting a developer constructing multifamily housing with a measurable affordability component in Ramsey.

Not Using the Funds: The funds are meant for helping our residents or potential future residents. Should the money not be used, it will go back to Minnesota Housing and used in other communities.

Time Frame/Observations/Alternatives:

Since some money needs to be committed, or spent by the end of next year, staff would like direction to prepare a policy for adoption this spring and then start to work with residents and/or developers on using the money.

Funding Source:

LAHA Sales tax revenue

Recommendation:

Please provide direction on the types of projects the Council would like to see the money used for. Should the Council want to explore a partnership with a third-party agency to administer housing improvement loan programs, provide that direction as a partnership may take a few months to put together.

Outcome/Action:

Provide direction to staff.

Attachments

Minnesota Housing LAHA/SAHA FAQs
2024 LAHA Direct Allocations
2025 LAHA Direct Allocations

Form Review

Inbox

Sean Sullivan

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 02/05/2026

Reviewed By

Sean Sullivan

Brian Hagen

Date

02/02/2026 01:30 PM

02/05/2026 11:37 AM

Started On: 01/08/2026 12:48 PM



Local and Statewide Affordable Housing Aid Frequently Asked Questions

June 14, 2024

In 2023, the Minnesota Legislature authorized aid payments to counties, cities and Tribal Nations and in 2024 the legislature adopted changes to the aid programs. The goal is to fund affordable housing projects and help organizations provide affordable and supportive housing.

Local Affordable Housing Aid (LAHA) is aid to metropolitan local governments of seven counties and 63 cities. LAHA is funded through a new dedicated sales tax in the seven-county metropolitan area. As sales taxes will vary, the amount of LAHA distributed will also vary.

Statewide Affordable Housing Aid (SAHA) is funded by state funds appropriated to the Department of Revenue. All Minnesota counties, Tribal Nations and 37 cities will be eligible to receive this aid.

Aid payments are made directly to local governments. In the metro, aid is funded by the sales tax for housing. Statewide, aid is funded by state appropriations.

Throughout the document, “housing aid” is used when the response applies to both LAHA and SAHA.

The information provided in this document does not constitute legal advice and is subject to change. If there are questions regarding how program requirements or criteria apply in specific circumstances, please consult with your own legal counsel.

Overview and Requirements

Why is there a difference between SAHA and LAHA?

The primary differences between LAHA and SAHA are the way they are funded, when funding will be disbursed and to whom.

Both aid projects have the same eligible uses and requirements except for market rate housing. This is only available in certain non-metropolitan areas using SAHA.

What are the eligible uses of housing aid programs?

Qualifying projects for aids payable in 2023 are:

- Emergency rental assistance for households earning less than 80% of area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD)
- Financial support to nonprofit affordable housing providers in their mission to provide safe, dignified, affordable and supportive housing
- Development of market rate residential rental properties outside of the metro area if certain conditions are met
- Projects designed for the purpose of construction, acquisition, rehabilitation, demolition or removal of existing structures, construction financing, permanent financing, interest rate reduction, refinancing and gap financing of affordable housing

For aids payable in 2024, qualifying projects are those listed above plus:

- Financing the operations and management of financially distressed residential properties
- Funding of supportive services including staffing for supportive housing, which includes financial support to nonprofit services providers and capitalized reserves
- Costs of operating emergency shelter facilities, including services

For more information, read the complete list of [LAHA qualifying projects](#) and [SAHA qualifying projects](#).

What is gap financing?

Gap financing is the difference between the property costs (including acquisition, demolition, rehabilitation and construction) and

- The market value of the property upon sale

OR

- The amount the target household can afford for housing (based on industry standards and practices)

What are the affordability requirements of LAHA and SAHA?

Specific income requirements are provided for:

- Emergency Rental Assistance
 - Less than 80% of AMI
- Homeownership
 - At or below 115% of the greater of state or area median income
 - Priority for those at or below 80%
- Rental Housing
 - At or below 80% of the greater of state or area median income

- Priority for those at or below 50%

State and area median incomes are determined by HUD.

While there are no income requirements or income qualification for projects supporting nonprofits, organizations should be providing affordable or supportive housing.

Some non-metropolitan communities may be eligible to spend aid on market rate developments. There are no income requirements for market rate housing under this category.

Are there other requirements if using these funds?

Yes. If LAHA or SAHA is used for new construction of a building with more than four units, the building must be constructed, converted or otherwise adapted to include accessibility features, such as sensory-accessible ([see subd. 4](#)). Documentation will be required for reporting and compliance.

State Agency Roles and Reporting Requirements

What roles do the Department of Revenue and Minnesota Housing play in distributing and tracking local housing aid?

The Department of Revenue calculates and distributes the amount of aid available to each government. Revenue also accepts applications from eligible Tribal Nations.

Minnesota Housing's statutory role relates to reporting and compliance. First reports are due by December 1, 2025. While not required by the legislation, Minnesota Housing is hiring staff to support housing aid programs with technical assistance and coordination.

Does a city, county or Tribe need to apply to receive the funds?

For cities and counties there is no application process. Revenue will distribute aid according to statutory requirements.

Tribal Nations must apply to receive funds annually. Tribes should work with Revenue to meet this annual requirement.

Does a city, county or Tribe need to seek preapproval before spending the funds?

No. Approval is not needed before spending funds. However, funds must be used on qualifying projects and expenditures should be documented to avoid repayment or recapture.

Will Minnesota Housing be developing a program guide for housing aid?

No. Housing aid is not a grant or loan program and is not subject to a program guide.

Minnesota Housing will support housing aid programs through guidance and staff support.

What are the reporting requirements for the funds?

Beginning in 2025, housing aid recipients must submit a report to Minnesota Housing every year by December 1.

The report must include documentation of:

- Certification that the aid recipient will use the aid funds to supplement and not supplant its existing locally-funded housing expenditures
- Qualifying projects completed or planned with the funds
- Location of unspent funds
- Inability to spend on a qualifying project prior to the deadline (if funds deposited into a local housing trust fund)
- Accessibility requirements (for project of four or more units)
- Relevant resolution and certifications for market rate developments in non-metropolitan communities
- Relevant documentation of locally-funded housing expenditures in prior years, including public notice requirements

Additional guidance on the report's format will be provided in the future.

Do metropolitan counties need to submit a report for LAHA and one for SAHA?

Minnesota Housing is determining if the reports must remain separate. However, if they do, the report format will be the same or substantially similar for LAHA and SAHA.

What happens if a city, county or Tribal Nation does not submit a report or does not spend the funds?

Reports are due by December 1 every year. The first report is due on December 1, 2025.

If the aid recipient fails to submit a report, does not spend funds during the required timeframe, or spends funds on an ineligible project, they must repay the funds. Revenue may also suspend payments to these entities.

Detailed information can be found in [477A.35, Subd 6](#) and [477A.36, Subd. 6](#).

What happens to the aid funds if they are returned or recaptured?

If returned, aid funds would be deposited with one or more of Minnesota Housing's programs. This includes Family Homeless Prevention and Assistance Program (FHPAP), the Economic Development

and Housing Challenge Program (Challenge), and the Workforce and Affordable Homeownership Development Program as specified in law.

Will Minnesota Housing be monitoring the use of housing aid prior to the reporting deadline for cities and counties?

Minnesota Housing will not require reporting prior to December 1, 2025, when the first report is due from cities and counties.

However, Minnesota Housing will be checking in with local governments to offer support and track spending progress.

Definitions and Clarifications

What is a Tier I and a Tier II city?

The terms Tier I and Tier II are used to determine cities that will receive aid.

A Tier I city is a statutory or home rule charter city that is a city of the first, second or third class. For LAHA, it must be in a metropolitan county. For SAHA, it must not be in a metropolitan county. [Read the full definition of cities and classes.](#)

A Tier II city is a statutory or home rule charter city that is a city of the fourth class and [not located in a metropolitan county \(see subd. 4\).](#)

The bill requires aid be spent on a qualified project. What is the definition of spent? If a project is started but not completed, are the funds considered to be spent?

The definition of spent was clarified in 2024 session law. Funds must be committed to a qualifying project by December 31 in the third year following the year the aid was received (for aid received in 2024, this would be December 31, 2027) and expended by December 31 the fourth year after the aid was received.

Is SAHA funding from appropriations ongoing?

The following table reflects amounts appropriated to SAHA through the fiscal year ending in 2027. The appropriations are set at a base level with one-time increases in the first two years.

SAHA Appropriations	Fiscal Year Ending 6/30/24	FYE 6/30/2025	FYE 6/30/2026	FYE 2027 and each year after
To the 87 counties in Minnesota	\$ 13,050,000	\$ 13,050,000	\$ 5,550,000	\$ 5,550,000

SAHA Appropriations	Fiscal Year Ending 6/30/24	FYE 6/30/2025	FYE 6/30/2026	FYE 2027 and each year after
To the 37 cities in Greater Minnesota	\$ 4,500,000	\$ 4,500,000	\$ 2,000,000	\$ 2,000,000
To the 7 eligible Tribal Nations	\$ 2,700,000	\$ 2,700,000	\$ 1,200,000	\$ 1,200,000
To Minnesota Housing for the Tier II Cities Grants program	\$ 2,250,000	\$ 2,250,000	\$ 1,250,000	\$ 1,250,000
TOTAL	\$ 22,500,000	\$ 22,500,000	\$ 10,000,000	\$ 10,000,000

How were the funding allocations determined?

Revenue determined allocations based on distribution formulas.

For counties and cities, these formulas consider cost-burdened households and total population. For Tribal Nations, funds are distributed to Tribes that apply by the deadline.

Will Tier II cities receive a disbursement of SAHA?

Tier II cities will not receive a direct disbursement of SAHA.

However, the Legislature appropriated \$4.5 million for Tier II cities. Funds will be available as grants in the competitive process for a range of rental, homeownership and housing stability activities with a minimum award size of \$25,000.

Minnesota Housing will be preparing a program guide, a list of eligible Tier II cities and a request for proposals (RFP) in 2024.

Qualifying Projects and Expenses

What portion of the housing aid funds can be used for staffing costs and administrative costs?

Administrative costs and staffing costs are not listed as an eligible project. Therefore, the funds are not able to be used for these costs.

If funds are used for Emergency Rental Assistance (ERA), what portion can be used for navigation, services and administration related to ERA provision and programs?

Navigation and services related to providing ERA are eligible aid expenses. However, there is no allowance for administrative costs using housing aids. .

If aid funds are used for demolition or removal of existing structures, does affordable housing need to be constructed on the site?

Yes. The expense must be tied to affordable housing for eligible households. Demolition or clearing of land alone, including for speculative or future development of eligible housing, is not an eligible project.

Can funds be used for planning activities (soft costs) for new construction and preservation affordable housing projects?

Soft costs are only eligible as part of a qualifying project. General or speculative planning activities unrelated to a qualifying project are not an allowed use of funds.

Can funds be used for downpayment assistance for homebuyers?

Qualifying projects include homeownership projects for income-eligible households.

Downpayment assistance may be provided as permanent financing or gap financing, depending on program requirements established by the aid recipient.

Can the housing aid funds immediately be deposited into a Local Housing Trust Fund?

Funds can be held in a local housing trust fund while recipients determine if a project qualifies.

Funds must be spent on a qualifying project by the deadline in statute. Funds remaining in a local housing trust fund past the deadline will only be considered “spent” on a qualifying project if the aid recipient demonstrates that it could not spend funds by the deadline due to factors outside their control.

Can funds be transferred to a county or regional Housing and Redevelopment Authority (HRA) if they are spent on qualifying projects?

Yes. Funds can be transferred to a county or regional HRA if they are spent on qualifying projects.

The original aid recipient is still responsible for all requirements related to the funds, including reporting.

Can funds be used for developing new infrastructure, such as utilities and roads, or upgrading existing infrastructure if the infrastructure serves affordable housing?

Potentially. The infrastructure would need to be part of a qualifying project. All requirements related to project type, income affordability and other accessible requirements would also need to be met. Speculative site and infrastructure development would not be eligible.

Infrastructure development or improvement for sites that include development uses not allowed under this aid program would not be eligible.

What are some examples of expenditures ineligible for housing aid?

Housing aid should be used for projects that create and preserve affordable housing or stabilize the housing of low-income people. This does not include:

- Conducting a housing or zoning study
- Costs to create a [Housing Improvement Area](#)
- Staff and services related to general housing quality and licensure, such as code enforcement
- Staff and administrative costs for operation of an HRA or county or city housing department
- Commercial, industrial or public space development projects
- Projects located outside of Minnesota

Housing aid received by Greater Minnesota counties, cities and Tribes in 2023 cannot be used for emergency shelter. However, for aid received in 2024 and after, shelter is an eligible project type.

If funds are used to support a nonprofit organization, do they need to be tracked to qualifying projects?

Housing aid can be used to provide financial support to a nonprofit affordable housing provider in their mission to provide safe, dignified, affordable and supportive housing.

If aid is used in this manner, providing support to the eligible nonprofit is the qualifying project. The aid recipient should document that the funds were used to support the organization's mission.

Can a county or city use other state or federal funding as part of a development financing package that includes housing aid funds?

Yes. State and federal funding can be used as a part of the project's development financing package.

If the funds are held in a Local Housing Trust Fund, can they be used as a match in Minnesota Housing's Local Housing Trust Funds Matching Grants program?

No. Housing aid cannot be used as matching funds in the [Local Housing Trust Fund Grants program](#). Only new public revenue, defined as local income committed to the Local Housing Trust Fund on or after June 29, 2021, can be used as matching funds.

Can a county use its funds within cities that have also received housing aid?

Yes. Counties can spend the funds on qualifying projects anywhere in the county, including cities that directly receive aid. Regional collaboration is encouraged to maximize the aid's impact.

A county receiving aid should consult with the cities where projects are planned ([see subd. 7](#)).

Can aid funds be used to reimburse prior expenditures on eligible projects?

No. An aid recipient may not use aid money to reimburse itself for prior expenditures.

Will the aid funds trigger other state funding requirements, such as prevailing wage?

For questions on labor and wage requirements, [contact the Department of Labor and Industry](#).

For questions on the use of sales tax proceeds, [contact the Department of Revenue](#).

2024 Local Affordable Housing Aid: Cities

The total certified amount is paid to all recipients in two installments.

CITY	FINAL DISTRIBUTION FACTOR	TOTAL CERTIFIED 2024 LOCAL AFFORDABLE HOUSING AID
Andover	0.0061	\$98,152.49
Anoka	0.0073	\$118,154.37
Apple Valley	0.0176	\$282,732.21
Blaine	0.0182	\$292,706.63
Bloomington	0.0352	\$567,427.48
Brooklyn Center	0.0117	\$188,983.33
Brooklyn Park	0.0288	\$464,128.62
Burnsville	0.0252	\$405,820.74
Champlin	0.0065	\$103,882.47
Chanhassen city	0.0079	\$126,855.46
Chaska	0.0081	\$130,038.78
Columbia Heights	0.0089	\$142,878.19
Coon Rapids	0.0221	\$355,471.16
Cottage Grove	0.0078	\$125,476.02
Crystal	0.0079	\$127,279.90
Eagan	0.0215	\$346,610.91
East Bethel	0.0016	\$25,466.59
Eden Prairie	0.0167	\$268,672.53
Edina	0.0211	\$339,342.32
Farmington	0.0055	\$88,549.46
Forest Lake	0.0074	\$118,578.81
Fridley	0.0102	\$163,516.74
Golden Valley	0.0085	\$137,095.15
Ham Lake	0.0038	\$61,066.76
Hastings	0.0071	\$114,387.44
Hopkins	0.0107	\$172,642.26
Hugo	0.0037	\$59,740.38
Inver Grove Heights	0.0124	\$200,443.29
Lake Elmo	0.0030	\$48,810.97
Lakeville	0.0142	\$229,464.59
Lino Lakes	0.0055	\$88,284.18
Little Canada	0.0047	\$75,020.33
Maple Grove	0.0165	\$265,701.43
Maplewood	0.0138	\$221,506.29
Mendota Heights	0.0027	\$43,876.81
Minneapolis	0.2033	\$3,274,101.65
Minnnetonka	0.0200	\$321,515.71
Mounds View	0.0044	\$71,412.57
New Brighton	0.0089	\$142,719.02
New Hope	0.0113	\$181,714.74
North St. Paul	0.0053	\$84,570.30
Oakdale	0.0111	\$178,743.63

2024 Local Affordable Housing Aid: Cities

The total certified amount is paid to all recipients in two installments.

CITY	FINAL DISTRIBUTION FACTOR	TOTAL CERTIFIED 2024 LOCAL AFFORDABLE HOUSING AID
Plymouth	0.0225	\$363,111.14
Prior Lake	0.0068	\$109,824.67
Ramsey	0.0074	\$118,897.15
Richfield	0.0145	\$233,602.92
Robbinsdale	0.0064	\$103,298.86
Rogers	0.0020	\$32,204.63
Rosemount	0.0053	\$85,047.80
Roseville	0.0131	\$211,213.54
Savage	0.0091	\$146,432.90
Shakopee	0.0132	\$212,327.70
Shoreview	0.0081	\$130,516.28
South St. Paul	0.0075	\$120,170.48
St. Louis Park	0.0205	\$330,429.02
St. Paul	0.1338	\$2,154,208.31
Stillwater	0.0059	\$94,703.88
Vadnais Heights	0.0050	\$80,007.54
Victoria	0.0012	\$19,046.89
Waconia	0.0046	\$73,322.56
West St. Paul	0.0111	\$178,000.86
White Bear Lake	0.0095	\$152,905.66
Woodbury	0.0188	\$301,991.32
TOTAL	1.0000	\$16,104,806.82

2025 Local Affordable Housing Aid: Cities

The total certified amount is paid to all recipients in two equal installments.

CITY	FINAL DISTRIBUTION FACTOR	TOTAL CERTIFIED 2025 LOCAL AFFORDABLE HOUSING AID
Andover	0.0060	\$255,105.13
Anoka	0.0070	\$300,785.48
Apple Valley	0.0179	\$764,230.98
Blaine	0.0181	\$772,363.98
Bloomington	0.0346	\$1,478,986.21
Brooklyn Center	0.0120	\$511,430.20
Brooklyn Park	0.0277	\$1,182,131.67
Burnsville	0.0267	\$1,141,331.12
Champlin	0.0066	\$279,775.23
Chanhassen	0.0072	\$307,291.88
Chaska	0.0079	\$339,010.59
Columbia Heights	0.0091	\$390,248.49
Coon Rapids	0.0228	\$973,249.10
Cottage Grove	0.0093	\$395,263.84
Crystal	0.0081	\$347,956.89
Dayton	0.0017	\$73,197.01
Eagan	0.0209	\$891,647.99
East Bethel	0.0023	\$96,240.51
Eden Prairie	0.0171	\$729,801.28
Edina	0.0205	\$875,381.99
Farmington	0.0057	\$244,803.33
Forest Lake	0.0073	\$311,900.58
Fridley	0.0108	\$462,361.10
Golden Valley	0.0080	\$343,754.84
Ham Lake	0.0038	\$162,388.92
Hastings	0.0067	\$284,519.48
Hopkins	0.0110	\$469,274.15
Hugo	0.0043	\$185,025.77
Inver Grove Heights	0.0115	\$491,911.00
Lake Elmo	0.0034	\$146,394.02
Lakeville	0.0149	\$635,458.47
Lino Lakes	0.0058	\$247,107.68
Little Canada	0.0046	\$196,954.17
Maple Grove	0.0177	\$754,878.03
Maplewood	0.0138	\$587,609.31
Mendota Heights	0.0029	\$123,621.61
Minneapolis	0.2013	\$8,595,226.41
Minnetonka	0.0187	\$800,422.83
Mounds View	0.0045	\$190,312.22
New Brighton	0.0085	\$362,731.84
New Hope	0.0102	\$433,760.05
North St. Paul	0.0047	\$200,342.92

2025 Local Affordable Housing Aid: Cities

The total certified amount is paid to all recipients in two equal installments.

CITY	FINAL DISTRIBUTION FACTOR	TOTAL CERTIFIED 2025 LOCAL AFFORDABLE HOUSING AID
Oakdale	0.0109	\$465,072.10
Plymouth	0.0219	\$933,261.85
Prior Lake	0.0062	\$266,897.98
Ramsey	0.0074	\$316,780.38
Richfield	0.0151	\$643,862.57
Robbinsdale	0.0061	\$260,120.48
Rogers	0.0019	\$81,601.11
Rosemount	0.0055	\$232,874.92
Roseville	0.0132	\$563,752.51
Savage	0.0096	\$407,869.99
Shakopee	0.0129	\$552,366.31
Shoreview	0.0078	\$334,672.99
South Saint Paul	0.0073	\$313,527.18
St. Louis Park	0.0199	\$848,543.09
St. Paul	0.1338	\$5,715,601.90
Stillwater	0.0062	\$263,644.78
Vadnais Heights	0.0049	\$209,424.77
Victoria	0.0011	\$45,951.45
Waconia	0.0044	\$189,363.37
West St. Paul	0.0107	\$455,854.70
White Bear Lake	0.0100	\$425,220.39
Woodbury	0.0198	\$844,476.59
TOTAL	1.0000	\$42,706,929.71

CC Work Session**Meeting Date:** 02/10/2026**Primary Strategic Plan Initiative:**

Information**Title:**

Mississippi Skyway Pedestrian Bridge

Purpose/Background:

The purpose of this discussion is to establish the priority of constructing a pedestrian bridge from the former Northstar Commuter Rail Station to the south side of US Highway 10.

Around 2018, the city began dedicating staff resources to begin the design work for this project. The city received various funding approvals, and improvements were made in preparation of this project. At this point, plans to construct this bridge are at the phase of 90% completion. In 2024, Ramsey was awarded \$3.75 million towards the final design and construction of this project. These funds are eligible through June 2028. At the time this funding was awarded, the Northstar Commuter Rail was in operation and this grade-separated bridge would be an extension to existing infrastructure that would allow a full crossing from the municipal parking ramp, over the BNSF Railroad and US Hwy 10, to the south side of Hwy 10.

Today, the Northstar Commuter Rail service has been suspended. As part of the discontinuation discussions, the Metropolitan Council has communicated with BNSF options for future use of existing rail stops along the corridor. Conversations specific to the Ramsey stop have been tied to the funding we have, and plans to construct the pedestrian bridge extension. Feedback to staff has been that BNSF desires a commitment to construct the bridge versus having unused infrastructure remain in their right of way for an unknown amount of time.

Should this pedestrian bridge be constructed, an outstanding decision related to who owns the infrastructure would still need to be established. At this time, Metropolitan Council has shown little to no desire to maintain ownership of the rail stop. Staff has attempted to gather financial information on what annual operating costs may be, but have been unsuccessful due to lack of reliable information being given. For example, we have not been provided with information related to insurance requirements in order to receive a quote for premium costs on the coverage amount. Another major financial burden of ownership would be future replacement costs. The rail stop does have many years of useful life yet, but the future maintenance and replacement costs would fall on the owner for responsibility.

As part of these discussions, staff met with Anoka County to determine if there was any immediate interest in partnering on the bridge extension project. Anoka County has had this project as an idea of interest. However, it has not fallen into any of their more immediate priority project lists.

Time Frame/Observations/Alternatives:

The City of Ramsey is being pressured to make a determination as soon as possible on our commitment to assume ownership of the rail stop and construct a pedestrian bridge extension. However, even if the City is willing to move forward on the project, there has been no assurance that BNSF would agree to allowing the infrastructure to remain in their right of way if it is not being used for the Northstar Commuter Rail.

Additionally, Ramsey has not dedicated any other funding towards this project. Staff has been identifying other funding sources, but have not been successful in any other application submittals.

Funding Source:

Should the City want to construct the pedestrian overpass, city funding could come from park dedication revenue or general levy.

Recommendation:

Provide direction on whether staff should continue to pursue the preservation of the rail stop for the purpose of constructing a pedestrian overpass extension to the south side of US Hwy 10.

Outcome/Action:

Provide direction on whether staff should continue to pursue the preservation of the rail stop for the purpose of constructing a pedestrian overpass extension to the south side of US Hwy 10.

Attachments

Mississippi Skyway Concept

Form Review

Inbox

Brian Hagen

Form Started By: Brian Hagen

Final Approval Date: 02/05/2026

Reviewed By

Brian Hagen

Date

02/05/2026 01:20 PM

Started On: 02/05/2026 11:44 AM



CC Work Session

Meeting Date: 02/10/2026

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Information

Title:

Review Future Topics/Calendar

Purpose/Background:

The first attachment is the current list of future topics for work session discussions. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Tentative dates have been assigned. The second attachment includes Councilmember initiatives for future work session topics. Those items are up for discussion and, with consensus, will be added to the future topics list.

Recommendation:

For Council review - no formal action necessary.

Outcome/Action:

For Council review.

Attachments

Future Topics List

Councilmember Topic Requests

Form Review

Inbox

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 02/05/2026

Reviewed By

Brian Hagen

Date

02/05/2026 01:21 PM

Started On: 02/04/2026 04:17 PM

	<u><i>Tentative City Council Future Work Session Topics</i></u>	
Proposed Date	Topic	Minutes (Estimate)
2026		
02/24	Water Treatment Facility Tour	90
April	Strategic Planning	
04/28	Quarterly Police & Fire Update	
07/28	Quarterly Police & Fire Update	
08/25	Union Negotiations	
10/27	Quarterly Police & Fire Update	
TBD	City Facilities Tour	
TBD	Community Art Resource Guide	
TBD	Discuss Commercial Property Public Utility Connection Program	
TBD	Subdivision Code	
TBD	Prevailing Wage Policy – CM: KB, EP	
TBD	Public Safety Deep Dive – CM: KB, CR	
TBD	Waterfront Venue Ideas – CM: RH, DS	

	<u><i>Councilmember Initiatives for Future Work Session Topics</i></u>
Proposed by CM	Topic
Buscher	Wage Theft Enforcement