



STPAUL.GOV



Saint Paul City Council Budget Committee – July 15th, 2026

Downtown Revitalization



"St. Paul is a wonderful town. It is put together in solid blocks of honest brick and stone, and has the air of intending to stay. ... It is a very wonderful town indeed, and is **not finished yet.**"



Why spend time investing in Downtown Saint Paul?

Roseville Walmart

Total Tax Value:

\$14M



Osborne370

Total Tax Value:

\$11M

Land Consumed (Acres)

19

0.5

Total Property Taxes Per Acre

\$25K

\$707K

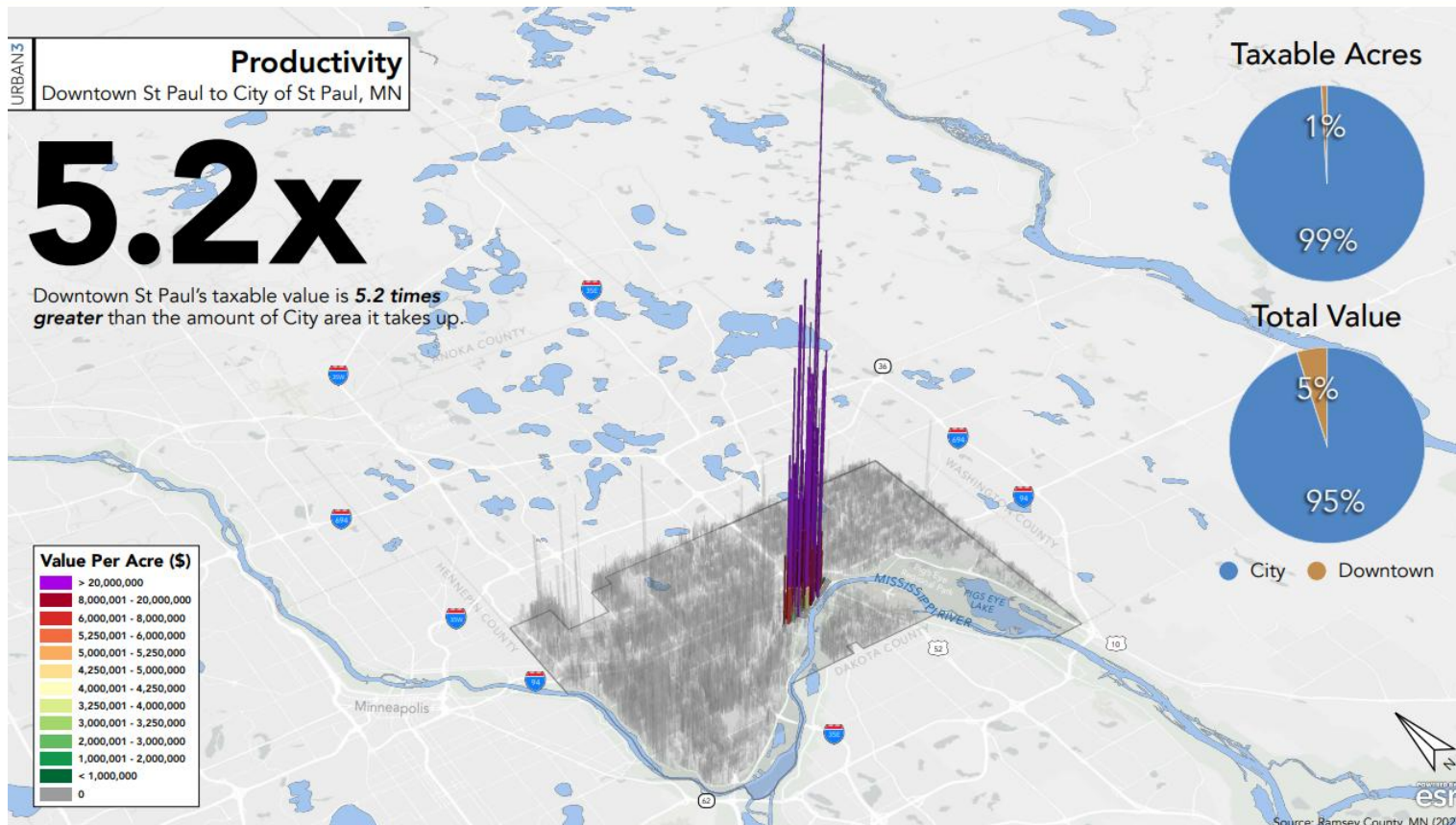
Jobs Per Acre

16

1,600



Why spend time investing in Downtown Saint Paul?



Credit to Urban3 from their Council Policy Committee Presentation on 6/10/2026



Cautionary Note: Values Lag in Public Record

Declining Downtown Saint Paul Property Values

Recorded sale prices, five downtown parcels (ZIP 55101) - Source: Ramsey County, MN property records



Reading this chart: the 2026 (101 5th E) and 2025 (55/56) \$1.00 transfers appear as ~zero-height bars at the baseline. On a linear axis the smaller values (359 Wabasha, and every recent sale) compress toward zero and are hard to read — the log view shows proportional decline more clearly.



Downtown Revitalization is characterized

by partnerships:



SAINT PAUL
MINNESOTA

Visit

SAINT PAUL

Official Convention & Visitors Bureau



RAMSEY COUNTY



Saint Paul

**Downtown
Alliance**



Saint Paul
PORT AUTHORITY

ST PAUL

AREA CHAMBER



Saint Paul

**Downtown
Improvement
District**



Saint Paul

**Downtown
Development
Corporation**



Saint Paul
PORT AUTHORITY

ST PAUL

AREA CHAMBER

TRAVELERS

ECOLAB®



securian
FINANCIAL

***Amongst many,
many others...***



Recent Monetary Investments in Downtown by the City of Saint Paul:

- Housing Redevelopment Authority's Commercial Corridor Program
 - All of Downtown Saint Paul in the DID is considered a commercial corridor
 - Funds utilized by the Downtown Alliance (\$74K in 2025, \$90K in 2026)
- Downtown Vitality Fund (\$5M total in 2026)
 - Over 40 interest forms for projects with 10 applications received by Planning and Economic Development staff
- Neighborhood and Cultural STAR
 - In 2026, \$152,000 in grants for Neighborhood STAR for commercial capital improvements
 - In 2026, 58 projects funded in the "Cultural District" (per State Statute) of Downtown for events, capital projects, and capacity building grants
- Downtown Parks
 - Pedro Park opening in 2025
 - Wabasha Park (to be completed Fall 2026)
 - Downtown park activation in 2025 (lunch in the parks, fitness classes, etc.)





Recent Monetary Investments in Downtown by the City of Saint Paul:

Street Projects: \$40M+

Transit Projects: \$10M+

Bridge Projects: \$75M+

Bikeway Projects: \$10M+

- Robert Street - \$20M
- Capital City Bikeway - \$30M+ (roughly 10M each to Minnesota Street, Wabasha St, Kellogg Boulevard



Recent Monetary Investments in Downtown by the City of Saint Paul:

- Downtown 2050 Plan: PED hired consultant Gehl Studios to construct a plan to guide development and planning considerations in Downtown Saint Paul
- Galtier Plaza housing conversion, Tax Increment Financing awarded to result in 166 market rate apartment units in Lowertown
- Community Prosecutor hired by City Attorney's Office utilizing funding from the Downtown Improvement District, to start service in the Fall



Recent *Policy* Investments in Downtown by the City of Saint Paul:

- Signage District Zoning Study (making it easier to advertise across the City – and in Downtown)
- HRA Parking Ramp and Lot RFP
- Public Works' Downtown Streets and Sidewalks Plan



Recent Public Safety Investments in Downtown by the City of Saint Paul:

- Reality of crime and perception of crime matter, encouraging visibility across all agencies (private building security, DID Safety Ambassadors, SPPD, Metro Transit Officers, Ramsey County Sheriff's Deputies)
- Saint Paul Police Department has a designated Downtown Beat (DTB) and, within the Downtown Beat, a designated Downtown Parking Enforcement Officer, focused on enforcing meters and issue violations (encouraging positive churn of paid parking)
- The Real Time Information Center (RTIC) opened this spring, which monitors downtown's busiest areas and hot spots, was utilized to disrupt copper wire theft in progress recently
- DTB officers utilize various modes of transportation – squads, bikes, Segways, Trikkies, on foot – to respond to calls for service within the various Downtown spaces

DOWNTOWN BEAT



COMMANDER ERIC KAMMERER

Phone: 651-266-5884

Email: eric.kammerer@stpaul.gov



**SAINT PAUL
POLICE**
Service with Purpose



**SAINT PAUL
CITY ATTORNEY**

RETAIL THEFT AND SHOPLIFTING PREVENTION STRATEGIES AND RESOURCES

HOW TO REPORT



Call 911 when a crime is in progress or you need an immediate officer response.



Call 651-291-1111 to request an SPPD response in a non-emergency situation.



File an online police report by scanning the QR code or visiting stpaul.gov/police.

WHAT IS THEFT?

Minnesota Statute 609.52 defines theft as "intentionally and without claim of right takes, uses, transfers, conceals or retains possession of movable property of another without the other's consent and with intent to deprive the owner permanently of possession of the property."

The level of the offense is determined by the dollar value of the goods that were taken. The more valuable the goods are, the harsher the charge and resulting penalties.

TYPES OF THEFTS AND PENALTIES

Misdemeanor Theft

- Goods valued at \$500 or less
- Up to 90 days in jail
- Fines of up to \$1,000

Gross Misdemeanor Theft

- Goods valued at more than \$500, but less than \$1,000
- Up to 364 days in jail
- Fines of up to \$3,000

Felony Theft

- Goods valued at more than \$1,000
- More than 1 year in jail
- Fines in excess of \$5,000

WHAT TO DO DURING A THEFT

- **Do not confront or chase.**
Your safety is the top priority. Do not physically confront a suspected shoplifter or follow them outside the store.
- **Notify management immediately.**
Inform your supervisor or manager about the situation as soon as possible.
- **Politely engage if safe.**
If you witness the act and it is safe, you can try a polite and non-confrontational approach, such as saying, "Excuse me, I noticed you picked up that item. Would you like to pay for it now?"
- **Do not engage if the person becomes aggressive.**
Back off immediately and focus on safety.
- **Report to law enforcement.**
Contact the police department and provide them with all the details about the event. Describe the suspect, items taken, direction of travel, and time delay. Tell the dispatch center whom police should meet at the store, and if there is any video of the incident.
- **Don't wait to call.**
If you see suspicious activity, a person concealing items, or someone that has a history of theft, don't wait to call! You do not have to wait until they leave the store.

**THERE IS
NO MINIMUM
DOLLAR VALUE
REQUIRED
TO REPORT
THE CRIME
OF THEFT OR
SHOPLIFTING**

DOCUMENTATION AND REPORTING

- **Document everything you can remember in detail.**
Write a report that includes a description of the shoplifter, items taken, time and location, and method of escape.
- **Preserve evidence.**
Secure any physical evidence left behind, such as packaging, and ensure that CCTV video footage is preserved and available for law enforcement.
- **Follow up.**
Stay in communication with management and law enforcement as needed. Call 651-266-5700 if you would like to contact the investigator assigned to your case. If known, have your case number ready. You may be called as a witness if the case is scheduled for trial.

STORE-LEVEL PREVENTION

- **Know common tactics.**
Be aware of common shoplifting and employee theft tactics to better identify suspicious activity.
- **Protect high-risk items.**
Understand that high-value items like electronics are often targets. These should be stored in well-monitored areas.
- **Keep the store organized.**
A clean and well-organized store makes it harder for theft to go unnoticed.
- **Be aware of your surroundings.**
Have a clear view of exits and be mindful of blind spots.
- **Know company policy.**
Be familiar with your store's specific policies regarding shoplifting and what you can and cannot do.
- **Online reporting.**
 This QR code can be used to report theft if there is a lengthy time delay, limited suspect information, or no active threat or action that police need to immediately respond.

Recent Public Safety Investments in Downtown by the City of Saint Paul:

- DTB has a focus on Retail Theft and Shoplifting given recent experiences across Downtown
- The initiative was developed in conjunction with training sessions for Downtown, focusing on trespassing, police response, and what is needed from businesses to elevate levels for criminal charging
- Done in conjunction with the Downtown Improvement District



Housing Projects in Downtown

- Landmark Towers (345 St. Peter): 187-unit mix of ownership and rental (opened in May 2025)
- Mary Hall (438 Dorothy Day): 88-unit affordable housing (opened June 2026)
- Stella Residences (386 Wabasha): 178-unit of rental units (now leasing)
- Galtier Plaza (175 5th Street): 166-unit rental units (under construction)

Future projects:

- Hamm's Building (408 St. Peter): pending, unclear timeline
- Ramsey County Government Center East (160 Kellogg E): pending, unclear timeline

General goal is to move from 10,000 residents living Downtown to 30,000. How does that happen? **One project at a time.**



Other Public Development and Construction Projects

- Saint Joseph's Campus demolition and greenfield establishment (Saint Paul Port Authority)
- Grand Casino Arena – RiverCentre – Roy Wilkins Auditorium
 - \$50M received from State Legislature in 2026, committed local sales tax dollars and private investment
- West 7th Redevelopment
 - \$13M for sewers received from State Legislature in 2026; MnDOT, Met Transit, and Ramsey County commitments for their sections
- Central Station (tentative developer status held by Flaherty and Collins)
- Building Stronger Together, over \$200M committed (Ramsey County)
 - Park at RiversEdge
 - Housing Conversions
 - Public Realm
 - Economic Development investment



Downtown Development Corporation

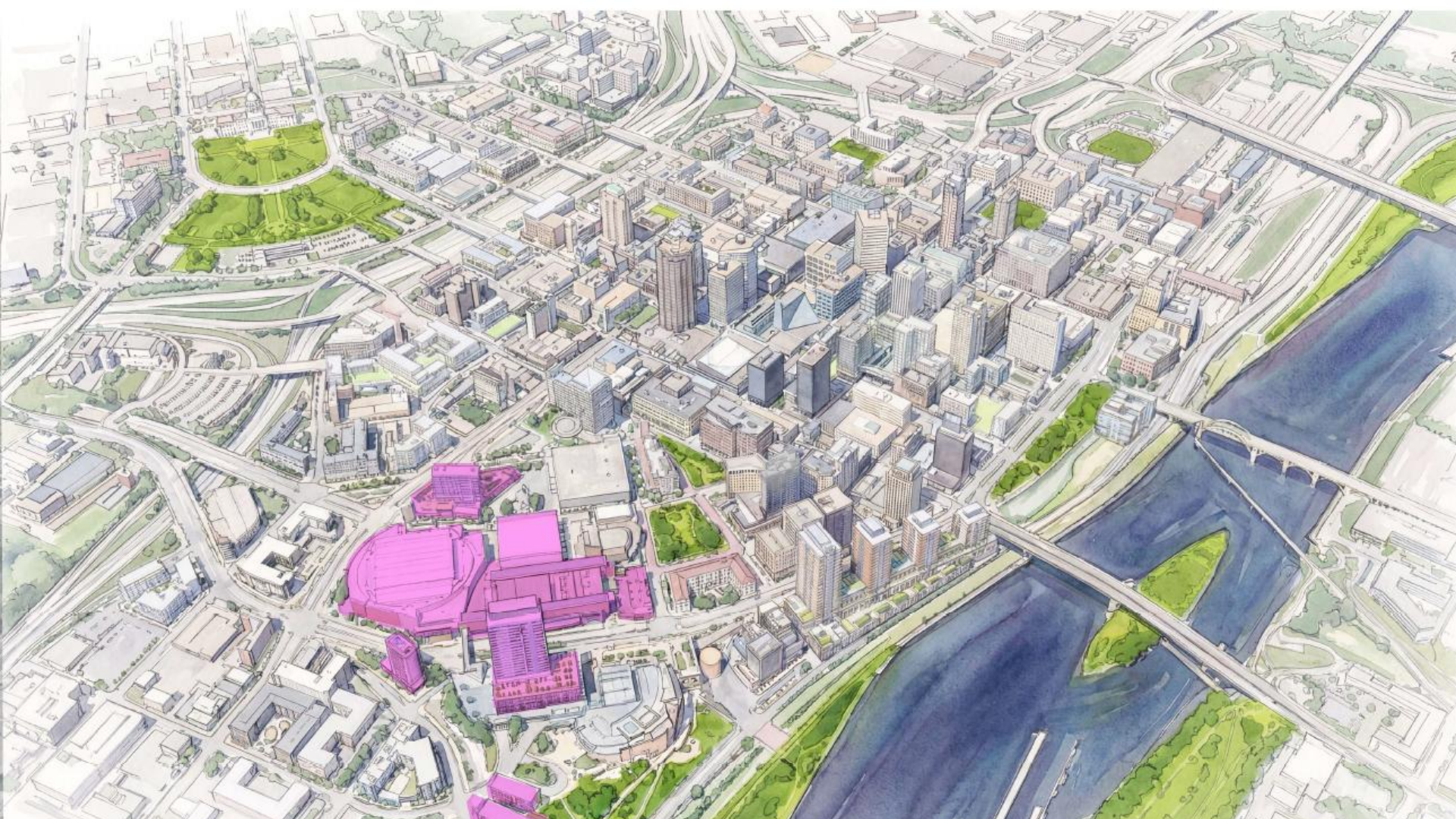
- Alliance Bank Center
- Pioneer Endicott Arcade
- Empire Building
- US Bank Center
- Capital City Plaza Parking Ramp



Significant Private Investment

- Downtown Revitalization Trust (First National and Great Northern)
- Securian, Ecolab, and Travelers campus improvements
- Wells Fargo Place
- Purchase of Saint Paul Hotel by group including Craig Leipold
- Downtown Investment Fund for DDC (\$30M between Securian and Bush Foundation)



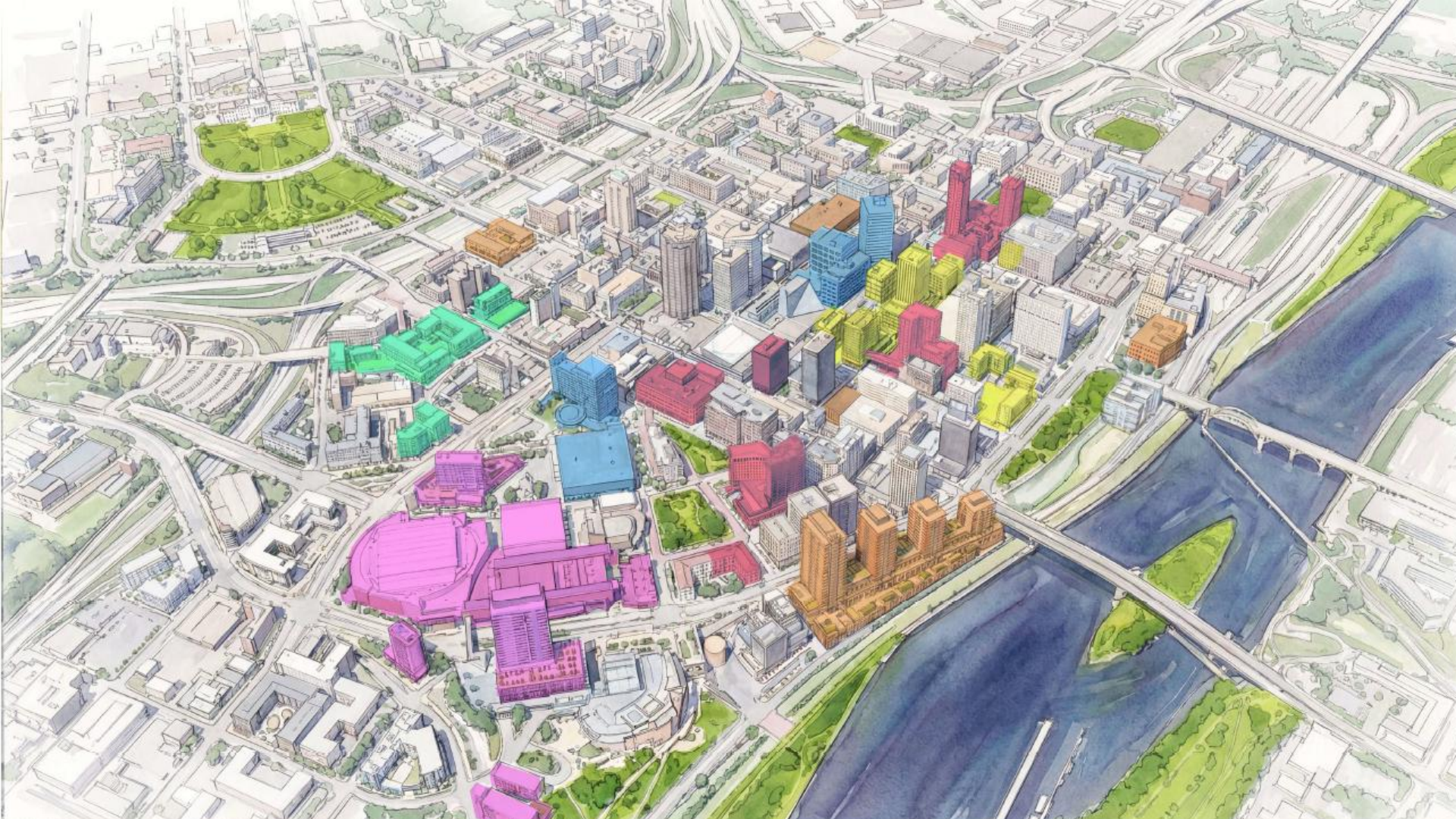














Recent Business Openings (one measure of success, not the whole story):

- Jenni's Café
- La Noire Bridal relocation and expansion
- Aldi
- Pino's Pizzeria
- Saint Paul's Indoor Farmers Market
- 6 Mears
- River Valley Coffee
- Revamped HepCat!
- Forever Young: Vintage, Thrift & Gift
- By Mr Martinez

Snapshot of Calendar for these two weeks:*

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7/12 - Saint Paul Farmer's Market (Lowertown) - Prairie Fire Choir (MetroNOME Brewery) - I Promised the World show (Amsterdam Bar)	7/13 - Lunch on the Lawn (Pedro Park) - Community Craft Night by Owl's Eye Art Collective (MetroNOME Brewery)	7/14 - Weekly Skyway Walk - Lunch on the Lawn (Mears Park) - Stacy Carlson author event at Subtext Books	7/15 - 7 th Place Mall Farmers' Market - Music: Bombazo at Rice Park with Maria Isa and Alexis Santos (Rice Park) - The Butler Did It at Park Square Theatre	7/16 - Skyway Blood Drive (Union Depot) - Baby & Toddler Storytime (Central Library) - Lowertown Sounds featuring The Scarlet Goodbye	7/17 - Saints vs. Louisville (CHS Field) - Minnesota Yacht Club (Harriet Island) - Monster Yoga at MN Children's Museum	7/18 - Minnesota Yacht Club (Harriet Island) - Saints vs. Louisville (CHS Field) - Ballroom in the Park (Mears Park) - Gangsterland Downtown Tour
7/19 - Minnesota Yacht Club (Harriet Island) - Saints vs. Louisville (CHS Field) - Monster Jam (Grand Casino Arena) - Killer Queen (Fitzgerald Theater)	7/20 - Lunch on the Lawn (Pedro Park) - Take that Back music show (MetroNOME Brewery)	7/21 - Saints vs. Columbus (CHS Field) - Pavement(!) (Palace Theatre)	7/22 - Saints vs. Columbus (CHS Field) - Depot Days (Union Depot) - Food Truck Wednesdays in Rice Park - \$5 Skyway Progressive Dinner in Lowertown	7/23 - Saints vs. Columbus (CHS Field) - Music on the Cortile: clovers daughter (Landmark Center) - Lowertown Sounds featuring Salsa del Soul	7/24 - Saints vs. Columbus (CHS Field) - Tattoo Fest Twin Cities (RiverCentre) - Fiona Hayes single release (Amsterdam Bar)	7/25 - Saints vs. Columbus (CHS Field) - Tattoo Fest Twin Cities (RiverCentre) - Poetry Reading: Mitchell Jacobs & Charlie Peck (Subtext Books)

*Thank you to DowntownStPaul.com (and Downtown Alliance) for the list of events!

The Importance of Residents and Cultural Institutions:

- Capitol River Council, District Council that includes Downtown Saint Paul
- Fitzgerald Neighborhood Alliance, newly formed organization for the northern part of Downtown
- Resident's contribution to vibrancy:
 - Skyway activation (\$5 progressive Skyway dinner, art in the Skyways,
 - Friends of Downtown Parks (Mears, Pedro, Rice)
 - Entrepreneurship
- Cultural Events in Downtown (life blood for events with continual innovation):





Mayor's Office Strategy Relating to Downtown Revitalization:

1. Coordinate Partners and Play a Leadership Role
2. Answer Every Request or Outreach (no matter how small)
3. Be Nimble & Start with Yes!



Next Steps Led by City:

- Continue the advocacy relating to Saint Paul Entertainment District renovation at the Legislature
- Facilitate the reopening of the Skyway closure
- Work to ensure regulatory coordination between PED, DSI, and Public Works
- Continue investment in public safety response and coordination across DID, Met Transit PD, SPPD, and RCSO
- ...amongst others

Questions & Discussion

