STPAUL.GOV

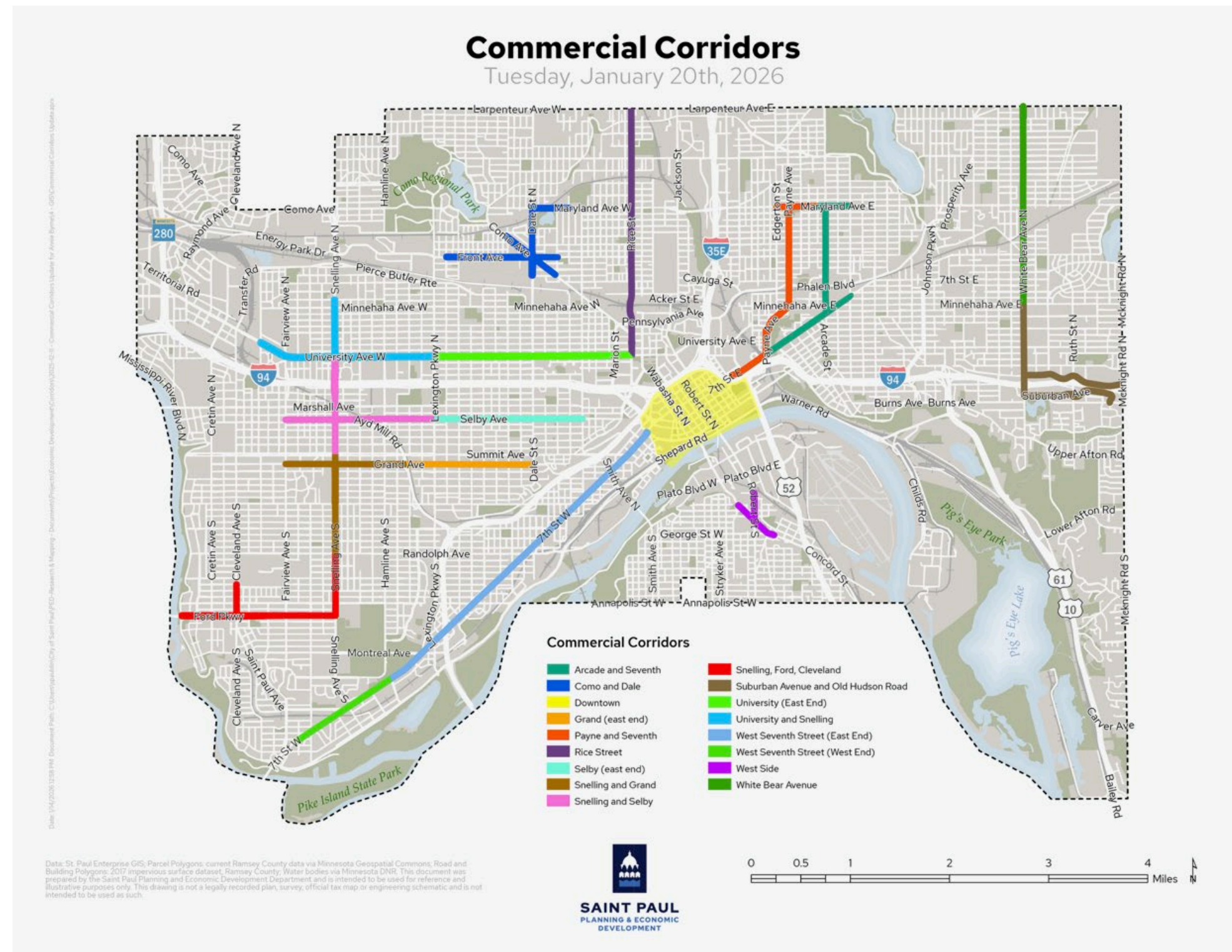# Commercial Corridors Program: Recommended Changes

January 2026

Overview of Requested Changes

- Corridor organizations were asked to provide any requested changes

- Seven requests were submitted regarding:
    - Geography
    - Grant size
    - Flexibility of grant use for operations

- Staff considered all requests and recommends changes to corridor geographic boundaries and grant size. In addition, we recommend guidelines include language that allows some flexibility when approved on a case-by-case basis.

Geography Changes

- Corridor boundaries will be extended to include additional businesses on the following three corridors:
  1. Ford Pkwy: Cretin boundary extended to Mississippi River Blvd
  2. East 7th and Arcade: Arcade boundary on 7th extended to Forest
  3. Como and Dale corridor extended to include a few blocks past the existing boundaries on Como and Dale, and to include a few block of Front Ave.

- The Smith Ave corridor has a relatively small number of businesses and a large percentage of residential land use; we recommend removing this corridor.

Commercial Corridors
Tuesday, January 20th, 2026

Award Size Feedback and Recommendation

- Feedback was provided that it is not equitable to award corridors of such different sizes the same amount of funding.

- Corridor size, number of business, and land use were evaluated to categorize corridors:
  - Medium: less than 300 businesses; 10 corridors total
  - Large: more than 300 businesses; 7 corridors total

- Corridors in or adjacent to Areas of Concentrated Poverty (ACP) will continue to receive a higher amount.

- Smith is an outlier with 74% being residential and just 38 businesses (the corridor average is 247); therefore, Smith is considered a micro-corridor and we recommend it no longer receive an award.

Corridor Size	Award Size	
	ACP	Non-ACP
Medium (10 total)	$81,500	$74,500
Large (7 total)	$90,500	$85,000

Corridor Organization	Corridor Name	Category	ACP?	2026 Funding Amount
Highland District Council	West Seventh Street (West End)	Medium	No	$ 74,500
Como Community Council	Como and Dale	Medium	Yes	$ 81,500
Macalester Groveland Community Council	Snelling and Grand	Medium	No	$ 74,500
Southeast Community Organization	Suburban Avenue and Old Hudson Road	Medium	No	$ 74,500
East Side Area Business Association (ESABA)	Arcade and Seventh	Medium	Yes	$ 81,500
East Side Neighborhood Development Company (ESNDC)	Payne and Seventh	Medium	Yes	$ 81,500
Rice Larpenteur Alliance (RLA)	Rice Street	Medium	Yes	$ 81,500
Rondo Community Land Trust (RCLT)	Selby (east end)	Medium	Yes	$ 81,500
West Side Community Organization (WSCO)	West Side	Medium	Yes	$ 81,500
Greater East Side Community Council	White Bear Avenue	Medium	Yes	$ 81,500
Downtown Alliance	Downtown	Large	No	$ 85,000
Grand Avenue Business Association (GABA)	Grand (east end)	Large	No	$ 85,000
Union Park District Council	Snelling and Selby	Large	No	$ 85,000
Highland District Council	Snelling, Ford, Cleveland	Large	No	$ 85,000
West 7th Fort Road Federation	West Seventh Street (East End)	Large	No	$ 85,000
Neighborhood Development Center	University (East End)	Large	Yes	$ 90,500
Hamline Midway Coalition	University and Snelling	Large	Yes	$ 90,500
TOTAL				**$1,400,000.00**

- Language will be added to the Guidelines that allow for minor programmatic corridor specific changes, which will follow the CAO Amendment Process. This will allow flexibility if needed to be strategic and respond to unique circumstances in a timely manner.

- The updated guidelines will become Program Guidelines, and similar to STAR Guidelines, will not require annual updates but will be updated as needed to incorporate approved changes.

- Operational support was determined to be an ineligible use of business subgrants. This use will be removed from guidelines.

Final Recommendation: Name Change

- The Commercial Corridor Organization Assistance Program (C-COAP) is more complicated than necessary.

- It is recommended we rename it:

Saint Paul Commercial Corridors Program

This is already in alignment with the logo.