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City of Saint Paul

2025 Neighborhood STAR

Deadline: 5/13/2025

**Victoria Best Steak House, INC.
Masonry Restoration - The Best Steak House**

Jump to: [Application Questions](#) [Budget](#) [Documents](#)

\$ 50,000.00 Requested

Submitted: 5/2/2025
7:55:56 AM (Pacific)

Project Contact

Evangelos
Hatzistamoulus
thebeststeak@gmail.com
Tel: 6513082964

Additional Contacts

none entered

**Victoria Best Steak
House, INC.**

860 University Ave W
Saint Paul, MN 55104
United States

Telephone 6512280310
Fax NA
Web <https://www.victoriabeststeakhouse.com/>
EIN 202912668

Owner/Operator

Evangelos
Hatzistamoulus
thebeststeak@gmail.com

Application Questions [top](#)

Pre-screening Questions

If any of your responses to questions 1-5 are "No", please reconsider if this program is the right funding source for your project.

1. I am requesting STAR funds only for eligible activities – capital improvements defined as physical improvements that are permanently affixed and associated soft costs. If my project includes elements that are not eligible for STAR funding, I have noted the sources of funding for those elements in my proposal.

Yes
 No

2. Capital improvements for which funding is requested, will have an expected lifespan of 7 years

Yes
 No

3. My business or organization is in good standing with the Minnesota Secretary of State

Yes
 No

4. I have read and understand Neighborhood STAR Program Guidelines, including compliance requirements

Please open a new tab, then copy and paste this link to review the program guidelines:

<https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines>

- Yes
- No

5. If required for my project, I understand the necessary code, permit, and licensing requirements for my project to be completed in St. Paul.

Please open a new tab, then copy and paste this link to visit the Department of Safety and Inspections' website: <https://www.stpaul.gov/departments/safety-inspections>

- Yes
- No

Request Information

6. Grant request amount

Please be sure that the amount you are requesting for your application is consistent throughout your application.

50,000

7. Please provide the physical address of the proposed project.

You must be able to demonstrate proof of site control for this address. Additionally, if you do not own the property, you will need to provide proof of permission to make permanent capital improvements to the property granted by the owner.

860 University Ave. W., Saint Paul, Minnesota 55104. The Best Steak House purchased this building in the 80's.

8. Please check the Ward for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Ward 7

9. Please check the Planning District for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address(es) using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9

- District 10
- District 11
- District 12
- District 13
- District 14
- District 15
- District 16
- District 17

10. Project Type (check all that apply):

- Renovation/Rehab - Commercial
- Renovation/Rehab - Residential
- New Construction - Commercial
- New Construction - Residential
- Public Improvement (e.g. Minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public)
- Private Open Space Improvement (e.g. Playground or community garden on private property.)
- Non-profit neighborhood organization led sub-loan/sub-grant program to Saint Paul businesses for capital improvements

11. Provide a brief description (1-3 sentences) of the project activities that STAR dollars would specifically fund if awarded (e.g., update building façade with 3 new windows and new doors; install a new walkway and signage on the front of the building). Remember, STAR funds may ONLY be used for permanent, physical improvements to a property that are permanently affixed with a lifespan of 7+ years. If your project includes elements that will NOT be funded by STAR, please note how those parts of your project will be funded.

Please open a new tab, then copy and paste this link to refer to the Program Guidelines for eligible activities: <https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines#eligibility>

Replace lintels and thru-wall flashings at (11) openings. Provide solid tuckpointing at (6) sills and replace (4) other sills. Replace (60) bricks. Spot tuckpoint 300'. Tuckpoint 50% of the South wall. Rebuild (3) corners of building at grade. Remove/reinstall electrical as necessary to complete repairs. Paint the areas of new work to match the adjacent finishes. Skim coat. Aluminum flashing.

12. If you would like to provide additional information about your project, please do so here.

Type N/A if not applicable.

Here are the full project details:

01: GENERAL REQUIREMENTS

- Building permit allowance based on St. Paul Permit Fee Schedule.
- Payment and performance bond is excluded. (Add \$1,400 if required)
- Builder's risk is excluded. (Add \$1,100 if required)
- SAC and WAC by owner.
- 1-month construction duration.

04: MASONRY

Masonry Restoration

- Replace lintels and thru-wall flashings at (11) openings.
- Provide solid tuckpointing at (6) sills and replace (4) other sills.
- Replace (60) bricks.
- Spot tuckpoint 300'.
- Tuckpoint 50% of the South wall.
- Rebuild (3) corners of building at grade.
- Remove/reinstall electrical as necessary to complete repairs.
- Paint the areas of new work to match the adjacent finishes.

06: WOODS, PLASTICS AND COMPOSITES

Rough Carpentry

- Repair and weatherproof the (1) window at the 1st level of the South elevation. Includes replacing any damaged framing, new framing, metal trims, and install joint sealants.

07: THERMAL AND MOISTURE

Stucco Skim Coat

- Skim coat the entire second level stucco area.

Sheetmetal Flashings and Trim

- Install aluminum flashing at the base of the second-floor stucco locations. This flashing will extend over the face of the adjacent brick. Patching stucco at the flashing location is figured.

Joint Sealants

- Exterior joint sealant replacement.

13. Please provide an estimated timeline and associated activities for your project. Please be aware that Neighborhood STAR may only be used to pay for eligible activities incurred after the Mayor's and City Council's final approval, which is anticipated for late fall of 2025.

The full project is expected to take approximately one to two months, with a target timeline of one month for completion, depending on material availability and weather conditions.

Because not all funding sources—including the STAR grant and potential DEED Promise Act funds—will be secured until Fall 2025, the work will be scheduled to begin as soon as possible after the Mayor and City Council's final approval. Depending on timing and contractor availability, the project will occur in late Fall 2025 or early Spring 2026.

The construction scope is well-defined, bids have been secured, and the owners are prepared to begin immediately once all funds are committed and the STAR contract is executed.

14. Is your project for Public or Private Open Space Improvements? Examples of Public Improvements include minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public. Examples of Private Open Space Improvements include playground or community garden on private property. If so, please describe the approximate location(s) of the improvements and how those improvements will be maintained for 7+ years. If assessments to business or homeowner property will be required for this improvement, please describe your approach to those property-owners.

Type N/A if not applicable.

N/A

15. If you are a non-profit or neighborhood organization administering a sub-loan/sub-grant program to Saint Paul businesses for capital improvements, please briefly describe your program in the space provided. You must also attach program guidelines to your proposal. Guidelines must include: the number of homes, businesses, or organizations to be assisted; how program participants will be selected; if the program will be coordinated with other city programs; terms and conditions required of borrowers/grantees; loan underwriting criteria, if applicable, and current balances, if any, of previous STAR funds awarded.

Type N/A if not applicable.

N/A

Public Purpose

Please note how your project fulfills any of the below public purpose areas. If an area does not apply to your project, do not leave the answer blank. Please type n/a.

16. Please describe how your proposal will maintain or increase Saint Paul's tax base (i.e., property taxes and/or sales taxes).

Type N/A if not applicable.

The Best Steak House project will continue to maintain and grow Saint Paul's tax base, as it has consistently done since its founding in 1986. In 2024 alone, the business contributed approximately \$9,994 in property taxes and \$60,000 in sales tax, totaling nearly \$70,000 in local taxes. For 2025, property taxes

are projected to increase to \$13,000, reflecting the property's value and continued investment in its upkeep and improvement.

In addition to its commercial operations, the building includes four affordable residential rental units that remain fully occupied, contributing further to neighborhood stability and sustained property value.

This is a multigenerational, immigrant-founded business rooted in Saint Paul. The Best Steak House was established by the family's Greek immigrant patriarch and matriarch in the 1970s and passed down to their sons, Mike and Steve, who still run the business today. Their children are now actively involved and positioned to take over in the future. The family has no intention of selling the building, and their long-term commitment to the business and neighborhood ensures an ongoing and stable contribution to the city's tax base for years to come.

17. Please provide the number and salary of new permanent full-time and part-time jobs, if any, that will be created and retained over the next five years as a result of this project. Retained jobs are only those jobs that would be lost without STAR funding:

Type "0" if job creation/retention does not apply.

<input type="text"/>	New permanent, full-time jobs
<input type="text"/>	Average hourly wage
4	Retained permanent, full-time jobs
20	Average hourly wage
<input type="text"/>	New permanent, part-time jobs
<input type="text"/>	Average hourly wage
<input type="text"/>	Retained permanent, part-time jobs
<input type="text"/>	Average hourly wage
24.00	TOTAL

18. Will your proposal revitalize a currently vacant storefront? If so, share any relevant details here.

Type N/A if not applicable.

N/A

19. Please describe how your project advances climate action, sustainability, and/or resilience as set forth in the Saint Paul Climate Action and Resilience Plan.

Please open a new tab, then copy and paste this link to refer to the Climate Action & Resilience Plan: <https://www.stpaul.gov/departments/mayors-office/climate-action-planning/climate-action-resilience-plan>.
Type N/A if not applicable

Our project advances the goals of the Saint Paul Climate Action and Resilience Plan (CARP) by preserving and improving a 100-year-old commercial building using sustainable, low-impact methods that extend the building's life, reduce emissions, and promote equitable resilience. Rather than demolishing or replacing the structure, we are investing in restorative upgrades that protect the building envelope, improve energy performance, and reduce long-term maintenance and material waste.

Key components of the project include extensive masonry restoration, stucco repair, tuckpointing, flashing installation, and exterior sealant replacement—all designed to address thermal and moisture vulnerabilities in the building. These improvements enhance energy efficiency by reducing air leakage and improving insulation capacity, thereby lowering heating and cooling demands. By addressing deterioration through targeted repairs instead of full replacement, we are retaining embodied carbon and minimizing construction-related emissions—aligning directly with CARP's goals of carbon neutrality and reduced waste.

This project also reinforces resilience to climate impacts by strengthening the building's ability to withstand increasingly severe weather events such as heavy precipitation and freeze-thaw cycles. Updated flashing

and joint sealants will protect against water intrusion, while improved weatherproofing of existing windows and framing helps safeguard indoor air quality and comfort.

Located in a historically diverse and economically underserved neighborhood, this work reflects CARP's emphasis on equitable solutions. By improving infrastructure in an area disproportionately affected by climate change, we are supporting community stability, access to essential services, and long-term neighborhood viability.

Finally, this project supports workforce development and local jobs through construction investment, while contributing to the preservation of St. Paul's historic built environment in a climate-responsible manner. It is a practical example of how cities can meet climate action and resilience goals through preservation, adaptation, and equity.

20. Please describe how your project contributes to, celebrates, or strengthens cultural diversity in St. Paul.

Type N/A if not applicable.

Our project strengthens cultural diversity in St. Paul by investing in the preservation and renewal of a 100-year-old commercial building located in one of the city's most racially and culturally diverse neighborhoods. By restoring this structure rather than replacing it, we are honoring the architectural and social history of a space that has long served immigrant, BIPOC, and working-class communities. The building is part of the physical and cultural fabric of the area, and its continued use helps maintain a sense of place and belonging for residents.

This project also supports cultural diversity by ensuring that community-serving spaces remain available and accessible in neighborhoods at risk of displacement. Preserving this building provides stable, adaptable space for local businesses and tenants (there are 4 rental units) that reflect and serve the city's diverse populations. We believe that climate resilience and historic preservation must be inclusive, and this project is an example of how infrastructure investments can uplift the cultural identity of a neighborhood while promoting sustainability and equity.

21. Please describe how your project contributes to equity, defined as ensuring that opportunities in education, employment, housing, health, and safety are equitably distributed; that all residents have timely and relevant access to services, resources, support, and opportunity, and that race, gender identity, sexual orientation, language, ethnicity, national origin, disability status, age, or zip code should neither determine nor deny or limit any person the opportunity to achieve their full potential.

Type N/A if not applicable.

The Best Steak House has contributed to equity in Saint Paul for over 51 years, serving as a welcoming, stable presence in the Frogtown community. Located at the Victoria LRT stop for the past 39 years, this immigrant-owned, multigenerational restaurant has provided affordable, consistent food service to residents of all backgrounds—regardless of race, income, age, or zip code. It is a place where everyone is welcomed and treated with dignity, and where community and connection are part of the experience.

The business is owned and operated by the Hatzistamouloous family, who immigrated from Greece and have proudly rooted themselves in Saint Paul. Today, the sons continue to run the restaurant alongside the third generation, and the matriarch still greets guests at the register, just as she did decades ago beside her late husband. Their deep commitment to this location reflects their belief that opportunity and service should be enduring and shared.

The Best Steak House has remained resilient through major disruptions, including the 2008 financial crisis, multi-year Green Line LRT construction (which eliminated all street parking), the COVID-19 pandemic, and civil unrest in 2020. Despite these challenges, the family never wavered in their commitment to staying open and accessible. During COVID, many in the community considered the business "too important to fail."

This project strengthens equity by sustaining an immigrant-led, community-anchored business that continues to serve low-income, racially diverse residents. It preserves not only a historic structure but a vital place of belonging, employment, cultural exchange, and opportunity for all.

Community Need

22. Describe how your project fills a need in the neighborhood or addresses a neighborhood goal (i.e., how does your project fit into District Plans?).

To learn more about District Plans, please open a new tab, then copy and paste this link:

<https://www.stpaul.gov/departments/planning-and-economic-development/planning/district-plans>

Our project directly supports several key objectives outlined in the District 1 Community Plan, particularly in the areas of community development, economic vitality, and housing stability.

Preserving Community Character and Economic Vitality:

By investing in the restoration and maintenance of our longstanding family-owned business, we are contributing to the preservation of the neighborhood's unique character. This aligns with the plan's emphasis on supporting locally-based businesses that enhance the district's economic sector and serve its diverse population.

Supporting Affordable Housing:

The building not only houses our business but also includes four affordable residential rental units that remain fully occupied. This supports the plan's goal of ensuring a variety of housing options to meet the needs of all residents.

Enhancing Environmental Sustainability:

Our restoration efforts include energy-efficient upgrades and sustainable building practices, contributing to the plan's environmental objectives, such as reducing the carbon footprint and preserving natural resources.

Through this project, we are reinforcing our commitment to the community by enhancing a space that serves as a cultural and economic anchor in District 1, in line with the district's comprehensive vision for a vibrant, inclusive, and sustainable neighborhood.

23. Describe how your proposal includes community input in its development (i.e., collaboration or support from your district council or neighborhood group)

The Best Steak House has not reached out to the district council this time. It had before for its previous STAR application, which was not approved. The timing just was not on our side to connect with the district council in time to get board and community member support.

Capacity

24. Please describe your organization and the capacity for your organization to carry out the project proposed in your application.

The Best Steak House is a multigenerational, immigrant- and family-owned restaurant that has operated in Saint Paul since 1974 and at its current location at the Victoria Green Line LRT stop since 1986. For over 51 years, our business has served as a stable, trusted anchor in the Saint Paul community, known for offering affordable meals, a welcoming environment, and deep-rooted service to a culturally and economically diverse customer base.

The business is co-owned by Evangelos and Stephen Hatzistamoulos, who manage both the restaurant and the building that houses it, which also includes four affordable rental housing units. They bring decades of hands-on experience maintaining and improving the property, including overseeing both self-performed and contractor-managed renovations. Past capital projects include a full restaurant interior renovation, window and door replacements, tuckpointing, exterior lighting, signage, and parking improvements—many of which were completed in partnership with local organizations and the City.

The owners will directly manage this project, as they have successfully done with similar investments. They have demonstrated strong project oversight, fiscal accountability, and long-term commitment to the property and community. Their experience managing both day-to-day operations and capital improvements positions them well to ensure this project is completed on time and within budget.

In addition, The Best Steak House has secured bids, identified matching funding sources (including a DEED Promise Act application and committed owner equity), and maintains longstanding relationships with qualified local contractors, including a minority-owned roofing firm for this work.

Our deep community ties, proven stewardship of the property, and consistent track record of follow-through on complex renovations demonstrate our strong capacity to carry out the proposed project successfully and responsibly.

Lastly, for over 16 years, The Best Steak House has been supported by Isabel Chanslor, a business consultant, they meet during her time at Neighborhood Development Center. Mike and Steve contact Isabel any time they need support on business projects.

25. Who will be the designated project manager? Please describe their background, skills, and experience in managing similar projects.

Evangelos and Stephen Hatzistamoulous will serve as the designated project managers. They are co-owners of both Victoria Best Steak House restaurant in St. Paul and have jointly overseen all operations related to the restaurant and the adjoining residential rental units for decades.

Both have experience managing building maintenance, capital improvements, and contractor relationships. Their hands-on involvement includes leading all past repairs and renovations projects for the property over the years, including most recently two major interior projects such as painting, floor refinishing, appliance installation due to the Green Line preparation and due to a most recent fire which the business had to close and rebuild. In addition, the co-owners provide routine maintenance of the restaurant and rental units.

In terms of capital improvements, Evangelos and Stephen have successfully managed multiple large-scale exterior building projects. In 2012, they oversaw a grant-funded project with the Neighborhood Development Center (NDC), which included full replacement of building windows and doors, exterior lighting upgrades, new signage and murals, tuckpointing, and exterior painting. They coordinated directly with contractors and NDC staff to ensure quality work and compliance with grant guidelines.

Additionally, they co-managed a city-supported parking lot expansion project in 2011, done in partnership with neighboring businesses and the City of Saint Paul. In 2014, they also fully redesigned and renovated the restaurant's interior themselves within a one-month period, investing over \$25,000 of personal funds and labor.

Their deep knowledge of the building, long-standing relationships with local contractors, and proven track record of completing both grant-funded and self-funded capital projects make them well-qualified to manage the upcoming roof repair and carpet replacement work.

Budget

26. The Neighborhood STAR program is designed to provide funding for worthwhile but underfunded capital projects that could not be accomplished but for these additional funds. Please describe your need for STAR funds.

The Best Steak House is a longstanding, community-rooted business that has served Saint Paul for over 51 years. Despite our deep ties to the neighborhood and long record of resilience, we are currently facing serious financial constraints that limit our ability to address critical building repairs without external support.

Like many small, family-owned businesses, we continue to feel the prolonged economic effects of the the development of the Green Line for five years and the COVID-19 pandemic. Sales have declined since 2020 and have not returned to pre-pandemic levels. Compounding this, the ongoing economic uncertainty, rising inflation, and fears of tariffs have further impacted food and supply costs, straining our operating margins. Additionally, the lack of consistent security and public safety concerns along the Green Line LRT

corridor—where our business is located—has reduced foot traffic and affected customer confidence, making recovery even more difficult.

We are seeking STAR funds to help cover the cost of urgent capital improvements that we cannot fund on our own at this time. These include roof repairs and other structural upgrades necessary to maintain the integrity of a nearly 100-year-old building that houses both our restaurant and four affordable rental units. These repairs are critical to the safety, function, and continued operation of this site—but they are financially out of reach without support.

This project aligns with the Neighborhood STAR program's goal to support worthy but underfunded capital improvements. The STAR funds will ensure this multigenerational, immigrant-owned small business can continue serving the community, maintain affordable housing, and remain a stable anchor in an economically and culturally diverse part of Saint Paul.

27. What is the total cost of your project? If the total cost of your project is greater than your STAR grant request, please list additional sources of funding you will use to accomplish your project.

The total cost of the project is \$127,365. The Best Steak House is requesting \$50,000 in STAR funds to support this work. To complete the full scope of the project, we plan to secure \$60,000 in additional grant funding through the Minnesota Department of Employment and Economic Development's Promise Act – Round 2, which we will apply for this summer.

The remaining \$17,365 will be covered by owner equity, with the understanding that the final amount of owner contribution may fluctuate based on unforeseen costs that often arise in building repair and renovation projects of this type. The owners are prepared to cover any additional expenses not funded by the requested grants in order to ensure successful project completion.

28. Please list any City or HRA funds you have received in the last five years (including STAR), or that you are currently seeking for this project.

The Best Steak House has not received any STAR funds since its founding 1974, and has not received any City of Saint Paul or HRA funds in the past five years. Additionally, we are not currently seeking any other City or HRA funds to support this project.

Voluntary Applicant Questions. This information will be used for reporting purposes only and will not be used to make funding decisions. It helps the City know we are reaching all populations. If you prefer not to respond to these questions, please type N/A in the response section.

29. Does the person who owns, controls, or leads at least 51% of the business or organization identify themselves as a member of any of the following groups? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose

- Racial or ethnic minority
- Military veteran
- Person with one or more disabilities
- Person living in poverty or experiencing low-income
- Person experiencing homelessness
- Woman
- Man
- Transgender
- Non-binary
- Some other gender
- LGBQ+
- Other: Immigrant
- Prefer not to answer

**30. How does the same primary owner or operations manager identify racially or ethnically?
(select all that apply)**

If "Other", please explain in space provided or type N/A if you prefer not to disclose.

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino Origin
- Native Hawaiian or Pacific Islander
- White
- Other: Greek Immigrant - Not European
- Prefer not to answer

31. Is your business or organization at least 51% owned by one or more women (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more women) and is the management and daily business/organization operations controlled by one or more women who own it?

- Yes
- No
- Prefer not to answer

32. Is your business or organization at least 51% owned by one or more BIPOC (Black, Indigenous, and Persons of Color) persons (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more BIPOC persons) and is the management and daily business/organization operations controlled by one or more BIPOC persons who own it?

- Yes
- No
- Prefer not to answer

33. Is your business CERT certified?

For information on the CERT program, please copy and paste this link in a new tab:

<https://www.stpaul.gov/departments/human-rights-equal-economic-opportunity/procurement/cert-program>

- Yes
- No
- Prefer not to answer

34. How long have you owned/operated this business or organization?

The Best Steak House has been operating since 1974 - 51 years in business. The business purchased the Victoria/Uni location in 1986 - 39 years ago.

35. Is your business or organization a small business or organization as defined as businesses or organizations with under \$1 million in gross sales/generated revenue or fewer than 20 full time employees (MN Statute 645.445).

- Yes
- No
- Prefer not to answer

36. If you answered "Yes" to question #35, how many full-time equivalent (FTE) employees do you have? (An FTE is an employee that works at least 32 hours per week. Please do not include contractors or volunteers).

Enter N/A if you prefer not to answer or if this question does not apply to you.

37. What type of business or organization do you have?*If "Other", please explain in the space provided.*

- Restaurant/Fast Food
- Food/Grocery
- Retail/Clothing/Gifts
- Personal services/Barber/Salon
- Entertainment
- Professional Services
- Industrial/Manufacturing
- Technology
- Health Care
- Other:

38. How did you hear about the opportunity to apply for STAR funds?*If "Other", please explain in the space provided.*

- Council Member
- District Council
- City Staff
- Neighborhood STAR Board Member
- City Email
- Social Media
- Chamber of Commerce
- Friend of family member
- Other:
- Prefer not to answer

39. NAICS Code. Type N/A if unknown.

722513 – Limited-Service Restaurants

Budget [top](#)

Sources	Amount Secured	Amount Pending	Total
Neighborhood STAR Requested Amount		\$ 50,000.00	\$ 50,000.00
Other City Funding			
Other Government Funds		\$ 60,000.00	\$ 60,000.00
Private Funding	\$ 17,365.00	\$ 0.00	\$ 17,365.00
Sweat Equity and/or Volunteer Labor			
Other (please describe)			
Other (please describe)			
Other (please describe)			
Total	\$ 17,365.00	\$ 110,000.00	\$ 127,365.00

Uses	Amount of STAR Funds to be used	Amount of non-STAR funds to be used	Total
Acquisition	\$ 0.00		
Renovation/Rehab - Commercial	\$ 50,000.00	\$ 77,365.00	\$ 127,365.00
Renovation/Rehab - Residential			
New Construction - Commercial			

New Construction - Residential

Public Improvements

Private Open Space

Improvements

Soft Costs - please list in your budget narrative

Total

\$ 50,000.00

\$ 77,365.00 **\$ 127,365.00**

Budget Narrative

The Best Steak House is planning to apply for grant funds from STAR and grant funds from DEED through the Promise Neighborhoods Round 2 opportunity through a local CDFI, Neighborhood Development Center. The Best Steak House will also add their own cash equity of 17,365 or more depending on any final project costs - we are unsure of SAC or WAC fees will increase. We do not believe so, but need to confirm. Permit cost are included in the bid - however, we are anticipating changes here as well depending on requirements.

The total estimated project cost is \$127,365. The full amount will be used to accomplish the following list of improvements:

There are (6) main items that are included.

- Masonry restoration work: masonry restoration, necessary electrical removal/reinstall, and painting of the new brick.
- Rough carpentry: this includes weatherproofing the one window at the south elevation. There was framing exposed to the exterior elements.
- Stucco: This figured skim coating the entire stucco area at the second level.
- Joint sealants: Replace exterior joint sealants around the building.

The project soft costs also include:

- Building permit allowance based on St. Paul Permit Fee Schedule.
- Payment and performance bond is excluded. (Add \$1,400 if required)
- Builder's risk is excluded. (Add \$1,100 if required)
- SAC and WAC by owner.
- 1-month construction duration.

Documents [top](#)

Documents Requested *

Evidence of Site Control (Deeded Title, Purchase Agreement, Purchase Option, Existing signed lease, Signed lease agreement)

Evidence that the business or organization is in good standing with the Minnesota Secretary of State

Contractor's Estimate(s)

Resumes of project manager and other key management

Sub-Grant/Sub-Loan Program Guidelines [only REQUIRED for those applying to administer a Sub-loan/sub-grant program]

Photos of your proposed project/service area. If sub-loan/sub-grant program, please

Required? Attached Documents *



[Property Tax Record](#)



[Cert of Good Standing](#)



[Project Estimate](#)



[Photos of Building](#)

provide a map of your proposed service area.

Letters of Recommendation or Support

** ZoomGrants™ is not responsible for the content of uploaded documents.*

Application ID: 499883

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SAINT PAUL
MINNESOTA

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City of Saint Paul

2025 Neighborhood STAR

Deadline: 5/13/2025

MORE
Empowering Futures

Jump to: Application Questions Budget Documents

\$ 23,124.15 Requested

Submitted: 5/1/2025 8:29:00 PM
(Pacific)

Project Contact

Jane Rydholm
info@more-empowerment.org
Tel: 651-487-2728

Additional Contacts

none entered

MORE

96 Wheelock Pkwy E
Saint Paul, MN 55117
United States

Telephone 651-487-2728

Fax

Web www.more-empowerment.org
EIN 41-1611040

Executive Director

Jane Rydholm
jane@more-empowerment.org

Application Questions *top*

Pre-screening Questions

If any of your responses to questions 1-5 are "No", please reconsider if this program is the right funding source for your project.

1. I am requesting STAR funds only for eligible activities – capital improvements defined as physical improvements that are permanently affixed and associated soft costs. If my project includes elements that are not eligible for STAR funding, I have noted the sources of funding for those elements in my proposal.

Yes
 No

2. Capital improvements for which funding is requested, will have an expected lifespan of 7 years

Yes
 No

3. My business or organization is in good standing with the Minnesota Secretary of State

Yes
 No

4. I have read and understand Neighborhood STAR Program Guidelines, including compliance requirements

Please open a new tab, then copy and paste this link to review the program guidelines:
<https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines>

Yes
 No

5. If required for my project, I understand the necessary code, permit, and licensing requirements for my project to be completed in St. Paul.

Please open a new tab, then copy and paste this link to visit the Department of Safety and Inspections' website: <https://www.stpaul.gov/departments/safety-inspections>

Yes
 No

Request Information

6. Grant request amount

Please be sure that the amount you are requesting for your application is consistent throughout your application.

23124.15

7. Please provide the physical address of the proposed project.

You must be able to demonstrate proof of site control for this address. Additionally, if you do not own the property, you will need to provide proof of permission to make permanent capital improvements to the property granted by the owner.

96 E Wheelock Parkway, Saint Paul, MN 55117

8. Please check the Ward for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

Ward 1
 Ward 2
 Ward 3
 Ward 4
 Ward 5
 Ward 6
 Ward 7

9. Please check the Planning District for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address(es) using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

District 1
 District 2

- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9
- District 10
- District 11
- District 12
- District 13
- District 14
- District 15
- District 16
- District 17

10. Project Type (check all that apply):

- Renovation/Rehab - Commercial
- Renovation/Rehab - Residential
- New Construction - Commercial
- New Construction - Residential
- Public Improvement (e.g. Minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public)
- Private Open Space Improvement (e.g. Playground or community garden on private property.)
- Non-profit neighborhood organization led sub-loan/sub-grant program to Saint Paul businesses for capital improvements

11. Provide a brief description (1-3 sentences) of the project activities that STAR dollars would specifically fund if awarded (e.g., update building façade with 3 new windows and new doors; install a new walkway and signage on the front of the building). Remember, STAR funds may ONLY be used for permanent, physical improvements to a property that are permanently affixed with a lifespan of 7+ years. If your project includes elements that will NOT be funded by STAR, please note how those parts of your project will be funded.

Please open a new tab, then copy and paste this link to refer to the Program Guidelines for eligible activities: <https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines#eligibility>

MORE is a nonprofit in Saint Paul's North End supporting immigrants with free education and basic needs support. STAR funds will be used to create an expanded parking area, repave the driveway, and install a fence to protect the food garden. The fence will feature a mural created with the help of the MORE community.

12. If you would like to provide additional information about your project, please do so here.

Type N/A if not applicable.

STAR funds will be used to repave the entire driveway, expand the parking area, install a new fence to protect the food garden, and feature a community mural designed and painted with help from our students. The repaving and expanded parking will increase accessibility and

safety for our clients, students, and staff. The fence will secure our community vegetable garden, ensuring a safe space for our programs to grow, both literally and figuratively. The mural will celebrate the cultural diversity of our immigrant community and enhance the neighborhood's vibrancy.

About MORE:

MORE is a nonprofit located in the North End of Saint Paul, dedicated to serving the immigrant community. We provide free education, job skills training, and basic needs support to help new Americans thrive. Our programs focus on English language learning, workplace literacy, and access to food, clothing, and household items for those who need it most. Our mission is to empower immigrants through education, community engagement, and resource support, fostering a sense of belonging and opportunity for all.

Through our diverse offerings, we not only help individuals become more self-sufficient but also promote social integration and cultural exchange. By adding much-needed parking and improving safety on our property, this project will create a better space for students, volunteers, and the community at large.

Community Impact:

This project will directly benefit the local community by improving access to services and creating a more inviting, secure space for our students and clients. The expanded parking area and repaving of the entire driveway will address current limitations and ensure our services remain accessible to everyone. The fence and mural will not only provide security for our garden and donated goods but will also act as a symbol of hope and resilience for the immigrant community, highlighting the diverse cultural contributions to our city.

Sustainability and Equity:

By involving students in the mural design and painting process, we are fostering a sense of ownership and pride in the space while promoting the value of community involvement. The improvements funded by STAR will be permanent and will serve the community. This project will help us continue to serve and uplift our immigrant neighbors, ensuring they have the support they need to succeed in their new home.

13. Please provide an estimated timeline and associated activities for your project.

Please be aware that Neighborhood STAR may only be used to pay for eligible activities incurred after the Mayor's and City Council's final approval, which is anticipated for late fall of 2025.

Late Fall 2025: Final Design and Planning Phase

- Finalize design for expanded parking area, fence, and mural.
- Engage students and community members in mural design planning.
- Secure bids from contractors for repaving, fence installation, and other construction work.

Winter 2025 – Early Spring 2026 Site Preparation:

- Remove the shed and tree stump.
- Conduct any required site inspections.
- Prepare the site for repaving by leveling the driveway and ensuring proper drainage.

Spring 2026 Repaving and Parking Expansion:

- Begin repaving of the entire driveway to ensure a smooth and accessible parking area.
- Install new parking striping and signage.

Fence and Gate Installation:

- Install the fence around the food garden.
- Ensure the fence is durable and secure for long-term use.

Summer 2026 Mural Creation:

- Begin mural painting with the involvement of students and community members.
- Complete the mural installation, highlighting the cultural diversity of the immigrant community.

Fall 2026 Project Completion and Community Celebration:

- Host a community celebration event to unveil the mural and acknowledge the community's involvement in the project.
- Ensure all construction and design work is complete and ready for long-term use.

14. Is your project for Public or Private Open Space Improvements? Examples of Public Improvements include minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public. Examples of Private Open Space Improvements include playground or community garden on private property. If so, please describe the approximate location(s) of the improvements and how those improvements will be maintained for 7+ years. If assessments to business or homeowner property will be required for this improvement, please describe your approach to those property-owners.

Type N/A if not applicable.

Project for Private Open Space Improvements:

This project will take place on the privately owned property of MORE, located in the North End of Saint Paul. Improvements will include repaving the driveway and expanding the parking area, installing a new fence to secure the community vegetable garden, and creating a community mural.

The improvements are designed to benefit the public by providing secure, accessible space for community engagement, educational programs, and after-hours donation drop-offs. The garden space will be used by our students, volunteers, and community members involved in our free educational programs, with the mural adding cultural value and enhancing the neighborhood's vibrancy.

Maintenance Plan:

The parking area will be regularly maintained by MORE through annual inspections, re-striping, and cleaning as needed to ensure it remains accessible.

The fence will be maintained to prevent wear and tear, with a regular upkeep schedule for any repairs. We will monitor the security of the garden space to ensure it remains safe for community use.

The mural will be maintained by the community through volunteer efforts, with periodic touch-ups to ensure its durability and continued visual impact.

MORE is committed to maintaining these improvements for 7+ years, ensuring that they remain a lasting asset to the North End community.

Since the property is owned by MORE, there will be no assessments required for neighboring businesses or homeowners. We are committed to maintaining the property in a way that enhances the surrounding neighborhood and remains open to community engagement.

15. If you are a non-profit or neighborhood organization administering a sub-loan/sub-grant program to Saint Paul businesses for capital improvements, please briefly describe your program in the space provided. You must also attach program guidelines to your proposal. Guidelines must include: the number of homes, businesses, or organizations to be assisted; how program participants will be selected; if the program

will be coordinated with other city programs; terms and conditions required of borrowers/grantees; loan underwriting criteria, if applicable, and current balances, if any, of previous STAR funds awarded.

Type N/A if not applicable.

N/A

Public Purpose

Please note how your project fulfills any of the below public purpose areas. If an area does not apply to your project, do not leave the answer blank. Please type n/a.

16. Please describe how your proposal will maintain or increase Saint Paul's tax base (i.e., property taxes and/or sales taxes).

Type N/A if not applicable.

Maintaining or Increasing Saint Paul's Tax Base:

While the primary goal of this project is to enhance the services provided by MORE to the immigrant community, it will also indirectly contribute to maintaining and potentially increasing Saint Paul's tax base.

Increased Property Value:

By improving the property with a paved parking area, a secure fence, and a visually appealing mural, MORE's property will become a more attractive and accessible space. These improvements could increase the value of the property, which in turn could contribute to maintaining or increasing property taxes in the long term. The enhanced curb appeal and functional use of the space will help ensure that MORE's property remains a valuable asset to the community.

Supporting Local Economic Activity:

As MORE expands its services and educational programs, it directly supports the local economy by helping immigrants and refugees access job training, English language learning, and workplace literacy. Many of these individuals will go on to contribute to the local economy through employment, potentially increasing sales tax revenue as they become more engaged in the workforce and local businesses.

Community Investment:

The project aims to enhance the vibrancy of the neighborhood, which could lead to increased foot traffic in the area, benefiting local businesses. The mural and improvements to the public-facing aspects of the property could encourage local investment in the North End, contributing to the economic vitality of the area and attracting new businesses, which would further support the city's tax base.

In sum, while this project is focused on improving services for the immigrant community, it will also have a positive effect on Saint Paul's tax base through increased property value and support for local economic activity.

17. Please provide the number and salary of new permanent full-time and part-time jobs, if any, that will be created and retained over the next five years as a result of this project. Retained jobs are only those jobs that would be lost without STAR funding:

Type "0" if job creation/retention does not apply.

- 0 New permanent, full-time jobs
- 0 Average hourly wage
- 0 Retained permanent, full-time jobs

0	Average hourly wage
0	New permanent, part-time jobs
0	Average hourly wage
0	Retained permanent, part-time jobs
0	Average hourly wage
0.00	TOTAL

18. Will your proposal revitalize a currently vacant storefront? If so, share any relevant details here.

Type N/A if not applicable.

N/A

19. Please describe how your project advances climate action, sustainability, and/or resilience as set forth in the Saint Paul Climate Action and Resilience Plan.

Please open a new tab, then copy and paste this link to refer to the Climate Action & Resilience Plan: <https://www.stpaul.gov/departments/mayors-office/climate-action-planning/climate-action-resilience-plan>. Type N/A if not applicable

This project contributes to the goals of the Saint Paul Climate Action and Resilience Plan in several key ways:

Sustainable Land Use and Green Space: The fence protecting the installation of the community vegetable garden aligns with the city's climate action goals by promoting local food production, which reduces the environmental impact associated with food transportation. The garden not only provides fresh produce for our students and community members but also supports local biodiversity and creates green space that helps mitigate the urban heat island effect.

Stormwater Management and Environmental Stewardship: As part of the driveway repaving and parking area expansion, we will prioritize sustainable stormwater management. The project will incorporate proper drainage solutions to reduce runoff, preventing flooding and improving water quality in the surrounding area. By using permeable materials and ensuring proper grading, the project will contribute to improving the resilience of the property and the neighborhood in the face of heavy rainfall and storms.

Low-Impact, Long-Lasting Materials: The materials used for the fence, driveway, and other installations will be selected with sustainability in mind. Durable, long-lasting materials will be chosen to ensure that the improvements require minimal maintenance over time and have a long lifespan of at least 7 years. This reduces the need for frequent repairs or replacements, lowering the environmental impact of the project.

Community Resilience and Education: The project also strengthens community resilience by increasing the security of the garden and donation areas, helping to ensure food security and access to resources for vulnerable populations. This project not only builds resilience in terms of physical infrastructure but also empowers community members through involvement in sustainable practices such as gardening, which contributes to climate adaptation and long-term self-sufficiency.

In these ways, this project aligns with and contributes to the Saint Paul Climate Action and Resilience Plan by fostering sustainability, environmental stewardship, and community resilience.

20. Please describe how your project contributes to, celebrates, or strengthens cultural

diversity in St. Paul.

Type N/A if not applicable.

This project directly contributes to the cultural diversity of St. Paul by providing a platform for the immigrant and refugee communities that MORE serves to engage in creative expression, community building, and cultural exchange. Key elements of the project include:

Community Mural: The mural on the fence will celebrate the diverse cultures within our community. With the involvement of MORE's students, volunteers, and basic needs clients, the mural will reflect the rich cultural backgrounds of the immigrant populations we serve. This collaborative effort will contribute to a visually vibrant and inclusive environment.

Inclusive Community Space: The expansion of the parking area will make the space more accessible for the community, encouraging people from diverse backgrounds to engage with MORE's educational programs, volunteer opportunities, and community events. The community space the fence encompasses will serve as a gathering point where individuals from different cultural backgrounds can come together to learn, share, and support one another.

Through these initiatives, this project will not only strengthen the cultural diversity of St. Paul but also provide a physical space for cultural expression, collaboration, and community-building, fostering a more inclusive and resilient city for all.

21. Please describe how your project contributes to equity, defined as ensuring that opportunities in education, employment, housing, health, and safety are equitably distributed; that all residents have timely and relevant access to services, resources, support, and opportunity, and that race, gender identity, sexual orientation, language, ethnicity, national origin, disability status, age, or zip code should neither determine nor deny or limit any person the opportunity to achieve their full potential.

Type N/A if not applicable.

This project is deeply rooted in the principles of equity, as it seeks to provide equal access to resources, support, and opportunities for the immigrant and refugee communities we serve. By improving access to MORE's educational and community services, the project addresses disparities in education, employment, and community engagement that often affect marginalized groups.

Accessible and Safe Spaces for Learning: The project will enhance the safety and accessibility of our space, making it easier for community members to engage in educational programs, volunteer opportunities, and community events without barriers to access.

Supporting Educational Equity: By improving the functionality of our space, this project will directly support equitable access to high-quality education for immigrants and refugees. The additional parking area and secure donation drop-off zones will streamline operations, enabling MORE to serve more people and provide timely access to services such as English language learning, job readiness, and civic education. These programs are crucial for empowering community members to achieve economic mobility and personal growth, regardless of their background.

Community-Driven Solutions: The creation of a mural, the development of the interior protected garden space, and the involvement of students in the planning and execution of these improvements reflect a community-driven approach. This ensures that the voices and needs of diverse, often underrepresented, community members are directly incorporated into the project, allowing them to take ownership of the space and contribute to its development.

Promoting Economic Mobility and Inclusion: The improvements will create a more functional

and secure space for hosting community events which will benefit immigrants and refugees seeking greater access to economic opportunities. By addressing key barriers to participation, the project ensures that all community members, regardless of their background or circumstances, can access services that promote upward mobility.

Through these actions, the project directly supports equity by removing barriers to education, employment, and community engagement and ensuring that the benefits of MORE's services are accessible to all, irrespective of race,

Community Need

22. Describe how your project fills a need in the neighborhood or addresses a neighborhood goal (i.e., how does your project fit into District Plans?).

To learn more about District Plans, please open a new tab, then copy and paste this link: <https://www.stpaul.gov/departments/planning-and-economic-development/planning/district-plans>

This project directly aligns with the North End District Plans by contributing to the development of a welcoming community while preserving and enhancing the environment. Our work will help build a stronger, more resilient community in the North End by creating a safe, functional, and accessible environment for both residents and visitors. Specifically, this project addresses several key neighborhood goals:

Improved Access to Services and Civic Amenities: The addition of a more functional parking area and secure donation drop-off space ensures that MORE's services remain accessible to the growing immigrant community. By making our facility more accessible, we are directly supporting the neighborhood's goal of improving access to vital services. The secure space for donations will also help MORE better serve the community, ensuring that our services continue to meet the needs of families who rely on free educational programs and basic needs support.

Strengthening Community Connections and Safety: The addition of a fence with a mural will not only enhance the visual appeal of the neighborhood but also foster a greater sense of community pride and engagement. The mural will be a collaborative project to reflect the diversity and rich cultural backgrounds of our community. The improvements will provide a safer environment for community members to engage in educational programs, volunteer opportunities, and social events, addressing the neighborhood goal of creating safe, well-maintained spaces for residents.

Environmental and Economic Resilience: The project protects the community garden, which contributes to the neighborhood's sustainability and resilience goals. By creating a space where individuals can grow food, we are promoting local food security and environmental awareness, which supports the broader goal of enhancing the natural environment.

Additionally, the parking area improvements and the enhanced storage for donations will support the growing community needs while preserving valuable space for green initiatives.

Supporting the Local Workforce and Jobs: The improvements will enable MORE to expand its programs and better serve the local workforce. By improving access to education, job readiness programs, and other community services, we support community-building activities that strengthen the connections between local employers, educational programs, and residents, thus fostering economic mobility.

23. Describe how your proposal includes community input in its development (i.e., collaboration or support from your district council or neighborhood group)

Our proposal includes significant community input through a collaborative approach to both the

planning and implementation of the project. As a nonprofit deeply embedded in the North End of Saint Paul, we prioritize community involvement and feedback in all aspects of our work.

Mural Development:

One of the key features of our project is the mural on the new fence, which will be created in partnership with community members, particularly our students. The mural will be a collaborative effort, allowing students to contribute their ideas and artwork to reflect the cultural diversity and rich history of our community. This process will not only beautify the space but also ensure that the artwork reflects the values and identity of the people it serves.

Engagement with Local Community:

We regularly engage with our clients, students, and local residents to gather feedback on our programs and services. Their insights have been invaluable in shaping the scope of this project. As a result, the improvements are directly informed by the needs of the community, ensuring that the enhancements to the parking area, donation space, and other features are relevant and beneficial.

Collaboration with Local Partners:

We have received a separate grant for the development of the community food garden from the Saint Paul Garden Club. The fence will protect the garden and the paved driveway and additional parking area will allow for better accessibility. We are also supported generally by the North End Community Foundation and one of their board members is consulting on these capital projects. These collaborations ensure that the improvements will be sustained over time and contribute to the overall wellbeing of residents.

Through these efforts, the community has been actively involved in shaping the direction of the project, ensuring that it reflects their needs and strengthens the connections within our neighborhood.

Capacity

24. Please describe your organization and the capacity for your organization to carry out the project proposed in your application.

MORE is a well-established nonprofit located in the North End of Saint Paul, serving the immigrant and refugee community through free English education, workplace readiness, and basic needs support. We have over 30 years of experience managing programming, facilities, and public and private funding with transparency and success.

Our organization has the staffing and infrastructure in place to carry out this capital improvement project effectively. Oversight will be provided by our full-time Executive Director, who brings leadership and project management experience in both nonprofit and legal sectors. The day-to-day coordination of activities related to the food garden, secure donation area will be managed by our Basic Needs Coordinator, who already oversees our food distribution and donation systems. The development of the mural will be overseen by our Education Program Manager and be supported by MORE students.

In addition, MORE has established partnerships with local vendors, contractors, and volunteers, including a strong network of student and community volunteers who are eager to contribute to the mural and beautification efforts. Our organizational history and team capacity ensure we are well-positioned to complete the project within scope and timeline, and to maintain the improvements long-term.

25. Who will be the designated project manager? Please describe their background,

skills, and experience in managing similar projects.

The designated project manager for this project will be MORE's Executive Director, Jane Rydholm. She brings leadership and project oversight experience to this role. She previously led the construction and development of a safe house facility. As a long-time homeowner, she is also experienced in coordinating construction and improvement projects, including property maintenance, permitting, and contractor communication. Jane's professional background includes executive leadership in nonprofits, legal training, and a track record of managing complex programs that involve both physical infrastructure and direct community impact. Her detail orientation and ability to navigate compliance and vendor relationships will ensure this project is completed successfully, on time, and within budget.

Budget

26. The Neighborhood STAR program is designed to provide funding for worthwhile but underfunded capital projects that could not be accomplished but for these additional funds. Please describe your need for STAR funds.

As a small nonprofit focused on serving the immigrant and refugee community in the North End of Saint Paul, MORE operates with a lean budget that prioritizes direct services such as free education, food, and essential resources. While the proposed capital improvements are critical for safety, accessibility, and long-term sustainability, we have no existing funding allocated for these property upgrades. Without STAR funds, this project simply would not be possible. These improvements fall outside our core operating budget, which is fully committed to meeting urgent community needs. STAR support would enable us to move forward with necessary updates that will benefit both our clients and the broader neighborhood.

27. What is the total cost of your project? If the total cost of your project is greater than your STAR grant request, please list additional sources of funding you will use to accomplish your project.

The total estimated cost of the project is \$23,124.15. This includes repaving the driveway and expanding the parking area, installing a fence with a lockable garden gate, creating a secure outdoor donation drop-off area, and incorporating a community-designed mural.

As a small nonprofit focused on direct service delivery, we do not have additional funding sources for this capital project. If awarded, STAR funds would fully cover the cost of these permanent, essential improvements to our property.

28. Please list any City or HRA funds you have received in the last five years (including STAR), or that you are currently seeking for this project.

None

Voluntary Applicant Questions. This information will be used for reporting purposes only and will not be used to make funding decisions. It helps the City know we are reaching all populations. If you prefer not to respond to these questions, please type N/A in the response section.

29. Does the person who owns, controls, or leads at least 51% of the business or organization identify themselves as a member of any of the following groups? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose

- Racial or ethnic minority
- Military veteran

- Person with one or more disabilities
- Person living in poverty or experiencing low-income
- Person experiencing homelessness
- Woman
- Man
- Transgender
- Non-binary
- Some other gender
- LGBQ+
- Other: Referring to MORE Nonprofit Board
- Prefer not to answer

30. How does the same primary owner or operations manager identify racially or ethnically? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose.

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino Origin
- Native Hawaiian or Pacific Islander
- White
- Other: Referring to MORE Board Chair
- Prefer not to answer

31. Is your business or organization at least 51% owned by one or more women (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more women) and is the management and daily business/organization operations controlled by one or more women who own it?

- Yes
- No
- Prefer not to answer

32. Is your business or organization at least 51% owned by one or more BIPOC (Black, Indigenous, and Persons of Color) persons (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more BIPOC persons) and is the management and daily business/organization operations controlled by one or more BIPOC persons who own it?

- Yes
- No
- Prefer not to answer

33. Is your business CERT certified?

*For information on the CERT program, please copy and paste this link in a new tab:
<https://www.stpaul.gov/departments/human-rights-equal-economic-opportunity/procurement/cert-program>*

- Yes
- No
- Prefer not to answer

34. How long have you owned/operated this business or organization?

Over 30 years

35. Is your business or organization a small business or organization as defined as businesses or organizations with under \$1 million in gross sales/generated revenue or fewer than 20 full time employees (MN Statute 645.445).

- Yes
- No
- Prefer not to answer

36. If you answered "Yes" to question #35, how many full-time equivalent (FTE) employees do you have? (An FTE is an employee that works at least 32 hours per week. Please do not include contractors or volunteers).

Enter N/A if you prefer not to answer or if this question does not apply to you.

3.5

37. What type of business or organization do you have?

If "Other", please explain in the space provided.

- Restaurant/Fast Food
- Food/Grocery
- Retail/Clothing/Gifts
- Personal services/Barber/Salon
- Entertainment
- Professional Services
- Industrial/Manufacturing
- Technology
- Health Care
- Other: Nonprofit Education & Basic Needs Support

38. How did you hear about the opportunity to apply for STAR funds?

If "Other", please explain in the space provided.

- Council Member
- District Council
- City Staff
- Neighborhood STAR Board Member
- City Email
- Social Media
- Chamber of Commerce
- Friend of family member
- Other: Board Member
- Prefer not to answer

39. NAICS Code. Type N/A if unknown.

611691

<u>Sources</u>	<u>Amount Secured</u>	<u>Amount Pending</u>	<u>Total</u>
Neighborhood STAR		\$ 23,124.15	\$ 23,124.15
Requested Amount			
Other City Funding		\$ 0.00	\$ 0.00
Other Government Funds		\$ 0.00	\$ 0.00
Private Funding		\$ 0.00	\$ 0.00
Sweat Equity and/or Volunteer		\$ 5,000.00	\$ 5,000.00
Labor			
Other (please describe)			
Other (please describe)			
Other (please describe)			
Total	\$ 0.00	\$ 28,124.15	\$ 28,124.15

<u>Uses</u>	<u>Amount of STAR Funds to be used</u>	<u>Amount of non-STAR funds to be used</u>	<u>Total</u>
Acquisition			\$ 0.00
Renovation/Rehab - Commercial	\$ 15,824.15		\$ 15,824.15
Renovation/Rehab - Residential			\$ 0.00
New Construction - Commercial			\$ 0.00
New Construction - Residential			\$ 0.00
Public Improvements			
Private Open Space Improvements	\$ 7,300.00		\$ 7,300.00
Soft Costs - please list in your budget narrative			
Total	\$ 23,124.15	\$ 0.00	\$ 23,124.15

Budget Narrative

1 - Replace Existing Driveway and Add Expanded Parking Area

Shed Removal, basic tear-down & haul-away: \$1,200

Tree Stump Removal, grinding & disposal: \$400

Site/Utility Check: \$500

Backhoe Grading, leveling yard and rock: \$2,800

Asphalt Paving: \$10,124.15 (Duramax Quote - Replace Existing and Expansion)

Striping & Signage: \$800

Subtotal: \$15,824.15

2 - Fence with Mural

Fence, 5-ft wood fence: \$4,200 (Midwest Fence Quote)

Mural, paint and other supplies: \$2,000

Subtotal: \$6,200

3 - Garden Gate and Lockable Donation Site

Garden Gate - Standard gate with lock: \$800

Donation Site - Lockable, weatherproof unit: \$500

Subtotal: \$1,100

Total Estimated Project Cost (Requested from STAR): \$23,124.15

Additional Contribution (Not Included in Budget Request):

Volunteer labor valued at approximately \$5,000 will support mural design and installation, site prep assistance, and general project support.

Documents *top*

Documents Requested *

Required? Attached Documents *

Evidence of Site Control (Deeded Title, Purchase Agreement, Purchase Option, Existing signed lease, Signed lease agreement)



MORE Deed

Evidence that the business or organization is in good standing with the Minnesota Secretary of State



MN SOS

Contractor's Estimate(s)



Asphalt Estimate

Midwest Fence

Resumes of project manager and other key management

Sub-Grant/Sub-Loan Program

Guidelines [only REQUIRED for those applying to administer a Sub-loan/sub-grant program]

Photos of your proposed



Driveway

project/service area. If sub-loan/sub-grant program, please provide a map of your proposed service area.

Fence

Letters of Recommendation or Support

** ZoomGrants™ is not responsible for the content of uploaded documents.*

Application ID: 499235

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City of Saint Paul

2025 Neighborhood STAR

Deadline: 5/13/2025

Payless Tires North
Updates

Jump to: Application Questions Budget Documents

\$ 50,000.00 Requested

Submitted: 4/11/2025 8:01:28 AM
(Pacific)

Project Contact

Haythem Soussi
Accounting@tiredepotco.com
Tel: 6122450100

Additional Contacts

none entered

Payless Tires North

847 White Bear Ave N
Saint Paul, MN 55106
United States

Telephone 6122450100
Fax
Web
EIN 47-1803115

Owner

Haythem Soussi
accounting@tiredepotco.com

Application Questions *top*

Pre-screening Questions

If any of your responses to questions 1-5 are "No", please reconsider if this program is the right funding source for your project.

1. I am requesting STAR funds only for eligible activities – capital improvements defined as physical improvements that are permanently affixed and associated soft costs. If my project includes elements that are not eligible for STAR funding, I have noted the sources of funding for those elements in my proposal.

Yes
 No

2. Capital improvements for which funding is requested, will have an expected lifespan of 7 years

Yes
 No

3. My business or organization is in good standing with the Minnesota Secretary of State

Yes
 No

4. I have read and understand Neighborhood STAR Program Guidelines, including compliance requirements

Please open a new tab, then copy and paste this link to review the program guidelines:
<https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines>

Yes
 No

5. If required for my project, I understand the necessary code, permit, and licensing requirements for my project to be completed in St. Paul.

Please open a new tab, then copy and paste this link to visit the Department of Safety and Inspections' website: <https://www.stpaul.gov/departments/safety-inspections>

Yes
 No

Request Information

6. Grant request amount

Please be sure that the amount you are requesting for your application is consistent throughout your application.

50000.00

7. Please provide the physical address of the proposed project.

You must be able to demonstrate proof of site control for this address. Additionally, if you do not own the property, you will need to provide proof of permission to make permanent capital improvements to the property granted by the owner.

847 White Bear Ave N
St. Paul, MN 55106

8. Please check the Ward for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

Ward 1
 Ward 2
 Ward 3
 Ward 4
 Ward 5
 Ward 6
 Ward 7

9. Please check the Planning District for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address(es) using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

District 1

- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- District 9
- District 10
- District 11
- District 12
- District 13
- District 14
- District 15
- District 16
- District 17

10. Project Type (check all that apply):

- Renovation/Rehab - Commercial
- Renovation/Rehab - Residential
- New Construction - Commercial
- New Construction - Residential
- Public Improvement (e.g. Minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public)
- Private Open Space Improvement (e.g. Playground or community garden on private property.)
- Non-profit neighborhood organization led sub-loan/sub-grant program to Saint Paul businesses for capital improvements

11. Provide a brief description (1-3 sentences) of the project activities that STAR dollars would specifically fund if awarded (e.g., update building façade with 3 new windows and new doors; install a new walkway and signage on the front of the building). Remember, STAR funds may ONLY be used for permanent, physical improvements to a property that are permanently affixed with a lifespan of 7+ years. If your project includes elements that will NOT be funded by STAR, please note how those parts of your project will be funded.

Please open a new tab, then copy and paste this link to refer to the Program Guidelines for eligible activities: <https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines#eligibility>

We would repair our parking lot, sidewalk, exterior sign, paint interior and exterior, replace damaged ceiling tiles, shop lights, bay doors, and bathroom.

12. If you would like to provide additional information about your project, please do so here.

Type N/A if not applicable.

n/a

13. Please provide an estimated timeline and associated activities for your project. Please be aware that Neighborhood STAR may only be used to pay for eligible activities

incurred after the Mayor's and City Council's final approval, which is anticipated for late fall of 2025.

Once funded, we will have the updates complete within 90 days.

14. Is your project for Public or Private Open Space Improvements? Examples of Public Improvements include minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public. Examples of Private Open Space Improvements include playground or community garden on private property. If so, please describe the approximate location(s) of the improvements and how those improvements will be maintained for 7+ years. If assessments to business or homeowner property will be required for this improvement, please describe your approach to those property-owners.

Type N/A if not applicable.

These are public spaces that our customers use. Parking lot and waiting room. We will also be making some updates to our shop (where customers have access with an employee) and a employee restroom.

15. If you are a non-profit or neighborhood organization administering a sub-loan/sub-grant program to Saint Paul businesses for capital improvements, please briefly describe your program in the space provided. You must also attach program guidelines to your proposal. Guidelines must include: the number of homes, businesses, or organizations to be assisted; how program participants will be selected; if the program will be coordinated with other city programs; terms and conditions required of borrowers/grantees; loan underwriting criteria, if applicable, and current balances, if any, of previous STAR funds awarded.

Type N/A if not applicable.

n/a

Public Purpose

Please note how your project fulfills any of the below public purpose areas. If an area does not apply to your project, do not leave the answer blank. Please type n/a.

16. Please describe how your proposal will maintain or increase Saint Paul's tax base (i.e., property taxes and/or sales taxes).

Type N/A if not applicable.

With the improvements this should raise sales and increase sales tax. We hope that it encourages surrounding businesses to make some improvements as well.

17. Please provide the number and salary of new permanent full-time and part-time jobs, if any, that will be created and retained over the next five years as a result of this project. Retained jobs are only those jobs that would be lost without STAR funding:

Type "0" if job creation/retention does not apply.

1	New permanent, full-time jobs
22	Average hourly wage
0	Retained permanent, full-time jobs
0	Average hourly wage
1	New permanent, part-time jobs
18	Average hourly wage
0	Retained permanent, part-time jobs
0	Average hourly wage

18. Will your proposal revitalize a currently vacant storefront? If so, share any relevant details here.

Type N/A if not applicable.

n/a

19. Please describe how your project advances climate action, sustainability, and/or resilience as set forth in the Saint Paul Climate Action and Resilience Plan.

Please open a new tab, then copy and paste this link to refer to the Climate Action & Resilience Plan: <https://www.stpaul.gov/departments/mayors-office/climate-action-planning/climate-action-resilience-plan>. Type N/A if not applicable

n/a

20. Please describe how your project contributes to, celebrates, or strengthens cultural diversity in St. Paul.

Type N/A if not applicable.

This project will encourage and maintain our safe and reliable services to our customers. It will help motivate our customers to refer and recommend our shop for future customers.

21. Please describe how your project contributes to equity, defined as ensuring that opportunities in education, employment, housing, health, and safety are equitably distributed; that all residents have timely and relevant access to services, resources, support, and opportunity, and that race, gender identity, sexual orientation, language, ethnicity, national origin, disability status, age, or zip code should neither determine nor deny or limit any person the opportunity to achieve their full potential.

Type N/A if not applicable.

We take pride in the diverse community that is around us, we service and that we employ.

Community Need

22. Describe how your project fills a need in the neighborhood or addresses a neighborhood goal (i.e., how does your project fit into District Plans?).

To learn more about District Plans, please open a new tab, then copy and paste this link: <https://www.stpaul.gov/departments/planning-and-economic-development/planning/district-plans>

This project would help give comfort to our neighborhood that we are their trusted and reliable auto and tire service for a long time.

23. Describe how your proposal includes community input in its development (i.e., collaboration or support from your district council or neighborhood group)

Our shop would not be here for the last 11 years if it wasn't for the support of our community. We want to make the updates to continue welcoming a reliable and long-lasting relationship with each of our customers.

Capacity

24. Please describe your organization and the capacity for your organization to carry out the project proposed in your application.

These updates will help provide a safe and clean area for our customers to have their vehicles be repaired on.

25. Who will be the designated project manager? Please describe their background, skills, and experience in managing similar projects.

Vince Meyer. He has over 40 years experience in construction.

Budget

26. The Neighborhood STAR program is designed to provide funding for worthwhile but underfunded capital projects that could not be accomplished but for these additional funds. Please describe your need for STAR funds.

We need the funds to help boost our visual appeal both interior and exterior. We want to help encourage the neighborhood to follow suit and create a more welcoming atmosphere. as our building stands now, it does not look as professional we are. This will help mirror our care and support that we have for our customers in our community.

27. What is the total cost of your project? If the total cost of your project is greater than your STAR grant request, please list additional sources of funding you will use to accomplish your project.

65,000

Personal funds.

28. Please list any City or HRA funds you have received in the last five years (including STAR), or that you are currently seeking for this project.

n/a

Voluntary Applicant Questions. This information will be used for reporting purposes only and will not be used to make funding decisions. It helps the City know we are reaching all populations. If you prefer not to respond to these questions, please type N/A in the response section.

29. Does the person who owns, controls, or leads at least 51% of the business or organization identify themselves as a member of any of the following groups? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose

- Racial or ethnic minority
- Military veteran
- Person with one or more disabilities
- Person living in poverty or experiencing low-income
- Person experiencing homelessness
- Woman
- Man
- Transgender
- Non-binary
- Some other gender
- LGBQ+
- Other:
- Prefer not to answer

30. How does the same primary owner or operations manager identify racially or

ethnically? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose.

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino Origin
- Native Hawaiian or Pacific Islander
- White
- Other: Tunisian
- Prefer not to answer

31. Is your business or organization at least 51% owned by one or more women (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more women) and is the management and daily business/organization operations controlled by one or more women who own it?

- Yes
- No
- Prefer not to answer

32. Is your business or organization at least 51% owned by one or more BIPOC (Black, Indigenous, and Persons of Color) persons (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more BIPOC persons) and is the management and daily business/organization operations controlled by one or more BIPOC persons who own it?

- Yes
- No
- Prefer not to answer

33. Is your business CERT certified?

*For information on the CERT program, please copy and paste this link in a new tab:
<https://www.stpaul.gov/departments/human-rights-equal-economic-opportunity/procurement/cert-program>*

- Yes
- No
- Prefer not to answer

34. How long have you owned/operated this business or organization?

11

35. Is your business or organization a small business or organization as defined as businesses or organizations with under \$1 million in gross sales/generated revenue or fewer than 20 full time employees (MN Statute 645.445).

- Yes
- No
- Prefer not to answer

36. If you answered "Yes" to question #35, how many full-time equivalent (FTE) employees do you have? (An FTE is an employee that works at least 32 hours per week. Please do not include contractors or volunteers).

Enter N/A if you prefer not to answer or if this question does not apply to you.

37. What type of business or organization do you have?*If "Other", please explain in the space provided.*

- Restaurant/Fast Food
- Food/Grocery
- Retail/Clothing/Gifts
- Personal services/Barber/Salon
- Entertainment
- Professional Services
- Industrial/Manufacturing
- Technology
- Health Care
- Other: Automotive and Tires

38. How did you hear about the opportunity to apply for STAR funds?*If "Other", please explain in the space provided.*

- Council Member
- District Council
- City Staff
- Neighborhood STAR Board Member
- City Email
- Social Media
- Chamber of Commerce
- Friend of family member
- Other:
- Prefer not to answer

39. NAICS Code. Type N/A if unknown.

n/a

Budget *top*

<u>Sources</u>	<u>Amount Secured</u>	<u>Amount Pending</u>	<u>Total</u>
<u>Neighborhood STAR</u>		<u>\$ 50,000.00</u>	<u>\$ 50,000.00</u>
<u>Requested Amount</u>			
<u>Other City Funding</u>			
<u>Other Government Funds</u>			
<u>Private Funding</u>	<u>\$ 15,000.00</u>		<u>\$ 15,000.00</u>
<u>Sweat Equity and/or Volunteer</u>			
<u>Labor</u>			
<u>Other (please describe)</u>			
<u>Other (please describe)</u>			
<u>Other (please describe)</u>			
Total	\$ 15,000.00	\$ 50,000.00	\$ 65,000.00

<u>Uses</u>	<u>Amount of STAR Funds to be used</u>	<u>Amount of non-STAR funds to be used</u>	<u>Total</u>
Acquisition			
Renovation/Rehab - Commercial	\$ 50,000.00	\$ 15,000.00	\$ 65,000.00
Renovation/Rehab - Residential			
New Construction - Commercial			
New Construction - Residential			
Public Improvements			
Private Open Space Improvements			
Soft Costs - please list in your budget narrative			
Total	\$ 50,000.00	\$ 15,000.00	\$ 65,000.00

Documents [top](#)

<u>Documents Requested *</u>	<u>Required? Attached Documents *</u>
Evidence of Site Control (Deeded Title, Purchase Agreement, Purchase Option, Existing signed lease, Signed lease agreement)	<input checked="" type="checkbox"/> payless Tires North Property Record
Evidence that the business or organization is in good standing with the Minnesota Secretary of State	<input checked="" type="checkbox"/> MN SOS Letter
Contractor's Estimate(s)	<input checked="" type="checkbox"/> Meyer & Son Construction Estimate
Resumes of project manager and other key management	
Sub-Grant/Sub-Loan Program Guidelines [only REQUIRED for those applying to administer a Sub-loan/sub-grant program]	
Photos of your proposed project/service area. If sub-loan/sub-grant program, please provide a map of your proposed service area.	<input checked="" type="checkbox"/> Bathroom Sink Bathroom Bay Door Bay Door 2 Bay Door 3 Bay Door 4 Bay Window Ceiling Tiles Ceiling Tires 2 Parking Lot

[Parking Lot 2](#)

[Parking Lot 3](#)

[Parking Lot 4](#)

[Parking Lot 5](#)

[Parking Lot 6](#)

[Parking Lot 7](#)

[Parking Lot 8](#)

[Parking Lot Sign](#)

[Bathroom Doors](#)

[Lights](#)

[Lights 2](#)

[Sidewalk](#)

[Sidewalk 2](#)

[Sidewalk 3](#)

[Sidewalk 4](#)

[Sidewalk 5](#)

[Sidewalk 6](#)

[Bathroom wall](#)

Letters of Recommendation or Support

** ZoomGrants™ is not responsible for the content of uploaded documents.*

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SAINT PAUL
MINNESOTA

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City of Saint Paul

2025 Neighborhood STAR

Deadline: 5/13/2025

**West 7th/Fort Road Federation, Inc.
Revitalize West 7th Program**

Jump to: [Application Questions](#) [Budget](#) [Documents](#)

\$ 50,000.00 Requested

Submitted: 4/21/2025
12:14:38 PM (Pacific)

Project Contact

Julia McColley
julia@fortroadfederation.org

Tel: 651.298.5599

Additional Contacts

none entered

West 7th/Fort Road Federation, Inc.

395 Superior Street
Saint Paul, MN 55102
United States

Telephone 651.298.5599
Fax
Web www.fortroadfederation.org
EIN 41-1226944

Executive Director

Julia McColley
julia@fortroadfederation.org

Application Questions [top](#)

Pre-screening Questions

If any of your responses to questions 1-5 are "No", please reconsider if this program is the right funding source for your project.

1. I am requesting STAR funds only for eligible activities – capital improvements defined as physical improvements that are permanently affixed and associated soft costs. If my project includes elements that are not eligible for STAR funding, I have noted the sources of funding for those elements in my proposal.

Yes
 No

2. Capital improvements for which funding is requested, will have an expected lifespan of 7 years

Yes
 No

3. My business or organization is in good standing with the Minnesota Secretary of State

Yes
 No

4. I have read and understand Neighborhood STAR Program Guidelines, including compliance requirements

Please open a new tab, then copy and paste this link to review the program guidelines: <https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines>

Yes
 No

5. If required for my project, I understand the necessary code, permit, and licensing requirements for my project to be completed in St. Paul.

Please open a new tab, then copy and paste this link to visit the Department of Safety and Inspections' website: <https://www.stpaul.gov/departments/safety-inspections>

Yes
 No

Request Information

6. Grant request amount

Please be sure that the amount you are requesting for your application is consistent throughout your application.

50,000

7. Please provide the physical address of the proposed project.

You must be able to demonstrate proof of site control for this address. Additionally, if you do not own the property, you will need to provide proof of permission to make permanent capital improvements to the property granted by the owner.

Commercial properties and public right of way located in District 9, the West 7th/Fort Road Federation neighborhood.

8. Please check the Ward for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

Ward 1
 Ward 2
 Ward 3
 Ward 4
 Ward 5
 Ward 6
 Ward 7

9. Please check the Planning District for which the proposed project site is located in.

Please copy and paste this link in a new tab to look up the address(es) using the City's Saint Paul District Council and Ward Lookup Map: <https://direc.to/iHXm>.

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- District 14
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- District 16
- District 17

10. Project Type (check all that apply):

- Renovation/Rehab - Commercial
- Renovation/Rehab - Residential
- New Construction - Commercial
- New Construction - Residential
- Public Improvement (e.g. Minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public)
- Private Open Space Improvement (e.g. Playground or community garden on private property.)
- Non-profit neighborhood organization led sub-loan/sub-grant program to Saint Paul businesses for capital improvements

11. Provide a brief description (1-3 sentences) of the project activities that STAR dollars would specifically fund if awarded (e.g., update building façade with 3 new windows and new doors; install a new walkway and signage on the front of the building). Remember, STAR funds may ONLY be used for permanent, physical improvements to a property that are permanently affixed with a lifespan of 7+ years. If your project includes elements that will NOT be funded by STAR, please note how those parts of your project will be funded.

Please open a new tab, then copy and paste this link to refer to the Program Guidelines for eligible activities: <https://www.stpaul.gov/departments/planning-and-economic-development/economic-development/neighborhood-star-guidelines#eligibility>

The Revitalize West 7th Program offers local businesses an opportunity to enhance their building facades, contributing to the revitalization and vibrancy of our community. With grants of up to \$10,000 available per business, this initiative aims to support small businesses in implementing improvements that not only beautify their premises but also create a more welcoming and engaging neighborhood.

12. If you would like to provide additional information about your project, please do so here.

Type N/A if not applicable.

We launched our Revitalize West 7th Program earlier this year and have already seen strong interest and momentum. In the first round, we awarded \$43,500 in grants to five local businesses for façade improvement projects, all of which are currently underway and scheduled for completion by September 7, 2025. However, we received a total of \$87,766 in funding requests—nearly double what we were able to award—demonstrating a clear demand for additional support. With this second round of funding, we hope to build on that success and extend revitalization

efforts to more businesses across the corridor.

Key Features:

- Financial Support: Eligible businesses can receive grants of up to \$10,000 to cover the costs associated with facade improvements, including materials, labor, and design fees.
- Facade Enhancement: Funds can be used for a variety of enhancements such as repainting, signage installation, architectural detailing, lighting upgrades, and landscaping to elevate the aesthetic appeal of storefronts.
- Streetscape Impact: By improving storefront facades, businesses contribute to the overall enhancement of the streetscape, fostering a more attractive and inviting environment for residents, visitors, and tourists.
- Economic Benefits: Enhanced storefronts can attract more foot traffic, boost customer engagement, and ultimately lead to increased sales and business growth, benefiting both individual businesses and the local economy as a whole.
- Community Engagement: The grant program encourages collaboration between local businesses, property owners, and community stakeholders to collectively enhance the visual identity and character of our neighborhoods.
- Sustainability Focus: Preference will be given to projects that incorporate sustainable design principles and materials, contributing to environmental conservation and resilience.

Through the Revitalize West 7th Program, we aim to empower local businesses to invest in their storefronts, driving economic growth, fostering community pride, and creating more vibrant and attractive streetscapes for all to enjoy. Together, we can transform our commercial corridors into thriving hubs of activity and opportunity.

13. Please provide an estimated timeline and associated activities for your project. Please be aware that Neighborhood STAR may only be used to pay for eligible activities incurred after the Mayor's and City Council's final approval, which is anticipated for late fall of 2025.

- October (dependent upon funding approval): Open application for the Revitalize West 7th Program
- November - December: West 7th/Fort Road Development Team reviews applications and moves them forward to the West 7th/Fort Road Federation Board for review and approval.
- January 1, 2026 - December 31, 2026: Applicants notified, grants disbursed and projects commence.

14. Is your project for Public or Private Open Space Improvements? Examples of Public Improvements include minor streetscape improvements, playground equipment, park benches, signs or lighting to improve spaces used by the public. Examples of Private Open Space Improvements include playground or community garden on private property. If so, please describe the approximate location(s) of the improvements and how those improvements will be maintained for 7+ years. If assessments to business or homeowner property will be required for this improvement, please describe your approach to those property-owners.

Type N/A if not applicable.

N/A

15. If you are a non-profit or neighborhood organization administering a sub-loan/sub-grant program to Saint Paul businesses for capital improvements, please briefly describe your program in the space provided. You must also attach program guidelines to your proposal. Guidelines must include: the number of homes, businesses, or organizations to be assisted; how program participants will be selected; if the program will be coordinated with other city programs; terms and conditions required of borrowers/grantees; loan underwriting criteria, if applicable, and current balances, if any, of previous STAR funds awarded.

Type N/A if not applicable.

Please see program guidelines attached.

Public Purpose

Please note how your project fulfills any of the below public purpose areas. If an area does not apply to your project, do not leave the answer blank. Please type n/a.

16. Please describe how your proposal will maintain or increase Saint Paul's tax base (i.e., property taxes and/or sales taxes).

Type N/A if not applicable.

The Revitalize West 7th Program is designed not only to beautify local business facades but also to stimulate economic growth—helping to maintain and grow the city's tax base through several key mechanisms:

Increased Property Values

- Enhanced Aesthetics: Improved facades make properties more attractive, leading to higher values and, in turn, increased property tax assessments and revenue.
- Commercial Appeal: Attractive storefronts help businesses secure tenants and command higher rents, further contributing to increased property values and taxes.

Boosted Sales and Business Activity

- Foot Traffic: Appealing streetscapes draw more pedestrians, increasing customer visits and boosting sales—leading to higher sales tax revenues.
- Business Growth: As sales rise, businesses may expand, hire more staff, and reinvest in their properties—strengthening the local economy and tax contributions.

New Business Attraction

- Revitalized Areas: Improved corridors attract entrepreneurs and new businesses, expanding the commercial tax base.
- Investment Magnet: Well-maintained business areas draw greater interest from local and external investors, spurring more development.

Sustained Economic Vitality

- Community Appeal: A vibrant business district draws residents and visitors, increasing local spending and sales tax revenues.
- Long-Term Stability: Rising property values and a thriving business climate create a stable, resilient tax base for municipal services and infrastructure.

Synergistic Benefits

- Public-Private Partnerships: The program encourages collaboration among businesses, property owners, and the city, fostering shared responsibility for neighborhood success.
- Comprehensive Revitalization: Façade improvements often lead to broader public and private investments in infrastructure, public space, and community amenities.

By supporting façade improvements, the Revitalize West 7th Program helps create a positive feedback loop—beautifying the corridor while boosting the city's economic strength and long-term vitality.

17. Please provide the number and salary of new permanent full-time and part-time jobs, if any, that will be created and retained over the next five years as a result of this project.

Retained jobs are only those jobs that would be lost without STAR funding:

Type "0" if job creation/retention does not apply.

0 New permanent, full-time jobs

0 Average hourly wage

0	Retained permanent, full-time jobs
0	Average hourly wage
0	New permanent, part-time jobs
0	Average hourly wage
0	Retained permanent, part-time jobs
0	Average hourly wage
0.00	TOTAL

18. Will your proposal revitalize a currently vacant storefront? If so, share any relevant details here.

Type N/A if not applicable.

Per our scorecard, spaces that have been vacant will receive additional consideration.

19. Please describe how your project advances climate action, sustainability, and/or resilience as set forth in the Saint Paul Climate Action and Resilience Plan.

Please open a new tab, then copy and paste this link to refer to the Climate Action & Resilience Plan: <https://www.stpaul.gov/departments/mayors-office/climate-action-planning/climate-action-resilience-plan>. Type N/A if not applicable

The Revitalize West 7th Program supports the goals of the Saint Paul Climate Action and Resilience Plan by promoting environmental sustainability, climate resilience, and a reduced carbon footprint. Here's how the program advances these objectives:

Energy Efficiency and Reduced Emissions

- Sustainable Materials: Encouraging the use of eco-friendly, recycled, and low-VOC materials helps reduce the environmental impact of façade improvements.
- Efficient Lighting: Grants can support energy-efficient upgrades such as LED lighting, which lower energy use and emissions.
- Insulation and Weatherproofing: Improved building envelopes reduce heating and cooling needs, enhancing energy efficiency and cutting emissions.

Green Infrastructure

- Stormwater Management: Permeable paving and rain gardens help manage runoff, reduce flooding risks, and improve groundwater recharge—key to climate resilience.

Sustainable Transportation

- Bike Facilities: Funding can support bike racks and amenities that promote cycling and reduce vehicle use and related emissions.
- Walkability: Streetscape enhancements that create safer, more attractive pedestrian zones encourage walking, improving public health and lowering carbon emissions.

Community Engagement and Education

- Showcase Projects: Sustainable upgrades can serve as public examples, encouraging others to adopt green practices and highlighting their feasibility.

Resilience to Climate Impacts

- Durable Materials: Using weather-resistant materials helps businesses withstand extreme weather and climate stressors.
- Emergency Preparedness: The program can support resilience features like backup power or flood barriers, aiding business continuity during disruptions.

Economic and Social Sustainability

- Local Economic Strength: Enhancing façades improves functionality and appearance, boosting

economic activity and creating a stronger, more resilient business community.

- Inclusive Growth: Targeted investments in commercial corridors support equitable development, benefiting a broad range of community members.

By integrating sustainability into economic revitalization, the Revitalize West 7th Program advances the goals of the Climate Action and Resilience Plan—ensuring today's improvements help build a greener, more resilient, and vibrant community for tomorrow.

20. Please describe how your project contributes to, celebrates, or strengthens cultural diversity in St. Paul.

Type N/A if not applicable.

The Revitalize West 7th Program plays a vital role in celebrating and uplifting the rich cultural diversity of Saint Paul. By supporting local businesses in enhancing their façades and public-facing spaces, the program fosters a more inclusive, welcoming community where cultural heritage is visibly integrated into the urban environment. Here's how:

Showcasing Cultural Heritage

- Culturally Significant Design: Grants can support murals, traditional patterns, and symbols that reflect the backgrounds of business owners and the communities they serve.
- Multilingual Signage: Funding can assist with signage in multiple languages, making businesses more accessible and celebrating the city's linguistic diversity.

Supporting Minority-Owned Businesses

- Inclusive Access: The program ensures equitable access to funding for minority- and immigrant-owned businesses, promoting economic opportunity.
- Cultural Events & Festivals: Storefront and exterior enhancements can help host cultural events, fostering connection and celebrating traditions.

Creating Cultural Landmarks

- Public Art: Grants can support installations that reflect Saint Paul's diversity, creating visible landmarks of cultural pride.
- Historic Preservation: Where applicable, the program can assist in restoring buildings with cultural significance, preserving Saint Paul's diverse history.

Encouraging Cultural Expression

- Creative Collaboration: Partnerships between artists, businesses, and cultural groups can result in façades that are vibrant expressions of identity.
- Cultural Themes: Businesses may incorporate colors, motifs, and materials tied to their heritage, enriching the visual landscape.

Fostering Inclusive Spaces

- Welcoming Environments: Improved façades help create inviting spaces where all feel valued and respected.
- Community Gathering Areas: Outdoor seating, plazas, and beautified storefronts promote interaction and cultural exchange.

Strengthening Community Identity

- Neighborhood Pride: Visibly celebrating diversity strengthens community bonds and fosters pride in local identity.
- Cultural Storytelling: Façade improvements can tell the stories of Saint Paul's communities, educating the public and deepening appreciation of our shared multicultural heritage.

By integrating these elements, the Revitalize West 7th Program enhances not only the physical appearance of business districts but also the cultural richness of Saint Paul.

21. Please describe how your project contributes to equity, defined as ensuring that opportunities in education, employment, housing, health, and safety are equitably distributed; that all residents have timely and relevant access to services, resources, support, and opportunity, and that race, gender identity, sexual orientation, language, ethnicity, national origin, disability status, age, or zip code should neither determine nor deny or limit any person the opportunity to achieve their full potential.

Type N/A if not applicable.

The Revitalize West 7th Program is built with a strong focus on equity, ensuring that all residents—regardless of race, gender identity, sexual orientation, language, ethnicity, national origin, disability status, or age—have equitable access to the opportunities and benefits it offers. Here's how the program promotes equity in Saint Paul:

Equitable Access to Funding

- Targeted Outreach: Proactive outreach ensures minority-, women-, and immigrant-owned businesses are aware of and supported through the application process, with help from community partners.
- Inclusive Criteria: The application process is designed to be accessible to a wide range of small businesses, ensuring fairness in competition.

Economic Empowerment

- Support for Diverse Businesses: Financial support enables historically marginalized businesses to enhance visibility, stability, and competitiveness.
- Job Creation: Increased business activity from façade improvements can lead to job creation and retention.

Community Health and Well-being

- Safer Streets: Improved, well-lit storefronts enhance public safety and the sense of security for residents and visitors.
- Accessibility: Grants encourage ADA-compliant design, creating more inclusive and welcoming public spaces.

Educational Opportunities

- Cultural Education: Culturally significant design elements promote awareness and appreciation of community diversity.
- Skills Development: Involvement of local artists, contractors, and tradespeople supports workforce development in creative and construction fields.

Housing and Urban Development

- Neighborhood Revitalization: Improvements can spark broader neighborhood renewal, benefiting nearby housing and services.
- Anti-Displacement Measures: Program design may include protections to help long-standing residents and businesses remain in place amid revitalization.

Health Equity

- Healthier Environments: Streetscape enhancements support physical activity, mental well-being, and social connection.
- Environmental Improvements: Sustainable materials, green features, and energy efficiency reduce heat islands and improve air quality.

Improved Access to Services

- Navigation and Visibility: Enhanced façades help residents—especially those facing language or mobility barriers—find and access local services.
- Stronger Networks: The program builds connections among businesses, local government, and community organizations, creating resilient support systems.

Community Need

22. Describe how your project fills a need in the neighborhood or addresses a neighborhood goal (i.e., how does your project fit into District Plans?).

To learn more about District Plans, please open a new tab, then copy and paste this link:
<https://www.stpaul.gov/departments/planning-and-economic-development/planning/district-plans>

Our current District Plan, last updated in 2012, highlights a key action:

"Support and encourage independent business owners, rather than franchises, to locate in the community."

West 7th has proudly upheld this commitment. Unlike many urban corridors, our neighborhood has successfully limited the presence of franchises and big-box retailers. As a result, when you travel along West 7th today, you'll notice very few vacant storefronts. We credit this to the strength and resilience of our locally owned businesses.

However, while occupancy remains high, many of these storefronts are in need of revitalization and modernization to remain competitive and welcoming.

Our draft update to the District Plan builds on this legacy. It places strong emphasis on:

- Attracting, supporting, retaining, and expanding local businesses and nonprofits
- Uplifting cultural organizations
- Prioritizing support for entrepreneurs who identify as people of color

This renewed focus ensures that the economic development of West 7th remains inclusive, community-centered, and aligned with the neighborhood's values of independence, diversity, and sustainability.

23. Describe how your proposal includes community input in its development (i.e., collaboration or support from your district council or neighborhood group)

This proposal is being presented by the neighborhood District Council, composed of dedicated volunteer community members. We have also formed the West Seventh Economic Development Team (W7DT)—a collaborative group that includes our District Council members, legislative aides, our Executive Director and Board Members, City of Saint Paul Planning and Economic Development staff, and community partners, including nonprofit organizations and engaged residents.

Capacity

24. Please describe your organization and the capacity for your organization to carry out the project proposed in your application.

The West 7th/Fort Road Federation, the District 9 Community Council, is a long-standing, non-profit organization dedicated to serving the residents and businesses of the West 7th/Fort Road neighborhood in Saint Paul. Founded in 1973, the Federation's mission is to improve the quality of life through advocacy, community engagement, and support for local development projects.

Capacity to Implement the Revitalize West 7th Grant Project:

Experience and Expertise:

- Historical Success: The Federation has successfully managed community development projects, ranging from small-scale improvements to larger beautification efforts.
- Grant Management: With extensive experience in grant administration, the Federation ensures effective fund distribution and on-time project completion.

Organizational Structure:

- **Board of Directors:** The Federation is governed by a Board of Directors made up of community members and local leaders who ensure projects align with the community's goals.
- **Staff and Volunteers:** A skilled team of professionals with a variety of backgrounds supports the Federation's initiatives.

Community Engagement:

- **Strong Community Ties:** The Federation maintains strong relationships with local residents, businesses, and stakeholders, ensuring active participation in the Revitalize West 7th Program.
- **Inclusive Outreach:** The organization employs outreach strategies that engage diverse populations and ensure all voices are heard in project planning.

Collaborative Partnerships:

- **Local Government:** The Federation works with the City of Saint Paul and other agencies, leveraging these partnerships for additional support.
- **Non-Profit and Private Sectors:** The Federation collaborates with nonprofits, community groups, and private businesses to expand the scope of projects.

Resource Management:

- **Financial Oversight:** The Federation follows strong financial management practices and fiscal policies to ensure compliance.

Track Record and Recent Projects:

- **Beautification Projects:** The Federation has led beautification efforts along West 7th Street, including plantings and clean ups.
- **Community Development:** The Federation has facilitated housing and economic development projects, contributing to neighborhood growth.

The first round of funding for the Revitalize West 7th Program is already underway. With its experience, the Federation is well-equipped to continue to successfully execute this program.

25. Who will be the designated project manager? Please describe their background, skills, and experience in managing similar projects.

Executive Director: Julia McColley

Role: As the Executive Director of the West 7th/Fort Road Federation, Julia McColley will provide leadership, strategic direction, and project management for the Revitalize West 7th Program.

Key responsibilities include securing funding, overseeing project alignment with community goals, and ensuring compliance with organizational policies and regulations.

Experience:

Julia brings extensive experience in community development and nonprofit management. Under her leadership, the Fort Road Federation has successfully implemented numerous community improvement projects, showcasing her ability to oversee and plan effectively. She has a proven track record of completing projects on time and within budget, while engaging community stakeholders and maintaining high-quality standards.

Responsibilities and Coordination:

- **Strategic Oversight:** Provides strategic guidance to ensure the project aligns with the broader goals of the Fort Road Federation and the District Plan.
- **Funding and Compliance:** Oversees funding acquisition and ensures compliance with all requirements.
- **Stakeholder Engagement:** Lliaises with key stakeholders—city officials, community organizations, and funding partners—to secure support and collaboration.
- **Community Outreach:** Engages local businesses and residents by providing updates, addressing concerns, and ensuring support and participation.

- Monitoring and Reporting: Regularly monitors program progress and prepares status reports to ensure timely execution.

The Revitalize West 7th Program will benefit from Julia's strong strategic oversight and effective day-to-day management. Her skills and experience will ensure the program's successful execution, aligning with the Fort Road Federation's mission to improve the quality of life in the West 7th/Fort Road neighborhood.

Budget

26. The Neighborhood STAR program is designed to provide funding for worthwhile but underfunded capital projects that could not be accomplished but for these additional funds. Please describe your need for STAR funds.

Funding for the continuation of the Revitalize West 7th Program is essential to catalyze the transformation of our local business landscape and restore the vibrancy of our community.

This initiative provides a vital opportunity for small businesses—many of whom may not otherwise have the resources—to improve their building facades, interior spaces, and accessibility features. These enhancements will not only support individual businesses but also contribute to a renewed sense of vitality, pride, and engagement throughout the West 7th neighborhood.

27. What is the total cost of your project? If the total cost of your project is greater than your STAR grant request, please list additional sources of funding you will use to accomplish your project.

\$50,000

28. Please list any City or HRA funds you have received in the last five years (including STAR), or that you are currently seeking for this project.

In 2024, we were awarded \$43,500 in STAR funds for the launch of this project. As of 4/17/25, all funds have been awarded to small businesses with a final completion deadline of September 7, 2025. As of April 17, 2025 we have an unexpended balance of \$39,100.

Voluntary Applicant Questions. This information will be used for reporting purposes only and will not be used to make funding decisions. It helps the City know we are reaching all populations. If you prefer not to respond to these questions, please type N/A in the response section.

29. Does the person who owns, controls, or leads at least 51% of the business or organization identify themselves as a member of any of the following groups? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose

- Racial or ethnic minority
- Military veteran
- Person with one or more disabilities
- Person living in poverty or experiencing low-income
- Person experiencing homelessness
- Woman
- Man
- Transgender
- Non-binary

- Some other gender
- LGBQ+
- Other:
- Prefer not to answer

30. How does the same primary owner or operations manager identify racially or ethnically? (select all that apply)

If "Other", please explain in space provided or type N/A if you prefer not to disclose.

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic or Latino Origin
- Native Hawaiian or Pacific Islander
- White
- Other:
- Prefer not to answer

31. Is your business or organization at least 51% owned by one or more women (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more women) and is the management and daily business/organization operations controlled by one or more women who own it?

- Yes
- No
- Prefer not to answer

32. Is your business or organization at least 51% owned by one or more BIPOC (Black, Indigenous, and Persons of Color) persons (or in the case of a publicly owned business, at least 51% of the stock is owned by one or more BIPOC persons) and is the management and daily business/organization operations controlled by one or more BIPOC persons who own it?

- Yes
- No
- Prefer not to answer

33. Is your business CERT certified?

*For information on the CERT program, please copy and paste this link in a new tab:
<https://www.stpaul.gov/departments/human-rights-equal-economic-opportunity/procurement/cert-program>*

- Yes
- No
- Prefer not to answer

34. How long have you owned/operated this business or organization?

The West 7th/Fort Road Federation was founded in 1973.

35. Is your business or organization a small business or organization as defined as businesses or organizations with under \$1 million in gross sales/generated revenue or fewer than 20 full time employees (MN Statute 645.445).

- Yes
- No

Prefer not to answer

36. If you answered "Yes" to question #35, how many full-time equivalent (FTE) employees do you have? (An FTE is an employee that works at least 32 hours per week. Please do not include contractors or volunteers).

Enter N/A if you prefer not to answer or if this question does not apply to you.

1.0

37. What type of business or organization do you have?

If "Other", please explain in the space provided.

- Restaurant/Fast Food
- Food/Grocery
- Retail/Clothing/Gifts
- Personal services/Barber/Salon
- Entertainment
- Professional Services
- Industrial/Manufacturing
- Technology
- Health Care
- Other: Nonprofit

38. How did you hear about the opportunity to apply for STAR funds?

If "Other", please explain in the space provided.

- Council Member
- District Council
- City Staff
- Neighborhood STAR Board Member
- City Email
- Social Media
- Chamber of Commerce
- Friend of family member
- Other:
- Prefer not to answer

39. NAICS Code. Type N/A if unknown.

N/A

Budget [top](#)

Sources	Amount Secured	Amount Pending	Total
Neighborhood STAR Requested Amount			
Other City Funding			
Other Government Funds			
Private Funding			
Sweat Equity and/or Volunteer Labor			
Other (please describe)			

Other (please describe)

Other (please describe)

Total	\$ 0.00	\$ 0.00	\$ 0.00
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Uses	Amount of STAR Funds to be used	Amount of non-STAR funds to be used	Total
Acquisition			
Renovation/Rehab - Commercial	\$ 45,000.00		\$ 45,000.00
Renovation/Rehab - Residential			
New Construction - Commercial			
New Construction - Residential			
Public Improvements			
Private Open Space Improvements			
Soft Costs - please list in your budget narrative			
Direct Project Cost - Staff Time (grant administration)	\$ 5,000.00		\$ 5,000.00
Total	\$ 50,000.00	\$ 0.00	\$ 50,000.00

Budget Narrative

The proposed budget for the Revitalize West 7th Program reflects a strategic allocation of funds to enhance building facades, interior spaces, and accessibility features for local businesses. This budget narrative outlines anticipated expenses and how each category supports the program's objectives.

Grant Funds Allocation

The majority of the budget will go toward direct grants for eligible businesses, with each business eligible to receive up to \$10,000. These grants will help cover facade improvements, materials and labor, and design costs.

Facade Enhancement

A significant portion of funds will support storefront upgrades, including, but not limited to: repainting and repairs, signage installation, lighting improvements, and landscaping. These efforts are intended to elevate curb appeal and enhance the overall visual character of West 7th.

Administrative Costs

A portion of the budget is dedicated to program operations, covering: staff time for grant administration and communication and outreach. These costs are essential to broad participation in the Revitalize West 7th Program and ensure smooth and effective delivery of services to participating businesses.

The proposed budget represents a strategic investment in West 7th's economic vitality and visual identity. By improving storefronts and streetscapes, the Revitalize West 7th Program will drive economic growth, foster community pride, and create a more vibrant neighborhood for all.

Documents [top](#)

Documents Requested *

Required?Attached Documents *

Evidence of Site Control (Deeded Title, Purchase Agreement, Purchase Option, Existing signed lease, Signed lease agreement)	<input checked="" type="checkbox"/>	Site Control Explanation
Evidence that the business or organization is in good standing with the Minnesota Secretary of State	<input checked="" type="checkbox"/>	SOS Business Filing
Contractor's Estimate(s)	<input checked="" type="checkbox"/>	Contractor Estimate Document
Resumes of project manager and other key management		
Sub-Grant/Sub-Loan Program Guidelines [only REQUIRED for those applying to administer a Sub-loan/sub-grant program]		2025 Program Guidelines
Photos of your proposed project/service area. If sub-loan/sub-grant program, please provide a map of your proposed service area.	<input checked="" type="checkbox"/>	District 9 Map
Letters of Recommendation or Support		

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