

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, December 21, 2015

**Committee Members Present: Chávez, Commers, Cunningham, Dorfman, Elkins, Kramer, Letofsky, Wulff**

**Committee Members Absent:**

**Committee Members Excused:**

### CALL TO ORDER

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, December 21, 2015.

### APPROVAL OF AGENDA AND MINUTES

It was moved by Chávez, seconded by Wulff to approve the agenda. Motion carried.

It was moved by Letofsky, seconded by Wulff to approve the minutes of the November 16, 2015 regular meeting of the Community Development Committee. Motion carried.

### BUSINESS

#### A. Consent

**2015-309** Request for Park Acquisition Opportunity Fund Grant for Lake Waconia Regional Park (Coney Island) from Carver County (Deb Jensen 651 602-1554)

It was moved by Wulff, seconded by Chávez, that the Metropolitan Council:

1. Authorize a grant of up to \$1,050,000.00 to reimburse Carver County for acquisition of the 33.7-acre Coney Island for Lake Waconia Regional Park, financed from:
  - \$630,000 from the 2017 state fiscal year Minnesota Parks and Trails Fund appropriation, and
  - \$420,000 from Metropolitan Council bonds; and
2. Authorize the Community Development Director to sign the grant agreement and the restrictive covenant.

**Motion carried.**

The Community Development Committee approved this business item as part of the consent agenda.

**2015-310** Request for Reimbursement Consideration for Lake Waconia Regional Park (Coney Island) from Carver County (Deb Jensen 651 602-1554)

It was moved by Wulff, seconded by Chávez, that the Metropolitan Council:

1. Consider reimbursing Carver County up to \$169,878 from its share of future Regional Parks Capital Improvement Programs financed with Council bonds for demolition and debris removal costs on Coney Island in the Lake Waconia Regional Park; and
2. Remind the County that the Council does not, under any circumstances, represent or guarantee that reimbursement will be granted and that expenditure of local funds never entitles a park agency to reimbursement.

**Motion carried.**

The Community Development Committee approved this business item as part of the consent agenda.

**B. Non-Consent**

**2015-252 Strategic Land Acquisition for Affordable Housing (Beth Reetz 651 602-1060)**

It was moved by Letofsky, seconded by Dorfman, that the Metropolitan Council authorize the Regional Administrator to negotiate and the Chair to execute a Joint Exercise of Powers Agreement with the Minnesota Housing Finance Agency to provide \$1,000,000 in program support in the form of a grant to the Twin Cities Community Land Bank (Land Bank) to further the Land Bank’s work to acquire sites for future affordable housing using guidelines listed in Attachment 1 to assist in the prioritization of investments.

**Motion carried.**

Community Development Director, Beth Reetz, reviewed the action and the guidelines developed to help prioritize investments. Council Member asked a question about how the guidelines are to be applied. It was clarified the guidelines are to be used to help prioritize and guide investigation of sites to be considered for acquisition but will not preclude viable sites from being pursued. Several Committee members expressed their support.

**2015-316 Livable Communities Demonstration Account Transit Oriented Development Pre-Development 2015 Fall Round Grant Recommendations (Erin Heelan 651 602-1633) [LCDA presentation]**

It was moved by Chávez, seconded by Elkins, that the Metropolitan Council (1) award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants as follows, totaling \$100,000 and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

Recommended Projects	Applicant	Recommended Amount
Eastside St. Paul Weehouse EcoVillage Zoning	St. Paul	\$50,000
Eastside St. Paul Weehouse EcoVillage Pre-Development	St. Paul	\$50,000
<b>TOTAL</b>		<b>\$100,000</b>

**Motion carried.**

Senior Planner Erin Heelan presented the report to the Community Development Committee. The Committee had no questions.

**2015-317 Livable Communities Act Communities Act Tax Base Revitalization Account Grant Recommendations (Marcus Martin 651 602-1054)**

It was moved by Chávez, seconded by Letofsky, that the Metropolitan Council (1) award 12 Tax Base Revitalization Account grants as follows and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

<b>Projects recommended for Fall 2015 TBRA funding cycle:</b>	<b>Recommended amount</b>
<b>Pilot</b>	
University Av Inc. (Former Lexington Library)	\$13,500
<b>Contamination Cleanup</b>	
Fridley HRA - Northern Stacks Phase III	\$902,500
Minneapolis - 117 27th	\$175,300
Minneapolis - 4041 Hiawatha	\$58,800
Minneapolis - ABC Industrial Development	\$150,000
Minneapolis - Aeon Prospect Park	\$201,300
Minneapolis - Great River Landing	\$187,200
Minneapolis - PPL YouthLink Supportive Services	\$110,000
Minneapolis - Target Field Office Building	\$477,900
Saint Paul - 745 Cleveland	\$213,300
Saint Paul - Fillmore Av Apartments	\$174,400
Saint Paul - Midway Senior Living	\$777,300
<b>TOTAL</b>	<b>\$3,441,500</b>

**Motion carried.**

Senior Planner Marcus Martin presented the report to the Community Development Committee. A comment was made regarding the need to separate funding between the regular TBRA and TBRA-TOD grant categories. The Chair requested staff to present the committee options for TBRA funding as part of the 2016 Annual Fund Distribution Plan process.

## INFORMATION

### 1. New Affordable Housing Built in 2014 (Libby Starling 651 602-1135)

Regional Policy & Research Manager Libby Starling presented this information item to the Community Development Committee. The Metropolitan Council is responsible for preparing a “comprehensive report card on affordable and life-cycle housing in each municipality in the metropolitan area.” The Council fulfills this responsibility by conducting an annual survey of local governments regarding new affordable housing. The Council supplements the information submitted by local governments with data collected by [HousingLink](#) on affordable rental housing and the initial sales prices of new owner-occupied housing listed in county parcel data.

### 2. Land Use Advisory Committee Report (Jon Commers; Deb Detrick 651 602-1327)

Council Member Jon Commers gave a brief update on the Land Use Advisory Committee. The Land Use Advisory Committee (LUAC) gives advice and assistance on metropolitan land use, comprehensive planning, and matters of metropolitan significance as requested by the Council.

After recent appointments, 17 members serve on the committee chaired by Council Member Commers. One vacancy remains in District 3. Half of committee members must be locally elected officials.

The Land Use Advisory Committee discussed two main topics on November 19, preparing for potential system statement hearings and its 2016 work plan. In state law and the Land Use Advisory Committee Bylaws, the committee has a role in conducting hearings to resolve disagreements over the content of System Statements. Committee members are uniquely qualified to hold system statement hearings because of their involvement in developing the Local Planning Handbook, input on 2015 System Statements, recommendations to the Council on geographic planning areas, and feedback on *Thrive MSP 2040* and the *2040 Transportation Policy Plan*. During the committee’s first discussion of the 2016 work plan, many members were interested in affordable housing, including topics such as housing performance scores and guidance on implementation.

### 3. Regional Economic Competitiveness and Comprehensive Planning (Ryan Garcia 651 602-1832)

Senior Planner Ryan Garcia presented this information item to the Community Development Committee.

Regional economic competitiveness can be defined as the ability of a region to compete effectively and to prosper in the global economy. *Thrive MSP 2040* states that our region’s prosperity is embodied in successfully attracting and retaining successful businesses and a talented workforce, thereby sustaining, growing, and distributing the region’s shared sociocultural, intellectual, environmental, and economic wealth throughout the region for this and future generations. *Thrive* acknowledges the role played by the Council in advancing our region’s economic competitiveness through providing “technical assistance to help local communities to better understand their contributions to the regional economy” as well as providing information, research, and analysis on economic competitiveness.

Following the adoption of *Thrive*, the Council accelerated its efforts to elevate awareness and consideration of regional economic competitiveness in our work. For the Community Development Division, this effort included a focus on our role to provide resources and technical assistance to communities as they progress with the decennial update of their local comprehensive plans. As the Community Development Committee (CDC) is aware, the 2018

local comprehensive planning cycle effectively began with the September 2015 issuance of system statements, and will continue through the end of 2018. To that end, much of staff's focus in 2015 has been on strengthening the linkage between local comprehensive planning and issues of regional economic competitiveness through leading and sharing research on the economy with our traditional partners in local comprehensive planning, while at the same time fostering and growing partnerships with other actors engaged in regional economic competitiveness and economic development.

This presentation summarized the key tasks staff accomplished as related to economic competitiveness resources and technical assistance for comprehensive plan updates in 2015, introduce planned areas of focus for 2016, and showcase one example of the economic competitiveness resources staff is developing – “Core Industry Cluster Profiles.”

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:00 p.m.

Michele Wenner  
Recording Secretary