

## **Minutes of the**

### **REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Monday, October 17, 2016

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

**Committee Members Absent: Chávez**

**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, October 17, 2016.

#### **APPROVAL OF AGENDA AND MINUTES**

It was moved by Elkins, seconded by Letofsky to approve the agenda. Motion carried.

It was moved by Kramer, seconded by Elkins to approve the minutes of the September 19, 2016 special meeting of the Community Development Committee. Motion carried.

#### **BUSINESS – Consent**

**2016-193** Central Mississippi Riverfront Regional Park Master Plan, Minneapolis Park and Recreation Board, Review File No. 50056-3

It was moved by Kramer, seconded by Elkins, that the Metropolitan Council:

1. Approve the Central Mississippi Riverfront Regional Park Master Plan.
2. Require that the Minneapolis Park and Recreation Board submit estimated land acquisition costs that were not quantified in this master plan as an amendment to the master plan for Metropolitan Council review and approval prior to seeking grants for acquisition of applicable parcels.
3. Inform the Minneapolis Park and Recreation Board that in order to be eligible for future regional parks funding for soil contamination remediation, the project requests must meet the specific criteria delineated in the Regional Parks Policy Plan that is in effect at the time of the request.
4. Require that prior to initiating development within the regional park, the Minneapolis Park and Recreation Board must send preliminary plans to Scott Dentz, Interceptor Engineering Manager at Metropolitan Council Environmental Services, for review in order to assess the potential impacts to the regional interceptor system.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action as part of its consent agenda.

**2016-194 Parks Acquisition Opportunity Fund Grant for Lebanon Hills Regional Park, Dakota County (Hansch property)**

It was moved by Kramer, seconded by Elkins, that the Metropolitan Council:

1. Approve a grant of up to \$183,000 to Dakota County to pay part of the acquisition costs for the Hansch parcel at 1252 Carriage Hills Drive in Eagan for Lebanon Hills Regional Park;
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council;
3. Consider reimbursing Dakota County for up to \$112,841 from its share of a future Regional Parks Capital Improvement Program for costs associated with the acquisition; and
4. Inform Dakota County that the Council does not under any circumstances represent or guarantee that future reimbursement will be granted and expenditure of local funds never entitles a park agency to reimbursement.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action as part of its consent agenda.

**BUSINESS – Non-Consent**

**2016-195 Approval of the FY2018-19 Parks and Trails Legacy Prioritized Project Recommendations**

It was moved by Elkins, seconded by Munt, that the Metropolitan Council approve the attached Regional Parks System Parks and Trails Legacy Project List for state fiscal years 2018 and 2019 based on current appropriation estimates from Minnesota Management and Budget.

**Motion carried.**

Staff presented the item indicating that each of the ten regional parks implementing agencies had individually selected and prioritized their projects, allocating portions of each agency's share of the Parks and Trails fiscal year 2018/2019 appropriation. Agencies completed a new grant application this year, and as part of that application they responded to a series of questions in the Equity Toolkit that was approved by the Council in July of 2016. The Metropolitan Parks and Open Space Commission discussed and evaluated the projects at its meeting in October, and in two four-to-three votes, they elected to shift the priority among projects from Bloomington and Carver County.

The Council received a letter from Carver County asking the Council to reconsider the decision. Council Member Wulff explained that in addition to the letter from Carver County, she received a call from an MPOSC member stating that he had reconsidered and regretted his vote for the reprioritization of the Carver County projects. A motion was made and seconded to approve the Commission's recommendations. An amendment was passed unanimously to return the Carver County projects to their original priority, and the Committee voted unanimously to approve the amended motion.

**2016-205 2016 Livable Communities Demonstration Account and Tax Base Revitalization Account Transit Oriented Development Grant Recommendations**

It was moved by Letofsky, seconded by Elkins, that the Metropolitan Council:

- (1) award six Livable Communities Demonstration Account Transit Oriented Development grants as follows, totaling \$4,750,000, (2) award two Livable Communities Tax Base Revitalization Account

Transit Oriented Development grants as follows, totaling \$1,028,365, and (3) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Recommended Projects	Applicant	Points	LCDA-TOD	TBRA-TOD
Lexington Station	St. Paul	97.71	\$800,000	0
Great River Landing	Minneapolis	97.62	\$638,500	0
L&H Station	Minneapolis	93.43	\$1,361,500	0
Riverdale Station Apartments	Coon Rapids	93.15	\$985,000	0
Sanctuary on Vandalia	St. Paul	86.14	\$716,500	\$615,000
Union Flats (aka 2300 Territorial)	St. Paul	84.14	\$248,500	\$413,365
<b>Total Recommended</b>			<b>\$4,750,000</b>	<b>\$1,875,000</b>
Total Available			\$4,750,000	\$1,028,365
Total Remaining				\$846,635

**Motion carried.**

Livable Communities Advisory Committee (LCAC) Chair, Mayor Mary Hamann-Roland and staff presented information about each of the recommended awards. Staff summarized the anticipated outcomes from the 2016 LCA-TOD funding recommendations. Committee members expressed their support and appreciation for the recommended projects.

**2016-206 Adoption of Payment Standards for Metro HRA Rent Assistance Programs**

It was moved by Munt, seconded by Wulff, that the Metropolitan Council adopt amounts listed below as Payment Standards for the Housing Choice Voucher and other rent assistance programs effective November 1, 2016.

**Motion carried.**

There was one question on how exception communities are determined in establishing rent limits. Staff responded that several sources of average rent data are analyzed by community and by bedroom size. A community becomes an exception community if the average rents are above the current rent limits for at least two bedroom sizes.

**2016-207 Adoption of Utility Allowance Schedule for Metro HRA Rent Assistance Programs**

It was moved by Commers, seconded by Munt, that the Metropolitan Council approve the attached Utility Allowance Schedule for use in the Housing Choice Voucher and other rent assistance programs effective November 1, 2016.

**Motion carried.**

No questions from the Community Development Committee.

**INFORMATION**

1. MUSA policy overview – Local Planning Assistance Manager Lisa Barajas provided an overview of the Metropolitan Urban Service Area policy to the Community Development Committee. Community Development Committee members requested information on most recent SAC charges, assessment policy for failing septic systems, extensions, liability, and debt payoff.

2. MetroStats on New Affordable Housing Construction in 2015 (*postponed*) *information available online*

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:15 p.m.

Michele Wenner  
Recording Secretary