

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, December 18, 2017

**Committee Members Present: Commers, Barber, Chavez, Dorfman, Elkins, Kramer, Munt, Wulff**

**Committee Members Absent: Cunningham**

**Committee Members Excused:**

### CALL TO ORDER

A quorum being present, Committee Vice Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:04 p.m. on Monday, December 18, 2017.

### APPROVAL OF AGENDA AND MINUTES

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

It was moved by Elkins, seconded by Munt to approve the minutes of the November 20, 2017 regular meeting of the Community Development Committee. Motion carried.

### BUSINESS

#### A. Consent

**2017-294** City of Ramsey Armstrong Area West Amendment, Review No 20652-12 (Eric Wojchik 651 602-1330)

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

Adopt the attached Review Record and allow the City of Ramsey to place the Armstrong West Area Comprehensive Plan Amendment into effect.

1. Revise the City's forecasts for employment for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
2. Advise the City to implement the advisory comments in the Review Record for Forecasts and Housing.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

#### B. Non-Consent

**2017-293** Proposed Process for Requests for Extensions to the 2018 Comprehensive Plan Deadline Local Planning Assistance Manager Lisa Barajas presented the report to the Community Development Committee.

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

1. Direct staff to implement the selected process scenario, making the applications available to local units of government at the earliest opportunity, with a deadline of end of May 2018.
2. Authorize staff to amend planning grant agreements when applicable, consistent with the selected scenario; **Scenario 3** Local units of government submit extension requests to the Metropolitan Council. Council staff review all requests and administratively grant the extensions.
3. Direct staff to coordinate extensions for Mississippi River Critical Corridor Area (MRCCA) plans with Minnesota Department of Natural Resources staff, when applicable.
4. Acknowledge an extension of the comprehensive plan completion deadline does not change any due dates for surface water management plans or water supply plans.

**Motion carried.**

**Scenario 1**

Local units of government submit extension requests to the Metropolitan Council. Staff prepare and present reports to the Community Development Committee for all requested extensions. The governing body of the Metropolitan Council takes action on the extension request after Committee recommendation.

**Scenario 2**

Local units of government submit extension requests to the Metropolitan Council. Council staff administratively grant an extension if the requested date is prior to June 30, 2019. For requested dates beyond June 30, 2019, and prior to December 31, 2019, Council staff prepare and present a report to the Community Development Committee. The governing body of the Metropolitan Council takes action on the extension request after Committee recommendation. (Attachment 1)

**2017-292 Livable Communities Demonstration Account Transit Oriented Development Pre-Development Grant Recommendations**

Senior Planner Ryan Kelley presented the report to the Community Development Committee.

It was moved by Munt, seconded by Elkins, that the Metropolitan Council (1) award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants as follows, totaling \$58,125, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council;

Recommended Projects	Applicant	TOD Predevelopment
Artspace-Hopkins	City of Hopkins	\$30,000
Public Safety Annex	St. Paul	\$28,125
Total Requested		\$58,125
Total Available		\$250,000
Total Remaining		\$191,875

**Motion carried.**

Committee members expressed their support for each project and were interested in the affordability levels and number of affordable units in the projects. The Committee unanimously approved the recommendation.

**2017-290 Livable Communities Act Tax Base Revitalization Account Grant Recommendations**

Senior Planner Marcus Martin presented the report to the Community Development Committee. It was moved by Munt, seconded by Barber, that the Metropolitan Council: (1) award 14 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>Recommended Projects - SEED</b>	<b>Recommended amount</b>
Saint Paul – 520 Payne	\$13,200
Saint Paul – 623-629 Whitall	\$9,600
<b>Recommended Projects - Contamination Investigation</b>	<b>Recommended amount</b>
Minneapolis – Malcolm Yards	\$45,700
Saint Paul – Oakdale Development	\$15,700
Saint Paul Port Authority – Hmongtown Marketplace	\$50,000
<b>Recommended Projects - Contamination Cleanup</b>	<b>Recommended amount</b>
Minneapolis – Midtown Corner Senior Housing	\$85,600
Minneapolis – Mino-bimaadiziwin	\$207,900
Minneapolis – Bunge East	\$73,500
Minneapolis – 205 Park	\$352,200
Minneapolis – 510 Lake Street Affordable Housing	\$215,300
Minneapolis – Calhoun Towers	\$544,300
Bloomington – Minnesota Center/Drury Southwest Inc	\$649,500
Minneapolis – Sons of Norway	\$503,600
Maple Grove – Hilger Landfill (former)	\$500,000
<b>TOTAL Recommended (All Grant Categories)</b>	<b>\$3,266,100</b>
<b>Total Available</b>	<b>\$4,056,200</b>
<b>Total Remaining</b>	<b>\$790,100</b>

**Motion carried.**

Members of the Committee asked for more information on why projects did not meet the minimum evaluation score and why the listed recommended award amounts were less than the requested amount in some cases. Answering the first question, projects that did not meet the minimum evaluation score had higher cleanup costs relative to proposed outcomes, fewer affordable housing units compared to other applicants, or vague scopes of work and development outcomes. Answering the second question, the Council reduced recommended award amounts compared to requested amounts when ineligible costs were removed. The Committee unanimously approved the recommendation.

## 2017-291 2017 Livable Communities Demonstration Account Grant Recommendations

Senior Planner Ryan Kelley and LCAC member James Garrett presented the report to the Community Development Committee.

It was moved by Chavez, seconded by Munt, that the Metropolitan Council:

- (1) award six Livable Communities Demonstration Account grants as follows, totaling \$7,500,000, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council: Recommended Projects Applicant Points LCDA Award  
Leef Minneapolis 88.98 \$1,831,428 Ain Dah Yung St. Paul 87.14 \$350,000 The Avenue on France Edina 82.12 \$1,300,000 West Broadway Curve II Minneapolis 80.74 \$780,000 The Collaborative Edina 78.12 \$1,441,565 Edison Roseville 76.99 \$1,797,007 Total Recommended \$7,500,000 Total Available \$7,500,000 Total Remaining \$0 Background The Livable Communities Act (LCA) states that projects funded through the Livable Communities

**Motion carried.**

The Committee was excited about this slate of projects. Some Committee members expressed concern over the current scoring criteria and want to have a future discussion to ensure that applicants in all parts of the region can compete equally. The Committee unanimously approved the recommendation.

### INFORMATION

1. Proposal to Amend the 2017 Livable Communities Fund Distribution Plan – Community Development Division Director Beth Reetz presented the information item to the Community Development Committee.

Each year the Council prepares and adopts a plan for the distribution of Livable Communities Act funds. The Council adopted the 2017 Livable Communities Fund Distribution Plan ([2017-72 SW](#)) on March 22, 2017.

After awarding the funds made available in the 2017 Fund Distribution Plan for both the Livable Communities Demonstration Account Transit Oriented Development (LCDA TOD) grant category and the regular Livable Communities Demonstration Account (LCDA) category, there are additional projects in each which meet the minimum score necessary to be considered for funding and are important projects for the communities and the region.

Over the past several years, a number of projects awarded LCDA funds have either not moved forward or have not used all the funds awarded to them. Additionally, the fund balance has accrued interest earnings. These funds are available for award.

Staff will present to the committee scenarios to award additional available funds and seek the Committee's direction to potentially amend the 2017 LCA Fund Distribution Plan.

2. Land Use Advisory Committee Report – LCAC chair Jon Commers presented the information item to the Community Development Committee.

The 2017 work plan for the Community Development Committee includes periodic reports from 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. Fifteen

members serve on the Committee chaired by Council Member Commers. There are two open seats for District 3 and District 4 (Carver County). Half of Committee members must be locally elected officials.

In September and November, the Committee focused on updates to the 2040 Transportation Policy Plan (TPP) and water supply and water management issues. The Committee gave feedback on the Climate Vulnerability Assessment, including a localized flood map, and started discussing their 2018 Work Plan. Committee members discussed four questions at the first Joint Workshop of the Land Use Advisory Committee and the Metropolitan Area Water Supply Advisory Committee.

The Committee covered the following [Agenda](#) items on September 21, 2017:

- [A Regional Water Future with One Water Collaborations](#) presentation and [Memorandum](#);
- [Update on PlanIt: Water Management Tools Workshop - Going Beyond the Comprehensive Plan](#) memorandum and [Workshop Agenda](#);
- [Transportation Policy Plan: 2040 Update Performance Based Planning](#) presentation;
- [Transportation Policy Plan: Bicycling & Walking in the Twin Cities - TPP Bike / Ped Chapter Overview](#) presentation and [Memorandum](#); and
- Recruitment for LUAC openings.

Committee members participated in the first [Joint Workshop of the Land Use Advisory Committee and the Metropolitan Area Water Supply Advisory Committee](#) on November 6, 2017.

For the Committee meeting on November 16, 2017, the [Agenda](#) included:

- [Climate Vulnerability Assessment: Localized Flood Risk](#) presentation and [Memorandum](#);
- [Transportation Policy Plan: Transit Investment Direction and Plan Introduction – Investment Summary](#) presentation;
- Recap of Joint Workshop of the Land Use Advisory Committee and the Metropolitan Area Water Supply Advisory Committee; and

#### [2018 Land Use Advisory Committee Draft Work Plan](#)

### 3. Update on the Use of the Council's Fair Housing Resources in 2017

Housing Analyst Tara Beard presented the information item to the Community Development Committee.

Since 2015, the Metropolitan Council budget has included an annual allocation of \$100,000 to support Fair Housing activities, consistent with the Council's following commitments:

- In the [2040 Housing Policy Plan](#), the Council committed to: "Support local fair housing planning and decision-making with data tools, best practices, and technical assistance." (p. 60)
- In [Thrive MSP 2040](#), the Council committed to: "Support research and other activities related to fair housing, residential lending, and real estate practices to determine if discriminatory practices are occurring and limiting housing choices." (p. 43)

This presentation provided a brief overview of how the Council has used its 2017 funding to advance fair housing in the region. And an update on the development of a model fair housing policy for local governments, which was funded with the 2016 fair housing budget, but was completed in 2017. For additional information about the model fair housing policy, please view the PlanIt webinar on Implementing a Local Fair Housing Policy (available soon at <https://metro council.org/Handbook/Training/Webinars.aspx>).

**ADJOURNMENT**

Business completed, the meeting adjourned at 5:50 p.m.

Michele Wenner  
Recording Secretary