

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, December 21, 2020

Committee Members Present: Atlas-Ingebretson, Chamblis, Cummings, Johnson, Lee, Lilligren, Lindstrom, Muse, Vento, Wulff

Committee Members Absent:

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, December 21, 2020.

APPROVAL OF MINUTES

It was moved by Wulff, seconded by Vento to approve the minutes of the December 7, 2020 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the December 21, 2020 Community Development Committee meeting video](#)

BUSINESS

2020-343 Public Hearing for Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030

Charlie Vander Aarde from Metro Cities spoke in support of the LCA goals and the methodology. Metro Cities groups' key priorities are accessibility for all cities, competitiveness, consideration of unique amenities and communities. Any new LCA program must have strong participation, economic development, strengthen tax bases, and innovated redevelopment.

CONSENT

2020-338 City of Inver Grove Heights Titan Land Comprehensive Plan Amendment, Review File 21996-3

It was moved by Atlas-Ingebretson, seconded by Johnson, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions.

1. Authorize the City of Inver Grove Heights to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for forecasts.

Motion carried.

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

2020-339 City of Rosemount Emerald Isle Comprehensive Plan Amendment, Review File 22286-2

It was moved by Atlas-Ingebretson, seconded by Johnson, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Rosemount place its Emerald Isle comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for forecasts and water supply.

Motion carried.

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

NON-CONSENT

2020-340 JT SW: City of Fridley 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22154-1

Senior Planner Raya Esmaili presented the Business item to the Community Development Committee.

It was moved by Chamblis, seconded by Lindstrom, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Fridley to place its 2040 Comprehensive Plan into effect.
2. The Local Water Management Plan needs to be incorporated into the formal Plan as either a free-standing Chapter or Appendix when the City submits the final Plan to the Council. The City also needs to send the Council the date that the City adopts the final Local Water Management Plan.
3. Advise the City to:
 - a. Incorporate the Local Water Management Plan into the formal Plan as either a free-standing Chapter or Appendix when the City submits the final Plan to the Council. The City also needs to send the Council the date that the City adopts the final Local Water Management Plan.
 - b. Adopt the Mississippi River Critical Corridor Area (MRCCA) Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.
 - c. Implement the advisory comments in the Review Record for forecasts, land use, and water supply.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-341 JT SW: City of White Bear Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22494-1

Senior Planner Raya Esmaili presented the Business item to the Community Development Committee.

It was moved by Vento, seconded by Lee, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of White Bear Lake to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2.
3. Advise the City that:
 - a. The MPCA re-issued the MS4 General Permit to the City on November 16, 2020. The City's Stormwater Pollution Prevention Program and the Surface Water Management Plan need to be reviewed to determine if any changes are needed to meet the conditions of the reissued permit.
 - b. The City's adopted engineering design standards for stormwater management (or a summary of them) need to be included in the Surface Water Management Plan.
 - c. The City needs to add the projects listed in the 5-year (2019-2023) Capital Improvement Program (CIP) under the heading "Surface Water Fund" as well as the highest priority implementation actions for the subsequent five years, to the Surface Water Management Plan to form the CIP required by Minnesota Rules.
 - d. The recommended actions as fully described within this report for the Surface Water Management Plan must be complete prior to final 2040 Plan submittal to the Council.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts, Land Use, and Water Supply.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-328 Sam Morgan Regional Trail Master Plan Amendment, Saint Paul

Planning Analyst Colin Kelly presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Lee, that the Metropolitan Council:

1. Approve the City of Saint Paul's Samuel Morgan Regional Trail Corridor Master Plan Amendment, including the supplemental information provided in the submittal memorandum dated October 26, 2020.
2. Require the City of Saint Paul, prior to initiating any new development of the regional trail corridor, send preliminary plans to the Environmental Services Assistant Manager at the Metropolitan Council's Environmental Services Division.

Motion carried.

Council Members commented on the history of Sam Morgan, and the support of indigenous games from implementing agencies, partnerships, and community engagement. Concern was expressed regarding regional park amenities vs local park amenities and doubling up, especially with large land acquisitions. Council Members acknowledge the need for services in both types of parks for equity and stewardship but delineated for funding.

2020-344 Tax Base Revitalization Account funding recommendations

Senior Planner Marcus Martin presented the Business item to the Community Development Committee.

It was moved by Lindstrom, seconded by Muse, that the Metropolitan Council:

1. Award 14 Tax Base Revitalization Account grants as shown in Table 1 below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects - SEED	Recommended amount
Minneapolis – Baldwin Square	\$107,800
Minneapolis - Resolute, The	\$37,200
St Paul - 1560 White Bear Ave	\$41,400
Minneapolis - 1517 West Broadway Incubator	\$35,800
Minneapolis - Link on 21st, The	\$38,200
Recommended Projects – Investigation	Recommended amount
Minneapolis - Northrup King	\$50,000
St Louis Park - Beltline Boulevard Station	\$50,000
678 North Snelling Av	\$10,000
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - Currie Commons	\$480,300
Hopkins - Vista 44	\$172,300
Minneapolis - Elliot Twins	\$233,600
Minneapolis - 2025 West River Road	\$517,100
Bloomington HRA - Lyndale Flats	\$264,100
Falcon Heights - Amber Union	\$962,200
TOTAL Recommended (All Grant Categories):	\$3,000,000
Total Available:	\$3,000,000
Total Remaining:	\$0

Motion carried.

Council members commented positively on this multi-housing project and inquired about the funding of project. Mr. Martin responded the cost was for lead and asbestos abatement without any other funding partners.

2020-345 SW: Metro HRA Moving to Work Program Application Submittal: Board Resolution 2020-32 and Board Resolution 2020-33

HRA Director Terri Smith presented the business item to the Community Development Committee. It was moved by Vento, seconded by Johnson, that the Metropolitan Council adopt Resolution 2020-32 and Resolution 2020-33 (attached) as required by the U.S. Department of Housing and Urban Development (HUD) authorizing the Director, Metropolitan Council Housing and Redevelopment Authority (Metro HRA), to:

- submit a Full Application for the Moving to Work Program Expansion, Rent Reform; and
- continue conversations with HUD toward forming a Regional Moving to Work Voucher program through the Minneapolis Public Housing Authority

Motion carried.

Council Members inquired about the potential impact to current voucher holders and how the program savings will be spent. Ms. Smith explained the anticipated robust engagement with Council Members and voucher holders to resolve and dig into some of the concerns regarding voucher holder impact and how the funds will be spent, prior to formal approval of achieving MTW designation.

2020-346 SW: Revised 2021 Payment Standards for Metro HRA Rent Assistance Programs
HRA Director Terri Smith presented the business item to the Community Development Committee. It was moved by Atlas-Ingebretson, seconded by Lee, that the Metropolitan Council adopt revised payment standards for the Housing Choice Voucher and other rent assistance programs effective January 1, 2021.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

~~2020-332 Delegation of Signature Authority (Nicole Clapp 651-602-1723)~~ postponed to Jan 4, 2021

INFORMATION

1. 2021 Livable Communities Act Program Criteria Discussion
Livable Communities Manager Tara Beard and Council Member Reva Chamblis presented the information item to the Community Development Committee.

The Livable Communities Act (LCA) requires that the Council prepare an annual plan for distribution of the Livable Communities funds that includes program criteria developed by the Council. Building upon the [November 16, 2020 information item](#), staff is continuing conversations with the Community Development Committee before recommending adoption of criteria for 2021 LCA programs at the February 2, 2021 regularly scheduled committee meeting.

Staff have spent 2020 evaluating scoring criteria through a statutory and policy lens and have sought input on multiple aspects of LCA programs, including scoring criteria, from participant communities, Metro Cities, the Council's Land Use Advisory Committee, and other stakeholders. In addition, the Housing Work Group, a subgroup of Council members, has convened biweekly since July to explore and guide LCA evaluation efforts, with an emphasis on scoring criteria in recent months. These efforts have revealed opportunities to consider substantial changes to scoring criteria, especially in the Livable Communities Demonstration Account (LCDA) and the LCDA-Transit Oriented Development program (LCDA-TOD).

Feedback from the Committee will inform final recommendations for program and scoring criteria, which will be presented for Committee adoption at an upcoming meeting in early 2021.

Council Members discussed the statutes and the 49/51 split. Ms. Beard explained the statute policy guide within the scoring criteria. Council Members expressed concern regarding the timeline of the updates to the scoring and evaluations of award recommendations. Discussed possibility of realignment to achieve goals without displacement or gentrification.

2. ~~2021 Work Planning for Housing Strategies~~ postponed to January 4, 2021 CDC meeting

ADJOURNMENT

Business completed, the meeting adjourned at 7:10 p.m.

Michele Wenner
Recording Secretary