

Minutes

Community Development Committee



Meeting Date: June 20, 2023

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- Chair, Robert Lilligren, D7
- Vice Chair, Susan Vento, D11
- Judy Johnson, District 1
- Reva Chamblis, District 2

- Peter Lindstrom, District 10
- Chai Lee, District 13
- Toni Carter, District 14

- Tenzin Dolkar, District 15
- Wendy Wulff, District 16

Call to Order

A quorum being present, Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:00 p.m.

Approval of Minutes

It was moved by Wulff, seconded by Lee, to approve the minutes of the June 5, 2023, regular meeting of the Community Development Committee. **Motion carried.**

Non-Consent Business

1. **2023-138** Funding Recommendations for 2023 Round One Tax Base Revitalization Account (Marcus Martin 651-602-1054)

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

1. Award 12 Tax Base Revitalization Account grants totaling \$2,369,600 as shown in Table 1 below.
2. Authorize its Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Applicant	Seeding Equitable Environmental Development Projects	Recommended Amount
Saint Paul	Hamm's Brewery Redevelopment	\$50,000
Minneapolis	Nicollet Project	\$12,400
Minneapolis	East Plymouth Heights	\$30,100
Applicant	Environmental Investigation Projects	Recommended Amount
Minneapolis	753 Washington Av N	\$35,500
Fridley HRA	Northern Stacks 9	\$50,000
Applicant	Contamination Cleanup Projects	Recommended Amount
Minneapolis	Unity Building	\$296,500
Minneapolis	Agate Housing	\$213,500
Saint Paul Port Authority	United Village Phase 1	\$652,400

Saint Louis Park EDA	Wooddale Station	\$428,000
Saint Paul	Prior Works Creative Enterprise Zone	\$174,900
Minneapolis	Kyle Garden Square	\$172,000
Excelsior	339 Third Street	\$250,300
Total Recommended (All Grant Categories)		\$2,369,600
Balance		\$380,400

Motion carried

Council Members asked about applicant comments on potential challenges in applying for funding, the on-going distribution of LCA funding, what types of contaminants are considered a lower environmental risk, communication with applicants about grant recommendations, the likelihood of success when re-applying for funding for 512 & 514 Humboldt Av (Cerenity Senior Housing), confirmation of the amount of funding that would be available in the next cycle, as well as recent and future changes to the application evaluation process.

2. **2023-139** City of Independence 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22711-1 (Freya Thamman 651-602-1750)

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

Recommendations of the Community Development Committee

1. Authorize the City of Independence to place its 2040 Comprehensive Plan into effect.
2. Revise the City’s sewer household forecasts as shown in Table 2 of the Review Record.
3. Revise the City’s affordable housing need allocation for 2021-2030 to 54 units.
4. Revise the Community Designation mapping to show Emerging Suburban Edge residential land uses near Maple Plain as shown in Figure 3 of the attached Review Record.
5. The City needs to provide the date that the Pioneer Sarah Creek Watershed Management Commission approved the Local Water Management Plan.
6. Advise the City:
 - a. To implement the advisory comments in the Review Record for forecasts, land use, housing, and water supply.
 - b. That all supplemental information provided during the review process for completeness needs to be included in the City’s Final Plan submittal. The Final Plan must be submitted and determined consistent with the information provided during the review process prior to Council’s review of any comprehensive plan amendments.

Recommendations of the Environment Committee

1. Approve the City of Independence Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for wastewater.
 - a. The Plan identifies the need for a future improvement to serve new development areas south of Maple Plain via L63. This improvement would be a regional interceptor connecting to L63 and extending to a yet to be determined location. Some of the areas to be served through this future improvement are timed within the 2020-2030 staging plan. For this interceptor to be built to accommodate the projected development needs, coordination between the Council and the City for the interceptor will need to occur so that it can be planned, designed, and constructed. This may require the need for the City and Council to enter into a cooperative construction agreement whereby the Council reimburses it for the associated regional costs.
 - b. The Plan offers a “Preferred Population, Household and Employment Forecasts” that reflects greater household forecasts than those in Table 26 which reflects those which are the basis of the Council’s approval. The City should be aware, however, that prior to the Council providing service beyond those forecasts listed in Table 26,



the City would first need to amend their Plan revising the sewer forecast and submit that amendment to the Council for authorization. Requests for increased forecasted growth may or may not be granted, consistent with the Council's policies.

- c. Advise the City to implement the remaining advisory comments in the Review Record for wastewater.

Motion carried

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

- 3. **2023-116** Annual Metropolitan Regional Parks Operation and Maintenance Allocation (Aimee Junget 651-602-1823)

It was moved by Wulff, seconded by Vento that the Metropolitan Council accept the Regional Parks System state fiscal year 2024 operation and maintenance report, as shown in Table 1.

Table 1. State Fiscal Year 2024 O&M Distribution		
Anoka County	\$7,227,984.90	\$1,455,022.08
Bloomington Parks	\$763,949.07	\$137,497.65
Carver County	\$1,613,285.16	\$296,920.60
Dakota County	\$8,843,849.90	\$1,096,170.57
Minneapolis Park & Recreation Board (MPRB)	\$29,910,980.58	\$4,522,751.98
Ramsey County	\$7,323,225.15	\$1,625,382.10
Saint Paul Parks	\$19,129,824.82	\$2,149,241.90
Scott County	\$1,915,093.99	\$285,814.74
Three Rivers Park District (TRPD) - Hennepin & Scott	\$47,375,172.75	\$5,172,272.19
Washington County	\$5,313,754.84	\$748,926.19
TOTAL	\$129,417,121.16	\$17,490,000.00

Motion carried

Council Member Wulff commented that funding has improved for O&M however it is not near the statutorily defined 40% of reported expenses and noted the current year is 13.5% of expenses which is better than the previous average of 9% but still less than 40%.

Council Member Johnson noted there was a one-time increase of \$6M from the state General Fund and then asked to clarify whether the lottery-in-lieu increase was one-time or ongoing. Ms. Junget clarified that there was an increase in the account that resulted in an increase for this current year however there were additional statutory changes from which it would be expected to see an increase in future years upon appropriation.

Council Member Vento noted that one of the inputs to the funding formula is a proportionate share of visits. Visits during the pandemic were significant which impacted the need for more O&M.

- 4. **2023-140** Amend Budget for Nic@Lake LCA Pre-Development Grant (SG-17942) (Nicole Clapp 651-602-1723)

It was moved by Wulff, seconded by Carter that the Community Development Committee approve amending the Nic@Lake (SG-17942) LCA Pre-development Grant Award project summary to



adjust budget activity line-items as detailed in Attachment B.

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

Information

1. 2024 Preliminary Community Development Operating Budget (Heather Geisel 651-602-1715)

The Community Development Division Preliminary 2024 Operating Budget supports implementation of *Thrive MSP 2040*, the *2040 Housing Policy Plan*, and the *2040 Regional Parks Policy Plan* as well as the development of the 2050 versions of these plans. The preliminary budget builds on the 2023 base budget, which includes programmatic and staffing levels from the previous year.

The presentation provided an overview of division performance towards advancing *Thrive MSP 2040*, general economic conditions, and the preliminary 2024 operating budget. Feedback from Committee members will guide upcoming budget discussions this year.

Council members requested data on recoveries from Covid; employment, job growth, and recovering at same pace. Council Members also inquired about fulfilling FTE's. Ms. Barajas commented staff is nearly full, back filling vacancies and receiving incredible responses to open positions.

2. 2022 Plat Monitoring Report (Katelyn Champoux 651-602-1831)

The Metropolitan Agricultural Preserves Program was established in 1980 by the Minnesota Legislature to encourage protection of long-term agricultural uses and to provide direction in equitably taxing these properties. The Metropolitan Council supports preserving agricultural land in the region through specific policies for protection and development in *Thrive MSP 2040*. All the counties in the region except for Ramsey County contain properties enrolled in the program. The Council annually reports on the acres enrolled in the program, with information from these counties and the Department of Revenue. Staff will present this report at the Community Development Committee meeting.

Council Member Wulff requested the over-platting be returned to the presentation, and Ms. Champoux confirmed.

Adjournment

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

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of June 20, 2023.

Council Contact:

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