

# Minutes

Community Development Committee



**Meeting Date:** June 17, 2024

**Time:** 4:00 PM

**Location:** 390 Robert Steet

## Members Present:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D7 | <input type="checkbox"/> Peter Lindstrom, District 10        | <input type="checkbox"/> Tenzin Dolkar, District 15          |
| <input type="checkbox"/> Vice Chair, Susan Vento, D11           | <input checked="" type="checkbox"/> Chai Lee, District 13    | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| <input checked="" type="checkbox"/> Judy Johnson, District 1    | <input checked="" type="checkbox"/> Toni Carter, District 14 |  |
| <input checked="" type="checkbox"/> Reva Chamblis, District 2   |  |  |

## Call to Order

A quorum being present, Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:06 p.m.

## Approval of Agenda

Business item 2024-141 was pulled from the Community Development Committee's consent list and moved to the 1<sup>st</sup> non-consent item per Council Member Wulff's request.

## Approval of Minutes

It was moved by Wulff, seconded by Johnson, to approve the minutes of the June 3, 2024, regular meeting of the Community Development Committee. **Motion carried.**

## Consent Business

1. **2024-140** Vermillion River Greenway Regional Trail (Hastings), Park Acquisition Opportunity Fund Award (Dakota County Community Development Agency), Dakota County (Jessica Lee 651-602-1621)

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

1. Approve a grant of up to \$112,973 from the Park Acquisition Opportunity Fund to Dakota County to acquire a 5-acre parcel located at 160th Street East and Pleasant Avenue in Hastings, MN, for the Vermillion River Greenway Regional Trail (Hastings).
2. Authorize the Executive Director of Community Development to execute the grant agreement and restrictive covenant on behalf of the Council.

2. **2024-161** City of Lake Elmo's Chavez Parcel Comprehensive Plan Amendment, Review File 22215-14 (Emma Dvorak 651-602-1399)

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

1. Authorize the City of Lake Elmo to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise the *Thrive MSP 2040* community designation for the amendment site from Rural Residential to Emerging Suburban Edge as shown in Figure 2 in the Review Record.

4. Advise the City to implement the advisory comments in the Review Record for Water Resources.

**Motion carried.**

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

**Non-Consent Business**

- 1. **2024-141** West Mississippi River Regional Trail, Park Acquisition Opportunity Fund Award (Rife), Three Rivers Park District (Jessica Lee 651-602-1621)

It was moved by Johnson, seconded by Carter that the Metropolitan Council:

- 1. Approve a grant of up to \$431,250 from the Park Acquisition Opportunity Fund to Three Rivers Park District to acquire a 5.5-acre parcel located at 142nd Avenue in Dayton, MN, for the West Mississippi River Regional Trail.
- 2. Authorize the Executive Director of Community Development to execute the grant agreement and restrictive covenant on behalf of the Council.

**Motion carried.**

Council Member Wulff stated that she had asked before for more information about the West Mississippi River Regional Trail in terms of acquiring full parcels of land for a trail, and because her concerns had not been previously addressed, that she would be voting no. A discussion followed in which Mullin reassured the Committee that this parcel has high natural resources value and is included in the Council-approved long-range plan for the regional trail. Wulff expressed concern that this regional trail should be considered a linear park instead. Mullin committed to setting up a meeting with Wulff and Three Rivers Park District to discuss the regional trail and long-range plan.

One dissenting vote.

- 1. **2024-149** Annual Metropolitan Regional Parks Operation & Maintenance Allocation (Aimee Junget 651-602-1823)

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

accept the Regional Parks and Trails System state fiscal year 2025 operation and maintenance report, as shown in Table 1.

**Table 1. State Fiscal Year 2025 O&M Distribution**

Anoka County	\$8,297,155	\$959,379
Bloomington Parks	\$801,773	\$98,402
Carver County	\$1,682,755	\$223,567
Dakota County	\$8,794,999	\$712,299
Minneapolis Park & Recreation Board (MPRB)	\$27,798,327	\$2,883,846
Ramsey County	\$8,663,249	\$1,092,403
Saint Paul Parks	\$21,086,124	\$1,454,730
Scott County	\$1,985,961	\$189,929
Three Rivers Park District (TRPD) - Hennepin & Scott	\$48,666,853	\$3,388,617
Washington County	\$5,408,723	\$486,828
<b>TOTAL</b>	<b>\$133,185,919</b>	<b>\$11,490,000</b>

**Motion carried.**



Council Member Johnson questioned the formula information and Ms. Junget clarified the formula applied to 2025. Council Member Wulff commented the Committee report from MPOSC was missing from business item submitted.

2. **2024-157 Funding Recommendations for 2024 Round One Tax Base Revitalization Account Grants**

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

Award four Tax Base Revitalization Account grants totaling \$1,469,200 as shown in Table 1 below.

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	Environmental Site Investigation Projects	Recommended Amount
Saint Louis Park EDA	Loffler Crossings	\$46,500
Applicant	Contamination Cleanup Projects	Recommended Amount
Minneapolis	Native American Community Clinic	\$352,800
Saint Paul	Gloryville	\$1,000,000
White Bear Lake	Wildwood Rowhomes	\$69,900

The Committee identified an error in the table with the share of affordable units in the business item, and another typographical error regarding the applications received in the presentation. A corrected version of Table 5 is included in the attached business item. A question was asked clarifying the type of information commonly used to demonstrate a need for environmental investigation. A clarification was provided regarding when we track expected tax increases from a development (cleanup applications) and when we do not (investigation applications). A suggestion was made to maintain or consider the use of funding limits in cycles where the funds are undersubscribed. A request was made for a separate report with information on application trends and awards for all LCA programs over the past few years.

**Information**

1. **2023 Plat Monitoring Report (MacKenzie Young-Walters 651-602-1373)**

Staff provided a review of the 2023 Plat monitoring Report. The Council annually reports on the platting activity in the participating communities as a method of tracking development patterns on the region’s developing edge. This information is used to assess consistency with the Council’s land use policies, evaluate trends in land usage and housing mix, analyze for consistency with local comprehensive plans, and review sewer connection permits.

2. **2023 Metropolitan Agricultural Preserves Program Report (MacKenzie Young-Walters 651-602-1373)**

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 and staff highlighted information in this report.

3. Fiscal Disparities Program (Maia Guerrero-Combs 651-602-1060)

Council staff provided an overview of the program and presented results for taxes payable in 2024. Fiscal Disparities: Tax-Base Sharing in the Metro Area on the Council's website provides further information, with updated summary data and links to resources.

The 2024 Community Development Work Plan includes a report on the Fiscal Disparities Program. Taxing jurisdictions in the metropolitan area share part of the growth in commercial-industrial tax base through a tax-base sharing program known as the Fiscal Disparities Program. The Minnesota Legislature created the program in 1971 with the support of the Metropolitan Council. The program began sharing tax base in 1975.

Tax-base sharing supports goals of the Metropolitan Council. The program improves equity in fiscal resources by reducing large differences in tax base wealth among communities. It supports cost-effective regional wastewater treatment and transportation services by reducing competition for tax base. Tax-base sharing encourages land uses that protect the environment and increase livability but raise little or no revenue, such as regional parks, open space, and low-income housing. The program promotes a regional approach to planning and development.

The program shared over \$563 million in tax base for taxes payable in 2023 and over \$693 million in tax revenue.

A total of 177 communities participate in tax-base sharing. Each year, the Council and the Minnesota Department of Revenue determine eligibility for communities to participate in the program, as required by statute.

## Adjournment

Business completed; the meeting adjourned at 6:00 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 17, 2024.

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### Council Contact:

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