

Minutes

Community Development Committee



Meeting Date: November 4, 2024

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
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| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D6 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 | <input type="checkbox"/> Tenzin Dolkar, District 15 |
| <input checked="" type="checkbox"/> Vice Chair, Susan Vento, D12 | <input checked="" type="checkbox"/> Chai Lee, District 13 | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| <input type="checkbox"/> Judy Johnson, District 1 | <input checked="" type="checkbox"/> Toni Carter, District 14 | <input checked="" type="checkbox"/> = present, E = excused |
| <input checked="" type="checkbox"/> Reva Chamblis, District 2 | | |

Call to Order

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

Agenda Approved

Council Members did not have any comments or changes to the agenda. **Motion carried.**

Approval of Minutes

It was moved by Carter, seconded by Wulff to approve the minutes of the October 21, 2024, regular meeting of the Community Development Committee. **Motion carried.**

Consent Business

1. **2024-320** City of Eagan Thompson Reuters Comprehensive Plan Amendment (Review File No. 22980-3) (Patrick Boylan 651-602-1438)

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

1. Authorize the City of Eagan 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.

Non-Consent Business

1. **2024-322** Funding Recommendations for 2024 Livable Communities Demonstration Account Development Grants (Hannah Gary 651-602-1633 and Mayor Bill Blonigan)

It was moved by Vento seconded by Lindstrom that the Metropolitan Council:

1. Award nine Livable Communities Demonstration Account grants as shown in Table 1, totaling \$9,800,000 and;
2. Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Recommended Grant Projects and Funding Amounts

Applicant	Recommended Project	Award Amount
City of Brooklyn Center	The Community Corner	\$1,500,000
City of Minneapolis	A Home of Our Own (Minneapolis Avenues)	\$1,000,000
City of Minneapolis	Cheatham Apartments	\$1,710,000
City of Saint Paul	1570 White Bear Ave (GloryVille)	\$1,210,000
City of Brooklyn Center	CAPL Immigrant Opportunity Center	\$1,750,000
City of Richfield	Aster Commons	\$850,000
City of Woodbury	Karen Drive Apartments	\$800,000
City of Little Canada	Little Canada County Road B East Senior Housing Project	\$490,000
City of Vadnais Heights	Vadnais Heights Drive Project	\$490,000

Motion carried.

Council Members discussed the efficiency of the single step review process, which has been met with appreciation from the review committee. Council Members asked about the success of commercial space in mixed-use developments and mechanisms to keep the commercial space affordable. Several Council Members commented on the need for projects supporting youth and were pleased with the robust nature of services included with the projects.

2. **2024-323** Funding Recommendations for 2024 Livable Communities Demonstration Account Transit Oriented Development Grants (Hannah Gary 651-602-1633 and Mayor Bill Blonigan)

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

1. Award five Livable Communities Demonstration Account Transit-Oriented Development grants totaling \$5,500,000 as shown Table 1 below.
2. Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. LCDA-TOD Recommended Grant Projects and Funding Amounts

Applicant	Recommended Project	Award Amount
City of Minneapolis	The LOMA	\$1,000,000
City of Brooklyn Center	Brooklyn Center Opportunity Site Phase 1 Public Infrastructure	\$2,000,000
City of Minneapolis	Rise Up Center Project	\$500,000
City of Minneapolis	Indigenous Wealth Building Center (formerly known as Mni Sota Fund Headquarters)	\$500,000
City of Saint Paul	694 Minnehaha Ave E (Hamm's Brewery: East End)	\$1,500,000

Motion carried.



Council Members were supportive of the ways in which green space is integrated into the projects as well as the economic development components of the recommended projects. Council Member Wulff requested a map with details to be included in report.

3. **2024-324** Amend grant term and scope for the City of Rogers LCDA Development Grant - SG-12582 (Nicole Clapp 651-602-1723)

It was moved by Chamblis, seconded by Lee, that the Community Development Committee approve amending the Main Street Rogers Downtown Redevelopment (SG-12582) LCDA Development grant agreement to:

1. Adjust the grant budget, as shown in Attachment B.
2. Extend the grant term by one additional year to December 31, 2025.

Motion carried.

Council Members discussed the delays, staff confirmed the deliverables are a requirement.

4. **2024-325** Amend scope for the City of St. Paul LCDA-TOD Grant - SG-19626 (Kelly Nezworski 651-602-1757)

It was moved by Lee, seconded by Carter, that the Community Development Committee approve amending the project summary of the 892 7th St. E (SG-19626) Livable Communities Act Transit Oriented Development (TOD) Grant Award as shown in Attachment B.

Motion carried.

Council Members discussed the difficulties renting commercial space in mixed used projects and questioned the reduction of FTE's. Staff explained the contracting of maintenance services.

5. **2024-326** Adoption of Payment Standards for Metro HRA Rent Assistance Programs (Terri Smith 651-602-1187)

It was moved by Wulff, seconded by Vento, that the Metropolitan Council adopt payment standards as shown in Table 1 for the Housing Choice Voucher and other rent assistance programs effective January 1, 2025.

Motion carried

The Council Members expressed support for Option 3.

Information

1. Community Tree Planting Grant Program discussion (Gillian Greenberg 651-602-1756)

This information item provided an update the Community Development Committee on program development and discuss priorities and long-term planning.

In the 2024 legislative session, the Minnesota Legislature directed the Council to establish a community tree planting grant program. This direction included language on the purpose of and priorities for the program as well as an appropriation of \$2.5 million for the Council to be used by June 2026.



Adjournment

Business completed; the meeting adjourned at 5:54 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 November 4, 2024.

Council Contact:

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