

# 2026-2031 Capital Improvement Plan

Metro HRA and Regional Parks



September 2025 Heather Giesel, Finance Director CD/MTS



# Council Unified Budget

## Definitions

### Capital Program

- Multi-year plan that represents authorized and planned projects. Current capital program is 2025-2030.

### Authorized Capital Program (ACP)

- Multi-year authorization for projects where funding has been secured and the Council has given final approval to proceed.

### Capital Budget

- Represents the amount from the Authorized Capital Program that is expected to be spent in a given year. We are currently in capital budget year 2025. This budget is amended throughout the year.

### Capital Improvement Plan (CIP)

- Six-year plan for projects where funding sources have been identified but not yet secured and the Council has not given final approval.

# Council Owned Housing



## History

- Minnesota Statute 473.195 provides the Council with authority to develop housing units with approval of municipalities
- January 1999 Council action approved establishment of Family Affordable Housing Program
  - Development and operation of public housing units
- \$28 Million provided by U.S. Department of Housing and Urban Development
  - Transferred from MPHA to the Council
- 150 units purchased on the open housing market between 2001 and 2004, 4 added in 2021/2022
- Current count is 151
  - 5 sold in 2024
  - 2 purchased in 2025

# Council Owned Housing



## Asset Management

Homes managed through contract with property management vendor

Small and routine repairs programmed in operating budget

Large improvements programmed and tracked in capital program

# \$1.75M Future Spending 2026-2031 CIP

## Authorized - \$2M

- Funded by rental property income
- \$2M transfer from operating reserves to ACP for purchase of five replacement properties
- Proceeds from the sales of properties will be deposited back into the ACP

## Planned - \$350K per year

- Funded by rental property income
- Starting in 2027



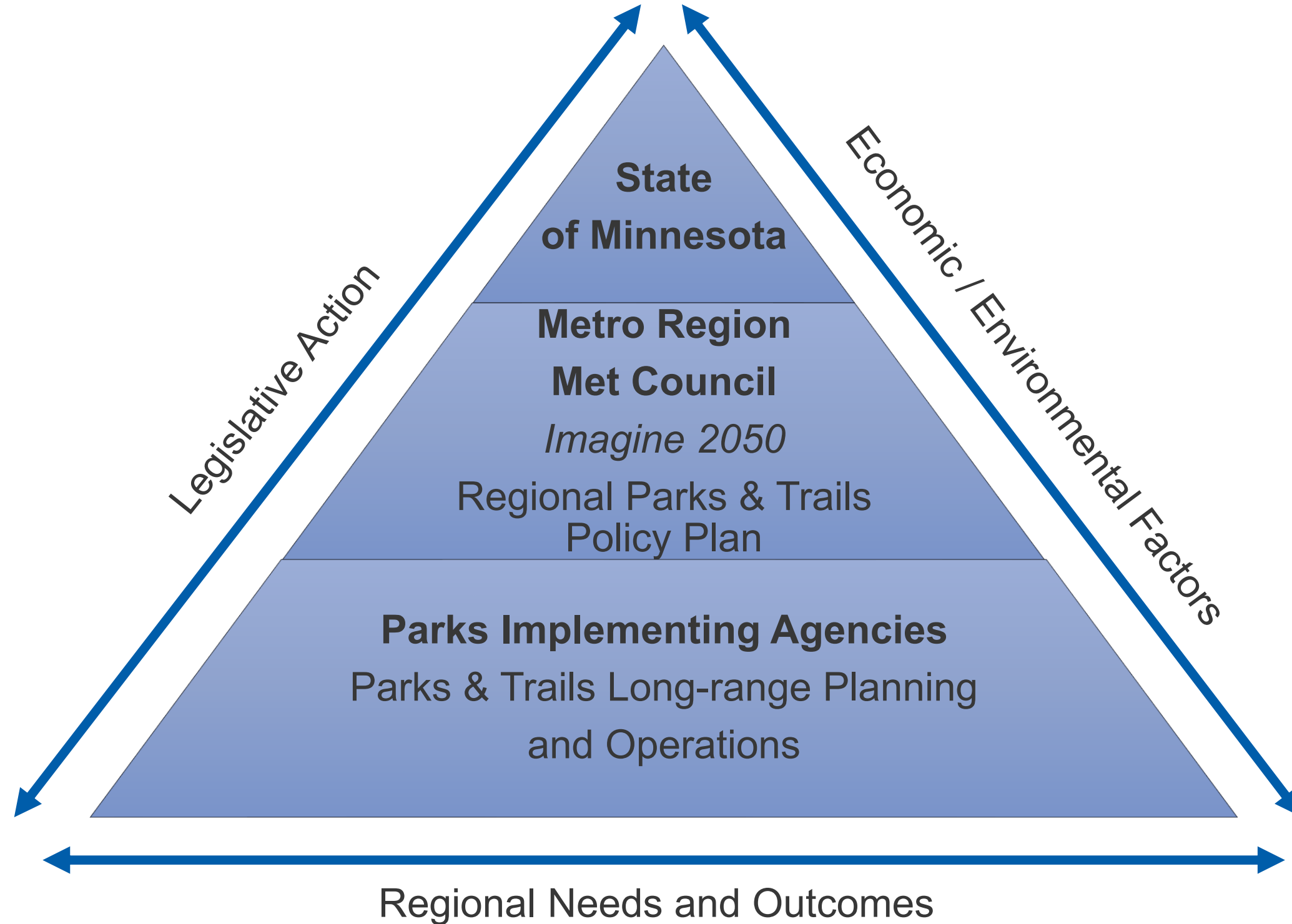
# Parks & Open Space



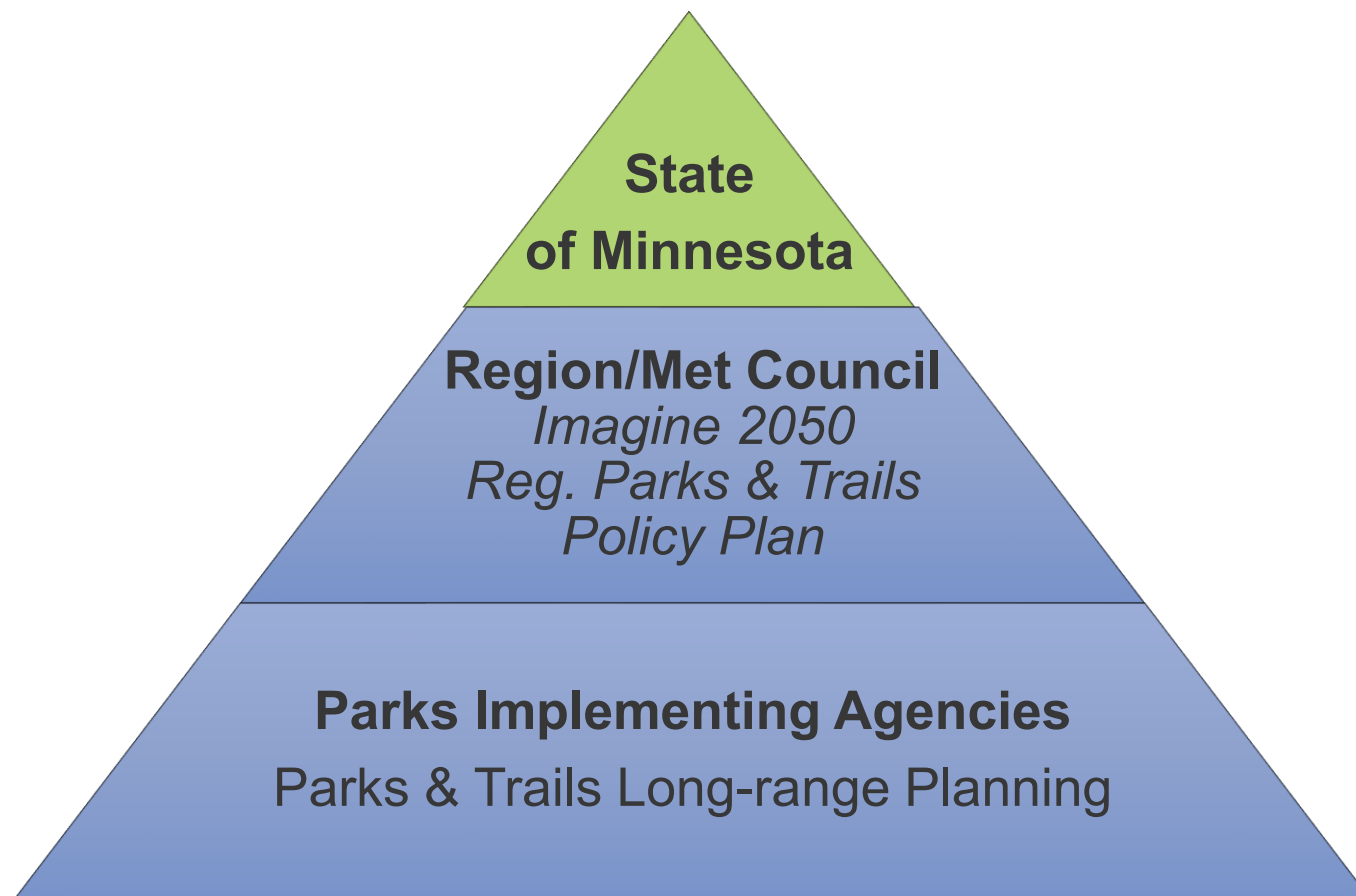
## Regional Parks System

- Nearly 66 million visits in 2024
- 58 regional parks & parks reserves totaling more than 65,000 acres
- 8 special recreation features
- 487 miles of interconnected regional trails

# System Alignment



# System Alignment

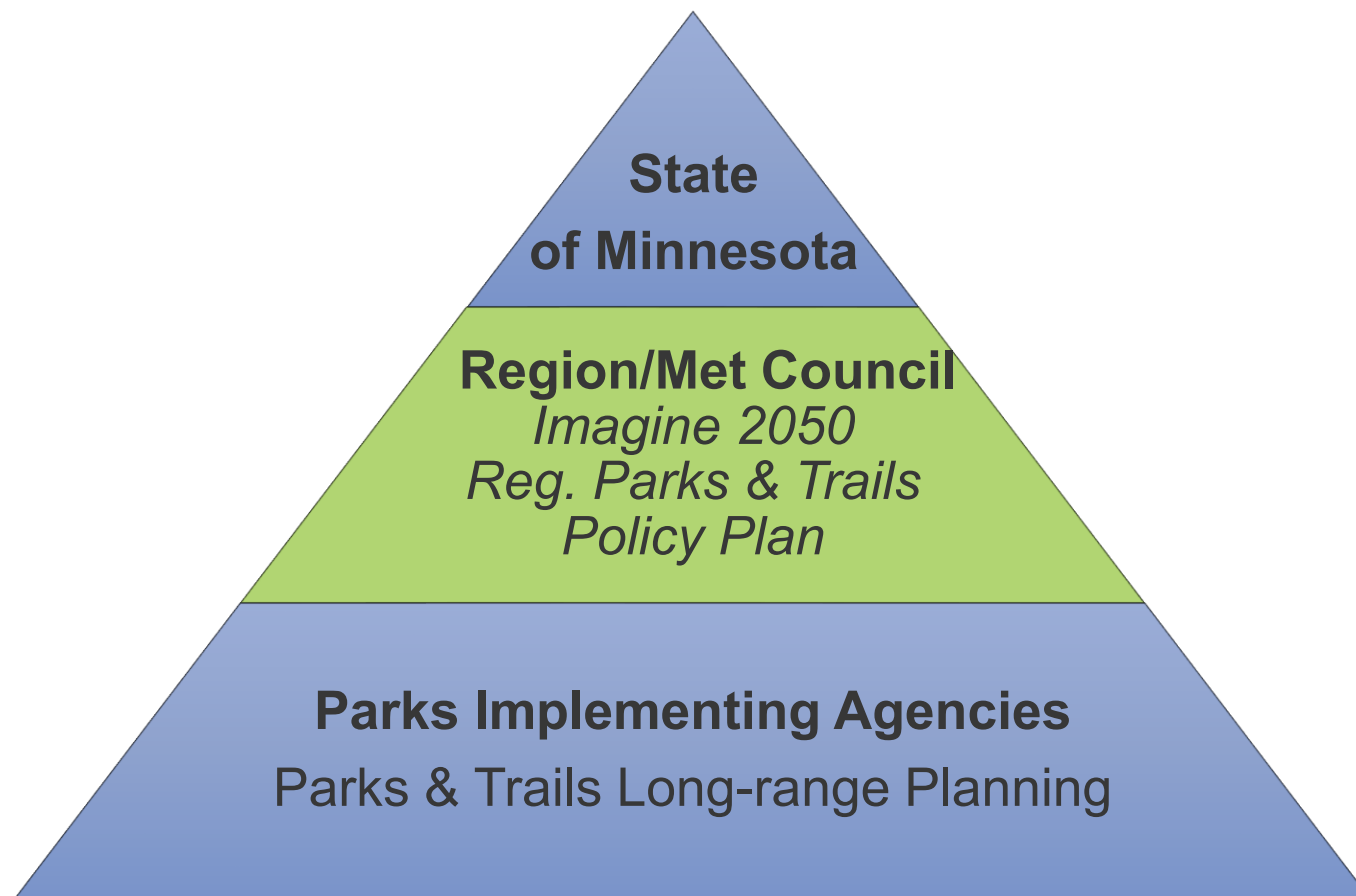


## Legislation

- Create regional parks and open space system
- Define role and authority of Council in parks and open space system
- Define role and authority of Metropolitan Parks and Open Space Commission
- Appropriate funding



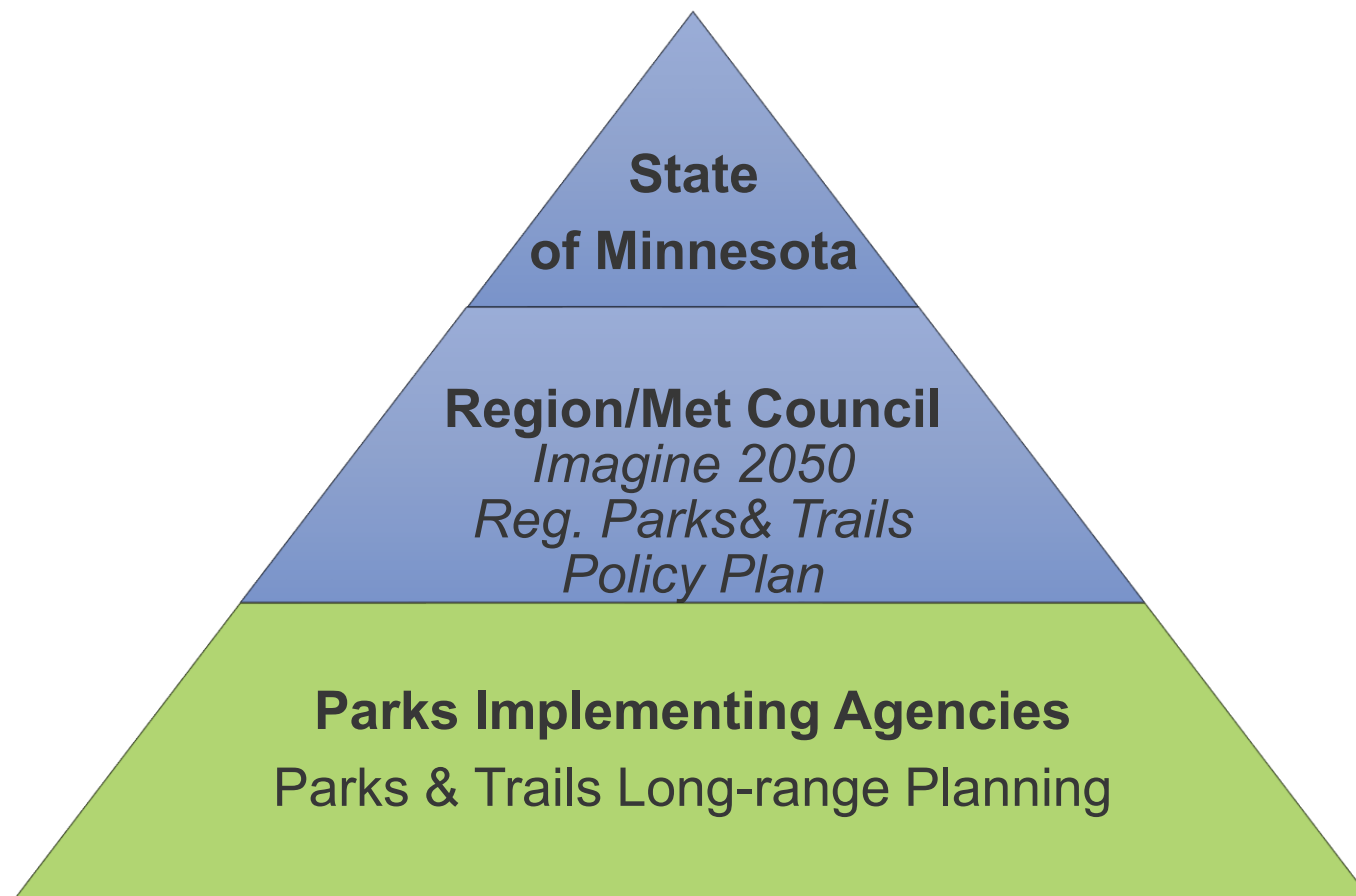
# System Alignment



## Key Roles

- Develop regional policy: *Imagine 2050*
- Develop Regional Parks Policy Plan
- Review regional parks and trails long-range plans
- Consult with Metropolitan Parks and Open Space Commission
- Fiscal agent

# System Alignment

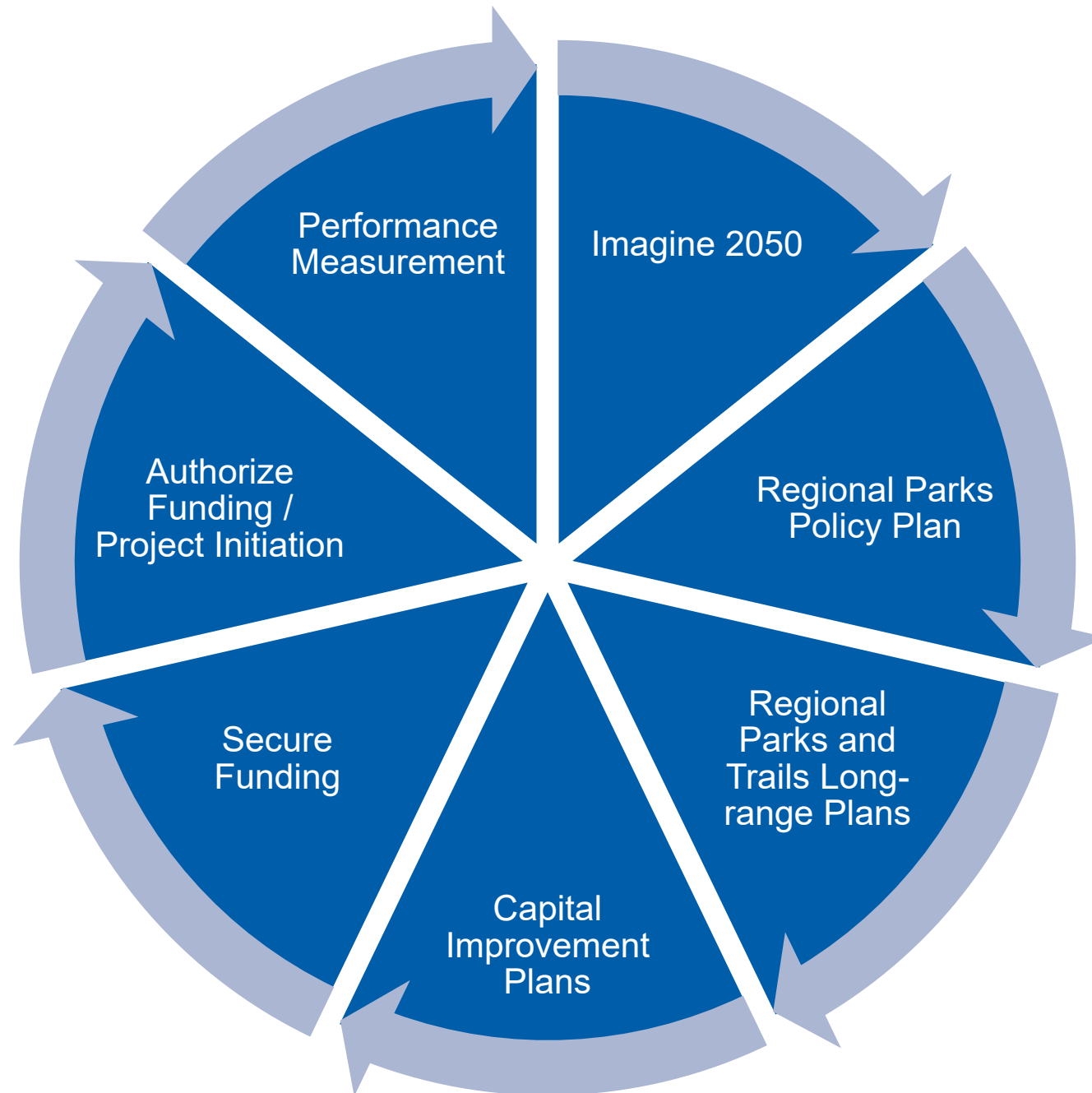


## Key Roles

- Lead regional park and trail long-range planning, including public engagement
- Acquire, develop, and operate regional parks and trails
- Protect and conserve natural resources
- Provide outdoor recreation for public enjoyment



# Regional Parks Capital Project Lifecycle



## Equity Impacts

- Imagine 2050
- 2050 Regional Parks Policy Plan
- Long-range planning
- Competitive Grant Solicitations

# Regional Parks Capital Funding

Program	<ul style="list-style-type: none"><li>Funding Source</li><li>Distribution Methodology</li></ul>
Parks & Trails Legacy	<ul style="list-style-type: none"><li>State</li><li>Formula</li></ul>
Parks Acquisition (Legacy & ENRTF)	<ul style="list-style-type: none"><li>State matched by Council bonds</li><li>1st come; 1st served</li></ul>
Bonding	<ul style="list-style-type: none"><li>State matched by Council bonds</li><li>Formula</li></ul>
Equity	<ul style="list-style-type: none"><li>Council bonds</li><li>Competitive</li></ul>

- Grant programs are funded by multiple state sources and Council bonds
- Council passes through 100% of state funding
- Current portfolio is 188 active projects valued at ~ \$172M
- \$230M in grants are programmed in the proposed Capital Improvement Program (2026-2031)



# Revenue Assumptions



## State & Council Funding

- **Parks and Trails Legacy Fund (Legacy)**
  - 2% annual growth
  - Base Year: SFY26 \$27.2M
- **Environmental & Natural Resources Trust Fund (ENRTF)**
  - No growth
  - \$750k annually
- **State of Minnesota Bonds**
  - No growth
  - \$15M in Bonding years
- **Council Bonds**
  - Up to \$40M outstanding
  - Match \$2 to every \$3 ENRTF, State Bonds, Legacy Land Acquisition (10% set aside)
  - Fund Regional Equity Grant Program at \$1M every other year (\$3M total)

# Notable Modifications



## 2031 Program

### Programmed Adjustments

- Legacy: \$32M
- Environment and Natural Resources Trust Fund: \$1.25M
- State Bonding: \$0M

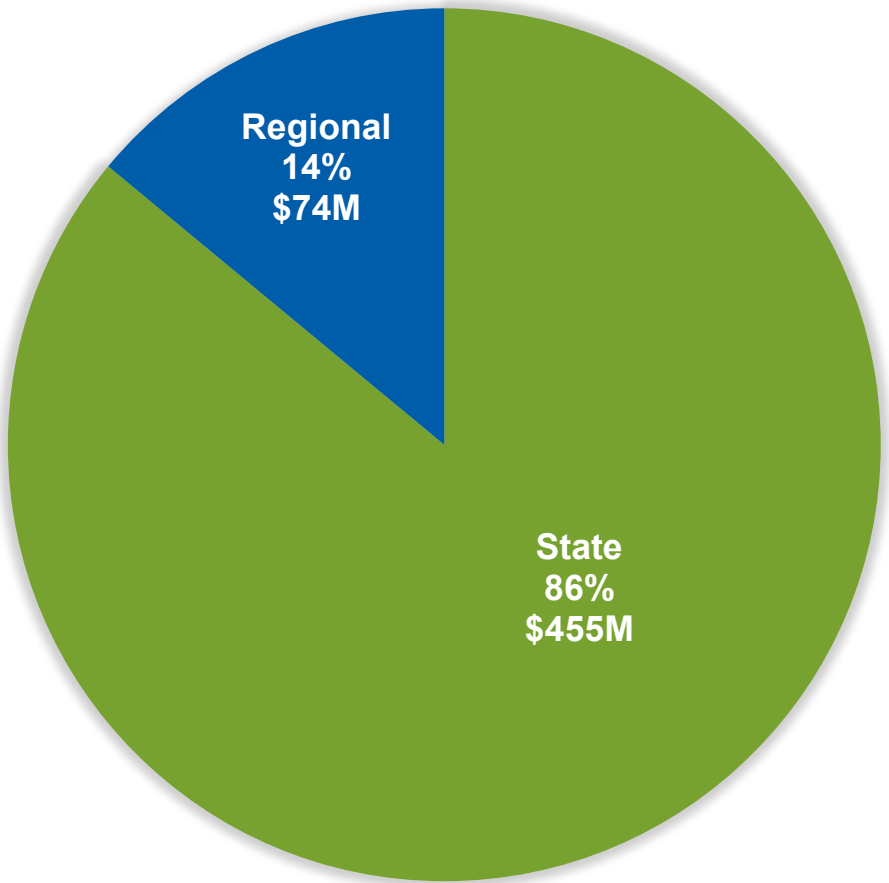
### Council Commitment: \$2.5M

- 10% Legacy Land Acquisition Match: \$2M
- ENRTF Land Acquisition Match: \$500k
- State Bonding: Local Match: \$0M

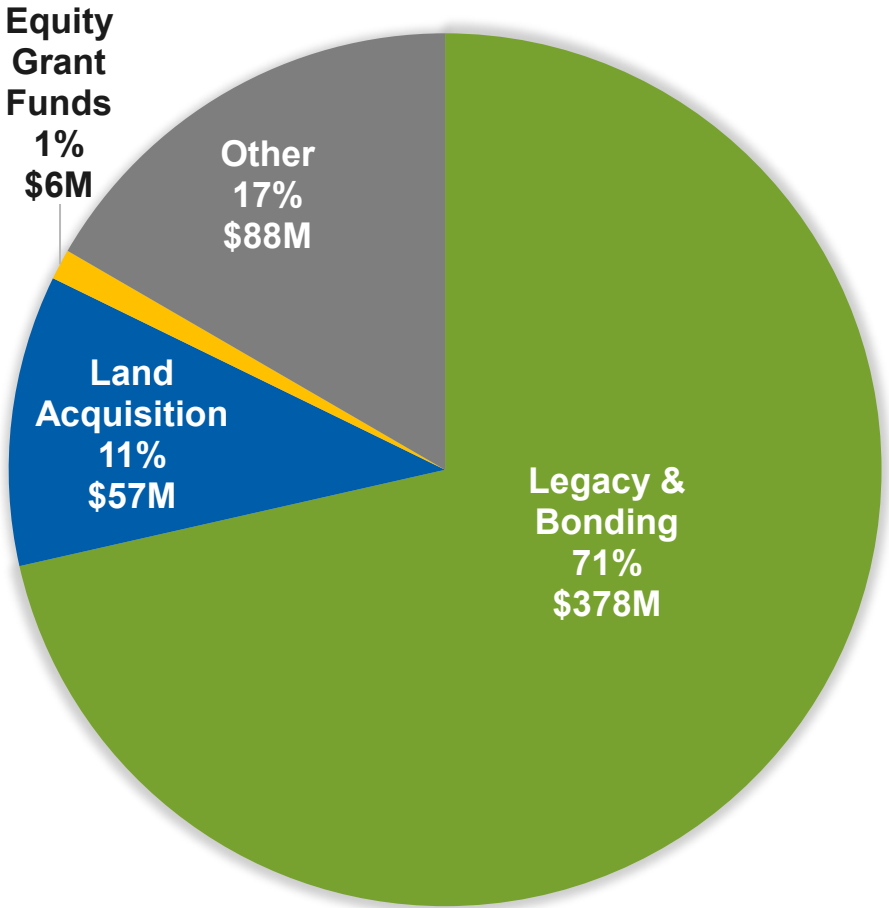


# Parks Capital Program (ACP & CIP)

SOURCES



USES



**\$529M Total**

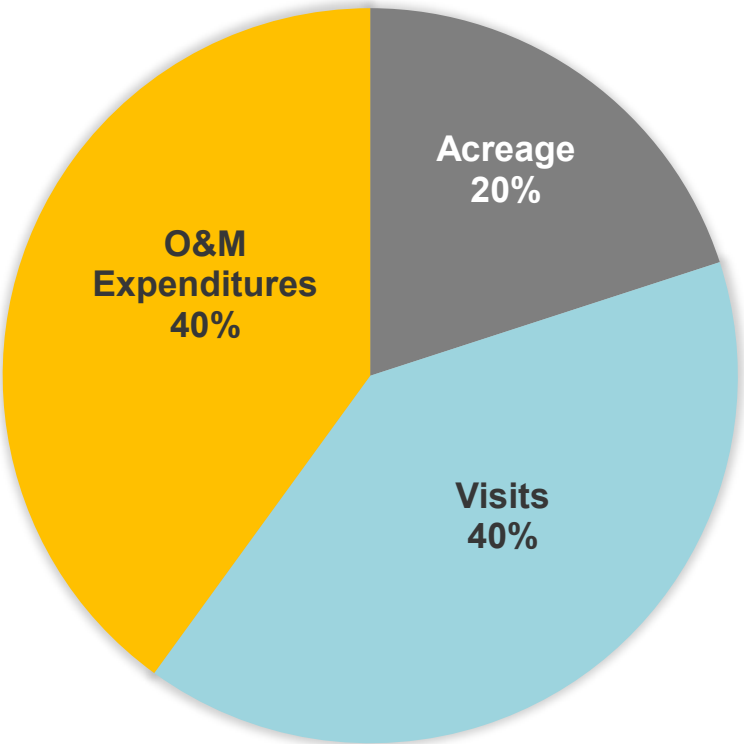
\$261M Authorized Capital Program

\$268M Planned Spending

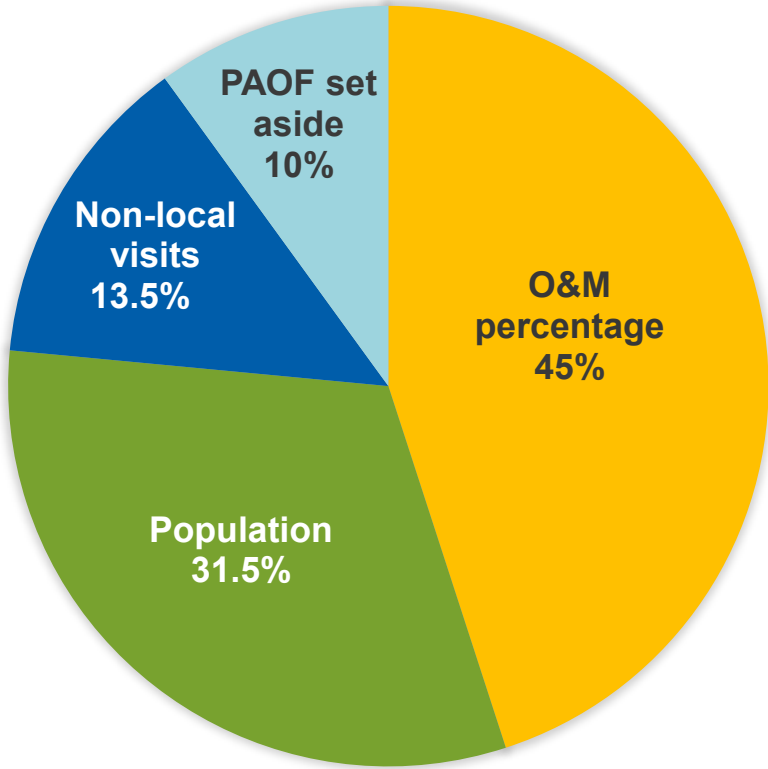
# Distribution Formula

## Inputs for the Formula

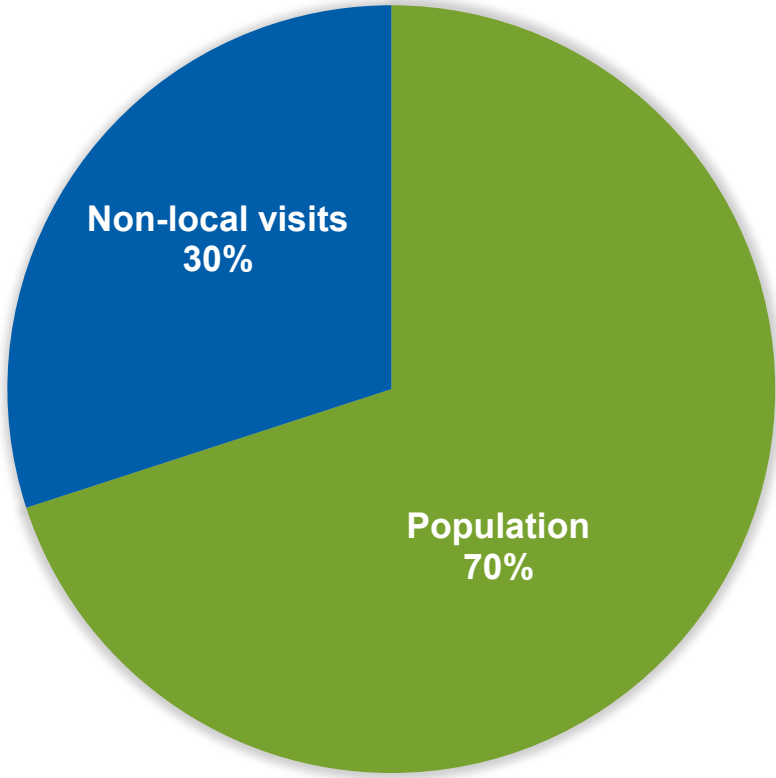
OPERATIONS AND  
MAINTENANCE (O&M)



PARKS & TRAILS LEGACY

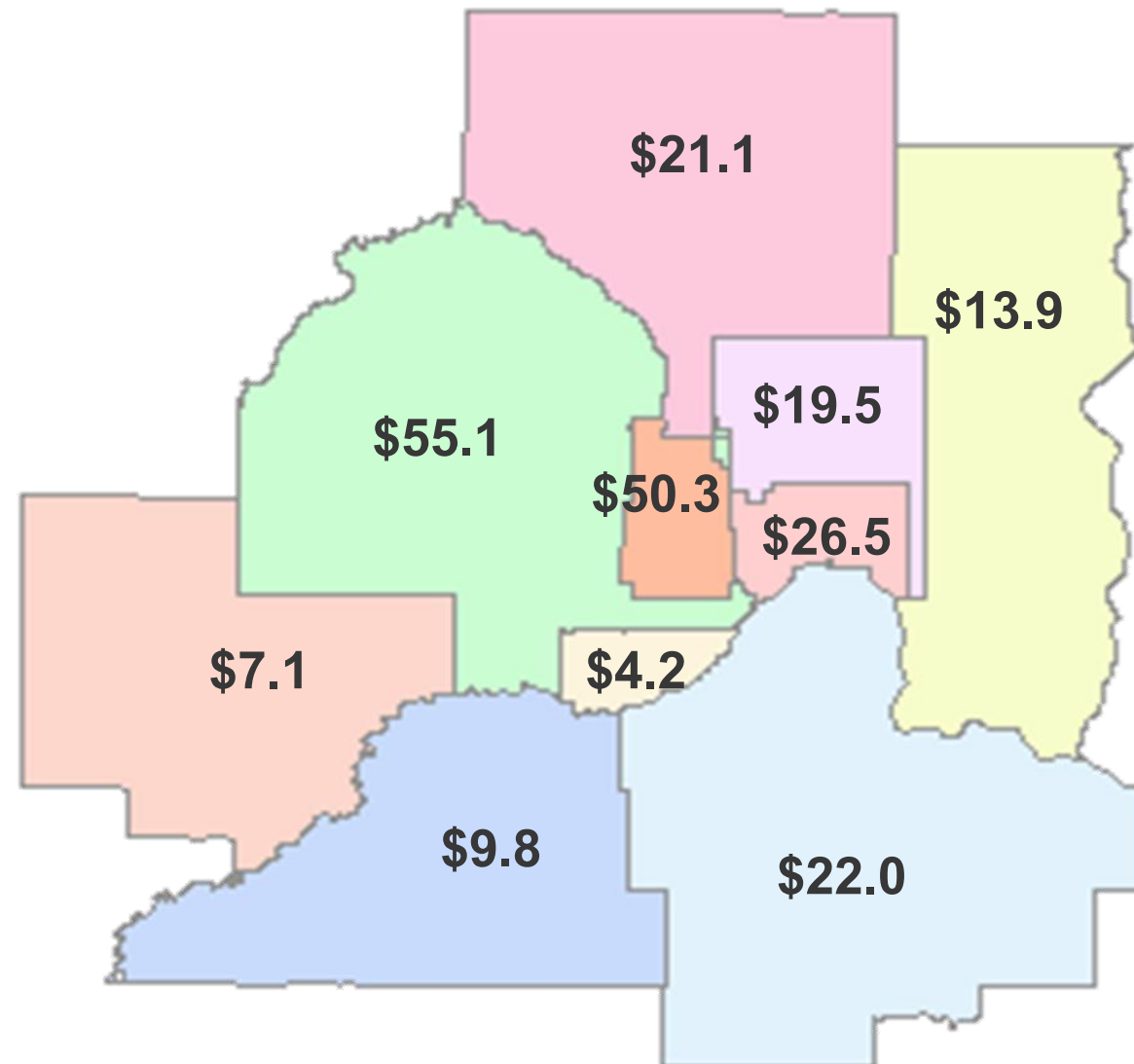


BONDING





# Implementing Agencies Formula



## **\$378M Total**

\$148M Current authorized spending

\$230M Planned spending

- State Bonding
- Parks and Trails Legacy
- Council Match



# Land Acquisition

## **\$56.6M Total**

\$20.5M Currently authorized spending

\$36.1M Planned Spending

- Parks and Trails Legacy
- Environment and Natural Resources Trust Fund
- Council Match





# Other

## **\$94.5M Total**

\$91.5M Current authorized spending

- Passthrough of state appropriations to other governmental agencies
- Regional Parks Equity Grant Program

\$3M Planned Spending

- Regional Parks Equity Grant Program





# Capital Program Timeline

October 8, 2025

- Council 2026–2031 Presentation

October 22, 2025

- Council Approval of Public Comment Draft

October 23 -  
December 10, 2025

- Public Comment Period

December 10, 2025

- Public Comment
- Adoption of the Capital Program and Annual Capital Plan

# Thank you

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