

Minutes

Community Development Committee



Meeting date: September 2, 2025

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
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| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D6 | <input type="checkbox"/> Diego Morales, District 9 | <input type="checkbox"/> Victor Obisakin, District 15 |
| <input checked="" type="checkbox"/> Vice Chair, Toni Carter, D14 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| <input checked="" type="checkbox"/> Reva Chamblis, District 2 | <input checked="" type="checkbox"/> Chai Lee, District 13 | <input type="checkbox"/> = present, E = excused |
| <input checked="" type="checkbox"/> Anjuli Cameron, District 8 | | |

Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

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.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was read by Council Member Lilligren.

Agenda approved

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

Approval of minutes

It was moved by Carter, seconded by Chamblis to approve the minutes of the August 18, 2025, regular meeting of the Community Development Committee. **Motion carried.**

Consent business

1. 2025-221 City of Bayport ISD 834 School Comprehensive Plan Amendment, Review File 22164-2 (Emma Dvorak 651-602-1399)

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

1. Authorize the City of Bayport to place its comprehensive plan amendment into effect.
2. Amend the City's forecasts as described in Table 1 of the Review Record.
3. Revise the Thrive MSP 2040 and Imagine 2050 community designation for the amendment

site from Rural Residential to Suburban as shown in Figure 2a in the Review Record.

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

Motion carried.

2. 2025-209 Signature Authorization for State Fiscal Year 2026 Regional Parks Grant Programs (Erin Acton 651-602-1938)

It was moved by Chamblis, seconded by Carter that the Metropolitan Council authorize the Community Development Executive Director to execute grant agreements and amendments for State Fiscal Year (SFY) 2026 Parks and Trails Legacy Fund Program (Legacy).

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. 2025-223 Funding Recommendations for 2025 Livable Communities Act Pre-Development and Policy and Program Grants (Marcus Martin 651-602-1054, Olivia Boerschinger 651-602-1327)

It was moved by Carter, seconded by Lee that the Metropolitan Council

- 1) award four (4) Livable Communities Act Pre-Development Grants totaling \$1,000,000, as shown in Table 1 below.
- 2) award seven (7) Livable Communities Act Policy and Affordable Housing Program Grants totaling \$311,000.

Motion carried.

The Committee asked about program support for emerging developers. Staff responded the program was designed with emerging developers' needs in mind; and that there are several examples of this program benefiting emerging developers. Council Member Lee requested staff discuss the recommendation with the City of North Saint Paul. Staff affirmed that they had spoken with the City and that they hoped the project would be resubmitted for a future funding opportunity.

Information

1. 2024 Plat Monitoring Report (MacKenzie Young-Walters 651-602-1373)

Staff and Committee members reviewed the 2024 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.

In 2001, the Metropolitan Council initiated the Plat Monitoring Program (Program) with input from the Builders Association of the Twin Cities (BATC), currently known as Housing First Minnesota, and MetroCities (formerly the Association of Metropolitan Municipalities). The Program started with 12 volunteer communities, and now includes 45

communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 45 participating communities through the end of the 2024 calendar year.

In 2024, the participating communities approved a total of 103 plats, which is an increase from 93 plats in 2023. These plats accounted for 7,260 single and multi-family housing units on 1,308 acres of net developable land. The overall net density of the plats during 2024 was 5.5 units per acre, demonstrating the continued consistency in implementing the Council's sewered residential development policy. Of the units platted, 48.7.4% were single family units and 51.3% were multi-family units, which is slightly below the historical 55% single family unit and 45% multi-family unit split observed over the life of the program.

This year's report continues to analyze the platting activity relative to the Council's residential permit data to show the amount of time it takes for residential plats to be realized as permits. Tracking this information for the long term will result in a better understanding of development trends and market demand. Between 2009 and 2024, 10% of plats were realized as development permits within the same year, 46% of the plats within one year, and 70% within two years of the lot being platted.

Council members appreciated the data and inquired about projects approved but not built. Staff explained approved projects in the system are replaced with another project or assigned a new project number. Also, how twenty years of data assists with scenarios, and guiding. Information on a LUAC recommendation was asked and staff responded LUAC will make a single recommendation.

2. 2024 Agricultural Preserves Program (MacKenzie Young-Walters 651-602-1373)

Staff presented this report at the Community Development Committee meeting.

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 *Imagine 2050*. 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.

Council members inquired about balance remaining in some communities and the uses to re-invest. Staff was unsure if only for preservation of agriculture. Staff also discussed the withdrawal from program, stating enrollment trends indicated no correlation with early withdrawal and some preferring another program.

Adjournment

Business completed; the meeting adjourned at 5:00 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 September 2, 2025.

Council contact:

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