

**Minutes of the
REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Monday, November 18, 2013

Committee Members Present: Commers, Chávez, Elkins, Munt, Rummel, Wulff

Committee Members Absent: Cunningham, Kramer

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, November 18, 2013. Commers thanked the City and staff of White Bear Lake for allowing this meeting to be held in their City Hall Chambers.

APPROVAL OF AGENDA AND MINUTES

It was moved by Elkins, seconded by Wulff to approve the agenda. **Motion carried.**

It was moved by Rummel, seconded by Elkins to approve the minutes of the October 7, 2013 regular meeting of the Community Development Committee. **Motion carried.**

BUSINESS

CONSENT

2013-313 Nine Mile Creek Regional Trail Master Plan, Three Rivers Park District

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

1. Approve the Nine Mile Creek Regional Trail Master Plan.

2. Require that if the MAC Alternative Alignment is selected as the preferred route for the regional trail, Three Rivers Park District should submit documentation of its compliance with Federal Aviation Administration regulations as well as the required approvals from the Metropolitan Airports Commission, the Minnesota Department of Transportation, and the Cities of Richfield and Bloomington to the Metropolitan Council prior to seeking regional parks funding for this route.

3. Require that prior to initiating development of the Nine Mile Creek Regional Trail, preliminary plans should be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at Metropolitan Council Environmental Services for review in order to assess the potential impacts to the regional interceptor system.

Motion carried.

2013-317 City of White Bear Lake Request to Extend the Term for the "BoatWorks Commons" Livable Communities Act Grant

It was moved by Wulff, seconded by Elkins, That the Metropolitan Council approve an extension to the grant term for the City of White Bear Lake's project known as "BoatWorks Commons," to February 28, 2014.

Motion carried.

2013-318 City of Chaska Request to Extend the Term for “The Landing” Livable Communities Act Grant

It was moved by Wulff, seconded by Elkins, That the Metropolitan Council approve an extension to the grant term for the City of Chaska’s project known as “The Landing,” to July 31, 2014.

Motion carried.

NON-CONSENT

2013-314 Schedule Public Hearing to Amend the 2030 Regional Parks Policy Plan for Park Acquisition Opportunity Fund Grant Rules

It was moved by Elkins, seconded by Rummel, that the Metropolitan Council:

1. Conduct a public hearing on February 18, 2014 as part of its Community Development Committee meeting regarding amending the *2030 Regional Parks Policy Plan* to:
 - a. Replace the Park Acquisition Opportunity Fund Grant rules, found in Chapter 4 of the *2030 Regional Parks Policy Plan*, to those outlined in attachment B.

The hearing record shall remain open until 4:30 p.m., Friday, February 28, 2014.

2. Direct staff to publish public hearing notices and distribute copies of the proposed amendments to the *2030 Regional Parks Policy Plan* under the Council’s administrative procedure for public hearings.

Motion carried.

The Metropolitan Parks and Open Space Commission liaison, Council member Wulff, informed the Committee by that she was concerned about the eminent domain clauses in the proposed new rules. She felt that the Council should not financially support acquiring park land via the eminent domain process. She made a motion to have those clauses stricken from the proposed rules. It did not pass. Council member Commers suggested that the issue should be vetted through the public hearing process.

The Community Development Committee recommended approval of the proposed action at its November 18 meeting, with one dissenting vote.

2013-315 2013 Local Housing Incentive Account (LHIA) funding recommendations

It was moved by Rummel, seconded by Munt, that the Metropolitan Council award \$1.5 million in Local Housing Incentives Account (LHIA) grants:

Rental Housing Proposals

Project	City/Applicant	Number of New Units	Number of Preserved Units	LHIA Funding Recommendation
Lakeshore Townhomes	Eagan/Dakota County CDA	50		\$200,000
The Cameron	Minneapolis	44		\$200,000
PPL Recapitalization Project	Minneapolis		51	\$200,000
Lyndale Gardens	Richfield	35		\$200,000
Clare Terrace	Robbinsdale	36		\$200,000
Hamline Station Family Housing	St. Paul	108		\$200,000
Sub-total Rental:		273	51	\$1,200,000

Ownership Housing Proposals

Project	City/Applicant	Number of New Units	Number of Preserved Units	LHIA Funding Recommendation
Neighborhood Investment Fund	St. Paul HRA	8	10	\$200,000
Homes Within Reach	Minnetonka		10	\$100,000
Sub-total Ownership:		8	20	\$300,000
TOTAL RENTAL AND OWNERSHIP		281	71	\$1,500,000

Motion carried.

Livable Communities staff presented information about each of the recommended awards. Staff summarized the expected outcomes of the 2013 LHIA funding, which includes the construction of 281 new affordable units and the rehabilitation and preservation of another 71 affordable units to provide safe, affordable housing options to low income residents in the metro area. The \$1.5 million in LHIA funds will leverage over \$67 million in private investment and another \$39 million in other public investment.

Committee Member Wulff asked for more detail on the previously granted LCDA-TOD award for the Lyndale Gardens project, and how it factored into the total development cost cited in the project summary. Staff responded that this recommended LHIA grant contributes to the \$32 million total development cost of the housing component only of the project. The full Lyndale Gardens project is the redevelopment of the entire former Lyndale Garden Center in Richfield, to create a retail town center that anchors the new housing development with connecting trails and placemaking elements. Of the total \$1.6 million granted to this project in 2011 through the LCDA-TOD funding category, \$100,000 was for a pre-development grant funding the completion of the project area master plan, and \$1.5 million was granted for acquisition of the entire site, which will include the housing, trail and bridge connections, an amphitheatre and plaza. Council Member Wulff raised a concern that large projects, such as Lyndale Gardens and Hamline Station (which is also being recommended for additional funding) continue to return for more funding and that the Council should consider limits on the amount of subsidy provided to any one project. Committee Member Munt asked if it was a coincidence that this year's recommendations call for a \$200,000 award to each of the six rental projects, and how the amount of each LHIA grant award is determined. Staff responded that the amount of each funding recommendation is based on the amount of the request, the needs of the co-funders, and, specific to LHIA funding, the desire to fund as many projects as possible that provide a good geographic, and project type, representation. This year, to meet those goals, each project was recommended for \$200,000. Other committee members commented on their satisfaction with geographic mix, and the types of projects that will serve a broad variety of populations.

2013-316 2013 Livable Communities Demonstration Account Transit-Oriented Development (LCDA-TOD) Funding Recommendations

It was moved by Chavez, seconded by Munt, that That the Metropolitan Council:

Amend the 2013 Livable Communities Fund Distribution Plan to raise the \$2 million Livable Communities Demonstration Account Transit-Oriented Development (LCDA-TOD) grants per-city award limit by \$45,000 to allow for full funding of two Minneapolis projects, and;

Award five Livable Communities Demonstration Account Transit-Oriented Development Grants, as follows:

Development Project	Applicant	Points	Recommended LCDA-TOD Funding
4 th Street Infrastructure	Minneapolis	105.61	\$1,000,000

Development Project	Applicant	Points	Recommended LCDA-TOD Funding
Anishinabe Bii Gii Wiin	Minneapolis	93.87	\$1,045,000
Central Exchange	Saint Paul	93.01	\$77,000
Oxford Green	Hopkins	92.89	\$1,600,000
BROWNstone	Saint Paul	91.01	\$160,000
Total for LCDA Development projects			\$3,882,000
Total Funding Available (excluding Pre-Development award)			\$4,900,000
Available Funds Not Awarded			\$1,018,000

Motion carried.

Committee Member Wulff asked staff to describe the development projects expected to be catalyzed by the Green 4th Infrastructure project. Staff responded that while the adjacent Boeser Project has previously received Council funding, the recommended funding would be used for improvements to 4th Street SE and would help to catalyze future redevelopment opportunities that have been identified by the City. Committee Member Munt stated that the recommended projects are exactly the type transit-oriented developments that the LCA-TOD fund was created to support, and commended staff and reviewers for their work in improving development proposals through the design workshop process. Committee members also expressed their gratitude to members of the Livable Communities Advisory Committee (LCAC) for contributing their time and expertise to the evaluation of LCA-TOD and LCDA grants.

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Motion carried.

2013-319 City of Eagan Gratus Comprehensive Plan Amendment, Review File No. 20606-12

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

1. Adopt the attached review record and allow the City of Eagan to put the Gratus comprehensive plan amendment (CPA) into effect.
2. Revise the City's official forecasts detailed in Table 2 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for aviation and surface water management.

Councilmember Munt asked why the forecast increase did not include employment. Boylan responded that Council staff considers the employment change unnecessary at this time as the Gratus site in question was previously guided for "Major Office" and the employment forecast for the particular transportation zone appears reasonable as is.

2013-320 City of Lake Elmo Village Area Comprehensive Plan Amendment, Review File No. 20599-5

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

1. Adopt the attached review record and allow the City of Lake Elmo to put the Village Area comprehensive plan amendment (CPA) into effect.
2. Find that the proposed amendment does not change the official forecasts for the City.
3. Encourage the City to begin participation in the Livable Communities Act (LCA) Local Housing Incentives Account in order to become eligible for LCA grants that can assist in the development and preservation of affordable housing.
4. Advise the City to implement the advisory comments in the Review Record for Transportation.

Motion carried.

LisaBeth Barajas, Local Planning Assistance Manager, introduced City representatives in attendance: Mayor Mike Pearson, City Administrator Dean Zuleger, Planning Director Kyle Klatt, and City Planner Nick Johnson. The Committee did not have any questions or discussion.

INFORMATION

City of White Bear Lake presentation (Mark Sather and Anne Kane)

ADJOURNMENT

Business completed, the meeting adjourned at 6:20 p.m.

Michele Wenner
Recording Secretary