

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 3, 2019

Committee Members Present: Atlas-Ingebretson, Chamblis, Cummings, Johnson, Lilligren, Lindstrom, Vento, Wulff

Committee Members Absent: Lee, Muse

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, June 3, 2019.

APPROVAL OF AGENDA AND MINUTES

It was moved by Wulff, seconded by Atlas-Ingebretson to approve the agenda. Motion carried.

It was moved by Cummings, seconded by Wulff to approve the minutes of the May 20, 2019 regular meeting of the Community Development Committee. Motion carried.

[Click here to view video from the 6/3/19 CDC meeting.](#)

BUSINESS

2019-126 Livable Communities Demonstration Account Transit-Oriented Development Pre-Development Funding Recommendations

Livable Communities Senior Planner Hannah Gary presented the business item to the Community Development Committee. It was moved by Cummings, seconded by Atlas-Ingebretson that the Metropolitan Council:

1. Award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants totaling \$172,000, as shown in the table below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Recommended Projects	Applicant	Award Amount
422 West University Avenue	City of Saint Paul	\$100,000
Hopkins Artspace	City of Hopkins	\$72,000
	Total Recommended	\$172,000
	Total Available	\$250,000
	Total Remaining	\$78,000

Motion carried.

A Committee member asked about the levels of affordability for proposed housing in each of the projects. This is not a metric collected at the Pre-

Development application stage. Another Committee member also expressed support for the City of Hopkins Artspace project.

2019-127 Livable Communities Demonstration Account Pre-Development Funding Recommendations
 Livable Communities Senior Planner Hannah Gary presented the business item to the Community Development Committee.

It was moved by Chamblis, seconded by Atlas-Ingebretson, that the Metropolitan Council:

1. Authorize the transfer of \$10,000 from the Livable Communities Demonstration Account Transit Oriented Development Pre-Development grant funding category to the Livable Communities Demonstration Account Pre-Development grant funding category.
2. Award three Livable Communities Demonstration Account Pre-Development grants for \$260,000 as shown in the table below.
3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Applicant	Recommended Project	Award Amount
City of Brooklyn Center	Monarch Park	\$60,000
City of Minneapolis	Upper Harbor Terminal	\$100,000
City of Saint Paul	Ford Site Redevelopment	\$100,000
Total Recommended		\$260,000
Total Available		\$260,000
Total Remaining		\$0

Motion carried.

A Committee member had questions regarding community engagement and continued resident communication the City of Minneapolis would undertake during the development process for the Upper Harbor Terminal project. City of Minneapolis Senior Project Coordinator Hilary Holmes responded to the questions. Another Committee member posed a question as to the status of the toxic waste cleanup on the Ford Site. City of Saint Paul Principal Planner Josh Williams answered this question.

2019-135 JT: City of Mahtomedi 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21812-1 Senior Planner Corrin Wendell presented the business item to the Community Development Committee.

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

Recommendations of the Community Development Committee

1. Authorize the City of Mahtomedi to place its 2040 Comprehensive Plan into effect.
2. Revise the City’s forecasts as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Transportation.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-136 JT: City of Victoria 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21975-1

Senior Planner Raya Esmaeili presented the staff's report to the Committee. It was moved by Atlas-Ingebretson, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Victoria to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
 - a. Provide the dates each of the Watersheds approved the LWMP, and the date the City adopted the final LWMP, along with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts if it differs from the one contained in the Plan submitted to the Council on February 7, 2019.
 - b. Add the following housing tools to Table 6-1 and connect them to housing needs prior to final adoption of the Plan: Creation, use of a local HRA, CDA, or EDA, or partnership with a County HRA, CDA or EDA; and Housing Improvement Areas
 - c. Implement the advisory comments in the Review Record for Transportation and Forecasts.

Motion carried.

Brad Scheib from the City of Victoria's consulting team was in the audience. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-137 JT: City of Burnsville 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21907-1 Planning Analyst Patrick Boylan presented the staff's report to the Committee. **It was moved by Wulff, seconded by Vento,** that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Burnsville to place its 2040 Comprehensive Plan into effect.
2. Strongly encourage the City to address all widely known housing tools in order to be fully consistent with Council housing policy. The following tools should be considered in the Plan before final adoption: local 4d tax program, partnership with local NOAH preservation partners, consideration of a community land trust.

Motion carried.

A Committee Member asked about housing tools and if they need to be listed in any comprehensive plan to be consistent. Mr. Boylan responded that cities are not required to use all tools but that the comp plan needs to list all widely available tools. A follow up question asked how the Council accommodates the fact that tools change over time. Community Development Director LisaBeth Barajas responded that sometimes new tools become available but that in the municipal housing

toolbox there are not that many tools and they do not frequently change. Comp plans must address the tools that are available today. If new tools become available, Cities can amend the tool into their Plan.

2019-133 JT: City of Plymouth 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21855-1

Planning Analyst Freya Thamman presented the business item to the Community Development Committee. It was moved by Johnson, seconded by Cummings, That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee:

1. Authorize the City of Plymouth to place its 2040 Comprehensive Plan (Plan) into effect.
2. Revise forecasts as shown in Table 1 of the attached Review Record.
3. Revise the City's affordable housing need allocation to 679 units.
4. Advise the City to implement the advisory comments in Review Record for Water Supply.

Motion carried.

Ms. Thamman also introduced City of Plymouth Community Development Director, Steve Juetten and Planning Manager, Barb Thomson.

Committee Member Johnson commented that she had been part of comprehensive planning process (as a Plymouth City Council Member) and said the City's Plan cannot happen without the good efforts and hard work of City staff. She thanked Steve, Barb, City Manager Steve Callister, as well as other City staff and City Council members. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-134 JT: City of Medicine Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22156-1

Planning Analyst Freya Thamman presented the business item to the Community Development Committee. It was moved by Johnson, seconded by Wulff, That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee:

1. Authorize the City of Medicine Lake to place its 2040 Comprehensive Plan (Plan) into effect.
2. Advise the City to implement the advisory comments in Review Record for Transportation and Housing.

Ms. Thamman also introduced Medicine Lake Consulting City Planner, Brad Scheib, who was in attendance.

A Committee Member asked about the median housing value in Medicine Lake. Ms. Thamman will follow up after the committee meeting. Ms. Thamman indicated that given the limited developable areas and no current redevelopment plans in Medicine Lake, the City has seen some tear down and rebuild of existing homes, particularly if the homes are older and less than the median housing value.

Motion carried.

INFORMATION

1. We still need more housing: The region's residential development in 2018

Principal Researcher Matt Schroeder presented the information item to the Community Development Committee.

Under Minnesota Statutes section 473.24, the Metropolitan Council is responsible for preparing population and household estimates for the cities and townships in the seven-county Twin Cities region. As an important input into these population estimates, the Council collects data every year from local governments on building permits. Research staff have examined data from the recently concluded annual survey of building permits. In the Twin Cities region:

- Residential development continues to increase and does not appear to have peaked yet.
- Nevertheless, our region is still not producing enough housing to keep pace with population growth. This puts more upward pressure on housing costs.
- The region has added a mix of multifamily and single-family detached units but has not included many townhomes or duplex/triplex/quadplex units, which tend to be more affordable.
- Development is happening throughout the region, but not in all places within cities.

2. Regional Parks Interest Earnings

Deputy Director Libby Starling and Parks & Natural Resources Manager Emmett Mullin presented the information item to the Community Development Committee.

In 2015, the Minnesota Legislature passed session law that directed the Council to use "the interest earnings ... for the use and betterment of all regional recreational open space lands under the jurisdiction of the Metropolitan Council." Community Development Division staff led a discussion with Community Development Committee members to generate ideas on how to use this resource for the use and betterment of the regional parks system. Staff shared the results of previous conversations on this topic with staff from the Regional Parks Implementing Agencies and the Metropolitan Parks and Open Space Commission. Results from conversations will inform the Council's development of its 2020 budget.

ADJOURNMENT

Business completed, the meeting adjourned at 6:25 p.m.

Michele Wenner
Recording Secretary