

## **Minutes of the**

### **MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Monday, May 19, 2014

**Committee Members Present: Commers, Chávez, Elkins, Wulff, Cunningham, Kramer, Munt, Rummel**

**Committee Members Absent:**

**Committee Members Excused:**

### **CALL TO ORDER**

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:32 p.m. on Monday, May 19, 2014.

### **APPROVAL OF AGENDA AND MINUTES**

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

It was moved by Rummel, seconded by Kramer to approve the minutes of the April 21, 2014 special meeting of the Community Development Committee. Motion carried.

### **BUSINESS**

#### **Consent**

2014-111 Park Acquisition Opportunity Fund Grant Request for Intercity Regional Trail, Two Easements, Three Rivers Park District

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

1. Authorize a grant of up to \$25,071 from the Parks and Trails Legacy Fund Acquisition Account to Three Rivers Park District to finance up to 75% of the costs to acquire two permanent public trailway easements for the Intercity Regional Trail described in Attachment 2. The grant will be financed as follows:
  - \$15,043 from the FY2014 Parks and Trails Legacy Fund appropriation, and
  - \$10,028 from Metropolitan Council bonds

Three Rivers Park District will match the grant with up to \$8,357, its 25% share of the total acquisition cost.

2. Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

#### **Motion carried.**

2014-112 Acquisition Opportunity Fund Grant Request for Hyland Bush Anderson Lakes Park Reserve

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

1. Authorize a grant of up to \$420,000 from the Parks and Trails Legacy Fund Acquisition Account

to the City of Bloomington to finance up to 75% of the costs to acquire 0.3 acres at 7501 Izaak Walton Road in Bloomington for the Hyland-Bush-Anderson Lakes Park Reserve. The grant is financed as follows:

- \$252,000 from the FY2014 Parks and Trails Legacy Fund appropriation, and
- \$168,000 from Metropolitan Council bonds

The City will match the grant with up to \$140,000 for its 25% share of the total acquisition costs.

2. Consider reimbursing the City of Bloomington up to \$140,000, its 25% share of the total acquisition costs, from a future Regional Park Capital Improvement Program. The Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

Authorize the Community Development Director to sign the grant agreement and accompanying documents including the restrictive covenant.

**Motion carried.**

### **Non-Consent**

2014-114 Authorization to adopt Council Resolution 2014-8, which Terminates the Memorandum of Understanding (MOU) between the City of Lake Elmo and the Council

Local Planning Assistance Manager LisaBeth Barajas presented the report to the Community Development Committee.

Dean Zuleger, City Administrator spoke regarding the proposed action and discussed additional future development as well as giving brief legislative update regarding the current bonding bill. He discussed the possibility of BRT in the future. Zuleger commended and thanked the excellent staff at the Metropolitan Council for their work and collaboration.

It was moved by Elkins, seconded by Rummel, to recommend that the Metropolitan Council adopts attached Resolution No. 2014-8, which authorizes the Regional Administrator to negotiate and execute termination of the Memorandum of Understanding (MOU) between the City of Lake Elmo and the Council after the City submits documentation that confirms local infrastructure improvements have been substantially completed.

**Motion carried.**

2014-113 Park Acquisition Opportunity Fund Grant Rule Changes as Amendment to 2030 Regional Parks Policy Plan

Parks and Natural Resource Manager Arne Stefferud presented the report to the Community Development Committee.

Wulff noted that this issue has raised attention to the master planning process to be diligent to properties proposed for future acquisition. Therefore, with this change, she suggested the Council needs to be cautious with not putting properties in a master plan where owners may not plan/want to have that property taken in the future.

It was moved by Elkins, seconded by Munt, to recommend that the Metropolitan Council adopt an amendment to the *2030 Regional Parks Policy Plan* to replace the Park Acquisition Opportunity Fund Grant Rules currently found in Chapter 4 with rules that were considered through the February 18, 2014 public hearing with additional language to the rules as shown below:

Qualifying Land Acquisition Costs:

The following items are eligible in calculating the total costs of the acquisition:

Appraisal cost for the acquiring regional park implementing agency or as part of a condemnation settlement/award consistent with applicable provisions of Minnesota Statute Chapter 117; ...

Legal services and closing costs to the park agency for costs associated with the purchase or condemnation settlement/award including attorney's fees, litigation expenses, appraisal fees and other expert fees consistent with Minn. Stat. § 117.031 that the park agency must pay as part of a condemnation action; ...

Negotiated purchase price for the parcel or condemnation settlement/award consistent with applicable provisions of Minnesota Statute Chapter 117; ...

Relocation costs to the seller consistent with Minn. Stat. § 117.52 and Minn. Stat. § 473.315; ...

Eminent domain.

Occasionally a park agency may need to acquire land by exercising its power of eminent domain through the initiation of a condemnation proceeding. When land is acquired through the condemnation process, a Park Acquisition Opportunity Fund grant may be awarded; however, a grant is awarded at the end of the condemnation proceeding that is based on 75% of the final settlement/award and associated grant-eligible costs under applicable provisions of Minnesota Statute Chapter 117 to acquire the land and within the agency maximum for the fiscal year when the grant is awarded. The park agency should notify the Metropolitan Council prior to filing its petition in condemnation with the district court that it is acquiring land through

Condemnation and will be requesting a Park Acquisition Opportunity Fund grant when the final award is determined. The notification to the Metropolitan Council should be in a letter that contains the park agency's authorization to file its petition and the accompanying documents containing its appraisal of the land. In condemnation matters, the final settlement/award and final certificate should be submitted to the Council in lieu of a signed purchase agreement.

(The complete set of rules with this language is shown in Attachment 1, on pages 9-14)

### **Motion carried.**

2014-103 Authorization to Amend the 2014 Unified Budget: Conversion of Capital Program from Cash Flow Basis to Authorization Basis

Director of Budget/Operations Paul Conery presented the report to the Community Development Committee.

It was moved by Chavez, seconded by Elkins, to recommend that the Metropolitan Council authorize the amendment of the 2014 Unified Budget as indicated and in accordance with the attached tables.

### **Motion carried.**

## **INFORMATION**

2040 Regional Parks Policy Plan Update on Promoting Multi-Modal Access

Planning Analyst Jan Youngquist and Senior Parks Researcher Dr. Rainry Salk presented the report to the Community Development Committee.

Rummel asked how a web application will help those that do not have web access. Salk noted that this was suggested by multiple stakeholder groups but agreed, it would not help everyone.

Rummel asked who we can partner with to allow access, e.g. local libraries. Salk stated this idea promotes multi-modal access.

Chávez discussed wayfinding signage and suggested hardware at bus stops where a user could navigate the system.

Kramer asked if there has been any analysis of BRT stops at our parks. Youngquist discussed the integration of transit and parks. Kramer noted there is not a lot on printed bus schedules of Met Council 'stuff' and suggested this may be a good tool.

Munt asked if there is consistency in wayfinding symbols. Youngquist discussing branding, e.g. Minneapolis Grand Rounds and noted staff are working on universal signage while allowing for branding.

Munt asked about vetting with focus groups. Salk noted staff did go back to a particular focus group partner to discuss equity policies and they were supportive. She did not talk to them about multi-modal access however. Cunningham suggested staff considering going back to these groups to discuss multi-modal access. Youngquist noted that there will be further outreach and engagement after the policy plan is written.

Chávez stated a rational next step would be to continue engagement regarding multi-modal access.

Commers commented that he believes 75-80% of folks are using smart phones and will have web access.

Chávez discussed the 'digital divide' and language barriers and noted we'll need very visual applications.

#### 2015 Community Development Division Budget discussion

Livable Communities Director Beth Reetz presented the report to the Community Development Committee.

Wulff asked what the source of funding would be. Reetz responded that if it's a one-time expense, looking at reserves is okay. If it is ongoing, she suggested looking for ways to budget for it.

Chávez suggested a pilot program for 12 months so we can see how it is going.

Munt noted she is very supportive of mobility counseling.

Rummel asked if there is any forum where entities working on fair housing can come together. Reetz stated when staff gathered information for the CPO report they had to go to each entity as there isn't an inter-agency type of 'umbrella' of information. They also have much broader perspectives than just fair housing.

Chávez asked about networking with churches to have an ambassador to work with fair housing (on the landlord side) and also with new residents. He suggested a welcome wagon approach.

Cunningham stated we keep getting pieces around fair housing, equity, etc. He asked what the overall plan is to breakdown our own silos. He needs a more concerted comprehensive plan approach of how this is going to come together. He would like to see national research as well. He noted he would like more concerted, concrete, action steps. Cunningham noted we also need to discuss where funding will come from. We shouldn't rob the reserve funds for something the Council views as a priority.

#### Snelling Site Redevelopment

Facility Planning Manager, Metro Transit Maurice Roers presented the report to the Community Development Committee.

Commers asked about the park and open space and the street grid shown in the presentation. Roers stated it is making the space more walkable and also discussed the important component of storm water management that this site has.

Commers commented that this is a great precedent application and encouraged Council Members to be strong partners and supportive of the robust steps by our partners.

Kramer asked about public engagement. Roers noted that there have been some working sessions involving district councils and they are expecting to do a lot more. Kramer encouraged public engagement and noted that many neighborhood boundaries come together here and everyone feels like this is 'their' neighborhood.

Cunningham asked what is the Council's role in owning property – are we taking it out of the tax roll for the city – do we need it for a public purpose? Roers stated that this property was once used for street cars, then for a bus garage. It has been a transit asset. He noted we could sell to the highest bidder or we can use it to advance TOD benefits. The Council is looking at good outcomes for this site rather than being 'a developer'.

Chávez suggested bringing this topic before the Executive Committee.

Elkins clarified that in the end, the Council will not end up owning this property. The purpose at this point is to foster TOD development patterns.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:24 p.m.

Sandi Dingle for,

Michele Wenner  
Recording Secretary