

# Minutes of the REGULAR MEETING OF THE COMMITTEE OF THE WHOLE

Wednesday, December 2, 2020

## Committee Members Present:

Atlas-Ingebretson, Barber, Chamblis, Cummings, Ferguson, Fredson, Gonzalez, Johnson, Lee, Lilligren, Lindstrom, Muse, Sterner, Vento, Wulff, Zeran, Chair Zelle

## Committee Members Absent:

None

## CALL TO ORDER

A quorum being present, Committee Chair Zelle called the regular meeting of the Council's Committee of the Whole to order at 4:00 p.m. on Wednesday, December 2, 2020 on the following roll call vote:

Aye: 14 Atlas-Ingebretson, Barber, Chamblis, Cummings, Fredson, Gonzalez, Johnson, Lee, Lilligren, Muse, Vento, Wulff, Zeran, Chair Zelle

Nay: 0

Absent: 1 Lindstrom

Not Recorded: 2 Ferguson, Sterner

## APPROVAL OF AGENDA

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

## APPROVAL OF MINUTES

It was moved by Wulff, seconded by Gonzalez to approve the minutes of the October 21, 2020 regular meeting of the Committee of the Whole. **Motion carried** on the following roll call:

Aye: 14 Atlas-Ingebretson, Barber, Chamblis, Cummings, Fredson, Gonzalez, Johnson, Lee, Lilligren, Muse, Vento, Wulff, Zeran, Chair Zelle

Nay: 0

Absent: 1 Lindstrom

Not Recorded: 2 Ferguson, Sterner

## INFORMATION

1. Residential Development in the Twin Cities Region in 2019 (Joel Nyhus, 651-602-1634)

Joel Nyhus, Researcher, Community Development, gave a presentation about regional development in the region, including how the building permit data set is developed, findings about pre-COVID development trends, early 2020 data, and provide high-level context for the following presentations. The building permit survey is data collected by the Council annually, developed in collaboration with local governments, validated with federal sources and other Council datasets. The 2019 response rate was 95.9% and is a single, comprehensive look across the region. The survey is sent out annually in early January, the data is compiled in April, and is presented in early May. The survey was delayed this year due to the COVID-19 pandemic and civil unrest. Takeaways from the 2019 data are: data show that the region's residential markets were on a continued upswing and the region's nonresidential markets

stayed close to previous few years; increased residential development was not enough to overcome the housing shortfall discussed in previous years; and (limited) 2020 data show disruption due to pandemic. Council Members had questions and comments about the gap in regional growth in housing and flattening rent prices, access and barriers to housing, and the loss of different housing types.

## 2. Development Trends Along Transit (Amy Yoder, 612-349-7167)

Amy Yoder, Planner, Metro Transit, gave an overview of development trends and regional growth along high frequency transit. High frequency transit is defined as local bus, Bus Rapid Transit and Light Rail Transit that operates every 15 minutes or less on weekdays between 6 a.m. and 7 p.m. and on Saturdays between 9 a.m. and 6 p.m. Development in this report includes building permits that are issued after New Starts and Small Starts projects enter project development, or after an arterial BRT project has a Council-approved station plan. High frequency transitway station areas and buffers make up just 3% of the region, but in 2019 just under 37% of regional development value was slated for areas along high frequency transitways. Since 2003, \$13.8 billion and 34,200 multifamily units have been permitted along high frequency transit. 35.5% of total regional development value occurred along high frequency transit. An additional 35,000 units of multifamily housing are planned to be near high frequency transit, with 68% of all planned developments located near high frequency transitways. Council Members had questions and comments about affordability near transit areas, planning for access to housing, as well as development along transit corridors. Council Member Johnson asked if the maps show just Metro Transit routes, or if suburban transit providers are included as well. Council Members commented that there should be maps that show full system development.

## 3. ULI MN's Navigating Your Competitive Future Developers Panel (Angela Torres, 651-602-1566)

Angela Torres, Manager of Local Planning Assistance, introduced the partnership with Urban Land Institute (ULI) and the panel discussion "Navigating your Competitive Future." Cathy Bennett gave an overview of ULI MN, a district council of the Urban Land Institute, a nonprofit research and education organization. ULI's mission is to provide leadership in the use of land and in creating thriving communities worldwide. ULI was founded in 1936 and has over 40,000 members worldwide. ULI MN's mission is to engage public and private sector leaders to foster collaboration, share knowledge and influence meaningful strategic action in the responsible use of land to create and sustain thriving communities. Minneapolis, Saint Paul and 60 other municipalities are represented in the Regional Council of Mayors (RCM), which is supported by ULI. RCM provides a nonpartisan platform focused on building civic trust through relationships, inquiry, partnerships and action. The purpose of the panel is to offer insights into navigating a competitive future, which is critically important for cities in helping them secure the best possible development and redevelopment. Panelists are Nawal Noor, Noor Companies; D'Angelos Svenkeson, NEOO Partners; and David Wellington, Wellington Management. Panelists discussed workforce development, the events of 2020 and rebuilding under-represented communities, and business development. Council Members thanked the panelists for the discussion.

## **ADJOURNMENT**

Business completed; the meeting adjourned at 6:19 p.m.

Bridget Toskey  
Recording Secretary