

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, July 18, 2016

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

**Committee Members Absent: Letofsky, Munt**

**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 4:05 p.m. on Monday, July 18, 2016.

#### APPROVAL OF AGENDA AND MINUTES

It was moved by Commers, seconded by Chávez to approve the agenda. Motion carried.

It was moved by Commers, seconded by Elkins to approve the minutes of the June 20, 2016 regular meeting of the Community Development Committee. Motion carried.

#### BUSINESS - Consent

**2016-152** City of Edina Millennium at Southdale Comprehensive Plan Amendment, Review No. 20413-9 (Michael Larson 651 602-1407)

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

1. Adopt the attached Review Record and allow the City of Edina to place the Millennium at Southdale Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's forecasts for population and households for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.

#### Motion carried.

This business item was approved as part of the committee meeting's consent agenda with no questions or discussion.

#### BUSINESS – Non-Consent

**2016-133** Sugar Hills Regional Trail Master Plan and Reimbursement Consideration, Anoka County Planning Analyst Jan Youngquist presented the report to the Community Development Committee.

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

1. Approve the Sugar Hills Regional Trail Master Plan.

2. Consider reimbursing Anoka County up to \$100,000 from its share of a future Regional Parks Capital Improvement Program for costs associated with trail construction within the project area shown in Attachment 1.
3. Inform Anoka County that 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.

**Motion carried.**

The Committee unanimously recommended approval of the action without discussion.

**2016-134** Park Acquisition Opportunity Fund Grant for Spring Lake Park Reserve (Burger), Dakota County

Senior Parks Finance Planner Deb Jensen presented the report to the Community Development Committee.

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

1. Approve a grant of up to \$733,064 to Dakota County to acquire the Burger parcel at 13584 Fischer Avenue for Spring Lake Park Reserve; and
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

**Motion carried.**

The Committee unanimously recommended approval of the action without discussion.

**2016-135** Park Acquisition Opportunity Fund Grant for Lebanon Hills Regional Park (Doehling), Dakota County

Senior Parks Finance Planner Deb Jensen presented the report to the Community Development Committee.

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

That the Metropolitan Council:

1. Approve a grant of up to \$350,283 to Dakota County to acquire the Doehling parcel at 2835 120<sup>th</sup> Street West for Lebanon Hills Regional Park; and
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.”

**Motion carried.**

A committee member asked as to whether this property was associated with a controversial trail inside Lebanon Hills Regional Park. Ms. Jensen explained that the trail will run through the north-central portion of the park, while this property is in the far southeast corner. The Committee unanimously recommended approval of the action.

**2016-142** City of Lexington 2030 Comprehensive Plan & Tier II Comprehensive Sewer Plan Update, Review File No. 20486-1

Planning Analyst Patrick Boylan presented the report to the Community Development Committee.

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

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 Lexington to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to implement advisory comments in the Review Record for Surface Water Management.

**Recommendation of the Environment Committee:**

1. Approve the City of Lexington's Tier II Comprehensive Sewer Plan.

The Committee unanimously recommended approval of the action without discussion.

**Motion carried.**

**2016-146** City of Cologne CPA 2016-A Comprehensive Plan Amendment, Review File No. 20592-3

Senior Planner Ryan Garcia presented the report to the Community Development Committee.

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

1. Adopt the attached Review Record and allow the City of Cologne to place the Cologne 2016-A Comprehensive Plan Amendment into effect.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater and Land Use.

**Motion carried.**

The Committee unanimously recommended approval of the action without discussion.

**INFORMATION**

1. Greater Minnesota Housing Fund's Naturally Occurring Affordable Housing Impact Fund

Warren Hanson, Executive Director of the Greater Minnesota Housing Fund shared background information and implementation steps related to this new effort.

Unsubsidized rental housing represents nearly 6 in 10 units affordable to households at or below 50% or area median income, or approximately 120,000 housing units in the region. The Twin Cities region is seeing more and more conversions of naturally affordable rental developments to higher-market rents while others are simply operated under poor management and in disrepair. These conditions threaten the stability of families and communities. Preservation of the existing housing stock, including the unsubsidized rental stock, is a cost effective strategy to ensuring a continued supply of housing opportunities to our region's low and moderate income households.

In 2013, the Minnesota Preservation Plus Initiative, sponsored by the Family Housing Fund and the Greater Minnesota Housing Fund, issued [\*The Space Between: Realities and Possibilities in Preserving Unsubsidized Affordable Rental Housing\*](#), a comprehensive study on the nature and challenges inherent in preserving Minnesota's unsubsidized housing stock.

With planning support from the McKnight Foundation, the Greater Minnesota Housing Corporation (a subsidiary of the Greater Minnesota Housing Fund) is launching an Affordable Housing Preservation Impact Investment Fund to finance the acquisition and preservation of naturally affordable rental housing to preserve affordability for the long term. The Fund's investments will target rental properties at risk of conversion to higher rents and the threat of displacement of low- and moderate-income residents. The Fund plans to begin operations in fall 2016 and has already successfully invested in a pilot project in New Brighton.

## 2. Overview of 2015 Population Estimates

Senior Researcher Matt Schroeder presented information on the 2015 population estimates.

Under *Minnesota Statutes* 473.24, the Metropolitan Council is responsible for preparing local population and household estimates for the cities and townships in the seven-county Twin Cities area. These estimates are the official population and household estimates for state government purposes and are used to determine local government aid and local street aid allocations. By July 15 of each year, the Metropolitan Council certifies the estimates of population, households, and average household size to the State Demographer and to the Commissioner of Revenue.

According to statute, the Council must distribute preliminary estimates to cities by the end of May; this year, the Council mailed out its preliminary estimates on May 10. Local governments had until June 24 to submit written comments, questions or objections to the preliminary estimates.

Following state law, the Council certified the final 2015 population estimates on July 15; staff transmitted the estimates to the State Demographic Center, the Department of Revenue, and the Department of Transportation.

## 3. 2017 Community Development Division Preliminary Budget

Community Development Division Director Beth Reetz presented the budget information item to the Community Development Committee.

Committee members asked how the calculations are determined for actual costs and cost allocations. Ms. Reetz explained the changes in Regional Administration did not change the calculations. Another question was asked regarding the dates the budget item goes to the committees and Council meetings. Ms Reetz stated the adoption of the budget will be at the August 24, 2016 Metropolitan Council meeting.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:10 p.m.

Michele Wenner  
Recording Secretary