

Minutes of the

SPECIAL MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 15, 2015

Committee Members Present: Commers, Chavez, Elkins, Letofsky, Munt, 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 4:10 p.m. on Monday, June 15, 2015. Thanked the city of Savage for hosting the committee meeting at their City Hall Chambers.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Elkins, seconded by Chávez to approve the minutes of the June 1, 2015 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

Consent

2015-135 Establish Public Hearing Date – 2016 Public Housing Agency (PHA) Plan

It was moved by Letofsky, seconded by Elkins, that the Metropolitan Council conduct a public hearing to discuss and receive comment on the 2016 Public Housing Agency (PHA) Plan on August 17, 2015. The hearing will take place in the Council Chambers and will begin immediately following the 4:00 Public Hearing on the 2016-2021 Regional Parks Capital Improvement Program.

Motion carried.

2015-136 Bridges Rental Assistance Program – Board Resolution No. 6 for Grant Renewal

It was moved by Letofsky, seconded by Elkins, that the Metropolitan Council adopt a resolution, required by Minnesota Housing Finance Agency (MHFA), to authorize the Community Development Director to execute a continuation grant agreement for the Bridges Rental Assistance Program.

Motion carried.

2015-134 Approval of City of Lakeville Avonlea Comprehensive Plan Amendment, Review File No. 20445-11

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

1. Adopt the attached review record and allow the City of Lakeville to place the Avonlea comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to update its Tier II Comprehensive Sewer Plan to reflect the flow of the 172 homes impacted by the flow diversion.

Motion carried.

2015-133 City of Brooklyn Park Astra Village West Comprehensive Plan Amendment, Review File No. 20463-10

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

1. Adopt the attached review record and allow the City of Brooklyn Park to place the Astra Village West comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Motion carried.

2015-139 Reimbursement Consideration for Parking Lot Project at Lilydale-Harriet Island Regional Park, St. Paul

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

1. Consider reimbursing Saint Paul up to \$196,000 from its share of a future Regional Parks Capital Improvement Program for costs incurred above and beyond those paid through grant SG-2008-058 for construction of a parking lot at Lilydale-Harriet Island Regional Park.
2. Inform Saint Paul 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.

2015-140 Land Exchange and Boundary Amendment for Rice Creek North Regional Trail, Ramsey County

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

1. Approve the conversion of 2.48 acres of the Rice Creek North Regional Trail corridor needed for transportation purposes in exchange for 2.48 acres adjacent to the trail corridor, as described in Attachments 1 and 2, and depicted in Attachment 3.
2. Approve a master plan boundary amendment to the Rice Creek North Regional Trail corridor that removes the 2.48 acres needed for transportation purposes and adds the adjacent 2.48 acres as depicted in Attachment 3.

Motion carried.

2015-141 Set Public Hearing Date for 2016-2021 Regional Parks Capital Improvement Program

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

1. Release the draft *2016-2021 Regional Parks Capital Improvement Program*;
2. Authorize a public hearing to be conducted regarding the draft *2016-2021 Regional Parks Capital Improvement Program* at 4:00 p.m. on August 17, 2015 as part of the Community Development Committee meeting;

3. Keep the public record open until 5:00 p.m. on September 1, 2015;
4. Direct staff to publish public hearing notices and distribute copies of the draft *2016-2021 Regional Parks Capital Improvement Program* for public comment under the Council's administrative procedure for public hearings;
5. Direct staff to submit the 2016-2017 portion of the draft *2016-2021 Regional Parks Capital Improvement Program* as part of the Metropolitan Council's *Preliminary 2016 State Bond Request* to Minnesota Management and Budget; and
6. Require Dakota County, Minneapolis Park & Recreation Board, and Three Rivers Park District to submit specific project descriptions in priority order for the draft *2016-2021 Regional Parks Capital Improvement Program* to the Metropolitan Council no later than August 17, 2015

Motion carried.

2015-142 Park Acquisition Opportunity Fund Grant for Spring Lake Park Reserve, 13586 Fischer Avenue, Dakota County

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

1. Authorize a grant of up to \$950,557 to reimburse Dakota County for acquisition of a 9.37-acre property for Spring Lake Park Reserve when funds are available in the Parks and Trails Legacy fund account of the Park Acquisition Opportunity Fund.
 - The Metropolitan Council will finance the grant through the Park Acquisition Opportunity Fund (PAOF) Parks and Trails Legacy fund account, providing up to 75 percent (\$950,557) of the total acquisition costs.
 - Dakota County will provide up to 25 percent (\$316,852) of the total acquisition costs.
2. Consider reimbursing Dakota County up to \$316,852, 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.
3. Authorize the Community Development Director to sign the grant agreement including the restrictive covenant.

Motion carried.

Non-consent

2015-138 Accept the public comment report and adopt the amendment to the 2040 Housing Policy Plan Policy & Research Manager Libby Starling presented the business item report to the Community Development Committee.

It was moved by Letofsky, seconded by Elkins, that the Metropolitan Council: Amend the *2040 Housing Policy Plan*; Accept the public comment report. **Motion carried.**

Councilmember Letofsky moved and Councilmember Elkins seconded a motion to amend the amendment by adding a sentence—"The housing element should further state when these tools will be made available." —to the end of the first paragraph under "Implementation program" (page 23 of the following amendment as paginated). The intent was that the statutory language of "in stated sequence" resonate in the housing implementation program chronologically in addition to the existing amendment language of "in what circumstances". Staff responded to a question from Councilmember Chávez that

they did not anticipate that this amendment would affect the Council's review process. The amendment to the amendment passed on a unanimous voice vote.

Councilmember Letofsky noted that she saw the amendment and the Housing Policy Plan as important step toward the Council's goals of more housing for the lowest income residents and that she hoped to see stronger partnerships between developers and more local governments to address the region's great housing need.

Councilmember Wulff explained that she would be voting against the amendment because of her concerns about the lack of a transit adjustment to the Allocation of Affordable Housing Need for households earning 30% of area median income.

Councilmember Letofsky moved and Councilmember Elkins seconded a motion to approve the proposed action, including the revisions to the amendment. The motion passed on a voice vote with one dissent.

2015-144 Adopt update to the Guidelines for Priority Funding for Housing Performance
Housing Analyst Jonathan Stanley presented the business item report to the Community Development Committee.

It was moved by Chávez, seconded by Elkins, that the Metropolitan Council adopt the update to the Guidelines for Priority Funding for Housing Performance. **Motion carried.**

Councilmember Wulff inquired if the scoring criteria would benefit large cities. Mr. Stanley responded that because of the caps on points in each category, he did not anticipate a benefit or bias to large cities. Furthermore, there will be a complete review of the scoring criteria in 2016.

2015-143 Adopt 2015 update to local forecasts of population, households and employment
Senior Researcher Dennis Farmer presented the business item report to the Community Development Committee.

It was moved by Chávez, seconded by Elkins, that the Metropolitan Council adopt the 2015 update of city and township forecasts of population, households, and employment for 2020, 2030, and 2040. **Motion carried.**

Councilmember Chávez moved and Councilmember Elkins seconded a motion to adopt the 2015 update of city and township forecasts of population, households, and employment for 2020, 2030, and 2040. The motion passed unanimously on a voice vote.

Subsequent to the Community Development Committee meeting, Council staff identified an error in the forecast table presented to the Committee. The table included with this Committee Report corrects the typo which affected the forecasts for the City of White Bear Lake and White Bear Township.

2015-137 Livable Communities Act Tax Base Revitalization Account (TBRA) Grant Recommendations
Senior Planner Marcus Martin presented the business item report to the Community Development Committee.

It was moved by Letofsky, seconded by Wulff, that the Metropolitan Council (1) award 16 Tax Base Revitalization Account grants as follows and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Projects recommended for May 2015 TBRA funding cycle: Recommended amount

Contamination Site Investigation

Minneapolis – PRG Southside Rehabilitation \$50,000

Pilot

Minneapolis - 4146 Fremont Av N \$68,600

Minneapolis - Upper Harbor Terminal \$32,200

Minneapolis - Western Motors \$13,100

St Paul - 845-851 Payne Av \$27,100

St Paul - Rice & Sycamore \$27,100

St Paul - Saxon Ford \$22,500

Contamination Cleanup

Hopkins - Oxford Village Apartments \$190,100

Maplewood - Villages at Frost-English \$77,900

Minneapolis - 4041 Hiawatha \$130,100

Minneapolis - Huron Hotel \$180,400

Minneapolis - Seward Towers \$517,950

Minneapolis - Superior Plating (former) \$798,800

Saint Louis Park EDA - Shoreham \$594,000

Saint Paul - Schmidt Keg House (former) \$94,500

Saint Paul Port Authority – Macys \$720,750

TOTAL \$3,545,100

Motion carried.

A request was made to send Council Members early in the application review process a list of applications received.

2015-132 City of Richfield request for a Project Change to the LCDA TOD Grant, Lyndale Garden Center, Grant No. SG011-202
Livable Communities Manager Paul Burns presented the business item report to the Community Development Committee.

It was moved by Elkins, seconded by Munt, that the Metropolitan Council (1) approve a project change for the Livable Communities Demonstration Account Transit Oriented Development grant for the *Lyndale Garden Center* project in the City of Richfield, acknowledging a change from mixed-income to

all market rate rental units; and (2) authorize the Community Development Director to execute an amendment to Grant No. SG011-202 reflecting the change.

Motion carried.

The Community Development Committee commented on the preference to mixed income development. Investment funding was suggested for investors including tax credits. Also discussed were the goals and partnerships with the objective to create more Livable & walk able neighborhoods.

INFORMATION

1. Metro HRA Mobility Counseling Program – HRA Manager Terri Smith provided an overview of the program to the Community Development Committee.

The Council's Housing and Redevelopment Authority (Metro HRA) is developing a Mobility Counseling Program to assist Section 8 voucher holders in moving to areas of opportunity. The initiative assists in advancing the Thrive equity outcome and supports fair housing activities, ensuring Section 8 participants have opportunity to live in strong neighborhoods. The HRA recently hired two Senior Outreach Coordinators for Mobility Counseling to work with program design and implementation.

The program components will include landlord recruitment, participant recruitment, pre-move counseling, housing search assistance and post-move counseling. The information item at the meeting will provide greater detail about these program components.

2. City of Savage presentation - Barry Stock, City Administrator and Mayor Janet Williams provided to the Community Development Committee some historical background on the community and development activities.

ADJOURNMENT

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

Michele Wenner
Recording Secretary