

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, November 18, 2019

**Committee Members Present: Atlas-Ingebretson, Cummings, Johnson, Lee, Lilligren, Lindstrom, Muse, Vento**

**Committee Members Absent: Chamblis, Wulff**

**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 4:05 p.m. on Monday, November 18, 2019.

### APPROVAL OF AGENDA AND MINUTES

It was moved by Vento, seconded by Lindstrom to approve the agenda. Motion carried.

It was moved by Cummings, seconded by Lee to approve the minutes of the November 4, 2019 regular meeting of the Community Development Committee. Motion carried.

[Click here to view 11/18/19 CDC meeting video](#)

### BUSINESS

**2019-322 JT:** City of Farmington 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22086-1 Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

1. Authorize the City of Farmington to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for surface water management.

### Recommendation of the Environment Committee

1. Approve the City of Farmington's Comprehensive Sewer Plan.
2. Implement the advisory comments in the Review Record for wastewater.

**Motion carried.**

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

**2019-328** Anoka County 2040 Comprehensive Plan, Review File No. 22003-1 Senior Planner Raya Esmaeili presented the business item to the Community

Development Committee.

It was moved by Lee, seconded by Lindstrom, 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 Anoka County to place its 2040 Comprehensive Plan into effect.
2. Advise the County to implement the advisory comments in the Review Record for Transportation and Housing.
3. Within 60 days after receiving final DNR approval, the County must adopt the MRCCA Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

**Motion carried.**

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

**2019-316** Mississippi Gorge Regional Park Master Plan, Minneapolis Park and Recreation Board Planning Analyst Colin Kelly presented the business item to the Community Development Committee.

It was moved by Cummings, seconded by Lee, that the Metropolitan Council:

1. Approve the Mississippi Gorge Regional Park Master Plan.
2. Require that the Minneapolis Park and Recreation Board, prior to initiating any new development of the regional park, send preliminary plans to the Engineering Services Assistant Manager at the Metropolitan Council's Environmental Services Division for review in order to assess the potential impacts to the regional interceptor system.

**Motion carried.**

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

**2019-317** Park Acquisition Opportunity Fund Grant for St. Croix Bluffs Regional Park (Rowe), Washington County Senior Planner Jessica Lee presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Vento, subject to the Legislative Citizen Commission on Minnesota Resources approving the purchase price, the Metropolitan Council:

1. Approve a grant of up to \$2,228,599.65 to Washington County to acquire the 102-acre Rowe property located on St. Croix Trail south of 90<sup>th</sup> Street, Denmark Township, for St. Croix Bluffs Regional Park.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

**Motion carried.**

A Council asked if there is an effort or intent to purchase the remaining 28 acres.

Ms. Lee informed the Community Development Committee the owner is not interested in selling.

**2019-318** Park Acquisition Opportunity Fund Grant for Nine Mile Creek Regional Trail (Wanner), Three Rivers Park District Senior Planner Jessica Lee presented the business item to the Community Development Committee.

It was moved by Cummings, seconded by Lindstrom, that the Metropolitan Council:

1. Approve a grant of up to \$71,250.00 to Three Rivers Park District for the 2,305 square-foot easement located at 7125 Ohms Lane in the City of Edina for Nine Mile Creek Regional Trail.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. Consider reimbursing Three Rivers Park District for up to \$23,750 from its share of a future Regional Parks Bonding Program for costs associated with their local match.
4. Inform Three Rivers Park District that the Council does not under any circumstances represent or guarantee that the Council will grant future reimbursement and that expenditure of local funds never entitles a park agency to reimbursement.

**Motion carried.**

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

**2019-332** Equity Grant Program Pilot, 2019 Project Recommendations Senior Planner Jessica Lee presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Cummings, that the Metropolitan Council approve funding three projects totaling \$300,000 for the 2019 Equity Grant Program Pilot for the Regional Parks System, as shown in Table 1 below, and authorize the Community Development Director to execute the grant agreements on behalf of the Council.

**Table 1. Recommended Projects**

Recommended Projects	Applicant	Award Amount
1. Dakota Homeland Interpretation Along the Minnesota River Greenway Regional Trail	Dakota County	\$90,000
2. Wakan Tipi Center at Bruce Vento (Regional Trail) Nature Sanctuary Equitable Enhancements	Saint Paul	\$154,255
3. Bde Maka Ska Cloud Man Memorial Interpretive Signage (Minneapolis Chain of Lakes Regional Park)	Minneapolis Park and Recreation Board	\$55,745

	<b>Total Recommended</b>	<b>\$300,000</b>
	Total Available	\$300,000
	Total Remaining	\$0

Council member Vento abstained from voting on this agenda item.

**Motion carried.**

Council member complimented the engagement efforts and the input from applicants. Council members acknowledged the demand, commended staff on reviewing and scoring of all the projects and asked for next steps.

Parks manager Emmett Mullin first expressed his appreciation for the words of encouragement from the Community Development Committee, and then explained the upcoming process including incorporating suggestions and coming back with a FDP.

**2019-334** 2019 Livable Communities Demonstration Account Funding Recommendations Senior Planner Hannah Gary presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Cummings, **Option Two:** that the Metropolitan Council:

1. Authorize the transfer of \$1,818,200 from the Livable Communities Demonstration Account- Transit Oriented Development program to the Livable Communities Demonstration Account Development program;
2. Award nine Livable Communities Demonstration Account grants as shown in Table 1, Option Two column, totaling \$8,384,266; and
3. Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

**Table 1: Funding Options**

Recommended Projects	Applicant	Points	LCDA Amount Requested	Option One: Proposed LCDA Funding	Option Two: Proposed LCDA Funding
SpringBOX	Saint Paul	92.20	\$392,500	\$392,500	\$392,500
Bloom Lake	Minneapolis	88.13	\$1,600,000	\$1,600,000	\$1,600,000
Amber Apartments	Minneapolis	87.21	\$548,500	\$548,500	\$548,500
7200/7500 France	Edina	86.75	\$1,895,000	\$1,895,000	\$1,895,000
927 Building	Minneapolis	82.44	\$981,816	\$259,000	\$981,816
Main Street	Rogers	81.66	\$942,500	\$942,500	\$942,500
Paravel/Castle Ridge	Eden Prairie	74.58	\$885,000	\$885,000	\$885,000
4100 Edina	Edina	71.03	\$493,950	\$477,500	\$493,950
Owasso Gardens	Roseville	69.78	\$645,000	\$0	\$645,000
			<b>Total Recommended</b>	<b>\$7,000,000</b>	<b>\$8,384,266</b>
			Total Available	\$7,000,000	\$8,818,200
			Total Remaining	\$0	\$433,934

**Motion carried.**

A motion to include funding for The Parkway project from the City of Saint Paul under the Option Two scenario within the funding limit of no more than 40% of available funds being distributed to projects located in Minneapolis or Saint Paul, funding \$4,464 from Council Member Lee failed.

A committee member asked for the scoring rubric for LCDA applications to better understand how the points in the business item are calculated. As linked in the staff report, you can find the complete 2019 Livable Communities Fund Distribution Plan [on our website here](#). The Council reviews and refines this document annually prior to opening the application period for the different funding programs. The Committee will discuss this document in early 2020. The document includes the complete funding package for the year as well as the criteria for each of the programs.

## **INFORMATION**

1. Twin Cities Rents and Metro HRA Payment Standards Discussion – Metro HRA Director Terri Smith presented the information item to the Community Development Committee.

The Metropolitan Council must annually review and adopt Payment Standards (rent limits) to be used in the administration of the Housing Choice Voucher and other rent assistance programs. Payment standards must be set at amounts that ensure a sufficient supply of privately-owned rental housing is available to voucher program participants. The purpose of this information item is to provide context and information for the Committee's upcoming decision on adopting rent limits for implementation in 2020.

Payment standards are limited by the Fair Market Rents (FMRs) published annually by the U.S. Department of Housing and Urban Development (HUD). By federal regulation, the Metropolitan Council is provided the flexibility to establish payment standards between 90% and 110% of the published FMRs. The 2020 FMRs for the metro area increased by 5.3% to 7%. This has substantial budget implications for the Council and low-income families in the region.

The information item included a discussion on Small Area Fair Market Rents (SAFMR) as an option to setting rent limits at the zip code level instead of for the entire metropolitan area.

This item will be followed by a business action item at an upcoming Community Development Committee meeting to adopt rent limits.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:20 p.m.

Michele Wenner  
Recording Secretary