

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, July 15, 2019

Committee Members Present: Atlas-Ingebretson, Cummings, Johnson, Lee, Lilligren, Vento, Wulff

Committee Members Absent: Chamblis, Lindstrom, Muse

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 4:00 p.m. on Monday, July 15, 2019.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Cummings, seconded by Vento to approve the minutes of the June 17, 2019 regular meeting of the Community Development Committee. Motion carried.

INFORMATION

1. 2020 Community Development Division Preliminary Operating Budget (Heather Aagesen-Huebner 651-602-1758)

The Regional Administrator's preliminary Community Development Division 2020 Operating Budget supports implementation of Thrive MSP 2040, the 2040 Housing Policy Plan, and the 2040 Regional Parks Policy Plan. The preliminary budget builds on the 2019 base budget. The 2019 base budget includes programmatic and staffing levels from the previous year. The presentation detailed 2019 investment highlights and an overview of the preliminary 2020 operating budget, including proposed investments and an update on on-going and upcoming budget conversations.

[Click here to view July 15 CDC meeting video](#)

BUSINESS - Consent

2019-158 Annual Metropolitan Regional Parks Operation and Maintenance Report (Abdiwahab Ali 651-602-1823)

It was moved by Vento, seconded by Wulff, That the Metropolitan Council accept the Regional Parks System state fiscal year 2020 operation and maintenance report.

Motion carried.

2019-159 Future Reimbursement Consideration for Carver County, Lake Waconia Regional Park (Emmett Mullin 651-602-1360)

It was moved by Vento, seconded by Wulff, That the Metropolitan Council:

1. Consider reimbursing Carver County up to \$400,000 from its share of a future Regional Parks Bonding Program for costs it incurs for development of Coney Island, Lake Waconia Regional Park; and
2. Inform Carver County that the Council does not under any circumstances represent or guarantee that it will reimburse the County and that expenditure of local funds never entitles a park agency to reimbursement.

Motion carried.

2019-197 Parks and Trails Legacy Fund Grant Agreement Signature Authorization (Sam Johnson 651-602-1757)

It was moved by Vento, seconded by Wulff, that the Metropolitan Council authorizes the Community Development Director to execute grant agreements for Parks and Trails Legacy Fund projects (attachment 1) totaling up to \$17,837,100 on behalf of the Council. This item is contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166.

Motion carried.

BUSINESS – Non-Consent

2019-173 JT: City of Woodbury 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22080-1

Senior Planner Corrin Wendell presented the business item to the Community Development Committee. It was moved by Vento, seconded by Wulff, 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 Woodbury to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
 - a. When they are available, to provide to the Council the dates each of the three Watershed Districts approved the LWMP, and the date the City adopted the final LWMP. The City should also provide the Council with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts if it differs from the one contained in the Plan submitted to the Council on April 24, 2019.
 - b. A separate request for functional classification changes must be submitted to the Council by the city or county with jurisdiction over the roadway and that the Council's action on the 2040 Plan does not confer approval of these proposed classification changes.
 - c. Implement the advisory comments in the Review Record for Roadways, and Surface Water Management.

Motion carried.

Karl Batalden, Community Development Coordinator, was present to represent the City of Woodbury. Council Member Vento asked Senior Planner Wendell if the 2040 Future Land Use Map shows a Phase 1 in addition to Phases 2-4. Senior Planner Wendell asked Mr. Batalden to address the Committee with a response. Mr. Batalden affirmed that Phase 1 is already in progress and that the Plan shows future growth areas with the remaining phases.

2019-172 City of Marine on St. Croix 2040 Comprehensive Plan
Senior Planner Corrin Wendell presented the business item to the Community Development Committee. It was moved by Lee, seconded by Wulff, 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 Marine on St. Croix 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.

Motion carried.

Bill Miller, City Council Member, was present to represent the City of Marine on St. Croix. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-174 JT: City of Minnetrista 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21758-1

Planning Analyst Freya Thamman presented the business item to the Community Development Committee.

It was moved by Cummings, seconded by Johnson, 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 Minnetrista to place its 2040 Comprehensive Plan into effect.
2. Revise the City's employment forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the City to:
 - a. Provide the Council with the date the City adopted its final Local Water Management Plan (LWMP) and a copy of the final adopted LWMP that will be included in the final Plan document if it differs from the Plan submitted to the Council on March 28, 2019.
 - b. Implement the advisory comments in the Review Record for Transportation, Land Use, and Water Supply.

Motion carried.

Ms. Thamman indicated staff's appreciation of the coordination with Minnetrista Community Development Director David Abel and City planning staff Eric Zweber and Nick Olson on the City's comprehensive plan. Council Member Lee inquired about the process for revising the employment forecast. Ms. Thamman indicated that communities can request a change the 2015 system statement forecasts by coordinating with Council staff and including the proposed change in the City's comprehensive plan. Council forecast staff then evaluates the proposed change in context available data, including changes in planned land use, like additional land guided for commercial uses.

2019-175 JT: City of Osseo 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21844-1 Senior Planner Eric Wojchik presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Wulff, 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 Osseo to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Motion carried.

Councilmember Vento asked about communities using the health perspective in their plans. Mr. Wojchik described the Hennepin County initiative which assisted in this planning approach. Councilmember Atlas-Ingebretson was interested in seeing more of these innovative planning approaches presented at Committee. Mr. Wojchik pointed out that the City of Osseo will be highlighted as an example for other communities through the Local Planning Handbook.

2019-198 JT: City of Excelsior 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22016-1

Senior Planner Jake Reilly presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lee, that [enter proposed action]

Motion carried.

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

2019-199 JT: City of West St. Paul 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22157-1

Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

1. Authorize the City of Excelsior to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's affordable housing allocation to 12 units, as described in Review Record
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Water Supply.

Motion carried.

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

2019-171 Livable Communities Act Tax Base Revitalization Account Funding Recommendations

Senior Planner Marcus Martin presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Wulff, That the Metropolitan Council:

1. Award 14 Tax Base Revitalization Account grants as shown in Table 1 below; and

2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects - Seeding Equitable Environmental Development (SEED)	Recommended amount
Saint Paul - 1433 University	\$19,300
Saint Paul - Powerhouse at Hamms; Phase I, ARMS, Phase II	\$36,200
Recommended Projects - Contamination Investigation	Recommended amount
Saint Paul - 605-617 Stryker Ave	\$24,100
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - Leef South Lot (fka Currie & Irving)	\$37,300
Minneapolis - Calhoun Towers Building C	\$272,400
Minneapolis - 907 Winter Street NE	\$122,400
Minneapolis - Checkerboard	\$600,000
Minneapolis - Malcolm Yards Market	\$103,900
Saint Paul - 201-211 4th Street	\$175,000
Saint Paul - 441-453 Snelling Av	\$199,700
Maple Grove - Arbor Lakes Corporate Center (fka Hilger Transfer)	\$143,500
Minneapolis - 3120 Excelsior	\$98,900
Ramsey - River Walk Village	\$902,800
Hastings - Panache Cidery	\$270,000
TOTAL Recommended (All Grant Categories)	\$3,005,500
Total Available	\$3,450,000
Total Remaining	\$444,500

Motion carried.

Committee members requested additional information on the scoring categories used to evaluate grants. (Grants are evaluated according to criteria adopted in an Annual Fund Distribution Plan.) Committee members also requested additional information on why applications not recommended for funding did not meet the minimum required score and additional information about the equity criteria for the Seeding Equitable Environmental Development (SEED) grant category in particular. Committee members expressed appreciation for the expected return on investment (ROI) associated with grant requests.

2019-166 JT 2019 Budget Amendment – 2nd Quarter (Heather Aagesen-Huebner 651-601-1758)

It was moved by Wulff, seconded by Johnson, to **table until next** meeting. **Motion carried.**

It was moved by Wulff, seconded by Johnson, to open discussion for pending vote on the time sensitive Park Acquisition Opportunity Fund Grants for the Parks agenda items only. **Motion carried.**

2019-156 Park Acquisition Opportunity Fund Grant for Big Marine Park Reserve (Nelson), Washington County

Senior Grants Administrator Jessica Lee presented the Business Item to the Community Development Committee

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

1. Approve a grant of up to \$813,048.22 to Washington County to acquire the 75.4-acre Nelson property located at 12096 170th Street in the City of Marine on St. Croix for Big Marine Park Reserve, contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166 JT; and
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

Motion carried.

Committee members requested a map of acquired property, indicating ownership, and asked about a relocation benefit. Ms. Lee acknowledged request and responded no to the question of a relocation benefit.

2019-157 Park Acquisition Opportunity Fund Grant for the River to River Greenway (Blockbuster) Dakota County

Planning Analyst Colin Kelly presented the Business Item to the Community Development Committee. It was moved by Lee, seconded by Wulff, that the Metropolitan Council:

1. Approve a grant of up to \$427,597.50 to Dakota County to acquire a 0.55-acre easement across the Blockbuster property located at 1539 Robert Street South in the City of West St. Paul for the River to River Greenway Regional Trail, contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166 JT;
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council;
3. Consider reimbursing Dakota County for up to \$142,532.50 from its share of a future Regional Parks Bonding Program; and
4. Inform Dakota County that if the County fails to complete the needed land assemblage by December 31, 2022, then:
 - a. Dakota County agrees to reimburse the Council for the costs of this property
 - b. The future reimbursement consideration for this acquisition is nullified; and
5. Inform Dakota County 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.

2019-168 Park Acquisition Opportunity Fund Grant for Crow-Hassan Park Reserve, (Guzek), Three Rivers Park District

Planning Analyst Colin Kelly presented the Business Item to the Community Development Committee.

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

1. Approve a grant of up to \$255,266.25 to Three Rivers Park District to acquire the 1.02-acre Guzek parcel located at 27060 Sylvan Lake Road in the City of Rogers for Crow-Hassan Park Reserve, contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166 JT;
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 \$85,088.75 from its share of a future Regional Parks Bonding Program for costs associated with this purchase; and
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.

Committee members inquired about any alternatives to demolition. Mr. Kelly responded no due to asbestos concerns.

2019-169 Park Acquisition Opportunity Fund Grant for Nine Mile Creek Regional Trail (New City Covenant Church) Three Rivers Park District
Senior Planner Tracey Kinney presented the Business Item to the Community Development Committee.

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

1. Approve a grant of up to \$509,869.50 to Three Rivers Park District to acquire the 26,636 square-foot easement from the New City Covenant Church located at 6400 Tracy Avenue in the City of Edina for Nine Mile Creek Regional Trail, contingent on Council approval of the 2019 Quarter 2 Unified Budget Amendment, Business Item 2019-166 JT; and;
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 \$169,956.50 from its share of a future Regional Parks Capital Bonding Program; and
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.

Committee members inquired about the purchase price and the lawsuit. Jonathan Fleming explained the appraisal price, and settlement negotiations.

ADJOURNMENT

Business completed, the meeting adjourned at 6:30 p.m.

Michele Wenner
Recording Secretary