

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, December 19, 2016

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

**Committee Members Absent:**

**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, December 19, 2016.

#### APPROVAL OF AGENDA AND MINUTES

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

It was moved by Kramer, seconded by Wulff to approve the minutes of the December 5, 2016 regular meeting of the Community Development Committee. Motion carried.

#### BUSINESS - Consent

**2016-255** River to River Greenway Regional Trail Master Plan, Dakota County (Michael Peterka 651 602-1361)

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

1. Approve the River to River Greenway Regional Trail Master Plan.
2. Require Dakota County to submit estimated land or easement acquisition costs and specific parcel locations that were not identified in the master plan for Metropolitan Council review and approval prior to seeking future grants for acquisition.
3. Require that prior to initiating development, Dakota County send preliminary plans to Scott Dentz, Interceptor Engineer Manager at Metropolitan Council Environmental Services, so he may assess the potential impacts to the regional interceptor system. **Motion carried.**

The Community Development Committee had no questions for this consent item.

#### BUSINESS – Non-Consent

**2016-272** Livable Communities Act Transit Oriented Development Tax Base Revitalization Account Site Investigation and Livable Communities Demonstration Account Pre-Development Grant Recommendations

Senior Planner Erin Heelan presented the report to the Community Development Committee.

It was moved by Commers, seconded by Elkins, That the Metropolitan Council (1) award two Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants as follows, totaling \$75,000, (2) award two Livable Communities Tax Base Revitalization Transit Oriented Development Site Investigation grants as follows, totaling \$78,500 and (3) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council;

Recommended Projects	Applicant	TOD Predevelopment	TOD Site Investigation
Lexington Station	St. Paul	\$40,000	
TOD Pre-Development & Repositioning at 147th Street and Garrett Avenue and Glazier Avenue	Apple Valley	\$35,000	
Goodwill University Avenue Project	St. Paul	0	\$50,000
Ain Dah Yung Supportive Housing	St. Paul	0	\$28,500
Total Requested		\$75,000	\$78,500
Total Available		\$250,000	\$125,000
Total Remaining		\$175,000	\$46,500

**Motion carried.**

Staff presented information about each of the recommended awards. A question was raised about the sequence of grant requests.

**2016-273** Amend the 2016 Livable Communities Demonstration Account and Tax Base Revitalization Account Transit Oriented Development Grant Awards

Senior Planner Erin Heelan presented the report to the Community Development Committee.

It was moved by Chávez, seconded by Letofsky that the Metropolitan Council (1) amend Council Action 2016-205, by withdrawing the awards to the Sanctuary on Vandalia project, and awarding the remaining Livable Communities Demonstration Account Transit Oriented Development funding to the Union Flats project, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Recommended Projects	Applicant	Points	LCDA-TOD	TBRA-TOD
Lexington Station Apartments	St. Paul	97.71	\$800,000	0
Great River Landing	Minneapolis	97.62	\$638,500	0
L&H Station	Minneapolis	93.43	\$1,361,500	0
Riverdale Station Apartments	Coon Rapids	93.15	\$985,000	0

Sanctuary on Vandalia	St. Paul	86.14	0	0
Union Flats	St. Paul	84.14	\$965,000	\$413,365
<b>Total Recommended</b>			<b>\$4,750,000</b>	<b>\$413,365</b>
Total Available			\$4,750,000	\$1,875,000
Total Remaining			0	\$1,461,635

**Motion carried.**

Staff presented information on the recommended amendment. A question was raised about precedent for the action.

**2016-274 Livable Communities Act Tax Base Revitalization Account Grant Recommendations**

Senior Planner Marcus Martin presented the report to the Community Development Committee.

It was moved by Commers, seconded by Letofsky, That the Metropolitan Council (1) award 12 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:

<b>Recommended Projects - Contamination Investigation</b>	<b>Recommended amount</b>
Minneapolis – Quarry (Outlots A & B)	\$36,000
<b>Recommended Projects - Contamination Cleanup</b>	<b>Recommended amount</b>
Edina – Medical Office & Parking	\$73,200
Fridley – Northern Stacks Phase IV	\$1,023,700
Minneapolis – Foundry	\$406,400
Minneapolis – Hook and Ladder Apartments	\$211,600
Minneapolis – Ironclad	\$262,300
Minneapolis – Penn Avenue Union	\$122,100
Minneapolis – Theater Garage Marquee Apartments	\$132,000
Saint Paul – 428 Minnesota (former Woolworth Building)	\$340,800
Saint Paul – Empire Building	\$99,900
Saint Paul – Hamm’s Brewery	\$128,200
<b>TOTAL Recommended</b>	<b>\$2,836,200</b>
<b>Total Available</b>	<b>\$4,008,135</b>

**Total Remaining**

**\$1,171,935**

Recommended Projects - Pilot	Recommended amount
Saint Paul – Lexington Library	\$34,200
<b>TOTAL Recommended</b>	<b>\$34,200</b>
<b>Total Available</b>	<b>\$944,400</b>
<b>Total Remaining</b>	<b>\$910,200</b>

**Motion carried.**

Questions were asked and answered about the evaluation scores for projects not recommended for funding and about staff follow-up with unsuccessful applicants to provide technical assistance to improve future applications. A request was made for a future presentation on the outcomes of past TBRA applications.

**INFORMATION**

1. Regional Parks System Visitor Study (Raintry Salk 651 602-1669; Maureen Reynosa-Braak 952 277-0163)

The 2040 Regional Parks Policy Plan put forward the commitment to conduct “a region-wide visitor survey every five years to monitor changes in Regional Parks System use” (p. 72). Council staff and a representative from the agency hired to conduct the study, ISG, will present the results of a survey administered to regional park and trail visitors between Memorial Day and Labor Day, 2016. Data collection occurred in all regional parks and trails open to the public. Presentation will provide an overview of the results related to visitor characteristics, including sociodemographic information, primary recreational activities, among other variables of interest. The full 90-page [2016 Regional Parks System Visitor Study](#) is available online.

2. Land Use Advisory Committee Report (Jon Commers; Deb Detrick 651 602-1327)

The Land Use Advisory Committee (LUAC) gives advice and assistance on metropolitan land use, comprehensive planning, and matters of metropolitan significance as requested by the Council.

Sixteen members serve on the committee chaired by Council Member Commers. One vacancy remains in District 3. Half of committee members must be locally elected officials.

The Land Use Advisory Committee focused on housing in September, including mixed-income housing and affordable housing. Committee members discussed implementation, best practices, and resources such as a Mixed Income Housing Calculator at [www.housingcounts.org](http://www.housingcounts.org). The tool shows how different local incentives might help communities diversify their housing stock. Committee members asked a number of questions about research on administrative processes and delays in the pre-application stage of affordable housing development. Committee members discussed ways to address problems.

During November, the Land Use Advisory Committee continued to give advice on development of PlanIt - Comprehensive Plan Training Program. PlanIt includes webinars, workshops, tutorials, expert articles and a conference on December 13, 2016. Committee members learned more about a Climate Vulnerability Assessment (CVA) project and discussed solar energy, the tree canopy and Green Step Cities. Committee members discussed ideas for the 2017 work plan and opportunities to support local governments as they begin updating their comprehensive plans.

In September, [Agenda](#) items covered:

- Mixed Income Housing Feasibility Education and Action Project [Memo](#) and [Fact Sheet](#);
- [Pre-Application Best Practices in Affordable Housing Development](#); and
- ULI MN/Regional Council of Mayors Housing Initiative and Advisory Services [Memo](#), [ULI Housing Initiative - What's Changed](#) and [ULI Advisory Services - It's About Trust](#).

November [Agenda](#) items included:

- [PlanIt Update](#);
- [Planning Resources for Climate Resilience](#); and
- [Draft 2017 Work Plan](#).

The Land Use Advisory Committee will continue to discuss its 2017 work plan on January 19, 2017.

### 3. Fiscal Disparities Update: Tax-Base Sharing in the Metro Area (Deb Detrick 651 602-1327)

Taxing jurisdictions in the metropolitan area share part of the growth in commercial-industrial tax base through a tax-base sharing program known as the Fiscal Disparities Program. The Minnesota Legislature created the program in 1971 with the support of the Metropolitan Council. Tax-base sharing started in 1975. The size of the seven-county area the program covers and the amount of commercial-industrial tax base shared make it unique. This program continues to attract national and international interest.

Tax-base sharing supports goals of the Metropolitan Council. It promotes orderly and economical growth by reducing competition for tax base. It helps improve equity by reducing large differences in tax base wealth among communities. It strengthens economic competitiveness and fosters prosperity by giving incentives for all to work for the growth of the area as a whole. It also supports livability by encouraging land uses that raise little or no revenue, such as regional parks, open space, and low-income housing. The program shared \$373 million in tax base for taxes payable in 2016 and \$561 million in tax revenue.

Each year, the Council and the Minnesota Department of Revenue determine eligibility for communities to participate in the program.

Council staff will present more in-depth review and analysis of the program at the Committee meeting. Information on the program can also be found on [metro council.org](http://metro council.org) at [Fiscal Disparities: Tax-Base Sharing in the Metro Area](#)

## **ADJOURNMENT**

Business completed, the meeting adjourned at 5:40 p.m.

Michele Wenner  
Recording Secretary