

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 21, 2021

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

Committee Members Absent:

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, June 21, 2019.

APPROVAL OF MINUTES

It was moved by Vento, seconded by Lindstrom to approve the minutes of the June 7, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the June 21, 2021 Community Development Committee meeting video.](#)

BUSINESS

2021-158 Tax Base Revitalization Account Funding Recommendations Round 1
Senior Planner Marcus Martin presented the Business Item to the Community Development Committee.

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

1. Award 13 Tax Base Revitalization Account grants as shown in Table 1 below.
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	Recommended amount
Saint Paul - 1490 7th Street East	\$37,400
Saint Paul - 694 Minnehaha Av	\$20,800
Recommended Projects – Investigation	Recommended amount
South St. Paul EDA - Hardman Triangle	\$41,300
Saint Paul - 375 Selby Av YWCA Expansion	\$38,400
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - 2301 California Street	\$193,500

Minneapolis - Agra	\$378,000
Roseville EDA - Harbor at Twin Lakes Senior Housing	\$213,700
Plymouth - Dundee Nursery Redevelopment	\$456,300
Minneapolis - 2025 West River Road	\$384,100
Minneapolis - Walker Methodist Raines	\$373,800
Minneapolis - Nordeast Business Center	\$74,700
Burnsville - Capstone 35	\$421,600
Saint Paul – 1222 University	\$174,600
TOTAL Recommended (All Grant Categories):	\$2,808,200
Total Available:	\$3,250,000
Total Remaining:	\$441,800

Motion carried.

Council Member Lee asked about the distribution of funds in prior periods when the account was undersubscribed. Mr. Martin indicated that any remaining funds roll over into future grant rounds. Council Member Chamblis asked for clarification about the evaluation of increase in the tax base. Mr. Martin explained how tax base is calculated and projected, as well as how it compares to other proposed projects. Council Members Chamblis and Atlas-Ingebretson asked what additional criteria, particularly equity criteria, were considered during the evaluation process. Mr. Martin explained how equity considerations are woven throughout the criteria. Council Member Cummings asked about the effect of recommending a grant amount below the requested amount for the 1222 University Av project. Council Member Cummings also asked for clarification on whether permanent or temporary jobs were considered as part of the evaluation. Mr. Martin responded that the job counts only include permanent FTEs and not any jobs associated with the actual clean up or construction of the project. Council Member Vento asked about the impact of rising construction costs. Mr. Martin acknowledged the increasing costs, and also noted that they do not have a significant impact on cleanup costs per se.

2021-150 JT: City of Mendota Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22395-1

Planning Analyst Patrick Boylan presented the Business Item to the Community Development Committee.

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

1. Authorize the City of Mendota Heights to place its 2040 Comprehensive Plan into effect.
2. Revise the City’s forecasts downward as shown in Table 1 of the attached Review Record.
3. Revise the City’s affordable housing need allocation for the 2021-2030 decade to 46 housing units.
4. Advise the City to adopt the Mississippi River Critical Corridor Area (MRCCA) Plan within 60 days after receiving final DNR approval 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.

2021-151 JT: City of Elko New Market 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22468-1

Planning Analyst Patrick Boylan presented the Business Item to the Community Development Committee.

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

1. Authorize the City of Elko New Market to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sanitary sewer forecasts downward as shown in Table 2 of the attached Review Record.
3. Advise the City to:
 - a. Provide to the Council the dates the two Watersheds approved the City's Local Water Management Plan, and the date the City adopted the final Local Water Management Plan. If the final adopted Local Water Management Plan is different than the Local Water Management Plan incorporated into the Plan, provide the Council with the final adopted plan as well.
 - b. Implement the advisory comments in the Review Record for wastewater service, forecasts and water supply.

Motion carried.

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

2021-159 Emergency Housing Vouchers and Foster Youth to Independence Program Approvals
Metro HRA Director Terri Smith presented the Business Item to the Community Development Committee.

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

1. Approve participation in the Emergency Housing Voucher program and authorize the Director, Metropolitan Housing and Redevelopment Authority, to negotiate and execute Memorandums of Understanding with Hennepin, Ramsey, and Suburban Metro Area Continuums of Care.
2. Authorize the Director, Community Development Division, to negotiate and execute a Joint Powers Agreement with the Minneapolis Public Housing Authority to allow the two agencies to operate in each other's service area for the EHV's.
3. Approve participation in the Foster Youth to Independence program and authorize the Director, Metropolitan Housing and Redevelopment Authority, to negotiate and execute Memorandums of Understanding with the public child welfare agencies within our service area.

Motion carried.

Committee Members asked questions about the service providers for the Foster Youth to Independence program and the landlord incentives and sunset date for the Emergency Housing Vouchers. Ms. Smith responded with details.

INFORMATION

1. Land Use Advisory Committee Report

Council Member Wendy Wulff presented the Information Item to the Community Development Committee.

The Community Development Committee's 2021 work plan includes periodic reports from the Land Use Advisory Committee (LUAC). LUAC mainly gives advice and assistance on metropolitan land use, comprehensive planning, and other planning as requested by the Metropolitan Council. LUAC includes Council Member Wulff as Chair and 16 members, at least half of whom must be locally elected officials. At this time, there are 10 locally elected officials on the Committee. The seat for District 15 is vacant.

On November 19, 2020, the Committee discussed a Livable Community Act program and scoring criteria, the Economic Value Atlas project, and its 2021 work plan. On January 21, 2021, Cathy Bennett from the Urban Land Institute (ULI) Minnesota, led a Navigating Your Competitive Future Developers Panel discussion with Cecile Bedor, Colleen Carey, Sam Newberg, and Nawal Noor. The Committee also approved the appointment of Vice Chair, Phillip Klein. Committee members focused on the 2040 Comprehensive Plan Composite Report and the Travel Behavior Inventory and COVID-19 Panel Survey at the March 18 meeting. At its most recent meeting on May 20, the Committee discussed the scope of work for a draft Regional Travel Demand Management Study, Ecosystem Services and Greenspace, and the Council's Climate Action Plan.

The Land Use Advisory Committee's [November 19, 2020 Agenda](#) included:

- [Tax Base Revitalization Account Seeding Equitable Environmental Development \(SEED\)](#);
- [2021 Livable Communities Act Scoring Criteria](#);
- [Economic Value Atlas Introduction](#); and
- [2021 Draft Land Use Advisory Committee Work Plan](#).

Topics covered on the [January 21, 2021 Agenda](#) included:

- [Appointment of Vice Chair](#); and
- Urban Land Institute (ULI) Minnesota Navigating Your Competitive Future Developers Panel with [Memo](#), [PowerPoint](#), and [Panelist Biographies](#).

The Committee's [March 18, 2021 Agenda](#) included:

- [2021 Land Use Advisory Committee Work Plan](#);
- 2040 Comprehensive Plan Composite Report [Information Item](#) and [PowerPoint](#); and
- [Travel Behavior Inventory and COVID-19 Panel Survey](#).

Topics on the [May 20, 2021 Agenda](#) included:

- [Draft Regional Travel Demand Management Study Scope of Work](#);
- [Ecosystem Services and Greenspace](#); and
- [Climate Action Plan](#).

The Community Development Committee members had no questions.

2. 2022 Preliminary Community Development Operating Budget

Finance Director Heather Aagesen-Huebner presented the Information Item to the Community Development Committee and solicited feedback from Committee members to guide upcoming budget discussions this year. Ms. Aagesen-Huebner provided an overview of division performance towards advancing *Thrive MSP 2040*, COVID-19 impacts on the economy and Community Development budget, and the preliminary 2022 operating budget.

The Community Development Division Preliminary 2022 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 2021 base budget, which includes programmatic and staffing levels from the previous year.

3. 2020 Agricultural Preserves Report

Senior Planner Jerome Benner II presented the Information Item to the Community Development Committee.

The Metropolitan Agricultural Preserves Program was established in 1980 by the Minnesota Legislature to encourage protection of long-term agricultural uses and to provide direction in equitably taxing these properties. The Metropolitan Council supports preserving agricultural land in the region through specific policies for protection and development in *Thrive MSP 2040*. All the counties in the region except for Ramsey County contain properties enrolled in the program. The Council annually reports on the acres enrolled in the program, with information from these counties and the Department of Revenue.

4. 2020 Plat Monitoring Report

Senior Planner Raya Esmaili presented the Information Item to the Community Development Committee.

The Council annually reports on the platting activity in the participating communities as a method of tracking development patterns on the region's developing edge. This information is used to assess consistency with the Council's land use policies, evaluate trends in land usage and housing mix, analyze for consistency with local comprehensive plans, and to review sewer connection permits. Staff will present this report at the Community Development Committee meeting.

In 2001, the Metropolitan Council initiated the Plat Monitoring Program (Program) with input from the Builders Association of the Twin Cities (BATC), currently known as Housing First Minnesota, and MetroCities (formerly the Association of Metropolitan Municipalities). The Program started with 12 volunteer communities, and now includes 45 communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 45 participating communities through the end of the 2020 calendar year, including 44 cities and one township.

In 2020, the participating communities approved a total of 122 plats, which is a slight decrease from 137 plats in 2019, but an overall increase from the previous years of economic downturn. These plats accounted for 7,040 housing units, single and multi-family, on 1,746 acres of net developable land. The overall net density of the plats during 2020 was 4.0 units per acre, demonstrating the continued consistency in implementing the Council's sewered residential development policy. Of the units platted, 56% were single family units and 44% multi-family units. While the majority of units platted in the reporting year are single family, during the life of the program, there is a similar share of single family (54%) and multi-family (46%) units platted.

This year's report continues to analyze the platting activity relative to the Council Research's residential permit data to show the amount of time it takes for residential plats to be realized as permits. Tracking

this information for the long term will result in a better understanding of development trends and market demand.

ADJOURNMENT

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

Michele Wenner
Recording Secretary