

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, September 7, 2021

Committee Members Present: Chamblis, Cummings, Johnson, Lee, Lilligren, Lindstrom, Vento, Wulff

Committee Members Absent: Atlas-Ingebretson, 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 Tuesday, September 7, 2021.

APPROVAL OF AGENDA AND MINUTES

It was moved by Chamblis, seconded by Wulff to pull Business Item 2021-221 from the consent to the non-consent list on agenda.

It was moved by Wulff, seconded by Lindstrom to approve the minutes of the August 16, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the September 7, 2021 Community Development Committee meeting video](#)

BUSINESS - Consent

2021-222 Mississippi River Regional Trail Master Plan Amendment and Land Conversion, and Riverfront Regional Park Master Plan Amendment, Anoka County (Tracey Kinney 651-602-1029)
It was moved by Cummings, seconded by Wulff, that the Metropolitan Council:

1. Approve the Mississippi River Regional Trail Master Plan Amendment.
2. Approve the Anoka County Riverfront Regional Park Acquisition Master Plan Amendment.
3. Approve the release of the restrictive covenant on 0.33 acres of land within the Mississippi River Regional Trail in exchange for adding 0.33 acres of land with a restrictive covenant to expand the boundary of the Anoka County Riverfront Regional Park.
4. Require Anoka County, prior to initiating any new development of the regional trail corridor, to send preliminary plans to the Metropolitan Council's Environmental Services Interceptor Engineering Assistant Manager.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

2021-223 Big Marine Park Reserve Master Plan Amendment and Land Conversion, Washington County (Tracey Kinney 651-602-1029)

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

1. Approve the Big Marine Park Reserve Master Plan Amendment.
2. Approve the release of the restrictive covenant on 2.42-acres of land within the Big Marine Park Reserve in exchange for adding a restrictive covenant on 2.42-acres of land within the boundary of Big Marine Park Reserve.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

2021-226 City of Rosemount UMORE Park Mixed Use Residential Comprehensive Plan Amendment, Review File 22286-5 (Patrick Boylan 651-602-1438)

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

1. Authorize the City of Rosemount to place its comprehensive plan amendment into effect.
2. Revise the population and household forecasts for the City upward as shown in Table 1 of the Review Record.
3. Revise the City's affordable housing allocation for the 2021-2030 decade to 885 units.
4. Advise the City to implement the advisory comments in the Review Record for wastewater, forecasts, and water supply.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

BUSINESS – Non-Consent

2021-221 Cleary Lake Regional Park Master Plan Amendment and Land Conversion, Three Rivers District

Planning Analyst Colin Kelly 651-602-1361 presented the Business Item to the Community Development Committee.

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

1. Approve the Cleary Lake Regional Park Master Plan Amendment and Land Conversion.
2. Approve the permanent release of the restrictive covenant on 2.21 acres of land and the temporary release of the restrictive covenant on 1.41 acres of land within Cleary Lake Regional Park – a total of 3.62 acres – in exchange for a channel stabilization project within Cleary Lake Regional Park.

Motion carried.

Council Member Cummings asked what concerns were raised by the Metropolitan Parks and Open Space Commission members who did not support the proposed action. Kelly responded that the concerns centered on the natural resource project being considered a facility and the potential for additional pollutants entering the park from the reconstructed roadway, and the perception that any removal of land from a regional park is a negative.

Council Member Wulff noted that there are precedents for equally valuable land-for-facility exchanges in the Regional Parks System, the reconstructed roadway will improve trail access in the area, and that she supported the plan amendment and land conversion.

2021-225 City of Ham Lake 2040 Comprehensive Plan, Review File 21863-1
Planning Analyst Eric Wojchik presented the Business Item to the Community Development Committee.

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

Authorize the City of Ham Lake to place its 2040 Comprehensive Plan into effect.

1. Revise the City's population forecasts downward, and the employment forecasts upward as shown in Table 1 of the attached Review Record.
2. Advise the City to:
 - a. Revise the Plan to include the residential density as described in supplemental materials for the Multiple Use Options category prior to final Plan adoption.
 - b. Provide to the Council the date the Coon Creek Watershed District approves the final Local Water Management Plan, and the date the City adopts the final Local Water Management Plan. We also request that the City provide the Council with a copy of the final adopted Local Water Management Plan in the final Plan document that the City adopts.
 - c. Implement the advisory comments in the Review Record for forecasts and water supply.

Motion carried.

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

2021-229 Minnehaha Parkway Regional Trail Master Plan, Minneapolis Park and Recreation Board
Planning Analyst Colin Kelly presented the Business Item to the Community Development Committee. It was moved by Chamblis, seconded by Cummings, that the Metropolitan Council:

1. Approve Minneapolis Park and Recreation Board's Minnehaha Parkway Regional Trail Master Plan, including the addition of two parcels detailed in this report and the supplemental information provided in the submittal letter dated June 7, 2021, with the exception of classifying existing tennis courts as "regional."
2. Require Minneapolis Park and Recreation Board, prior to initiating any new development of the regional trail corridor, to send preliminary plans to the Metropolitan Council's Environmental Services Interceptor Engineering Assistant Manager.

Motion carried.

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

2021-234 Livable Communities Demonstration Account Pre-Development Round Two Funding Recommendations

Senior Planner Hannah Gary presented the Business Item to the Community Development Committee. It was moved by Chamblis, seconded by Johnson, that the Metropolitan Council:

1. Award six Livable Communities Demonstration Account Pre-Development grants totaling \$420,750 as shown in the table below.

| Applicant | Recommended Project | Award Amount |
|--------------------------|---|------------------|
| City of Minneapolis | 921 West Broadway | \$75,000 |
| City of Minneapolis | 2415-2017 West Broadway | \$75,000 |
| Brooklyn Park EDA | 7701 Brooklyn Boulevard | \$75,000 |
| City of South Saint Paul | Hardman Triangle Repositioning Initiative | \$45,000 |
| City of Saint Paul | 1490 7 th Street East | \$75,750 |
| Brooklyn Park EDA | The Villas Townhomes | \$75,000 |
| TOTAL | | \$420,750 |

Motion carried.

Council Member Lee inquired about the public plaza at the 2415 – 2017 West Broadway project from the City of Minneapolis. Ms. Gary described the goal of public plazas as being to create more community gathering space to facilitate both physical and social connections. She also noted that these are common components of LCDA projects as they earn points in the scoring process and are eligible for funding through the LCDA Development program.

Council Member Wulff asked about the affordability levels and wealth building component of The Villas Townhomes project. Breanne Rothstein, Economic Development and Housing Director from the City of Brooklyn Park, explained that the project is early in the process and affordability levels have not yet been determined. She stated that affordable housing is a priority for Brooklyn Park and will be a point of discussion with the developer. Council Member Chamblis expressed her support for the projects in Brooklyn Park noting that development in the project areas has been challenging in the past and that the new developments will be beneficial for the community.

Council Member Lilligren shared his support for awarding public funds to a small developer working on a smaller project. He explained that accessing public dollars is especially challenging for new developers working on smaller projects.

2021-235 Livable Communities Demonstration Account – Transit Oriented Development Pre-Development Round Two Funding Recommendations

Senior Planner Stephen Klimek presented the Business Item to the Community Development Committee.

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

1. Award four Livable Communities Demonstration Account Transit-Oriented Development Pre-Development grants for \$356,500 as shown in the table below.

| Applicant | Recommended Project | Award Amount |
|---------------------|---------------------------|--------------|
| City of Bloomington | 98th St Station | \$150,000 |
| City of Minneapolis | The Phoenix | \$75,000 |
| City of Saint Paul | 892 East 7th Street | \$75,000 |
| City of Saint Paul | 652-58 Sherburne Ave West | \$56,500 |

Motion carried.

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

2021-236 Annual Public Housing Agency Plan Approval

Assistant Director of the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) Stephanie Paulson presented the Business Item to the Community Development Committee.

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

1. Approve the 2022 Annual Public Housing Agency (PHA) Plan, including changes to the Housing Choice Voucher Administrative Plan as described in this report and attachments.
2. Authorize the Metropolitan Council Chair to execute the required certifications.
3. Direct staff to submit the final Plan to the U.S. Department of Housing and Urban Development.

Motion carried.

Council Members clarified that no changes had been made since the Annual PHA Plan was first presented to the Community Development Committee on August 2, 2021. Council Members also clarified the nature of written public comments.

INFORMATION

1. none

ADJOURNMENT

Business completed, the meeting adjourned at 5:30 p.m.

Michele Wenner
Recording Secretary