

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, October 4, 2021

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

**Committee Members Absent: Johnson, 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 4:00 p.m. on Monday, October 4, 2021.

### APPROVAL OF MINUTES

It was moved by Cummings, seconded by Vento to approve the minutes of the September 20, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the October 4, 2021 Community Development Committee meeting video](#)

### BUSINESS - Consent

**2021-257** City of Plymouth Dundee Nursery Mixed Use Redevelopment Comprehensive Plan Amendment, Review File 21855-4 (Freya Thamman 651-602-1750)

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

1. Authorize the City of Plymouth to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for transit and forecasts.

### Motion carried.

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

**2021-258** City of Corcoran Land Use Corrections Comprehensive Plan Amendment, Review File 21983-3 (Freya Thamman, 651-602-1750)

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

1. Authorize the City of Corcoran to place its comprehensive plan amendment into effect.

2. Find that the amendment does not change the City's forecasts.
3. Revise the *Thrive MSP 2040* Community Designations as shown in Figure 3, changing 2.3 acres from Diversified Rural to Emerging Suburban Edge and 2.5 acres from Emerging Suburban Edge to Diversified Rural.

**Motion carried.**

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

**2021-259** City of Lakeville Adelman Property Comprehensive Plan Amendment, Review File 22077-4 (Jerome Benner II 651-602-1494)

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

1. Authorize the City of Lakeville to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise *Thrive MSP 2040* to change the Community Designation for the amendment property from Diversified Rural to Emerging Suburban as shown in Figure 2.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater, Transportation, and Forecasts.

**Motion carried.**

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

**2021-260** City of Lakeville Ruddle Property Comprehensive Plan Amendment, Review File 22077-5 (Jerome Benner II 651-602-1494)

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

1. Authorize the City of Lakeville to place the Ruddle Property comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise *Thrive MSP 2040* to change the Community Designation for the amendment property from Diversified Rural to Emerging Suburban as shown in Figure 2.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater, Transportation, and Forecasts.

**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**

**2021-263 JT:** City of Anoka 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22306-1

Planning Analyst Eric Wojchik presented the Business Item to the Community Development Committee.

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

### **Recommendations of the Community Development Committee**

1. Authorize the City of Anoka to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
  - a. Adopt the Mississippi River Corridor Critical 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.
  - b. Provide to the Council, the date the Watershed approved the amended Local Water Management Plan and the date the City adopted the amended Local Water Management Plan.
  - c. Implement the advisory comments in the Review Record for water supply.

### **Motion carried.**

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

## **INFORMATION**

1. **Community Development Division 2022-2027 Capital Improvement Program** - Finance and Administration Director Heather Aagesen-Huebner presented the information item to the Community Development Committee. The purpose of this information item was to provide background on the Community Development Capital Program.

The Capital Program is a multi-year plan representing authorized and planned projects. The Council adopts a program-level budget for each division. Individual projects are grouped into “programs” based on their similarities. Projects carry forward from year to year and are added, removed, and changed through the Council’s amendment process.

The proposed 2022-2027 Community Development Capital Program builds on the approved 2021-2026 Capital Program. At the Committee meeting, Council staff provided an overview of the Family Affordable Housing Program and Regional Parks systems, funding sources, allocations, assumptions, and notable modifications from the approved 2021-2026 program to the 2022-2027 proposed program.

Ms. Aagesen-Huebner responded to one question regarding inquiries from Implementing Agencies explaining the statutory funding cap was clear cut.

2. **Evaluation of the Livable Communities Tax Base Revitalization Account Seeding Equitable Environmental Development (TBRA SEED) Grant Category** – Senior Planner Marcus Martin and Livable Communities Manager Tara Beard presented the information item to the Community Development Committee.

The Livable Communities Act (LCA) includes the Tax Base Revitalization Account (TBRA), which provides funds to help participating communities pay for the costs of remediating contamination that are obstacles to redevelopment. Currently, there are three TBRA grant categories: Investigation, Cleanup and SEED.

At the regularly scheduled Community Development Committee meeting on October 4, 2021, Council staff will present an evaluation of one of three grant categories offered annually – the SEED grant category -- and seek feedback on the following:

1. What is the primary purpose of the SEED grant program?
2. What is the best way to achieve the intended purpose?

Mr. Martin responded to questions from the Council members regarding life span of the grants for projects not shovel-ready. He stated the importance of champions of projects to push projects.

Ms. Martin explained the site based or project-based inquiry working with developers, and engagement with many groups and individuals, for example Enterprise Zones, gardeners.

Mr. Martin and Ms. Beard responded to comments about the challenges with SEED dollars and a perceived lack of success in some areas. Ms. Beard responded to the questions of purpose, proposing the question if development would have happened anyway.

Benefits to communities of cleanup projects were mentioned, and Mr. Martin confirm the health benefits of cleaning up polluted land reduces long-terms risks and such actions can be tied to redevelopment.

Council members inquired how to make modifications, expansions of projects easier. Mr. Martin explained the timing of the funding cycles, and resources. An explanation of the effectiveness of the two application / award cycles per year.

In response to question #2, Council members recommended to continue with the addition of planning efforts metrics. Specific metrics with historical background, targets, CAP, disproportionate contamination, and environmental areas of justice. Also, a map with overlays was suggested.

## **ADJOURNMENT**

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

Michele Wenner  
Recording Secretary