

Minutes

Community Development Committee



Meeting Date: December 19, 2022

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- Chair, Robert Lilligren, D7
- Vice Chair, Susan Vento, D11
- Judy Johnson, District 1

- Reva Chamblis, District 2
- Molly Cummings, District 5
- Abdirahman Muse, District 8

- Peter Lindstrom, District 10
- Chai Lee, District 13
- Wendy Wulff, District 16
- = present

Call to Order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:05 p.m.

Approval of Minutes

It was moved by Lindstrom, seconded by Wulff to approve the minutes of the December 5, 2022 regular meeting of the Community Development Committee. **Motion carried.**

Consent Business

1. **2022-339** City of Maple Grove Territorial Road and Tricare Area Comprehensive Plan Amendment, Review File 21999-5 (Freya Thamman 651-602-1750)

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

1. Authorize the City of Maple Grove to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts and sewer-served forecasts in 2020 and 2030 as shown in Tables 1 and 2 of the Review Record.
3. Revise the City's affordable housing need allocation for 2021-2030 to 2,015 units.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater and Forecasts.

Motion carried.

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

Non-Consent Business

1. **2022-340** Funding Recommendations for 2022 Round Two Tax Base Revitalization Account (Marcus Martin 651-602-

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

1. Award six (6) Tax Base Revitalization Account grants totaling \$2,077,600 as shown in Table.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Motion carried.

Other prior LCA funding awarded for the Rogers Main Street Redevelopment project was confirmed. An update about a recently completed redevelopment from a prior funding cycle – Amber Union – was shared as an example of outcomes supported by the grant program.

2. **2022-341** Funding Recommendations for Local Housing Incentives Account (LHIA)

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

1. Award four multifamily rental and five single family ownership Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$3.5 million.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Council Member Wulff asked for information about projects that were not selected; staff explained the Consolidated RFP process in partnership with Minnesota Housing. Council Member Wulff also expressed concern about funding projects affordable at 115% AMI and emphasized that the program should prioritize 80% AMI and below. Chair Lilligren disclosed that he serves on a committee for the Native American Community Clinic but has not participated in project planning.

Motion carried.

Lilligren abstained from voting.

3. **2022-342** Revise Project Scope for 678 N Snelling TOD Pre-development Grant (SG-14953) (Samuel Johnson 651-602-1757)

It was moved by Vento, seconded by Lindstrom, that the Community Development Committee approve revising the 678 N Snelling (SG-14953) TOD Pre-development Grant Award project summary as detailed in Attachment B.

*Per Livable Communities Act Grant Amendment Process (Business Item [2012-296](#) and [2014-182](#)), the Community Development Committee is the final authority on this item.

Council Members asked for an explanation of the changes, Mr. Johnson explained the change in vision due to community input.

Motion carried.

Information

1. 2040 Comprehensive Plan Amendment Annual Report (Michael Larson 651-602-1407; Katelyn Champoux 651-602-1831)

As the Committee members are aware, local governments may amend their 2040 comprehensive plans from time to time as the need arises. Most amendments are related to development proposals that are supported by the City but are not consistent with the current guiding land use or other policies in their adopted Plan. Other reasons for amending plans include the incorporation of more detailed planning (e.g., neighborhood or station area plans); refinement of policy; or changes in the timing, location, or staging of development. Council staff review these amendments for conformance with regional system plans, consistency with regional policy, and compatibility with affected jurisdictions. Many of these are reviewed administratively by staff, but amendments with larger impacts require consideration by the Community Development Committee and full Council, consistent with the Council's adopted Administrative Review Guidelines.

Council staff have been compiling information related to comprehensive plan amendments to better understand and report on themes related to amendments. The ongoing inventory and

analysis of amendments may help staff provide assistance to cities as well as help craft future regional policies and practices.

Council Members and staff discussed the streamlining, support and guidance for amendments. Council Members were curious if the number of amendments has gone up or down over the years. Staff responded 2021 had the most amendments, which was not surprising due to the complexity of plans and changes in forecasts.

2. Update on Land Use Advisory Committee Work Plans (Lisa Barajas 651-602-1895)

The Land Use Advisory Committee (LUAC) develops an annual work plan to guide its business and meeting agendas. The LUAC Bylaws, statutory requirements, and input needed for key projects inform the work plan. To update the Committee on the LUAC's work and ensure coordination with the Council's direction, Council staff sought Committee feedback on the draft work plan described in the body of this report.

Council Members commented on the large amount of vacancies on LUAC, the low number of applications received and emphasized the need for recruitment and hybrid meetings.

Adjournment

Business completed; the meeting adjourned at 5:20 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of December 19, 2022.

Approved this 17 day of January, 2023.

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