

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, March 19, 2018

Committee Members Present: Commers, Barber, Chavez, Cunningham, Dorfman, Elkins

Committee Members Absent: Kramer, Munt, Wulff

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:05 p.m. on Monday, March 19, 2018.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Dorfman, seconded by Elkins to approve the minutes of the February 20, 2018 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

2018-35 JT 2018 Unified Budget Amendment – Carry Forward Amendment

CD-MTS Finance and Administration Director Heather Aagesen-Huebner presented the report to the Community Development Committee.

It was moved by Cunningham, seconded by Elkins, that the Metropolitan Council authorize the 2018 Unified Budget amendment as indicated, and in accordance with the table below.

This amendment carries forward previously budgeted expenses from the 2017 Unified Budget to the 2018 Unified Budget. The changes are described below.

Operating Budget (Carry Forward)

	Amount	Description
1.	\$85,000	Consulting services to refine the regional forecasting model
2.	\$148,000	Consulting services on climate change mitigation planning
3.	\$33,500	Contract to expand energy use data collection and analysis within the metro region

Motion carried.

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

2018-62 City of Eden Prairie Southview Comprehensive Plan Amendment, Review File No. 20401-18
It was moved by Elkins, seconded by Barber, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the Southview Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.

Motion carried.

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

2018-73 City of Bloomington Friendship Village Comprehensive Plan Amendment, Review File No. 20427-8

Senior Planner Michael Larson presented the report to the Community Development Committee. It was moved by Elkins, seconded by Barber, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Bloomington to place the Friendship Village 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 Regional Parks, Land Use, and Surface Water Management.
4. Strongly encourage the City to support new development in ways that preserve and benefit from the natural environment and reduce development pressures that endanger remaining regional wetlands.

Motion carried.

Chair Commers commented on the plan's significant inconsistencies to Metropolitan Council policy.

2018-74 Stillwater Township 2040 Comprehensive Plan, Review File 21795-1

Senior Planner Raya Esmaeili presented the report to the Community Development Committee. It was moved by Elkins, seconded by Cunningham, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize Stillwater Township to place its 2040 Comprehensive Plan into effect.

2. Revise the Township forecasts downward, as shown in Table 1 in the Review Record, to reflect the reduced land capacity after annexation by the City of Stillwater.
3. Advise the Township to implement the advisory comments in the Review Record for Transportation, Surface Water Management, and Housing.

Motion carried.

Chair Commers asked about the approach to reviewing comprehensive plans for compatibility with plans of affected jurisdictions when the other jurisdictions have not yet updated their plans. Local Planning Assistance Manager, Lisa Barajas, responded that communities are required to send their plans to the affected jurisdictions for a six-month review period, and then include any comments received or lack thereof in the comprehensive plan update submittal. Council staff rely on these comments to make any compatibility determination. Additionally, the compatibility issue is an uncommon situation.

Council Member Dorfman asked about next steps and the process for ensuring whether advisory comments in the Review Record are addressed by the community. Senior Planner, Raya Esmaeili, responded that this report will go to the full Council meeting on March 28, 2018, and will authorize the Township to put their plan into effect. The Township then has nine months to adopt their final plan and send the updated plan with the adopting resolution to the Council. Any provided advisory comments are typically encouraging the community for policy consistency.

2018-72 Stillwater Township 2040 Comprehensive Plan, Review File 21795-1

Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

Recommendations of the Community Development Committee

1. Authorize Stillwater Township to place its 2040 Comprehensive Plan into effect.
2. Revise the Township forecasts downward, as shown in Table 1 in the Review Record, to reflect the reduced land capacity after annexation by the City of Stillwater.
3. Advise the Township to implement the advisory comments in the Review Record for Transportation, Surface Water Management, and Housing.

Motion carried.

Council member Dorfman asked about affordable housing and if the Township was required to provide any. Boylan responded that the community does not receive any regional sanitary sewer service; therefore, the Township's 2021 – 2030 Allocation of Need is zero units.

Committee members also asked about extractive and an institutional land use on the west shore of Chub Lake but generally did not have any additional questions or discussion.

2018-75 2018 Annual Livable Communities Act Fund Distribution Plan

Livable Communities Manager Paul Burns presented the report to the Community Development Committee.

It was moved by Elkins, seconded by Barber, that the Metropolitan Council approve the 2018 Annual Livable Communities Fund Distribution Plan.

The Livable Communities Act (LCA) requires that the Council prepare an annual plan for distribution of the Livable Communities Fund based on criteria developed by the Council. The annual LCA Fund Distribution Plan establishes the amount of funding that will be available for grant awards from each of the LCA fund accounts; sets the calendar for the grants making processes; and sets forth the criteria upon which applications are reviewed and grant awards are based.

Based on Committee member direction, and with input from recent dialogue with Metro Cities, staff have included the following items in the attached 2018 Annual Fund Distribution Plan:

1. Livable Communities Demonstration Account (LCDA).
 - a. Use \$4 million in the Livable Communities Demonstration Account fund balance to increase the amount of funding available for the Regular and Transit Oriented Development (TOD) categories of the Livable Communities Demonstration Account. The amounts are:
 - i. Regular LCDA: statutory amount - \$7.5 million – Added amount - \$2 million
Total - \$9.5 million
 - ii. LCDA-TOD: historical amount - \$5 million – Added amount - \$2 million
Total - \$7 million
 - b. Pre-development grants will continue to be offered under the LCDA-TOD category
 - i. Funding level \$250,000 (previously \$500,000)
 - ii. Two rounds
 - iii. Maximum \$100,000 per city per round award limit
 - c. Pre-development grants will be offered under the regular LCDA program
 - i. Funding level \$250,000
 - ii. Two rounds
 - iii. Maximum \$100,000 per city per round award limit
 - d. The application deadline dates for both the regular LCDA and LCDA-TOD categories are later than in past years, staggered, and the review timeline has been shortened by approximately one month for the LCDA-TOD category and two months for the regular LCDA category.
 - i. LCDA-TOD category application deadline – July 12
 - ii. Regular LCDA category application deadline – August 9
 - e. Language in the regular LCDA Step One scoring criteria category of Orderly and Efficient Land Use has been clarified to better indicate how that category is scored. The previous language had been interpreted to suggest that communities with little or no transit were at a disadvantage
2. Local Housing Incentives Account (LHIA).

- a. Use \$1 million in interest and investment earnings in the Livable Communities Account to increase the amount of funding available to award:
 - i. The statutory amount - \$1.5 million – Added amount - \$1 million
 - ii. Total - \$2.5 million
 - b. Eliminate the current homeownership award limit (half the difference between the purchase price and the unit hard costs) for projects with a 15-year affordability term, but still keep the limit for projects without an affordability term.
3. Tax Base Revitalization Account (TBRA)
- a. The TBRA-TOD category is eliminated and add \$2 million to the regular TBRA grant cycles:
 - i. Statutory amount - \$5 million – Added amount - \$2 million
 - ii. Total - \$7 million (\$3.5 million for each grant cycle, spring and fall)
 - iii. The additional funding will also allow an increase in the amount of TBRA site investigation awards from the current \$250,000 to \$400,000, still at the \$50,000 limit per award
 - b. TBRA Seeding Equitable Economic Development (SEED). No change. Funding would be offered at the same level as recent years, \$1 million
4. The eligibility criteria for areas eligible to apply for the LCDA Transit-Oriented Development LCDA-TOD have been updated.
- a. LCDA-TOD Pre-development – Light Rail and Bus Rapid Transit lines that have entered environmental review
 - i. This criterion will add stations on the planned Gold Line to be eligible to apply for LCDA TOD Pre-development funding
 - b. LCDA-TOD Development – Light Rail and Bus Rapid Transit lines that have completed environmental review
 - c. Two expanded express bus stations (Parkway station in Maple Grove and Highway 610 and Noble Parkway in Brooklyn Park) now meet the original criteria for eligibility for LCD-TOD Development grants
5. Implementation of Fair Housing Policy Requirement. Livable Communities Act grant recipients (meaning cities, counties, or development/housing/port authorities) will now be required to have a fair housing policy in place prior to receiving any grant disbursements after January 1, 2019.

Motion carried.

Two committee members expressed concern about consolidating the \$2 million in the Tax Base Revitalization Account Transit Oriented Development (TBRA TOD) grant category into the regular Tax Base Revitalization Account category. After discussion, two votes were taken. The first vote, to approve the Plan, with the exception of the elimination of the TBRA TOD category, passed unanimously. The second motion, to approve the elimination of the TBRA TOD category, passed on a three-to-two vote.

INFORMATION

1. 2040 Regional Parks Policy Plan Update

Planning Analysts Jan Youngquist and Dan Marckel provided an overview of the scope, process, and timeline for the *2040 RPPP* update.

Minnesota Statute 473.147 requires the Metropolitan Council to prepare and adopt a long-range system policy plan for regional recreation open space as part of the Council's Metropolitan Development Guide. The Council's long range system policy plan, known as the *2040 Regional Parks Policy Plan (2040 RPPP)*, must include policies, strategies, and a system plan that guide the Regional Parks System, and must also include estimated costs for acquisition and development and a five year capital improvement program. The Council adopted the *2040 RPPP* on February 11, 2015. Minnesota Statute 473.147 also requires the Council to complete a comprehensive review of the plan every four years.

2.

ADJOURNMENT

Business completed, the meeting adjourned at 5:55 p.m.

Michele Wenner
Recording Secretary