

**Minutes of the
REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Monday, December 16, 2013

Committee Members Present: Cunningham, Chávez, Commers, Elkins, Kramer, Munt, Wulff

Committee Members Absent: Rummel

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, December 16, 2013.

APPROVAL OF AGENDA AND MINUTES

It was moved by Kramer, seconded by Wulff to approved adding a CDC work plan discussion to the agenda. **Motion carried.**

It was moved by Elkins, seconded by Commers to approve the minutes of the November 18, 2013 regular meeting of the Community Development Committee. **Motion carried.**

BUSINESS

2013-345 2013 Livable Communities Demonstration Account Funding Recommendations (Linda Milashius 651 602-1541)

It was moved by Chávez, seconded by Elkins, that the Metropolitan Council award five Livable Communities Demonstration Account (LCDA) Development grants, as follows:

Development Projects	Applicant	Points	Recommendation
Commons @ Penn	Minneapolis	82	\$1,000,000
Hawthorne Eco Village	Minneapolis	81	\$1,000,000
MoZaic Phase II	Minneapolis	72	\$750,000
Villages at Frost and English	Maplewood	67	\$1,900,000
Downtown Senior Housing	Rosemount	63	\$942,000
Total LCDA recommendations		\$5,592,000	
Total funding available		\$7,500,000	

Motion carried.

Livable Communities Advisory Committee Chair Mary Hamann-Roland and Livable Communities staff presented information about each of the recommended awards. Staff summarized the anticipated outcomes from the 2013 LCDA funding recommendations, which includes nearly 590 permanent jobs, over 600

temporary construction jobs, and 294 affordable housing units. It is anticipated the LCDA funds will leverage nearly \$72 million in private investment, and another \$21.5 million in other public investment. Committee members expressed their support and appreciation.

2013-346 LCA Tax Base Revitalization Account (TBRA) Grant Recommendations (Marcus Martin 651 602-1054)

It was moved by Munt, seconded by Chávez, that the Metropolitan Council: (1) amend the 2013 Annual Livable Communities Fund Distribution Plan (adopted on March 27, 2013) to transfer \$3M from the Tax Base Revitalization Account-Transit Oriented Development (TBRA-TOD) program, to the Fall funding round for TBRA; and (2) award 13 Tax Base Revitalization Account grants as follows:

Projects recommended for November 2013 TBRA funding cycle:	Recommended amount
Contamination Site Investigation	
Roseville – Twin Lakes Apartments	\$43,300
Saint Paul – Gross Given	\$8,200
Contamination Cleanup	
Fridley HRA – Northern Stacks Phase I	\$547,000
Golden Valley – Xenia Project	\$92,400
Minneapolis – 129 Plymouth	\$21,800
Minneapolis – 807 Broadway Revival	\$576,700
Minneapolis – Miller Bag Building	\$125,000
Minneapolis – Plymouth Building	\$500,000
Minneapolis – Shapco Printing	\$244,900
Minneapolis – WaHu Student Housing	\$136,700
Saint Paul – Custom House	\$850,000
Saint Paul – Lowertown Ballpark	\$748,100
Saint Paul – Western University Plaza	\$177,600
TOTAL	\$4,071,700

Motion carried.

A question was asked about the future allocation of funding between the TBRA and TBRA-TOD programs. A discussion of future grant funding will be a part of the 2014 Livable Communities Fund Distribution Plan.

2013-347 City of Minneapolis Request to Amend Three Livable Communities Act Grants for the *Currie Park Lofts* Project (Deb Jensen 651 602-1554)

It was moved by Elkins, seconded by Wulff, grant agreements SG011-160, SG011-144 and SG012-140, for the *Currie Park Lofts / Five15 on the Park* project, in the City of Minneapolis by changing the end project to allow a reduction in the number of affordable housing units from 208 to 130 out of a total of 259 housing units.

Motion carried.

Council member Commers abstained from voting.

Staff presented the report to the committee and introduced Minneapolis staff member Matt Goldstein and developer Brian Fine.

The community development committee inquired about waiting list for affordable units and how to qualify. Mr. Goldstein responded yes there is a wait list, it was drafted during the construction phase. Does the mix change create more applications? Goldstein replied the market is influenced by the Riverside-Cedar rents. Another committee member was puzzled by the scoring, and being asked to reduce the number of units in reaction to the market. Staff responded the recommendation is the same just the mix is different.

INFORMATION

1. Twin Cities Fiscal Disparities Program Update (Deb Detrick 651 602-1327)

Deb Detrick presented an update report on the Twin Cities Fiscal Disparities program. The chair commented we must understand and acknowledge the impact. And another committee member stated this is a critical topic and must effectively reduce disparities.

2. Land Use Advisory Committee Report (Jon Commers 651 645-4644; Deb Detrick 651 602-1327)

Committee member Jon Commers provided a report on the activities of the Land Use Advisory Committee.

Guy Peterson spoke to the committee regarding the upcoming 2014 CDC work plan and asked the committee to submit their ideas for topics, guests, presentations, etc.

ADJOURNMENT

Business completed, the meeting adjourned at 6:25 p.m.

Michele Wenner
Recording Secretary