

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, February 20, 2018

Committee Members Present: Barber, Chávez, Commers, Dorfman, Elkins, Kramer, Wulff

Committee Members Absent: Cunningham, Munt

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Vice Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Tuesday, February 20, 2018.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Kramer, seconded by Wulff to approve the minutes of the February 5, 2018 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

2018-33 Metro HRA Administrative Plan revision – Project Based Vouchers (Terri Smith 651-602-1187)

HRA Manager Terri Smith presented the business item to the Community Development Committee.

It was moved by Chávez, seconded by Elkins, that the Metropolitan Council approve revisions to the Administrative Plan, as outlined below, to incorporate additional language for the award of Project Based Vouchers (PBV).

After some general questions the Community Development Committee voted to recommend approval of the proposed action. **Motion carried.**

2018-36 Rich Valley Greenway Regional Trail Master Plan, Dakota County

Regional Parks & Natural Resources Manager Emmett Mullin presented the business item to the Community Development Committee.

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

1. Approve the Rich Valley Greenway Regional Trail Master Plan.
2. Require Dakota County to submit a cost sharing approach with the City of Inver Grove Heights for the development of the trailhead in Rich Valley Park prior to seeking regional parks funding for the project.
3. Inform Dakota County that if alternative trail alignments are chosen, the county must submit estimated acquisition and development costs to the

Council prior to seeking regional parks funding. The Council will not provide regional parks funding for duplicate trail alignments.

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

2018-44 Land Acquisition for Affordable New Development Loan Forgiveness, City of Saint Paul, Saxon Ford Site

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

It was moved by Chávez, seconded by Kramer, that the Metropolitan Council (1) approve the City of Saint Paul's request to forgive the \$1,000,000 Land Acquisition for Affordable New Development (LAAND) loan for the City's proposed assisted living and commercial development on the property formerly known as the "Saxon Ford site"; and (2) authorize the Community Development Director to execute amended loan forgiveness agreements for this project.

Representatives from the City of Saint Paul, and the developer were in attendance. Committee members asked questions about the history of the program and other sites that had been awarded funding.

The Community Development Committee voted to recommend approval of the proposed action.

Motion carried.

INFORMATION

1. Discussion to Inform the Development of the Livable Communities Act Fund Distribution Plan
Livable Communities Manager Paul Burns presented the information item to the Community Development Committee.

In late March, the Community Development Committee and the full Council will be asked to adopt the 2018 Annual Livable Communities Fund Distribution Plan. This conversation is the first of three opportunities for members of the Community Development Committee to weigh in on the direction of the 2018 Fund Distribution Plan.

As presented at the last Community Development Committee meeting, MetroCities, working with Council staff, has convened three meetings of a work group of city staff to discuss their perceptions of how well the Livable Communities Act programs are meeting their needs. Council Members Wulff, Barber and Elkins are representing the Community Development Committee at these meetings. Eleven communities are represented.

At the first meeting on January 29th, Council and Metro Cities staff presented background on the programs and responses to their survey. At the second meeting on February 12th, Council staff presented more detail on how the scoring criteria for the various programs are applied and how they adjust for the type of community. Council Members Wulff, Barber and Elkins will be able to describe their take-away messages from the meetings so far.

Council staff will present a summary of the issues raised so far and provide an opportunity for Council Member discussion of issues that could be addressed in this year's Annual Livable Communities Fund Distribution Plan:

1. Pre-development grants/Small area planning grants. Currently, the Council offers Pre-development grants (which require a specific development or redevelopment project) and Zoning Implementation grants through the Livable Communities Demonstration Account-Transit Oriented Development (LCDA-TOD) program.

Options:

- No change
 - Offer these grants through the regular LCDA program
 - Offer small area planning grants:
 - If so, to which set or subset of participating cities?
 - If so, how much of the funding should be reserved?
2. Should we continue to offer Tax Base Revitalization Account (TBRA) TOD grants? This has been somewhat under-subscribed.

Advantages to keeping: LCDA TOD projects that also need cleanup funding only need to apply once. If the money is not needed, the Council has been able to shift it to the regular TBRA awards.

Advantages to eliminating: More certainty of the amount available under the regular TBRA category early in the year.

3. Funding Limits for the LCDA TOD category. The current limit, established through city input when the TOD category was established, is \$2,000,000. This is in contrast to the 40% limit to Minneapolis and Saint Paul in the regular LCDA category.

By the March 5 Community Development Committee meeting, staff will be prepared to offer recommendations on two additional dimensions of the 2018 Fund Distribution Plan:

4. Use of more fund balances to increase the amount of funding available for the LCDA for 2018.
5. Eligibility criteria for areas eligible to apply for the LCDA-TOD and TBRA-TOD programs. Livable Communities staff have been consulting with Metro Transit, the TOD Office, and Metropolitan Transportation Services staff to come to a consensus recommendation of the appropriate criteria.

Suggestions from the Community Development Committee members were solicited from Mr. Burns.

Committee members commented on the productive discussion, and the need to revitalize the suburban core and reduce the disconnect. Also, the low scoring of some impressive projects. Mr. Burns explained the different applications, funding available and their limits.

Committee members inquired as to why some grants are not fully subscribed and what feedback is received from developers.

Mr. Burns explained some funding is only available for clean up with a TOD component.

Another Committee members asked for the difference between pre-development grants vs small area grants.

Mr. Burns responded pre-dev TOD grants are planning grants to get the projects ready for construction.

A Committee member questioned the process for communities to quickly acquire property before developers.

Mr. Burns explained the assistance available to communities such as the Land Bank.

Before adjourning Commers thanked Beth Reetz for her 34 years working for housing.

ADJOURNMENT

Business completed, the meeting adjourned at 5:00 p.m.

Michele Wenner
Recording Secretary