METROPOLITAN COUNCIL

390 North Robert Street, St. Paul, Minnesota 55101

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 16, 2008

Committee Members Present: Chair, Natalie Steffen; Richard Aguilar; Sherry Broecker, Georgeanne Hilker; Brian McDaniel, Tony Pistilli, and Kris Sanda

No quorum being present, Chair Steffen asked Beth Reetz to address the Proposed Conversion of FAHP Units to Section 8 Vouchers Information Item.

INFORMATION

Proposed Conversion of FAHP Units to Section 8 Vouchers. Reetz introduced Terri Smith to present a history and overview of the program. FAHP was established in January 2000 with 150 scattered site rental units located in suburban Anoka, Hennepin and Ramsey Counties. There is a funding shortfall due to the lowest funding level in 25 years and an annual deficit of $200,000. Public Housing and project based vouchers are very similar; converting to Section 8 project based vouchers would remove the public housing units from HUD's inventory, but the housing assistance will remain with the unit and will be transferable with the tenant to move to another unit, the Council will continue to own and operate the unit, and the tenant rent will continue to be 30% of adjusted gross income. This conversion will provide a long term solution to become self sufficient, relieve the labor intensive administrative burdens due to intensive rules and regulations of reporting and budgeting , and allow higher rents which will increase the revenues.

Metro HRA has contracted with Rod Solomon, and industry expert and prior HUD Deputy Assistant Secretary for Policy, to assist with the conversion process and application submittal to HUD. Mr. Solomon's fee will be an estimate $15,000 to $20,000.

It is anticipated the project, if given HUD approval, will take the remainder of the year. Appraisals are expected to be completed in July 2008. The FAHP cities will be contacted and meetings with the residents are also planned for July 2008. Public hearings of the PHA plan are intended to be completed in August 2008. Council resolution and the HUD applications are planned for September 2008. To ensure no affordable housing units are lost, applications for 150 replacement vouches will take place in November 2008 and unit conversion is anticipated in January 2009.

Steffen questioned and it was confirmed that this was the conversion of 150 current units, not new ones. Steffen also questioned the qualifying income limits. Smith responded the income limits if converted to Section 8 would be the 50% of area median income, $40,450 for a family of four.

Steffen wanted to make sure the affected communities could be assured the properties would remain owned and operated by the Council; to ensure the units would remain an asset to the community. Staff indicated that this will be the case.

McDaniel questioned Solomon's fee. Smith explained the $15,000 to $20,000 is an approximation - his hourly fee is $395 and if he assists with the HUD application, his fee is $15,000.

CALL TO ORDER

A quorum being present, Chair Steffen called the regular meeting of the Council's Community Development Committee to order at 3:25 p.m. on Monday, June 16, 2008.

APPROVAL OF AGENDA AND MINUTES
It was moved by McDaniel, seconded by Sanda to approve the agenda, with a change in the order: #7 – Grant Rules (2008-127) to be presented before #6 – Local Match requirement Empire Wetlands Regional Park (2008-74). **The motion carried.**

It was moved by Hilker, seconded by Sanda to approve the minutes of the May 19, 2008 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS
2008-123 – 2008 Comprehensive Plan Update – Extensions Process. Local Planning Assistance manager Phyllis Hanson presented the report and proposed actions to the Committee. Hanson submitted proposed amended language for Proposed Action No. 6, to adopt the following guidelines applicable to local units of government that are granted requests to extend the deadline for comprehensive plan update:

The Committee heard comment from Louis Jambois of MetroCities, who indicated that MetroCities thought the proposed April 30, 2009 extension was too short and that some of the proposed actions were harsh, particularly the need for communities seeking extensions beyond April 30, 2009 to have to appear before the Committee in person to present their request. Committee members discussed the governing statutes for comprehensive plan updates and the Council's role in enforcing those statutes.

Pistilli moved, seconded by Sanda, to recommend approval of the proposed actions, but to modify the proposed April 30 extension deadline to May 29, 2008, and to require the local government submit a letter to the Council rather than make a presentation to the CDC as originally proposed in Proposed Action No. 3. The amended proposed action was as follows:

1. Staff may administratively grant an extension to May 29, 2009 for submittal of the 2008 comprehensive plan update if (a) a community submits the extension request and required materials by November 1, 2008; and (b) the request includes a reasonably detailed timetable and plan for completing the review and amendment of the comprehensive plan update, the community's fiscal devices, and the community's official controls. The mandatory 6-month adjacent jurisdiction review process must be completed by that submittal date.
2. Communities identifying conflicts in forecasts or obstacles to plan completion may be asked to meet with Metropolitan Council staff and/or Metropolitan Council member(s) for their district to resolve outstanding issues.
3. If a comprehensive plan update cannot be submitted by ~~April 30~~ May 29, 2009, with the mandatory 6-month adjacent community review complete, an extension of the submittal date will require action by the Metropolitan Council's governing body. A request for an extension of submittal beyond ~~April 30~~ May 29, 2009 will require submittal of the extension request documents and must be made by November 1, 2008. ~~The local government representative must also make a presentation of the request directly to the Council's Community Development Committee at one of the Committee's regularly scheduled meetings.~~ . <u>In addition to the required extension materials, the local government unit must also submit in a letter addressed to the Council an explanation of the obstacles that prevent the community from completing the plan by the decennial deadline</u>.
4. After December 31, 2008, a community should not submit comprehensive plan amendments until the Metropolitan Council has acted on the community's 2008 comprehensive plan update.
5. An extension of the comprehensive plan completion deadline does not change any due dates for surface water plans or Critical Area/MNRRA plan funding agreements.
6. For LCA grants awarded after December 31, 2008, the Metropolitan Council will not execute an LCA grant agreement with an applicant for any project located within the jurisdiction of a governmental unit

that is responsible for fulfilling the "decennial" review obligation but has not submitted to the Council a comprehensive plan update that is complete for review. This policy applies whether a governmental unit has requested and has been granted an extension to submit its 2008 comprehensive plan update. This policy: (a) does not affect the grant award decision (only the execution of the grant agreement); and (b) does not apply to the Fall 2008 Tax Base Revitalization Account Funding Cycle, for which the Council is scheduled to make grant awards at its first meeting in January 2009.

The motion carried.

2008-132 – Tax Base Revitalization Account Funding Recommendations. Marcus Martin, senior planner, provided a brief history of the TBRA, explained the review process and the recommendations for this cycle.

MN Statute requires that the program enhance tax base of recipient community and promote growth or preservation of living wage jobs or production of affordable housing of LCA participant communities, support cleanup of polluted land, provides the highest public benefits for costs incurred and consider joint funding of other partners. The purpose of the account is to cleanup contamination for projects that will improve the tax base and add jobs or affordable housing to communities participating in the LCA.

Martin explained that the grants were ranked and scored according to the criteria adopted in April as part of the Livable Communities Distribution Report. Total of 135 points were available.

Cumulative expected benefits to the region are: significant gains in the tax base, jobs, commercial space, and affordable housing units; 830,000 square feet of commercial space; 323 hotel rooms, 237 affordable housing units, $2,893,399 annual increase in annual net tax capacity, 1,670 new and retained jobs, 71 acres cleaned and four buildings renovated.

Despite having more funding than usual, the demand for funding exceeded the funds available by 17%. For this cycle, the number of applications was smaller than normal but the amount requested was higher. Redevelopment project requests were located in Council districts 7, 10, 13 and 14.

Martin noted one correction – The Phalen Retail project requested funds for installation of vapor barriers, which is not an eligible activity but some soil cleanup costs were expected to have been completed but did not occur; thus the eligible amount remained the same.

Three requests were not recommended for funding - Martin explained:

Winnipeg Apts – The project was under construction at the time of application. It was determined that only soil remediation in the future parking area for the south building would be eligible for funding ($35,600) but could also be considered a construction contingency. The applicant received a high score and was recently awarded ($25,012) from DEED. The funding was awarded for the same eligible project activity.

Phalen – The project was under construction at the time of application. Upon receiving the recommendation, a request to re-evaluate how the increases in net tax capacity are calculated has been received and will be evaluated for future funding cycles.

Standard Heating – Both the Council and DEED and Hennepin Co have awarded prior cleanup funding to cleanup a large portion of this site ($374,053). An additional parcel was purchased that the applicant expected needed cleanup. However, due to the low levels of contamination based on the environmental data at this time, the application scored low.

Following the staff presentation, Chair Steffen acknowledged an issue raised in a letter received by the Council staff from the developer in one of the applications regarding how the future expected tax base is calculated during the application review and evaluation. Chair Steffen expressed concern about making changes to the evaluation process while applications are under review and directed staff to examine the matter for future funding cycles.

Pistilli moved, seconded by Sanda that the Metropolitan Council award nine (9) Tax Base Revitalization Account (TBRA) grants totaling $3,950,000 to redevelopment projects in the cities of Minneapolis, Roseville, New Brighton and Saint Paul identified as follows:

Projects recommended for Spring 2008 TBRA funding	**Recommended amount**
Minneapolis – Broadway Plaza	$224,400
Minneapolis – Dunwoody Flats	$161,600
New Brighton – Eastern Northwest Quadrant	$1,400,000
Roseville – Cent Ventures	$189,000
Saint Paul – Carleton Lofts Phase II	$114,200
Saint Paul – Commerce Building Phase II	$210,200
Saint Paul – Renaissance Box	$192,500
Saint Paul – Schmidt Brewery Phase I	$887,100
Saint Paul Port Authority – Arlington Jackson West (Parcel 10)	$571,000
Total	**$3,950,000**

The motion carried.

2008-146 – City of Apple Valley Request to Amend Project, Livable Communities Demonstration Account (LCDA). Paul Burns, Livable Communities manager provided a brief summary of Apple Valley's request for a proposed change in the end use to the Harmony Commons LCDA development project which was awarded funding in February of 2005. Burns explained that the proposed change is a shift in the nature of the components of the mixed-use project. The number of housing units is proposed to be increased, but changed from ownership to rental. The amount of ground level commercial space is proposed to be reduced, and the hotel originally proposed to be part of the grant-funded project has been built across the street. The grant funds were proposed to be used to help construct an underground parking garage. The current request does not change the purpose for the grant funds, but the number of stalls in the underground garage has been reduced and the amount of surface parking in the related development has increased.

Margaret Dykes, Planner for the City of Apple Valley presented the City's explanation for the request and their schedule for project completion within the proposed extended timetable.

McDaniel moved, seconded by Broecker, that the Community Development Committee approve the amended project description of Livable Communities Demonstration Account (LCDA) Grant #SG004-127 to incorporate the City of Apple Valley's requested change to the project.

The motion carried.

2008-147 – City of Apple Valley Request for an Additional Extension of Livable Communities Demonstration Account (LCDA) Livable Communities manager, Paul Burns, presented an overview of this one-year, second extension LCDA grant request, which would extend the grant period to June 30, 2009. He reported that the Metropolitan Council awarded a $2,356,244 LCDA grant to the City of Apple Valley in February 9, 2005 to help build a parking garage as part of its' Harmony Commons project, and on May 30, 2007, Livable Communities staff processed an administrative amendment to extend the grant to June 30, 2008.

On May 12, 2008, the City sent a letter seeking an additional one-year extension. Requests for extensions beyond the first, one-year extension approved administratively must be acted upon by the Community Development Committee and the Council.

McDaniel moved, seconded by Hilker, that the Metropolitan Council approve a one year, second extension of the Livable Communities Demonstration Account (LCDA) grant SG004-127 for the Harmony Commons Project; to extend to June 30, 2009.

The motion carried.

2008-133 Revisions to LCA Grant Amendment Procedures – Extensions. Paul Burns, Livable Communities manager, presented an overview of the *LCA Grant Amendment Procedure:* For a second one-year extension, the grantee must make a request to the Community Development Committee forty-five days prior to the LCA grant expiration by submitting evidence of an unavoidable delay and providing reasonable assurance the project will be completed in a timely manner.

The grantee may demonstrate unavoidable delay by providing adequate information to support its position that the delay is the result of decisions and/or actions by another public body or entity that were outside the reasonable control of the grantee, or provides adequate justification that the delay is the result of decisions and/or actions by another project partner, participant or other entity and that these decisions and/or actions were outside the reasonable control of the grantee, such as failure to perform under the terms of a development agreement, loss of control of the project site, or changes to the staging of other components of the project by other project participants that delay the grant-funded activity that is part of the project.

If the grantee demonstrates unavoidable delay, the Community Development Committee may grant a second one-year extension if the grantee also provides reasonable assurance that the project will be completed in a timely matter. Reasonable assurance the project will be completed in a timely manner include documentation that other investments have occurred in the project area, or to support the project, such as the establishment of a TIF district, issuance of local revenue bonds, or general obligation bonds, the awarding of other funding necessary to the project or the completion of other key components of the development end project, **and**, submits a resolution from the grantee's governing body requesting the second one-year extension that affirms that a development agreement is in place and the developer has control over the property for which the grant-funded activities are to be made, **and** submits a reasonably detailed schedule for completion of the grant-funded activities or work within the requested one-year extension period.

Broecker moved, seconded by Hilker, that the Metropolitan Council recommends approval of the *LCA Grant Amendment Procedures.*

The motion carried.

2008-74 – Clarifying Non-Reimbursement Local Match Requirement for Park Acquisition Opportunity Grant Awarded to Dakota County for Empire Wetlands Regional Park. Arne Stefferud, planning analyst-parks, presented an overview that the Metropolitan Council clarify the match requirements for the Option 2-Revised Rules of the Park Acquisition Opportunity Fund as follows:

A maximum contribution of 25% of the net cost of acquiring the land <u>up to $567,000</u> that is financed by regional park implementing agency funds or other sources is not eligible for reimbursement consideration by the Metropolitan Council. ~~Any~~ <u>75% of a</u> contribution above ~~25%~~ <u>$567,000</u> that is financed with regional park implementing agency funds is eligible for reimbursement consideration by the Metropolitan Council.

Stefferud explained that Dakota County would be notified that if the County has to finance $2,873,334 needed after counting State funds, Metro Council grants and the County's $567,000 match to the Metro Council's $1.7 million Park Acquisition Opportunity Fund grant for the Empire Wetlands Regional Park acquisition, that the Metropolitan Council would consider reimbursing the County in a future regional parks CIP $2,155,000 to be consistent with the clarified policy shown in recommendation 1 above. However, the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

The Committee considered comments from Steve Sullivan, Dakota County Parks Director. Mr. Sullivan speaking on behalf of the Dakota County Board supported the Council's Park Acquisition Opportunity grant of $1.7 million for the Empire Wetlands Regional Park acquisition, and that the County should provide some funds towards its acquisition. However, the County Board preferred that the County's contribution be capped at $567,000 which was the 25% match to the Council's $1.7 million grant. Therefore, the County asked that the additional $2,873,334 it spent to acquire the park on May 29 should be eligible for regional parks CIP reimbursement consideration instead of $2,155,000.

In response to a question from the Committee, the Metropolitan Council would not be obligated to reimburse Dakota County $2,155,000 or $2,873,334. The recommendation makes the amount eligible for regional parks CIP funding consideration by a future Council.

Chair Steffen stated that the staff recommendation was supported by the Council's administration as a way to equitably treat all acquisitions funded in part with Park Acquisition Opportunity Grants regardless of the cost to acquire the land.

Broecker moved, seconded by Hilker, that the Metropolitan Council approve the staff recommendations.

The motion carried.

2008-127 – Proposed Park Acquisition Opportunity Grant Rules – July 1, 2008 to June 30, 2009. Arne Stefferud, planning analyst-parks, proposed that the Metropolitan Council adopt the following:

1. Drop Option 1 rules for distributing Park Acquisition Opportunity Fund Grants because it eliminates different acquisition financing schemes and thus treats all acquisitions funded under one set of rules. And,
2. Adopt the following rules for distributing grants from the Acquisition Opportunity Fund effective from July 1, 2008 to June 30, 2009:
   A. Grants from the Park Acquisition Opportunity Fund may only be awarded to finance a portion of the cost to acquire land within Metropolitan Council-approved master plan boundaries, and only after the requesting regional park implementing agency has used available acquisition grant funds previously provided by the Metropolitan Council.
   B. Any interest cost on a contract for deed or other timed payment plan is not eligible for grant funding. The value of a discounted sale (i.e. the difference between the appraised value and a reduced sale price) is not counted as part of the cost to acquire land and is not included as part of a local match to the grant.
   C. Grants from the Park Acquisition Opportunity Fund may finance a portion of the actual cost to acquire land after deducting any Metropolitan Council grants and other grants used to finance a portion of the cost as follows:
      1. The Park Acquisition Opportunity Fund Grant finances 75% of the net cost of acquiring the land which is defined as the purchase price—not the appraised value; legal fees, appraisal costs and other closing costs incurred by the park agency; the property tax equivalency payment due to the city or township; and stewardship costs.

2. A contribution of 25% of the net cost of acquiring the land up to $567,000 that is financed by regional park implementing agency funds or other sources is not eligible for reimbursement consideration by the Metropolitan Council. Seventy-five percent (75%) of a contribution above $567,000 that is financed with regional park implementing agency funds only is eligible for reimbursement consideration by the Metropolitan Council.

The maximum grant(s) available to a park agency is $1.7 million during this time period.

Sanda moved, seconded by Hilker, that the Metropolitan Council approve the staff recommendations.

The motion carried.

2008-140 – Park Acquisition Opportunity Fund Grant Request to Purchase Land for Doyle-Kennefick Regional Park, Scott County. Arne Stefferud, planning analyst-parks, reported that Scott County requested $848,369 from the Park Acquisition Opportunity Fund to finance 75% of this cost under Option 2 Rules for distributing grants from the Park Acquisition Opportunity Fund adopted on January 9, 2008. . If the grant were approved, there would be $2,666,504 remaining in the Fund for future land acquisitions. An additional $1.5 million of Environment and Natural Resources Trust Fund revenue will be added to the Fund shortly after July 1 based on the recently approved Laws of MN 2008, Chapter 367, Sec. 1, Subd. 3(i).

Scott County has negotiated the acquisition of 50.42 acres encompassing 3,500 feet of the western shore of St. Catherine's Lake in Doyle-Kennefick Regional Park. After deducting the costs of 3.34 acres from the northern and western edges of this parcel which are needed for County highway purposes, the net cost for the remaining 47.08 acres is $1,131,158.

Scott County negotiated this acquisition with a willing seller. There is no known opposition to the acquisition. Additionally, at its meeting on June 3rd, the Metropolitan Parks and Open Space Commission unanimously approved the recommendation.

The Committee inquired as to whether this grant was consistent with the rules for distributing Park Acquisition Opportunity Fund grants that the Committee had just recommended. Staff replied that is was consistent with those rules.

Sanda moved, seconded by McDaniel, that the Metropolitan Council authorize a grant from the Park Acquisition Opportunity Fund to Scott County of $848,369 comprised of $170,744 of Environment and Natural Resources Trust Fund revenue and $113,162 of Metropolitan Council bonds in the State Acquisition Account, plus $564,463 from the Land Acquisition Opportunity Account. The grant will partially finance the acquisition of 47.08 acres of the Adelmann parcel for Doyle-Kennefick Regional Park

The motion carried.

2008-143 – Park Acquisition Opportunity Fund Grant Request to Purchase Land for Baker Park Reserve, Three Rivers Park District. Arne Stefferud, planning analyst-parks, presented information regarding the Three Rivers Park District negotiating the acquisition of a 6.46 acre inholding parcel in Baker Park Reserve. The total cost of the parcel and grant eligible expenses is $469,400.

The Park District requests $352,050 to finance 75% of the cost to acquire the land from the Park Acquisition Opportunity Fund under Option 2 Rules adopted on January 9, 2008. If this grant is approved, and the recommended $848,369 grant for Scott County is approved, there would be $2,314,454 remaining in the Fund for future land acquisitions. An additional $1.5 million of Environment and Natural Resources Trust Fund revenue will be added to the Fund shortly after July 1 based on the recently approved Laws of MN 2008, Chapter 367, Sec. 1, Subd. 3(i).

McDaniel moved, seconded by Broecker, that the Metropolitan Council authorize a grant of $352,050 from the Land Acquisition Opportunity Account in the Park Acquisition Opportunity Fund to Three Rivers Park District. The grant will partially finance the acquisition of the 6.46 acre Laidlaw parcel for Baker Park Reserve.

The Committee inquired as to whether the seller of this land whose surname is Laidlaw is related to the person who owns a bus company that the Council has a contract with, and if there was a conflict of interest. Three Rivers Park District staff replied that Mrs. Laidlaw was not related to the bus company owner. Council legal staff indicated that there was no conflict of interest.

The motion carried.

Item: 2008-154 2008-2013 Capital Improvement Program and Capital Program and Budget Amendment. Allen Morris explained that the Parks and Open Space program has received $2.2 million in state funds to pass through to local implementing agencies and $1.5 million in state funds for the state acquisition grant account. The proposed amendment provides authority to execute grant agreements and disburse the state funding; and also implements the 2008 State bonding bill line item appropriations for pass-through grants and provides additional state funding for the state acquisition grant account. This regional bond issuance and resulting debt service payments and property tax levies are consistent with the Council's goal to keep the property tax impact of Council programs on existing taxpayers level from year to year.

Hilker moved, seconded by Pistilli, that the Metropolitan Council amend the 2008 Authorized Capital Program (multi-year authorization) by adding $3,700,000 in new spending authority for Parks and Open Space; amend the 2008 Capital Budget (annual appropriation by adding $2,200,000 in new appropriations for Parks and Open Space, and approve new projects and transfers between capital projects.

The motion carried.

2008-153 – 2008 Unified Operating Budget Amendment. Ann Beckman, Regional Systems Planning and Growth Strategy manager discussed a request that the Metropolitan Council amend the 2008 Unified Operating Budget to authorize the expenditure of up to $500,000 in general revenue funds to establish a Regional Parks Foundation. Beckman explained that the Metropolitan Council has been exploring the idea of forming a regional parks foundation for the past year. A grant was received from the McKnight Foundation to conduct a feasibility study in partnership with the Trust for Public Land. Beckman also explained that the Metropolitan Council received Legislative authorization to form the Regional Parks Foundation of the Twin Cities to assist governmental units in acquiring land for regional parks and trails.

Pursuant to legislation, the Council is authorized to provide some funding and other assistance to help create and establish the foundation, and is required to report back to the Legislature in 2009. To date, the Council has spent $51,000 on legal services to draft the articles of incorporation, by-laws and policies for the Foundation. The Council has also spent about $42,000 on staff time, and miscellaneous expenses for the foundation.
If this action is approved, the Council proposes to contribute $250,000 as a founding gift to the Regional Parks Foundation of the Twin Cities. Other anticipated expenses in 2008-09 are: $25,000 web-site launch, $15,000 postage and printing, and $25,000 contingencies. Additional staff time of $92,000 is anticipated for the first two years of the park foundations operations. Staff time is already included in the Council budget.
Regional Park Foundation summary:
$51,000 formation expenses
$250,000 founding contribution
$65,000 organizational expenses
$134,000 staff and in-kind expenses
$500,000 Subtotal
Remaining legislative authorization $0

Pistilli moved, seconded by Hilker, that the Metropolitan Council approve the request to amend the 2008 Unified Operating Budget as presented.

The motion carried.

2008-156 – City of Inver Grove Heights – Southview Senior Living File #18495-40. Patrick Boylan, senior planner, reported that the City of Inver Grove Heights submitted CPA proposes to amend the City's future land use by changing 4.5 acres of LDR "Low Density Residential" to HDR "High Density Residential" to allow the construction of a 103 unit senior living facility. The site is located south of County Highway 26 on Robert Street. The Council's *2030 Regional Development Framework* identifies the City as both *Developing* (north) and *Rural Residential* (south). The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (Review No. 16750-3) on March 25, 1999. Since then, the City has submitted more than 36 plan amendments to the Council for review.

Councilmember Steffen asked if a city like Inver Grove Heights identifies inflow and infiltration as a part of their sewer planning anyway. Boylan responded that any time a city amends their comprehensive plan; it is a good time for the Council to remind them of this important requirement.

Hilker moved, seconded by Sanda, that the Metropolitan Council:
1. Allow the City of Inver Grove Heights to put the comprehensive plan amendment (CPA) into effect.
2. Remind the City to describe activities to identify and reduce sources of excessive inflow and infiltration as a part of the 2008 Comprehensive Plan Update.

The motion carried.

INFORMATION

2008-160 – 2009 Community Development Division Operating Budget Overview. Guy Peterson, Community Development Director, provided an overview of the 2009 Community Development Division budget. Peterson began by identifying some major work items for next year. He indicated that several communities are expected to request extensions of the date for submitting their comp plan update, so local comprehensive plan updates will be reviewed through much of 2009. The Council is required at least every four years to comprehensively review the park policy plan, new parks master plans and open space plan. Next year's review will allow the Council to clarify its procedures and parks policies. In 2009 the Council will also again host an annual Regional Policy Conference to discuss regional issues with key stakeholders. The Land Acquisition for Affordable New Development (LAAND) loan initiative, as recommended by the Council's LCDA work group will likely continue in 2009 also. Peterson told the committee that in 2008, the focus has primarily been on scoping out a new forecasting model – clarifying our needs, consulting with other regional planning organizations and defining best practices in land-use forecasting models. By 2009, a specific forecasts model will be selected and data will be compiled and calibrated to the unique culture of regional development in the Twin Cities. In addition, research is looking to expand and streamline how it disseminates information, emphasizing new technologies in today's rapid pace of information. This includes streamlining the web site, restructuring Research publications to be more visually appealing, and releasing shorter publications with greater frequency. Last year, 10.35 GIS FTEs in the Division transferred to the Information Systems Department.

Peterson explained that the Planning and LCA budgets will be balanced for 2009 and although there is a FAHP deficit, its reserves will be used to balance the budget. Community Development revenues include: 46% coming from the Federal government - all supporting the HRA programs. In total 57% of all revenues come from HRA sources—federal, state, local, interest and rental income, and 43% from property taxes, state revenues and LCA interest income. Expenditures, salaries and benefits will be up by 4%.

Consultant budget will be down because the parks survey will be completed in 2008. Nearly one half of the proposed Consultant expenditures are related to managing and maintaining the FAHP Units. $100,000 is proposed to be budgeted for next year for continued forecast modeling work.

The total HRA pass-through reflects a significant reduction for 2009 because Metro HRA no longer administers the Ramsey County Rental Assistance program.

Pistilli questioned if the position transferred to GIS was vacant position. Peterson will verify and get call Pistilli.

2008-148 – Livable Communities Advisory Committee Appointments. Guy Peterson explained that due to Central Corridor time commitments, staff had not had an opportunity to meet with Peter Bell; Bell will discuss the appointments at the June 25th Council meeting.

ADJOURNMENT
The July 7 Community Development Committee may be cancelled. The next regular meeting of the CDC would then be Monday, July 21, 2008 at 4:00 p.m. in Met Council Chambers.

Business completed, Chair Steffen adjourned the meeting at 5:35 p.m.

Respectfully submitted,

Jan Bourgoin
Acting Recording Secretary