

METROPOLITAN COUNCIL
390 North Robert Street, St. Paul, Minnesota 55101

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Monday, November 16, 2009

Committee Members Present: **Chair Natalie Steffen; Vice-Chair, Tony Pistilli; Kris Sanda; Georgeanne Hilker; Daniel Wolter; Richard Aguilar; Sherry Broecker; Polly Bowles; Annette Meeks; Wendy Wulff**

CALL TO ORDER

A quorum being present, Chair Steffen called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, November 16, 2009.

APPROVAL OF AGENDA AND MINUTES

It was moved by Sanda seconded by Broecker, to approve the agenda. **The motion carried.**

It was moved by Sanda, seconded by Wulff to approve the minutes of the October 19, 2009 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

2009-353 Property Management Services Agreement – Family Affordable Housing Program
Terri Smith, HRA manager, presented the report to the Community Development Committee.

Sanda moved, seconded by Wolter that the Metropolitan Council authorize the Regional Administrator to execute a contract with Kingwood Management to provide property management services for the 150 council owned residential properties which comprise the Family Affordable Housing Program (FAHP). The contract term is one-year with options to renew for four additional one-year periods. Total cost of the five year contract will not exceed \$1,125,000. **The motion carried.**

2009-411 City of Hugo 2030 Comprehensive Plan Update, Review File No. 20478-1
Tier II Comprehensive Sewer Plan

Senior Planner Lisa Barajas presented the report and proposed actions to the Community Development Committee. Chair Haas Steffen asked what type of communication would make Council and City both more comfortable in working together regarding the potential for wastewater services in the eastern portion of the community. Council staff and Hugo City Administrator Bryan Bear explained the City's proposed wastewater feasibility study. Bear indicated that written confirmation that Council is willing to work with the City on their proposed feasibility study for that area would suffice, and City would likely request financial assistance for the study in the future.

Hilker moved, seconded by Meeks that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Authorize the City of Hugo to put its 2030 Comprehensive Plan Update into effect.

Advise the City:

That any ordinances implemented in the Diversified Rural long-term service area that allow densities greater than one unit per 10 acres need to be consistent with the Council Flexible

Residential Development Guidelines.

To coordinate with the Council in the City's planning to determine wastewater service feasibility and full build-out for the eastern portion of the City.

To implement the advisory comments for Transportation, Aviation, and Water Supply.

The motion carried.

2009-412 City of Lino Lakes 2030 Comprehensive Plan Update, Review File No. 20653-1
Tier II Comprehensive Sewer Plan

Senior Planner Lisa Barajas presented the report and proposed actions to the Committee. Lino Lakes City Administrator Mike Grochala and City planning consultant Ciara Schlicting were also in attendance. Council member Broecker asked whether the City was aware of the process to change the road functional classifications. Barajas confirmed that staff had communicated with the City regarding the separate process for changing functional classifications.

Hilker moved, seconded by Bowles that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Authorize the City of Lino Lakes to put its 2030 Comprehensive Plan Update into effect.

Adopt the revised the population and employment forecasts, as shown in Table 1 of the attached Review Record.

Advise the City to:

Continue to participate in the Council's Plat Monitoring Program.

Implement the advisory comments for Transportation, Surface Water Management, and Water Supply.

The motion carried.

2009-413 City of Maplewood 2030 Comprehensive Plan Update, Review File No. 20628-1
Tier II Comprehensive Sewer Plan

Senior Planner Lisa Barajas presented the report and proposed actions to the Committee. Council member Wulff inquired about the status of the project in Maplewood that recently received a grant extension. Livable Communities staff indicated that they would check into that status and report back.

Hilker moved, seconded by Wulff that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee:

Authorize the City of Maplewood to put its 2030 Comprehensive Plan Update into effect.

Advise the City to:

Implement the advisory comments for Transportation and Mississippi River Critical Area.

Participate in the Council's activities to monitor redevelopment in developed communities.

The motion carried.

2009-410 City of Birchwood 2030 Comprehensive Plan Update, Review File No. 20382-1
Tier II Comprehensive Sewer Plan

Senior Planner Lisa Barajas presented the report and proposed actions to the Committee. The Committee did not have any questions or discussion. The Committee unanimously adopted the proposed actions.

Broecker moved, seconded by Hilker that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendation of the Community Development Committee:

1. Authorize the City of Birchwood to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to implement the advisory comments for Water Supply.

The motion carried.

2009-414 City of Mounds View 2030 Comprehensive Plan Update, Review File No. 20553-1
Tier II Comprehensive Sewer Plan

Senior Planner Tori Dupre presented the report and proposed action to the Community Development Committee.

Sanda moved, seconded by Bowles that the Metropolitan Council adopts the attached Advisory Comments and Review Record, and takes the following actions from each committee:

Recommendations of the Community Development Committee

1. Authorize the City of Mounds View to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
 - a. Participate in Council activities to monitor redevelopment and infill in Developed communities.
 - b. Implement the advisory comments noted in the Review Record addressing transportation, aviation, surface water management and water supply.

Recommendations of the Environment Committee

Approve the City of Mounds View's Tier II Comprehensive Sewer Plan. **The motion carried.**

2009-415 City of St. Paul 2030 Comprehensive Plan Update, Review File No. 20535-1
Tier II Comprehensive Sewer Plan

Senior Planner Denise Engen presented the report and proposed actions to the Committee. Chair Steffen asked if mixed used lands generally end up containing a certain percentage of residential development, and if that information was provided on the land use map. Ms. Engen explained that cities are asked to provide the Council that information, and the City of St. Paul had done so. The City also provided additional information on the percentage of land that was expected to redevelop. This information is noted in Table 5 of the review record.

Council Member Broecker asked about the nature of the discrepancies noted in the Transportation section of the Review Record regarding the City's functional classification roadways map. Ms. Engen noted that there were minor discrepancies in the tallying of forecast numbers and in the classification of roadways, but that these were not significant to the review of the plan.

Aguilar moved, seconded by Bowles that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of St. Paul (City) to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for population, households, and employment for the City, as shown in Table 3 of the Review Record;
3. Forward the Council's Critical Area plan review, findings and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records; and
4. Advise the City to:
 - a. Participate in Council activities to monitor redevelopment in developed communities.
 - b. Implement the advisory comments noted in the Review Record for Transportation, Forecasts and Water Supply.

Recommendation of the Environment Committee:

Approve the City of St. Paul's Tier II Comprehensive Sewer Plan.

The motion carried.

2009-420 Park Acquisition Opportunity Grant request for Lake Waconia Regional Park, Carver County

Arne Stefferud, Planning Analyst presented the report to the Committee. The Committee asked if other grants had been used to acquire land and associated structures. Council staff replied that other grants had been used to acquire structures as well as land. Staff gave an example of a grant to the City of St. Paul to acquire land and an old warehouse building that was part of the Bruce Vento Nature Sanctuary adjacent to the Bruce Vento Regional Trail.

The Committee asked if the Metropolitan Regional Parks Foundation, once it was up and running would assist in acquisitions of regional park land. Council staff and Committee member Wolf reported that the Foundation had received a land donation on a portion of a parcel for Cedar Lake Farm Regional Park in Scott County which reduced the amount of public funds needed to acquire it. The Foundation was soliciting financial and land donations.

Sanda moved, seconded by Wulff that the Metropolitan Council authorize a grant of \$657,572 from the Parks and Trails Fund Acquisition Account in the Park Acquisition Opportunity Fund to Carver County to partially finance the acquisition of 1.28 acres (Country Store Garden and Floral parcel) as part of Lake Waconia Regional Park. The grant should be financed with \$394,543 of the FY 2010 Parks and Trails Fund appropriation plus \$263,029 of Metropolitan Council bonds.

The motion carried.

2009-421 North Mississippi Regional Park Grant, Minneapolis Park & Rec. Board

Arne Stefferud, Planning Analyst presented the report to the Committee. The Committee discussed the history of the legislation that required the Metropolitan Council's interest earnings on its park grants to be used solely for the acquisition and development of North Mississippi Regional Park.

Meeks moved, seconded by Bowles that the Metropolitan Council authorize a grant of \$425,535 comprised of interest earnings on park grant accounts to the Minneapolis Park & Recreation Board for the following purposes:

--\$225,535 to reimburse the Park Board for local funding of trail, picnic and parking area improvements in the 49th Avenue to 53rd Avenue North section of North Mississippi Regional Park.

--\$200,000 to finance design/engineering studies and construction regarding parking, pedestrian-bicycle facilities and additional recreation amenities in the 47th Avenue North area of North Mississippi Regional Park as called for in the Metropolitan Council-approved master plan. **The motion carried.**

2009-422 Amend scope of grant SG-2006-067 to finance play area construction at Elm Creek Park Reserve, Three Rivers Park District

Arne Stefferud, Planning Analyst presented the report to the Committee. The Committee discussed the history of the legislation that required the Metropolitan Council's interest earnings on its park grants to be used solely for the acquisition and development of North Mississippi Regional Park.

Wulff moved, seconded by Bowles that the Metropolitan Council authorize a change in the scope of grant SG-2006-067 to finance the construction of the play area at Elm Creek Park Reserve and direct Council staff to execute an amendment to the grant agreement that reflects this change in scope and to extend the grant's duration to December 31, 2010.

The motion carried.

2009-417 City of Minneapolis Request for Extension of the LCDA Grant for West Broadway Curve, SG007-118

Deb Streets Jensen, Livable Communities Grant Administrator, presented an overview of the request from the City of Minneapolis to approve a first and second extension, totaling three years, for the West Broadway Curve grant.

Wes Butler, City of Minneapolis Community Planning and Economic Development Manager, addressed the Committee to provide further information. Mr. Butler stated that the City had just negotiated the purchase of the last of 21 pieces of property and that they would now be able to locate the Agape Apartments project where it made the most sense. Asked by the Chair as to why the property acquisition took so long, Mr. Butler replied that the negotiations had stalled on a critical parcel, and they had considered moving the Agape project to a different part of the site.

Committee Member Bowles expressed her concern about approving an extension that was longer than the original term of the grant.

Chair Steffen reminded the Committee members that the Council adopted criteria in August for extending Livable Communities grants and that this request was not new or different from those considered earlier this year. She said she was pleased that the City was returning the money for Phase II of the project after realizing that they could not go forward with it. The Chair said she felt this extension would not be out of line with some other projects the Council has previously extended.

Committee Member Meeks said the Council has given the City very definable deadlines and that she did not view the extension as being for three years. Ms. Meeks said the Council was giving the City six months to meet the first deadline, and that she did not believe that the Council had done that with any other grant. She commended the City for adhering to tough requirements in a tough neighborhood and a tough development time.

Sanda moved, seconded by Meeks that the Metropolitan Council approve the request by the City of Minneapolis to extend the term of the Livable Communities Demonstration Account grant for the West Broadway Curve project to December 31, 2012, with the conditions that:

- the City delivers to the Council:
 - an executed development agreement by March 31, 2010;
 - documentation that 50% of the financing is secured by October 31, 2010; and
 - documentation that the remaining financing is secured by December 31, 2011; and

- with the stipulations that:
 - half the funds will be available for disbursement for eligible costs following delivery of the 2010 requirements, with remaining grant funding available after documentation of full financing is received; and
 - that the grant will terminate immediately if any of the above is not met by the deadlines listed.

The motion carried.

2009-418 City of Forest Lake Request for Extension of the LCDA grant for Washington County Senior Housing / Headwaters, SG007-119

Livable Communities Grant Administrator Deb Streets Jensen presented an overview of the request from the City of Forest Lake for a first and second extension, totaling two years, for the Washington County Senior Living / Headwaters grant. The City is partnering with Washington County's Housing and Redevelopment Authority (HRA) on this project. Jensen noted that the financing for this project is quite complicated and that the City would address those issues.

Chair Steffen asked the Committee members to review the proposed action and note that it requires that the grant terminate in July 2010 if the conditions are not met.

Barbara Dacy, Executive Director of the HRA, spoke to the Committee about project financing. The combination of financial sources for the project is very unique, she said, in that the HRA is using a provision of state law that enables them to form a limited liability corporation to partner with the private sector to attract equity to the project. The key message, Ms. Dacy said, was that there is no state funding priority for affordable senior housing, which is therefore locally financed, making the LCDA grant funds critical.

Chair Steffen reminded Ms. Dacy and Mr. Borglund that they would be required to relinquish the funds if they did not meet the July 2010 deadline.

Broecker moved, seconded by Wulff that the Metropolitan Council approve a first and second extension to December 31, 2011, for the Livable Communities Demonstration Account (LCDA) grant #SG007-119 to the City of Forest Lake, for the Washington County Senior Housing / Headwaters project, with the conditions that:

- the City will deliver to the Council documentation of full project financing and an executed development agreement by July 1, 2010; and
- no grant funds will be disbursed until the executed development agreement and documentation of full financing have been delivered to the Council and that the grant shall terminate if either documentation element is not delivered by July 1, 2010.

The motion carried.

2009-416 City of Columbia Heights Request for a 2nd Extension of the LCDA Grant for Grand Central Lofts, SG006-166

Deb Streets Jensen, Livable Communities Grant Administrator, presented an overview of the request from the City of Columbia Heights to approve a one year second extension for the Grand Central Lofts grant. Jensen reminded the Committee Members that the Council had previously approved a reduction in scope for this grant project and that the grant award had been reduced commensurately.

Chair Steffen and Community Development Director Guy Peterson clarified that the grant had also had a previous one-year administrative extension.

City of Columbia Heights Community Development Director Scott Clark explained the City's request. The project had been delayed by inability to secure tenants which delayed finalizing the project.

Sanda moved, seconded by Wulff that the Metropolitan Council approve the request by the City of Columbia Heights to extend the term of the Livable Communities Demonstration Account (LCDA) grant for the Grand Central Lofts project to December 31, 2010 with the conditions that:

- the City delivers to the Council documentation of full project financing by March 31, 2010; and
- no funds will be disbursed prior to the delivery of documentation of full financing and that the grant will terminate if such documentation is not delivered by March 31, 2010.

The motion carried.

INFORMATION:

Redevelopment Monitoring

Phyllis Hanson, Local Planning Assistance manager presented a PowerPoint presentation to the Community Committee. The *2030 Regional Development Framework* (RDF) contains goals and policies for communities in the "Developed" geographic planning area. In these communities, more than 85% of the land is developed, infrastructure is well established, and there are the greatest opportunities to adapt or replace obsolete buildings, improve community amenities, and remodel or replace infrastructure.

The RDF directs Developed communities to accommodate growth forecasts through reinvestment and redevelopment at densities of five units plus per net developable acre. In addition, Developed communities are to target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity.

ADJOURNMENT

The next regularly scheduled CDC meeting will be held on Monday, December 7, 2009 at 4:00 p.m. in the Council Chambers.

Business completed Chair Sanda adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Michele Wenner
Recording Secretary