

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

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Monday, December 6, 2010

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

CALL TO ORDER

A quorum being present, Chair Aguilar called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, December 6, 2010.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Hilker, seconded by Broecker to approve the minutes of the November 15, 2010 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

2010-416 Authorization to Negotiate and Execute Sustainable Communities Regional Planning Grant agreement with HUD

Planning & Growth Management Director Mark Vander Schaaf presented the staff report and proposed actions to the Community Development Committee.

Steffen moved, seconded by Broecker that the Metropolitan Council Authorize the Regional Administrator to negotiate and execute a Grant Agreement with HUD for a Sustainable Communities Regional Planning Grant in the amount of \$5 million.

Members of the Community Development Committee had several questions regarding the Sustainable Communities Regional Planning Grant. One member requested more explanation of the project "Analysis of Energy Efficient Mortgage and Location Efficient Mortgage Products." Staff explained that this project will explore ways to develop mortgage products that factor in energy and transportation costs. A member asked if there will be an evaluation of the grant after it is completed to determine what was accomplished. Staff responded that while it is a planning grant, and many of the outcomes will occur long after the grant period, evaluation is a major part of grant administration. Another question related to the Northstar Corridor, which runs outside the seven-county Metropolitan Council jurisdiction. Can any of this grant be used outside this area? Staff responded that the Policy Board, which oversees the grant, will need to address that question. A Committee member asked, with all the comprehensive plans recently completed, what will this grant add to the region? Staff indicated that while comprehensive plans address land uses, the thrust of planning under the grant will focus on implementation. Using the model of the Central Corridor, the projects will focus on identifying investments needed to implement the plans.

The Committee voted unanimously to authorize the Regional Administrator to negotiate and execute a Grant Agreement with HUD for a Sustainable Communities Regional Planning Grant in the amount of \$5 million. **The motion carried.**

2010-402 2010 Livable Communities Demonstration Account (LCDA) Funding Recommendations

Livable Communities Manager Paul Burns presented the staff report and proposed actions to the Community Development Committee.

Bowles moved, seconded by Steffen that the Metropolitan Council award 15 Pre-Development and 11 Development Livable Communities Demonstration Account (LCDA) grants, as follows:

Pre-Development Projects	Applicant	Recommendation
Master TOD Development Plan	Apple Valley	\$60,000
Beltline LRT Station Development Area	St. Louis Park	70,000
Linden Yards East Development & Rail Layover Study	Minneapolis	100,000
Prior-University Avenue Redevelopment	Saint Paul	47,000
Urban Village Master Plan	Woodbury	100,000
Phalen Village Commercial Development	Saint Paul	63,000
Railway Commons	Loretto	36,440
Red Rock Gateway Study	Newport	69,350
Concord Boulevard Neighborhood Redevelopment	Inver Grove Heights	48,000
Grandview Small Area Plan	Edina	100,000
South Concord Corridor	South St. Paul	40,000
Greenhaven Housing Opportunities	Anoka	75,000
Market Analysis Hanson Concrete	Apple Valley	50,000
West Side Village	Victoria	25,200
Four Seasons Mall Redevelopment	Plymouth	100,000
Pre-Development award sub-total		\$983,990
Development Projects	Applicant	Recommendation
PPL West 7 th Housing	Saint Paul	233,550
J. Jerome Boxleitner Place	Minneapolis	\$284,000
Franklin Portland Gateway IV	Minneapolis	793,900
Hi-Lake Triangle Apartments	Minneapolis	1,034,000
Woodlake Plaza Apartments	Richfield	352,000
5 th Street Lofts	Saint Paul	361,000
Block 6 Redevelopment	Osseo	626,000
Oakdale Mall Redevelopment	Oakdale	1,171,566
MPHA 4 th Avenue Street Improvements	Minneapolis	177,000
Cooper's Grocery	Chaska	500,000
Valley Ridge Redevelopment	Dakota County CDA	800,000
Development award sub-total		\$6,333,016
Total LCDA Recommendation		\$7,317,006
Funds remaining after awards		\$182,994

On November 15, 2010 the Metropolitan Council Community Development Committee met to hear funding recommendations for the Livable Communities Demonstration Account. Ruth Grendahl, Chair of the Livable Communities Advisory Committee (LCAC), and Paul Burns, Manager, Livable Communities, provided an overview of projects recommended for funding. Members of the Community Development Committee voiced concern about proposals that focused on pre-transit/rail, transit oriented development, and other development studies indicating that the outcome of the recent election may impact the appetite for transit investments, and more specifically, rail in the near future.

Also at the November 15, 2010 Community Development Committee meeting, Jason Ziemer, City Administrator, Maple Plain, addressed the Committee and requested the remaining funds (~\$183 K) be awarded to the Maple Plain Downtown Redevelopment project to enable the City to acquire a parcel for which the City had negotiated a soon-to-expire purchase agreement. Staff

advised the Committee that the proposal had not met the 30-point minimum to be considered for funding, and that three projects (Saint Paul, Minneapolis, and Shoreview) had ranked higher than the Maple Plain proposal and had met the 30-point minimum score needed for funding consideration. The Committee tabled the recommendations until December 6, 2010 and asked staff to gather additional information and specifically to poll members of the Advisory Committee to determine if their scores would differ in light of the election outcomes. They also asked the staff to also poll the LCAC members to determine if their scoring of the readiness component for the Maple Plain and Shoreview projects would have changed in light of this request from the City of Maple Plain.

On December 6, the Committee again considered the recommendations of the LCAC. Committee Chair Aguilar introduced the item, reporting that all LCAC members scoring the pre-development proposals, with the exception of one, indicated their scores would not have changed. Staff also contacted the Applicant Cities for the four pre-development projects related to pre-transit/rail, TOD and other development studies. All applicants indicated that, despite the elections outcomes, they would not change the activities for which they are seeking grant assistance, or the time frame for the completion of their proposed activities, and the City would continue to commit the in-kind or cash match requirement of the grant. In addition, 11 of the 13 LCAC members stated that their scores for the readiness components of the Maple Plain and Shoreview proposals would not have changed in light of the request and information from the City of Maple Plain.

Council Member Scherer addressed the Committee, indicating his support for the Maple Plain project. The Committee voted to approve the Proposed Action, with two members voting no. **The motion carried.**

2010-418 City of Cottage Grove 2030 Comprehensive Plan Update, Review File No. 20479-1 Tier II Comprehensive Sewer Plan
Senior Planner LisaBeth Barajas presented to the staff report and proposed actions to the Committee.

Wulff moved, seconded by Broecker that the Metropolitan Council adopt the Advisory Comment and Review Record and take the following actions:

Recommendations of the Community Development Committee:

1. Authorize the City of Cottage Grove to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts for the City of Cottage Grove as detailed in Table 2 of the Review Record.
3. Advise the City to:
 - a. Revise the aviation notification requirements in the Update as detailed in the Aviation section of this report.
 - b. Continue to participate in the Council's Plat Monitoring Program.
 - c. Implement the advisory comments in the Review Record for Parks, Transportation, and Land Use.

Recommendations of the Environment Committee:

Approve the City of Cottage Grove's Tier II Comprehensive Sewer Plan

Ms. Barajas introduced the City's Community Development Director Howard Blin and Senior Planner John Burbank, who were in attendance. Committee member Wulff asked for additional information about Langdon Station and a potential future light rail stop in the Red

Rock Corridor. Blin explained the Washington County Rail Authority designation for a rail station at the Langdon site, while if express bus were the chosen mode, then the existing park and ride site would remain as the station to serve the corridor. Wulff moved approval.

Committee member Steffen asked for clarification regarding which version of the Transportation Policy Plan that Updates were reviewed against and whether all Updates have been reviewed in the way that the Cottage Grove Update has. Barajas clarified that all Updates have been reviewed against the 2004 Transportation Policy Plan, despite more recent revisions to the TPP, given the different, shorter review schedule for the TPP compared to the Regional Development Framework. **The motion carried.**

2010-419 Adoption of LCA Affordable and Lifecycle Housing Goals 2011-2020, Resolution 2010-52
Livable Communities Director, Beth Reetz presented the staff report and proposed actions to the Community Development Committee.

Steffen moved, seconded by Wulff that the Metropolitan Council approve attached Resolution 2010-52 adopting the Livable Communities Act Local Housing Incentives Account (LCA LHIA) Affordable and Lifecycle Housing goals that have been adopted by communities participating in the Livable Communities Act for 2011-2020.

The Community Development Committee considered this action at their December 6, 2010 meeting, earlier this week. Council member Bowles indicated she did not agree with the approach of setting goals ranges for affordable housing goals, as she believes the low end of the range creates ranges that are too large and lowers the expectations for the number of new affordable units in communities. The Proposed Action passed, with one vote in opposition. **The motion carried.**

INFORMATION

Comprehensive Plan Update 2008 wrap up
Local Planning Assistance Manager Phyllis Hanson presented an update on Comprehensive Plan Updates for 2008. The committee commented on the improvements to the process compared with past years.

The Twin Cities Jobs Picture and Economic Environment through 2010
Research manager Libby Starling provided a presentation to the committee on jobs and wages in the Twin Cities.

Parks & Trails Legacy Amendment Funding
Planning Analyst Arne Stefferud presented a presentation on the Parks & Trails Legacy Amendment Funding. The committee asked for clarification on land purchases. Mr. Stefferud explained the acquisition must be part of the policy plan.

ADJOURNMENT

The next regularly scheduled CDC meeting will be held on January 3, 2011 at 4:00 p.m. in the Council Chambers.

Business completed Chair Aguilar adjourned the meeting at 5:50 p.m.

Respectfully submitted,

Michele Wenner
Recording Secretary