

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

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
Monday, March 19, 2012

Committee Members Present: **Jon Commers, Chair; Steven T. Chávez, Steven Elkins, Richard Kramer, Jennifer Munt, Sandra Rummel, Roxanne Smith, Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, March 19, 2012.

**APPROVAL OF AGENDA AND MINUTES**

It was moved by Elkins seconded by Rummel, to approve the agenda. **The motion carried.**

It was moved by Elkins, seconded by Kramer to approve the minutes of the March 5, 2012 regular meeting of the Community Development Committee. **The motion carried.**

**BUSINESS  
CONSENT**

**2012-88** City of Bayport 2011 System Statement Comprehensive Plan Amendment, Review File 20308-2

Planning Analyst Lisa Barajas presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Kramer that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Bayport to put the 2011 System Statement comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-89** City of Shoreview 2011 System Statement Comprehensive Plan Amendment, Review File 20417-3

Planning Analyst Lisa Barajas presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Kramer that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Shoreview to put the 2011 System Statement comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-90** City of Mahtomedi Request to Change the Grantee, Mahtomedi Redevelopment Initiative, SG011-146

Senior Project Administrator Deb Jensen presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Smith that the Metropolitan Council change the name of the grantee from the City of Mahtomedi to the Washington County Housing and Redevelopment Authority for the Livable Communities Demonstration Account award to the Mahtomedi Redevelopment Initiative, SG011-146.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-91** 2012 Annual Livable Communities Fund Distribution Plan

Livable Communities Manager Paul Burns presented an overview of the 2012 Annual Livable Communities Fund Distribution Plan to the Community Development Committee.

The Plan sets out the funding amounts, timetables and funding criteria for the Tax Base Revitalization Account (TBRA), the Livable Communities Demonstration Account (LCDA) and the Local Housing Incentives Account (LHIA).

He highlighted the proposed changes to the Livable Communities programs from the plan approved in April 2011, and amended in December to add the LCDA and TBRA Transit Oriented Development (TOD) grant categories. He indicated staff will be evaluating the experiences of the first round of TOD grant awards and if necessary will recommend any amendments to the Plan and grant programs as a result of that evaluation later in the year.

Rummel moved, seconded by Munt that the Metropolitan Council approve the 2012 Annual Livable Communities Fund Distribution Plan. **The motion carried.**

**2012-92** City of Golden Valley Comprehensive Plan Amendment, General Land use Plan Map Amendment 2012, Review No. 20585-2

Senior Planner Denise Engen presented the staff report and proposed actions to the Community Development Committee.

1. Wulff moved, seconded by Kramer that the Metropolitan Council Adopts the attached review record and allows the City of Golden Valley to put *The General Land Use Plan Map Amendment* comprehensive plan amendment (CPA) into effect.
2. Advise the City to implement the advisory comments for Transportation, Forecasts, Land Use and Housing

Council Member (CM) Smith expressed concerns about the potential effect of reducing housing density on the City's ability to meet its affordable housing goals, and asked whether

the City would be able to do so after this amendment. Ms. Engen replied that the City has guided enough high-density land elsewhere in the City, particularly along the I-394 corridor, to meet these goals. CM Wulff expressed support for the amendment and commented that the City had little control over redevelopment of land unless there were willing sellers, and that the City was supporting the residents' desire to keep their neighborhood as it is now. CM Elkins asked about development proposals on the sites, and about the status of land ownership in the CPA areas. Golden Valley Community Development Director Mark Grimes explained that the City had received some inquiries about proposed senior housing, but that no plans were finalized, and that there was current interest by a developer to put in single-family homes on smaller, denser lots. Mr. Grimes explained that ownership varied from private individual homeowners, to a developer in Omaha, to developer and individual properties in foreclosure. CM Elkins expressed agreement with CM Smith about the decline in density and concern for providing higher density housing. CD Director Peterson explained that the City, in its comprehensive plan, had guided several times the amount of high-density land as needed to meet its affordable housing goals. Peterson commented that the effort to revise the Regional Development Framework provided opportunities to for the Council to explore linking density requirements to locations proximate to transit, and to explore providing incentives, requirements and enforcement tools. Committee members had no further questions.

The Committee approved the amendment with three dissenting votes. **The motion carried.**

**2012-93** Change in scope of Grant SG-2010-079, Minneapolis Park & Rec. Board  
Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Chávez that the Metropolitan Council authorize an amendment to Grant SG-2010-079 to allow up to \$212,000 of the grant to be used at Central Mississippi Riverfront Regional Park to complete trail, parking lot and landscaping improvements; site furniture installation; and a Mill Ruins historic wall stabilization study.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-94** Park Acquisition Opportunity Fund Grant Request for Trout Brook Regional Trail, City of St. Paul

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Kramer moved, seconded by Smith that the Metropolitan Council authorize a grant of up to \$1,526,723 from the FY 2012 Parks and Trails Legacy Fund Acquisition Account in the Park Acquisition Opportunity Fund to the City of St. Paul to finance 75% of the costs to acquire 2.5 acres (Jackson Auto parcel) as depicted in Figure 2 for Trout Brook Regional Trail. The grant should be financed with:

\$916,034 from the FY 2012 Parks and Trails Legacy Fund appropriation

\$610,689 from Metropolitan Council bonds.

The Community Development Committee asked what if the City of St. Paul was not

successful in obtaining a federal grant to finance the clean up the contamination on the site. Council staff replied that since the City had pledged over \$500,000 to match the Metro Council's grant to acquire the land and because this site was the only viable option for providing an access/trailhead, that it was likely that the City would find a way to finance the contamination clean up and proceed with the acquisition. The Committee unanimously approved the recommendation. **The motion carried.**

**2012-95** Change in scope of Grant SG-2010-083, Ramsey County

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Smith that the Metropolitan Council authorize an amendment to Grant SG-2010-083 to allow up to \$100, 000 of the grant to be used in conjunction with Grant SG-2011-085 for professional design services for park, road and trail redevelopment at Sucker Lake Road between East and West Vadnais Lakes; and change the expiration date of the grant to June 30, 2014.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-96** Reimbursement consideration of City of Bloomington funding for trail redevelopment/development at Hyland-Bush-Anderson Lakes Park Reserve

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Wulff that the Metropolitan Council:

1. Consider reimbursing the City of Bloomington up to \$207,000 from its share of the 2012-13 Metropolitan Regional Parks CIP for city financing of trail construction at the Normandale Park Unit of Hyland-Bush-Anderson Lakes Park Reserve. 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.
2. Allow the City of Bloomington to use any funds in its 2012-13 Metropolitan Regional Parks CIP share beyond the trail reimbursement to finance a portion of reconstruction of parking lots, improve lighting and make associated storm water management improvements at the West Bush Lake Park unit of Hyland-Bush-Anderson Lakes Park Reserve.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-97** Change in scope of Grant SG-2009-043, Carver County

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Smith that the Metropolitan Council authorize a third amendment to Grant SG-2009-043 to allow up to \$205,000 of the grant to match \$1,255,876 of federal dollars for costs related to the design, engineering and construction of 6.9 miles of the Dakota Rail Regional Trail and trailhead, any unspent dollars from this grant would be used to match \$1,090,000 of federal funds for the design, engineering and construction of 1.5 miles of trail at Lake Minnewashta Regional Park and a grade separated crossing at Trunk Highway 41; and change the expiration date of the grant to December 31, 2012.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

## **INFORMATION**

### LCA TOD – Overview of Proposal Criteria and Ranking Process

Staff will present an overview of the application scoring and ranking process being undertaken by an inter-division/unit review committee consistent with the criteria set forth in the Fund Distribution Plan.

On December 14, 2011, the Council approved an amendment to the 2011 Livable Communities Act Communities Act (LCA) Fund Distribution Plan that created a new category of Livable Communities Demonstration Account (LCDA) and Tax Base Revitalization Account (TBRA) grants, to begin the awarding of grants in early 2012 to support Transit Oriented Development (TOD) activities in several identified “TOD areas”. These TOD areas consist of Department of Employment and Economic Development (DEED)-designated Transit Improvement Areas (TIAs), and other TIA-eligible station areas not yet designated by DEED, and other numerous locations on both high frequency bus local routes and high frequency express routes. For this first round of grant awards, \$8 million in LCDA and \$5 million in TBRA funds were made available.

The deadline for applications was February 15th. Applications were received for 29 projects in 12 communities totaling nearly \$23 million in both grant categories

## **ADJOURNMENT**

The next regularly scheduled CDC meeting will be held on April 2, 2012 at 4:30 p.m. in the Council Chambers.

Business completed Chair Commers adjourned the meeting at 5:40 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary