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## Southwest Community Works Steering Committee

### Meeting Minutes

Thursday, November 17, 2016 – 1:30 – 3:00 PM St. Louis Park City Hall

### Meeting Attendees:

#### Steering Committee Members and Alternates

Chair Jan Callison, Hennepin County member	Kathy Nelson, City of Eden Prairie member
Marion Greene, HCRRRA member	Dick Miller, MCWD member
Linea Palmisano, City of Minneapolis member	Anita Tabb, Minneapolis Parks and Recreation Board member
Anne Mavity, City of St. Louis Park member	Cathy Bennett, ULI member
Mary Brindle, City of Edina, alternate	Russ Adams, CAC member
Terry Schneider, City of Minnetonka alternate	

Other attendees: Crystal Myslajek (HC), Julie Wischnack (Mtka), Kersten Elverum (Hopkins), Janet Jeremiah (Eden Prairie), Meg McMonigal (SLP), Larry Blackstad (MCWD), Barry Schade (Bryn Mawr neighborhood), Molly Koivumaki, (Eden Prairie), Marissa Bayer (Eden Prairie), Andrea Brennan (Minneapolis), Meg Beekman (Hopkins), John Doan (HC), Allyson Sellwood (HC), Nacho Diaz (Natalio Diaz), Sean Walther (SLP), Patricia Fitzgerald (HC), Tom Hanson (Winthrop & Weinstein), Kevin Locke (SLP), Kathryn Hansen (SPO)

**Welcome and Announcements:** Chair Jan Callison called the meeting to order at 1:35 PM.

**Approval of September 2016 minutes:** Chair Callison asked for approval of the minutes. Dick Miller moved approval and Terry Schneider seconded. Minutes were approved on a voice vote.

**Committee Updates:** Kerri Pearce Ruch provided an update on the Technical Implementation Committee (TIC). The TIC met in October and November and is working on an update to the Investment Framework to identify which projects have been funded or completed and which are still in need of funding support. Russ Adams updated on the Community Advisory Committee (CAC) and noted that residents are concerned about the disruption of construction activities. Will Roach was unable to attend but provided an update for the Business Advisory Committee (BAC). The committee has been talking about key risks to the project, including the Kenilworth Tunnel and a general demand on labor and materials. The BAC will be moving to quarterly meetings in 2017.

**2017 Legislative Session Discussion:** Tom Hanson, Winthrop & Weinstein, provided a legislative overview focusing on transportation. Mr. Hanson noted that Republicans control both the House and the Senate, with a very slim minority in the Senate. At this time, key committee chairs are not known but this information should be available by Thanksgiving. Rep. Torkelson, current bonding chair, is a likely choice for transportation. Mr. Hanson noted that state's economic forecast will be released on December 2<sup>nd</sup>, showing a surplus which makes



negotiations easier, but it is likely less than earlier projections. Leadership is saying that they want to work with the Governor and the minority, a change from past sessions. Republican caucus attendees oppose funding for transit so Governor Dayton will have to lead transit funding efforts. We may also see changes to CTIB. Business support is important in talking to new Republican leadership. On a national level, Mr. Hanson noted that President-elect Trump has talked about infrastructure but no details are available yet. However, federal funding levels should be clear by the new fiscal year in October. Members noted that Sen. David Hann (R) lost his seat in part over his lack of support for SWLRT and that SWLRT is fully funded now so the legislative changes may have less impact. It was also noted that SPO is positive regarding the Full Funding Grant Agreement, expecting to receive it by July 2017.

**Rail~volution lessons learned:** Committee members and staff who attended the 2016 Rail~volution conference in October spoke about their experiences. Staff also provided a handout. Russ Adams noted that the connection between transit and housing was a big focus this year, which is new. He suggested that we need to think about how we integrate housing in the balance of choices for TOD. Marion Greene concurred that there was a new focus on housing this year. Meg McMonigal, Kersten Elverum, Julie Wischnack and Kathryn Hansen all reported on sessions they attended as staff. They noted that California is dealing with an affordable housing crisis and while they face greater challenges than Minnesota, we need to keep gentrification and affordability in mind. Key lessons included a discussion of housing with services, co-locating community services with affordable housing, the effects of gentrification, the relationship between transit and health, and the importance of last-mile connections. Emeryville, a small town of primarily industrial properties that has seen huge transformation, is similar to what could be possible at Shady Oak and provided a lot of lessons.

**Finance tools discussion:** Julie Wischnack, City of Minnetonka, provided an update on the finance tools draft legislation. Staff from cities and partners met last week at Minnetonka. They discussed viability of the proposal given the election, and also a request from Minneapolis to include language related to affordable housing in the legislation. There was staff concern about adding specific affordable housing language in this proposal as affordable housing is already allowed in TIF districts. City staff are supportive of moving forward if the timing is good and a sponsor can be found.

Linea Palmisano indicated that Minneapolis was supportive but wanted affordable housing language included as not all cities have inclusionary housing standards. Anne Mavity concurred with including language to advance affordability, noting that St. Louis Park has an inclusionary housing policy and great developer interest. Cathy Bennett noted that this proposal would allow for pooling of TIF funds and uses that might not meet the current "blight test". Kathy Nelson indicated that this proposal gives cities additional tools, which should not generate opposition, and supported language that encouraged affordable housing, rather than prescribed. Russ Adams noted that inclusionary housing linked to a major infrastructure investment could have an amazing impact. Marion Greene asked if it was possible include revised affordable housing language, given the large amount of public dollars going into SWLRT. Dick Miller cautioned that bringing any proposal forward carries risk that TIF could be eliminated or modified unfavorably, so expert advice is needed as to timing. Mr. Adams suggested that the six cities advance the proposal and that framing it as community development or housing may lead to success this year. Ms. Nelson and Ms. Wischnack both suggested holding off until more is known about this legislative session, as future years could be more favorable. Mary Brindle suggested that some of the language could be included in cities' comp plan work. Jan Callison noted that it is important to respect the cities' knowledge of needs and suggested revisiting this in January to allow for more staff work.

**The meeting adjourned at 3:02 pm.**