

# Minutes

Community Development Committee



**Meeting date:** February 2, 2026

**Time:** 4:00 PM

**Location:** 390 Robert Street

## Members present:

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|--|--|--|
| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D6  | <input checked="" type="checkbox"/> Diego Morales, District 9    | <input checked="" type="checkbox"/> Victor Obisakin, District 15 |
| <input checked="" type="checkbox"/> Vice Chair, Toni Carter, D14 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 | <input checked="" type="checkbox"/> Wendy Wulff, District 16     |
| <input checked="" type="checkbox"/> Reva Chamblis, District 2    | <input type="checkbox"/> Chai Lee, District 13                   | <input checked="" type="checkbox"/> = present, E = excused       |
| <input checked="" type="checkbox"/> Anjuli Cameron, District 8   |  |  |

## Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

## Call to order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:01 p.m.

## Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was read by Council Member Lilligren.

## Agenda approved

Council members did not have any comments or changes to the agenda.

## Approval of minutes

It was moved by Chamblis, seconded by Morales to approve the minutes of the January 20, 2026, regular meeting of the Community Development Committee. **Motion carried.**

## Non-consent business – Reports of standing committees

1. 2026-40 2026 Livable Communities Funding Availability (Emily Seddon 651-602-1023)

It was moved by Morales, seconded by Obisakin, that the Metropolitan Council approve \$27,500,000 for the FY2026 Livable Communities grant program, as described in Attachment 1: FY2026 Livable Communities Fund Availability, to be administered per the 2026-2027 Fund

Distribution Plan.

Council Members asked whether the available funding was comparable to 2025 levels. The 2026 available funding is slightly lower, primarily because fewer programmable reserves remain after several years of using reserves to expand Livable Communities funding opportunities. Council Members asked whether applicants were incentivized to apply for pre-development or construction funding, given the Committee's understanding of the importance of pre-development funding for emerging developers. The Livable Communities program seeks to meet each project and each community where they currently are in the development process. Therefore, the program funds activities across the development continuum and does not incentivize any specific stage of work. The Council-adopted scoring criteria (2025-235) include two additional points for projects led by emerging developers of color, regardless of the project phase.

Motion carried.

2. 2026-19 Metropolitan Urban Service Area (MUSA) Implementation Guidelines Update (MacKenzie Young-Walters 651-602-1373)

It was moved by Morales, seconded by Carter, that the Metropolitan Council adopt the 2026 MUSA Implementation Guidelines as shown in Attachment 1, replacing the current Metropolitan Urban Service Area (MUSA) Implementation Guidelines.

The Committee asked for additional clarifications regarding the proposed land use inefficiency surcharge. Staff explained that the need for a study and possible surcharge would be based on a mandate to provide service to an area not planned for future service and which could not support the efficient expansion of urban services. Staff noted that this is anticipated to be a rare event and that most connections of failing subsurface treatment systems would be handled under other policies relating to individual and communal systems. Staff further clarified that the surcharge would be unique to each situation based on the individual circumstances related to required connection. Finally, the Committee requested additional information on how the revenue generated from the surcharge would be used and staff agreed to provide additional information on that topic as part of the Committee Report on this item.

This is not a wastewater surcharge, but rather a *land inefficiency* surcharge, that would be a reflection of how development patterns inconsistent with regional policy have impacted overall direction of growth and development in the region or subregion. A surcharge would be credited to the Council's general fund and could be directed to uses across the different policy areas of the regional development guide to advance regional goals, such as addressing environmental issues, housing issues, or other issues that might be identified as being impacted by specific circumstances related to the mandated connection being studied. The study determining if a surcharge should be charged and the amount of the surcharge would contain information that would help guide decisions on how to best utilize the funds to mitigate the identified land use inefficiencies.

The Committee expressed concern that overly strict application of the proposed guidelines could lead to cities needing to amend their comprehensive plans in response to extremely minor deviations between the land use plan and final development, especially during the period where there is a moratorium on amendments to the 2040 Comprehensive Plans. Staff acknowledged the concern and responded that focus was not on minor deviations where a portion of a development crosses a line, but rather on larger developments where there are large shifts and discrepancies between the planned land use and the final product.

The Committee noted that while public ownership may result in better maintenance, ownership does not impact the land use function of stormwater pond. They asked for clarification on why staff is proposing different treatment for private and publicly owned ponds



when both are equally undevelopable. Staff agreed that the land use function was the same but noted that Imagine 2050 contained environmental goals and that staff believed it was reasonable to use land use policy to encourage better environmental outcomes.

Motion carried.

## Information

1. 2040 Comprehensive Plan Amendment and Environmental Reviews Annual Report (MacKenzie Young-Walters 651-602-1373; Gaby Olvera 651-602-1832)

Committee members and staff discussed the trends in amendments submitted and how the 2020 plan is development driven, and plan for developments platted but not built. Committee members and staff discussed the new reporting dissemination; stand alone or bundled. Committee members expressed appreciation for the reporting and suggested including a short description of ES review.

## Adjournment

Business completed; the meeting adjourned at 5:30 p.m.

## Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of February 2, 2026.

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### Council contact:

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