

TOPICS AND PRESENTERS

[UPDATE FROM XCEL ENERGY: CHRIS CLARK](#)

[INVESTING IN RESILIENT INFRASTRUCTURE: JOHN SHARDLOW, GORDON HUGHES, PAT MASCIA, TAMMY OMDAL](#)

[2019 PRIORITIES: LINK](#)

In this final meeting of 2018, the RCM gave a special farewell to mayors retiring and completing their terms.

PRESIDENT OF XCEL ENERGY MINNESOTA, CHRIS CLARK, VISITS THE RCM TO ANNOUNCE NATION-LEADING CARBON REDUCTION GOALS

[LINK TO ANNOUNCEMENT](#)

Chris Clark, President, Xcel Energy Minnesota

- Xcel energy will achieve an 80% carbon reduction by 2030 across their 8-state service area and aims for a 100% carbon reduction and transition to clean energy by 2050.
- Xcel commends the many mayors who have already been driving ahead with sustainability/resiliency goals and working on the transformation of their respective communities and looks forward to partnering in that effort.

INVESTING IN RESILIENT INFRASTRUCTURE

[LINK TO PRESENTATION](#)

MODERATOR

John Shardlow, Senior Principal, Stantec

PANEL

City Perspective: Gordon Hughes, Consultant

Finance Perspective: Tammy Omdal, Senior Vice President, Northland Securities

Developer Perspective: Pat Mascia, Shareholder, Briggs and Morgan

John Shardlow: Introduction

- Resiliency: the ability to adapt to changing conditions and withstand and recover rapidly from disruptions. Every community's situation is unique, with unique vulnerabilities and infrastructure.
- The cost of climate disruption nationally is \$306 billion dollars annually.
- Investing \$1 in resilience can save \$6 in recovery costs, giving us a strong incentive to be proactive.
- The amount of precipitation in MN has increased over the last 200 years, as well as the frequency of major weather events.
- Up until 2014, all of our stormwater infrastructure was based on a 1961 standard. In 2013 we reevaluated the 100-year event, and it has increased by 15-27%. Stormwater systems built before 2014 were built according to an outdated standard.

- It's also important to focus on transportation, energy, communications infrastructure, neighborhoods, buildings, and utilities.

Panel Discussion

How do we move beyond replacing potholes and broken infrastructure to discuss and fund replacing it with even more advanced and innovative infrastructure? How will we pay for that?

- This issue tends to promote a political response. Leaving the 'who's to blame' and 'why' issues out of the equation can help to educate the council and community about issues without provoking a knee-jerk political reaction. Cities can then engage the different constituencies they have to talk to and seek some expert advice.
- Suggested stormwater management tool: cities can look beyond the geographic and legislative confines of one city at putting together a watershed management district with an elected official on it. One city put elected officials on their local watershed district and water management organization that has taxing authority, and the organization now has authority to make rules.
- It can be easier to get ahead on resilient infrastructure in newer areas than in the areas that were already built.
- Bonding authority: when we talk about resilient infrastructure, cities' tools are somewhat limited if the only fund available is tax levy. Cities have an easier path if there is other dedicated revenue.
- MN bond rating agencies are starting to ask about climate and preparation; this will likely become a growing concern.
- The term 'benefit' under 429 on special assessments refers to valuation impacts.
- Perhaps the first challenge is to agree on what resilient infrastructure is.

How can cities work with developers to implement resilient infrastructure?

- As we try to tackle the problem of resilient infrastructure and who's going to pay for it, developers and cities are often willing to team up to make things better for all.
- Market forces and cities will have to lead in changing behavior, especially regarding cities requiring things from developers from an infrastructure or sustainability standpoint.
- Most times developers will agree to things that might be on fringes or edges of what a city is allowed to request, in order to get their projects done quickly. The challenge to cities comes when developers can find another similar market that is not requiring those extra things. If the market is not there to pay increased rents, then it's hard to put more expensive things into the project.
That's what tends to drive development not to the edges, but to the middle.
- The [Harstad vs. Woodbury decision](#) shines a light on an uncomfortable agreement between developers and cities.
- Lesson from ULI MN [Navigating Your Competitive Future workshops](#): developers want predictability. A fast no is better than a slow maybe.
- Developers look to work in communities that have learned how to spread the cost burden among everyone on an equitable basis. Recommendation: Cities should invite the development community to weigh in on how to find that.

How can cities get a better understanding of the impacts of climate change on their infrastructure decisions?

- As time goes by there are more and more examples of vulnerable infrastructure and calamitous events close to home. The panel encourages cities to go beyond the question of 'how can we make a bigger pipe', and instead take on a larger conversation involving park and rec facilities, different street design, and other new solutions.
- A lot of communities are getting data from [NOAA Atlas 14](#).
- Cities could one day do resiliency audits to find the most vulnerable areas and where to have the most impact per dollar spent.
- Unfortunately, cities nation-wide seem to be rebuilding in places that make absolutely no sense. Currently when a disaster happens, FEMA will do an assessment of the cause. They will replace the infrastructure, but generally now after a third time the same issue happens, they will require that cities or infrastructure builders address the upstream effects of a problem.
- Mayors would love to continue the conversation around resilient infrastructure at the RCM; to figure out how to work on the issue and fund it.

ATTENDEES

MAYORS

James Hovland	City of Edina (co-chair)
Molly Cummings	City of Hopkins (co-chair)
Doug Anderson	City of Lakeville
Ardel Brede	City of Rochester
Kirt Briggs	City of Prior Lake
Anne Burt	City of Woodbury
Melvin Carter	City of St. Paul
Ron Case	City of Eden Prairie
Jerry Faust	City of Saint Anthony
Jimmy Francis	City of South St. Paul
Jacob Frey	City of Minneapolis
Mary Gaasch	City of Lauderdale
Mary Giuliani Stephens	City of Woodbury
Maria Regan Gonzalez	City of Richfield
Kathi Hemken	City of New Hope
Marvin Johnson	City of Independence
Denny Laufenburger	City of Chanhassen
Chris Lund	City of Hamburg
Dan Lund	City of Newport
Julie Maas-Kusske	City of Maple Plain
Mike Maguire	City of Eagan
Tim McNeil	City of Dayton
Rhonda Pownell	City of Northfield
Nora Slawik	City of Maplewood
Jake Spano	City of St. Louis Park
Nancy Tyra-Lukens	City of Eden Prairie
Brad Wiersum	City of Minnetonka
Ken Willcox	City of Wayzata
Janet Williams	City of Savage
Gene Winstead	City of Bloomington
Scott Zerby	City of Shorewood

GUESTS

Sara Barrow, Xcel Energy; John Breitinger, Cushman & Wakefield; Darin Broton, Tunheim; Bob Butterbrodt, Wells Fargo; Maria Carillo Perez, City of St. Louis Park; Chris Clark, Xcel Energy; Sharon Doucette, City of Woodbury; J. Alex Frank, Magnolia Homes; Debbie Goettel, Hennepin County; Tom Harmening, City of St. Louis Park; Tracey Hester, Target; Dave Higgins, McGough; Jessie Houlihan, Stahl; Tony Kuechle, Doran Companies; Pat Mascia, Briggs and Morgan; Anne Mavity, MN Housing Partnership and City of St. Louis Park; Bruce Nordquist, City of Apple Valley; Tammy Omdal, Northland Securities; Jonathan Redberg, Target; Heidi Ritchie, Mayor Frey's Office; John Shardlow, Stantec; Daniel Sopdie, Greater MSP; Libby Starling, Metropolitan Council; Michelle Swanson, Xcel Energy; Jonathan Weinhagen, Minneapolis Regional Chamber; ThaoMee Xiong, City of St. Paul

ULI MINNESOTA

Aubrey Albrecht, Cathy Bennett, Caren Dewar, Gordon Hughes, Rachel Lieberman

NEXT MEETING

ULI MN Advisory Council/RCM Joint Meeting

Monday, January 14th, 2018

11:30 a.m. to 1:30 p.m.

Seattle Room at Dorsey & Whitney, 50 South 6th Street, Minneapolis, MN