

2027-2032 Capital Improvement Plan

Metro HRA and Regional Parks



September 2026 Heather Giesel, Finance Director CD/MTS

Council Unified Budget

Definitions

Capital Program

- Multi-year plan that represents authorized and planned projects. Current capital program is 2026-2031.

Authorized Capital Program (ACP)

- Multi-year authorization for projects where funding has been secured and the Council has given final approval to proceed.

Capital Budget

- Represents the amount from the Authorized Capital Program that is expected to be spent in a given year. We are currently in capital budget year 2026. This budget is amended throughout the year.

Capital Improvement Plan (CIP)

- Six-year plan for projects where funding sources have been identified but not yet secured and the Council has not given final approval.

Council Owned Housing



History

- Minnesota Statute 473.195 provides the Council with authority to develop housing units with approval of municipalities
- January 1999 Council action approved establishment of Family Affordable Housing Program
 - Development and operation of public housing units
- \$28 Million provided by U.S. Department of Housing and Urban Development
 - Transferred from MPHA to the Council
- 150 units purchased on the open housing market between 2001 and 2004, 4 added in 2021/2022
- Current count is 154
 - 5 sold in 2024
 - 4 purchased in 2025
 - 1 purchased in 2026

Council Owned Housing

Asset Management

- Homes managed through contract with property management vendor
- Small and routine repairs programmed in operating budget
- Large improvements programmed and tracked in capital program



\$5.6M Future Spending 2027-2032 CIP

Authorized - \$3.5M

- Funded by rental property income
- \$3.2M transfer from operating reserves/sale proceeds for purchase of replacement properties
- \$300k FAHP capital expenses

Planned - \$350K per year

- Funded by rental property income
- Starting in 2027

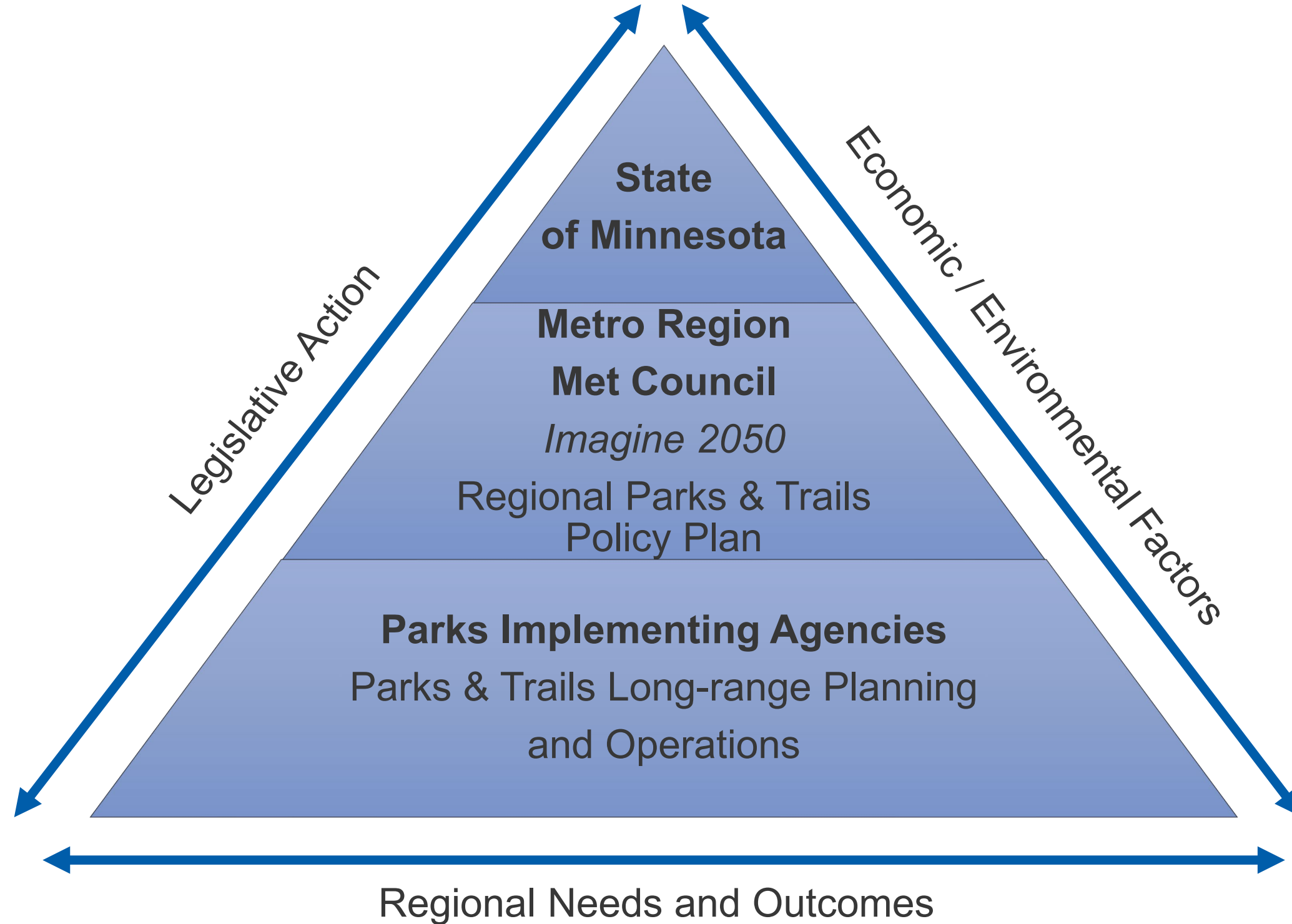
Parks & Open Space



Regional Parks System

- Over 69 million visits in 2025
- 58 regional parks & parks reserves totaling more than 65,000 acres
- 8 special recreation features
- 487 miles of interconnected regional trails

System Alignment



Regional Parks Capital Funding

Program	- Funding Source - Distribution Methodology	
Parks & Trails Legacy	- State - Formula	Grant programs are funded by multiple state sources and Council bonds
Parks Acquisition (Legacy & ENRTF)	- State matched by Council bonds 1st come; 1st served	- Council passes through 100% of state funding - Current portfolio is 253 active projects valued at ~ \$214M
Bonding	- State matched by Council bonds - Formula	\$244M in grants are programmed in the proposed Capital Improvement Program (2027-2032)
Equity	- Council bonds - Competitive	

Revenue Assumptions



State & Council Funding

- **Parks and Trails Legacy Fund (Legacy)**
 - 4% annual growth
 - Base Year (2025 session): SFY27 \$28.3M
- **Environmental & Natural Resources Trust Fund (ENRTF)**
 - \$250k over 2026
 - \$1M annually
- **State of Minnesota Bonds**
 - No growth
 - \$15M in Bonding years
- **Council Bonds**
 - Up to \$40M outstanding
 - Match \$2 to every \$3 ENRTF, State Bonds, Legacy Land Acquisition (10% set aside)
 - Fund Regional Equity Grant Program at \$1M every other year (\$3M total)

Notable Modifications



2032 Program

Programmed Adjustments

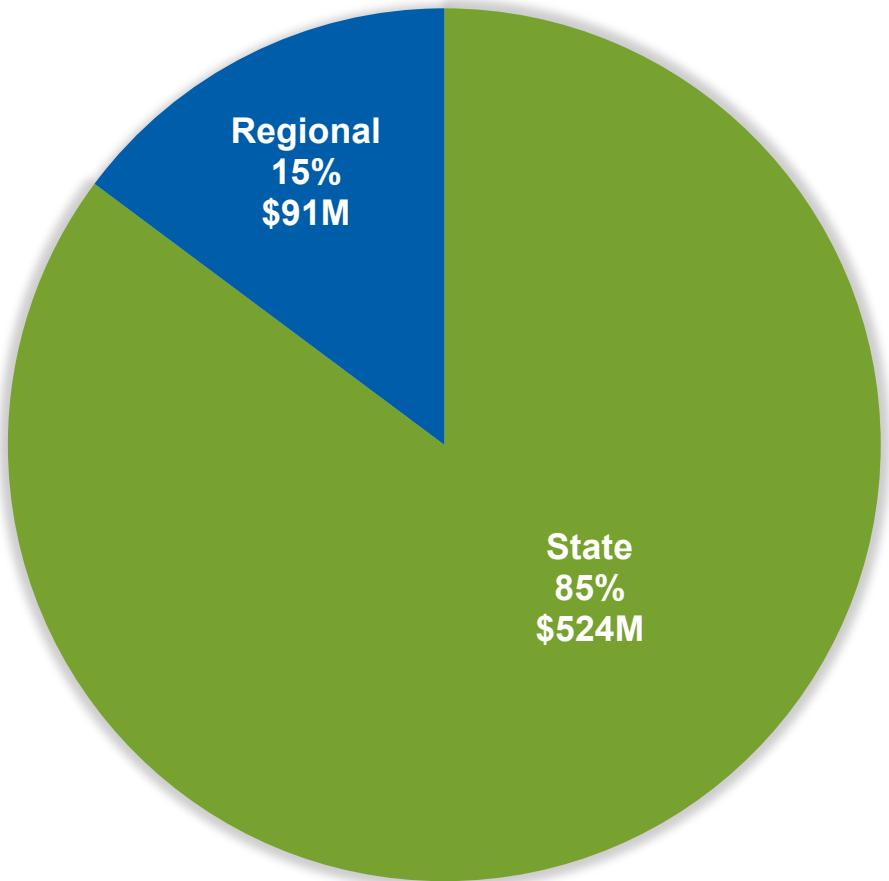
- Legacy: \$34M
- Environment and Natural Resources Trust Fund: \$1M
- State Bonding: \$15M

Council Commitment: \$13M

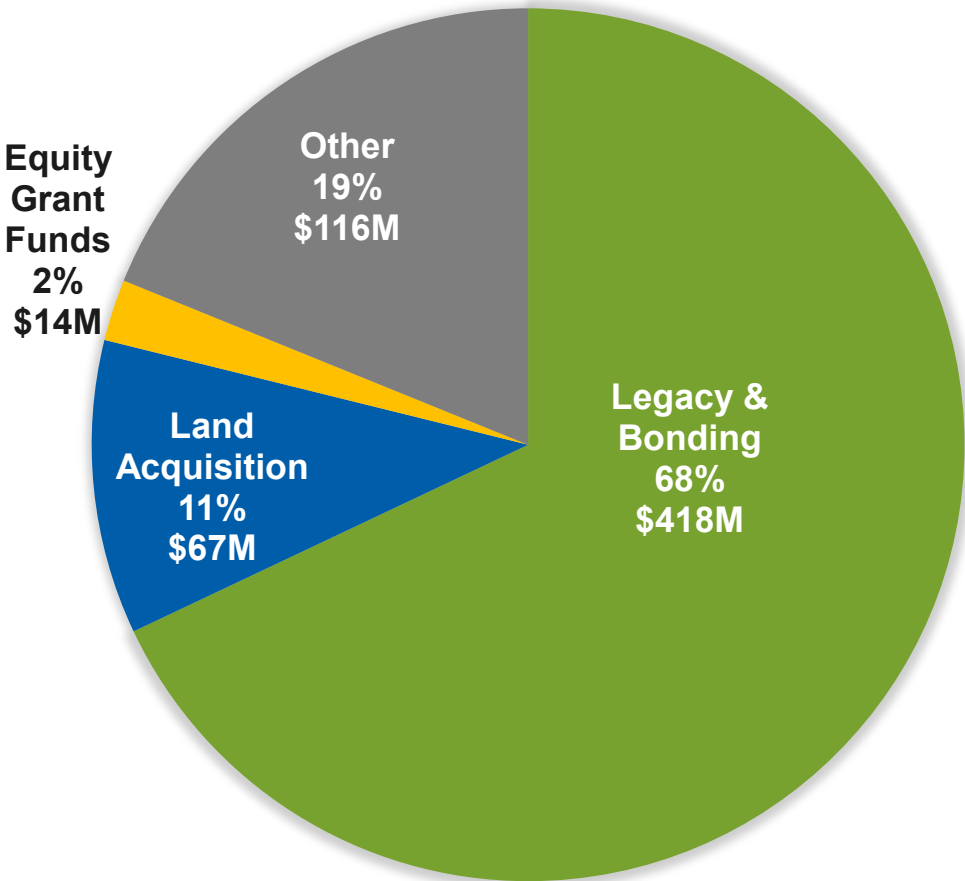
- 10% Legacy Land Acquisition Match: \$2.3M
- ENRTF Land Acquisition Match: \$667k
- State Bonding: Local Match: \$10M

Parks Capital Program (ACP & CIP)

SOURCES



USES



\$615M Total

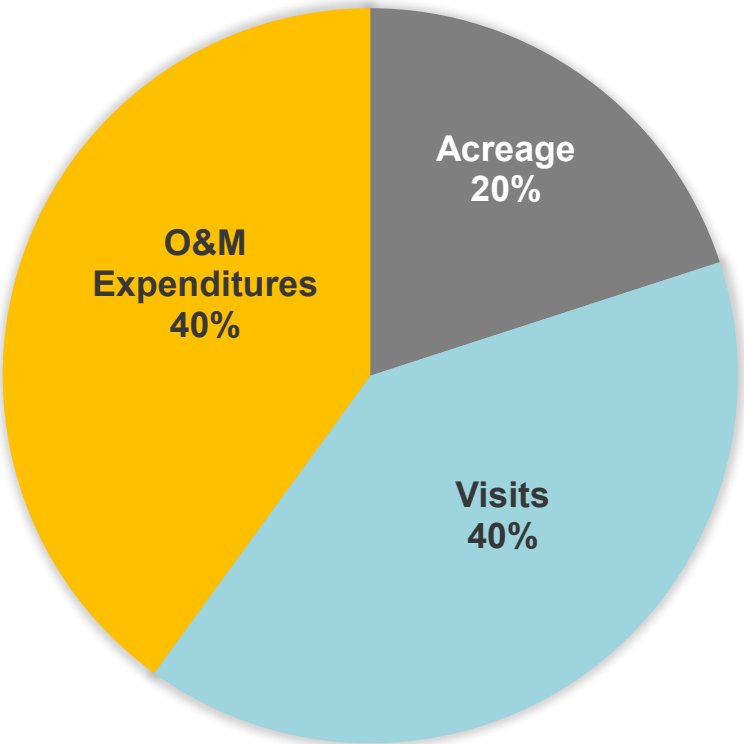
\$327M Authorized Capital Program

\$288M Planned Spending

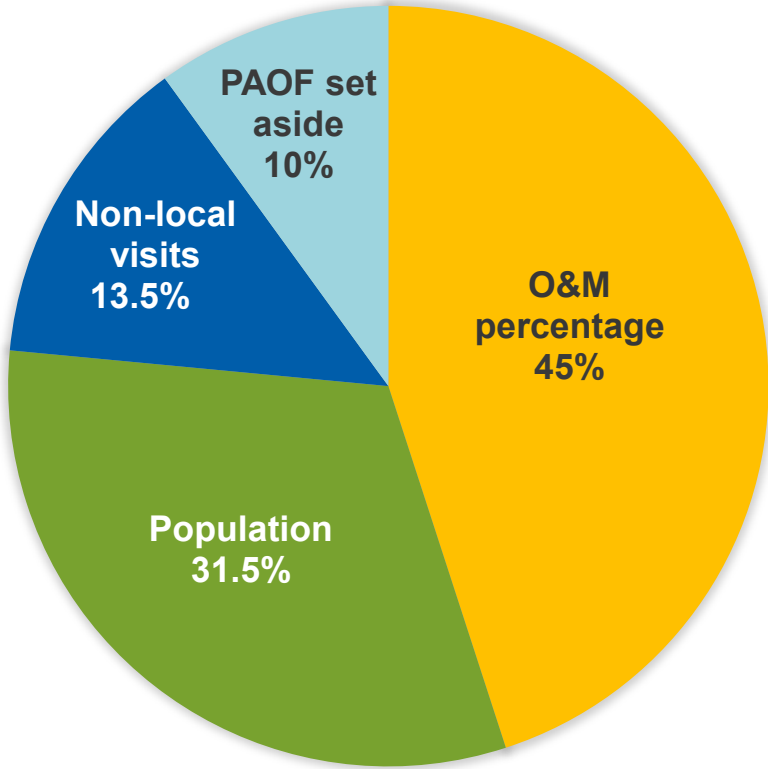
Distribution Formula

Inputs for the Formula

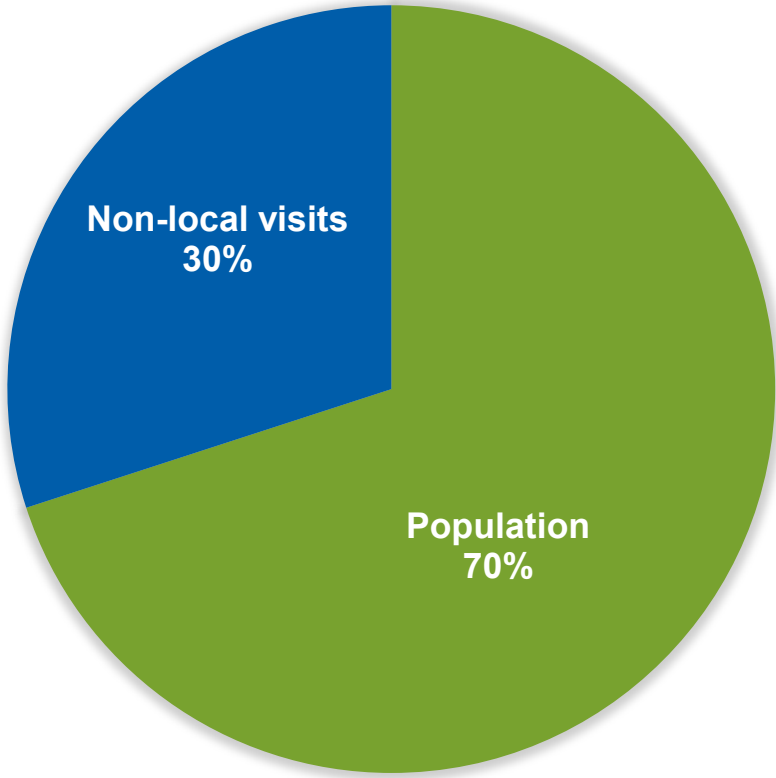
OPERATIONS AND
MAINTENANCE (O&M)



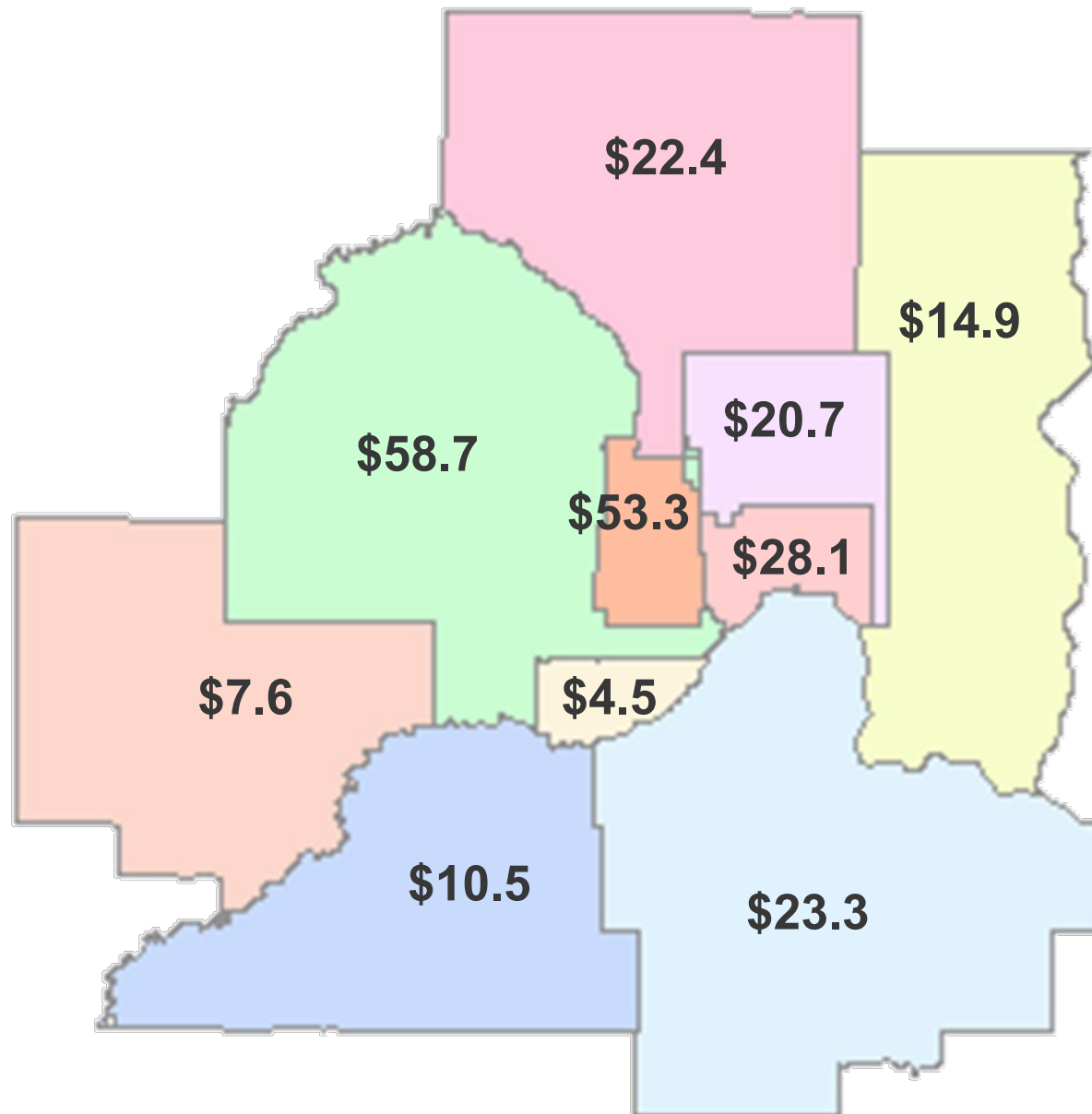
PARKS & TRAILS LEGACY



BONDING



Implementing Agencies Formula



\$418M Total

\$174M Current authorized spending

\$244M Planned spending

- State Bonding
- Parks and Trails Legacy
- Council Match

Land Acquisition

\$67.4M Total

\$26.1 Currently authorized spending

\$41.3M Planned Spending

- Parks and Trails Legacy
- Environment and Natural Resources Trust Fund
- Council Match



Other

\$130.1M Total

\$127.1M Current authorized spending

- Passthrough of state appropriations to other governmental agencies
- Regional Parks Equity Grant Program

\$3M Planned Spending

- Regional Parks Equity Grant Program



Capital Program Timeline

October 14, 2026

- Council 2027–2032 Presentation

October 28, 2026

- Council Approval of Public Comment Draft

October 28 -
December 2, 2026

- Public Comment Period

December 2, 2026

- Public Comment
- Adoption of the Capital Program and Annual Capital Plan



Special thanks to the CD Budget/Finance Team:

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