

Mayor:
David Grant

Councilmembers:
Brenda Holden
Fran Holmes
Dave McClung
Jonathan Wicklund



**Special City Council Work
Session
Agenda
May 31, 2016 Immediately
Following the Regular City
Council Meeting
City Hall**

Address:
1245 W Highway 96
Arden Hills MN 55112

Phone:
651-792-7800

Website:
www.cityofardenhills.org

City Vision

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

CALL TO ORDER

1. AGENDA ITEMS

1.A. City Meeting With Master Developer - TCAAP

Sue Iverson, Interim City Administrator and Director of Finance and
Administrative Services
Stacie Kvilvang, Ehlers, Inc.

Documents: [MEMO.PDF](#), [ATTACHMENT A.PDF](#)

ADJOURN



DATE: May 31, 2016

TO: Honorable Mayor and City Council

FROM: Sue Iverson, Interim City Administrator, Director of Finance and Admin Services

SUBJECT: City Meeting with Master Developer - TCAAP

Background

On May 2, 2016, the JDA selected a master development team for the TCAAP Property. This team consists of Alatus, Inland Development and Robert Thomas Homes. The team has been meeting with both City and County staff and held a meeting with the JDA on May 24, 2016.

Discussion

In order to become better acquainted and obtain City Council perspectives the team feels it is important to also meet with the City Council. Stacie Kvilvang of Ehlers, the City's Financial Consultant, has prepared a brief memo and an outline for discussion on Tuesday night.

Attachment A: Memo from Stacie Kvilvang, May 26, 2016.



Memo

Attachment A

To: Sue Iverson – Interim City Administrator
From: Stacie Kvilvang
Date: May 26, 2016
Subject: City Meeting With Master Developer - TCAAP

On May 2, 2016 the JDA selected the master development team (the “Development Team”) comprised of Alatus, Inland Development and Robert Thomas Homes to develop the above referenced area within the City. Since that time, the Development Team has been meeting with both City and County staff and consultants to review existing plans and data related to the site, required public improvements, Master Plan, TRC and other components.

On May 24, 2016 the Development Team met with the JDA for the first time since being selected, to become better acquainted, obtain JDA perspectives on how to define the project’s success and also get their thoughts on various aspects of the Master Plan.

The Development Team believes that meeting upfront with both the JDA and City Council is crucial in providing them a holistic understanding of expectations and perspectives before they begin work on preparing their development plan for the site.

In preparation for next week’s meeting, the Development Team has asked that Council members be prepared to provide their perspective and thoughts on the following aspects:

1. How would the City define project success? (what does it look like, how does it function, are there key elements, how to assure connectivity to the rest of the City, define “not having two cities,” expectations for the town center, etc.)
2. Are there certain preferred uses and/or non-preferred uses for the commercial area? (i.e. sit down restaurants, grocery store, big box anchor, etc.)
3. Do you have perspectives, desires and/or concerns on housing types? (i.e. entry-level to move-up homes, senior housing, townhomes, condos, apartments)
4. Is the amount, location and expected programming of public parks set or is the City open to options on location, size, and amenities?

After this free-ranging project discussion, the development team will provide the Council with a summary of its work plan for the next 90 days and answer any remaining questions.

Please contact me at 651-697-8506 with any questions.