



**Joint Development Authority
TCAAP Redevelopment Project
--WORK SESSION--**



AGENDA

Monday, August 1, 2016

5:30 p.m.

Arden Hills City Hall—Council Chambers

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
 - a. 5/24/16 Special Meeting;
 - b. 6/6/16 JDA Meeting
4. Public Inquiries/Informational
 - a. *The intent of the Public Inquiries/Informational part of the agenda is to provide interested parties with an opportunity to speak to the JDA about an issue or concern about a past or future agenda item. The current agenda for tonight's meeting is structured to ensure that the JDA accomplishes their business within that agenda. If there is a public hearing scheduled as an agenda item, the public will be invited to speak to that agenda item. In addressing the JDA, please state your name and address for the record, and a brief summary of the specific matter being addressed. To allow adequate time for each person wishing to address the JDA, individuals should limit their comments to three (3) minutes. Written documents may be distributed to the JDA prior to the meeting, or as bench copies, to allow a more timely presentation.*
5. Consent Agenda
6. Old Business
7. Public Hearing
 - a. None
8. New Business
 - a. Set Joint Work session with Arden Hills City Council:
August 15th, 2016;
5:00PM at Arden Hills City Hall
 - b. Future JDA Meeting Schedule

9. Communications – See attached memo.
10. Development Director Update – Verbal.
11. Administrative Director’s Report – See attached.
12. Workshop Discussion: Master Developer Team Update
13. Commissioner Updates
14. Adjournment

Joint Development Authority
Special Meeting
Tuesday, May 24, 2016
Arden Hills City Council Chambers
Minutes
5:30 pm

Present:

Joint Development Authority: Chair David Sand, Commissioner Blake Huffman,
Commissioner Brenda Holden, Commissioner David Grant, Commissioner Rafael Ortega

Also present: Jill Hutmacher, (Arden Hills); Heather Worthington, (Ramsey County)

Roll call taken.

Approval of agenda.

Chair Sand referred to the discussion items that would be discussed by Alatus under the
Conversation with the Master Developer.

Motion by Chair Sand seconded by Commissioner Holden to approve the agenda as amended.
Motion carried.

Approval of minutes.

None

Public Inquiries/Informational

None

Consent Agenda

None

Old Business

None

Public Hearing

None

Workshop Discussion: Conversation with Master Developer

Chair Sand explained that representatives from Alatus Development Team were present to
have a discussion of observations regarding the Master Plan and achieving the Master Plan
vision. He noted this discussion would center around the following topics:

- Introduction of JDA and Alatus Development Team
- Discussion of observations regarding the Master Plan and achieving the Master Plan vision
- Scheduling the next joint meeting of JDA and Development Team
- Draft master schedule of events for the next several months
- Meeting schedules for remainder of the year

Director Worthington explained the supplementary agenda from Alatus was based on conversations between staff and Alatus representatives.

Bob Lux, Alatus, stated Alatus was honored to be working with the County and the City on this project. He understood the importance of this project and wanted to see this property become a showpiece.

Tom Shaver, Inland Development Partners, stated it was a pleasure for him to come before the JDA. He then commented on the end goals for this project. He discussed how environmental/sustainability efforts would be included in this project.

Commissioner Holden requested Alatus consider having a prominent feature, such as a water tower observation deck, on the site given the fact TCAAP has the highest elevation in Ramsey County. She then discussed the importance of having the property connected to the remainder of Arden Hills.

Commissioner Grant wanted to see a welcoming and special entry point to TCAAP. He suggested traffic calming measures be considered for this area of the development.

Chair Sand commented on the entry to The Lakes development in Blaine, Minnesota. He discussed the importance of having the development accessible to those with disabilities, those on foot, bike, etc. He reported signage at the County Road H roundabout would be critical.

Commissioner Grant recommended the single family neighborhoods have a single garbage hauler. He preferred to see Alatus pursue businesses that would remain in place long term. He commented on the businesses already located in Arden Hills. He stated office was preferred to manufacturing given the fact office provided more jobs, which would support the proposed retail.

Chair Sand questioned how the history of the site could be focused on through the development.

Mr. Shaver questioned the JDA's vision for parks and park maintenance.

Commissioner Holden stated the Parks, Trails, and Recreation Committee has brought forward a list of facilities and amenities that it would like to see on TCAAP. She believed that each of

the neighborhood park amenities should be determined by the neighborhoods. She hoped to see a more passive park along the spine road.

Commissioner Grant recommended there be connections between the parks.

Director Hutmacher reported the TRC does call for connections from the development area to the regional trail. The JDA would have to work with the County on this matter. She provided further comment on the differences between the proposed community parks versus the private pocket neighborhood parks.

Chair Sand stated creativity would be needed to bridge or connect TCAAP to the residents of Arden Hills to the south.

Commissioner Holden agreed this would be an importance feature for the development.

Commissioner Ortega requested BRT be brought into the development.

Kent Carlson, Inland Development Partners, requested further comment from the JDA on their vision for the Town Center. He asked how many acres could be set aside for retail and commercial uses.

Commissioner Holden did not want to see rows and rows of townhouses.

Director Hutmacher explained the Town Center had five acres set aside for retail and commercial, with an additional 20 acres available on the west side of the Spine Road .

Commissioner Grant believed there was a shortage of high quality restaurants in the area.

Mr. Lux requested feedback as to why the JDA was not in favor of mixed use.

Commissioner Ortega asked what type of vitality was needed to support quality restaurants.

Mr. Lux did not believe anything was missing from Arden Hills, but stated the vitality of an urban experience does assist in supporting restaurants. He added that restaurants needed rooftops in order to flourish. He commented further on the focal point that the Town Center would be for the development.

Discussion ensued regarding successful developments around the metro area with retail and restaurants.

Commissioner Grant commented on the water feature stating he wanted to see this manicured and professionally done.

Todd Stutz, Tradition Development Corp., understood this was an important feature within the development. He briefly described the expense to maintain this element along with the proposed parks.

Commissioner Holden discussed how the Town Center was currently zoned but understood the developer may be interested in mixed vertical use with housing above the retail, with reductions in the multi-family townhouses. It was her understanding vertical mixed use would not work in this market.

Mr. Lux stated after he completes the market study he would have additional information in order to make this determination for TCAAP. He stated this study would be completed in the next 90 days. He explained it would benefit the Council to tour a successful development that has been completed by Alatus to see how mixed vertical uses can work.

Commissioner Holden asked if Alatus was keeping up on the needs and wants for Millennials.

Mr. Lux reported he was reading up on this topic and understood Millennials were not interested in owning homes, but rather were willing to rent and wanted to be able to walk to amenities. He believed that the Town Center would be a great opportunity to attract Millennials.

Commissioner Grant wanted to see the Town Center be “hip and cool” while also being timeless.

Chair Sand questioned what the developer would be working on in the next 120 days.

Mr. Shaver reviewed the items that would be addressed by Alatus in the next 90 to 120 days stating his group would be working to wrap its arms around the market. He asked if the JDA had any further questions regarding how the flex space on TCAAP would be used.

Commissioner Grant did not believe a warehouse/trucking facility would work well in the flex space. He asked if work had begun on the Master Development Agreement.

Director Worthington provided an update to the JDA on the status of the Master Development Agreement.

Chair Sand questioned who would be included in the market analysis focus groups.

Mr. Carlson reported brokers and market professionals would be included. It was noted market studies would be completed for residential and commercial uses by Marquette and Maxfield.

Director Hutmacher discussed the process that would have to be followed in order to amend the TCAAP Master Plan.

Commissioner Holden requested further information on the proposed retail on Highway96.

Mr. Carlson stated he was talking to real estate brokers regarding this nine acre site. He provided further comment on his vision for the parcel.

Commissioner Ortega asked how a sense of vitality would be created at this intersection.

Mr. Lux stated this would be a challenge. He discussed the challenges for the development and indicated the retail on County Road 96 would really have to pop.

Commissioner Grant requested Alatus keep the City and County in the loop as they work to brand the site.

Chair Sand questioned how the County would work with the development team on the land sales.

Director Worthington stated these marketing efforts would be managed by both the County and Alatus.

Chair Sand requested future meeting dates be discussed by the group.

Director Hutmacher stated the next meeting dates would be Monday, June 6th and Tuesday, July 5th.

Director Worthington indicated another potential would be to hold a worksession discussion meeting at the end of June.

The Commission was in favor of canceling the July JDA meeting due to the 4th of July holiday and recommended a worksession meeting be held on Monday, August 1st.

Commissioner Updates

None

Future Meeting Schedule

The next meeting will be Monday, June 6, 2016, at Arden Hills City Hall.

Meeting adjourned at 7:15 pm.

Approved _____

David B. Sand, Chair

_____ Date

Joint Development Authority
Monday, June 6, 2016
Arden Hills City Council Chambers

Minutes

5:30 pm

Present:

Joint Development Authority: Chair David Sand, Commissioner Blake Huffman, Commissioner Brenda Holden, Commissioner David Grant, Commissioner Rafael Ortega (arrived at 5:39 p.m.)

Also present: Josh Olson (Ramsey County); Stacie Kvilvang (Ehlers & Associates); JDA Attorney Mike Norton; Matthew Bachler (Arden Hills)

Roll call taken.

Approval of agenda.

Motion by Commissioner Huffman seconded by Commissioner Holden to approve the agenda as presented. Motion carried.

Approval of Minutes.

A. 4/19/16, Special Meeting

Motion by Commissioner Grant seconded by Commissioner Holden to approve the minutes as presented. Motion carried.

B. 4/26/16 Special Meeting

Motion by Commissioner Huffman seconded by Commissioner Grant to approve the minutes as presented. Motion carried.

C. 5/2/16 JDA Meeting

Motion by Commissioner Grant seconded by Commissioner Huffman to approve the minutes as presented. Motion carried.

Public Inquiries/Informational

None

Consent Agenda

None

Old Business

None

Public Hearing

None

New Business

Master Developer Preliminary Development Agreement

Josh Olson explained the JDA appointed Alatus the Master Developer on May 2nd. Since that time, Alatus has been getting up to speed on the project and staff has been working on the Preliminary Development Agreement. He explained this document outlines the responsibilities of both the JDA and Alatus. He noted the agreement would also guarantee Alatus that the JDA will only negotiate with them. Staff requested approval of the Preliminary Development Agreement.

Commissioner Holden asked if each of the team members for Alatus should be included within the agreement.

Commissioner Grant believed that these corporate entities were working in partnership with Alatus, LLC.

Chair Sand reviewed the original motion to appoint Alatus noting that the team members were not named specifically on May 2.

Stacie Kvilvang, Ehlers & Associates, reported this same question was raised by staff and it was recommended the agreement refer solely to Alatus.

Motion by Commissioner Huffman seconded by Commissioner Grant to approve the Preliminary Development Agreement.

Mayor Grant requested an amendment to the agreement noting a grammatical change on Page 1 of the document. He requested that all references to the TCAAP Regulating Code be changed to the TCAAP Redevelopment Code.

Amendment: Motion by Commission Grant seconded by Commissioner Huffman to amend all references to TCAAP Regulating Code to TCAAP Redevelopment Code.

Chair Sand questioned the terms of the Preliminary Development Agreement. Mr. Olson reported the agreement would be in place through December 31, 2016. He provided further comment on the interim benchmarks within the agreement.

Amendment carried.

Amendment: Motion by Commission Grant seconded by Commissioner Holden to delete the “s” from the term JDA’s Board on Page 3.

Amendment carried.

Amended motion carried.

JDA Planning Process

JDA Attorney Mike Norton advised he met with JDA staff in order to discuss the JDA planning process. He reviewed the agreed upon process in detail with the JDA.

Commissioner Holden asked how the JDA would manage situations where changes made during the construction of a building that did not meet the requirements of the TRC.

JDA Attorney Norton stated staff would hopefully catch these issues prior to any final approvals being granted. He noted that any buildings that were not constructed to plan specifications would come back to JDA staff and may be forwarded to the JDA board. Any significant code changes not meeting the requirements of the TRC would have to be reviewed by the Arden Hills City Council.

Further discussion ensued regarding how the JDA would manage deviations from the TRC.

JDA Attorney Norton advised that if the issue was outside of the jurisdiction of the JDA, the Arden Hills City Council would have to address the matter or amend the TRC.

Mr. Olson stated discussed the development review flow chart noting this portion of the document could be further evaluated by the JDA in order to expedite the approval processes.

Senior Planner Bachler commented the development review flow chart was also included in the TRC and has been provided to Alatus.

Mr. Olson described how the approval process would differ for this project given the fact the County, Arden Hills, and the JDA were involved.

Commissioner Holden encouraged the JDA staff to be very cautious of the 60 day review period required by State statute.

Senior Planner Bachler understood that JDA staff may be reviewing multiple projects concurrently. He discussed the application review process that would be followed by staff for all projects and ways in which this process will be streamlined.

Cancellation of July 5, 2016 Meeting

Mr. Olson requested the JDA cancel the July 5, 2016 meeting.

Motion by Commissioner Grant seconded by Commissioner Huffman to cancel the July 5, 2016 JDA meeting. Motion carried.

Set Work Session: August 1, 2016; 5:30 p.m. at Arden Hills City Hall

Mr. Olson requested the JDA set a work session meeting with Alatus for August 1, 2016 at 5:30 p.m. at the Arden Hills City Hall.

Motion by Commissioner Huffman seconded by Commissioner Ortega to set a JDA Work Session meeting for August 1, 2016 at 5:30 p.m. at the Arden Hills City Hall. Motion carried.

Development Director's Report

None

Administrative Director's Report

None

Commissioner Updates

Commissioner Holden indicated the Alatus team met with the Arden Hills City Council at a recent worksession meeting.

Future Meeting Schedule

The next meeting will be Monday, August 1, 2016, at Arden Hills City Hall.

Meeting adjourned at 6:07 pm.

Approved _____
David B. Sand, Chair

Date



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 8A

MEMORANDUM

DATE: July 28, 2016
TO: Joint Development Authority Board of Commissioners
FROM: Administrators Worthington and Iverson
SUBJECT: JDA – Arden Hills City Council Joint Work session

The Alatus Master Developer Team has requested a meeting of the TCAAP Joint Development Authority and Arden Hills City Council to discuss development concepts.

Action Requested:

Call a special work session of the Joint Development Authority to be held jointly with the Arden Hills City Council for Monday, August 15th at 5pm at Arden Hills City Hall.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 8B

MEMORANDUM

DATE: July 28, 2016
TO: Joint Development Authority Board of Commissioners
FROM: Administrators Worthington and Iverson
SUBJECT: JDA Meeting Schedule

The remainder of 2016 is anticipated to be busy time for the Joint Development Authority with discussions of a master development agreement with Alatus and the ramp up of development activities. In anticipation of these actions required by the JDA, staff is recommending a shift from monthly to bi-monthly (twice a month) meetings. Due to conflicts with reoccurring City Council meetings and/or commission meetings that utilize the Arden Hill City Council Chambers, staff is proposing the following schedule:

1st Monday of Every Month at 5:30PM
3rd Wednesday of Every Month at 5:30PM

Meetings may be canceled if the JDA has nothing needs to be discussed but that it was important to have them scheduled in case they are needed

Attachment:
Revised JDA Meeting Schedule with dates

Action Requested:
Approval of the revised 2016 JDA meeting calendar.

TCAAP Joint Development Authority

2016 Meeting Schedule – *Revised* (as of 07/29/16)

Location: Arden Hills City Hall Council Chambers

Time: 5:30PM

Monday, September 6th, 2016
Wednesday, September 21st, 2016

Monday, October 3rd, 2016
Wednesday, October 19th, 2016

Monday, November 7th, 2016
Wednesday, November 23rd, 2016

Monday, December 5th, 2016
Wednesday, December 21st, 2016



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 9

MEMORANDUM

DATE: July 25, 2016
TO: Joint Development Authority Board of Commissioners
FROM: Sara Thatcher, Goff Public
SUBJECT: Rice Creek Commons Communications

In July, Rice Creek Commons communications activities have been primarily focused on the August 10 cleanup celebration event.

Rice Creek Commons cleanup celebration
Wednesday, August 10
1 p.m.
Just east of I-35W and Highway 96 ([directions](#))

The goal of the event is to celebrate the completion of cleanup efforts at Rice Creek Commons and future delisting of the site from the Superfund list for soil contamination. We also aim to enhance community awareness that the soil on the property is now cleaned to residential standards.

We have invited Governor Dayton, Senator Franken, Senator Klobuchar, and Representative McCollum to attend and speak at the event. Commissioner Huffman, Mayor Grant, and Bob Lux have also been invited to speak. Additionally, an invitation to attend the event has been extended to local elected officials, legislators, state agencies, businesses, developers, and other key partners. We have also invited community members who used to work at the Twin Cities Army Ammunition Plant. The event will feature a short program with brief remarks from dignitaries. The media will be invited to attend the event.

This month we also announced the completion of the Rice Creek remainder project, and are expecting coverage in the Roseville Review.

We will continue to work closely with the Alatus communications team as they begin communicating more broadly about their plans for the development. This includes collaborating on three upcoming presentations at the American Public Works Association Expo, Twin North Chamber of Commerce, and the City of Arden Hills State of the City event.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 11

MEMORANDUM

DATE: July 28, 2016
TO: Joint Development Authority Board of Commissioners
FROM: Administrative Director Worthington
SUBJECT: Administrative Director's Report

From Rice Creek Commons e-newsletter, dated 7/14/2016:



Project Updates

Alatus LLC selected as master developer



(Photo credit: Pioneer Press, John Autey)

In May, the Joint Development Authority [selected](#) Alatus LLC as the master developer of Rice Creek Commons. Alatus will help guide the overall residential and commercial development of the site, an area large enough to fit all of downtown Saint Paul with room to spare.

Rice Creek Commons is one of the last large-scale redevelopment opportunities in the Twin Cities, with the potential to positively impact Arden Hills, Ramsey County, and the region as whole. We are committed to getting it right and are thrilled to have excellent partners with Alatus, Inland Development Partners, and Tradition Development Corporation.

In November 2015, the soil was cleaned to residential standards, and the work is currently in the process of being verified by the Minnesota Pollution Control Agency (MPCA) through its Voluntary Investigation and Cleanup (VIC) program and the Environmental Protection Agency (EPA). The site is likely to be delisted from the federal Superfund list in early 2017. Site development could begin as soon as late 2017.

Alatus is now negotiating with Ramsey County and the City of Arden Hills on a development agreement for the site, and with Ramsey County on a purchase agreement for the site. Both agreements are expected to be finalized before the end of 2016.

Read more:

- [A big step on a big development at Arden Hills ammo site](#), *Pioneer Press* editorial
- [Building “town center” top priority at TCAAP](#), *Finance & Commerce*
- [Plans in Place for Rice Creek Commons Development Site in Arden Hills](#), KSTP

Meet the Alatus Arden Hills team

Founded in 2005, Alatus LLC is a Minneapolis-based real estate developer dedicated to creating community-minded, quality architecture, and sustainable design for today’s livable landscapes. The firm’s Arden Hills team brings decades of experience in full-scale planning, commercial and residential development, as well as a knowledge of how healthy living, environmental stewardship, and economic opportunity are possible through strategic design. By combining quality materials and workmanship with an understanding of lifestyles, natural amenities and future needs, the Arden Hills team sets standards of excellence in urban and

suburban single- and multi-family residential home development, commercial development and master planning. The team's smart, sustainable neighborhoods provide residents with meaningful live well/work smart/play hard environments that inform and enhance the communities to which they are connected. With each project, Alatus's Arden Hills team created communities that reflect the spirit and lifestyles of the families, friends and colleagues who live and work there, lasting through many seasons of life.

Rice Creek Commons solar array moves forward



The Ramsey County Board of Commissioners approved the purchase of 40 acres of land adjacent to Rice Creek Commons for what will become the largest utility-grade solar array in the metro area. The solar array would have the potential to generate 8-12 megawatts of power – enough energy to serve the entire redevelopment.

Ramsey County is pursuing a partnership with Xcel Energy to manage the solar installation. The partnership is contingent on approval by the Minnesota Public Utilities Commission.

Ramsey County will purchase the land for \$1 and demolish the buildings on site to prepare it for solar panels at an estimated cost of \$1.25 million. This cost would be recouped through lease payments with Xcel Energy.

Infrastructure work continues



Rice Creek remeander

Rice Creek has gone through a major transformation over the past several months. Under the direction of the Rice Creek Watershed District, the middle section of Rice Creek was transformed back to its original meandering path and stabilized along its banks with native plants and trees. Approximately 500 new feet of stream were created during the course of the project.

Water has begun to flow through the new channel. Construction crews are placing riprap, and staff are monitoring creek flows and growth of new turf to ensure the process does not cause erosion. After the remainder is complete, crews will begin filling the old creek bed and constructing a roundabout intersection at County Road H and I-35W, providing a gateway entrance to Rice Creek Commons.

County Road H interchange

Reconstruction of County Road H from Old Highway 8 to Rice Creek Commons began in May. This project includes replacing the bridge over I-35W and the intersection with Highway 10.

Construction of the new, wider bridge over the interstate is underway. County Road H and the I-35W interchange will be completed by the end of the 2016 construction season. However, some elements of the project will extend into 2017, including construction of a new northbound I-35W off-ramp directly to Rice Creek Commons.

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ricecreekcommons.com

