



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA

Wednesday, January 17, 2018

5:30 p.m.

Arden Hills City Hall—Council Chambers

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes, December 4, 2017
4. Election of 2018 Officers
5. 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.*
6. Consent Agenda
7. Old Business
 - a. Master Developer Update
8. Public Hearing
 - a. None
9. New Business
 - a. 2017 Meeting Schedule
10. Communications – None.
11. Development Director Update – Verbal.
12. Administrative Director's Report – Attached.

13. Commissioner Updates

14. Adjournment

Joint Development Authority
Monday, December 4, 2017
Arden Hills City Council Chambers

Minutes

5:30 pm

Present:

Joint Development Authority: Chair Jonathan Wicklund, Commissioner Blake Huffman, Commissioner Dave McClung, Commissioner David Grant, Commissioner Rafael Ortega

Also present: Bill Joynes, (Arden Hills); Josh Olson, (Ramsey County)

Roll call taken.

Approval of Agenda

Motion by Commissioner McClung seconded by Commissioner Grant to approve the agenda as presented. Motion carried.

Approval of October 18, 2017 Minutes

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

Public Inquiries/Informational

None

Consent Agenda

None

Old Business

Master Development Agreement Update

Director Olson provided the JDA with an update on the Master Development Agreement. He explained the JDA approved a Preliminary Agreement in June of last year. This was amended in December of 2016. He stated the current MDA was set to expire in March of 2018. Due to some extenuating circumstances, he requested JDA approve the waiver to terminate the PDA prior to March 2018.

Chair Wicklund asked if legal had reviewed the potential motion. Director Olson reported the waiver had been reviewed by the legal team.

Motion by Commissioner Huffman seconded by Commissioner Grant to approve the waiver to terminate the PDA prior to March 8, 2018, subject to and effective to Alatus Arden Hills, LLC confirming in writing that it also waives its rights. Motion carried.

Public Hearing

None

New Business

None

Communications

Director Olson reviewed a memo with the JDA noting an article that was recently printed with inaccurate statements. He explained the statements regarding contaminated soils were corrected. He commented on the completion of County Road I or the thumb road and reported staff was planning a celebration ceremony for this project.

Development Director's Report

None

Administrative Director's Report

Director Olson updated the JDA on construction activities along County Road H. He noted this project was nearing completion. He discussed the segments of this roadway that were open and noted work would continue into next spring on the punch list items. He commented on the cooperative agreement between the City, County, Watershed District and Alatus. He explained this cooperative agreement had been executed and the next meeting of these groups would be on December 20th. This project was slated to begin in March of 2018. He stated he had nothing new to report on the optimization study.

Commissioner Grant understood the optimization study would be completed in the first quarter of 2018. He asked what would happen next. Director Olson believed the next steps would depend on the findings within the study. He stated he could not suggest what the study would lead to or what the impacts might be.

Commissioner Grant questioned if the study would lead to something else. Director Olson anticipated future work would be needed but he did not know how this would impact the Alatus improvements. He stated the study may acknowledge the Army can optimize their system in a different way with their existing infrastructure without impacting the proposed plans.

Commissioner Grant inquired if the optimization study was still in the analysis phase. Director Olson reported this was the case.

Commissioner Grant questioned who would be signing off on the optimization study. Director Olson explained this would be completed by the US Army.

Commissioner Updates

Commissioner Huffman stated he drove through the County Road I roundabout successfully.

Commissioner Grant reported Dave Perrault would be assuming the role of City Administrator for Arden Hills in January. He explained Dave Perrault would continue in an official capacity with the JDA and noted Bill Joynes would continue with the City on a part-time basis with TCAAP as one of his focuses.

Commissioner Grant requested a copy of the final proposal that was submitted to Amazon.

Commissioner McClung explained he too visited the County Road I roundabout and commended the County on their nice work.

Commissioner Grant stated the City of Arden Hills has hired a Communications Coordinator and Dawn Skelly will be working for the City 25 hours a week.

Future Meeting Schedule

The next meeting will be January 17, 2018 at Arden Hills City Hall.

Meeting adjourned at 5:47 pm.

Approved _____
Jonathan Wicklund, Chair

Date



**Joint Development Authority
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AGENDA ITEM 4

MEMORANDUM

DATE: January 11, 2018
TO: Joint Development Authority Board of Commissioners
FROM: Directors Olson and Perrault
SUBJECT: Election of Officers

The JDA Board is comprised of two members from the City Council, two members from the Ramsey County Board of Commissioners, and one citizen from Arden Hills to be appointed by the City Council. This citizen appointee will be the Chair of the JDA Board and the appointment will be for a two-year term.

On December 21, 2017, the Arden Hills City Council confirmed the 2nd year of a two-year term on the TCAAP Joint Development Authority for Mayor David Grant and Councilmember Dave McClung.

On January 2, 2018, the Ramsey County Board appointed Commissioners Blake Huffman and Rafael Ortega on the TCAAP Joint Development Authority for 2018.

JDA must elect officers annually. JDA must appoint a Vice Chair and shall perform the duties of the Chair in the absence or incapacity of the Chair. Section 2.2 of the JDA Bylaws states the Vice Chair shall be appointed by the Ramsey County Board from its members on the JDA Board.

Action Requested

Confirm Jonathan Wicklund as Chair of the Joint Development Authority for 2018.

Appoint _____ as Vice Chair of the Joint Development authority for 2018.



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AGENDA ITEM 7A

MEMORANDUM

DATE: January 12, 2018
TO: Joint Development Authority Board of Commissioners
FROM: Directors Olson and Perrault
SUBJECT: Master Developer Update

The Master Developer Team will provide an overview of the development plan and upcoming schedule.



**Joint Development Authority
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AGENDA ITEM 9A

MEMORANDUM

DATE: January 12, 2018
TO: Joint Development Authority Board of Commissioners
FROM: Directors Olson and Perrault
SUBJECT: JDA – 2018 Meeting Schedule

In 2017, the JDA cancelled meetings approximately half of the time. With 2018 anticipated to be transition year for the Joint Development Authority with discussions of a master development agreement with Alatus and the initiation of development activities.

While there is anticipation the JDA will need a bi-monthly (twice a month) meeting schedule to keep up with the future pace of development activities, JDA staff is recommending moving back to the once a month meeting schedule. The JDA may revisit a bi-monthly schedule when the need arises.

Staff is proposing the following schedule:

1st Monday 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:

JDA Meeting Schedule with dates

Action Requested:

Approve the 2018 Joint Development Authority meeting schedule.

TCAAP Joint Development Authority

2018 Meeting Schedule

Location: Arden Hills City Hall Council Chambers

Time: 5:30PM

Wednesday, January 17, 2018 (Organizational Meeting)

Monday, February 5, 2018

Monday, March 5, 2018

Monday, April 2, 2018

Monday, May 7, 2018

Monday, June 4, 2018

Monday, July 2, 2018

Monday, August 6, 2018

Tuesday, September 4, 2018 (*1st Monday would be September 3rd – Labor Day*)

Monday, October 1, 2018

Monday, November 5, 2018

Monday, December 3, 2018



**Joint Development Authority
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AGENDA ITEM 12

MEMORANDUM

DATE: January 12, 2018

TO: Joint Development Authority Board of Commissioners

FROM: Administrative Director Olson

SUBJECT: Administrative Report

Property Closing

On December 14, the County officially closed on the remaining 30 acres of property at TCAAP. These 30 acres were held in the form of a lease from the USA as the County completed the environmental remediation on the site. The County is now owner of the full 427 acres

With remediation of the complete and property transferred from the USA, staff has turned its attention in full to finalizing the necessary environmental paperwork and negotiating a master development agreement with Alatus.

Work will continue in winding down the required environmental documentation process. The most notable document is the property's delisting from the Superfund program for soils. The site will remain in the Superfund program only for the groundwater as the Army continues its obligation to cleanup of the groundwater under the site. The delisting process has begun and will be completed in 2018.

Site Infrastructure

On December 18th, a ribbon cutting ceremony took place celebrating the completion of the first roundabouts on the Ramsey County roadway system, as well as other construction improvements to County Road H and County Road I at Interstate 35W. These roadway improvements enhance traffic flow, increase pedestrian safety, and provide access provide better access to the future development at Rice Creek Commons

County Road H was reconstructed from Old Highway 8 (CSAH 77) to the easterly I-35W ramp terminal as well as the County Road H/Highway 10/County Road 10 intersection. County Road H now includes a new wider bridge over I-35W with two traffic lanes in each direction and a

regional trail for bicycles and pedestrians. An off-ramp from I-35W northbound directly to County Road H was constructed. The U.S. Highway 10 westbound ramp to I-35W northbound was reconstructed to go over the new County Road H ramp. The project also included construction of a noise wall along I-35W southbound between County Road I and County Road H2. Two roundabouts, one at each ramp terminal on either side of I-35W, were constructed.

Ramsey County constructed improvements on County Road I near Rice Creek Parkway and Old Highway 8. The new roadway is an extension of Old Highway 8 between County Roads H and I. The 2017 improvements included a roundabout, trail access, raised medians, and a new roadway which will enhance safety and access to the developing Rice Creek Commons. The construction schedule will resume in 2018 with work to complete sidewalks and trails, lighting and final roadway striping.