Joint Development Authority
Monday, August 1, 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: Sue Iverson, (Arden Hills); Heather Worthington, (Ramsey County); Josh Olson, (Ramsey County)

Roll call taken.

Approval of agenda

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

Approval of May 24, 2016 Special Meeting minutes

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

Approval of June 6, 2016 JDA Meeting minutes

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

Set Joint Worksession with Arden Hills City Council:

Chair Sand stated the Alatus Master Developer Team has requested a meeting of the TCAAP Joint Development Authority and Arden Hills City Council to discuss development concepts. He requested the JDA hold a joint work session meeting with the Arden Hills City Council for August 15, 2016 at 5:00 p.m. at the Arden Hills City Hall.

Commissioner Grant understood that Alatus wanted to hold this meeting to provide a presentation. He requested the meeting be held as an Arden Hills Work Session meeting and that the JDA be in attendance with both groups being allowed to ask questions. He stated this would be the first time the Arden Hills City Council has received a presentation from Alatus. He noted that no action would be taken at the work session meeting.

Chair Sand asked if the meeting should begin at 5:00 p.m. or 5:30 p.m.

Commissioner Grant was in favor of the meeting beginning at 5:00 p.m.

Commissioner Holden questioned what follow up would be held after this meeting with the City.

Commissioner Grant anticipated that if no Comprehensive Plan amendment was needed, there would be no follow up. However, if a change was needed, another joint meeting may need to be scheduled. He asked how long the Alatus presentation would take on August 15th.

Staff anticipated the presentation would take between 2 and 2 ½ hours.

Future JDA Meeting Schedule

Director Worthington explained the remainder of 2016 is anticipated to be a 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 5:30 PM
3rd Wednesday of Every Month at 5:30 PM

Director Worthington stated meetings may be canceled if the JDA does not have anything that needs to be discussed but that it was important to have them scheduled in case they are needed.

Commissioner Holden recommended the November 23rd meeting be removed from the schedule.

Chair Sand suggested the November 23rd meeting be moved to November 16th.

Director Worthington discussed the importance of the following four months for the JDA and the Arden Hills City Council in keeping the TCAAP project moving forward.

Communications

Director Worthington stated in July, Rice Creek Commons communications activities have been primarily focused on the August 10 Rice Creek Commons Cleanup Celebration event.

Director Worthington reported 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.

Director Worthington indicated this month we also announced the completion of the Rice Creek remeander project, and are expecting coverage in the Roseville Review.

Director Worthington explained staff 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.

Chair Sand requested the ERAB team be invited to the event on Wednesday, August 10th.

Commissioner Holden asked if the Arden Hills City Councilmembers would have a role at this event.

Director Worthington encouraged each Councilmember to attend the event noting Mayor Grant had been invited to speak.

Chair Sand questioned if an agenda had been created for the event.

Director Worthington stated this document would be forwarded to the JDA members.

Development Director's Report

Director Iverson reviewed her report with the JDA. She stated the American Planning Association in Minnesota would be awarding the JDA with the MN APA Partnerships in Planning Award for the Rice Creek Commons Master Plan.

Chair Sand requested staff forward the conference date and times to the JDA members to ensure that a member could be in attendance at the event to receive the award.

Administrative Director's Report

Director Worthington presented her report.

Chair Sand questioned what items of work would be completed around County Road H in 2017. Director Worthington reviewed the work schedule for this project.

Workshop Discussion: Master Developer Team Update

Bob Lux, Alatus, thanked the JDA and City Council for creating a great Master Plan for the TCAAP development. While several Comprehensive Plan amendments will be requested, for the most part, the plan will remain as is. It was noted the requested changes were being done to meet market demands. He was pleased by the work being conducted on a weekly basis jointly with the development team. He described what has been addressed by his team in the past 90 days and where his group was headed for the coming 90 days.

Tom Shaver, Inland Development Partners, discussed the full immersion his team members have undergone in the last 90 days. He commented on the grading and design plans that have begun along with the public relation efforts. He reviewed the team members working on the design side of this project.

Alex Duval, Duval Development, reviewed the work he has been completing for Rice Creek Commons to ensure the project was properly knit together.

Mr. Lux noted the first cut of the Maxfield study would be discussed on August 15th. He believed his group was approaching the development, and Town Center in particular, in a unique manner.

Commissioner Grant asked if any other market studies were completed. Mr. Lux reported market studies were completed by Maxfield and Marquette. He provided further comment on how the studies would be used to assist in deciding what should be built on the development.

Chair Sand questioned if the Alatus team was exploring how to join TCAAP to the south portion of Arden Hills. Mr. Lux stated his team was investigating this matter and understood the importance of this issue.

Further discussion ensued regarding how the commercial markets were changing for millennials.

Commissioner Updates

Chair Sand was excited to see the solar array project was moving forward.

Commissioner Holden questioned if the water tower could have an observation deck. She noted she spoke with Homeland Security to see if this was a possibility.

Future Meeting Schedule

The next meeting will be Monday, August 15, 2016, at Arden Hills City Hall.

Meeting adjourned at 6:33 pm.

Approved David B Sand 9-21-2016

David B. Sand, Chair Date