

Joint Development Authority  
Monday, January 17, 2018  
Arden Hills City Council Chambers

Minutes  
5:30 pm

Present:

Joint Development Authority: Chair Jonathan Wicklund, Commissioner Dave McClung, Commissioner Blake Huffman (arrived at 5:35 p.m.), Commissioner David Grant, Commissioner Rafael Ortega

Also present: Dave Perrault, (Arden Hills); Josh Olson, (Ramsey County), Jenny Boulton (Kennedy & Graven)

Roll call taken.

Approval of Agenda

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

Approval of December 4, 2017 Minutes

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

Election of 2018 Officers

Motion by Commissioner Ortega seconded by Commissioner Grant to elect Blake Huffman Vice Chair of the JDA for 2018. Motion carried.

Motion by Commissioner Ortega seconded by Commissioner Grant to reelect Jonathan Wicklund as Chair of the EDA for 2018. Motion carried.

Public Inquiries/Informational

None

Consent Agenda

None

Old Business

Master Developer Update

Director Olson stated negotiations continue between the County and Alatus. He noted the deadline for these negotiations was March 8<sup>th</sup>. He reported staff and Alatus were meeting on a bi-weekly basis to work through the negotiations.

Commissioner Grant asked if the original costs incurred by the City were being discussed by the County with Alatus. Director Olson reported these costs have been discussed and will be included in the MDA.

Commissioner Grant requested the County provide the City with a list of costs that would be recovered through the sale of the property. He recommended this information be passed along to Director Perrault. He then thanked the County staff for all of their efforts on the MDA.

Commissioner McClung stated he was looking forward to March 8<sup>th</sup> and being able to see the results of the negotiations.

#### Public Hearing

None

#### New Business

#### 2018 Meeting Schedule

Chair Wicklund reviewed the 2018 meeting schedule with the JDA and noted the meeting schedule had been reduced to only meeting on the first Monday of each month.

Commissioner Grant asked if special meetings could still be held if needed. Director Olson reported this would be allowed and would be scheduled by staff if needed.

Chair Wicklund questioned if these special meetings could be attended virtually.

Commissioner Grant recommended that members be in attendance physically at the special meetings and that the meetings remain public. Jenny Boulton explained that members were now allowed to join meetings from a public place via Skype.

Commissioner Grant suggested that any special meetings be considered for the third Wednesday of the month.

Motion by Commissioner Grant seconded by Commissioner Ortega to approve the 2018 Meeting Schedule. Motion carried.

#### Development Director's Report

Director Perrault had nothing to report.

Administrative Director's Report

Director Olson presented the January activity report and commented on the County's efforts in working with the federal government to finalize on the last 30 acres within TCAAP. He reported Ramsey County now owns 427 acres of property.

Commissioner Grant requested further information on the delisting process. Director Olson commented on the State and federal delisting requirements and noted regulators would be working on this in parallel. He anticipated this process would take six to nine months to complete.

Commissioner Grant asked if the County had an update on the optimization study. Director Olson stated he did not have an update on this study.

Chair Wicklund inquired if the results from the optimization study could impact negotiations with Alatus. Director Olson stated there could be an impact if the uses above the pipes were altered, or if pipes had to be moved.

Commissioner Updates

Commissioner Grant stated the ribbon cutting event was very well done. He stated he viewed the event online and showcased some positive progress for this development. He thanked all who were involved in organizing this event.

Future Meeting Schedule

The next meeting will be Monday, February 5, 2018, at Arden Hills City Hall.

Meeting adjourned at 5:55 pm.

Approved Jonathan Wicklund Chair  
Jonathan Wicklund, Chair

4/2/18  
Date