



**CITY OF ARDEN HILLS, MINNESOTA
CIVIC SITE TASK FORCE MINUTES
JUNE 26, 2018
6:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

The meeting was called to order at 6:00 P.M.

Present: James Lambeth, David Radziej, Arlene Mitchell, Rich Straumann, Paul Beggin, Miriam Ward, Clayton Zimmerman, John Van Valkenburg

Also Present: Mayor Grant, Councilmember Holden, Councilmember Holmes, City Administrator Dave Perrault

Absent: Craig Wilson, Dan Erickson, Brendan O'Meara

1. New Business

A. Introduction by Mayor

Mayor Grant gave an overview of the Civic Task Force.

Notable items:

- The Civic Space agreement between the City and the Developer, as of the meeting, is still intact.
- The size of the site is approximately 1.6 acres, with a building height of four stories, and a to-be-determined number of parking spaces.
- There is the opportunity for partnerships with external organizations, but ongoing costs and maintenance will need to be considered.
- The Civic Space Task Force is a recommending body, and its recommendation will be carefully considered by the City Counsel. The recommendation made by the Civic Space Task Force may not be the ultimate use decided by the City Council.
- The two year period defined in the agreement with the City and Developer has not yet begun, it is pending the signing of a Master Developer Agreement.

Councilmember Holden asked for more clarification on partnering with other organizations, and should the City retain ownership.

Mayor Grant said it is to be determined, but there are many possibilities.

Councilmember Holden asked about future reconfiguration of the building, and if flexibility can be built in.

Mayor Grant noted that would be possible, and the City may want future flexibility.

Mr. Lambeth noted he read the contract and it is conditional when the developer purchases the land from the County.

Mayor Grant said that is correct, and it is dependent on when the Master Development Agreement gets approved.

Mr. Lambeth requested a status of the Master Development Agreement.

Mayor Grant said the negotiations are ongoing, and they may affect the agreement between the City and the developer.

Mr. Beggin asked if the developer would be putting in the parking.

Mayor Grant said they have agreed to put in parking, and the parking on the overall site is still under design.

Councilmember Holmes clarified the agreement was signed prior to the recent negotiations, and that the committee's role is to develop a plan for future use.

Mr. Zimmerman asked if the City has a wish list of future use.

Mayor Grant said there is not a wish list, but a recent space assessment of future needs for the City has been conducted.

Councilmember Holmes noted that originally the developer was interested in moving City Hall to the Civic Site.

Councilmember Holden noted that we need to ensure we think about the older part of the City and TCAAP as we consider the City Hall location.

Ms. Ward asked about how ready the City needs to be at the end of the two year mark after the Master Development Agreement is signed.

Councilmember Holden noted we need to be able to break ground.

Councilmember Holmes noted we would need design and financing plans in place.

Mayor Grant noted there are timeline constraints built into the Civic Space Agreement.

Councilmember Holden noted Alatus has to approve of the City's plan for the Civic Space.

Mr. Lambeth referenced the Draft 2040 Comprehensive Plan, and noted that the future land use could allow for civic use or government buildings outside of the Civic Parcel on the property.

Councilmember Holden noted the only planned City owned space on TCAAP would be the Civic Space.

A discussion of TCAAP roadways ensued.

Mayor Grant noted there is a professional firm, HGA that will assist in guiding the Civic Space project, and will be working with the Task Force.

The Task Force did a round of introductions

B. Election of Chair

James Lambeth was elected to Chair and Arlene Mitchell was elected to Vice Chair unanimously.

C. Background Material and Project Overview

Mr. Zimmerman inquired if the Task Force should investigate uses for the current City Hall.

Councilmember Holden noted that the Task Force should only focus on future uses for the Civic Site.

A discussion ensued on future options for the current City Hall site.

Mr. Perrault provided background information on the Civic Space.

Mr. Zimmerman inquired if TCAAP is fully within in the City of Arden Hills.

Mr. Perrault noted that it does fall entirely within Arden Hills.

Councilmember Holden noted that we do not yet know how ownership transfer will occur between the County, the developer, and the end user.

Mr. Lambeth noted the City has jurisdictional authority over TCAAP.

Councilmember Holden noted that the JDA is the governing body.

Mr. Perrault gave an overview of HGA and their process for the Civic Space Site and the assessment done for the City.

Councilmember Holmes asked about the staff count projected for TCAAP.

Mr. Perrault noted that the staff count was incorrect for 2017, and that City Hall and Public Works may need two to four employees each, but this may change as services may be augmented by consultants as needed.

Ms. Mitchell asked if the City owned the land at the current City Hall.

Councilmember Holden noted we own the underlying land at City Hall and the old City Hall property.

Mr. Lambeth noted the City Hall currently sits on approximately 6.9 acres of land and the Civic Space is 1.6 acres.

Mr. Zimmerman asked if the developer will only allow a City Hall on the site.

Councilmember Holmes noted that the developer has indicated that it is willing to consider uses other than the City Hall option.

Mr. Perrault noted the developer's main interest is a use that will drive traffic.

Mr. Perrault noted that there are many feasible options on the site.

Councilmember Holden noted concern surrounding the underground parking.

Ms. Mitchell requested that the Task Force be provided with the TCAAP planned park amenities at the next meeting.

A discussion ensued on future park amenities on the TCAAP site.

Mr. Beggin clarified that the meetings will be on the last Tuesday of the month.

D. Discuss Other Examples of Civic Uses

Councilmember Holden requested the consultant be able to discuss the Cedarholm Golf Course new clubhouse facility in Roseville and the Vadnais Heights Commons.

Mr. Zimmerman noted the developments need an economic engine.

Councilmember Fran Holmes discussed the phasing of the TCAAP project.

Mr. Zimmerman discussed potential Private/Public Partnerships.

Councilmember Holmes discussed a possible partnership with Ramsey County on the Civic Space.

A discussion of partnerships ensued.

Councilmember Holden asked if anyone had any visions for the site.

Mr. Beggin noted there are private companies looking to partner with public organizations, which might be an option for the space.

Councilmember Holden discussed the Vadnais Commons. She also noted the options for indoor recreation programs.

Ms. Ward discussed what the demographic impact could be for deciding what goes on the site.

Councilmember Holden discussed the potential residential make up on the site.

Mr. Perrault noted HGA should address the demographics, and that there will be significant community input for the project, too.

Councilmember Holmes recommended HGA look at Silverwood event center in New Brighton.

Mr. Straumann recommended the Task Force consider an indoor recreation center.

A discussion ensued on recreation centers.

Mr. Lambeth requested the members present ideas at the next meeting for the Civic Space.

Mr. Zimmerman discussed possible businesses in Arden Hills that may want to relocate to the site.

Mr. Perrault recommended that be brought up at the next meeting for HGA's consideration.

Ms. Mitchell asked if we will know what the residential rollout will be.

Councilmember Holden noted we will not have that information, it will be market driven.

Mr. Lambeth asked if we are beyond the contamination issues on the site.

Councilmember Holden noted we are beyond the issues, but there may be issues in the future.

A discussion ensued surrounding contamination issues.

Mr. Lambeth asked about meeting minutes.

Mr. Perrault noted there will be general minutes that summarize the direction given.

2. Task Force Member Comments

N/A

ADJOURN

Meeting was adjourned 8:00 p.m.