



Joint Development Authority
TCAAP Redevelopment Project



SPECIAL JDA WORK SESSION AGENDA
Monday, May 1, 2023, 5:30 p.m. at Arden Hills City Hall

1. Roll Call
2. Public Input
3. JDA Communications Planning
4. Energy Advisory Committee
5. Roadmap
6. Commissioner Comments
7. Adjournment



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 2

MEMORANDUM

DATE: May 1, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Public Input

The public is invited to provide input. Comments will be limited to three minutes per person.

JDA Board of Commissioners, City and County staff will generally not respond to any open questions that clearly require an answer during the public input portion of the agenda. These questions may be recorded and the responses will be posted on <https://www.ramseycounty.us/rice-creek-commons> in the Frequently Asked Questions section. Responses are expected to be posted before the next JDA meeting.



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 3

MEMORANDUM

DATE: May 1, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: GOFF Communications Presentation

Sara Swenson from GOFF Public will present information on JDA communications planning.

Attachment:
JDA Communications

Action Requested:
Review presentation.

Joint Development Authority

Communications Planning | May 1, 2023





Joint Communications

All communications would come from JDA, instead of Arden Hills or Ramsey County

Approvals would run through city and county – need to identify point people

Alignment on messaging



Communications Tactics

Media relations

Websites

Ramsey County/City communications channels



Media Relations

What makes news?

- Development news
- Public events
- Community engagement
- JDA, County Board and City Council actions
- Controversy



Media Relations

- **Reactive vs. proactive**
 - Statement – come from JDA
 - Interview – determine spokesperson/people
 - Press release – come from JDA with quotes from chair, Arden Hills and Ramsey County
- **Media protocol**



Website

Project information: RiceCreekCommons.com microsite

JDA information: Arden Hills website

The two sites should be better connected



Ramsey County/City Communications Channels

Social media

Newsletters (email and print)

Internal communications

Other?



Communications Processes

Regular communications meetings with core staff team

Determine approval processes

Determine notification processes



Discussion



Joint Development Authority
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AGENDA ITEM 4

MEMORANDUM

DATE: May 1, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Energy Advisory Committee

City and County staff are working on putting together an Energy Advisory Committee. They are proposing the Committee get together to start working on items, which will be brought back to the JDA for approval and formal recognition/establishment of the Committee.

Attachment:
None.

Action Requested:
Offer insight as to who might make up the Committee.



Joint Development Authority
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AGENDA ITEM 5

MEMORANDUM

DATE: May 1, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Roadmap

Directors Collins and Perrault will present the RCC 2023 Roadmap. They will solicit feedback of when the JDA would like tasks to be completed and events (a public workshop, for example) to take place.

Attachment:
RCC 2023 Roadmap

Action Requested:
Review Roadmap.

Rice Creek Commons 2023 Roadmap

Month	Date	Meeting/Action or Deadline	Topics or Notes
February	6	Joint Development Authority (JDA)	Adoption of Project Goals, Formation of JDA Advisory Committee
	24	JDA Advisory Committee	Contracts, Budget, Calendar, Primer Tracer, Thumb Parcel
March	9	JDA Advisory Committee	City and County Updates, Thumb Roadmap
	17	JDA Advisory Committee	Planning Calendar, Residential Density
April	3	Joint Development Authority (JDA)	Equitable Development Framework, Parks and Recreation Update
	13	JDA Advisory Committee	
	24	Request for Development Interest Issued	
	27	JDA Advisory Committee	
May	1	JDA Work Session	Communications, Energy Advisory Committee, Roadmap
	11	JDA Advisory Committee	Base Utility cost assumptions will be discussed - work with Kimley Horn to obtain, draft a new MDA (Jenny Bolton)? Maybe at Ehlers 1-4:30?
	16	Last date for developers to submit written questions	
	25	JDA Advisory Committee	
June	5	Joint Development Authority (JDA)	Budget, Real Estate Market
	9	Answers to developers' questions posted on DemandStar	
	15		
	29		
July	?	Public Workshop? Land Use/Remediation/Energy	
	28	Response deadline for interested and qualified developers to submit their proposals for TCAAP Outlot A by 11:00pm.	
August	7	Joint Development Authority (JDA)	
	16	Review and assessment of responses for TCAAP Outlot A	
September	?	JDA review of proposals for TCAAP Outlot A	
October	1	Financial Assumptions, Term Sheet Created by 2023 Fourth Quarter	
	2	Joint Development Authority (JDA)	
	?	Proposal recommendation and selection	
November			
December	4	Joint Development Authority (JDA)	
End 2023/Early 2024		Negotiation of terms of purchase	

Key	
	JDA Meeting
	JDA Work Session
	JDA Advisory Committee Meeting
	Action or Task City/County Staff Need to Complete
	Action or Task JDA Members Need to Complete
	Deadline for interested parties to submit materials
	City/County Deadline