



Joint Development Authority
TCAAP Redevelopment Project



SPECIAL JDA WORK SESSION AGENDA
Tuesday, July 11, 2023, 5:30 p.m. at Arden Hills City Hall

1. Roll Call
2. Public Input
3. Roadmap Review
4. Community Engagement Planning
5. JDA Advisory Committee Updates
 - a. Format Discussion
 - b. June 9th Meeting Report
6. Administrative Director's Report
7. Development Director's Report
8. Commissioner Updates
9. Adjournment



Joint Development Authority
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AGENDA ITEM 2

MEMORANDUM

DATE: July 11, 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 and staff generally do not respond to questions during the public input portion of the meeting. Answers to common questions can be found on the Rice Creek Commons webpage RiceCreekCommons.com in the Frequently Asked Questions section.



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 3

MEMORANDUM

DATE: July 11, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Roadmap Review

The Rice Creek Commons 2023 Planning Roadmap lays out meeting dates and goals through the remainder of 2023. This is a living document; it will be updated as the project progresses.

The intent of beginning this work session with a review of the roadmap is to lay the groundwork for the community engagement discussion. Understanding when discussions and decisions are expected to happen will help the JDA decide when community engagement sessions may be meaningful and feasible.

Attachment:
RCC 2023 Planning Roadmap

Action Requested:
Provide input on when any additional discussions, meetings, and decisions should happen for the remainder of 2023.

Rice Creek Commons 2023 Roadmap

Month	Date	Meeting/Action or Deadline	Topics or Notes
February	6	JDA Meeting	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	JDA Meeting	Equitable Development Framework, Parks and Recreation Update
	13	JDA Advisory Committee	
	24	Outlot A RDI	Request for Development Interest Issued
	27	JDA Advisory Committee	
May	1	JDA Work Session	Communications, Energy Advisory Committee, Roadmap
	11	JDA Advisory Committee	Work Session: Environmental and Legal Review
	16	Outlot A RDI	Deadline: last day for developers to submit written questions
	18	JDA Advisory Committee	Prep for June JDA Meeting

June	5	JDA Meeting	Land Use, Communications Plan, Energy Advisory Committee, Budget
	9	Outlot A RDI	Deadline: answers to developers' questions posted
	9	JDA Advisory Committee	Financial Update
	15	JDA Advisory Committee	Staff meeting: Prep for July Work Session
	26	Arden Hills City Council Meeting	TRC Amendment Approval
	29	JDA Advisory Committee	Prep for July Work Session
July	6	Energy Advisory Committee	Initial Meeting
	11	JDA Work Session	Roadmap, Community Engagement
	27	JDA Advisory Committee	
	28	Outlot A RDI	Deadline: proposals due by 11:00pm
August		Outlot A RDI	Staff proposal review
	1	Ramsey County Board Meeting	TRC Amendment Approval
	3	Energy Advisory Committee	Goal Setting, Case Studies
	7	JDA Meeting	Financials, Real Estate Market, Energy, Remediation
	10	JDA Advisory Committee	
	24	JDA Advisory Committee	

September		Community Engagement Session	Date TBD
	5	JDA Work Session	Housing and Density
	7	JDA Advisory Committee	
	21	JDA Advisory Committee	
October		Establish financial assumptions by Q4 2023	
	2	JDA Meeting	Outlot A proposal review and selection
	5	JDA Advisory Committee	
	19	JDA Advisory Committee	
November	2	JDA Advisory Committee	
	6	JDA Work Session	
	16	JDA Advisory Committee	
	30	JDA Advisory Committee	
December	4	JDA Meeting	
	14	JDA Advisory Committee	
	28	JDA Advisory Committee	

End 2023/Early 2024	Negotiation of terms of purchase
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Key	
	JDA Meeting
	JDA Work Session
	Advisory Committee Meeting
	Other Meeting
	Deadline



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AGENDA ITEM 4

MEMORANDUM

DATE: July 11, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Community Engagement Planning

The JDA has expressed interest in hosting community engagement sessions. The goals, topics, format, and timing of these sessions is up for discussion at this work session.

The attached document outlines a proposal for a potential fall community engagement event. This proposal is intended to be a starting point for discussion and will be revised based on feedback provided in this work session.

Attachment:
RCC Community Engagement Proposal 2023

Action Requested:
Decide on goals, topics, format and timing of future community engagement session(s).

Rice Creek Commons
Community Engagement Proposal 2023

- Topic: Reintroduction to Rice Creek Commons
- Timing: September/October 2023
- Goals:
 - Engage with Arden Hills residents – particularly new residents and those historically not involved with the project
 - Familiarize the public with the Master Plan and TRC
 - Provide updates on project status and schedule
- Format
 - Brief presentation
 - Presenters:
 - Topic:
 - Open house: stations with experts available to answer questions
- Topic Stations
 - TCAAP Redevelopment Code and Master Plan
 - Representatives: City staff, Alatus
 - Materials: TRC, Master Plan
 - Housing
 - Representatives: County CED, Alatus
 - Materials: visuals of possible housing types, visuals of density figures, table with AMI and rent levels to discuss affordability
 - Parks and trails
 - Representatives: County Parks & Rec
 - Materials:
 - Roads, traffic, and transit
 - Representatives: County Public Works, Kimley Horn?
 - Materials:
 - Environmental status
 - Representatives: Bay West
 - Materials:
 - Green energy
 - Representatives: Xcel Energy, Evergreen, Energy Advisory Committee rep
 - Materials: Energy Integration and Resiliency Framework
 - Outlot A (if end user selected by then)
 - Representatives: County CED
 - Materials: RDI materials, proposal concept
- Feedback opportunities
 - Paper survey
 - Representatives at each table asked to write notes about conversation topics, common questions, themes to report back to JDA



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AGENDA ITEM 5a

MEMORANDUM

DATE: July 11, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: JDA Advisory Committee Updates: Format Discussion

The JDA Advisory Committee discussed the possibility of making certain committee meetings open to the public to attend. Meetings where sensitive topics are being discussed, such as the details of real estate negotiations, would remain closed to the public. The JDA Attorney has advised that open meeting laws do not apply to JDA Advisory Committee meetings, so meetings are open to the public at the discretion of the committee. The JDA Advisory Committee would like to bring this discussion to the JDA.

Attachment:
None

Action Requested:
Decide whether certain JDA Advisory Committee meetings will be open to the public.



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AGENDA ITEM 5b

MEMORANDUM

DATE: July 11, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: JDA Advisory Committee Updates: June 9th Meeting Report

The JDA Advisory Committee met on June 9th, 2023, to discuss financial updates related to the Rice Creek Commons development. Staff will give a verbal update.

Attachment:
None

Action Requested:
None



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AGENDA ITEM 6

MEMORANDUM

DATE: June 5, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Collins

SUBJECT: Administrative Director's Report

A verbal update will be provided by Director Collins.

Attachments:
None

Action Requested:
None



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AGENDA ITEM 7

MEMORANDUM

DATE: June 5, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Perrault

SUBJECT: Development Director's Report

A verbal update will be provided by Director Perrault.

Attachments:
None

Action Requested:
None