



Joint Development Authority
TCAAP Redevelopment Project



JDA MEETING AGENDA

Monday, October 2, 2023, 5:30 p.m. at Arden Hills City Hall

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. Public Input
5. Consent Agenda
6. Old Business
7. Public Hearings
8. New Business
 - a. Review Road Map
 - b. Communications Update
 - c. Environmental Update
 - d. Recommend Proposal for Outlot A to County Board
 - e. Request City and County Consideration of TCAAP Redevelopment Code (TRC) Amendments
 - f. Approve Rice Creek Commons Energy Vision
 - g. Approve Scope of Work for Energy Consultant
9. Administrative Director's Report
10. Development Director's Report
11. Commissioner Updates
12. Adjournment



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 2

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Approval of Agenda

The agenda for the October 2, 2023, JDA Meeting must be approved.

Action Requested:

Approve the agenda for October 2, 2023.



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 3

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Approval of Minutes

The meeting minutes from the August 7, 2023, JDA Meeting and September 5, 2023 Special JDA Meeting must be approved.

Attachment:

8/7/23 JDA Minutes

9/5/23 JDA Minutes

Action Requested:

Approve the meeting minutes from August 7 and September 5, 2023.

Joint Development Authority
Monday, August 7, 2023
Arden Hills City Council Chambers

Minutes
5:30 pm

Roll Call

Joint Development Authority: Chair Jon Wicklund, Commissioner Nicole Frethem, Commissioner Victoria Reinhardt, Commissioner Tom Fabel, Commissioner Tena Monson

Also present: Dave Perrault (Arden Hills); Jessica Jagoe (Arden Hills); Kari Collins (Ramsey County)

Roll call taken.

Approval of Agenda

Motion by Commissioner Fabel seconded by Commissioner Frethem to approve the agenda as presented. Motion carried.

Approval of Minutes

Motion by Commissioner Frethem seconded by Commissioner Fabel to approve the May 1, 2023 JDA Worksession meeting minutes as presented. Motion carried.

Motion by Commissioner Reinhardt seconded by Commissioner Frethem to approve the June 5, 2023 JDA meeting minutes as presented. Motion carried.

Chair Wicklund explained a minor edit was made to the July 11 EDA worksession meeting minutes by Commissioner Monson noting the grants she discussed were for energy and not housing.

Motion by Commissioner Monson seconded by Commissioner Frethem to approve the July 11, 2023 JDA Worksession meeting minutes as amended. Motion carried.

Public Input

Donna Wieman, 1406 Arden View Drive, noted at the last JDA meeting a member suggested that instead of focusing on the number of TCAAP units that pictures and renderings should be considered. She noted the overall number of units was important because hundreds of more units would create more traffic as well as a strain on public safety and City services. She noted this JDA member also suggested the JDA not focus on the number of affordable units, but rather to focus on the jobs and wages of the companies that will be located on TCAAP. She

reported the total number of affordable units has been a subject that Ramsey County has brought up a number of times. She understood Ramsey County needs 15,000 deeply affordable units, which involves public subsidies. She worried that Arden Hills residents could be looking at more taxes, TIF, housing revenue bonds and a great deal of staff time in order to administer CDBG programs. She requested the JDA not ask the public to not look at the total number of units or suggest that the public ask other questions. She believed that the questions being asked by the public were very important and very relevant.

Richard Wenzel, 1931 Noble Road, questioned where the County's proposal was for TCAAP. He believed the City had a plan. He reported he has asked to see the County's plan for the past six months.

Chair Wicklund stated the JDA was taking public comments at this time. He noted the short answer at this time was that the group was taking a look at the entire project and there were no proposals on the table. Rather, the group was having discussions surrounding all of the pieces in the puzzle in order to put together plans for a development agreement.

Mr. Wenzel expressed concern with the fact a plan could have not been created for this property in over 50 years.

Linda Swanson, 1124 Ingerson Road, stated she was not able to attend the July 11 JDA meeting. She explained after reviewing the July 11 agenda, she had concerns with some of the information presented in the documents. She wanted Arden Hills residents to know that a number of the items listed never came to light before an Arden Hills residents, such as making the JDA Advisory Committee meetings public. She noted there has been a request from Arden Hills residents since the JDA Advisory Committee was formed to have these meetings held publicly. She understood this group was going to make some, but not all of their meetings public. She reported minutes from these meetings have been requested and they were finally available on the City's website. She stated since the JDA was formed, Arden Hills residents have been asking for an Open House to inform residents on what is occurring. She expressed concern with the fact there has been nothing about TCAAP in recent City newsletters. She believed Arden Hills residents needed to have more information regarding this project. She recommended the JDA listen to the residents because this was their City and they want what was best for the community. She commented further regarding the concerns she has with the fact the JDA Advisory Committee was holding closed meetings.

Lynn Diaz, 1143 Ingerson Road, stated she has been doing some reading about housing and mentioned she would like the JDA to consider attainable housing. She recommended the JDA housing parcels not be sold in large parcels. Rather, the lots should be made available individually in order to accommodate modest homes. She discussed how this would help in making future homes more affordable to families.

Cathy Sukki, 1286 Karth Lake Circle, reported none of the JDA members live north of I-694 or east of Highway 10. She explained the JDA was urgently working to approve a term agreement

with density without proper consideration of schools, pollution, traffic, funding or proper order. She indicated the urgency was mentioned over and over by Commissioner Reinhardt. She questioned if everything was being done outside of public view. She stated as a former lawyer, she reminded the JDA that Ramsey County sued the City for more density and not the other way around. She requested the financial woes of Ramsey County noted be solved on the backs of Arden Hills residents. She discussed how taxes went up in Ramsey County in 2023 and noted this was linked to the loss of income from commercial properties in the County. She again questioned how this was a problem of Arden Hills residents. She understood that things have changed, but urged the JDA to slow down and do things well. She discussed the diversity and density surrounding TCAAP noting North Heights Church would be building new units, along with the city of Mounds View. She worried how traffic in this area would be impacted. She understood the JDA hoped to receive funding from an inflation reduction act. She worried the City would bond itself to death through this project and she did not want this forced upon Arden Hills residents. She reported the density has to be reconsidered given the fact there were still concerns regarding traffic, pollution, finances, livability and greenspaces. She reported a clean, sustainable project could not be done the way it was being pursued now.

Chair Wicklund stated there will be times questions are raised and responses to these questions will be found under the FAQ portion of the Rice Creek Commons website or information will be provided on a future agenda.

Consent Agenda

None.

Old Business

None.

Public Hearings

None.

New Business

a. Update on Communications

Director Collins stated Sara Swenson from Goff Public would be leaving on maternity leave very shortly and an individual from Goff Public would be filling in her absence. She then discussed how Goff Public has been working with Ramsey County to solidify the communications infrastructure for the Rice Creek Commons microsite, including finalizing the FAQ on the website, which has now been posted. One person submitted an inquiry through the microsite contact portal, which Ella Mitchell from Ramsey County was able to respond to. Additionally,

Goff Public worked with the JDA Advisory Committee to prepare for media inquiries that might result from the closing of the Outlot A Request for Development Interest.

b. Update on General Services Administration Auction for Hillview Site (Primer Tracer)

Director Collins stated John Mazzitello from the Ramsey County Public Works Department would be reporting on this item.

John Mazzitello, Deputy Director of Program Delivery at Ramsey County Public Works, provided an update on road infrastructure projects adjacent to the Rice Creek Commons site, including projects completed over the past few years and planned projects. A map of the projects completed over the past ten years was discussed with the JDA and reviewed in further detail the projects being planned for the next few years.

Commissioner Fabel asked if Ramsey County would be going forward with a study for Highway 96. Deputy Director of Program Delivery Mazzitello reported the County would be updating the traffic modeling and study within the AUAR. He explained the yellow projects on the map were designed with the AUAR in mind, which meant there was capacity surrounding the development area. Director Collins added that the AUAR was a five year plan and required an update in 2024. She understood the City was considering doing this earlier. She commented on how increased residential density may impact the existing facilities and noted she has been in conversation with public works about doing a more robust traffic analysis to help inform the AUAR.

Chair Wicklund stated a lot of residents were questioning how this project might impact traffic in this area of Arden Hills. He questioned when an updated analysis would be available for the public to view. Director Collins anticipated it would take the County three or four months to complete the analysis based on the new numbers.

Commissioner Frethem indicated it may be helpful to review the results from the previous AUAR. She asked if the previous AUAR took into account 1500 units. Deputy Director of Program Delivery Mazzitello explained they looked at the density numbers and reported they over designed the project for safety purposes.

Commissioner Frethem wanted the public to know a meeting was scheduled with the Arden Hills City Council on August 21 to discuss the Lake Johanna Boulevard project.

Commissioner Monson asked if the AUAR included Highway 96. Deputy Director of Program Delivery Mazzitello stated Highway 96 was not included. He explained the improvements made to Highway 96 were made as a result of the improvements shown in the circles in anticipation of making a connection.

Commissioner Monson questioned how Highway 96 could be improved. Deputy Director of Program Delivery Mazzetillo discussed how the access or connection points into Rice Creek Commons would have to be controlled and properly aligned.

Commissioner Monson encouraged staff to properly and fully understand the traffic needs for Highway 96 within the updated AUAR.

c. Review and Update on Adjacent Infrastructure Projects

Director Collins stated Ella Mitchell from Ramsey County would be reporting on this item.

Ella Mitchell stated the General Services Administration (GSA) began soft marketing the 62-acre “Hillview” property (also referred to as “Primer Tracer”) in Fall 2022. In Spring 2023 GSA and the County developed a draft document to describe access to the property. GSA continued to manage the interest/questions related to the condition and timing of the sale. In May 2023, GSA drafted the terms and conditions of the sale and posted the property on the auction website (realestatesales.gov). In June 2023, the first bid on property (\$121,121) was received. In July 2023, GSA scheduled site inspections with assistance from Ramsey County and City of Arden Hills. Based on additional interest, GSA may make the property available for another inspection opportunity. With regard to the closing of the auction, GSA anticipates a soft close date notice being posted after Labor Day for a mid-September close time.

Commissioner Fabel questioned how many parties were bidding on the property. Ms. Mitchell reported it was her understanding two parties were bidding on the property. She explained more information regarding the bidding was available online.

d. Review of County Housing Resources

Director Collins provided an overview of housing resources that have become available to the County over the past several years that could be used to support housing infrastructure and development on Rice Creek Commons. She further discussed the tools and resources that would be available to assist with funding affordable housing and commented on the need for affordable housing in Ramsey County. Through the County’s efforts, the County would have \$75 million available to invest in affordable housing over the next three years. She indicated another \$11 million would be generated through the affordable housing sales tax. She reviewed how her staffing levels have changed which would greatly assist with bringing new and affordable housing to the County.

Commissioner Fabel questioned what dollar amount in County subsidies would be available to Rice Creek Commons. Director Collins stated because this project would have a 10 year build out, the County would be able to plan within each individual project how to invest in affordable housing based on the various tools and funding sources that were available.

Commissioner Fabel explained he wanted to be able to talk real numbers but he understood this would be difficult. He encouraged staff to further consider what subsidy levels would be available to assist with affordable housing. Director Collins stated the County's level of commitment to affordable housing could be better determined once the overall density within Rice Creek Commons was determined.

Commissioner Reinhardt stated the County may not have a specific dollar amount estimated at this time, but the County has been clear about its goals or commitments, when it comes to affordable housing. She discussed how the County would be partnering with the City on this project. She believed this project was a great opportunity for the community and the City of Arden Hills would benefit greatly through this development.

Commissioner Frethem reported she appreciated this presentation and learning more about all of the resources the County had available to assist with creating affordable housing. She stated the County did not have these resources available in 2018. She discussed the obligations both the City and County would have for infrastructure and noted this would have to be taken into consideration within the term sheet. She wanted the JDA to remember the intricate design details that will have to be considered in the future and how these will impact future homeownership.

Commissioner Monson thanked staff for the detailed presentation and for all of their efforts to make affordable housing a priority. She stated it was important to talk about affordable housing, how it will be funded and what the ROI would be for these projects.

Commissioner Frethem commented on how this project has to provide a variety of housing opportunities for all within the middle class. She discussed how important it would be to better understand the market demand for housing in order to better understand what type of units should be constructed on Rice Creek Commons, while also taking into consideration the green initiatives the JDA wants to pursue on the site.

Chair Wicklund requested further information regarding the financial health of Ramsey County. Director Collins deferred this question to Commissioner Reinhardt.

Commissioner Reinhardt explained she served on the Budget Committee for Ramsey County and has for a number of years. She was proud of the fact Ramsey County has a AAA bond rating and has received the top three government financial officer association awards for its budget cycle. She indicated the County has a portal on the website where the budget and further financial information is available.

e. Review Objectives of Potential Community Event/Town Hall

Director Collins stated the JDA has requested staff engage a community engagement consultant to advise and plan a community event. A Request for Proposal has been sent to a prospective consultant. Staff commented on a process that could potentially be followed. In order to guide

the consultant's proposal, Directs Collins and Perrault would like to further clarify the objectives of a potential fall community event.

Chair Wicklund requested the JDA provide staff with clear direction on how to create a successful community event/town hall meeting.

Commissioner Reinhardt explained she would like to see hands on models or maps and data for residents to review. She wanted information to be provided to residents and for residents to be heard at the event. She stated she was excited about this event, because she hoped fears would be lessened and ideas could be collected.

Commissioner Fabel stated he wanted the event to be meaningful. He believed there was a need for a presentation as to the zoning or concepts that were in place and where there was room for rezoning. He recommended a presentation be provided prior to the JDA taking comments or recommendations on what should change.

Commissioner Frethem indicated she appreciated Councilmember Monson's previous statement that a cohesive vision be presented. She believed this would be really important, along with identifying the goals for this project. She suggested the economics of the project be clarified along with the project timeline. She recommended the concerns surrounding traffic be addressed. She supported staff and outside experts presenting on topics at the community event.

Commissioner Monson recommended the event have a focused core message. She suggested the core message be three or four scenarios, what this looks like and what the economics would be. She anticipated all of the concerns could be addressed through the core message and scenarios. She would love to have a presentation with one message delivered in a more formal manner. She indicated she would be more than happy to make the presentation, or this could be done by a staff member. After a presentation is made, she stated an open house could be held for Q&A.

Chair Wicklund suggested the event be held for 2½ hours with the first 30 minutes being informal discussion. He recommended a formal presentation then be made by staff on the topics that have been mentioned (remediation, housing density/TRC modeling, economics and cost, traffic updates, energy, roadmap, updates/values for the project). He indicated the event could then turn back into informal discussions.

Commissioner Reinhardt stated she liked the idea of a formal presentation and that all subjects would be touched on. She recommended informational booths be created and staffed for each of the topics in order to allow residents to direct their questions or comments after the formal presentation. She did not want too much of the meeting to be a presentation.

Chair Wicklund explained it would make sense for each of the seven or eight important topics to have a booth where people could be directed to for more information.

Commissioner Monson stated she would continue to advocate for the scenarios versus specific subjects. She explained the remediation was done and any feedback garnered would not be as meaningful as feedback gained regarding scenarios.

Commissioner Frethem indicated she liked the idea of a presentation and a time for mingling or discussions. She stated it would be nice for this event to be long enough to be informative without too many transitions. She wanted the event to be short and complete enough to properly inform the public, while also providing an opportunity for the public to provide feedback. She suggested the formal presentation be no more than 20 minutes.

Chair Wicklund recommended the JDA members consider introducing themselves at the event as a show of unity and that each member speak to the three or four most important topics within the project.

Commissioner Reinhardt stated she liked this idea of the scenarios being presented and that the staff experts be available during the mingling time to address comments or questions from the public.

Chair Wicklund questioned what Commissioner Monson meant by scenarios.

Commissioner Monson stated she would like the different density scenarios presented. She commented a 20 minute presentation may be too short for the public. She suggested the presentation be somewhere between 30 and 50 minutes.

Director Collins commented on how stations could be created and the top three thematic questions surrounding each topic could be answered within the materials provided. In addition, a comment card could be available at each station in order to assist with gathering feedback from the public.

Commissioner Fabel supported the event focusing on a presentation of scenarios with the event then moving into a time of Q&A. He supported the JDA having a small role in order to avoid political posturing.

Chair Wicklund summarized the comments from the JDA noting the community event would have a mingle time/FAQ, presentation and mingle time/FAQ. He reported the presentation would be focused on several scenarios that are more than just housing infrastructure. The elected officials on the JDA may or may not want to introduce those speaking during the presentation. He noted there will be stations that will assist with taking a deeper dive into the seven or eight topics, while also assisting with gaining feedback from the public. The JDA supported this event being held mid to late October.

Administrative Director's Report

Director Collins explained the County received six proposals for the Outlot A property. She noted a summary of these proposals will be reviewed by the County Board in a Closed Session. She commented further on the process that would be followed for this project. She further reviewed the road map for Rice Creek Commons in detail with the JDA. She stated the JDA would be holding a worksession meeting in September and noted experts in the retail industry and housing industry would have presentations for the group. She noted unfortunately, the developer would not be able to attend the September meeting. She questioned if the JDA wanted to hold off on having a discussion regarding residential density until after the community engagement event was held.

Commissioner Reinhardt deferred to staff on this matter.

Commissioner Fabel supported staff getting the developer before the JDA soon in order to better understand his assumptions and economic analysis for the project.

Commissioner Frethem agreed it would be valuable to have the developer attending the JDA meeting in September.

Commissioner Monson expressed concern with the fact the developer wasn't available in September and how this may impact the overall project timeline.

Commissioner Reinhardt asked if the developer was assumed to be Alatus. Director Collins stated staff has been negotiating a Memorandum of Understanding with Alatus.

Commissioner Reinhardt explained she supported staff taking this action. She urged staff to speak with Alatus and encourage them to have someone attend the September JDA meeting. Director Perrault stated he would ask.

Commissioner Fabel reported not all of the scheduled JDA Advisory Committee meetings would be held. He recommended that these meetings only be held when deemed necessary by staff.

Commissioner Frethem suggested the meeting dates be held, in the event a meeting has to be held between staff and the JDA Advisory Committee.

Commissioner Monson noted the Energy Advisory Committee would be meeting next on Thursday, August 31.

Development Director's Report

Director Perrault provided the JDA with an update from the JDA Advisory Committee. He explained the JDA Advisory Committee met last on July 27 to prep for this meeting. He reported the Energy Advisory Committee met last Thursday, August 3, and discussed guiding principles and what net zero means. The early goals for the committee are to ensure the project is

equitable, resilient and carbon neutral. He noted a summary for all committee meetings were available on the Rice Creek Commons website.

Commissioner Reinhardt discussed how the project completed on the thumb parcel would set the stage for the carbon free/resiliency initiatives for this entire development.

Commissioner Fabel asked if the JDA would have an opportunity to review the proposal for the thumb parcel. Director Collins stated this information would be presented to the JDA at a future meeting after the information was provided to the County Board in a closed session. She indicated the JDA would be asked to make a recommendation to the Ramsey County Board.

Commissioner Updates

Commissioner Monson explained the JDA understands how important it was to address the density within the development and this would be further explored through the scenarios that would be presented to the public at the community engagement event in October.

Adjournment

Meeting adjourned at 7:48 pm.

Approved _____
Jon Wicklund, Chair

Date

Special Joint Development Authority Work Session
Tuesday , September 5, 2023
Arden Hills City Council Chambers

Minutes

5:30 pm

Roll Call

Joint Development Authority: Chair Jon Wicklund, Commissioner Nicole Frethem, Commissioner Victoria Reinhardt, Commissioner Tena Monson

JDA Members Absent: Commissioner Tom Fabel

Also present: Dave Perrault (Arden Hills); Kari Collins (Ramsey County)

Roll call taken.

Approval of Agenda

The agenda was approved as presented.

Public Input

None.

Review Road Map

Director Collins reviewed the road map for the months of September and October with the JDA. She stated the theme for this fall was Outlot A along with a community outreach event.

Director Perrault reported the JDA would be holding a special meeting with the developer on September 27 to review density scenarios.

Schedule Community Engagement Meeting

Director Collins stated staff was working to execute a contract with a community engagement consultant who will help plan and facilitate a community open house. An evening or weekend day in mid to late October has been discussed as a potential time.

Ella Mitchell reviewed potential meeting dates for the community engagement meeting as being October 25, October 26, November 1, November 2 or November 6.

Commissioner Monson reported it would be important for the JDA to have a developer onboard with an MOU signed before planning this event. She stated until an MOU was signed,

she did not believe a date could be set. Director Collins commented as of last Friday, the developer was seeking some form of compensation in the event this body cannot get to a development agreement. She explained she discussed this further with the developer and was proposing to bring the old preliminary development agreement before the JDA for consideration. She reported this agreement would be between the JDA and the developer. She explained another agreement would be drafted (and run parallel with the MDA) between the County and the developer to address a scope of deliverables.

Commissioner Monson encouraged the developer to bring renderings to the September 27 JDA meeting.

Commissioner Frethem supported the JDA selecting a date for the community engagement event to ensure the event happens. She did not want to delay the process and noted she has faith in Alatus. She explained she preferred to hold the community engagement event on October 26.

Commissioner Monson suggested the community engagement event be held on November 1 or 2.

Commissioner Reinhardt supported holding the community engagement event on November 1. She anticipated the County Board would like to learn more about the compensation/scope of deliverables that were being pursued with Alatus. Director Collins reported she made it clear to Mr. Lux that the County Board would have to approve a compensation/scope of deliverables agreement and he understood this. She explained the trajectory of this project was unique and she understood the risks Alatus would be assuming in order to move this project forward.

Commissioner Monson encouraged the board to be sensitive to the timeline and to have an alternative in mind for this project. She recommended the JDA have a date in mind on when an alternative will be pursued.

Chair Wicklund recommended staff reach out to Commissioner Fabel to see if he would be able to attend a community engagement event on November 1, with the alternative date being November 2.

Real Estate Market Presentations

Director Collins stated experts on the local real estate market have been invited to present to the JDA. She explained there will be four presentations, followed by a time for questions and discussion.

Amanda Taylor, GREATER MSP Partnership, introduced herself to the JDA commented on the public and private sectors that support GREATER MSP. She provided a presentation on the current growth opportunities and industrial market needs in the Minneapolis/St. Paul metro area. She discussed how the Rice Creek Commons project was an economic opportunity for all.

She explained the vision for GREATER MSP was to lead the world in inclusive economic growth by welcoming all, empowering talent and igniting innovation. She discussed how Ramsey County has both an inflow and outflow of workers. She stated Arden Hills was already a major employment center in the metro area. She reported there was a growing need to manufacture while the need for office space was declining. She commented further on the emerging technologies and industries that were growing in the region. She encouraged the JDA to consider sustainability within the Rice Creek Commons development while having flexible uses that will accommodate multi-tenant spaces and to target industries while also connecting to housing.

Bruce Nustad, Minnesota Retailers Association, introduced himself to the JDA and explained he works with retailers across the State. He discussed what makes retail successful in a community. He noted there were 52,636 retailers in Minnesota and made up 20% of the State's economy. He reported Minnesota has long been a hub of innovation in retail from the creation of the first modern mall to the largest retail shopping mall (Mall of America). He explained consumer spending continues to grow going forward. He then reviewed the number of retailers located in Blaine and Roseville. He discussed how retail was destination-centric in Minnesota. He commented on how retail needed a healthy eco-system with a mix of retailers. He noted balanced communities have a strong retail backbone and reported infrastructure was important to Minnesotans in order to continue support in store shopping and delivery/pickup.

Anne Mavity, Minnesota Housing Partnership, introduced herself to the JDA and commented on the housing market in Ramsey County. She reported all housing types were in need in Minnesota at this time. She described how the cost to build homes was now higher than some people could afford. She discussed how the housing supply was disrupted when the housing bubble that burst in 2007 and 2008. She explained the State was currently 106,000 units short on low income housing, which was a system failure for workers. She commented further on how the housing system in Minnesota was broken and how there were ownership disparities for minorities. She discussed how housing insecurity was impacting homeowners in Ramsey County and reported full-time jobs still can't pay for an average home. She reported there was a rising need for housing within reach for families and indicated the City would have to be intentional in order to bring more of these units to fruition. She stated housing was a fundamental need and noted the State legislature put \$2 billion towards housing in 2023.

Professor Thomas Fisher, University of Minnesota, introduced himself to the JDA and noted he runs a research center that focuses on urban design and transportation. He explained he recently wrote a book on living through the pandemic and reported pandemics bring about permanent changes to communities that take decades to unfold. He stated density is economically essential and it comes in a variety of forms. He encouraged the JDA to consider housing options for the two biggest demographics which are the boomers and millennials. He urged the JDA to work with building code officials and lenders to encourage more "missing middle" housing while also allowing for flexibility in how people live and work with mixed-use buildings and neighborhoods. He commented on how neighborhood clubhouses, spaces where people may work and also provide amenities, were emerging in the post-pandemic world. He

discussed how the JDA should recognize the demand for parking will change dramatically over the coming decade because of autonomous vehicle technology, while also recognizing how the digital environment should interact with and complement the physical one.

Chair Wicklund thanked the guests for their detailed presentations.

Commissioner Monson explained she was not planning for today in this development, but rather was thinking, three, five or ten years down the road. She questioned how timelines were forecasted and how does density play into what was presented.

Ms. Mavity indicated she was always thinking in the future as well. She anticipated the legislature would be rethinking zoning in 2024.

Professor Fisher discussed how the world has permanently changed since the pandemic and technology was accelerated. He reported cities would have to ensure their policies were also accelerated to match this change.

Ms. Taylor agreed the pace with which technology was changing was key and should be taken into consideration for research and development (R&D) or industrial spaces.

Mr. Nustad stated being flexible with tiered development would be crucial going forward along with considering how buyers needs were changing.

Commissioner Frethem commented the most exciting prospect for her with this development was taking one of the most polluted sites in the country and making it a leader in energy and redevelopment. She questioned if a sustainable green community were pursued would the market support this.

Ms. Taylor reported this would attract interest from companies who care about this from all industries. She believed this type of a development would be highly marketable.

Professor Fisher agreed this would be an incredible opportunity.

Ms. Mavity commented on how sustainable housing would provide housing options with lower utility costs for those who were most cost burdened, which was a win.

Commissioner Reinhardt explained when the energy goals and guiding principles for this development are considered, she believed they should be bold. She stated having a development that was net zero was the goal. She anticipated trying to find developers that would work towards this goal may be challenging. She supported the JDA working on the perception of affordable housing. She stated she believed in mixed income housing and further addressing equity issues when it comes to housing. She believed if this development was done right, it would become a destination. She looked forward to hearing from the community as to

what they would like to see on this site. She explained she wanted to see this development walkable, forward-thinking and sustainable.

Ella Mitchell read several questions from Commissioner Fabel and asked the guest speakers to speak to the current price ranges for housing and if the ongoing water remediation would cause any problems for homeowner financing.

Ms. Mavity stated the average home in the MSP area was north of \$400,000. She explained the greatest gap in need for home ownership was for first time homebuyers and the lack of homes within the \$250,000 to \$300,000 range.

Commissioner Monson asked what the appetite was for different types of housing styles.

Ms. Mavity discussed how the greatest gap that needs to be considered is with the lower end housing, for both owner-occupied and rental. She reported two- and three-bedroom townhomes or cottage homes were not available and there was a demand for boomers trying to downsize.

Professor Fisher explained in Europe they were just building space with considerable flexibility and were not considering the zoning. He stated that by not putting space into categories, the market was then dictating how the space could be used.

Ms. Mavity commented further on how the water remediation could be a win as this would demonstrate water safety within the development.

Commissioner Monson stated she preferred mixed-use within Rice Creek Commons and hoped the development would have mixed-use potential. She questioned what type of housing would support small business and sustainability of authenticity.

Ms. Mavity commented on how communities feel vibrant when there are more people milling about. She stated the more walkability and connected a community was the safer and more vibrant it would be.

Chair Wicklund summarized the themes from the comments that were made. He believed these themes centered on the need for flexibility, affordable units/meeting the low-end gap, racial gaps, connectivity for transportation and walkability, and the need for strong partnerships throughout the development process. He anticipated further discussions would have to be held regarding future zoning decisions that would have to be made by the City.

Commissioner Monson stated one of her biggest concerns was the fact that the developer was not in attendance. She explained if he was in attendance, he would be able to understand how the JDA's thoughts could or could not be applied. She commented on how the JDA can learn from other sustainable communities or developments. She hoped the JDA could set certain

metrics and goals with the developer to see how to bring about its vision for a sustainable community.

Further discussion ensued regarding the timeline and challenges of approving potential zoning code changes that may be required from the City of Arden Hills.

Commissioner Frethem explained this development would take time. She encouraged the JDA to focus on the vision and goals along with the range of housing for the project. She believed with these goals set a term sheet could then be established.

Commissioner Reinhardt thanked the guest speakers for their presentations. She appreciated them sharing with the JDA what is possible. She reported this property was ready for development and she looked forward to the long-lasting sustainable possibilities for this site.

Approve Energy Advisory Committee Goals and Guiding Principles

Director Perrault stated the Energy Advisory Committee drafted a goal statement and guiding principles for the JDA's review and approval. He explained these goals would be brought back to the JDA in October for approval.

Commissioner Reinhardt discussed how these goals and guiding principles would provide the developer with valuable information on how unique this project would be.

Commissioner Monson explained the Energy Advisory Committee hopes to work with a consultant to assist with guiding the goals and metrics for the developer, which would also assist in guiding Xcel Energy. She hoped that a budget would be created yet in 2023. She commented on how the white paper that was previously drafted were updates and reconsidered to include sustainable benefits for the greater community.

Commissioner Frethem stated she believed the consultant was necessary. She recommended the goals and guiding principles be concise and tightened up. She supported the statements for this development being bold and innovative. In addition, she wanted the development to be forward-facing, while being sustainable, resilient and self-sufficient.

Commissioner Reinhardt discussed how the committee was trying to stay true to the community input and the amount of time that went into it.

Commissioner Monson explained the goal was not to bring in a consultant that would overlap the scope of the previous consultant. She reported she could support minor edits to the language. However, she would be hesitant straying too far from the original white paper.

Commissioner Frethem recommended language be added to ensure this project was bold, innovative and unique.

Chair Wicklund requested Commissioner Monson revise the goals and guiding principles and have these ready for the JDA to review in October.

Administrative Director's Report

Director Collins stated public works was looking to secure an engineering firm to complete the traffic analysis. She explained she would be working to complete a one pager in preparation for the upcoming legislative session.

Development Director's Report

Director Perrault explained he spoke with the Mounds View School District regarding increased density scenarios. He reported the school district believes they have the capacity to handle the density over the proposed buildout schedule. He indicated the County was reviewing the necessary documents with Alatus as the master developer. He commented staff and the developer has been reviewing different density scenarios and noted the highest density level that could be considered is 1,960. He stated the developer would be speaking further to the density scenarios on September 27. He explained the Energy Advisory Committee met on August 31 where the group discussed goals and guiding principles. He indicated this group would meet next on September 28.

Commissioner Updates

None.

Adjournment

Meeting adjourned at 7:44 pm.

Approved _____
Jon Wicklund, Chair

Date



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 4

MEMORANDUM

DATE: October 2, 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.



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 8a

MEMORANDUM

DATE: October 2, 2023
TO: Joint Development Authority Board of Commissioners
FROM: Director Collins
SUBJECT: Review Road Map

The Road Map has been updated to reflect recent and upcoming meetings and events. Tentative dates for 2024 JDA meetings and workshops have been included for discussion purposes.

Attachment:
Road Map

Action Requested:
None

Rice Creek Commons 2023 Roadmap

Month	Date	Meeting/Action or Deadline	Topics or Notes
Feb	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	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	Outlot A Evaluation Process, Community Engagement, Prep for August JDA Meeting
	28	Outlot A RDI	Deadline: proposals due by 11:00pm
Aug	1	Ramsey County Board Meeting	TRC Amendment Approval
	3	Energy Advisory Committee	Goal Setting, Case Studies
	3	Outlot A RDI	Review Panel (staff and consultants) begins individual evaluations
	7	JDA Meeting	Housing Resources, Road Infrastructure Overview
	10	JDA Advisory Committee	Discuss MOU and Financials
	22	Ramsey County Board (Closed Session)	Outlot A: discuss proposals (no action)
	24	Staff Meeting	Prep for September work session
	25	Outlot A RDI	Deadline: Review Panel (staff and consultants) individual evaluations
	31	Energy Advisory Committee	Vision Statement
31	Outlot A RDI	Outlot A: Review Panel discusses proposals and makes recommendation(s) to JDA Advisory Committee	
Sept	5	JDA Work Session	Real Estate Market
	7	JDA Advisory Committee (Closed)	Outlot A: discuss Review Panel recommendation(s) and add item to JDA agenda
	21	Staff Meeting	Prep for special session
	27	JDA Special Session	Development Scenarios, Visualizing Housing Density
	28	Energy Advisory Committee	Energy Consultant Scope of Work

		Establish financial assumptions by Q4 2023	
Oct	2	JDA Meeting	Outlot: A Proposal Review and Recommendation; Environmental Update, Energy Vision and Scope of Work
	5	JDA Advisory Committee	
	10	Ramsey County Board (Closed Session)	Outlot A: review JDA recommendation and begin negotiation with developer
	19	JDA Advisory Committee	
	26	Energy Advisory Committee	[date tentative] Xcel Capabilities
Nov	1	Community Event	
	2	JDA Advisory Committee	
	6	JDA Work Session	
	16	JDA Advisory Committee	
	30	JDA Advisory Committee	
Dec	4	JDA Meeting	
	14	JDA Advisory Committee	(Cancelled)
	28	JDA Advisory Committee	
Late 2023/ Early 2024		Negotiation of terms of purchase	

Rice Creek Commons 2024 Roadmap

Month	Date	Meeting/Action or Deadline	Topics or Notes
Jan	—	JDA Work Session	
	11	JDA Advisory Committee	
	25	JDA Advisory Committee	
Feb	5	JDA Meeting	
	8	JDA Advisory Committee	
	22	JDA Advisory Committee	
Mar	4	JDA Work Session	
	7	JDA Advisory Committee	
	21	JDA Advisory Committee	

Key	
	JDA Meeting
	JDA Work Session
	Advisory Committee Meeting
	Other Meeting
	Deadline



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 8b

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Allison Winters and Ashley Aram, Goff Public

SUBJECT: Communications Report

Goff Public worked with Ramsey County to complete updates to the Rice Creek Commons microsite, including the FAQ. One person submitted an inquiry through the microsite contact portal, which Ella Mitchell from Ramsey County responded to directly.

In August, Goff Public responded to a reporter inquiry from Sahan Journal regarding the current status, funding and community engagement timeline for Rice Creek Commons. No coverage has been published to date.

Separately, the Pioneer Press covered Rice Creek Commons as part of an article on current county and city bonding requests with the Minnesota Legislature: [St. Paul, Ramsey County ask lawmakers to boost 26 major construction projects](#).

Goff Public is preparing to promote a community engagement event that will be hosted by the JDA in November. Communications will begin as soon as event details are finalized.

Attachment:
None

Action Requested:
None



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AGENDA ITEM 8c

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Collins

SUBJECT: Environmental Update

County staff will provide a brief Environmental Update for Rice Creek Commons as it relates to the former Twin Cities Army Ammunition Plant (TCAAP).

Environmental Update summary provided is based on information obtained through staff attendance at recent TCAAP Environmental meetings conducted by the Army and its consultants.

Detailed information can be found at the U.S. Army website for TCAAP: <https://tcaaprab.org/>

Environmental consultants will attend the Community Engagement Event on November 1st to provide additional details and answer specific questions.

Attachment:
Environmental Update

Action Requested:
None



Joint Development Authority

TCAAP Redevelopment Project



Environmental Update

- Note: New Remedial Project Manager – Thomas Toudouze (thomas.p.toudouze2.civ@army.mil)
- Recent meetings regarding Environmental status conducted by Army and its consultants:
 - Groundwater Stakeholder Meeting – 9/18/23
 - Round Lake Technical Working Group – 9/19/23
 - Restoration Advisory Board – 9/19/23
 - Next meetings scheduled for February 2024

Groundwater Remediation

- Optimization with Source Area Groundwater Recovery System (SGRS) implementation was completed in February 2023
- Proposed Operating Strategy Update currently under review
- Army is proposing:
 - Abandonment of 5 extraction wells
 - Abandonment of 42 monitoring wells and re-installation of 1 monitoring well in OU2

Preliminary Assessment/Site Inspection (PA/SI) for Per- and polyfluoroalkyl substances (PFAS)

- PA/SI for PFAS was completed – final report under review will be posted
- Army identified and investigated 9 areas of potential interest
- 4 sites were found to have PFAS in groundwater
- Next step is a Remedial investigation/Feasibility Study (RI/FS) to be done in 2024

U.S. Geological Survey (USGS) Studies

- Groundwater Flow and Transport Model Update
- Bioremediation Treatability Study (Site K)

Round Lake Remediation Project

- Contract was awarded in August 2023
- Remedial design will continue through 2024
 - Remediation Activities planned April 2026 through December 2026
 - Army's contractor will utilize a portion of Ramsey County property during remedial action

Additional Resources

- US Army: <https://tcaaprab.org/>
- Environmental Protection Agency (EPA):
<https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0504010>
- Minnesota Pollution Control Agency (MPCA):
<https://webapp.pca.state.mn.us/cleanup/search/superfund?siteId=47112-AREA000000014>
- City of Arden Hills: <https://mn-ardenhills2.civicplus.com/172/TCAAP-Redevelopment>
- Ramsey County: <https://www.ramseycounty.us/rice-creek-commons>



Joint Development Authority
TCAAP Redevelopment Project



AGENDA ITEM 8d

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Collins

SUBJECT: Recommend Outlot A Proposal to County Board

Staff have prepared a presentation that reviews the evaluation process of proposals received through the Outlot A Request for Development Interest (RDI) and provides an overview of the proposals recommended by the evaluation team for consideration by the JDA.

Attachment:

Rice Creek Commons / TCAAP Outlot A Proposal Review

Action Requested:

Recommend Proposal for Outlot A to County Board to consider beginning negotiations.

Rice Creek Commons / TCAAP Outlot A Proposal Review

Request for Development Interest (RDI) Timeline

Apr 24	Outlot A RDI Issued
May 16	Last day for proposers to submit written questions
June 9	Responses to questions posted
July 28	Response Deadline
August	Review and assessment of responses

Selection Process

Aug 31	Evaluation Team Meeting	<ul style="list-style-type: none"> -Discuss all proposals -Recommend proposals to JDA Advisory Committee for consideration
Sept 7	JDA Advisory Committee	<ul style="list-style-type: none"> -Discuss recommended proposals -Recommend proposals to go to JDA for consideration
Oct 2	JDA Meeting	<ul style="list-style-type: none"> -Discuss recommended proposals -Recommend proposal to County Board
Oct 10	County Board (closed meeting)	-Decide whether to begin negotiation with recommended proposer
Oct 10 - on	County Staff	-Begin negotiation of Letter of Intent (LOI) and subsequent Purchase and Sale Agreement (PSA) with selected proposer

Evaluation

- Evaluation Team
 - Ramsey County staff
 - City of Arden Hills staff
 - Financial consultant
- Evaluation Criteria:
 - *Site and Project Program*: creative and efficient design, sustainability and resilience features, preservation of existing natural features
 - *Racial Equity and Inclusion*: alignment with County Equitable Development Framework
 - *Regulatory Feasibility*: alignment with TCAAP Redevelopment Code and City of Arden Hills Comprehensive Plan
 - *Economic Impact*: purchase price, tax base increase, construction hiring practices, employment potential (quantity and quality of jobs and businesses)
 - *Development Team*: experience and capacity

Proposals

- 6 proposals received
 - 3 proposals recommended: A, E, F
 - 3 proposals not recommended: B, C, D
- All recommended proposals:
 - Capable development teams
 - Align with regulatory requirements
 - Purchase prices within range to begin negotiations

Proposal A

Concept:

- 3 two-story office buildings, possible tenants:
 - National and regional headquarters
 - Medical device, life science, technology
- 1 single-story building for restaurant or retailer
- Connections to adjacent pedestrian and bicycle trails
- Total square footage: 400,000
- Permanent jobs: 800-1200



Proposal A

- Experienced local developer
- Strong sustainability and clean energy commitment
- Strong community engagement approach

Evaluation Criteria	Score
Site and Project Program	High
Racial Equity and Inclusion	High
Regulatory Feasibility	High
Economic Impact	High
Development Team	High

Proposal E

Concept:

- 1 big box retail store
- 1 gas station
- North parcel: no concept proposed
- Total square footage: 165,000 (+ unknown north parcel)
- Permanent jobs: 150-200 (+ unknown north parcel)



Proposal E

- Established national company end user committed for portion of site
- Strong employment practices
- Average sustainability and clean energy commitment

Evaluation Criteria	Score
Site and Project Program	Medium
Racial Equity and Inclusion	Medium
Regulatory Feasibility	High
Economic Impact	High
Development Team	Medium

Proposal F

Concept:

- 2 light industrial / manufacturing / warehouse buildings
- 2 office / medical office / research and development buildings
- 3 retail / restaurant buildings
- 1 public open space
- Connections to adjacent pedestrian and bicycle trails
- Public areas
- Total square footage: 471,000
- Permanent jobs: 500-1000



Proposal F

- Experienced local developer
- Strong mixed-use vision
- Strong sustainability and clean energy commitment

Evaluation Criteria	Score
Site and Project Program	Medium
Racial Equity and Inclusion	Medium
Regulatory Feasibility	High
Economic Impact	Medium
Development Team	High

Recommended Proposals

Evaluation Criteria	A	E	F
Site and Project Program	High	Medium	Medium
Racial Equity and Inclusion	High	Medium	Medium
Regulatory Feasibility	High	High	High
Economic Impact	High	High	Medium
Development Team	High	Medium	High

Thank you!



Joint Development Authority
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AGENDA ITEM 8e

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Perrault

SUBJECT: Request City and County Consideration of TCAAP Redevelopment Code (TRC) Amendments

Following the presentation from Alatus to the JDA at the September 27, 2023, Special Work Session, City Staff reviewed the proposed development density scenario of 1,960 units to the City's TCAAP Redevelopment Code (TRC) in order to determine what amendments, if any, would be necessary. As shown in the Alatus presentation, the TRC includes as Attachment 1 the TCAAP Proposed Regulating Plan. This regulating plan illustrates the breakdown of total acreage for all of the TRC zoning districts, as well as the gross density range and maximum residential units by residential neighborhood/zoning district totaling 1,460 units as currently approved under the TRC. Based on the proposed density of 1,960 units from Alatus, Staff has confirmed that a TRC Amendment would be required to modify this table. It should be noted that a TRC Amendment would be triggered most likely with any change to the breakdown of acreage by zoning district and/or density as a result of the adopted Maximum Residential Units table which is formulated to 1,460 units.

Along with the TRC Amendment, Staff would note that the City's Comprehensive Plan would also need to be amended for the proposed density scenarios due to the increase in residential units of the Town Center NR-4 zoning district and conversion of the southwest corner of the TCAAP site from Flex Office to Residential. While regular zoning code changes can be done on a simple majority vote, Comprehensive Plan amendments require at least four affirmative votes by the City Council. However, per State Statute, a Comprehensive Plan Amendment can be done on a simple majority if it allows for affordable housing, the stipulation is that 20% of housing units in the development must be affordable at 60% of Area Median Income. The exact language from statute is below.

Amendments to permit an affordable housing development are approved by a simple majority of all of the members. For purposes of this subdivision, "affordable housing development" means a development in which at least 20 percent of the residential units are restricted to occupancy for at least ten years by residents whose household income at the time of initial occupancy does not exceed 60 percent of area median income, adjusted for household size, as determined by the United States Department of Housing



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and Urban Development, and with respect to rental units, the rents for affordable units do not exceed 30 percent of 60 percent of area median income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.

This means that for approval at the City level, the proposed changes would require at least four affirmative votes, unless the affordable housing clause is met, in that case the proposed changes could be done with a simple majority.

Upon a recommendation of the JDA to direct City and County Staff to bring forth the proposed density of 1,960 units to their elected officials, below is a summary of the City’s review of processes and timelines for the anticipated amendments:

Review Process	Timeline
City Council Work Session Discussion(s)	<ul style="list-style-type: none"> • TBD
Preliminary Discussion with Metropolitan Council Sector Rep on Future Comprehensive Plan Amendment Proposal	<ul style="list-style-type: none"> • Following work session discussion of City Council
Adjacent Community/Government Agency Review of Comprehensive Plan Amendment	<ul style="list-style-type: none"> • Allow up to 60-day review period
Planning Commission – Text Amendment & Comprehensive Plan Amendment	<ul style="list-style-type: none"> • Can occur concurrently with adjacent community review • Public Hearing Required • Typically scheduled within 30 days after direction of City Council subject to Planning Commission meeting date
City Council – Text Amendment & Comprehensive Plan Amendment	<ul style="list-style-type: none"> • Can occur concurrently with adjacent community review • Public Hearing Required • Upon recommendation of Planning Commission – 4th Monday of Month
Metropolitan Council Review of Comprehensive Plan Amendment	<ul style="list-style-type: none"> • Requires submittal of adjacent community responses • Requires Resolution of City Council • Allow up to 60-day review period

Attachment:
None

Action Requested:
Direct Staff to bring forward to their elected bodies consideration of the proposed developer density scenario.



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AGENDA ITEM 8f

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Commissioner Monson, Energy Advisory Committee

SUBJECT: Approve Rice Creek Commons Energy Vision

The JDA Energy Advisory Committee drafted a vision statement outlining the clean energy and sustainability goals and vision for Rice Creek Commons.

Attachments:

Rice Creek Commons Energy Vision

Action Requested:

Approve Rice Creek Commons Energy Vision.



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Rice Creek Commons Energy Vision

Rice Creek Commons will be a **vibrant and unique, climate-forward** development that aligns with the goals outlined in the State of Minnesota's Climate Action Framework: carbon neutrality, clean energy, climate resiliency, equity and innovation. Rice Creek Commons will attract investment and partnership that will create sustainable benefits for the community.

Guiding Principles

Develop a resilient community for energy and other utilities using clean energy technologies, reducing consumption, and reusing local resources onsite.

Implement infrastructure solutions that are flexible and scalable over 50 years, including developing the site to be adaptable to future technological needs.

Deliver a model of efficient energy and water usage that minimizes Rice Creek Commons' impact on the environment.

Create an economically competitive and attractive environment for developers and businesses to create a vibrant community with multi-modal transportation options.



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AGENDA ITEM 8g

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Commissioner Monson, Energy Advisory Committee

SUBJECT: Approve Scope of Work for Energy Consultant

The JDA Energy Advisory Committee (EAC) drafted a scope of work for an energy consultant to guide the JDA and developer in creating practical strategies for achieving the Energy Vision for Rice Creek Commons. The EAC requests that the JDA approve this scope of work so that they may begin the process for getting a consultant on board, including determining budget, timeline, and procurement process.

Attachments:

Energy Consultant Scope of Work

Action Requested:

Approve Scope of Work for Energy Consultant.



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Rice Creek Commons

Energy Consultant Scope of Work

Background: The Rice Creek Commons / TCAAP (Twin Cities Army Ammunition Plant) Joint Development Authority (JDA) seeks a consultant to create energy goals, metrics and scenarios on how to create an all-electric development, to be included in a future development agreement with site developer.

The JDA resumed discussions in February 2023 to negotiate a Development Agreement for Rice Creek Commons. The JDA is currently negotiating a Preliminary Development Agreement with Alatus LLC as Developer of the site, anticipated to be completed Fall 2023. The JDA is working toward a term sheet by the end of 2023 with the Development Agreement approved and executed by the end of 2024.

Previous work on the energy vision for the JDA was completed in 2015 in two phases 1) a Policy White Paper outlining the energy vision for the site for the next 50 years and 2) the Energy Integration Resiliency Framework (EIRF) which provides details about how the parties can achieve the vision laid out in the White Paper.

The previous work is essential to understanding the vision for the site and in identifying possible pathways to meet the vision. However, in the past eight years, the options to achieve the vision have drastically changed, and it is important that the JDA update the EIRF with modern-day efforts and technology to reduce carbon emissions as much as possible through an all-electric development. The JDA is aware of the challenges an all-electric development poses and looks forward to understanding the “How,” both technically and economically. Funding options are an essential aspect of the energy vision.

Scope of work:

- Creation of greenhouse gas (GHG) emission assumption baseline using high- and low-density scenarios
- Quantification of reduction strategies to the baseline
- Development of carbon/energy/sustainability-related specific design guidelines for both industrial and residential development sites
 - Delivery of various scenarios outlining guidelines or metrics to be used to meet an all-electric development and the feasibility of reaching those goals
- Development of community-wide approach to achieving carbon goals to ensure a holistic perspective on the community sustainability goals
- Coordination with project partners on approach to community energy goals
- Participation in community engagement around sustainability (as needed)
- Support for LEED for Communities tracking or other similar certification program that will help reach goals
- Outlining funding resources or opportunities to support the vision



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AGENDA ITEM 9

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Collins

SUBJECT: Administrative Director's Report

Director Collins will provide a verbal update including an update on the community event scheduled for the evening of November 1, 2023, in the Marsden Room at Ramsey County Public Works in Arden Hills.

Attachments:
None

Action Requested:
None



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AGENDA ITEM 10

MEMORANDUM

DATE: October 2, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Director Perrault

SUBJECT: Development Director's Report

Director Perrault will provide verbal update, including updates from the JDA Advisory Committee and Energy Advisory Committee.

Attachments:
None

Action Requested:
None