

Joint Development Authority
Monday, February 6, 2023
Arden Hills City Council Chambers

Minutes

5:30 pm

Present:

Joint Development Authority Commissioners: Chair Victoria Reinhardt (Ramsey County), Vice Chair Nicole Frethem (Ramsey County), Tom Fabel (Arden Hills), Tena Monson (Arden Hills)

Also present: Kari Collins (Ramsey County), Martha Faust (Ramsey County), Dave Perrault (Arden Hills)

Roll call

Appoint Vice Chair

Motion by Commissioner Fabel seconded by Commissioner Monson to appoint Commissioner Frethem as Vice Chair. In the absence of the Chair Commissioner Frethem will run the meeting. Motion carried.

Approve Agenda

Motion by Commissioner Reinhardt seconded by Commissioner Monson to approve the agenda as presented. Motion carried.

Commissioner Introductions

Commissioner Frethem stated that we are so glad to be here today to talk about Rice Street Commons.

Commissioner Frethem thanked Commissioners Reinhardt and Fabel for requesting this special meeting.

Commissioner Frethem thanked all those that have put a lot of time into the project previously.

Commissioner Frethem stated that we are here to advance common goals as a community where all are valued and thrive.

Commissioner Monson stated that we are excited to advance the common goal of getting Rice Creek Commons completed. She acknowledged the significant time, energy and talent invested previously in the project.

Commissioner Monson gave an overview of her background: She has been a renewable energy developer for the last ten years; she has a Master's in environmental management, energy and the environment from Duke University. Her hope for Rice Creek Commons is that it can be sustainable in energy. She hopes that Rice Creek Commons will fulfill the modern-day energy needs we have today with modern-day energy technologies, and hopefully serve as a solution

to climate change. We don't want to have to come back in 20 years to retrofit things that don't meet current standards. In terms of broader sustainability, Commissioner Monson also mentioned integrating walking, biking, green space and all the things that people today want in livable communities.

Commissioner Reinhardt stated that she has been on the Ramsey County board since her election in 1996. Her background is in the environmental field. She has worked in the state office of Environmental Assistance and the Minnesota Pollution Control Agency. She has a Master's in business administration and a doctorate in Public Administration. She has spoken internationally on the idea of a circular economy and green energy. Commissioner Reinhardt has worked extensively with garbage management, working on issues like recycling and green energy. We can be a leader in climate resiliency. We can do great things from an environmental perspective with 427 acres at Rice Creek Commons, which is bigger than the footprint of downtown St. Paul.

Arden Hills Council member Tom Fabel has been a resident of Arden Hills for 38 years. He was an attorney for 45 years, serving in private law practice (20 yrs. with the Minneapolis law firm of Lindquist and Vennum), and in public law (Deputy Attorney General, Complex Crime Prosecutor in Hennepin County, Deputy Mayor, and a judge on two Indian reservations). He is also involved with community theatre, some of which dealt with racial discrimination in housing.

Commissioner Frethem represents northern Ramsey County suburbs including Arden Hills in her Ramsey County Commissioner role. Commissioner Frethem has a law degree, and a master's in early childhood education.

Consent Agenda

- a. Approve 2023 JDA Schedule
- b. Approve LMCIT Waiver

Commissioner Fabel motioned and Commissioner Reinhardt seconded to accept both consent agenda items. Motion carried.

New Business

- a. Joint Development Authority Values Setting

Would guide future decision making on the project. Having a shared vision and goals for what we want to explore. We feel an urgency to move forward, but we want to make sure we are thorough and transparent. Our plan should reflect our community needs and values.

Motion by Commissioner Reinhardt seconded by Commissioner Fabel to adopt the vision statement

Commissioner Reinhardt read the statement:

The Joint Development Authority's (JDA) vision for the Rice Creek Commons site is to create economic prosperity, build an inclusive economy, have a long-term sustainable development, and develop an energy forward community by providing much-needed housing at a variety of income levels – including affordable housing – and creating well-paying jobs.

Commissioner Frethem sought approval. All Commissioners approved.

b. Creation of Advisory Committee

Two Advisory Committee Commissioners will make reports to the JDA Board. Per the JDA By-Laws, an advisory committee can meet more frequently.

Motioned by Commissioner Fabel and seconded by Commissioner Reinhardt to create the Advisory Committee. Motion carried.

Commissioner Reinhardt stated that we really need this Advisory Committee. This 427-acre development is significant. The Advisory Committee process will provide as much transparency as possible, and fewer surprises. This Advisory committee will allow for more input before things are discussed at the JDA.

Commissioner Reinhardt offered the amendment to create the Advisory Committee. Advisory committee members will be Commissioner Frethem and Commissioner Fabel. Commissioner Fabel noted that in the event that discussions surrounding energy take place, Commissioner Monson will be asked to advise.

Commissioner Monson stated that she strongly supports this thoughtful approach. Data will be compiled and brought to the public and there will be no surprises. She supports this approach to bring things to the public that are better well rounded. Additional meetings can be added. Thorough packets will be helpful.

Commissioner Frethem stated that this Advisory Committee will allow us to look at the current market. Many things have changed in recent years. Climate change has changed. The Inflation Reduction Act exists now. Consulting experts will be helpful. The County's Economic Inclusion Plan will guide discussions. This Advisory Committee will prepare things for the JDA to review. JDA meetings are for the public.

All Commissioners in attendance voted and the amendment to create the Advisory Committee was approved.

c. Other General Updates on TCAAP/RCC

Arden Hills City Manager Dave Perrault provided an update on the JDA Chair selection process currently under way in the City of Arden Hills. Applications will be accepted for the Chair position until February 24th. Interviews will follow and the candidate will be selected in March or early April.

Staff Updates

Kari Collins thanked all staff that helped get us to this point. A lot of expertise and time invested has gotten us to this point. We will be moving forward together collaboratively.

Commissioner Updates

Commissioner Reinhardt stated that this organizational meeting today gives us a foundation to move forward. This process is transparent and in line with our values.

Commissioner Frethem thanked community members that have participated in engagement activities in the last two years related to this project. Her hope for the JDA and this phase of the process is that we can all collectively commit to being "unconditionally constructive", as JDA members, and as members of the public. Our partnership will create resilient, inclusive communities.

2023 Meeting Schedule

Location: Arden Hills City Hall Council Chambers

Time: 5:30PM

Monday, April 3, 2023

Monday, June 5, 2023

Monday, August 7, 2023

Monday, October 2, 2023

Monday, December 4, 2023

Adjournment

Approved 

Jonathan Wicklund, Chair

April 3, 2023
Date