

## **Summary from Joint Development Authority Meetings (updated bi-weekly)**

### **05/18/2023 Advisory Committee in Person and Teams (Dave P., Tom Fabel, Kari Collins, Jessica Jagoe, Nicole Frethem, Ella Mitchell)**

- The agenda for the meeting was June 5<sup>th</sup> JDA Meeting Prep
- For the upcoming meeting the group discussed:
  - Having a TRC refresher on June 5<sup>th</sup> (lead by City Staff)
  - A high-level communications plan for approval from Goff Public
  - The JDA budget for review and approval by the County
  - The creation of the Energy Committee to be drafted by Kennedy and Graven
- The group discussed having Goff Public touch base with Chair Wicklund on an “FAQ” page for the Rice Creek Commons website.
- The group discussed having the Real Estate Market update pushed to a July JDA meeting, this may coincide with a remediation and an update from the energy committee in July, too.
- The County also reiterated their resourced tied into the River’s Edge project and that additional funding/resources will need to be pursued for the TCAAP project.
- The group also agreed to have an advisory meeting if needed on June 1<sup>st</sup>.

### **05/11/2023 Advisory Committee in Person and Teams (Dave P., Tom Fabel, Kari Collins, Josh Olson, Rick Kubler (environmental attorney, Baywest Rep, Bob Lux, Ivan Alvarado, Tom Lincoln, David Swearingen, Gayle Bauman, and Joel Jamnik)**

- Alatus was invited to discuss their environmental concerns on the site, they have previously raised concerns about the soil remediation, location of wells, and the air stripping facility that would sit on what is the future Town Center Park. The County’s environmental attorney was present and noted that the soil, regardless of depth, has been cleaned to residential standards to the water table (there are two exceptions to this due to the deep water table, but MNPCA is aware of this). He reaffirmed that wells and associated piping would be moved to the Public Right of Way at the County’s cost. Lastly, it was discussed that the air stripping facility is being evaluated in the next 60 to 90 days to ensure it is meeting all health requirements. Alatus requested a mock package of due diligence requirements to present to their lenders to ensure it can be financed, which the County’s reps are fine with providing and are in the processing of doing so. Alatus’ main concern is ensuring the project can be financed and this will address their concern.
  - They also discussed the upcoming remediation of Round Lake and the dredging of the sediment. The sediment in Round Lake does not pose a human health risk, but rather an ecological risk to the wildlife in and around Round Lake. As part of that project, they will be removing sediment and storing it in containers potentially on the southwest portion of TCAAP. It would not pose a contamination issue to the TCAAP or surrounding properties. The project is planned to go through the end of 2028.
- Kimley Horn is planning to have updated infrastructure costs at an upcoming meeting, the estimated cost in 2019 was approximately \$61 million (City’s costs are \$8.2 million).
- Bob will be looking at putting together rough scenarios for updated market conditions on the site for review, this will include ranges of 1,700 to 2,200 in density. Bob noted that he

may want to expand density outside of the Town Center as the price of concrete and steel may not accommodate the taller buildings previously planned on the site. These scenarios will drive the discussion around future financing and planning for the project.

**04-27-23 Advisory Committee via Teams(Dave P., Jessica Jagoe, Tom Fabel, Nicole Frethem, Kari Collins, Josh Olson)**

- Agenda: Roadmap, Infrastructure costs, density scenarios, remediation questions, traffic impacts, AH Fiber discussion, worksession prep
- Kari noted there is interest on DemandStar for the Thumb Parcel.
- Fabel discussed the remediation concerns by Bob Lux, specifically, next steps of Risk Assessment by the Army, the status of the water cleaning system, and the deed restrictions. County is having an internal meeting on May 1<sup>st</sup> to go through the list of concerns. Fabel also noted the Round Lake clean up site being adjacent to TCAAP. Also, noted Alatus may need assurance for costs going forward that will be reimbursed.
- Kari discussed updating infrastructure costs, will be working with Kimley Horn and Ramsey County PW to update costs for utilities, update at next advisory committee meeting.
- Planning to hold a larger meeting with City, County, Ehler's and Kennedy and Graven in May to start discussions around financing implications, environmental concerns, and master development agreement planning

**04-13-23 Advisory Committee (Dave P., Jessica Jagoe, Tom Fabel, Nicole Frethem, Kari Collins, Josh Olson, Bob Lux, Ivan Alvarado)**

- Bob Lux discussed recent meetings regarding remediation (these were developer run, not advisory committee) on the TCAAP site, and raised challenges, he noted the following:
  - Building 116 (the air stripper facility), moving soil on the site, and monitoring-wells spread throughout the site
    - Bob is going put his questions together for review by County and other stakeholders
  - Confirmed three year warranty from Boolander is now expired
- Discussed density concepts and noted additional units could go in TC, the range being initially contemplated is 1,700 – 2,200
- Communication discussion delayed to a future meeting
- County Board is considering JDA budget in May, JDA approval
- Discussed the upcoming AUAR update proposal, and requesting the County also review intersections outside of TCAAP

**3-17-23 Advisory Committee (Dave P., Jessica, Tom Fabel, Nicole Frethem, Kari Collins, Christina Thury, Martha Faust, Josh Olson)**

- Planning to have a standing agenda-setting meeting with County/City Staff and Chair (Zoom) the week prior to the JDA meetings
- Discussed a possible AUAR update this year
- Updated group on County call with Alatus - Bob Lux
  - County to explore sale options for Thumb parcel through Request for Development Solicitation

- Looking to move forward with Alatus on rest of parcel, MOU or agreement with Alatus in discussion
  - Fabel discussed working with two different density scenarios
- Reviewed proposed JDA schedule going forward
- Invite Lux to April 13th JDA Advisory Committee meeting
- Frethem will discuss possible JDA worksession with Wicklund, TBD
- Agenda for April 3<sup>rd</sup> JDA Meeting:
  - Presentation on equity framework
  - Scott Y. on nearby County Parks/Rec, Building 189 plans
  - Draft solicitation for thumb
  - Meeting minutes
  - JDA Advisory Committee Update
  - Plan on a possible worksession, pending call with Commissioner Frethem
- JDA authorize committee to review communications
- Bring back budget for approval at June JDA meeting

**3-9-23 Advisory Committee (Dave P., Jessica, J. Tom Fabel, Nicole Frethem, Kari Collins, Rick Howden, Martha Faust)**

- Discussed nature of meetings and Open Meeting Law, opinion by Kennedy and Graven no need to notice publicly if no quorum
- Discussed coordinated communications with County and City, notes of advisory committee will be shared with Council and County Board
  - Discussed communication consultant, any future comms will be a joint effort between City and County, Ramsey County has a short-term contract with Goff Public
- County discussed pollution legal liability insurance, put in place in 2013 and up for renewal in April. County believes it will need to be renewed and will meet with environmental attorney to discuss.
- County Attorney is negotiating with Kennedy and Graven to renew legal contract, it is believed Jenny Boulton will be the attorney assigned
- Frethem recommended having a public presentation on the delisting of the property and associated environmental issues
  - First have briefing at advisory group then at a full JDA meeting
- County will be reviewing sale options for the thumb property at a closed session in March
  - Funds needed for infrastructure improvements on TCAAP
  - Need JDA to approve solicitation to sell the Thumb
  - Earmark funds from sale of Thumb Parcel for TCAAP Infrastructure
- Discussed hosting open houses/public engagement for remediation, financial implications, real estate trends, economic inclusion, green energy. Future discussion needed on timing.
- Discussed establishing additional committees (energy and financial) and the scheduling of future JDA workshops
- April JDA could include directing solicitation for Thumb, and discussing future priorities (level setting of board)

**2-24-23 Advisory Committee (Dave P., Jessica J., Fabel, Frethem, Collins, Howden, Olson, and Faust)**

- JDA Legal – pursuing Boulton (Kennedy and Graven)
- Communications – professional services (Goff Public), County and City Rep approval
  - JDA provide authority to advisory committee over communications
- JDA Budget – needs approval by County Board
- Primer Tracer – memo (distributed by County)
  - Josh noted challenges on site (see memo from Josh dated 2-14-23)
  - Sent memo to Bob
- Discussed density options
  - Concerns about Highway 96 traffic – County Traffic Study?
- County wants to develop Thumb
- Not discussed, but still needs follow up: Building 116, pump house, market study, developer on California parcel