



**Joint Development Authority  
TCAAP Redevelopment Project**



**AGENDA**

**Monday, February 6, 2017**

**5:30 p.m.**

**Arden Hills City Hall—Council Chambers**

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. Election of 2017 Officers
5. Public Inquiries/Informational
  - a. *The intent of the Public Inquiries/Informational part of the agenda is to provide interested parties with an opportunity to speak to the JDA about an issue or concern about a past or future agenda item. The current agenda for tonight's meeting is structured to ensure that the JDA accomplishes their business within that agenda. If there is a public hearing scheduled as an agenda item, the public will be invited to speak to that agenda item. In addressing the JDA, please state your name and address for the record, and a brief summary of the specific matter being addressed. To allow adequate time for each person wishing to address the JDA, individuals should limit their comments to three (3) minutes. Written documents may be distributed to the JDA prior to the meeting, or as bench copies, to allow a more timely presentation.*
6. Consent Agenda
7. Old Business
8. Public Hearing
  - a. None
9. New Business
  - a. Master Developer Update
  - b. 2017 Meeting Schedule
10. Communications – See attached memo.
11. Development Director Update – Verbal.
12. Administrative Director's Report – Attached.

13. Commissioner Updates

14. Adjournment



**Joint Development Authority  
TCAAP Redevelopment Project**



**AGENDA ITEM 4**

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**MEMORANDUM**

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**DATE:** February 2, 2017  
**TO:** Joint Development Authority Board of Commissioners  
**FROM:** Directors Olson and Joynes  
**SUBJECT:** Election of Officers

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The JDA Board is comprised of two members from the City Council, two members from the Ramsey County Board of Commissioners, and one citizen from Arden Hills to be appointed by the City Council. This citizen appointee will be the Chair of the JDA Board and the appointment will be for a two-year term.

On December 19, 2016, the Arden Hills City Council appointed Jonathan Wicklund as Chair of the TCAAP Joint Development Authority Board.

JDA must elect officers annually. JDA must appoint a Vice Chair and shall perform the duties of the Chair in the absence or incapacity of the Chair.

Action Requested

Confirm Jonathan Wicklund as Chair of the Joint Development Authority for 2017.

Appoint \_\_\_\_\_ as Vice Chair of the Joint Development authority for 2017.



**Joint Development Authority  
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**AGENDA ITEM 8A**

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**MEMORANDUM**

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**DATE:** February 2, 2016  
**TO:** Joint Development Authority Board of Commissioners  
**FROM:** Administrators Olson and Joynes  
**SUBJECT:** Master Developer Update

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The Master Developer Team will provide an overview of the development plan and upcoming schedule.



**Joint Development Authority  
TCAAP Redevelopment Project**



**AGENDA ITEM 8B**

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**MEMORANDUM**

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**DATE:** February 6, 2017

**TO:** Joint Development Authority Board of Commissioners

**FROM:** Administrators Olson and Joynes

**SUBJECT:** JDA Meeting Schedule

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2017 is anticipated to be busy time for the Joint Development Authority with discussions of a master development agreement with Alatus and the ramp up of development activities. In anticipation of these actions required by the JDA, staff is recommending a continuation of bi-monthly (twice a month) meetings. Due to conflicts with reoccurring City Council meetings and/or commission meetings that utilize the Arden Hill City Council Chambers, staff is proposing the following schedule:

1<sup>st</sup> Monday of Every Month at 5:30PM  
3<sup>rd</sup> Wednesday of Every Month at 5:30PM

Meetings may be canceled if the JDA has nothing needs to be discussed but that it was important to have them scheduled in case they are needed

At the JDA's December 21, 2016 meeting. The board acted on the proposed 2017 schedule. Since that time, new members have been named to the JDA.

**Attachment:**

JDA Meeting Schedule with dates

**Action Requested:**

Approve the 2017 Joint Development Authority meeting schedule.

## TCAAP Joint Development Authority

### 2017 Meeting Schedule

Location: Arden Hills City Hall Council Chambers

Time: 5:30PM

Monday, February 6, 2017 (Organizational Meeting)  
Wednesday, February 22, 2017

Monday, March 6, 2017  
Wednesday, March 22, 2017

Monday, April 3, 2017  
Wednesday, April 19, 2017

Monday, May 1, 2017  
Wednesday, May 17, 2017

Monday, June 5, 2017  
Wednesday, June 21, 2017

Monday, July 3, 2017 (*\*Day before Fourth of July Holiday*)  
Wednesday, July 19, 2017

Monday, August 7, 2017  
Wednesday, August 23, 2017

Tuesday, September 5, 2017 (*1<sup>st</sup> Monday would be September 4<sup>th</sup>*)  
Wednesday, September 20, 2017

Monday, October 2, 2017  
Wednesday, October 18, 2017

Monday, November 6, 2017  
Wednesday, November 22, 2017 (*\*Day before Thanksgiving Holiday*)

Monday, December 4, 2017  
Wednesday, December 20, 2017



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**MEMORANDUM**

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**DATE:** February 2, 2017

**TO:** Joint Development Authority Board of Commissioners

**FROM:** Sara Thatcher, Goff Public

**SUBJECT:** Rice Creek Commons Communications

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We continue to work closely with the City and Alatus's communications teams. Ramsey County, the City of Arden Hills, and Alatus sent a joint press release celebrating the passage of the final approval of changes to the Rice Creek Commons master plan on December 20. As we mentioned previously, the media has been closely following these developments, including covering the Arden Hills Open House on November 16, the Planning Commission vote on December 7, and the City Council vote on December 12.

Highlights of the media coverage include:

- [Ramsey County approves planned development at TCAAP site](#) – KSTP, December 20
- [Megaproject plan clears Ramsey County, but questions linger](#) – Star Tribune, December 20
- [Ramsey County approval brings TCAAP construction closer](#) – Pioneer Press, December 20
- [Massive development set for old arsenal site in Arden Hills](#) – Minnesota Public Radio, December 21
- [Former Arden Hills ammunition plant to become three distinct neighborhoods](#) – FOX 9, December 21
- [The potential of jobs, jobs, jobs in Arden Hills](#) – Pioneer Press editorial, January 4

Additionally, the three partners collaborated on a response to a Star Tribune inquiry regarding the environmental cleanup efforts. Resulting stories included:

- [Megaproject in Arden Hills: Environmental model, or hazard?](#) – Star Tribune, January 31
- [Arden Hills' next challenge: Selling homeowners on a former Superfund site](#) – Minneapolis/St. Paul Business Journal, January 31



**Joint Development Authority  
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**AGENDA ITEM 12**

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**MEMORANDUM**

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**DATE:** February 2, 2017  
**TO:** Joint Development Authority Board of Commissioners  
**FROM:** Administrative Director Olson  
**SUBJECT:** Administrative Report

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County Road H

County Road H is open from west of Highway 10 to east of I-35W. Crews continue to work on the new off ramp from I-35W northbound to CR H, which will be complete by Fall 2017. Construction of the noisewall along I-35W southbound between CR I and CR H2 has begun and is scheduled to be complete this spring.

County Road I

The roundabout at CR I/Rice Creek Parkway and thumb road from CR I to CR H is on schedule to be built during the 2017 construction season. Construction plans are being reviewed by MnDOT in order to gain the necessary approvals to obtain contractor bids in March 2017. Improvements include removal of the on-ramp from CR I to I-35W northbound. An open house will take place in April/May prior to beginning construction.