



Joint Development Authority
TCAAP Redevelopment Project



Special JDA MEETING AGENDA

Monday, February 6, 2023 5:30 p.m. at Arden Hills City Hall

1. Roll Call
2. Appoint Vice Chair
3. Approve Agenda
4. Commissioner Introductions
5. Consent Agenda
 - a. Approve 2023 JDA Schedule
 - b. Approve LMCIT Waiver
6. New Business
 - a. Joint Development Authority Values Setting
 - b. Creation of Advisory Committee
 - c. Other General Updates on TCAAP/RCC
7. Staff Updates
8. Commissioner Updates
9. Adjournment



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 2

MEMORANDUM

DATE: February 6, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Appoint Vice Chair

Per the Bylaws of the JDA, the JDA Board shall have a Chair and a Vice Chair. The Chair presides over the meetings of the JDA Board, and in the absence of a Chair, the Vice Chair shall assume the Chair's duties. The Chair is appointed by the City Council, and may not be an elected official. The Vice Chair is appointed by the the County from its members on the JDA Board. Both positions are currently vacant. The City is currently engaged in a process to recruit the Chair. The County's representatives to the JDA have chosen to defer the appointment of the Vice Chair to the JDA.

Action Requested:

A nomination of one of the County's JDA reps to the position of Vice Chair followed by a vote by the JDA.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 5a

MEMORANDUM

DATE: February 6, 2023
TO: Joint Development Authority Board of Commissioners
FROM: Directors Collins and Perrault
SUBJECT: 2023 JDA Schedule

JDA staff proposes the attached meeting schedule. The proposed schedule would have the JDA meet every other month, with the next meeting occurring on the first Monday in April. Additional meetings may be scheduled at the direction of the JDA, as set forth in the Bylaws.

Attachment:

JDA Meeting Schedule with dates

Action Requested:

Approve the 2023 Joint Development Authority meeting schedule.

TCAAP Joint Development Authority

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



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 5b

MEMORANDUM

DATE: February 6, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: LMCIT Waiver

The Joint Development Authority (JDA) obtains liability coverage from the League of Minnesota Cities Insurance Trust (LMCIT). Each year, the JDA must decide whether to waive the monetary limits on municipal tort liability limits to the extent of the coverage purchased. The decision must be made by the JDA each year. In previous years, the JDA has chosen to not waive monetary limits on municipal tort liability.

Attachment:

League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form

Action Requested:

Authorize the execution of League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form, with no waiver of statutory tort limits.



LIABILITY COVERAGE – WAIVER FORM

LMCIT members purchasing coverage must complete and return this form to LMCIT before the effective date of the coverage. Please return the completed form to your underwriter or email to pstech@lmc.org

This decision must be made by the member’s governing body every year. You may also wish to discuss these issues with your attorney.

League of Minnesota Cities Insurance Trust (LMCIT) members that obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits apply regardless of whether the city purchases the optional excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could potentially recover up to \$2,000,000 for a single occurrence. (Under this option, the tort cap liability limits are waived to the extent of the member’s liability coverage limits, and the LMCIT per occurrence limit is \$2 million.) The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name

Check one:

- The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04.
- The member **WAIVES** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04 to the extent of the limits of the liability coverage obtained from LMCIT.

Date of city council/governing body meeting _____

Signature _____

Position _____



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 6a

MEMORANDUM

DATE: February 6, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Joint Development Authority Values Setting

The JDA may want to consider adopting a statement of values that would help guide future decision making on the project. The below wording has been offered for consideration, but the board may edit as desired.

Project Vision:

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.

Requested Action:

Adoption of JDA Board values



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 6b

MEMORANDUM

DATE: February 6, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Creation of Advisory Committee

The JDA Bylaws allow for an advisory committee to be created by resolution. City and County staff are suggesting the JDA create an advisory committee consisting of two JDA Commissioners to review business items and make recommendations to the full JDA Board. The advisory committee would be supported by staff as needed and would depend on the nature of the discussion. The advisory committee would meet more frequently than the JDA Board.

Requested Actions:

1. Discuss the creation of an advisory committee;
2. Approve Resolution 2023-001 Creation of Advisory Committee

Attachment:

Resolution 2023-001 Creation of Advisory Committee



**Joint Development Authority
TCAAP Redevelopment Project**



Attachment 6b

**Resolution 2023-001
Creation of Advisory Committee to the Joint Development Authority**

WHEREAS, the Joint Development Authority was established in 2012 between Ramsey County and the City of Arden Hills; and

WHEREAS, the Joint Development Authority is charged with overseeing the TCAAP development from remediation, planning and zoning, infrastructure improvements and financing, redevelopment, and economic development on the TCAAP property; and

WHEREAS, the Joint Development Authority approved Bylaws of the JDA, and those Bylaws allow the Joint Development Authority to create advisory committees; and

WHEREAS, the Joint Development Authority has identified a need for an advisory committee to review all general items of the Joint Development Authority and make recommendations to the Joint Development Authority on such business items.

NOW, THEREFORE, BE IT RESOLVED that the Joint Development Authority hereby establishes an Advisory Committee to the Joint Development Authority to review and make recommendations to the Joint Development Authority on any matters the Joint Development Authority may take up. The Advisory Committee will consist of one representative each from the County and City Joint Development Authority's Representatives, with staff will support of the Advisory Committee as needed. The Advisory Committee members will be appointed for one year. The members for 2023 will be _____ from Ramsey County and _____ from Arden Hills. The initial term for each member will last until December 31, 2023. The Advisory Committee will meet on a schedule to be determined by the advisory committee.

ADOPTED BY THE JOINT DEVELOPMENT AUTHORITY ON THIS 6th DAY OF FEBRUARY 2023.

, Vice Chair

Kari Collins, Administrative Director



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 6c

MEMORANDUM

DATE: February 6, 2023

TO: Joint Development Authority Board of Commissioners

FROM: Directors Collins and Perrault

SUBJECT: Other General Updates on TCAAP/RCC

JDA Commissioners or staff may give other relevant updates on TCAAP/RCC.