

Joint Development Authority  
Monday, June 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 (arrived at 5:33 p.m.), Commissioner Tom Fabel, Commissioner Tena Monson

Also present: Dave Perrault (Arden Hills); Jessica Jagoe (Arden Hills); Kari Collins (Ramsey County), Jenny Boulton (Kennedy & Graven)

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 Monson seconded by Commissioner Frethem to approve the April 3, 2023 JDA meeting minutes as presented. Motion carried.

Public Input

Brenda Holden, 1881 Beckman Avenue, stated in the minutes from last month Richard Wentzel asked what has been accomplished on TCAAP. She reviewed a complete list of all that had been accomplished which began with the creation of a Joint Powers Agreement and the JDA. She noted a master developer was selected through a joint process with Ramsey County and a JPA was approved to clean the property. She explained the City worked with Ramsey County and MNDOT to install roundabouts at County Road H. In addition, I-35W, Highway 10 and 96 were all redesigned to improve traffic flow in preparation of TCAAP. She reported the City created the Land Use Zoning Plan for TCAAP, which Ramsey County approved in 2016 and the AUAR was updated in 2014 and 2019. She indicated a road was installed through the thumb parcel which makes the property more saleable and fiber channel was installed for future use. She reported the City successfully defended the JPA from the Ramsey County lawsuit. Following the County's direction a TCAAP development proposal was negotiated with the developer in May of 2022 which was rejected by Ramsey County in June of 2022. She reported the City worked with Ramsey County on other potential projects, such as the Vikings Stadium and Amazon headquarters. She commented further on the history of the project noting the City successfully defended the wildlife corridor during the development for Betty McCollum, while

also creating a land use and comprehensive plan for TCAAP. She hoped that this summary would help clarify what the City has been doing to prepare TCAAP for development.

Linda Swanson, 1124 Ingerson Road, asked Commissioner Fabel to be transparent with respect to the JDA Advisory Committee meetings. She reported this was a unique committee that would be guiding the development of TCAAP and these meetings should be allowed to be seen by all residents. She asked that this committee not remain hidden because this was not transparent.

Donna Weiman, 1406 Arden View Drive, indicated it has been stated Ramsey County's finances have changed in the last few years. She explained she would like to better understand how the County's finances have changed and what are the reasons. She also wanted to understand what these changes mean for TCAAP and the citizens of Arden Hills. She questioned if a redevelopment director had been selected for this project. She understood the County wanted 15,000 deeply affordable housing units in Ramsey County. She requested the County provide what this income level would be for a family of four. She stated up to 740 more units were being considered for TCAAP and she inquired how this would be accommodated on the TCAAP site. She asked when the County would provide the proposed development terms to Arden Hills. She believed it was reasonable that a draft timeline was known and she believed the citizens of Arden Hills should know this too.

Kathy Sukke, 1286 Karth Lake Circle, was of the opinion this committee was stacked at its reemergence by the City and beyond. She stated it was nice that Commissioner Frethem was able to attend these meetings after skipping mediation. She expressed concern with the fact Commissioner Frethem was interested in a density of 2500 units on TCAAP. She feared that Chair Wicklund replacing a citizen of Arden Hills was stacking the deck in favor of the slate. She expressed concern with the fact Commissioner Fabel and Commissioner Frethem were meeting with the developer without these meetings being open to the public. She indicated this does not bode well for Arden Hills. She feared the slate members (Councilmembers Rousseau, Monson and Fabel) were breaking open meeting laws by having an agenda approved before the Council meetings, thus blocking anything that gets in the way of their group think. She stated there is no transparency when it comes to this project and no use of existing insight when it comes to this complicated business. She believed the 8,000 residents of Arden Hills deserved better. She urged the JDA and City Council to begin respecting the taxpayers and citizens of Arden Hills. She recommended an audit function be put in place for each of the critical areas of this project in order to consider the viability of this project. She recommended all future communication with the public be open, timely and honest, not buried in a website. She recommended open houses and public comments be taken before this project moves forward. She suggested an accurate and current traffic study be completed including North Heights and newer developments surrounding TCAAP. She requested the JDA not ruin Arden Hills the way Roseville has been ruined. She discussed how the push for density was four years too late and reiterated that a judge ruled in favor of the City. She did not want to see lousy dense housing on TCAAP as a make up to Ramsey County. She was of the opinion 1200 to 1300 units would be appropriate and livable on TCAAP and would not strain the residents of Arden Hills. She

understood water was polluted four feet down on TCAAP, she questioned what this meant and wanted to know how this would impact the community. She wanted to better understand how TIF would be used for this project and wanted to see real integrity used when considering the use of TIF. She recommended an audit function be put in place to review the solid numbers so each area was understood before this project becomes a government induced disaster once again.

#### Consent Agenda

None.

#### Old Business

None.

#### Public Hearings

None.

#### New Business

##### a. Overview of TCAAP Redevelopment Code

Director Perrault stated the JDA Commissioners requested a brief overview of the TCAAP Redevelopment Code (TRC) at a previous JDA work session. A high-level presentation was provided to the JDA on the TRC. It was noted the purpose of this presentation is to provide an overview of the zoning governing TCAAP as it exists today, which was approved in 2016 by the City of Arden Hills and Ramsey County. While the code was created following extensive work by the City, County, consultants, and many rounds of public engagement, this presentation focuses on what the current zoning allows for on the site. Staff spoke to each of the districts within the development in further detail and asked for comments or questions. It was noted the TRC was available on the City's website.

Commissioner Monson asked staff to provide the JDA with a visual example of gross density for existing neighborhoods in Arden Hills for comparison purposes. Director Perrault stated he would put this information on the JDA website and would bring this information back to the next JDA meeting.

Commissioner Monson requested further information how the Town Center District would promote walkability and what tools were in place to create a more walkable and accessible community. Director Perrault reviewed the location of the proposed trails within the development and noted the goal would be to have retail businesses connected by sidewalks within the Town Center.

Commissioner Monson stated she wanted to be assured that the TRC and other documents would support this vision for the Town Center area.

Commissioner Fabel questioned if the TRC gave much definition for the spine road. Director Perrault stated this would not be found in the TRC, but would be within the preliminary design report for infrastructure which was drafted by Kimley Horn.

b. Adopt Energy Advisory Committee Resolution

Director Collins stated the Joint Development Authority discussed at the May 1, 2023, Special JDA Work Session the creation of an Energy Advisory Committee to explore and research green energy options for the Rice Creek Commons site to then bring back to the JDA Board. The JDA attorney drafted the Resolution to create this committee. The Resolution establishes that one JDA representative each from the City and County will be committee members, with support from City and County staff. Committee members may invite others, such as subject matter experts, to join committee meetings as needed.

Commissioner Reinhardt stated she believed this was an incredibly important thing for the JDA to do. She believed this was more than just a committee and noted she supported this initiative moving forward.

Commissioner Fabel recommended the City and County keep in mind the Primer Tracer property may be up for sale in the future, which would be a wonderful space for a solar array.

Commissioner Frethem stated she loved this idea and suggested Item 3 be amended to ensure this committee focus on green infrastructure and energy goals that should be put into the master development agreement. She was concerned that technology scenarios or scenarios for green infrastructure were not the role of the JDA.

Commissioner Monson explained she supported the committee and the amendment to Item 3 as proposed by Commissioner Frethem. She believed this committee would assist the JDA with pursuing energy funding for this project.

Motion by Commissioner Frethem seconded by Commissioner Fabel to adopt Resolution 2023-02, approving the Creation of the Energy Advisory Committee to the Joint Development Authority as amended. Motion carried.

c. Approve JDA Communications Plan

Director Collins stated Goff Public drafted the JDA Communications Plan based on the presentation and discussion at the May 1, 2023, Special JDA Work Session. It outlines at a high level the roles and responsibilities of Goff, the County, the City, and other relevant parties regarding communications about JDA activities.

Commissioner Reinhardt thanked staff their efforts to put this communications plan together.

Commissioner Fabel questioned what the status was of the website. Sarah Swenson, Goff Public, reported the website was update and could be viewed at RiceCreekCommons.com. She noted she was working to put together an FAQ portion for the website.

Commissioner Reinhardt supported the website showing density and streetscaping examples for the project.

Chair Wicklund asked if Ms. Swenson would be attending all of the JDA meetings, in order to keep the website updated. Director Collins reported Ms. Swenson's attendance would depend on the agenda items being discussed. She noted Ms. Swenson could always review the minutes in order to keep the website updated.

Commissioner Frethem recommended the second bullet point be amended to show the Chair will approve and not the advisory committee.

Commissioner Monson questioned if information on Rice Creek Commons was within the City's website. Director Perrault reported a link has been placed on the front page of the City's website to direct visitors directly to information on Rice Creek Commons.

Commissioner Monson asked if there would be an intention for the website to serve as a vehicle for public comments. Ms. Swenson explained public comment would come through JDA meetings or through a public comment period.

Commissioner Monson requested further information on the vision regarding community engagement. Ms. Swenson stated a community engagement consultant would be hired to assist with this task and those consultants would be knowledgeable about the topics.

Commissioner Monson inquired when the Directors would be hiring a community engagement consultant. Director Collins reported this would depend on the ask from the JDA and if they had a single ask or if they wanted to hold a series of community engagement events. She anticipated it would take six to eight weeks to hire a community engagement consultant.

Commissioner Monson expressed concerns with this process and the fact that the JDA did not currently have a consultant on board to assist with community engagement. She supported the JDA having additional discussions about identifying community engagement topics.

Commissioner Reinhardt recommended the JDA have a standing agenda item where the JDA is provided with a communication update. She stated this would be key to this project going forward.

Chair Wicklund explained the JDA is being asked to approve a communications plan at this meeting. He noted the JDA was also discussing what a community engagement plan would look

like. He stated if the JDA wanted to discuss the community engagement process further this could be done in July.

Commissioner Frethem suggested the community engagement process be further addressed under the Road Map discussion.

Commissioner Monson supported this recommendation.

Motion by Commissioner Frethem seconded by Commissioner Reinhardt to approve the JDA Communications Plan as amended. Motion carried.

d. Approve 2023 JDA Budget

Director Collins stated the 2023 JDA Budget is an estimate of ongoing costs related to professional services contracts for legal and communications services, as well as any meeting administration and insurance. A small contingency amount is included to cover unforeseen costs. This budget does not include other potential activities discussed by the JDA including, but not limited to, energy advisory committee expenses and real estate expert presentations.

Commissioner Frethem explained for transparency purposes, the JDA has set aside a large portion of the budget for communications and community engagement.

Commissioner Monson questioned if additional funds had been set aside for community engagement within the communications line item. Director Collins reported this was the case.

Commissioner Frethem asked if legal costs for an MOU from the Energy Advisory Committee would require a separate line item. Director Collins stated if an MOU was with an energy party and the JDA, the costs would be legal in nature and would come out of this budget.

Commissioner Fabel inquired if the City of Arden Hills would incur any out of pocket expenses within this budget. Director Collins explained the City of Arden Hills would incur no out of pocket expenses.

Motion by Commissioner Reinhardt seconded by Commissioner Fabel to approve the 2023 JDA Budget. Motion carried.

Administrative Director's Report

a. Review Road Map

Director Collins reviewed the road map for the Rice Creek Commons project in detail with the JDA. She explained a July 3 work session meeting was not reflected on this schedule. She noted the next JDA meeting was scheduled for August 7.

Commissioner Reinhardt supported the JDA holding additional discussions regarding community engagement and recommended this topic be added to the Road Map.

Commissioner Fabel stated he did not see an entry for a June 9 Advisory Committee meeting on the Road Map. He explained the mass grading and spine road would be addressed at this meeting, along with updated expenditures.

Commissioner Frethem indicated there was a lot of infrastructure that has to get back in place in order for this project to move forward. She reported she wanted the JDA to hold structured or meaningful community engagement because there were questions that needed answers. However, she needed these questions to be decided before community engagement should be pursued. She did not believe a July 3 work session to discuss community engagement was necessary at this time, because she was uncertain what questions should be asked of the public at this time. She hoped the JDA would be in a better place in August or September in order to further consider the term sheet.

Commissioner Fabel agreed stating there was no new information on the table at this time to discuss.

Commissioner Reinhardt explained it may be difficult to hold a work session meeting on July 3. However, the group could possibly meet on July 10. She indicated she would support the group discussing what major topics should be addressed in order to create a framework on how to pursue community engagement.

Commissioner Monson stated she would like the JDA to hold a work session meeting in July to brainstorm and create ideas regarding community engagement. She believed this would be valuable for the JDA.

Chair Wicklund questioned if there were any other dates in July to hold a JDA work session. Director Perrault reported Mondays were difficult for the City of Arden Hills, except for the first and fifth Mondays of the month. He noted July 31 could work.

Commissioner Reinhardt suggested the JDA hold a work session on Tuesday, July 11 at 5:30 p.m. The JDA supported this recommendation.

#### Development Director's Report

##### a. Receive JDA Advisory Committee Update

Director Perrault provided the JDA with an update from the JDA Advisory Committee. He noted the JDA Advisory Committee met on April 13, April 27, May 4, May 11, and May 18 stating remediation issues were addressed. A copy of the minutes from these meetings can be found on the City's website. He stated the infrastructure package would be addressed at the

upcoming JDA Advisory Committee meeting. He commented further on the intent of the JDA Advisory Committee noting all topics would be brought to the JDA at a future meeting.

Commissioner Monson recommended the remediation information be placed on the Rice Creek Commons website for the public to review. She stated she looked forward to learning more about the actual costs for this project.

Director Collins introduced Ella Mitchell to the JDA noting she would be serving as one of the Redevelopment Managers for this project. She noted Larina DeWalt would be starting with the County tomorrow and would also be assisting with the project.

#### Commissioner Updates

Commissioner Frethem thanked Councilmember Holden for providing a summary of all the work that had been done in the past. She then reviewed all of the interactions she has held in Arden Hills in the past year and noted she did not attend any mediation hearings because she was not on the board at that time. She reported she represented the residents of Arden Hills and she wanted Rice Creek Commons to be a good development for the community. She commented on how the County would not be making a decision on the Rice Creek Commons project until more data was available.

#### Adjournment

Meeting adjourned at 6:54 pm.

Approved Jon Wicklund  
Jon Wicklund, Chair

8/15/23  
Date