Council Reiterates TCAAP Redevelopment Goals, Schedules Public Forum

After more than two years of working with Ramsey County, the City of Arden Hills is getting closer to making the TCAAP/Rice Creek Commons (RCC) development a reality. In the final phases of negotiating a Master Development Agreement, the City Council is reiterating the goals for the development and seeking feedback on how the City should proceed.

Since the beginning of the development process and reiterated in 2016, the City has maintained a series of principles and goals to ensure that the TCAAP redevelopment is an enhancement to the City and its existing residents.

In January of 2016 the Council adopted the following position on TCAAP:
The City in partnership with Ramsey County seeks to redevelop the TCAAP property to achieve the goals identified in the City’s Comprehensive Plan consistent with the adopted and approved Master Plan and TCAAP Redevelopment Code.

The City seeks to develop a true mixed-use village consisting of office, manufacturing, retail space and housing for the area that provides new tax revenues, a diverse blend of land uses, high wage jobs, and the efficient delivery of public and private services that will enhance but remain complementary to existing development within the City.

Diverse Development
The City envisions a vibrant blend of housing, office, retail, manufacturing and other commercial and light industrial uses in the area. It is the City’s prerogative to decide what types of residential and business uses can happen on the site, but it is ultimately the developer and County’s decision to decide the specific businesses and residential make-up.

High-Wage Jobs
Fifty-three percent of the developable acreage of RCC is designated for office, manufacturing and retail purposes. The City seeks the creation of new, high wage, long-term jobs for this area.

Sustainable and Efficient Delivery of Public and Private Services
The City seeks development that promotes public transit, efficient refuse and recycling collection, public recreation opportunities, and that minimizes demands on public safety and transportation funding.

Supplemental Goals
Since 2016, the City has worked earnestly to achieve these goals and will continue to partner with the County and developers to ensure the goals are met.

In addition, we are working to ensure that the final Cooperative agreement protects the City financially. To that end, we have developed the following supplemental goals in the final stages of the negotiation:

1. Add to the existing stable tax base without putting the City’s credit rating at risk.
2. Ensure the costs related to building and maintaining the traditional City services do not jeopardize the City’s financial stability or credit rating.
3. Develop a City Civic Space that is welcoming and utilized by all Arden Hill residents.
4. Create a diverse housing stock to include senior housing, affordable housing and single-family housing.

November 15 Public Forum
On November 15, the City will hold a public forum to ensure residents can offer feedback on the supplemental goals and to allow the Council and staff to share the final framework for our partnership with Ramsey County and the developer.

Additionally, the public forum will gather feedback about the proposed civic space on the site and its uses. A Civic Site Task Force, including volunteers from the City, has been formed. Site architects and consultants will attend.

If you are unable to attend, please send your comments in writing to info@cityofardenhills.org or to City Hall, 1245 W. Highway 96, Arden Hills, MN 55112.

Election Information

Election Day is Tuesday, November 6.

For more information about absentee and early voting, as well as polling locations, see page 3.

For information on the City Council candidates, see pages 2-5.
City Council Candidates Outline Their Goals

Candidates were asked to respond to the following:

1. **Tell us about yourself and your general interest in serving on the Arden Hills City Council.**
2. **Please provide us with information on what you would like to see happen in Arden Hills, your specific interests as a Council candidate, and relevant background and experience.**

Candidate profiles begin below and run through page 5.

David Grant

I currently serve as Mayor of Arden Hills. My family has lived in the city for 29 years. My wife Linda and I own a home and have raised two children, both are Mounds View School District and University of Minnesota graduates. I served on the council from 2000 to 2010 as a councilmember and from 2011 to present as your Mayor.

Arden Hills is a great place to raise a family in so many ways. We have benefited from great schools, strong neighborhoods where people know and care about each other, low crime, a stable economy and easy access to jobs. I serve as Mayor to give back to the community that has given us so much.

Linda and I enjoy using the parks and trails. We are often on the trails walking our dog Shadow. I want to ensure our Parks, Trails and Recreation programs meet the needs of our community.

After a retirement from Delta Airlines I returned to work. I currently work for Stauer, Inc. as a Senior Business Intelligence Analyst. I have an M.B.A from Minnesota State University Mankato.

I know being Mayor takes a depth of knowledge, historical perspective and experience to lead the city. I enjoy listening to the concerns of all residents to make balanced decisions and not ones based on special party interests. Having served the last 18 years on the council and being a resident for 29 years, I have a good idea of what we value and I enjoy hearing from you.

I thoroughly understand that businesses are an important thread in the fabric of our community. Businesses provide jobs and opportunity. I am pleased that we were able to retain Land O’Lakes as one of our major employers.

Aden Hills now has an S&P AAA bond rating due to years of sound fiscal management. It took strong fiscal policies and adherence to those policies to receive S&P’s highest rating. I believe that it is important to operate a city that has strong financial management.

I want to place the focus of the council on the existing community and TCAAP as an important item for our future. The city soon will be approaching 70 years of age at a time when the economy is rebounding. We need now more than ever to place emphasis on maintaining and improving the beautiful city we have and keeping taxes as low as possible while achieving this.

I am honored to serve as your Mayor, and I ask for your vote this November.

I can be reached at Davidgrant320@gmail.com, or at 651-538-0747.
Since 2007, I have had the privilege of representing the residents on the Arden Hills City Council. I reside at 1804 Venus Avenue with my husband Jeff; we have been residents of Arden Hills for 30 years.

I have two grown daughters who went through the Mounds View school system; Carolyn, a teacher, lives in Minneapolis; and Corinne, a social worker, lives in Duluth. My philosophy is to make sensible, proactive decisions, which improve our city while still maintaining our safe tree-lined streets and vibrant neighborhoods. I communicate and listen carefully to the views of the residents, which is my most important responsibility.

As a 12-year Councilmember, I have been working hard for the residents of Arden Hills. These are my continuing goals:

• Keeping City taxes one of the lowest in the metropolitan area.
• Supporting the Mounds View School District’s public school community.
• Planning fiscally responsible and sustainable goals for TCAAP/Rice Creek Commons.
• Enhancing the business climate for new and expanding businesses.
• Advocating for a community that serves residents of all ages and backgrounds.
• Promoting active lifestyles with a walkable/bike friendly community.
• Protecting our community with the Ramsey County Sheriff and Lake Johanna Fire Department.

These are recent accomplishments while on City Council:

• Business and Retail Growth: Land O’ Lakes expansion, HealthPartners expansion, Lexington Station, Walgreens, Tavern Grill, Dunn Brothers Coffee, Nutmeg Brewery, Marriott Springhill Suites, Alpine Factory, Goodwill.
• Residential Development: Johanna Shores Presbyterian Homes, Fox Ridge, E Street Flats, Arden Flats.
• Trail expansion and playground improvements: Trails on County Road E2, County Road E and Old Snelling and to Tony Schmidt Park; Perry Park and Hazelnut Park dog parks; renovations at Johanna Marsh and Valentine Park.
• Financial stewardship: The City’s bond rating upgraded to S&P AAA; the City has received Minnesota Government Finance Officers Association awards for financial management for nine consecutive years.
• Instrumental in the formation of the Arden Hills Foundation to improve the City’s quality of life.

As a fiscal conservative, I have always set priorities for City expenditures that are well-planned, cost-effective and wisely spend residents’ tax dollars. I believe in thoughtful long-range planning, developed with citizen input, to address the many issues facing Arden Hills. My goal in the planning process has always been to put the interests of the residents first; I believe that Arden Hills will remain a vibrant and attractive community if my decisions reflect the values of the residents.

I am committed to a Rice Creek Commons/TCAAP development that will be first class and a true asset for Arden Hills. With the rest of the City Council, I am working hard to keep expenses for the development and on-going maintenance low to minimize any tax impact for Arden Hills’ residents.

I am honored to represent the residents of Arden Hills. I look forward to the next four years on City Council and ask for your vote. I welcome you to contact me at 612-599-2457 or franh116@aol.com.
What Can You Do for Water This Fall?

It may not feel like it, but fall will be here soon. Temperatures will start to drop, and everyone will break out their favorite sweatshirts and comfy clothes. The Vikings will play on Sundays and pumpkins will make their yearly appearance. Most importantly, leaves will fall from the trees and scatter across the ground. While this is happening, pollutants may be entering your water.

Tree leaves contain key nutrients used for plant growth. If these leaves flow into our lakes and streams, they will break apart and nutrients such as phosphorus and nitrogen will be released. This is when nutrients become pollutants! These nutrients help algae grow and reproduce. Algae is natural, but it will start to turn the lake green in large quantities.

What can you do for water this fall? Rake your leaves! Taking away this source of nutrients will cut off the algae’s fuel for growth. If algae can’t grow, our lakes will be clearer. Grass clippings contain nutrients as well. So, if you are still mowing your lawn, you can catch or mulch those clippings. Leaves and clippings should be composted or bagged and given to a waste disposal organization. Don’t forget to check street sewer grates and remove leaves and other debris that could lead to increased nutrients in our lakes and streams.

Article and photo courtesy of Rice Creek Watershed District.

I was born in the Bronx, raised in the Long Island suburbs and attended New York public schools. My parents were both raised in a working-class family of immigrants.

From a young age, I learned the value of hard work, a good education and financial responsibility. I met my wife Marlys while working at First Bank System (now US Bank). I’ve been married 12 years and have four grown children Danielle, Jaime, Zachary and Benjamin.

I came to Minnesota in 1995 to work as the Division CIO for FBS Mortgage and moved to Arden Hills in 2006.

Throughout my career, I’ve been a coffee shop owner, an independent business owner and an IT consultant, as well as a senior executive for several large corporations such as US Bank, Wells Fargo, Fiserv, Meritain Health and First Boston, where I managed large budgets and complex multi-million-dollar projects. I hope to bring my planning, risk management, financial expertise and project management skills to help the city keep its commitment to its core values.

As a father and Arden Hills resident, I understand the priorities of our neighborhoods. It is important to me that our city gives everyone the opportunity to enjoy a high quality of life, and I will ensure that our friends and neighbors have a city that works for them every day.

I am a fiscal conservative and a proponent of responsible spending. As your Council member, I will use my experience in planning, budgeting, project and risk management to help shape a better future for Arden Hills. To accomplish this, I believe all of our neighbors deserve a seat at the table to solve our complex problems.

Families looking at Arden Hills are not just buying or renting a home — they’re also buying into and becoming a part of our great neighborhoods. I believe that the way to create a great community is by ensuring that Arden Hills continues to offer the highest quality “top of mind” things that make our neighborhoods truly great.

- Pride in ownership
- Low crime rate
- Great schools
- Outdoor activities abound
- Family friendly
- Business friendly
- Nearby shopping, restaurants and entertainment

As a councilmember, it will be my goal to push forward policies that will not only build on what the city has already accomplished, but to use my extensive business experience to take it to the next level.

Arden Hills has been fortunate to have a history of strong leadership. I will honor the legacy of those who have come before me by standing up for our core values and working tirelessly to improve public safety, reinvigorate our city’s infrastructure, innovate and streamline city government and fight for neighborhood services.

I can be reached at greg@greg4ardenhills.com, or at 952-334-3241. Please visit my website at www.Greg4ArdenHills.com.
I am 66 years old and have been an Arden Hills resident since 1996, with my wife Eileen and our now adult children Kelly and Alex. My sister and I were raised as military dependents and grew up throughout the United States as well as having lived briefly in the Philippines.

Education:
MBA – Western New England University, Springfield, MA; BBA – Pacific Lutheran University, Tacoma, WA; AFROTC graduate, University of Puget Sound, Tacoma, WA; AA and AT (Technology) degrees – Pierce College, Tacoma, WA

Occupation: IT Project Manager, U.S. Dept. of Veteran Affairs (2009-current). I have 20 years of experience in the public sector including K-12 public education and active duty military (USAF). Private sector experience includes the Minneapolis Federal Reserve, commercial banking, credit union service providers and U.S. IT Manager for Europe’s largest product certification/quality management body. I’ve also worked as an independent IT consultant.

Relevant Civic Experience: Arden Hills City Councilmember (2017-current); Parks, Trails and Recreation Committee 2008-2016 (chair in 2011); Head and Assistant Head Election Judge since 2004; ISD 621 Facilities and Technology Committees. Council Liaison for Communications Committee and Planning Commission. Current Board Member of Ramsey County League of Local Governments and representative on Beyond the Yellow Ribbon Suburban Ramsey County steering group.

I am seeking reelection to the Council and my first full four-year term. I was deeply honored to be elected as the candidate to complete the final two years of Dr. Robert Woodburn’s term following his tragic death after an automobile accident in 2015. His spirit of community service continues to motivate me.

The overwhelming challenge before this Council continues to be the redevelopment of the 427-acre former TCAAP property. With a vision of dramatically expanding and transforming our city, I and the other members of the current council are committed to the project’s success, but as a federally certified Program/Project Manager with decades of experience managing large-scale programs in the public and private sectors, I have deep concerns about certain financial and project risks for this development that are not being adequately addressed or mitigated by the County and our master developer Alatus.

The City’s cost for this project is a projected $8.1 million. That equates to roughly $2,500 for each of the city’s 3,200 households with a vague promise of those costs being recouped in 10, 15 or more years by future revenues generated from a fully developed Rice Creek Commons. As we have seen countless times before, these large publicly-funded projects, notably Ramsey Town Center and New Brighton’s Northwest Quadrant, rarely achieve initial projected economic goals. The County’s purchase of the property forces the taxpayers of the county and city into a role of “investors of the last resort.” Investors deserve full disclosure, transparency and a voice as stakeholders as well as a process which honors prior agreements. It is understandable the developer wants to fast track the project before the next inevitable economic downturn occurs, but we cannot afford to circumvent proper due diligence and public input.

I welcome you to contact me at 651-604-0919, or by email at slsecom@comcast.net.

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**Halloween BOO Bash**
Saturday, October 27
5:30-7:00 p.m.
Arden Hills City Hall

What could be more fun and a little spooky than winning prizes at a carnival, playing Ghost Bingo, creating Halloween crafts, carving/decorating your own pumpkin and eating a pizza dinner? Special prizes will be given out to participants in costume!

Ages 2-10; $10 per person (child or adult)

Registration Deadline: Wednesday, October 24

To register, visit cityofardenhills.org/recregistration.

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**Parents’ Night Out, Kids’ Night In**
Friday, October 5 and Friday, November 9
6:30-9:00 p.m.
Arden Hills City Hall Community Room

Parents, it is time for you to enjoy a Friday night to yourselves! Bring your kids to Arden Hills City Hall as we create fun crafts, play games, enjoy a nut free snack and watch a G-rated movie.

Ages 5-12; $15 Resident, $25 Non-Resident

Registration Deadline: Wednesday the week before.

To register, visit cityofardenhills.org/recregistration.
Nicholas Roberts, president and owner of Roberts Management Group, is well-known in Arden Hills for his retail and commercial ventures and philanthropic activities. He succeeds his father, Scott Roberts, and his grandfather who founded Roberts Development Company in 1955.

Nicholas recently reflected on the family business, the legacy that brought him to where he is today and his hopes and plans for the future.

**The Past: Building on three generations of success**

Roberts Management Group is a third-generation family business. Nicholas’ grandfather Donald Roberts started out developing single family homes and then moved to developing apartment buildings in the Shoreview, Arden Hills and Roseville areas of the Twin Cities. Soon after, he built an industrial building for the Twin Cities Candy Company. He also decided to diversify into developing and leasing industrial buildings in the Twin Cities. Nicholas’ father Scott Roberts went on to develop more than $100 million worth of commercial real estate in the Twin Cities.

Nicholas began his real estate career in high school working over the summers doing demolition, construction, landscaping and even parking lot repairs. He worked his way up the ladder in the family business as a construction manager, later joining the leasing team and eventually making his way to president of the company.

Nicholas’ more notable projects include: Red Fox Business Center, located down Red Fox Road, south of the I-694 and Lexington Avenue interchange; and Lexington Station, adjacent to the business center. In 2013, he purchased and tore down the Blue Fox restaurant and built a new building, which represented his first venture in retail. The building is anchored by Starbucks and Noodles & Company.

**The Present: Lexington Station Phase II tenants announced**

This past May, the company broke ground on Phase II of Lexington Station and recently welcomed the following tenants, whose businesses are scheduled to open in December and January: Jimmy’s Old Southern Barbecue, a concept started by Dave Anderson, previous owner of Famous Dave’s; Club Pilates fitness studio; Orchid Vietnamese Restaurant, which is a second location, with the first being located off of I-35E and County Road J in White Bear Township; Pet Evolution, a pet grooming, food and supply store; Pancheros Mexican Grill; Dan Reichert, State Farm Insurance; and Jimmy John’s.

“It’s fun to meet different business owners and hear their stories,” Nicholas said. “I enjoy having a vision for a piece of land and getting that on paper with an architect, building it and seeing how it improves the quality of people’s lives that live in, work in or shop in of our developments. It’s what I love about what I do!”

**The Future: Lexington Station Phases III and IV and Traverse Business Center**

Plans to develop a third and fourth phase of Lexington Station are currently underway and will include a 3rd multi-tenant building that will be a sister building to Phase I & II and a fourth building that will most likely be a small box retail store.

“As the project becomes a hub for both work and local shopping, we strongly believe that phase three and four will solidify the Lexington Station development as a local and regional destination,” he said.

In addition, Nicholas acquired a large 26.5-acre piece of land on the northeast corner of I-35W and I-694 for what will become Traverse Business Center.

“This site is one of the last remaining large sites located on the I-694 loop,” Nicholas said, “and will provide exceptional visibility and accessibility for those occupying the site.”

**Building a Legacy: Partnership and philanthropy**

Nicholas is aware that he is not just building and leasing buildings. “We have always been long-term owners and it has been ingrained in my head since I was a kid. Long-term, I know that I too will pass down this business to my kids,” he said.

“I didn’t want to build something trendy,” he said of Lexington Station. “I like to develop and own assets that have a timeless appearance that reflects high-quality building and design principles, and serves as a showpiece for business owners and for retaining employees. I consider each of our tenants a business partner more so than a customer. We have tenants in our portfolio that have leased from us for 30-plus years.”

Nicholas also continues his father’s tradition of building partnerships with the greater community. Roberts Management Group sponsors the City of Arden Hills annual Egg Hunt and Bark & Rec Day events and offers scholarships to families for Parks & Recreation classes. Additionally, Nicholas and his employees are active with the Arden Hills Foundation, Ralph Reeder Food Shelf, and Toys for Tots programs.
A family day event and ribbon-cutting ceremony were held in mid-September to recognize the recent expansion of the HealthPartners Arden Hills Clinic at 3930 Northwoods Drive.

The expansion adds some 8,500 square feet to the clinic and allows for more patient rooms, onsite ultrasound and expanded specialty services like OB/Gyn, Adult and Pediatric Dermatology and Pediatric Endocrinology. Additional parking spots also were added.

“A true community is not just about being geographically close,” said Clinic Manager Michelle Tennant. “It is about being connected and responsible for what happens. We are delighted to be able to expand our services for our community and to continue with the HealthPartners mission to improve health and well-being in partnership with our members, patients and community. We look forward to serving you and your families.”

“There are many types of businesses and organizations in Arden Hills, and healthcare is one of the most important,” said Mayor David Grant. “The health and wellbeing of our community contribute to our quality of life and HealthPartners has been providing high-quality healthcare and services to our families, seniors and community members for decades.”

### Benchmarks: A review of recent City Council action

**July 23, 2018**  
All items approved unanimously by 5-0 vote.

- Accepted recognition to Arden Hills by the Government Finance Officers Association for three award programs which promote the best practices for budget and financial reporting: 1) Certificate of Achievement for Excellence in Financial Reporting (CAFR) 2) Award for Outstanding Achievement in Popular Financial Reporting (PAFR) and 3) Distinguished Budget Presentation Award.

- Accepted recognition by the Minnesota GreenStep Cities program for Arden Hills advancing to a Step 2 GreenStep City resulting in the achievement of sustainability and quality of life goals measured by completing actions and performance metrics.

- Accepted the resignation of City Planner Matthew Bachler as of August 9, 2018, and authorized staff to advertise seeking candidates to fill the position.

**August 13, 2018**  
Councilmember McClung, excused. All items approved unanimously by 4-0 vote.

- Appointed Joe Vaughn to the position of Recreation Programmer.

- Accepted the resignation of Roberta Thompson as Chair of the Planning Commission.

- Approved plans and specifications and ordered advertisement for bids for the Old Snelling bridge replacement project. The funding sources for this project are State Bridge Grant funds and Municipal State Aid funds.

**August 27, 2018**  
All items approved unanimously by 5-0 vote.

- Appointed David Swearingen to the position of Senior Engineering Technician.

- Accepted a donation from the Arden Hills Foundation for a park bench at Johanna Marsh Park donated by Michael and Mary Remmers.

- Approved rezoning of the property at 3243 New Brighton Road from R-2 - single and two family residential district to R-1 - single family residential district. Zoning change will not affect the continued use of the property, which is zoned as a house of worship.

- Conducted a public hearing and ordered accelerated nuisance abatement at 3246 New Brighton Road (former Lake Johanna Fire Station now owed by Journey Home Minnesota) for excessive vegetation growth and the accumulation of debris not in compliance with City regulations.

For a complete and detailed listing of recent City Council action, please visit cityofardenhills.org and click on Agendas & Minutes.
Night to Unite

The early August Night to Unite event brought together neighbors from many City neighborhoods to get to know one another, local law enforcement and to share safety tips and information. Thanks to all who participated.

Army National Guard Open House

The Arden Hills Army Training Site was open to the public in early September. Visitors were able to view training vehicles, a drone and talk with staff.

Have a safe and enjoyable fall season.

Sincerely,

Dave Perrault
City Administrator