

Joint Development Authority Advisory and Energy Advisory Committee Summaries

7/23/25 Energy Advisory Committee Meeting Zoom In-Person (Commissioner McGuire, Commissioner Weber, Ella Mitchell, Jessica Jagoe, Rick Carter – LHB)

- Representatives from LHB provided updates on the LEED for Communities certification process. Discussion still targeting Platinum certification and expect to submit to Green Business Certification Inc. (GBCI) for pre-certification around July 31st.
- LHB provided some proposed revisions to the Sustainability Design Guidelines and associated documentation package, and commissioners provided additional comments. These revisions are primarily clarifications on items that were previously unclear and minor changes to align with LEED for Communities.
- LHB provided a brief overview of impacts of recent federal legislation on sustainability implementation such as tax credits for solar/photovoltaics will be phased out sooner, but there are no impacts on tax credits for ground-source/geothermal.
- Update provided on coordination meetings with Xcel on incentives and also their thermal energy network pilot program.
- Staff reported that Ryan Companies has made progress on their sustainability implementation and expects to have more details in the coming months.
- The Committee discussed how updates on clean energy and sustainability may be best shared at a future community event.

6/23/25 Joint Development Advisory Committee In-Person (Commissioner Monson, Commissioner Jebens-Singh, Jessica Jagoe, Ella Mitchell, Larina Dewalt, David Swearingen, Kari Collins, Kathleen Ritter, Bruce Kimmel, Rachel Tierney, Kori Land, Josh Olson, Casper Hill, Felicia Smith, John Mazzitello, Goff Public – Allison Winters and Sara Swenson)

- JDA Advisory subcommittee had a final discussion on the request from Alatus for an extension of the Preliminary Development Agreement prior to the JDA Special Meeting on Wednesday, June 25th. A recommendation of the JDA Advisory Committee members on the extension request will be brought forward at this meeting.

6/18/25 Joint Development Advisory Committee In-Person (Commissioner Monson, Commissioner Jebens-Singh, Jessica Jagoe, Ella Mitchell, Larina Dewalt, Kathleen Ritter, Jenny Boulton, Bruce Kimmel, Kori Land, Josh Olson, John Mazzitello, Alatus Team – Bob Lux, Tony Kuechle, Barrett Corwin, Jay Lindgren)

- Discussion items were the redlines provided to Alatus from Ramsey County on the right of reentry language to be included as part of the Purchase and Sale Agreement.
- County Attorney and County Staff informed Alatus that this would require public bidding for work that is completed within the public right of way. County staff provided an update that Kimley Horn as part of the RFP scope for the Spine Road design plans is preparing the final plat to record to the Spine Road right of way.
- County approval of the plat, as landowner, is expected this summer, after which the final plat will be brought forward to the JDA.
- Additional negotiation will need to continue between the County and Alatus on the purchase and sale terms as it relates to the mass grading.
- Discussion continued on the open items from the term sheet that remain open. The Alatus team shared their perspective of open items which were prevailing wage, right of reentry, and

coordination with 3rd parties such as MPCA and Army on permit approvals. JDA staff identified that there are more open items and it was agreed that JDA staff would provide Alatus a complete list of the Development Agreement items and current status.

6/11/25 Joint Development Advisory Committee In-Person (Jebens-Singh, Jessica Jagoe, Ella Mitchell, Larina Dewalt, Kathleen Ritter, Jenny Boulton, Rachel Tierney, Bruce Kimmel, Josh Olson, Alatus Team – Bob Lux, Tony Kuechle, Jay Lindgren) Virtual (David Swearingen and Joua Yang)

- Focus of discussion was on the right of re-entry details.
- Alatus and the Ramsey County Financial Advisory from Ehlers are working together to review and provide verification of financial and organizational capacity.
- Alatus shared they are gathering more information from homebuilders regarding prevailing wage.
- Alatus stated that they can comply with the sustainability guidelines and district energy.

6/4/25 Joint Development Advisory Committee In-Person (Jagoe, David Swearingen, Ella Mitchell, Larina Dewalt, Kari Collins, Kathleen Ritter, Jenny Boulton, Bruce Kimmel, Kori Land, Josh Olson, John Mazzitello, Alatus Team – Bob Lux, Tony Kuechle, Barrett Corwin, Jay Lindgren)

- Alatus reviewed their proposal for Right of Reentry language. Alatus indicated they are trying to add more specificity to get a schedule on points of the reverter and how could that be quantified for the County to know when there is a performance issue.
- County staff received the proposed language on June 3rd so they had not yet had an opportunity to prepare a redlined response.
- Alatus scheduled a meeting with the Energy Consultants from Ever-Green and LHB to go over the adopted Sustainability Design Guidelines.

5/30/25 Joint Development Advisory Committee In-Person (Commissioner Monson, Jessica Jagoe, David Swearingen, Ella Mitchell, Larina Dewalt, Kari Collins, Kathleen Ritter, Jenny Boulton, Rachel Tierney, Bruce Kimmel, Kori Land, Josh Olson, John Mazzitello, Alatus Team – Bob Lux, Tony Kuechle, Barrett Corwin, Jay Lindgren)

- Review of mass grading and engineering costs for construction of base materials.
- Discussion on right of reentry language for Purchase and Sale Agreement with Ramsey County.
- Alatus reviewed concept for financial security deal structure as well as Development Agreement and Purchase and Sale Agreement language for performance tied to construction commencement.

5/21/25 Joint Development Advisory Committee In-Person (Jessica Jagoe, Commissioner Monson, Commissioner Jebens-Singh, Ella Mitchell, Jenny Boulton, Bruce Kimmel, Alatus Team – Bob Lux, Tony Kuechle, Barrett Corwin, Mark Becker)

- Discussions continued on Development Agreement terms
- Alatus discussed Development Plan to consider take down of California parcel at one time rather than in tranches.
- Review of mass grading timing and terms for financial security.
- Future meeting Alatus to provide an updated development plan showing the construction phasing by neighborhood.
- Alatus is to provide information on the proposal for how that security would be released as well as Development Agreement and Purchase and Sale Agreement language for performance.

5/16/25 Energy Advisory Committee Meeting Zoom In-Person (Commissioner McGuire, Commissioner Weber, Ella Mitchell, Jessica Jagoe, Rick Carter – LHB, Michael Ahern and Ryan Johnson – Ever Green Energy)

- Reps from Ever-Green Energy and LHB provided an overview of Clean Energy Analysis final report and District Energy.
- Review of scenarios, organizational structure, and financing options from the Clean Energy Analysis report were discussed.
- JDA staff will be working to identify next steps for direction from JDA.

5/7/25 Joint Development Advisory Committee In-Person (Jessica Jagoe, Commissioner Monson, Commissioner Jebens-Singh, Ella Mitchell, Jenny Boulton, Bruce Kimmel, Alatus Team – Bob Lux, Tony Kuechle, Barrett Corwin, Mark Becker)

- Discussion on the framework of the 2023 term sheets items that need to be structured for the development agreement.
- JDA staff restated the need for the information on what, when, and where of the vertical development in order to have an understanding and discussion on private and public financing.
- Alatus agreed to provide a development plan and anticipated phasing as well as a response to the County's prevailing wage ordinance and a justification for an exception if they are asking for that on any part of the vertical development before the next advisory meeting.

4/17/25 Energy Advisory Committee Meeting Zoom In-Person (Commissioner McGuire, Mikaela Campbell - Assistant to Commissioner McGuire, Commissioner Weber, Ella Mitchell, Jessica Jagoe, and Rick Carter – LHB)

- JDA staff provided background information on Energy Vision and Guiding Principles from 2023 as well as history of JDA work with Energy Integration and Resiliency Framework.
- Review of the Clean Energy Analysis Report that was presented to the JDA in November 2024 and adoption of policy statement "that Rice Creek Commons seeks to be an all-electric, carbon-free development".
- Overview provided of LEED for Communities and Sustainability Design Guidelines.

4/9/25 Joint Development Advisory Committee In-Person (Jessica Jagoe, Commissioner Monson, Commissioner Jebens-Singh, Ella Mitchell, Jenny Boulton, John Mazzitello, Alatus Team – Tony Kuechle, Shawn Meschke)

- Alatus team reviewed a phasing plan they are working through with mass grading of private neighborhoods and the timing of Spine Road construction.
- Phase 1 they described would include the Southwest and Hill South neighborhoods and has potential for commercial development on the Flex Office southern portion.
- They noted the Flex Office area will be marketed as High Tech Manufacturing space.
- Next meeting Alatus to present specificity to the number and types of housing units.

3/27/25 Joint Development Advisory Committee (Jessica Jagoe, Commissioner Monson, Commissioner Jebens-Singh, Ella Mitchell, Jenny Boulton, John Mazzitello, Josh Olson, Alexis Varner – Assistant for Commissioner Jebens-Singh, Alatus Team – Bob Lux, Barrett Corwin, Shawn Meschke)

- Review the term sheet agreed to with Alatus in December 2023 that will be incorporated into Development Agreement.
- Ramsey County provided an update on infrastructure that the Spine Road design which is on schedule to be completed by the end of this year.
- Alatus provided an update their mass grading plans for private neighborhoods.
- Ramsey County and Alatus are still negotiating the terms of a PSA.
- Alatus reaffirmed their plans for 20% of the units at 60% AMI and discussion occurred on sources for Ramsey County funding for affordable housing to achieve levels for deeply affordable housing (i.e. 30% AMI).
- Alatus and County reviewed and discussed County ordinance requirements for prevailing wage.

3/13/25 Energy Advisory Committee Meeting Zoom (Jessica Jagoe, Commissioner Monson, Commissioner Jebens-Singh, Ella Mitchell, Rick Carter – LHB)

- Consultant review of Ryan Companies proposal as it pertains to Sustainability Design Guidelines and areas where waivers are being requested for Phase 1 development of Outlot A.
- EAC provided feedback on Ryan’s requested waivers.

2/21/25 Energy Advisory Committee Meeting Zoom (Jessica Jagoe, Commissioner Monson, Commissioner Jebens-Singh, Ella Mitchell, Rick Carter – LHB, Alexis Varner – Assistant for Commissioner Jebens-Singh)

- Review of Ryan Companies proposal for sustainability measures for Phase 1 development at Outlot A. Discussion challenges of Inflation Reduction Act (IRA) tax credits due to developer model as a merchant builder.
- Developer will need to go through process of building construction methods and materials and select a solution that meets JDA sustainability guidelines. Checklist to be provided and explanation of areas that they cannot meet.
- Consultant explanation of IRA tax credits, tax equity structure that Ryan would need to implement in order to receive are complex and time consuming.

10/21/24 Energy Advisory Committee Meeting Zoom (Jessica Jagoe, Commissioner Monson, Commissioner Reinhardt, Ella Mitchell, Rick Carter – LHB)

- Agenda receive an update on energy consultant’s work.
- Advisory committee reviewed recommendations to be brought forward to JDA in November. Discussion on “all electric carbon free community”.
- EAC discussed options for organizational structure of a potential district energy system
- Review of draft Sustainable Design Guidelines, including feedback from developer conversations, and the initial review of the LEED for Communities scorecard.

9/19/24 Energy Advisory Committee Meeting (Commissioner Monson, Commissioner Reinhardt, Ella Mitchell, Rick Carter – LHB, Becky Alexander – LHB)

- Consultant walked through the draft Sustainability Design Guidelines (SDG) and asked for feedback from EAC
- Consultant described impact of SDG strategies on greenhouse gas reduction and LEED for Communities certification
- EAC requested staff and consultants meet with developers to review SDGs for their feedback

7/24/24 Energy Advisory Committee Meeting Zoom (Dave Perrault, Jessica Jagoe, Commissioner Monson, Commissioner Reinhardt, Kathleen Murphy – aide to Commissioner Reinhardt, Ella Mitchell, Rick Carter - LHB, Maureen Colburn - LHB, Becky Alexander - LHB, Michael Ahern - Ever-Green Energy, Ryan Johnson – Ever-Green Energy)

- Agenda receive an update on energy consultant's work.
- Review of options for bringing forth a recommendation to JDA
- Consultant provided an overview of LEED for Communities along with 3rd party verification and explained differences between LEED for Communities and LEED Certification
- EAC discussed pursuing Platinum level for certification

6/3/24 Energy Advisory Committee Meeting Zoom (Dave Perrault, Jessica Jagoe, Commissioner Monson, Commissioner Reinhardt, Ella Mitchell, Rick Carter - LHB, Maureen Colburn - LHB, Becky Alexander - LHB, Michael Ahern - Ever-Green Energy, Ryan Johnson – Ever-Green Energy)

- Agenda receive an update on energy consultant's work.
- Consultant from LHB reviewed options for pursuing design guidelines regarding sustainability or higher level certifications, such as LEED for Communities.
- EAC determined additional information will need to be gathered and a recommendation will need to be made to the JDA.

5/2/2024 Energy Advisory Committee Meeting Zoom (Dave Perrault, Jessica Jagoe, Commissioner Monson, Commissioner Reinhardt, Ella Mitchell, representatives of both LHB and Evergreen Energy)

- Agenda receive an update on the energy consultant's work.
- The consultant discussed different options to eventually be worked into development guideline recommendations, such as, having the site be LEED certified for communities. They also referenced the design guidelines for the Heights project. One interesting point they noted is based on their projections, RCC will generate 14 metric tons of carbon annually in 2030. There is a lot of nuance to this number, but that is their baseline. They said by going to all electric (no gas), geo-thermal heat source, and rooftop solar that they can eliminate 95% of the carbon emitted. The biggest contributor to the carbon production is the usage of natural gas for heating purposes, that alone accounts for approximately 12 metric tons of the carbon produced. They also highlighted a major source to pay for any proposed energy saving costs on the site is via the Inflation Reduction Act (IRA).

2/7/2024 Advisory Committee Meeting Zoom (Dave Perrault, Jessica Jagoe, Commissioner Fabel, Commissioner Frethem, Ella Mitchell, Larina DeWalt, Stacie Kvilvang, Bruce Kimmel, Alatus Representatives)

- Agenda: Horizontal Infrastructure and Financing Gaps
- Group discussed the County's RFP for spine road completion, Alatus requested an alternate be added for soil correction and complete mass grading. County agreed to add the alternate, however, should the alternate be pursued it would be at Alatus' expense
- Group agreed to further discuss project financing and Staff will meet the next week to discuss further

2/01/2024 Advisory Committee Meeting Zoom (Dave Perrault, Jessica Jagoe, Councilmember Fabel, Commissioner Frethem, Ella Mitchell, Larina DeWalt)

- Agenda: Project updates
- The group discussed the funding needed for the horizontal infrastructure and the existing gaps in financing, further discussion needed with Alatus and financial advisors
- When pursuing Federal funding, lead with environmental goals
- Need to compile requests for Army into one request, i.e. not going in with multiple one off requests, such as, using their gravel in the Town Center

11/16/2023 Advisory Committee Meeting In-Person (Dave Perrault, Jessica Jagoe, Councilmember Fabel, Commissioner Frethem, Kari Collins, Ella Mitchell, Larina DeWalt, Stacie Kvilvang, Bruce Kimmel, Jenny Boulton, Alatus Reps and Kimley Horn Reps)

- Agenda: Preliminary Development Agreement, Financing Update and Term Sheet
- Lux noted they have signed the preliminary development agreement, it is likely going before the JDA on December 4th.
- Lux gave an update on the infrastructure costs to move the project forward, which includes all earth work, utilities, etc. They project a \$40 million gap will need to be filled.
- The group did not get into the term sheet due to time, but kicked it to Staff for further review.

9/7/2023 Advisory Committee Meeting In-Person/Zoom (Dave Perrault, Jessica Jagoe, Councilmember Fabel, Commissioner Frethem, Kari Collins, Ella Mitchell, Larina DeWalt)

- Agenda: Discuss Outlot A proposal
- The county discussed the status of the agreement with Alatus, County noted it will be separated into two agreements the first being a revised PDA similar to what Alatus signed before and a separate agreement between the County Board and Alatus on future costs should a project not go forward.
- Group discussed making a recommendation on Outlot A proposals to the JDA on October 2nd

8/31/2023 Energy Advisory Committee In-Person/Zoom (Dave Perrault, Jessica Jagoe, Councilmember Monson, Commissioner Reinhardt, Ken Smith, Lyle Salmela, Bob Lux, Michael Wilhemi, Luke Gaalswyk)

- Agenda: guiding principles and a consultant discussion
- Move updated goals/principles to JDA
- Group discussed looking to a consultant to help further the energy goals of the TCAAP project
 - Consultant would provide options to accomplish metrics, such as, geothermal, efficiency, onsite, gen other – how does Xcel play into project and where can we get funding
 - Need to define specific outcomes
 - County will look into budget and scoping – have to Monson and Reinhardt by September 25th
 - Bring to October 2nd meeting
- Xcel: will give presentation on what they can provide for TCAAP

- Noted smart meters are being rolled out
- Next meeting on September 28th – Xcel presentation

8/10/2023 JDA Advisory Committee In-Person/Zoom (Dave Perrault, Jessica Jagoe, Councilmember Fabel, Commissioner Frethem, Ella Mitchell, Kari Collins)

- County noted new policy on not using the term “master” on ongoing work
- County is reviewing Alatus MOU
 - Reaffirmed Thumb proceeds are to be used towards infrastructure
- Discussed updated density scenarios, new updates coming (1,460, 1,780 and 1,960)
 - Need to review and discuss affordability, unit type and composition
- Discussed having a presentation or discussion with the school district, would happen after a preferred density is recommended by JDA

8/03/2023 Energy Advisory Committee In-Person/Zoom (Dave Perrault, Jessica Jagoe, Councilmember Monson, Commissioner Reinhardt, Ken Smith, Lyle Salmella, Bob Lux, Michael Wilhemi, Dan King, Luke Gaalswyk)

- Noted previous goal setting was facilitated with public input
- Councilmember Monson discussed defining Net Zero
- Commissioner Reinhardt raised how to incorporate equitable climate resiliency
 - Councilmember Monson would like to tie it to the JDA goals
- Commissioner Reinhardt noted referring the Xcel rules to have carbon free energy by 2040 as part of the principles
- Review State Climate Action Plan to incorporate goals into the EAC goals
 - Review state definitions for items like Net Zero
- Include future flexibility, scalability, efficiency, renewables
- Goal:
TCAAP will be a vibrant development that aligns with the goals outlined in Minnesota’s climate action framework, carbon neutrality, climate resiliency and equity. TCAAP will attract investment and partnership, that will create sustainable benefits for the community.

- Guiding Principles:

Develop a resilient community for energy and other utilities

- Endeavor to make investment in clean energy technologies economically attractive
- Pursue opportunities that reduce consumption, capture residual energy, and reuse local resources
- Be self-sufficient to the extent possible and practical using local and renewable sources of energy

Implement infrastructure solutions that are flexible and scalable over 50 years

- Cultivate a platform that enables integration of future technological advances and more efficient forms of energy
- Develop a smart grid on the TCAAP site

Deliver a model of efficient energy and water usage that minimizes TCAAP's impact on the environment

— Introduce a comprehensive policy approach that promotes efficient utilization of all resources

— Foster the advancement of behaviors and technologies that decrease the consumption of energy and natural resources

Create an economically competitive and attractive environment for developers and businesses

— Build a framework that is financeable, high quality, and sellable in private markets

— Prepare TCAAP to become a vibrant community that attracts people, developers, businesses, and connects to surrounding communities.

- Three items from MN framework: equitable, carbon neutral, resilient
- Noted no requirement for natural gas specifically, Xcel as a whole will be net zero by 2050
- Lux asked if same requirements will be imposed on Thumb Parcel, unclear but will be addressed as part of the review process for the Thumb
- Having natural gas or not would be addressed as part of defining Net Zero
 - Discussed having reliability in cold climate
 - Discussed different alternatives to natural gas back ups
- Smith – set emission goals and let market respond to goals
 - Lux noted either chose to include gas or not
 - Councilmember Monson preferred moving forward without gas, but open to pilot with green hydrogen
- Lux noted the redundant system associated with a geo-thermal is very costly
- Monson discussed bringing in a consultant to help chase funding opportunities
- Army noted no geothermal connection allowed per Army Environmental Command
- Establish an emissions metric then decide if geo thermal is feasible
 - How to establish the metric?
 - Bring back in a month emission goal metrics, what we have today, options for future
 - Talk with PCA (Councilmember Monson following up)
- Distribute State Action Framework to group <https://climate.state.mn.us/minnesotas-climate-action-framework>
- EAC August 31st at 2 PM

7/23/2023 Advisory Committee In-Person/Zoom (Councilmember Fabel, Commissioner Frethem, Dave Perrault, Jessica Jagoe, Ella Mitchell, Kari Collins, Larina DeWalt,)

- Outlot A evaluation process is still being drafted, will include County and City Staff. JDA input still needs to be decided.
 - Perrault raised possibility of City Council review

- Communications Plan Thumb: provide basic information should people inquire on the site
 - Name and number of apps will be public
- County Board goals on Thumb – number and quality of jobs, purchase price, and other alignment with project goals, zoning, etc.
- Community Engagement:
 - Started with conversations with Community Engagement consultant, what is realistic for October
- August 7th JDA Meeting:
 - Topics include Outlot A Update, County Housing Resources, Visualizing Housing Density, and Community Engagement
- Fabel requested traffic update from Ramsey County Public Works – waiting on RC PW to vet master list of consultants, PW may give an overview of existing road conditions and how it ties into current master plan for TCAAP – pending PW availability
 - Future presentation on what did we know with the 2019 AUAR
- Status of Primer Tracer property – handled under staff or commissioner comments
- County has draft MOU from Bob
- Include Bob in future advisory meeting to discuss density scenarios
- Need to talk with Chair about meeting format for August 7th

7/06/2023 Energy Advisory Committee In-Person/Zoom (Commissioner Monson, Dave Perrault, Michael Wilhelmi, , Jessica Jagoe, Ella Mitchell, Ken Smith, Dan King, Elisa Rasmussen, Commissioner Reinhardt)

- Group discussed goals for site and energy – Net Zero or Net Zero Ready
 - Options – geo thermal/geo exchange, Primer Tracer solar, reduce waste (solid and energy), hydrogen options
 - Need examples of other developments
 - Primer Tracer soft close in September
- Natural gas on site – Xcel says likely
 - NGIA Natural Gas Innovation Act – provides framework for providing customers with access to renewable energy resources and innovative technologies
- Discuss with National Guard about shared opportunities with TCAAP
- Future attendees to consider: National Guard, Alatus, Lyle Salmella
- Discussed 2018 Xcel Energy MOU with County
 - Another MOU may not be necessary, but roles and obligations should be clearly defined
 - Should define what goals are for the project and guiding principles
 - Bring white paper to next meeting
 - Set goals
 - Define metrics (define net zero)
 - Bring examples to next meeting
 - Establish a roadmap and timeframe
 - Have a meeting to update on status of engineering/design invite Kimley Horn
 - Building energy flexibility into the site

- Need a consultant to pursue grants, look at ordinances, make recommendations? – need to establish fund
- Next meeting August 3rd, establish goals/guiding principles and review examples

6/29/2023 Advisory Committee via Zoom (Dave P., Kari Collins, Ella Mitchell, Larina DeWalt, Commissioner Frethem, Councilmember Fabel, and Jessica Jagoe)

- The agenda for the meeting was to prepare for the July 11th Special Worksession
- The County noted that over 50 plan holders have accessed the Thumb solicitation
- The County noted they are still following up with Bob on requests from the June 9th meeting
- Fabel noted the judge’s ruling on the previous TCAAP litigation, and an interest on having it on the RCC website to tell a factual, non-bias account of previous TCAAP issues.
- The group decided to cancel its July 13th advisory meeting, and also discussed how future advisory meetings will occur, it will likely be discussed at the JDA.
- The group reiterated that the July 11th Special Worksession will be focused on planning for a future public engagement session, and the JDA will give direction on the format and timing of the event.

6/15/2023 Advisory Committee via Zoom (Dave P., Kari Collins, Ella Mitchell, Larina DeWalt, Josh Olson, and Jessica Jagoe)

- The group had a staff only meeting to discuss the July 11th Special Worksession Agenda.
- The topics for the July 11th meeting will include a discussion on community engagement, an updated roadmap, and a discussion on the deal points.

6/09/2023 Advisory Committee in Person (Dave P., Tom Fabel, Kari Collins, Nicole Frethem, Ella Mitchell, Larina DeWalt, Bob Lux, Stacie Kvilvang, Joel Jamnik, Bruce Kimmel, Alexandra Kotze, Josh Olson, Tom Lincoln, Jenny Boulton)

- Agenda topics: Updated infrastructure cost, County’s financial status, financing tools, housing density scenarios, MDA deal points
- Based on Kimley Horn’s updated assumptions, they believe the new infrastructure package to move forward with TCAAP is approximately \$89 million, previous estimates were \$61 million. Not all of these costs are County costs as some are City or developer costs. The two largest items are the Spine Road (\$9 million) and the mass grading (\$31 million). For the City, the trunk utilities are anticipated to cost \$4 million (previously anticipated around \$3.2 million). The water tower is not included in these numbers, but recent estimates put the water tower cost around \$7 million). This is a total of \$11 million for the City (previous estimates of \$8.2 million). For the City, these costs will be paid for by the TCAAP development.
- The County reiterated they do not have the financial capacity for the project, and will need to seek outside sources. The County is preparing a bond proposal for the upcoming bonding cycle totaling \$50 million (\$25 million County and \$25 million State). They will also have land proceeds coming in from the sale of the Thumb Parcel (Outlot A).
- The County’s Ehler’s rep provided a sheet with additional financing options for the project, this was not discussed in detail other than making the group aware.

- Bob provided three different density scenarios at 1,785, 2,050 and 2,360 housing units. All three scenarios entail increasing density in Town Center North and South and changing the southwest portion of the project from Flex Office to a lower density town house product. While the scenarios anticipate some increased density in the Town Center, the majority is in the TC North and South and the Southwest area of the project. The group requested financial estimates for each density scenario that identify how each scenario would impact upfront development costs, on-going city costs, and revenue projections (ROI). The group discussed having the full JDA discuss updated scenarios in September and providing a recommendation on moving forward.
- The JDA attorney, Jenny Boulton, distributed a document with all of the major issues that need to be addressed in a future MDA. No discussion was had on this topic.

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 5th JDA Meeting Prep
- For the upcoming meeting the group discussed:
 - Having a TRC refresher on June 5th (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 1st.

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 Jannik)

- 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 1st 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 (this was a developer meeting, not an advisory committee meeting) 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 (Zoom) (Dave P., Jessica, Tom Fabel, Nicole Frethem, Kari Collins, Christina Thury, Martha Faust, Josh Olson)

- Discussed having JDA worksessions following the formal JDA meetings
- Standing agenda setting with County/City Staff and Chair (Zoom) meeting
- AUAR update this year
- Updated group on call with Bob Lux
 - County to explore options on Thumb, not include Bob on that piece
 - Looking to move forward with Bob on rest of parcel
 - Fabel raised a new range of densities, 1,700 and 2,200 for Bob to review to assist Bob with creating new plans
 - 10% of homes need to be available to first time home owners?
- Invite Lux to April 13th JDA meeting
- Confirm quorum opinion including three commissioners
- Confirm worksession and talk about process with Chair Wicklund
- Agenda for April 3rd JDA meeting:
 - Presentation on equity framework
 - Scott Yonke on nearby parks, building 189 plans
 - Draft for 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
- JDA budget approval
- Reiterate to Wicklund public can always reach out to JDA Board, set up e-mail?

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 (Me, 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?
 - Need specific density numbers from County
- Thumb parcel – what use, Costco not consistent with TRC, Comp Plan gray area
- County wants to develop Thumb with out Bob, but retain Bob for rest of project.
- Goal of term sheet by September of 2023.
- Not discussed, but still needs follow up: Building 116, pump house, market study, developer on California parcel

2-21-2023 Meeting with County Staff (Me, Jessica J. Kari Collins, Martha Faust, Rick Howden)

- Group met to discuss upcoming advisory committee meeting
- County is reviewing JDA attorney process, do we need to solicit or re-engage with Jenny Boulton?
- County is looking at Goff Communications, agreed any TCAAP communications would need to be joint efforts (maybe reviewed by advisory committee members)
- City will identify future dates for advisory committee schedule
- County is going to share a memo on Primer Tracer history
- City will look at confirming density information for Friday’s meeting
- County discussed going for solicitations for the Thumb property, does not want Alatus to be involved in Thumb sale. May look at Alatus for future development of California piece (is this as needed, unclear from City POV)
 - County seems interested in developing TCAAP parcel by parcel, timing?

- County discussed seeking state money for spurring development (i.e. infrastructure money?)
- At Friday, we will discuss what we think we can get accomplished this year, first and second half
- Both need to identify upcoming issues/hurdles, etc., for example, does County want to solicit for a new developer, if no longer a master developer how to move forward, does the County want to do a market study?

2-1-2023 Meeting with JDA Reps (Jessica J., Thomas Fabel, Kari Collins and Victoria Rinehart)

- JDA reps met and agreed upon proposed agenda (see JDA agenda from 2-6-23 meeting)
- From this meeting, it appears County members are not wanting to move potentially as quickly City reps, also appears hesitation with Alatus.
- After the meeting, Jessica had a concern about potential density changes needing comp plan amendments based on comp plan language; Joel reconfirmed he does not believe comp plan changes would be needed only zoning changes (on a 3-2) vote.

1-25-2023 Meeting with County (Jessica J., Ryan O'Connor, Kari Collins, and Johanna Berg)

- This was the first meeting with County Staff of 2023
- County discussed how to move forward with JDA, proposed JDA assigning a sub-committee of the JDA to begin working on the project to include staff and two commissioners (one from City and one from County)
- County wants to do a values statement at the first JDA meeting to include: housing affordability, climate forward, civility and respect of JDA members and public, move opportunistically, agreed upon project funding
- County is open to City's idea of joint communications
- County suggested a 3rd party market assessment of the project (City was hesitant on this idea)
- County wants to sell thumb sooner rather than later (Costco, other party?)
- At the end of the meeting, Kari noted the County is still hovering around 1680 units with 346 units affordable.
- Televised?
- LMCIT

1-17-2023 Meeting with Mayor, Fabel (separate meeting), and Alatus

Mayor and Fabel meet separately with Alatus Reps, Alatus noted the following:

- Office demand is weak, City may want to consider additional housing units?
- Alatus requested the City consider rental single family units in addition to the for sale units
- Industrial potentially strong, but not as beneficial for City taxes
- Job creation is likely to be lower than goals, proposed remove from MDA drafts
- Alatus wants Primer Tracer site for solar array

Alatus believes the City and County need to begin discussion on come to an agreement on the following:

- Number of affordable housing units
- Affordable levels
- Overall density on the site
- Job goals
- Energy goals
- How infrastructure will be paid