

Joint Development Authority Council Updates

JDA Updates 2-13-23

The Joint Development Authority held its first meeting of the year on February 6th, City reps Fabel and Monson were present as well as County Reps Frethem and Reinhart. The board nominated and elected Commissioner Frethem as the Vice Chair. The Chair position remains vacant pending selection by the City, applications close for the Chair position on February 24th at 4:30 PM. Applications can be found on the City's website or a paper copy is available at City Hall.

The full packet from the JDA's meeting can be found on the City's website, the JDA did formally approve an insurance waiver and their 2023 schedule; the JDA will be meeting every other month with their next meeting on April 3rd.

The JDA also adopted a values statement for the board and created an advisory committee. The advisory committee is made up of Mr. Fabel and Ms. Reinhart and needed staff members. The advisory committee will meet more frequently and provide recommendations to the full board on JDA matters.

With that, I am happy to answer any questions.

JDA Update 3-13-23

On March 7th the City Council interviewed two candidates for the JDA Chair and approved Jon Wicklund, he will serve until December 31, 2024. Jon Wicklund has previously served as the JDA Chair in 2018 and prior to that served as an appointed member of the City Council. Also, the JDA Advisory group met last week and discussed the following:

- It was reaffirmed that meetings of the advisory committee are non-public unless a quorum is present
- Communications efforts by the JDA will be joint by both the City and County
- The County is pursuing a legal services agreement with Kennedy and Graven, the previous attorney for the JDA
- The board also discussed the possibility of future open houses and public engagement surrounding the remediation status of the property, financing of the project, real estate trends, economic inclusion, climate policies, future discussions need to be had on the timing of the public discussions
- The group also discussed the future creation of additional advisory committees, such as, an energy committee.
- Lastly, the committee also discussed the County would be reviewing their options on the Thumb Property and will be seeking future guidance from the JDA

JDA Update 4-10-23

The Joint Development Authority held their meeting on April 3rd, at that meeting:

- The JDA approved a Request for Development Interest on the Thumb parcel, the County is going to seek proposals on the site. They are hoping to have the selection made by early fall.

- The County gave presentations on both the Bldg 189 site (a future County Park and Recreation project) and their economic inclusion plan.
- There is going to be a JDA worksession on the first Monday in May, topics are still to be determined but will likely include a discussion of energy on TCAAP, a roadmap for the project, and communication planning and public engagement.
- Summaries of the advisory committees will also be posted on our website, actual page is TBD but I'll have that squared in away in the next few days.
- The full agenda for the meeting can be found on our website.

Alatus also held a meeting with representatives of the County, Army and City to discuss the remediation on the site. Alatus is developing questions regarding the site and moving forward. Once those questions are developed they will be sent to the appropriate stake holders for review.

The next advisory committee meeting is scheduled for this Thursday.

JDA Update 4-23-23

The County held a press release meeting today to announce the official release of the Request for Development Interest on the Thumb Property. While the release was announced officially, it was approved by the Joint Development Authority on April 3rd. A draft of the solicitation can be found in the packet for that meeting.

The County, through their Communications Consultant, has also relaunched the Rice Creek Commons website, which should hold both updated and historical information relating to the project. We are hoping that eventually we can also house the JDA Advisory Committee summaries on this site, too.

Lastly, there is a JDA special work session planned for May 1st, at City Hall at 5:30 PM, there may be a special regular meeting following if anything needs approval and the next regular JDA meeting will be on June 5th.

JDA Update 5-8-23

The JDA held a special work session on Monday, May 1st. Their topics included communications planning, establishing an energy advisory committee, and reviewing a roadmap for the project. For communication, the JDA agreed on future joint communications and noted the relaunch of the Rice Creek Commons website. They also discussed future public engagement and noted that process would be established once a budget was in place. For energy, the JDA agreed to establishing an energy committee at an upcoming meeting with Commissioners Monson and Reinhardt as the likely leads. For the roadmap, the JDA reviewed an outline which can be found in the JDA packet for that meeting. The roadmap coalesced with the goal of having a high-level term sheet by the end of the year. Lastly, Commissioner Fabel brought up expanding the uses to be considered in the Campus Commercial areas of the City, while this was a work session the JDA could not formally vote the JDA was supportive of the City reviewing this and potentially expanding the uses on the Thumb.

JDA Update 5-22-23

The JDA Advisory Committee held meetings on May 11th and May 18th. On May 11th, the advisory committee met to discuss questions raised by Alatus about the remediation of the site. The County had

their environmental attorney address questions from Alatus. Alatus also requested due diligence documents for review to ensure finance-ability of the site. Those documents are being worked on by the County attorney. The County also agreed to have Kimley Horn provide updated infrastructure costs at a future meeting. And the developer agreed to providing updated development scenarios for consideration. The May 18th meeting was intended for planning for the June 5th JDA meeting, topics for the June 5th meeting are: a TRC refresher, communications planning, JDA Budget review, and the creation of an energy committee. Goff, the communications consultant, is also working on the website to have an updated FAQ for the public to both ask questions and see responses of previous questions. The County reiterated that they still working on the River's Edge project, which is tying up both Staff and Financial resources. Lastly the group agreed for their next meeting to be June 1st if needed, otherwise the full JDA will meet on June 5th.

JDA Update 6-12-23

The JDA met on June 5th, at their meeting the JDA received a refresher on the TCAAP Redevelopment Code, adopted an energy committee, approved a communications plan, and adopted a budget for the current year. The JDA also reviewed the roadmap that has been previously presented and an update on the JDA advisory committee's activities. The next JDA meeting is anticipated to be July 11th, and will be a special worksession to discuss future community engagement.

The advisory committee held a meeting on June 9th with reps from the City and County, as well as, the developer and Ehlers. The group discussed updated infrastructure costs, which are now estimated to be up to \$89 million from \$61 million, the County reiterated their financial position and that outside funding will be needed. They plan to submit for State bonding in the upcoming cycle. Alatus also presented three development scenarios of approximately 1,800, 2,050 and 2,350. All scenarios involved greater density in the Town Center North and South and replacing the southwest corner of flex office with lower density townhomes. This information, with other updated financials and assumptions, will be brought forward for a future JDA meeting for discussion and direction.

JDA Update 6-26-23

The JDA advisory committee met on June 15th, the agenda was to discuss a potential July 11th JDA Special Worksession. The JDA is planning to hold a special worksession on July 11th, the topics will include a discussion on future community engagement. Based on early discussions, it sounds like the JDA may be hosting an open house style event with a range of topics, but these have yet to be decided and more planning is needed. The JDA will also review an updated roadmap and have a discussion on the potential deal points that were previously outlined by the JDA attorney. I would note these topics are proposed and the final agenda will come out next week.

At the last Council meeting, it was asked what is driving shorter buildings in the Town Center, the price of concrete or the level of the water table. Staff did ask Alatus and can get more detail if desired, but according to Alatus the majority of the change is due to the price of concrete instead of the water table.

JDA Update 7-10-23

The JDA advisory committee met on June 29th and the topic was the JDA Special Worksession on July 11th. The County noted that there is a strong interest on Demandstar for the Thumb property. The County noted they are still following up on Bob's request from the June 9th meeting. Councilmember

Fabel requested the ruling from the judge be added to the Rice Creek Commons website to provide a third-party account of what transpired with the litigation. I should note it is available on the City's website. The group decided to cancel the July 13th advisory committee meeting, and discussed how advisory meetings will be held in the future and the possibility of having some open to the public, the JDA is expected to weigh in on this on July 11th. Lastly, the group discussed the July 11th special worksession and noted the main topics will be public engagement and the roadmap.

City Staff did meet with the school district recently to discuss the project as it stands today and their ability to meet demand, as well as, the possibility of increased housing on TCAAP. The school district did note that they can meet demand today and was optimistic that it could handle additional density, too. I noted the proposed density scenarios provided by the developer and that we'll provide more information in the coming months.

The Energy Advisory Committee held its first meeting on July 6. The JDA reps are Councilmember Monson and Commissioner Reinhardt, staff was also present along with representatives from Xcel Energy and Evergreen. The group discussed next steps for the committee are to define goals and guiding principles and ensure the group has a shared understanding of terms, such as, net zero. The group discussed future meetings and set the next meeting for August 3rd, this meeting will be to review and set goals and review examples of other developments. Future meetings are planning to be held monthly, and will include an update on the infrastructure plan for the site, working with the National Guard on possible mutually beneficial energy projects, and exploring resources for these energy projects.

Lastly, Staff is working on adding advisory committee related documents to the City's website. Currently, the June 9th documents are posted on the City's website, and more will follow.

As always, updates on the advisory committee can be found on our City's website.

JDA Update 7-24-23

The Joint Development Authority met on July 11th and held a special worksession. The advisory committee has not held a meeting since. A full recording of the meeting can be found on the City's website, and minutes will be included in the upcoming JDA meeting on August 7th. The JDA discussed upcoming community engagement, the project roadmap, format of the advisory committee meetings and a summary of the June 9th meeting. In short, the JDA is planning to have a comprehensive community engagement event in October. This event will cover multiple topics, such as, the master plan, housing infrastructure, traffic, green energy and the Thumb parcel. The format and exact content still need to be determined by the JDA. For the roadmap, the group reaffirmed a meeting in September to discuss development scenarios and having a real estate market update. In August, pending availability of consultants, the JDA will receive a presentation on the remediation of the site. The JDA also discussed having a way for members of the public to dial into the advisory committee meetings. The JDA was supportive of this and a virtual link will be made available in-advance of advisory committee meetings on the City's TCAAP page for members of the public wanting to dial in. The next advisory committee meeting is this Thursday at 1:30 PM and a link will be available in-advance on the City's website. The next regular JDA meeting will be August 7th.

As always, updates on the advisory committee can be found on our City's website.

JDA Update 8-14-23

The Joint Development Authority met on August 7th and discussed communications, the Primer Tracer Status, the surrounding road projects for TCAAP, County resources for housing, and objectives for the upcoming community engagement event, which is still planned for October. The next JDA meeting is September 5th, where the JDA will receive an update on current real estate conditions. The JDA is also trying to find a time in September to hold an additional special worksession to discuss density scenarios with the developer.

The Energy Committee met on August 3rd, and further discussed their goals and guiding principles with an emphasis on equity, carbon neutrality, and resiliency. They will be reviewing their draft principles and goals at a meeting on August 31st. The group also discussed setting specific emission metrics and letting the market decide how to achieve those. In the near future, the Energy Committee will present to the JDA their goals and principles for the project.

The Advisory Committee met on August 10th, the County noted their new policy on not using the term “master” going forward. The County discussed their ongoing MOU work with Alatus. The committee also discussed revised density scenarios of 1,460, 1,780, and 1,960; affordability, unit type and composition still need to be discussed. Lastly, the group also discussed having a future presentation by the school district to discuss future flexibility in enrollment as it pertains to the different density scenarios.

As always, updates on the advisory committee can be found on our City’s website.

JDA Update 8-28-23

Neither the Joint Development Authority nor the advisory committee have met since the last Council meeting. Staff did hold an internal meeting last week to discuss the upcoming September 5th JDA meeting, which will include a market conditions update for the JDA and public. The Request for Development Interest process is still moving forward with Outlot A, otherwise known as the Thumb. That is scheduled to go to the JDA for review sometime in October. The Primer Tracer site auction is still open and as of last check only had two bidders, the soft close is projected for early September. There is still a public engagement event planned for the latter half of October. Lastly, on a few occasions the Council has asked for the status of the Public Safety numbers in the City’s proforma. I did have conversations with both the fire department and sheriff’s office in the past few weeks and both generally agreed that we should use the numbers in our current proforma, they will not have a better estimate moving forward.

As always, updates on the advisory committee can be found on our City’s website.

JDA Update 9-11-23

The Energy Advisory Committee met on August 31st and further discussed guiding principles and goals, which were brought forward to the full JDA on September 5th, which subsequently will be re-reviewed by the energy committee. The energy committee also discussed the potential for a consultant to help further define what goals and metrics the committee should recommend, and the plan for addressing them in future agreements. The County is bringing back further information for the energy committee to review later this month. The advisory committee met on September 7th for an update on the outlot A, otherwise known as the thumb, request for development. The full JDA will be receiving an update at their October 2nd JDA meeting. The JDA met on September 5th and received a presentation from

panelist regarding retail, housing, and commercial/industrial market conditions. Constant themes throughout the presentation were being flexible with future development, the need for more housing and more affordable housing, connectivity for pedestrians and transit, and maximizing partnerships. The next JDA meeting is set for September 27th, where the JDA will receive the density scenarios put forward by the developer. The JDA's public engagement event is scheduled for November 1st. As part of the County's bonding request, they are scheduling tours for state reps. Lastly, for the status of the Primer Tracer auction, at last glance, the bid was \$800,000 with seven bidders. The bids are set to close tomorrow unless they receive additional bids.

As always, updates on the advisory committee can be found on our City's website.

JDA Update 9-25-23

Neither the JDA, the advisory committee or the energy committee have met since our last Council meeting. The next JDA meeting is a worksession this coming Wednesday where the developer plans to share density scenarios and receive feedback from the JDA. The JDA will also meet on October 2nd, topics are expected to be environmental remediation and proposals for the Thumb, or Outlot A. The energy committee meeting is this week on Thursday, they are expected to receive a presentation from Xcel on what they believe is possible for energy options on the site, the committee is also expected to further discuss their goals. The Primer Tracer is still for sale, at last check the price \$2.26 million with nine bidders. Over the last two weeks, two tours of the TCAAP site were hosted by Ramsey County for State Representatives and Senators to give an overview of the project. Lastly, the Army hosted different groups last week to give an overview on the ongoing cleanup at TCAAP, Staff needs to touch base with Army Staff to fully understand the update will provide a broader update to Council at the next regular meeting.

As always, updates on the advisory committee can be found on our City's website.

JDA Update 10-9-23

The Joint Development Authority has met twice since the previous Council meeting. At their September 27th meeting, the JDA received a presentation from Alatus on a possible 1,960 unit development scenario. The JDA was generally supportive of the scenario and moved it to their next meeting on October 2nd where they formally requested the City Council and County to consider changes to the TRC and Comp Plan. At the October 2nd meeting the Joint Development Authority also reviewed proposals for Outlot A and made a recommendation of a proposal for the County Board to consider to move forward for real estate negotiations and eventually bring back a development agreement for approval by the JDA. The JDA also approved the Energy Advisory Committee's vision and goal statements and approved a scope of work for an energy consultant to assist with future energy planning and implementation. Lastly, the Open House Event is still planned for November 1st in the evening with final timing to be announced.

JDA Update 10-23-23

The JDA has not met since the last City Council met, the Energy Committee and Advisory Committee have met informally for updates on the status of the public engagement event. The public engagement event is still on for November 1st at the County's Public Works facility in the Marden Room. The doors will open at 5:45 pm and there will be brief presentations at 6:00 and 7:00 pm. For more information on

the event and to RSVP visit the rice creek commons website. Guests do not need to RSVP but it is preferred. As of writing this, the Primer Tracer property is still under auction and was at \$3.4 million with one day remaining. For the Outlot A proposal, the County Board recently met in closed session and is advancing discussions with the prospective buyer. Lastly, the City is planning a special worksession for November 2nd for the Council to discuss the Rice Creek Commons/TCAAP project as a whole.

JDA Update 11-13-23

The JDA held their public engagement on November 1st, they estimated that around 200 people were in attendance. The consultant, Perkins and Will, was present to have a preliminary discussion at the last JDA worksession on November 6th. A full report with feedback will be given at the JDA's December meeting. The materials from the public engagement event and the survey can be found on Rice Creek Commons.com if members of the public still want to provide input. On November 2nd, the City Council met to discuss Rice Creek Commons, and gave staff direction to move forward with amendments that would allow for a density up to 1,960 housing units on the site, it is anticipated this will be discussed at the City's Planning Commission meeting on December 6th, as part of this meeting there will be the opportunity for public engagement via a public hearing. An unofficial notice was included in the City's newsletter which should be in mailboxes soon. On November 6th the JDA met, in addition to discussing the public engagement event, they also discussed a possible term sheet for approval in December. The JDA also discussed the possibility of a Preliminary Development Agreement in December. There is a planned advisory committee meeting this coming Thursday to discuss the project status, a term sheet, and the preliminary development agreement, it is anticipated this meeting will not have a public link for listening to the discussion.

JDA Update 11-27-23

The JDA has not met since the last Council meeting, nor has the Energy Advisory Committee. The JDA Advisory Committee did meet on November 16th to discuss the preliminary development agreement, infrastructure financing updates, and a possible term sheet. It is anticipated the Preliminary Development Agreement will be ready for the December 4th JDA meeting, as well as, a possible term sheet pending work to be completed yet this week. The advisory committee is planning to meet again this Thursday at 1:30 PM virtually, and it is anticipated a public audio link will be available. The next JDA meeting is planned for December 4th, in addition to the items above it is anticipated the JDA will also receive the report from the public engagement consultant from the November 1st event. Another notable meeting coming up is the December 6th Planning Commission meeting, the Planning Commission will be discussing the comp plan and TRC amendments necessary to increase the density from 1,460 housing units to 1,960 units. In addition to the formal notices required, the City also included in the newsletter an insert about the upcoming meeting. That concludes my JDA Update.

JDA Update 12-11-23

Since the last City Council meeting, the JDA met on December 4th. The full agenda and supporting information can be found on the online packet on the City's website. Notable items from the meeting include the JDA approving a Preliminary Development Agreement with Alatus, this agreement binds Alatus to come to a development agreement on the project until June 2025. The JDA also passed a term sheet which outlines significant deal points to be worked into the future development agreement, such as, density, affordability, and financing goals. On December 6th, the City of Arden Hills' Planning Commission considered the proposal to increase the allowable density from 1,460 housing units to

1,960 housing units on Rice Creek Commons. The plan was recommended for approval and is set to go to the City Council at their January 8th City Council meeting. The January 8th City Council meeting will also include a public hearing for the public to provide feedback on the proposal. Lastly, the energy committee is still seeking a consultant to help shape energy policies at RCC, the RFP closes on December 13th and the contract start date is anticipated to be January 1st. That concludes my JDA update.

JDA Update 01-08-2024

Since the last City Council meeting, the JDA had their first meeting of the year on January 2nd, at that meeting they approved their 2024 schedule and received updates on the infrastructure work at RCC, the traffic study, the energy advisory committee and reviewed the 2024 roadmap and development agreement schedule. At tonight's meeting, Council will be reviewing the TRC changes and as part of the discussion the preliminary traffic study results will be highlighted. For the infrastructure update, the County is going to be seeking a consultant to complete the design of the spine road and associated trunk utilities. Under their current plan, they estimate the spine road and associated infrastructure won't be complete until the end of 2027; however, this will depend on a variety of factors. That said, the developer is also researching what aspects could be done privately. The County is still working on selecting an energy consultant, and is expected to approve a contract sometime in January. For future advisory meetings, the advisory committee will be meeting likely once a month, while Staff will meet more often to discuss the details that will make up the development agreement. The energy committee will likely meet soon after the consultant is selected. Regarding Outlot A, the County Board is meeting tomorrow in closed session to discuss the sale of that property, it is expected details of the potential buyer will be released sometime in January. Lastly, the Council at its worksession earlier today discussed a concept plan by Maplewood Development Companies, the winner of the GSA auction. They are looking to prepare the Primer Tracer site for a future industrial use, but would be subject to Council's consideration of rezoning.

JDA Update 02-12-2024

Since the last City Council meeting, the Joint Development Authority has not met (note, this was corrected at the meeting, the JDA did meet in January), but a few notable items have taken place. First is the County has announced the potential buyer of the Outlot A parcel, known as the thumb, the potential buyer is Ryan Companies. Ryan has 15 months to complete a due diligence period and finalize the sale of the property. Also, Rasmey County has selected Evergreen Energy and LHB as the energy consultant to help guide sustainability efforts on the project, a kick off meeting was held last week between County and City Staff; they will continue to work on sustainability initiatives through the end of the year. The County is close to releasing its RFP for the Spine Road on the RCC project, this RFP will bring the design of the Spine Road to 100% completion and shovel ready. Lastly, at tonight's meeting, the City Council will be considering the proposal for the Alternative Urban Areawide Review, the AUAR, update with Kimley Horn, this is required by State Statute to be updated every five years, the last update was done in 2019. That concludes my Rice Creek Commons Update.

JDA Update 03/11/2024

Since the last City Council meeting, the Joint Development Authority has not met, neither has the advisory committee. The energy committee did hear a presentation from Xcel energy on their upcoming goals and mandates, and how those may be able to be combined with Rice Creek Commons. Kimley Horn has begun work on the draft AUAR, it is anticipated Council will see a draft of their findings in the

next month or so for preliminary discussion, Kimley Horn did agree to consider a scenario with a big box retailer on the site like Council requested. Staff is still working on the initial infrastructure financing terms for the project and who will be responsible for what costs, most recently the City's financial advisor provided a proposed breakdown of the horizontal infrastructure costs and their allocations. Alatus is still in the process of vetting those numbers. Also, Alatus did review soil conditions on the site, at this point it is not anticipated they will make any suggestions for possible changes to building placement but rather work within the existing confines of the project. Lastly, the County's RFP for the spine road design will likely be issued in the coming weeks, they anticipate having proposals by June 1st and a chosen firm by July 1st.

JDA Update 4/8/2024

The Joint Development Authority last met on April 1st, at that meeting the JDA received updates on communications, the County's Bonding request, the energy committee, and the status of ongoing discussions. As far as development discussions go, City and County Staff, Alatus and Ehlers have been working on funding for the horizontal infrastructure. Latest estimates have put the cost of the horizontal infrastructure somewhere between \$86 million and \$100 million. We won't know what the exact gap in funding is until we know how much, if any, of the County's request for State Funding is decided at the legislature. Once we know how much the State is going to fund, we'll know what still needs to be solved for and work on identifying additional funding sources. Other development news, the Met Council officially approved the Comp Plan amendments, which allow for a maximum density of 1,960 housing units and later on tonight's agenda the Council will be reviewing a TRC amendment that is cleaning up language regarding the process development approvals. The energy committee recently heard a presentation by Xcel Energy on residential and commercial programs they offer to assist in making projects more sustainable, these programs will be open to RCC and Alatus is already very familiar with them. The advisory committee has not met since the last JDA meeting.

JDA Update 4/22/2024

The Joint Development Authority has not met since the last Council meeting, nor have any of the advisory committees. There are no new updates to report since the last City Council meeting.

JDA Update 5/13/2024

The Joint Development Authority has not met since the last Council meeting, the May meeting of the JDA was cancelled. The parties are still waiting on further information from the legislature on any potential State funding for RCC, the legislature is due to adjourn this week. The energy committee did meet since the last Council meeting, and they provided an update on their work. They have been creating a Greenhouse Gas Emission model and are working on recommendations to reduce the site's carbon emissions. Interestingly, the largest carbon emissions come from using natural gas for heating related purposes. The consultant also noted the group may want to consider certain certifications, such as, LEED for communities. Lastly, the County and City Staff and consultants will likely be meeting next week to discuss any relevant updates.

JDA Update 5/28/2024

The Joint Development Authority has not met since the last Council meeting, nor have there been any advisory meetings. The legislature did end their session but no bonding bill was passed, meaning the County did not get their request in full or part for the spine road funding. Staff is hoping to have an update on funding solutions in the coming weeks for consideration. That concludes my JDA update.

JDA Update 6/10/24

The Joint Development Authority has not met since the last Council meeting, the energy advisory committee did meet and received an update from its consultant. The bulk of the update revolved around options pertaining to pursuing design guidelines regarding sustainability or higher level certifications, such as, LEED for Communities. More information will need to be gathered and discussed by the EAC and a recommendation will need to be made to the JDA. Per the last update, we know the State did not consider a bonding bill and no money was allocated towards RCC. Since, Staff on both the City and County side have been discussing if there is a possible avenue forward with a public/private partnership. Options including different iterations of developer equity, TIF, abatement have been discussed but have not gained significant traction. The crux of the issue comes down to a \$40 million gap in infrastructure financing relating to the mass grading and soil correction. Most recently, Alatus updated the parties that they are working with a private partner on a potential funding mechanism that would privately fund the mass grading and soil correction and allow Alatus to take down the land at one time. This discussion is still preliminary, and they are working with their partner to fine tune the numbers, we expect to hear back in coming weeks if this option is feasible or not.

JDA Update 6/24/24

The Joint Development Authority has not met since the last Council meeting, neither have either of the committees. Currently, we are waiting on an update from Alatus on their discussions with a private developer, they are slated to meet later this week and then provide an update to the City and County following the meeting. On another note, the City Council met jointly with the City of Mounds View's City Council, and among the topics was a premiere sports facility that would involve a private/public partnership. The group is also meeting with Alatus this week about the possibility of the complex on Rice Creek Commons. Please note, they are still significant financial and development agreement items to be worked through regardless of the sports complex. Lastly, the next JDA meeting is slated for July 1st, it is still being decided whether or not to hold that meeting, cancel it, or reschedule, watch the City's website for updates on the meeting.

JDA Update 7/8/2024

The Joint Development Authority has not met since the last Council meeting, neither have either of the committees. We are still waiting on an update from Alatus and their work with a private development partner, we expect a draft of their proposal sometime this week. The energy committee is also in the midst of planning a meeting to with the energy consultant to hear the status of their project. Lastly, the next JDA meeting is tentatively scheduled for July 23rd.

JDA Update 7/22/2024

The next Joint Development Authority meeting is scheduled for tomorrow July 23rd, the meeting will cover ongoing project updates over the last few months and an update from Alatus on their ongoing negotiations with a private equity partner. The energy committee is also slated to meet later this week

to discuss updates on the consultant's work. The engineering contract for the completion of the Spine Road design has been finalized, it was awarded to both Kimly Horn and Bolton and Menk to work on jointly. Lastly, we have not received any updates on either the development of the Thumb, aka Outlot A, or the Primer Tracer properties.

JDA Update 8/12/2024

Since the last Council meeting, two JDA meetings were held, one on July 23rd and one on August 5th. The July 23rd meeting was intended to be a status update on the project. A number of items were covered, such as, the estimated funding gap, the State bonding bill not passing, and the status of the engineering design contact. The JDA also inquired about the ongoing work between Alatus and Twin Cities Land Development. At the July 23rd meeting, Alatus had not presented anything in writing to the County at that point; however, Alatus did provide a letter of intent to the County prior to the August 5th meeting, which was then discussed at a high level. The LOI includes what has previously been discussed, such as, Alatus putting money down with the County and then purchasing the land in its entirety following completion of mass grading and soil correction. The LOI did not include information pertinent to the City other than it reaffirmed that Alatus will be seeking TIF for future underground parking. Currently, the County is reviewing the LOI internally, we should have more info to provide following further discussion with the County. Also, for August 5th, the JDA received a presentation from the energy consultant on their work to date and requested the JDA give direction on pursuing either a LEED certification for the site that considers a rating system for the whole community and has designed guidelines with third party certification, or the second option was for sustainable guidelines which the JDA would create. Following discussion, the JDA opted to go with pursuing LEED for Communities certification on the site.

JDA Update 9/9/24

The Joint Development Authority has not met since the last Council meeting, neither have either of the committees. As an update on the letter of intent, the County has responded to Alatus with a request for additional information on a few items that will need to be further defined for timelines and negotiated as part of a purchase agreement. Discussions continue between the two parties. As mentioned previously, the LOI at a high level includes items such as Alatus putting money down with the County and then purchasing the land in its entirety following the completion of mass grading and soil correction. The LOI did not include information pertinent to the City other than it reaffirmed that Alatus will be seeking TIF for future underground parking. The Energy Advisory Committee is working with the energy consultants on their final green energy report. There is a tentative schedule for a review of their findings at an EAC meeting in September. Following that initial discussion, there will be a presentation on the final results either at the October or November JDA meeting before it is accepted by the JDA. Part of the upcoming EAC discussion will include opportunities for resident input through this process. Lastly, there is JDA work session scheduled for tomorrow night September 10th at 5:30. Agenda items include Legislative Update with a presentation from Goff Public, Development Agreement discussion update/Review of Terms for Final Development Agreement Sheet, Review of Road Map through 2024.

JDA Update 9/23/24

The Joint Development Authority met on September 10th with the agenda items being a Legislative Update with a presentation from Goff Public, a Development Agreement discussion and a Review of Terms for Final Development Agreement Sheet, as well as a Review of the Road Map through 2024. Ramsey County staff as part of the meeting discussion prepared a Rice Creek Commons Potential

Agreement Landscape worksheet which is intended to be a document listing the legal agreements that will be a part of the development for both horizontal and vertical development that includes references then to the legal parties signing each of those agreements. This document was for discussion purposes and was not an exhaustive list nor did it reflect all of the matters to be discussed by each party under the purpose column. This will be a working document for the JDA, City and County as discussions continue.

Then the City has not received an update from Ramsey County regarding the purchase and sale agreement with Alatus. Also, the energy committee is slated to meet later this week to discuss the consultant's work on the draft sustainability design guidelines and LEED for Communities. Lastly, the next JDA meeting is tentatively scheduled for October 7th.

JDA Update 10/14/24

The Joint Development Authority met on October 7th. Ramsey County provided an update from Goff Public on communications which included their efforts in preparing a fall newsletter for Rice Creek Commons. This newsletter was reviewed by JDA Chair Wicklund and distributed by Ramsey County on October 8th via email to their subscriber list. Featured topics were JDA Meeting Information, Advancing the Green Energy Vision, Final Design of the Spine Road Underway, and Development Updates on the California parcel, Outlot A, and the City's adoption of the AUAR update. Also at the JDA meeting, Ever-Green Energy reviewed the green energy vision and presented scenarios for thermal energy solutions to implement that vision, including a potential community district energy system. There is more work ahead with the Developer, Environmental Advisory Committee, and JDA to finalize sustainability design guidelines and determine a plan for carbon-free energy options such as a thermal energy solutions and solar.

County staff shared an update that they have met with the Developer to go over the PSA drafted by the County Attorney. There is a closed session scheduled for the County Board on Tuesday, 10/15 but it is dependent on discussions with the Developer.

Then the JDA reviewed the road map dates for the remainder of 2024 and 2025. It was discussed that the November 4th JDA meeting would have more information on the green energy items.

Lastly, there will be a City Council special work session tomorrow night Tuesday, October 15 at 5:30 PM for a Rice Creek Commons for discussion on future agreements and development items.

JDA Update 10/28/24

The Joint Development Authority has not met since the last Council meeting. The Energy Advisory Committee met last week and are finalizing a policy recommendation to implement the Green Energy Vision for the November JDA meeting. This recommendation is supported by the analysis described in the Green Energy Presentation that was presented to the JDA at their October 7th meeting as well as the Draft Sustainable Design Guidelines and the initial review of the LEED for Communities scorecard. The Energy Advisory Committee recommendation and Green Energy Final Report will be brought forth to the JDA at their next regular meeting on Monday, November 4th.

Ramsey County and Alatus have exchanged comments on the PSA drafted by the County Attorney, and County staff are continuing discussions with Alatus on negotiating the final terms of the PSA. There is a

tentative closed session scheduled for the County Board on Tuesday, November 26th but it is dependent on discussions with the Developer.

Also, the City Council will be holding another special work session on Thursday, November 7th at 5:30 PM for a Rice Creek Commons discussion on future agreements and development items.

JDA Update 11/12/24

The JDA met on Monday, November 4th. The agenda included a review of the Rice Creek Commons Clean Energy Analysis Report prepared by the consultants Ever-Green and LHB. As part of the discussion, the JDA approved the adoption of a policy that *“Rice Creek Commons seeks to be an all-electric, carbon-free development and the JDA directs staff to identify steps to implement this policy and provide updates to the JDA.”* The JDA discussed examples provided by LHB of waivers granted at The Heights development such as when an essential piece of equipment for a business did not have an electric equivalent. Next steps by staff and the Environmental Advisory Committee will be to finalize the draft sustainability design guidelines, which will likely include further discussion at the JDA and community engagement.

The City held a Special Work Session on November 7th to review and discuss the 2022 Term Sheet, the Parks MOU as well as the Option Agreement for the Civic site. The City Council discussed some of the previously considered uses for the Civic Site and there was a general consensus on continuing to negotiate the purchase the 1.6 acre site as previously agreed upon in the MOU with the Developer. Another work session was scheduled for Monday, November 18th at 5:30 to review the Parks MOU and park amenity needs and trail connectivity within Rice Creek Commons. Staff will be working with Alatus and our consultant to bring back visuals and additional information relevant to the parks.

JDA Update 11/25/24

The Joint Development Authority has not met since the last Council meeting, neither have either of the committees. The Ramsey County Board will not be holding a closed meeting in November to review the Purchase and Sale Agreement with Alatus for the California Parcel at Rice Creek Commons. Staff is waiting on an update from County Staff and Alatus as to a date for future scheduling of the County Board's consideration of the PSA terms. County staff is working to schedule a meeting with the Alatus team in December to review the negotiated terms. The next JDA meeting is scheduled for December 2nd.

The City Council held a Special Work Session on November 18th to review the Parks MOU and park amenity needs within Rice Creek Commons. The City's Parks Consultant provided several suggestions in terms of the types of equipment and current trends for parks infrastructure for the Council to consider. Another City Council special work session has been scheduled for Monday, December 16th to review the City's 2022 term sheet with Alatus.

JDA Update 12/9/24

The JDA met on December 2nd. County staff provided an update on the status of the PSA with Alatus. The original LOI from Alatus was presented to the County on July 31st. Since that time, the County and Alatus have been exchanging comments, and the LOI was turned into a PSA as drafted by the County Attorney. During September and October, the County shared that they had not received comments back from Alatus on the PSA terms. Before Thanksgiving, the County requested from Alatus a schedule for achieving the milestones necessary to get to a Final Development Agreement by June 30, 2025, per the terms of the Preliminary Development Agreement.

County staff informed the JDA that they had received an LOI from Alatus that has a “new” terms structure. It was communicated that this new structure would be with Alatus finding private financing for mass grading and the County would transfer the land to Alatus and then they would do private financing of the mass grading versus County bonding and public funding for the mass grading. The County Board held a closed session on December 3rd to review this new structure and discussions continue on potential PSA terms. Additionally, County staff noted there is a tentative placeholder for an agenda item at the County Board meeting on December 17th.

Also from the JDA discussion, Jenny Boulton, the JDA Attorney, provided an update on the PDA terms which includes language to have reached substantial agreement as to the terms of the final DA by October 31, 2024. She reviewed the notice details should substantial progress have not been made and noted that neither party has issued that notice.

Following these updates, the JDA has tentatively scheduled a Special Work Session on December 20th at 4 PM to hear updates on the PSA and discuss the terms of the PDA.

JDA Update 1/13/25

The Joint Development Authority has not met since the last Council meeting, neither have either of the committees.

Ramsey County has appointed Commissioners Tara Jebens-Singh and Mary Jo McGuire as Members of the JDA with Commissioner Kelly Miller serving as the Alternate Member. Also, Commissioner Tara Jebens-Singh will be serving at the Vice-Chair.

We are still waiting on an update from Ramsey County on the Purchase and Sale Agreement negotiations with Alatus.

The next JDA meeting will be Tuesday, January 21st at 5:30.

JDA Update 2/10/25

The Joint Development Authority met on January 21st and February 3rd.

At the January 21st meeting, JDA staff presented the draft Sustainability Design Guidelines for approval. This step followed the JDA’s approval of a Clean Energy Policy of *“Rice Creek Commons seeks to be an all-electric, carbon-free community.”* JDA staff worked with LHB on these guidelines following the Clean Energy Analysis Report that was presented to the JDA in November. These standards include standards for LEED certification, building energy efficiency, all-electric buildings, photovoltaic (PV) system installation, electric vehicle charging infrastructure, and reporting. JDA staff is also working with LHB and the JDA attorney to describe implementation and compliance, including the waiver approval process. Direction was given at this meeting to City and County staff to determine next steps, if any, for memorialization of standards.

Also at the January meeting, Ryan Companies presented a concept plan for Outlot A. The project would be a combination of office and manufacturing use for Micro Control Company located in Friday. They are a local advanced technology company specializing in technology manufacturing, research and development, and advanced technology testing. It is estimated they would provide over 240 high-

quality jobs and the company is anticipating more than a 20% growth in the next five years. The proposed structure would be an approximately 157,725 square foot building with an area on the east side of the building for a 13,100 square foot expansion area. Ryan Companies is working through their final design plan to determine next steps whether that would be for review by the JDA compliant with TRC or seek City review of TRC amendments prior to JDA review.

At the February 3rd meeting, JDA staff presented the draft Annual Report. Information will be added on budget/financials from Ramsey County staff along with comments for ongoing 2025 items to be completed. A final report will be distributed to the City and County upon completion.

Commissioners discussed the current agreements in place for Outlot A with Ryan Companies and California Parcel with Alatus. JDA staff reviewed that the Preliminary Development Agreement with Alatus and initial discussion occurred on language in the PDA regarding substantial agreement on the terms of the Development Agreement and the agreement being effective through June 30th, 2025. County staff shared that negotiations are still ongoing on the terms of a PSA, but any agreement would be contingent on a Development Agreement. Additionally, the JDA Attorney indicated that the PDA terminates if not satisfied with a Development Agreement or extended. The JDA has requested that staff provide an update on the term sheet at the March meeting to assess and decide on progress of substantial agreement of DA terms.

The next JDA meeting will be Monday, March 17th.

JDA Update 3/10/25

The Joint Development Authority and the JDA Advisory Committee have not met since the last Council meeting.

The Energy Advisory Committee met on February 21st met with Rick Carter from Ever Green Energy to discuss the JDA sustainability design guidelines, potential waiver review process and reporting requirements. In addition, staff provided an overview to the EAC on the initial sustainability plans of Ryan Companies for Outlot A in order to discuss the documentation that would be required for their future submittal to the JDA.

We are still waiting on an update from Ramsey County on the Purchase and Sale Agreement negotiations with Alatus.

The next JDA meeting will be Monday, March 17th at 5:30.

At this meeting one of the agenda will be the review of the land use application submitted from Ryan Companies for a Preliminary Plat, Final Plat, and Site Plan Review to subdivide the northern 9.82 acres of the existing 40 acre site that would allow for an approximately 157,800 square foot commercial building for office and manufacturing use on property legally described as Outlot A. The Developer is seeking permitted adjustments as allowed under the TCAAP Redevelopment Code for the project include a reduction in total parking stalls by 10% and waiving of the requirement for a Project Circulation plan.

JDA Update 4/14/25

Since the March City Council meeting, the Joint Development Authority met on March 17th and April 7th.

At their March 17th the JDA approved the preliminary plat, final plat, and site plan review from Ryan Companies for approx. 10 acres on the northern portion of Outlot A for Micro Control Company's new headquarters. The JDA's approval of the 157,000-square-foot advanced technology project will include a mix of office, manufacturing, and research and development uses. The Developer sought permitted adjustments as allowed under the TCAAP Redevelopment Code for the project which included a reduction in total parking stalls by 10% and waiving of the requirement for a Project Circulation plan. The JDA also approved a waiver with recommendations for the sustainability guidelines for this project. At the April 7th meeting the JDA approved the Development Agreement for Ryan Companies. This is the first phase of development for Outlot A. Additionally at this meeting, the JDA reviewed and has started the process of drafting their 2026 Budget.

During these meetings as part of the road map discussion, the JDA discussed a community engagement event being held sometime later this year with the intent of providing educational information to the public on Rice Creek Commons.

As an update since the April 7th JDA meeting, Ryan Companies has closed on the sale of the land from Ramsey County and there will be some initial site preparation work beginning in mid-April with the project construction anticipated to start by May 1st.

Next the JDA Advisory Committee met on March 27th and April 9th.

At the March 27th meeting the Advisory Committee met with Alatus to review the term sheet approved by the JDA in December 2023 which will be the detailed framework that is then incorporated into a Development Agreement for the California Parcel. During this meeting, the County provided an update that the Spine Road design plans are **on schedule to be completed by the end of this year**. Alatus provided an update on their mass grading plans for private neighborhoods.

During the JDA Advisory Committee meeting on April 9th the Alatus team reviewed a phasing plan they are working on for the mass grading of the **private neighborhoods and the timing of Spine Road** construction. **With the phasing of the Spine Road construction**, they are contemplating that the development potential in Phase 1 would be for access to the north Flex Office commercial area and Southwest and Hill neighborhoods. **With the engineering work they've completed to date**, they are now able to put more specificity to the number and types of housing units which will be reviewed at the next JDA Advisory meeting. Commissioners asked that an update be provided to the JDA at a future meeting on Geo-Thermal to understand timing with road construction design plans. Ramsey County staff will be preparing an update for this report and reviewing information with the Energy Advisory Committee as well.

The Energy Advisory Committee has not met since the last Council meeting.

The next JDA meeting will be Monday, May 5th at 5:30. Advisory committee meeting dates will continue to be posted on the City's website as they are scheduled.

JDA Update 4/28/25

Since the last City Council meeting, the Joint Development Authority has not met. Also, the JDA Advisory Committee meeting scheduled for April 23rd was canceled.

The Energy Advisory Committee met on April 17th where staff provided onboarding to the new Advisory Committee members with an overview on the Energy Vision and Guiding Principles from 2023 as well as the November 2024 Clean Energy Analysis Report prepared by Ever-Green Energy and LHB, and lastly the JDA's adoption of the Sustainability Design Guidelines.

The next JDA meeting will be Monday, May 5th at 5:30. Advisory committee meetings as they are scheduled, will continue to be posted on the City's website.

JDA Update 05/12/25

The Joint Development Authority met on May 5th. Agenda items were a Communications Report, 2025 Budget Amendment and review of the Road Map. The budget amendment includes the additional scope for green energy and sustainability work contracted with LHB over two years that includes support on implementation of the Sustainability Design Guidelines with developers and the waiver process and community engagement. Additionally, the amendment also reflects a grant awarded to the project through the Department of Commerce to provide financial assistance to examine the technical and economic feasibility of installing geothermal energy systems.

On May 7th, the JDA Advisory met with Alatus to discuss the framework of the 2023 term sheets items that need to be structured for the development agreement. The Preliminary Development Agreement expires June 30th. 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.

The Energy Advisory Committee has not met since the last Council meeting. Advisory committee meetings as they are scheduled, will continue to be posted on the City's website.

JDA Update 05/27/25

The Energy Advisory Committee met on May 16th. Representatives from Ever-Green Energy and LHB provided an overview of their Clean Energy Analysis final report and District Energy. They reviewed the scenarios modeled which were Community District Energy or Decentralized Electric as well as the organizational structure and financing options of these scenarios from this November 2024 report. JDA staff will be working to identify next steps needed for direction from the Joint Development Authority which will be brought forward at a future meeting.

On May 21st, the JDA Advisory met with Alatus to continue discussions on Development Agreement terms. Alatus has proposed new purchase and sale agreement terms for consideration of the California parcel at one time rather than in tranches. Discussion continued with the JDA Advisory on the mass grading scope of work, timing of grading and terms for financial security. An updated development plan is to be provided by Alatus showing the vertical construction phasing by neighborhood. Alatus is additionally to provide information on their proposal for performance security for the Development Agreement.

The next Joint Development Authority meeting will be Monday, June 2nd. Advisory committee meetings as they are scheduled, will continue to be posted on the City's website.

JDA Update 06/09/25

The Joint Development Authority met on June 2nd. Commissioners received a Lessons Learned document from Ryan Companies from their experience with the Outlot A site development. This document included feedback on code language in the TRC applicable to the proportion of office space required with industrial uses, maximum building height, shading requirements, and parking ratios as well as other related to the Sustainability Guidelines. Commissioners scheduled a discussion on these comments at their August Work Session. JDA staff reviewed the current status of the 2023 Term Sheet. Bob Lux with Alatus made a presentation to the JDA. He shared that the purchase and sale agreement to the County is to try and mitigate the risk to the County and City as much as possible. They are still proposing the site takedown as one parcel and to complete the mass grading and fine grading along with installation of the roadbed for the Spine Road. Alatus has provided draft language to the County to consider for the right of reentry should the Developer default on performance standards. Those standards have not yet been agreed upon and are part of the Development Agreement language being negotiated. Alatus has submitted an exemption request to the County on prevailing wage for the vertical residential development. The County has stated that an exemption would require an amendment to the ordinance, and it is not clear if there would be political support for an amendment. Alatus made a verbal request to the JDA to consider an extension to the Preliminary Development Agreement until the completion of the Kimley Horn 90% design plans and then 30 days longer than that. The JDA set a tentative special meeting for June 25th if needed to receive a recommendation from the JDA Advisory Committee on the PDA Extension.

The JDA Advisory met on June 4th. During this meeting, 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.

The Energy Advisory Committee has not met since the last Council meeting.

Advisory committee meetings as they are scheduled, will continue to be posted on the City's website.

JDA Update 06/23/25

The JDA Advisory Meeting met on June 11th. Their main 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 as requested by the JDA at their meeting on June 2nd. A verbal update is to be provided at the JDA Advisory meeting on June 18th. Additionally, Alatus is gathering more information from homebuilders regarding prevailing wage. Lastly, at this meeting Alatus stated that they can comply with the sustainability guidelines and district energy. On June 18th the JDA Advisory met. 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. As previously shared with the City Council, the current proposal for purchase of the California Parcel by Alatus is the site takedown as one parcel and that they would complete the mass grading and fine grading along with installation of the sub-grade for the Spine Road. At this meeting, the 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.

At the June 23rd JDA Advisory meeting the subcommittee had a final discussion on the request from Alatus for an extension of the Preliminary Development Agreement prior to the next JDA Special Meeting on Wednesday, June 25th at 7 PM. At the June 2nd JDA meeting, Bob Lux from Alatus verbally requested that the term of the Preliminary Development Agreement between Alatus and the JDA be extended to 30 days past the date that the 90% plans for the Spine Road and related infrastructure are expected. The target date for the 90% plans is August 8, 2025, so 30 days beyond that would be September 7, 2025. A recommendation of the JDA Advisory Committee members on the extension request will be brought forward at this meeting. JDA staff is preparing an additional memo for this meeting that is anticipated to be provided at the June 25th JDA meeting.

The Energy Advisory Committee has not met since the last Council meeting.

Advisory committee meetings as they are scheduled, will continue to be posted on the City's website.

JDA Update 07/14/25

The preliminary development agreement between the JDA and Alatus for the site's main parcel was set to expire on June 30, 2025. The Rice Creek Commons Joint Development Authority (JDA) met on June 25 to consider Alatus' request for an extension to the preliminary development agreement. After hearing testimony from Alatus and a lengthy discussion, the JDA took no action regarding the extension request and the agreement terminated by its own terms on June 30, 2025.

On July 7, the JDA held a work session and staff provided an overview of the 2016 and 2023 solicitation processes for Rice Creek Commons. From this discussion, Commissioners directed project staff to research potential alternative scenarios for a developer solicitation based on those previous Rice Creek Commons solicitations and taking into consideration current market conditions. Staff will bring information back to the JDA at their August 4 JDA meeting.

Neither of the Advisory Committees have met since the last Council meeting.

JDA Update 07/28/25

The Energy Advisory Committee met on July 23rd. Representatives from LHB provided updates on the LEED for Communities certification process. They are still targeting Platinum certification and expect to submit to Green Business Certification Inc. for pre-certification around July 31st. 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 they noted there are no impacts on tax credits for ground-source/geothermal. LHB and staff provided an update 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 on the 10 acres of Outlot A and it is expected that there will be an update to share with the JDA in the coming months. The Energy Advisory Committee

discussed how updates on clean energy and sustainability may be best shared at a future community event that the JDA will be planning.

The JDA Advisory Committee has not met since the last Council meeting.

The next JDA meeting will be a work session held on August 4th.

JDA Update 08/11/25

The JDA held a work session on August 4th. Rick Carter from LHB provided several sustainability updates. He shared with Commissioners that they are just about ready to submit for the precertification of LEED for Communities. He noted that there is only 1 other platinum level project in the United States. He mentioned that this is a “planning certification” so not the LEED certification for the building construction. He said this planning certification is an “attraction” to development for the public, developers, and builders. County staff shared that the coordination meetings with Xcel are ongoing for their Thermal Energy Network Demonstration pilot project and that they’ve met with the Department of Commerce on the awarded Geothermal Planning Grant funds of approximately \$73,000. With the grant monies Ever Green Energy’s analysis work will include test bores on site for geologic conditions for geothermal and a design for geothermal district system on the Spine Road.

The JDA discussed solicitation questions they had identified at their July meeting. JDA staff provided an overview of the different roles of a developer, such as a vertical developer who might complete a specific product type for the construction such as a builder for single family homes, multi-family housing, or commercial, or a land developer that focuses on horizontal construction, or a lead developer who then coordinates those sub-developers who have expertise in the different areas of construction for the site. Staff noted that it would take coordination between the County and City to determine feasibility if the JDA was interested in knowing more about a scenario where the JDA acts as the lead developer for seeking those development partners for the site. Commissioners requested that staff start to prepare a list of what those discussion items are for their respective parties. Staff agreed to bring this list forward at a future JDA meeting for additional discussion. The JDA had consensus that they’d like to proceed with a Request for Information. This is a process that can be used to gauge interest from developers and gather information on market topics such as best practices, industry standards, pricing, or technology. Staff will be assembling more information and the scope of an RFI for additional discussion at the September JDA meeting. JDA staff will need to work through this process to identify the types of questions that would be asked in the RFI.

Lastly, Commissioners discussed hosting a community event and directed staff to research the idea of creating a virtual series on Rice Creek Commons that could be topic-specific. Participants could register to attend a webinar series, but then these could also be saved on the Rice Creek Commons website for people to go back later and watch.

Neither Advisory Committee has met since the last Council meeting. The next JDA meeting will be held Tuesday, September 9th due to the Labor Day holiday.

JDA Update 08/25/25

The Joint Development Authority has not met since the last Council meeting, neither have either of the advisory committees.

The next JDA meeting will be held on Tuesday, September 9th due to the Labor Day holiday. Tentative agenda items include a land use application from Ramsey County for a preliminary and final plat for Outlot C, this parcel is often times referred to as the California Parcel, their request is to subdivide the parcel for the dedication of the public right-of-way corridor for the Spine Road. The current platting process is not associated with any specific development on the site and the two newly created outlots shown on plat documents will need to be replatted at the time of future development. Additionally, JDA staff will be presenting a draft Request for Information document for discussion. This is a process that can be used to gauge interest from developers and gather information on market topics such as best practices, industry standards, pricing, or technology.

JDA Update 09/08/25

The Joint Development Authority has not met since the last Council meeting, neither have either of the advisory committees.

The next JDA meeting will be held on Tuesday, September 9th due to the Labor Day holiday. Agenda items include a land use application from Ramsey County for a preliminary and final plat for Outlot C, this parcel is often times referred to as the California Parcel, their request is to subdivide the parcel for the dedication of the public right-of-way corridor for the Spine Road. Additionally, JDA staff will be presenting a draft Request for Information document for discussion.

JDA Update 09/22/25

The Joint Development Authority met on September 9th. The Commissioners approved the final plat for Rice Creek Commons Second Addition. The final plat was for Outlot C, often times referred to as the California Parcel, to subdivide the parcel for the dedication of the public right-of-way corridor for the Spine Road which through the platting process was renamed to Rice Creek Boulevard. The JDA also reviewed a draft Request for Information on the California Parcel. JDA staff was directed to draft an additional question pertaining to Developer challenges surrounding district energy and add language for seeking feedback on creating foot traffic. A motion was approved by the JDA with these amendments to move forward with the RFI. JDA staff is working on those amendments and the RFI should be released in the coming weeks. The RFI will be distributed through channels including but not limited to DemandStar, the Rice Creek Commons newsletter, and RiceCreekCommons.com. The RFI is anticipated to stay open for about 4 weeks. Lastly, direction was given to JDA staff to proceed with community engagement of organizing a webinar focused on sustainability and clean energy that will include a presentation on the advances made over the past two years and allow time for questions from attendees. This webinar may also include a review of how residents can learn more about the project and a request for topic suggestions for future info sessions. The webinar would be advertised on the Rice Creek Commons website and through the Rice Creek Commons newsletter and City channels. A recording of the webinar would also be posted on the Rice Creek Commons website. The JDA has discussed that if the webinar is successful, they may consider repeating this format on other topics.

Neither of the advisory committees has met since the last Council meeting.

JDA Update 10/13/25

The Joint Development Authority Advisory Committee met on September 26th. JDA staff provided the advisory committee with updates on the infrastructure timeline and site grading. The Advisory Committee also reviewed the final language of the Request for Information, which has since been released, and responses are due by October 24th.

Next, the Joint Development Authority held a work session on October 6th. At this meeting, Ramsey County Public Works staff and their consultants, Kimley Horn presented a Rice Creek Boulevard infrastructure improvements update. Images were shared of a typical cross-section of the majority of the roadway, as well as the utility layout, including the district energy corridor. Commissioners shared feedback on the trail widths to ensure pedestrian safety for a variety of uses such as bikers and walkers and there were ideas on the aesthetics of the bridge crossing design. County staff shared that the images were conceptual renderings and that final design details will be confirmed for compliance with the TRC and brought back to the JDA. County staff shared they are working through a myriad of agencies through this process for permitting and explained some of those critical paths for timing, such as protected species and construction measures that will need to be taken to mitigate impacts. Also, the JDA reviewed draft slides for an upcoming sustainability webinar. This event is likely to occur in early November and will be promoted on the Rice Creek Commons and City websites.

JDA Update 10/27/25

The Joint Development Authority and neither of the advisory committees have met since the last Council meeting. The next JDA meeting will be on Monday, November 1st.

The upcoming sustainability webinar to be hosted by the JDA is scheduled for Thursday, November 13, from Noon to 1 PM. This will be an informational webinar on how clean energy and innovation are advancing the vision of a long-term sustainable development at Rice Creek Commons. A link to register for the webinar will be posted soon on the Rice Creek Commons and City websites.

JDA Update 11/10/25

The Joint Development Authority met on November 3rd. They have extended the deadline for their Request for Information for Rice Creek Commons to Friday, Nov. 14. The JDA is seeking input from organizations and individuals with expertise in real estate development and related industries. The feedback received will help guide the next phase of the site's redevelopment by identifying opportunities and challenges of the continued development of Rice Creek Commons, key factors affecting financial success, current real estate trends, and development approach preferences. The RFI responses will be summarized and JDA staff will provide highlights and themes at the December meeting.

Additionally, at the November meeting, the JDA tabled the approval of the 2026 budget and presentation from Ramsey County staff and discussion on Building 116 to their December meeting. Final reminder of the upcoming sustainability webinar to be hosted by the JDA is scheduled for Thursday, November 13, from Noon to 1 PM. This will be an informational webinar on how clean energy and innovation are advancing the vision of a long-term sustainable development at Rice Creek Commons. To register there is a link on the Rice Creek Commons and City website.

Neither of the advisory committees has met since the last Council meeting. The next JDA meeting will be on Monday, December 1st.

JDA Update 11/24/25

The Joint Development Authority and neither of the advisory committees have met since the last Council meeting. The next JDA meeting will be on Monday, December 1st.

JDA Update 12/8/25

The Joint Development Authority held three meetings on December 1st. The first meeting was a closed session for attorney-client privilege litigation against Alatus Arden Hills, LLC.

Next during the work session, the JDA received a presentation from Ramsey County staff on Building 116, a structure on the Rice Creek Commons site that is owned by the Army and houses equipment related to the Army's groundwater cleanup work. Over the past few years, various concerns such as Location, Space, and Aesthetics as well as Public Health and Safety have been raised about Building 116. It was noted that the building itself this has not undergone major updates since it was constructed 1942 and that the building envelope may be larger than necessary for current system needs, as it formerly housed some Army equipment that was removed after this portion of the site was decommissioned. Access to the facility needs to be maintained to ensure Army and its contractors can continue to fulfill their remedial obligations.

County staff shared that since the full implementation of the TGRS optimization work in 2023, levels of contamination in the water being treated in Building 116 have decreased by approximately 80%, leading to a decrease in air contaminant emissions from the air stripping process. EPA and MPCA regulators have informally indicated that, based on the current models and this optimization work, they are not concerned that current emissions would be a public health risk and the Army remains obligated to complete updated emissions modeling and real-time sampling, under regulatory supervision before any construction occurs at Rice Creek Commons.

There is a collection of legal documents that govern all Army cleanup activities and any proposed changes to the TGRS. The JDA reviewed details of a feasibility study. Options considered were a simple analysis of in-place building modifications addressing aesthetics and screening or a more comprehensive study that could include a wider range of options, such as a building size reduction, modifications to the existing structure, energy capture opportunities, and potential on-site or off-site location alternatives. JDA direction was a future Request for Proposals and development agreement would list Building 116 as a preexisting condition. and the JDA will begin the process of engaging with regulators on the potential for clean energy capture and aesthetics.

Also at the work session, the JDA reviewed a summary of the Request for Information responses. The RFI closed on November 14, 2025 and there were five responses received. The purpose of the RFI was to gain information to inform a future solicitation for development partner(s) at Rice Creek Commons. The JDA requested this agenda item be brought back in January for additional discussion to clarify the role of a Developer in a future solicitation. Commissioners requested that staff bring back information on considerations that would be needed for next steps for deciding on having a Lead Developer or a Hybrid model. There was consensus of the JDA that they intend to move quickly towards release of an RFP.

Next at the Regular meeting following the work session, the JDA approved their 2026 Budget and reviewed their 2026 Road Map.

Lastly on December 4th there was a mediation that is part of the court schedule for the litigation against Alatus Arden Hills, LLC. The mediation was not successful which means the litigation is proceeding. I will also add that by the November 28th deadline, the City and County were not added to the lawsuit.

There have been no advisory committee meetings and the next JDA meeting will be held on January 5th.