



AGENDA

Port Authority Regular Meeting

Tuesday, August 15, 2023

6:00 PM

Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS OR CORRECTIONS TO AGENDA**
- 3. CONSENT AGENDA**
 - a. July 24, 2023 Regular Meeting Minutes
- 4. CHAIRPERSON'S REPORT**
- 5. REPORTS FROM PORT AUTHORITY COMMISSIONERS**
- 6. NEW BUSINESS**
 - a. The Morrison Development Update with Ron Clark Development
- 7. OLD BUSINESS**
 - a. Project Updates
- 8. DISCUSSION**
- 9. DIRECTOR'S REPORT**
- 10. COMMUNITY/AUDIENCE RECOGNITION**
- 11. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
JULY 24, 2023**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount Port Authority was held on Monday, July 24, 2023, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Essler called the meeting to order with Commissioners Freske, Weisensel, Beaudette, Ober, Theisen and Klimpel.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Essler Second by Freske

Motion to approve the agenda

Ayes: 7.

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Klimpel Second by Freske

Motion to approve the consent agenda

Ayes: 7.

Nays: None. Motion Carried.

a. Custodial Bank Agreement

b. Minutes of June 20, 2023 Regular Meeting

CHAIRPERSON'S REPORT

None

REPORTS FROM PORT AUTHORITY COMMISSIONERS

None

NEW BUSINESS

a. Zoning Code Update and Site Availability

Economic Development Coordinator Van Oss presented a zoning code update that staff has been working on with the firm HKGI. City Council and Planning Commission had a recent joint meeting discussing the updates and provided HKGI with further

direction.

Van Oss stated a redline version with the proposed updates will be provided along with a future joint meeting with City Council and Planning Commission to further discuss the progress. Van Oss noted a public hearing will be required at the time City Council takes action.

OLD BUSINESS

a. Project Updates

Commissioners asked the status regarding a hotel; Van Oss recapped prior conversations held with hotels and ultimately the demand is still not there for Rosemount, specifically for Monday-Friday business travel. Commissioner Freske requested staff include an end date for Speedway as the 180-day review should be near the end. Van Oss also provided a further update on the flower shop status and future business plans.

DISCUSSION

None

DIRECTOR'S REPORT

None

COMMUNITY/AUDIENCE RECOGNITION

None

ADJOURNMENT

Motion by Essler **Second by** Weisensel

Motion to adjourn the meeting at 6:49 p.m.

Ayes: 7.

Nays: None. Motion carried.

Respectfully submitted,

Erin Fasbender
City Clerk

Port Authority Regular Meeting: August 15, 2023

AGENDA ITEM: The Morrison Development Update with Ron Clark Development	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: None. Informational Item.	

BACKGROUND

As the the Morrison Apartments have been open for a full year, staff thought it would be helpful for the Port to have an update from the developer on the project and next steps. The next phase of the Morrison includes a commercial aspect. Staff has been working with Ron Clark Development to find a desirable user for the site.

Mike Waldo from Ron Clark will discuss the site specifics and current status of the commercial development. Additionally, he will give a general update on what Ron Clark has been seeing in retail and commercial market trends within the Metro and opportunities in Rosemount.

RECOMMENDATION

None. Information item only.

Port Authority Regular Meeting: August 15, 2023

AGENDA ITEM: Project Updates	AGENDA SECTION: OLD BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 7.a.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Information Item.	

BACKGROUND

ISSUE

Previous discussions with the City Council and Port Authority indicated a desire for more information regarding completion of workplan activities. The following highlights some of the project and economic development activities since the last Port Authority meeting.

Projects in Progress

Israelson properties:

Rosewood Commons at Highway 3/42: KJ Walk is proposing 2 commercial sites that would include spec multitenant commercial and a drive thru. The CUP and PUD were initially going to be reviewed by the Planning Commission in July; however, due to a potential tenant signing on, plans are being reconfigured for the site. The memory care facility has broken ground and Luke Israelson plans to begin the approved multi-family housing this summer.

Life Time: A ground breaking ceremony was held on July 11th. The City's website has a page dedicated to this project for additional information. Staff has begun to meet with the developers interested in portions of the eastern portion of the intersection. Staff expects conceptual proposals to begin to filter in this summer.

UMore Residential/Amber Fields: Maplewood Development is working with individual developers on the different housing types across the property. Grading and infrastructure work is underway. Staff has received applications for the first several phases of development totaling more than 1,000 housing units. Additional phases are currently being finalized for application. Currently there are plans for 422 units of single-family homes and 811 units of townhome or multifamily.

Super America/Speedway: The property was placed in receivership with Lighthouse Management. Their role is to find care for the liability, assets and property etc. The underground storage tanks were removed in late 2022. On August 4th, the Minnesota Pollution Control Agency (MPCA) has determined the investigation has adequately addressed the petroleum tank release at the site. Based on the information provided, the MPCA has closed the petroleum tank release site file; however due to the

presence of non-petroleum contamination, this site has been referred to the MPCA's Site Assessment Program for potential state and/or federal Superfund oversight. Staff is working with Lighthouse Management to determine what this means for future review and timelines.

Akron Multifamily: Building permits have been submitted for Schafer Richardson's Akron Avenue multifamily project and for Real Estate Equity's Amber Fields multifamily project. The Council approved a financing proposal for the Schafer Richardson project on July 24th.

Spectro Alloys: Spectro Alloys is embarking upon a major expansion of its existing facility. The project would create 71 new jobs and represent a major investment in Rosemount. Staff has completed fully executed Grant Agreements with DEED for the MIF and JCF programs. The Planning Commission will consider the application later this summer.

FedEx/Scannell Project: Initial site work has begun on the 569,000 square foot FedEx facility. The exterior walls were recently completed and is progressing as planned.

Frana: Work on Frana's second facility continues through the summer and should be completed by the end of the year.

McGough: A preliminary and final plat was approved by the Planning Commission in October and by the Council in November. They will apply for site plan review at a later date for a 300,000 square foot office and warehouse development.

Hawkins Chemical: This facility is expanding operations in the heavy industrial area of Rosemount.

New Horizon: A new day care facility located at the intersection of Business Parkway and County Road 42 was approved by Council in June. Grading work has started on the site.

RFI and Inquires (February/March)

Housing: Staff met with 2 developers interested in multifamily sites in Rosemount. The developers are at various stages in the site process, but all are focusing on the high-density sites near the Akron/42 intersection. Of the 5 large greenfield sites that have been designated for multifamily, either through the Comprehensive Plan or Commercial Visioning, 4 have active projects moving forward leaving just the Emerald Isle site available.

Commercial/Services: Staff met with 2 developers interested in retail or commercial projects.

Restaurant: Staff met with 1 new restaurant user.

Industrial: Staff had 4 inquires or discussions regarding Business Park, UMore, Opus, and County Road 46/Hwy 3 sites.

Other Items

Zoning Code Update: City staff has been working with HKGI to update the City's zoning ordinance. This is a project that has been in the works since 2022, and it is now at a point where staff would like to

convene the Planning Commission and City Council to review the proposed update to ensure the work is moving in the right direction. The Council and Planning Commission had a joint work session on July 11 to provide feedback on the work that's been done so far. In July, staff presented to the Port on the economic development considerations of the zoning code update and solicited feedback from Commissioners.

RECOMMENDATION

Information Item.