



AGENDA

Port Authority Regular Meeting

Tuesday, September 19, 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. August 15, 2023 Regular Meeting Minutes
- 4. CHAIRPERSON'S REPORT**
- 5. REPORTS FROM PORT AUTHORITY COMMISSIONERS**
- 6. NEW BUSINESS**
 - a. Former Speedway Discussion
- 7. OLD BUSINESS**
 - a. Project Updates
- 8. DISCUSSION**
- 9. DIRECTOR'S REPORT**
- 10. COMMUNITY/AUDIENCE RECOGNITION**
- 11. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
AUGUST 15, 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 Tuesday, August 15, 2023, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Essler called the meeting to order with Commissioners Freske, Essler, Theisen, Klimpel and Ober. Commissioner Beaudette arrived at 6:01 p.m.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Freske **Second by** Ober
Motion to approve agenda
Ayes: 6.
Nays: None. Motion Carried.

CONSENT AGENDA

Motion by Theisen **Second by** Weisensel
Motion to approve the consent agenda
Ayes: 7.
Nays: None. Motion Carried.

- a. July 24, 2023 Regular Meeting Minutes

CHAIRPERSON'S REPORT

None

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Commissioner Beaudette noted he attended a webinar yesterday regarding starting a restaurant and all the things involved with starting a business.

NEW BUSINESS

- a. **The Morrison Development Update with Ron Clark Development**

Mike Waldo of Ron Clark Development was present to discuss the status of the Morrison Apartments. Mr. Waldo provided a status update that overall the apartments are doing well and the downtown location has paid off as Ron Clark Development expected it too. Ron Clark Development is considering another proposal in the future in the downtown district. Mr. Waldo also discussed the latest

discussions for a future restaurant near the Morrison. Under the current agreement, between Ron Clark and the City, a commercial tenant must be located by 2025. Ron Clark is likely to request an extension for this based on the current market.

OLD BUSINESS

a. Project Updates

Chairperson Essler requested staff to remove some of the redundant projects and only include new activities on the project list along with dates.

Staff updated the Port Authority that staff is still working on the zoning update project and once the consultant has sufficient updates, a joint working meeting will be scheduled.

DISCUSSION

None

DIRECTOR'S REPORT

Executive Director Martin discussed an upcoming County Board meeting taking place on August 22nd regarding the Bigfoot Project and its request for a traffic signal along County Road 42.

COMMUNITY/AUDIENCE RECOGNITION

None

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Essler and a second by Theisen the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

Port Authority Regular Meeting: September 19, 2023

AGENDA ITEM: Former Speedway Discussion	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Discussion Item	

BACKGROUND

The former Speedway went into bankruptcy in 2021 and has been vacant for a little less than 3 years. The property reverted back to the lender and 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) 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 was referred to the MPCA's Site Assessment Program for potential state and/or federal Superfund oversight.

Staff met with Lighthouse Management on September 15th to determine what this means for future review and timelines. Based on this discussion, several steps remain prior to any sale of the property. Lighthouse Management is working to collect new samples for testing in order to comply with the state requirements. The result of this testing will determine whether the state will require additional remediation or issue a closure status. The lender needs to get to the site closure status prior to being able to legally list the site for sale.

At various stages over the last year, staff had ongoing discussions regarding the future of the site. Staff communicated the desire for a higher end retailer; however, the site has high barriers to entry due to redevelopment costs and site/parcel constraints. Interested users and the owner's representatives have proposed uses that do not revitalize the site in accordance with the City's vision. Proposed developments have included repurposing the existing space for another C-Store and higher density housing. These proposals either do not elevate the existing site or do not fit in with the existing neighborhood character. It is likely that some form of public investment and involvement is needed to align the site with the City's broader vision.

As the project is getting closer to the redevelopment stage, staff believed it was prudent to bring the issue before the Port. This meeting can serve as a visioning session for desired uses. A more concrete vision for the site will also help staff to determine the City's role and needed resources in the redevelopment process.

RECOMMENDATION

None

Port Authority Regular Meeting: September 19, 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: Discussion 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

Hwy 42/Business Parkway Israelson properties: Staff provided KJ Walk with comments regarding access for a proposed coffee shop. The second commercial building does not have a tenant lined up at this time.

Rec Center/Life Time: Staff is working with Life Time on securing buyers for the remaining property surrounding the Rec Center. Currently staff is working with one business who has entered into a LOI on a portion of the site.

UMore Residential/Amber Fields: Staff spoke with Maplewood Development the week of September 4th regarding the commercial site off Akron. They are beginning to look for commercial users and were looking for general direction from staff on the City's overall vision for the corridor.

Super America/Speedway: This update will be handled under New Business.

Akron Multifamily: Schafer Richardson is finalizing their land acquisition with the Dakota County CDA and plans to construct their apartment development in two phases.

Highway 3/46 McGough Business Park: Staff met with a potential tenant for the McGough development on September 12. This proposal would use the entire building for a manufacturing operation.

New Horizon Academy: The New Horizon building is currently under construction at the northeast corner of Highway 42 and Business Parkway.

Zoning Code Update: There will be a joint Planning Commission and City Council work session on October 3rd.

MNCAR Expo: Staff will be attending the MNCAR Expo on October 25th. Rosemount will again be a bag sponsor and have a booth at the entrance of the event.

Night on the Town: Night on the Town will take place on November 9th from 5-8pm. The City will be covering the cost of the trolley and some other expenses. Staff is working with the organizers to hold a formal kick off for the event.

Conquer Ninja: Conquer Ninja will be opening in October. Staff has scheduled a ribbon cutting for October 4th from 3-4pm.

Rosemount Floral: The rebranded Rosemount Floral will be launching a re-opening in October. Staff has scheduled a ribbon cutting for October 5th from 330-430pm. Rosemount Floral will be hosting a several day long grand opening beginning Oct 5th and going through October 7th.

Lucky Nutrition: Lucky Nutrition will be closing their downtown location.

RECOMMENDATION

Informational update only.