



AGENDA

Port Authority Regular Meeting

Tuesday, November 21, 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. Minutes of October 17, 2023 Regular Meeting
- 4. CHAIRPERSON'S REPORT**
- 5. REPORTS FROM PORT AUTHORITY COMMISSIONERS**
- 6. NEW BUSINESS**
 - a. Dakota County CDA Update
 - b. Greater MSP U.S. Tech Hub for Medical Technology Designation
- 7. OLD BUSINESS**
 - a. Project Updates
- 8. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
OCTOBER 17, 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, October 17, 2023, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

ADDITIONS OR CORRECTIONS TO AGENDA

Agenda approved as presented.

CONSENT AGENDA

Motion by Klimpel Second by Ober

Motion to approve consent agenda

Ayes: 7.

Nays: None. Motion Carried.

a. Minutes September 19, 2023

CHAIRPERSON'S REPORT

None

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Commissioner Weisensel suggested having a representative attend a meeting to discuss workforce development and noted the Lakeville Works program.

NEW BUSINESS

a. Copper Pint Development Financial Assistance Request

Economic Development Director, Van Oss, discussed how staff has been working with Shakopee, LLC (Willy McMoys/Copper Pint) on a new restaurant development near the Life Time project. The project would consist of a 7,500-foot restaurant with a rooftop patio and a banquet area.

Mr. Van Oss recapped the action by the Rosemount Port Authority which created a spending plan for the Tax Increment Financing Downtown Brockway District. Under state statute, the spending plan gives the Port temporary authorization to transfer

unobligated tax increment to provide financial assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings, which will create or retain jobs in the State. The statute requires private development to commence no later than December 31, 2025. The proposed development by Shakopee, LLC fits within the requirements of the spending plan and aligns with the City's long vision and strategic goals. If the Port Authority chooses to not move forward on a business subsidy agreement by the end of 2025, the TIF can only be used in the downtown district.

Rebecca Kurtz of Ehlers was also present further elaborating on the financial analysis of the request. Ms. Kurtz noted if the funds are not utilized by the end of 2025, it is not a use it or lose it situation. However, the Port Authority will be limited to what the funds can be utilized for.

Port Authority questioned whether other potential establishments were aware of this opportunity and Mr. Van Oss confirmed others were aware.

Chairperson Essler opened the public hearing at 6:41 p.m.

Developer for Shakopee, LLC (Willy McMoys/Copper Pint)

The developer further discussed the project and concept of the establishment, noting the concept will be similar to their Shakopee location. The developer believes this Rosemount location is best suited for their establishment.

Motion by Essler Second by Theisen

Motion to close the public hearing

Ayes: 7.

Nays: None. Motion carried.

Motion by Council Member Essler Second by Council Member Theisen

Motion to direct staff to move forward on a Business Subsidy Agreement with Shakopee, LLC.

Ayes: 7.

Nays: None. Motion Carried.

OLD BUSINESS

a. Project Updates

Economic Development Coordinator, Van Oss, provided a brief update on the status

of current projects. Commissioner Freske encouraged staff as we continue to move forward with projects to ensure community engagement is taking place. Mr. Van Oss highlighted several of the recent ribbon cuttings that have taken place.

DISCUSSION

Commissioner Ober questioned what advertisement for promoting Night on Town would take place? Staff are working with Communications Manager, Stoffel, on promotions.

DIRECTOR'S REPORT

None

COMMUNITY/AUDIENCE RECOGNITION

None

ADJOURNMENT

There being no further business to come before the Port Authority at the regular meeting and upon a motion by Essler and a second by Theisen the meeting was adjourned at 6:52 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

Port Authority Regular Meeting: November 21, 2023

AGENDA ITEM: Dakota County CDA Update	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY: LJM, AK
RECOMMENDED ACTION: Information Item	

BACKGROUND

The City of Rosemount and the Dakota County CDA work closely on numerous housing and economic development related programs. As part of this partnership, the City invites the CDA to regularly update the Port Authority on the CDA's work and upcoming initiatives. In addition to the CDA's regular programs, staff asked CDA staff to update the Port on two forthcoming programs/ initiatives.

The first item is related to the sales tax increase to fund local housing programs. Sales taxes in the seven-county metro increased by 1% on Oct. 1, after the Legislature voted in May to create more permanent funding for transit and housing. The sales tax hike is divided between 0.75% for transportation and 0.25% for housing. The 0.25% sales tax increase is dedicated to housing and will go toward addressing the state's lack of affordable units. State officials estimate the tax change will generate about \$190 million next year. New revenue from the housing portion of the tax funds state, county and municipal affordable housing efforts. Counties will get 50% of the revenue, cities get 25% and the rest goes to the state rental assistance program. The money will be used for rental assistance, to build or rehabilitate affordable housing, to reduce homeownership disparities and to support nonprofits that work on housing initiatives. State officials estimate it will fund about 1,000 new affordable housing units and 3,000 housing assistance vouchers a year. CDA staff will present this new revenue source and how it relates to programs within Dakota County and Rosemount.

The CDA is also working with Dakota County on revamping the County's Economic Development Strategy. The county's role in economic development and incentives has been a topic of discussion recently. The County identified economic development as one of their priorities in 2023. The existing Dakota County Economic Development Strategy, with six guiding principles and six strategic initiatives, was initially created in 2007 and reaffirmed in June 2017. These updates are in the initial stages and the CDA will be closely involved in crafting the strategy going forward.

RECOMMENDATION

Informational item and presentation only

Port Authority Regular Meeting: November 21, 2023

AGENDA ITEM: Greater MSP U.S. Tech Hub for Medical Technology Designation	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.b.
ATTACHMENTS:	APPROVED BY: LJM, AK
RECOMMENDED ACTION: Information Item	

BACKGROUND

The Greater MSP region was designated as one of the leading technology hubs in the U.S. through a national competition run by the U.S. Department of Commerce. The “Minnesota MedTech 3.0” effort builds on existing strengths to create a medical device ecosystem that is even more connected, more strategic and “smarter” by incorporating cutting-edge technologies, such as artificial intelligence, machine learning and data science. It will deliver results that matter to patients, hospitals, insurers, and medical-device manufacturers, such as faster innovation, new products and better health outcomes, in ways that manage rising costs.

Historically, Minnesota has been home to globally leading companies and institutions that helped establish a strong MedTech ecosystem. What’s different with MedTech 3.0 is that the leaders of all these organizations are aligning around a shared strategy. This hub now connects the region’s medical-device manufacturers with other parts of healthcare system, such as healthcare providers, insurers, information technology firms, private capital, research institutions and government. The coalition will also incorporate existing programs and solutions to speed up and improve the innovation process. Proposed actions include:

1. New data exchanges that enable organizations across the healthcare system to share insight on specific disease and technology areas
2. Startup incubators and accelerators that are scaled to support entrepreneurs working across different stages of the journey to build new products and solutions
3. Expanded access to lab spaces, private equity, supply chains and other key infrastructure that fosters greater medical-technology innovation
4. Next-generation talent strategies that address workforce gaps through the enhancement of training programs and career pathways, such as apprenticeships
5. Comprehensive approaches to advancing equity to better connect underrepresented populations and rural and tribal areas to Minnesota’s MedTech growth

The federal government’s Tech Hubs initiative was authorized with \$10 billion in the CHIPS and Science Act. The EDA designated 31 Tech Hubs from nearly 400 applications. Those regions will now begin competing for \$500 million in initial funds received by EDA. The City of Rosemount and Dakota County are partners with Greater MSP. Staff regularly works with Greater MSP to market and promote sites in Rosemount. Staff has been engaged with several inquires related to site selectors utilizing new federal funding programs, and expects this designation will lead to continued inquiries from new strategic industries. On November 20th, staff joined a meeting with Greater MSP specifically for City/County investors. Staff was given updates on high-priority regional strategic initiatives, including the role of local government in Minnesota MedTech 3.0 as our region prepares to apply for Phase 2 of the Federal TechHubs competition.

RECOMMENDATION

Informational update only

From: GREATER MSP <info@greatersp.org>
Sent: Tuesday, October 31, 2023 2:39 PM
To: Adam Kienberger
Subject: GREATER TOGETHER Special Edition Newsletter - Greater MSP region wins designation as U.S. Tech Hub for medical technology



Our region wins designation as U.S. Tech Hub for medical technology

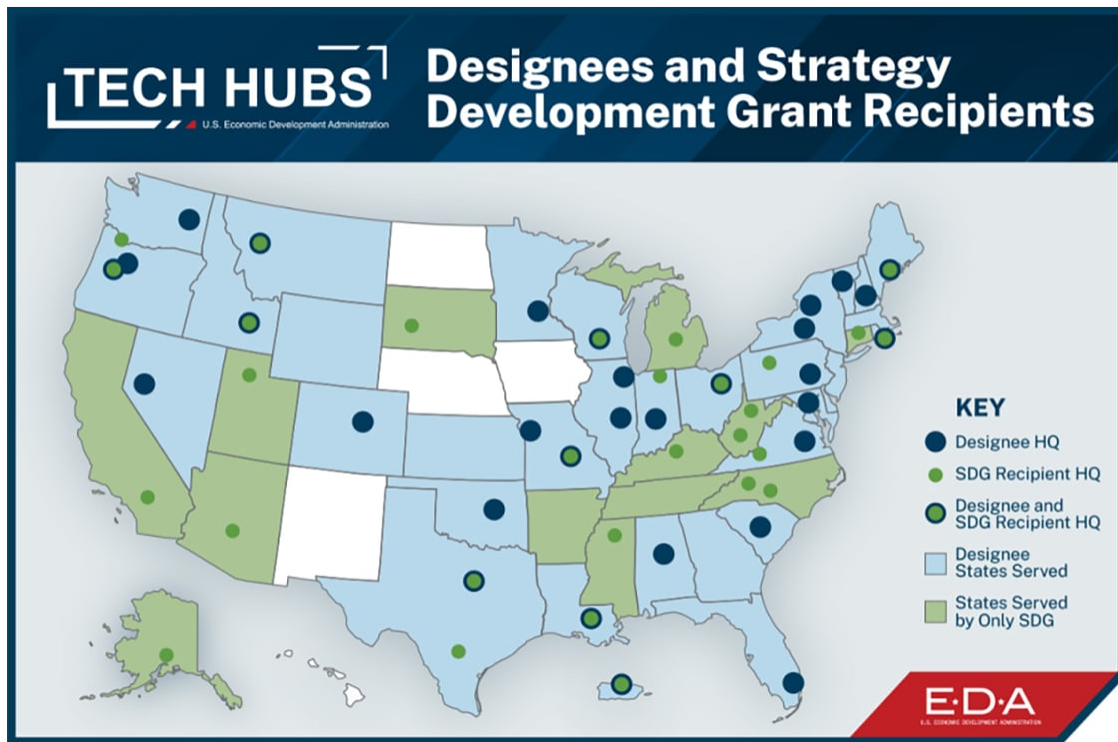


Opens door to millions in federal dollars, catalyzing new capital and talent

We're excited to announce that the Greater MSP region is a winner of the federal [Tech Hubs competition](#) run by the U.S. Department of Commerce. The closely watched competition is a national innovation effort to ensure the United States leads the world in the most important technologies of the 21st century. The designation recognized the Greater Minneapolis–Saint Paul region's unique ability to create the next generation of medical-technology innovation. That's a huge win: Our med-tech proposal was deemed to be one of America's best ideas.

Working through the GREATER MSP Partnership, 20 organizations collaborated to develop a shared strategy to ensure the nation grows its global medical-technology ("MedTech") leadership. The "Minnesota MedTech 3.0" effort builds on existing strengths to create a medical device ecosystem that is even more connected, more strategic and "smarter" by incorporating cutting-edge

technologies, such as artificial intelligence, machine learning and data science. Building MedTech 3.0 in Minnesota will deliver thousands of good-paying jobs, spur a new generation of start-ups and attract billions of dollars in private capital to our region.



[Learn about the other tech hubs.](#)

The Minnesota MedTech 3.0 coalition is now positioned to compete this winter for \$500 million in initial funds received by EDA.

What does this win mean? This is a *big* deal for our region. Our region is already home to globally leading med-tech companies and healthcare organizations. They are now committing to collaborate with research institutions, government, private equity firms and others to incubate the future of medical technology—a national and global effort based here with benefits that will be felt here for generations. Our region’s dedication to bold innovation, aligned around a shared strategy, shows the world how it’s done while improving outcomes for everyone.

[Read more about the designation in the announcement](#)



Attend our upcoming information webinar

To learn more, join our Minnesota MedTech 3.0 webinar on Friday, Nov 10, 1 pm CT. The first 30 minutes cover basics, followed by an optional 30 minutes for Q&A.

[Sign up for the webinar today.](#)

Media coverage

- [Star Tribune](#) - Minnesota's newly designated med-tech hub eligible for millions in federal funding
- [MPR](#) - Minnesota among 31 'tech hubs' designated by Biden administration
- [KSTP](#) - Minnesota medical tech hub earns federal designation, in line to get millions in funding
- [KAAL TV](#) - Minnesota tech hub designated for federal investment
- [KARE 11](#) - White House designates Twin Cities as medical technology hub, opens up possibility of federal funding

- [University of Minnesota](#) - U of M celebrates selection of Minnesota MedTech 3.0 as federal Tech Hub
- [Pioneer Press](#) - Biden launches 31 technology hubs nationally, including Saint Paul
- [Twin Cities Business](#) - Minnesota is Named a Federal 'Tech Hub.' What Now?

Connect with GREATER MSP

Comprised of more than 300 public and private organizations, the GREATER MSP Partnership accelerates the competitiveness of the regional economy and drives inclusive economic growth through job creation, capital investment, and execution of strategic initiatives. Connect with other areas of work to learn the latest.

Want to see how the partnership works? Watch the video below and [get in touch](#).





GREATER MSP, 400 Robert St N, Ste 1600, Saint Paul, Minnesota 55101, United States

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Port Authority Regular Meeting: November 21, 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, AK
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: Staff provided KJ Walk with comments regarding access for the proposed Dunn Brothers Coffee shop. The second commercial building does not have a tenant lined up at this time. Staff has not heard from the developer since early October.

Rec Center/Life Time: Staff is working with Life Time on securing buyers for the remaining property surrounding the Rec Center. The Port approved a business subsidy for Willy McCoys restaurant in October and they have since entered into a purchase agreement with Life Time. Staff is working on a draft TIF Spending Plan for the project that the Port will likely consider in December. Staff is working with a user on a preliminary concept for a portion of the Lennar-owned parcel.

Super America/Speedway: Staff spoke with the receivership on November 15th. Testing for the next round of environmental review have been completed.

CA Gear: CA Gear has submitted plans for an expansion of the facility on Canada Circle. The facility would include virtual sport simulation devices and would add a tap room facility. This will be considered by the Planning Commission on November 28th.

Frana: Frana Companies opened their new facility and ribbon cutting was held on November 6th.



Night on the Town: Night on the Town occurred on November 9th from 5-8pm. The City contributed to the cost of the trolley and some other expenses.

Snowdrift Crossfit: A ribbon cutting for Snowdrift Crossfit was held on November 2nd at 4pm.

Hypointe Childcare: A ribbon cutting was held on October 26th.

Rosemount Expo: Staff is beginning to plan the 2024 Expo event. The Expo is being revamped as a Community Expo opposed to a Home and Garden specific event. Staff has begun the Expo registration for vendors. The Port can expect more planning updates in upcoming months.

RFIs: Staff is continuing to work on several RFI proposals for industrial and business park projects.

MNCAR Expo: Staff attended the MNCAR Expo on October 25th. Rosemount was the bag sponsor and had a booth at the entrance of the event.

DEED Brownfields & Redevelopment: Staff attended the DEED Brownfields & Redevelopment conference on October 26th and 27th.

MREJ Summit: Staff attended the Minneapolis Real Estate Journal Industrial Summit. Staff had a booth at the event and also spoke on one of the panels. The event had over 200 developers and commercial realtors in attendance.



RECOMMENDATION

None