



AGENDA

Port Authority Regular Meeting

Tuesday, July 16, 2024

6:00 PM

Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS OR CORRECTIONS TO AGENDA**
- 3. CONSENT AGENDA**
 - a. Regular Meeting Minutes June 18, 2024
- 4. CHAIRPERSON'S REPORT**
- 5. REPORTS FROM PORT AUTHORITY COMMISSIONERS**
- 6. NEW BUSINESS**
 - a. Local Affordable Housing Aid Collaboration
- 7. OLD BUSINESS**
 - a. Project Updates
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
JUNE 18, 2024**

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, June 18, 2024, at 5:30 PM. in Rosemount Council Chambers, 2875 145th Street West.

Vice Chair Klimpel called the meeting to order with Commissioners Theisen, Weisensel, Beaudette and Ober. Commissioner Freske arrived at 5:35 PM.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Klimpel Second by Weisensel

Motion to approve the agenda.

Ayes: 6.

Nays: None. Motion Carried.

CONSENT AGENDA

Motion by Theisen Second by Ober

Motion to approve consent agenda

Ayes: 6.

Nays: None. Motion Carried.

a. Minutes of the May 21, 2024 Regular Meeting

CHAIRPERSON'S REPORT

None.

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Commissioner Beaudette noted a new chicken restaurant in Apple Valley and questioned whether there are any potential openings in Rosemount. Staff confirmed there have not been any inquiries that staff are aware of at this time.

Commissioner Theisen noted the traffic and parking challenges at the South Metro Islamic Center this past Sunday and questioned what the City could do to assist in the future. Staff confirmed they will be reaching out to the center to discuss assistance at future events.

NEW BUSINESS

a. Expo 2031 Update

Community Development Director Kienberger provided a recap on the latest discussions regarding the Expo 2031. City staff have engaged with our financial consultants at Ehlers who are present this evening to give a break-down of the financials that came out of the last Port Authority meeting.

Schane Rudlang, of Ehlers (prior to Ehlers a Port Authority Administrator in Bloomington which pursued an Expo in 2027), presented an overview of his knowledge and experience with past world expos and his findings regarding the Expo 2031.

Mr. Rudlang noted the Expo 2031 committee needs to fundraise now to get through 2024. The next steps in the process include the President will need to issue a letter of support for the State of Minnesota. Ideally, the Department of Commerce application would be approved prior to the site visit on July 17th. The Department of Commerce review process has approved recent projects, but the application criteria varies. The Department of Commerce is only approving the application and would not commit to funding.

Mr. Rudland noted, whichever path Rosemount chooses to take, it will be important to be clear as to what Rosemount's level of commitment is at each stage, i.e. fully supportive, metered approach or not supportive.

Commissioner Freske questioned the number of full-time employees that will be necessary to run and coordinate this event successfully? Ehlers noted it could be a couple of employees and noted that international travel would be an important piece to do for a successful event. Commissioner Freske is not in favor of using current full-time employees to dedicate to an event like this, as utilizing City staff is not something our residents would like to see.

Several commissioners were OK with a metered approach as staff continues to learn more and hear back about the status of the application.

b. Commercial Visioning Update

Economic Development Coordinator Van Oss discussed revisiting Commercial Visioning along revising the Akron/42 area, add in corner of Highway 3 and 42 to include a commercial existence, and 42/55 - commercial land guiding for future development. The discussion would take place during a joint Port Authority and Planning Commission meeting.

Commissioner Freske questioned whether there would be any value to include downtown too? The downtown area will be on next year's project given the budget constraints.

Staff will finalize the contract to start engaging in the work for the revisioning.

OLD BUSINESS

a. Project Updates

Economic Development Coordinator Van Oss provided the following project update; Speedway's foreclosure process has paused as they are waiting for 6 months to revert back to the lender who will then sell the land. In the meantime, staff is doing minimal maintenance, i.e. lawn mowing, garbage pick-up, etc.

DISCUSSION

None.

ADJOURNMENT

There being no further business to come before the Port Authority at the regular council meeting and upon a motion by Klimpel and a second by Freske the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

Port Authority Regular Meeting: July 16, 2024

AGENDA ITEM: Local Affordable Housing Aid Collaboration	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Information item.	

BACKGROUND

In 2023, the Minnesota Legislature authorized aid payments to counties, cities and Tribal Nations. The goal is to fund affordable housing projects and help organizations provide affordable and supportive housing. Local Affordable Housing Aid (LAHA) is aid to metropolitan local governments. LAHA is funded through a new dedicated sales tax in the seven-county metropolitan area.

As sales taxes will vary, the amount of LAHA distributed will also vary. All Minnesota counties, seven Tribal Nations and 37 cities will receive this aid. Aid payments are made directly to local governments. In the metro, aid is funded by the sales tax for housing. Statewide, aid is funded by state appropriations. The Minnesota Department of Revenue has posted the 2024 LAHA amounts that cities and counties will receive this year; the first half will be distributed July 20 and the second half will be distributed approximately December 26. Staff has invited the Dakota County CDA to present on the program and next steps.

RECOMMENDATION

None

Port Authority Regular Meeting: July 16, 2024

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: None	

BACKGROUND

Ongoing and New Projects

KJ Walk/Rosewood Commons: My Credit Union has submitted a proposal for an 8,130 sf bank that will include a drive-through and community room. This was approved by the Planning Commission in June, and the City Council will consider their CUP/Minor Amendment this month. KJ Walk is scheduled for PC this month for a site plan review for two lots within Rosewood Commons Second Addition. One lot will be for a restaurant and the other is a multi-tenant building that will contain a fast food/drive-through and other office/retail uses.

Life Time Area: Willy McCoy's has finalized their purchase agreement with Life Time. Staff is working with them to get an updated timeline. The Port will update the business subsidy agreement at a later date to reflect the changes.

O2B Kids: A day care was approved for an 11,000 sf indoor facility and a 10,786 outdoor play area. This will be constructed on the northwest side of Akon and 42. Upon completion, there will be 157 students and 27 staff.

Wayne Transport: The company submitted for site plan review for an addition of 5,000 sf for office and conference space. This was approved by the PC in June.

Speedway: Environmental review was completed in March and the matter was returned to the foreclosure process. There was a hearing to confirm the sheriff's sale on June 17th. The six-month redemption period begins once the order confirming the sale is entered. Thus, the redemption period ends on or about December 17th – depending upon when the court enters the order. Staff continues to work with the receivership to get an action plan for the property once the lender can assume ownership. The City is also maintaining the lawn and any trash issues for the site.

UMore: Staff has been working extensively with the University of Minnesota on the next stages of UMore development. This has included prospects for industrial and business park uses. Staff had a site visit on July 9th with a new user. These are part of a larger ongoing discussion for the next stages of

UMore's development. Staff and the University are expecting to start a more comprehensive review of the remaining land in the coming months.

Ribbon Cuttings and Events

First State Bank of Rosemount and Sweet Kneads Bakery had a ground breaking event on July 12th. The bank had plans approved in April for a new facility, and they indicated a coffee shop user was in the pipeline. This tenant will be Sweet Kneads Bakery, and we are excited to welcome them to the community. This joint building will be a great amenity for the growing Akron commercial area.

Bonaire Elementary School: A ground-breaking for the new elementary school will be rescheduled. Details to come.

Frana: The City nominated Frana for a project award through Finance & Commerce. The expansion project was named a Top Project of 2023. An awards ceremony will take place on July 18th starting at 5pm. Mayor Weisensel and Planning Commission Chair Kenninger will attend on behalf of Rosemount.

Expo 2031 : The Horticultural Expo will have a site visit next week in Rosemount.

RECOMMENDATION

None