



AGENDA

Port Authority Regular Meeting

Tuesday, October 15, 2024

5:30 PM

Council Chambers, City Hall

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS OR CORRECTIONS TO AGENDA**
- 3. CONSENT AGENDA**
 - a. Minutes of the August 20th Regular Meeting
 - b. Minutes of the September 17th Regular Meeting
- 4. CHAIRPERSON'S REPORT**
- 5. REPORTS FROM PORT AUTHORITY COMMISSIONERS**
- 6. NEW BUSINESS**
 - a. Commercial Visioning Update
- 7. OLD BUSINESS**
 - a. Project Updates
- 8. DISCUSSION**
- 9. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
AUGUST 20, 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, August 20, 2024, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Essler called the meeting to order with Commissioners Weisensel, Freske, Essler, Theisen and Klimpel. Commissioner Beaudette was absent and Commissioner Ober arrived at 6:06 p.m.

ADDITIONS OR CORRECTIONS TO AGENDA

Economic Development Coordinator Van Oss noted item 6.b. will be an update only and no action will be taken on the contract.

Motion by Theisen Second by Freske

Motion to approve consent agenda

Ayes: 5.

Nays: None. Motion Carried.

CONSENT AGENDA

Motion by Weisensel Second by Klimpel

Motion to approve consent agenda

Ayes: 5.

Nays: None. Motion Carried.

a. Meeting minutes of the July 16, 2024 Regular Meeting

CHAIRPERSON'S REPORT

None.

REPORTS FROM PORT AUTHORITY COMMISSIONERS

None.

NEW BUSINESS

a. Modification to the Tax Increment Financing Plan for Osprey Tax Increment Financing District

Economic Development Coordinator Van Oss provided an overview of this item

noting the item will be on the City Council agenda at tonight's meeting requesting action.

Rebecca Kurtz, of Ehlers, provided an overview of the Osprey TIF District that was established on May 18, 2021. The district was created for the development of a 417,600 square foot warehouse/distribution facility for Home Depot. The property was re-platted to 40 parcels and 38 parcels are not in compliance with the economic development TIF requirements (manufacturing of tangible property, warehousing, storage and distribution, and space for the related activities).

The city used the TIF money to extend the remainder of Boulder Avenue. Next, the City Council will consider a resolution to remove the parcels and the modification will be filed with the County and State.

b. Willy McCoy's Development Contract

Economic Development Coordinator Van Oss noted Willy McCoy's is currently working on a purchase agreement with Life Time to construct a new restaurant near the Life Time Development. Due to a delay in the purchase agreement between the private parties, the contract for private development needs to be updated to reflect a new project timeline. The new timeline will call for construction to begin likely in April 2025. Staff recommends holding off on approving the amendment until the developer can get a better idea of costs, as the costs have likely changed significantly since they last went out for bid.

Once staff has a better idea of the final costs, staff will bring the amendment back to the Port Authority for final approval.

OLD BUSINESS

a. Project Updates

Economic Development Coordinator Van Oss provided project updates, but will use a majority of the time to introduce the Project Falcon team as they are present this evening. The City Council will be considering a resolution of support for Project Falcon's Minnesota Forward Fund application at their meeting on August 20th. Project Falcon is submitting an application to the Minnesota Department of Employment and Economic Development (DEED) for funding through the Minnesota Forward Fund. As part of the application, Project Falcon must include a resolution of support from the City of Rosemount.

Project Falcon presented their intent to develop a research and testing facility within the University of Minnesota's land holdings. No action is for the Port Authority this evening, the presentation is for information only.

The project team noted the company is the leading independent supplier of hypersonic and mission-critical research, development, test and evaluation solutions in Minnesota. The team noted these types of facilities have backlogs exceeding 3 years. The team also noted no manufacturing would take place at this facility but would likely staff approximately 40 full time employees.

Commissioner Theisen question if the team has any safety concerns with utilizing this facility and the team noted all their design is managed through code components with a high degree of safety in mind.

Chairperson Essler questioned why the draw to Rosemount? The team stated they looked at a variety of properties but have a good partnership with the University of Minnesota and have been working with the university for years.

The project team noted they have been working with Xcel Energy to begin a study to ensure power sources are not problematic.

Commissioner Freske noted that transparency is key for these code name projects and wants to ensure that the city is following the path of transparency as there will likely be questions from the public. The project team stated since a contract hasn't been officially awarded, an official announcement cannot be made yet. However, as soon as reasonable an announcement will be made as there are several approvals that need to be made yet.

Staff will continue to work with the project teams on the next steps and bring back any additional information regarding project approvals to the Port Authority.

DISCUSSION

None.

ADJOURNMENT

There being no further business to come before the City Council at the Port Authority meeting and upon a motion by Chairperson Essler the meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
SEPTEMBER 17, 2024**

CALL TO ORDER

- a. **The regular meeting of the Port Authority for September 17, 2024 will be held at Life Time - 14290 Akron Avenue beginning at 5:30pm.**

Pursuant to due call and notice thereof, a regular meeting of the Rosemount Port Authority was held on Tuesday, September 17, 2024, at 5:30 PM. in Life Time, 14290 Akron Avenue.

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

NEW BUSINESS

- a. **Port Authority Tour of Life Time**

The Port Authority took a tour of Life Time.

ADJOURNMENT

There being no further business to come before the Port Authority the meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

Port Authority Regular Meeting: October 15, 2024

AGENDA ITEM: Commercial Visioning Update	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Receive update and provide feedback on next steps.	

BACKGROUND

In 2020 and 2021, the City Rosemount embarked on an effort to build upon its comprehensive plan by creating focused development visions for key nodes along its rapidly growing Highway 42 corridor east of Highway 3. The goal of the vision plans was to give city leadership a set of the graphic tools that illustrated their vision when working with developers, residents, and other stakeholders during the development review process. The vision for each node began as a set of principles, which then evolved into 2D concepts, then 3D renderings, and eventually an animated video of select sites that showed both birds eye and ground level views. Since 2021, there are several projects that have been developed or are undergoing development along the Highway 42 corridor. These new projects are demonstrations of the success of the 2021 vision plans. However, enough new development has occurred since 2021 that the vision plans themselves could be revised to better reflect existing conditions and to conceptualize new nodes that have been identified along the corridor.

The City contracted with the original project team at Stantec for the updating of site concept visions for key nodes along Highway 42. Stantec will prepare 2D conceptual plans for 10 sites at five nodes. The original 5 nodes will be updated with current and planned developments. Additionally, two more commercial areas will be included: the Sunbelt Rental corner and the intersection of 42 and Highway 55. Both of these new visioning sites will incorporate future road improvements by Dakota County.

Stantec will present initial updates and concept layouts at the regular Port meeting. Staff has also invited the members of the Planning Commission to participate. Stantec will go through each node and Port and Commission members will be given opportunities to discuss the concepts and present feedback.

RECOMMENDATION

Receive update and provide feedback on next steps.

Port Authority Regular Meeting: October 15, 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: Information Item	

BACKGROUND

Ongoing and New Projects

ISD 196: The school district had applications in for a plat, rezone, and CUP for a new middle school with various play areas, sports fields, bus corral and parking areas at the intersection of Biscayne Avenue and County Road 42. These were approved in September.

Kwik Trip: Kwik Trip submitted plans for an 11,000 sf gas station and stand-alone carwash to be located at the northwest quadrant of Akron and County Road 42 intersection. These were approved in September.

Beirut Restaurant: Beirut Restaurant will be relocated from West St. Paul to Rosemount. They will be located near the Aldi grocery store. This location will offer fast-casual counter service with a heavy focus on catering, ready-made products, and carry-out/take-home services. Staff is working with the owners to plan a ribbon cutting.

KJ Walk/Rosewood Commons: 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.

Today's Life Childcare: An application was received for a new 12,408 sf childcare facility just east of the current Anytime Fitness building. This was approved in August.

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. These are part

of a larger ongoing discussion for the next stages of UMore's development. Staff is working with Project Falcon on applying for funding grants for a portion of the UMORE sites. These grants would be used to address environmental investigation/remediation and redevelopment activities. City Council will be considering a resolution of support for Project Falcon's DEED application at their meeting on October 15th.

145th Street East Apartments: The developer DevCo has submitted a multifamily apartment project on the Emerald Isle site (east of Life Time). The application calls for two buildings containing 192 units of workforce housing.

MNCAR EXPO: Staff will have a booth and be the bag sponsor of the Annual MNCAR EXPO on October 25th. The City participates annually at this event, which focuses on developers and commercial real estate in the Twin Cities.

RECOMMENDATION

None