

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
MAY 20, 2025**

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, May 20, 2025, at 5:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Chairperson Klimpel called the meeting to order with Commissioners Ober, Beaudette, Freske, Essler, Weisensel and Theisen. Planning Commissioner Michael Reed was also present.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Klimpel Second by Freske

Motion to approve the agenda

Ayes: 7.

Nays: None. Motion Carried.

CONSENT AGENDA

Motion by Ober Second by Essler

Motion to approve the consent agenda

Ayes: 7.

Nays: None. Motion Carried.

CHAIRPERSON'S REPORT

None.

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Commissioner Beaudette congratulated Eric and the City of Rosemount on the recent awards received at the Real Estate event a few weeks ago.

Commissioner Weisensel noted he passed along a Chick Fil A contact to staff as they explore additional sites.

NEW BUSINESS

6.a. Commercial Visioning Study

Economic Development Coordinator Van Oss introduced the project team at Stantec to present the updated site concept visions for key nodes along Highway 42. Stantec prepared 2D conceptual plans for 10 sites at five nodes. Additionally, two more commercial areas are included: the Sunbelt Rental corner, and the intersection of 42 and Highway 55. Both new visioning sites will incorporate future road improvements by Dakota County. Stantec presented the results from the previous discussion held in fall 2024. The results will be a useful tool to communicate with developers, stakeholders and the community.

Commissioner Freske suggests we include current landmarks on the diagrams, i.e. McDonald's,

Vermillion Bank, etc. In addition, to include what will be included in the green space area at the new schools and high school as the public often inquires about what will be included at each.

Commissioner Beaudette questioned the walkability for some of these areas and noted that should be considered as we move forward.

Staff noted further discussions need to take place regarding county road 42 and highway 3 intersection and noted several discussions still need to take place with both the County and MNDot. However, it will be important to note to the public that improvements to the area are forthcoming.

Stantec will provide final renderings and will provide a blank slate for the City to adjust as projects develop and we can include in the final renderings for the public to view.

6.b. Speedway Purchase Agreement

Economic Development Coordinator Van Oss provided a recap of the latest discussion regarding the Speedway purchase. Staff noted the next steps will move quickly, i.e. closing June 10th, demolition in the next month, and public engagement on what the visioning for the site will be in the coming months.

Commissioner Essler suggested staff communicate the funding of the project to the public to avoid any confusion on where the funds are coming from. Staff is currently working on a communication plan for the public.

Motion by Theisen Second by Beaudette

Motion to Approve the "As Is" Purchase and Sale Agreement for certain real estate located at 14515 Dodd Boulevard.

Ayes: 7.

Nays: None. Motion Carried.

6.c. The Morrison First Amendment to Contract for Private Development

The Morrison partners are selling the northern portion of their parking lot for a coffee shop. Due to the sale, the City needs a different plat and legal description, and the development contract needs to be reflected to accommodate that request.

Motion by Theisen Second by Beaudette

Motion to approve the First Amendment to Contract for Private Development. Motion to approve the Contract for Private Development.

Ayes: 7.

Nays: None. Motion Carried.

6.d. Port Authority Bylaws Amendment

Community Development Director Kienberger highlighted several of the significant redline changes related to the conversation with the Port Authority at last month's meeting.

Motion by Freske Second by Ober

Motion to recommend approval of the proposed amended bylaws of the Rosemount Port Authority as attached, and recommend approval by the Rosemount City Council at their next regular meeting.

Ayes: 7.

Nays: None. Motion Carried.

OLD BUSINESS

Staff provided an update that the Willie McCoy project may not go forward due to funding. Mr. Van Oss noted restaurants have stated the market is challenging right now to be building restaurants.

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 Essler the meeting was adjourned at 6:39 p.m.

Respectfully submitted,



Erin Fasbender
City Clerk