



AGENDA
Port Authority Regular Meeting
Tuesday, September 16, 2025
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 August 19, 2025, Port Authority Meeting
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - a. Open to Business Update
 - b. Speedway Redevelopment Plan Update
- 6. EXECUTIVE DIRECTOR'S REPORT**
 - a. Project Updates
- 7. CHAIRPERSON'S REPORT**
- 8. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
AUGUST 19, 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, August 19, 2025, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

Staff present included the following; Van Oss, Kienberger, Martin and Saunders.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Klimpel Second by Theisen

Motion to approve the agenda.

Ayes: 7.

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Weisensel Second by Freske

Motion to approve the consent agenda.

Ayes: 7.

Nays: None. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Economic Development Manager for the City, Eric Van Oss, introduced Schane Rudlang with Elhers. Mr. Rudlang provided information on a spending plan using TIF funds to assist with a new 6,000 sf establishment, Copperfield Restaurant. Mr. Rudlang also included what steps are needed for approval.

Chairperson Klimpel opened the public hearing.

No public comments were received.

Motion by Klimpel Second by Ober

Motion to close the public hearing.

Ayes: 5.

Nays: None. Motion Carried.

Motion by Essler Second by Theisen

Motion to approve the Contract for Private Development between Rosemount Port Authority and D & D Holdings, LLC.

Ayes: 7.

Nays: None. Motion Carried.

Community Development staff members Adam Kienberger and Eric Van Oss spoke about the verbiage in the TIF spending plan to Port Authority.

Commissioners voiced their concern regarding putting limitations on the percentage of dollars offered to entice businesses to come to Rosemount, while being strategic from an economic perspective.

Motion by Freske Second by Essler

Motion to approve the new language in the Amended and Restated Spending Plan.

Ayes: 7.

Nays: None. Motion Carried.

Community Development Director Adam Kienberger addressed the Port Authority looking for feedback regarding Rosemount's strategic plan for economic development (ED). Mr. Kienberger suggested to Commissioners that a (3) three-year strategic plan for ED should be conducted, as the last one was in 2016 - the consensus was to proceed with the plan stating that it could be very influential for economic and community development and would help guide future development, which was applauded by the Port Authority members.

No action was taken, discussion only.

EXECUTIVE DIRECTOR'S REPORT

Mr. Eric Van Oss commented on the events happening at Emerald Trail Elementary. First, there is a ribbon cutting on Wednesday, August 20, 2025, along with an Open House on Wednesday, September 24, 2025.

Commissioner Theisen requested an update on the vacant Clover building. Mr. Van Oss responded that the opportunity to sell has been there, but there is no progress on a new/different establishment in that location as of now.

CHAIRPERSON'S REPORT

None.

ADJOURNMENT

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

Respectfully submitted,

Sarah Saunders
Deputy Clerk

Port Authority Regular Meeting: September 16, 2025

AGENDA ITEM: Open to Business Update	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 5.a.
ATTACHMENTS:	APPROVED BY: AK
RECOMMENDED ACTION: Information Item	

BACKGROUND

The City has participated in the Open to Business (OTB) program since 2013. The most recent contract was for a 3-year period (2024-2026). The Port budget takes into consideration the City’s share of the program, which is currently \$5,200. Given the pace of activity in Rosemount and changes in the business community, staff felt an annual face-to-face update from OTB would be beneficial.

For this meeting, our Dakota County OTB representative Natalie Mouilso will provide a brief presentation of her OTB work in Rosemount. She has a strong read on the business climate and community and is available for any questions the Port may have.

RECOMMENDATION

None, presentation only.

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AGENDA ITEM: Speedway Redevelopment Plan Update	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 5.b.
ATTACHMENTS:	APPROVED BY: AK
RECOMMENDED ACTION: Information Item	

BACKGROUND

The Speedway site has been fully demolished and prepped for future redevelopment. City staff began engagement efforts this summer to get resident input for future development of the site. Communications Manager Lee Stoffel, will discuss ongoing efforts for public engagement and work with the Port on determining next steps for future engagement. Community Development staff will give an update on the property and potential timing of development.

RECOMMENDATION

None

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AGENDA ITEM: Project Updates	AGENDA SECTION: EXECUTIVE DIRECTOR'S REPORT
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS:	APPROVED BY: AK
RECOMMENDED ACTION: None	

BACKGROUND

O2B Kids: The new daycare, O2B Kids, had a ribbon cutting on September 8th.

Crystal's Cuddle Bugs: The PC will consider an application for a new daycare on the former DCTC site directly east of Life Time.

Dakota County Regional Chamber Coffee Break: The city will host a coffee break on September 23rd at 8:00am at the new PD/PW building.

DEED Business Development Meeting: The City will host DEED for their quarterly business development meeting on September 16th at the new PD/PW building.

Emerald Trail Elementary: The school district will host a dedication ceremony and open house on September 24th from 2:30pm to 5:30pm.

Speedway Neighborhood Engagement: Staff will have an engagement event onsite at the Speedway on September 30th from 5:00pm to 7:00pm.

RECOMMENDATION

Information only