

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
NOVEMBER 18, 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, November 18, 2025, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

Staff present included the following; Eric Van Oss, Adam Kienberger, Logan Martin and Sarah Saunders.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Klimpel Second by Essler

Motion to Approve the Agenda.

Ayes: 5.

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Ober Second by Theisen

Motion to Approve the Consent Agenda.

Ayes: 5.

Nays: None. Motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Eric Van Oss, Economic Development Coordinator for the City of Rosemount spoke regarding the amended and restated TIF Spending Plan. He stated that the Legislature has given a one-year extension. There is no action needed regarding Port Authority this evening. Mr. Van Oss suggested it's a good time to discuss this topic with Port Authority Commissioners. Removing the cap from the spending plan is the only update we'd have, pending item 5.a..

Commissioner Ober asked what other cities do regarding this topic. Schane Rudlang with Ehlers said this is not an uncommon issue, and he is familiar with other cities taking action. Mr. Rudlang explained that this adds to the use of interest earned.

Per Mr. Van Oss, the next step is a public hearing at City Council and approval.

Eric Van Oss, Economic Development Coordinator spoke regarding the business subsidy request. The new request is \$900,000.00 to D & D Holdings, LLC as compared to the previous \$750,00.00 plan.

Schane Rudlang with Ehler's approached the podium to present and answer questions from Commissioners. Per Mr. Rudlang construction numbers have gone up 50% since June 2025. Essler questioned why so high. Mr. Rudlang explained that construction inflation is up 39.7% from 2020.

Paul Dzubnar of D & D Holdings, LLC shared updates on the modifications he's made to the Rosemount project to help bring it to fruition. Modeled after his Copperfield restaurant in Mendota Heights, the Rosemount location will feature additional seating and an expanded kitchen. Mr. Dzubnar noted that he has invested an additional \$800,000 into the project, citing both the potential he sees in the area and a personal connection—his children played hockey in Rosemount.

Commissioners asked Schane Rudlang of Ehlers for his perspective on whether the request was reasonable. He affirmed that it was a logical request and noted that he has seen similar situations in other cities.

Chairperson Klimpel opened the floor for the Public Hearing.

No one stepped forward to speak.

Motion by Ober Second by Theisen

Motion to close the Public Hearing.

Ayes: 5.

Nays: None. Motion carried.

Commissioners Essler and Theisen both expressed their support for bringing this project to Rosemount. While acknowledging the increased financial commitment, they believe residents will genuinely appreciate having a new dining option in town—one that offers breakfast, lunch, and dinner, and is backed by a strong reputation and the experience of Mr. Dzubnar.

Motion by Essler Second by Theisen

Motion to approve the Contract for Private Development between Rosemount Port Authority and D & D Holdings, LLC, contingent upon City Council approval of the Amended and Restarted TIF Spending Plan.

Ayes: 3.

Nays: 2. Motion Carried.

EXECUTIVE DIRECTOR'S REPORT

Economic Development Manager Eric Van Oss spoke regarding the airspace complex. He also found out earlier in the day that the demo costs for the Speedway were \$610,000.00 so the next steps will be putting together an RFP. The RFP will be soliciting development proposals for the former Speedway site.

Adam Keinberger, Community Development Director, took the opportunity to introduce a Strategic Plan for Economic Development, using it as a way to transition and connect the related documents cohesively.

He also highlighted the diversity of Rosemount's economic programs and addressed a common question from prospective businesses: "Does Rosemount want me?"—emphasizing that the city's initiatives are designed to be welcoming and supportive of business growth.

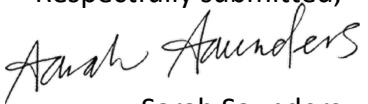
CHAIRPERSON'S REPORT

None.

ADJOURNMENT

There being no further business to come before the Port Authority at the regular meeting, and upon a motion by Essler and a second by Ober the meeting was adjourned at 6:54 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sarah Saunders".

Sarah Saunders
Deputy Clerk