



**AGENDA**  
**Port Authority Regular Meeting**  
**Tuesday, January 20, 2026**  
**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 December 16, 2025 Meeting
- 4. OLD BUSINESS**
  - a. Economic Development Strategic Plan Draft Discussion
- 5. NEW BUSINESS**
- 6. EXECUTIVE DIRECTOR'S REPORT**
  - a. Project Updates
- 7. CHAIRPERSON'S REPORT**
- 8. ADJOURNMENT**

**ROSEMOUNT PORT AUTHORITY  
REGULAR MEETING PROCEEDINGS  
DECEMBER 16, 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, December 16, 2025, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

**ADDITIONS OR CORRECTIONS TO AGENDA**

**Motion by** Klimpel **Second by** Ober

**Motion** to Approve Consent Agenda

**Ayes: 6.**

**Nays: None. Motion Carried.**

**CONSENT AGENDA**

**Motion by** Weisensel **Second by** Ober

**Motion** to Approve Consent Agenda

**Ayes: 6.**

**Nays: None. Motion Carried.**

**OLD BUSINESS**

Adam Kienberger, Community Development Director, addressed the Port Authority with a continued discussion on developing a three-year Strategic Plan for Economic Development. Mr. Kienberger spoke of the pillars of economic development related to the City Council's goals, and the tactical aspect of attracting certain types of businesses to our community.

The City plans to continue a strong partnership with the University of Minnesota as UMore is evolving and taking a more market-based approach. He also noted existing partnerships, initiatives, and tools being used to help achieve development goals. The redevelopment of the former Speedway site is one example. Mr. Kienberger asked the Commissioners to discuss, "How are we doing as a city (including staff) regarding economic development?" The Community Development team is looking for direction and reassurance from both Port Authority and City Council to ensure they align.

Chairperson Klimpel requested it be a casual conversation amongst the group. Mr. Beaudette began by asking about developments near 42 & 52, along with questions on planned Central Park improvements.

Commissioner Essler is in support of bringing more restaurants to Rosemount. Chairperson Klimpel shared her concerns over potential businesses purchasing land, but it's concerning when the lot sits empty — besides offering financial help, how do we get businesses to want to come to Rosemount she asked.

Commissioner Freske responded that we need to have something here in town that will draw people in. We are not a destination city, we do not have amenities. Essler argued that we don't have the population to support bringing in certain businesses like our larger neighboring cities.

Mr. Kienberger's follow-up question to the group was regarding being strategic about what we bring here. Commissioner Weisensel mentioned that the more building we get on developable land eventually helps with taxes for residents. Klimpel mentioned that the parcels around Life Time aren't already built, which is tricky because many retailers prefer to lease a spot than build from the ground up.

The Port discussed focusing on a mix of both commercial and industrial projects, highlighting restaurants, medical services, and experiential retail. They noted satisfaction with the direction of development, and staff's efforts to refine city processes and provide the Port with timely updates.

### **NEW BUSINESS**

Adam Kienberger, Community Development Director spoke regarding how annually, the City receives federal Community Development Block Grant (CDBG) funds which are distributed by the Dakota County CDA.

Recommendation is requested on how to allocate those funds of \$48,867.00. We are requesting that the funds be allocated to Home Improvement Loan Program once again, infusing funds back into resident's homes. The Home Improvement Loan Program is a program administered by the CDA to benefit low/moderate income households in Rosemount making eligible improvements to their homes such as roof replacement, furnace replacement, electrical and plumbing repairs, insulation and special needs improvements.

**Motion by Weisensel Second by Freske**

**Motion** to recommend City Council adopt a resolution approving Rosemount's 2026 CDBG application as presented.

**Ayes: 6.**

**Nays: None. Motion Carried.**

### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Adam Keinberger, Community Development Director, did not have any project updates. There is a ribbon cutting event for Omni on January 16, along with a kickoff event for Project Falcon also on January 16, 2026.

Spectro Alloys has invited Port Authority for a tour, so Logan Martin will coordinate that event.

### **CHAIRPERSON'S REPORT**

None.

### **ADJOURNMENT**

There being no further business to come before the Port Authority at the regular Port Authority meeting and upon a motion by Weisensel and a second by Ober the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Sarah Saunders  
Deputy City Clerk

Port Authority Regular Meeting: January 20, 2026

<b>AGENDA ITEM:</b> Economic Development Strategic Plan Draft Discussion	<b>AGENDA SECTION:</b> OLD BUSINESS
<b>PREPARED BY:</b> Adam Kienberger, Community Development Director	<b>AGENDA NO.</b> 4.a.
<b>ATTACHMENTS:</b> Rosemount Port Authority Strategic Plan DRAFT	<b>APPROVED BY:</b> AK
<b>RECOMMENDED ACTION:</b> Review draft and continue discussion on components of the Economic Development Strategic Plan.	

### BACKGROUND

This item is continued from the Port Authority’s last few meetings and is meant to build on the conversations and information shared over the past several months.

Strategic planning is a key component of a successful organization. A strategic plan can be a valuable tool for both elected and appointed officials, as well as staff to provide work direction and prioritization of new initiatives. Over the past several years we have launched a variety of new economic development programs, seen unprecedented growth and development, and won multiple awards for the progress occurring in Rosemount.

The City Council, as part of their five-year plan, has identified several goals related to growth and development:

- Rosemount has a vibrant and welcoming downtown that attracts residents and visitors.
- Rosemount’s business parks showcase a varied and resilient local economy.
- Rosemount redevelops key corridors intentionally to foster functionality and visual appeal.
- Rosemount offers well-rounded neighborhoods and housing for residents in all stages of life.

The Port initially discussed this item at their August meeting and provided direction to continue outlining a process for a more detailed planning session. This continuation of the topic starts with an overview of current economic development strategies and programs currently in place, and builds upon identifying existing partnerships and plans on the horizon.

Within the Community Development Department’s Strategic Plan, Economic Development highlights the following:

#### **Economic Development**

- Create jobs, tax base, private investment, and quality of life
- Business retention and expansion programs
- Business assistance including technical and financial resources
- Business attraction and marketing
- Administers grants, Port Authority budget, CDBG funding
- Liaison to the business community and related entities (DCR Chamber, CDA, DEED, commercial broker community etc.)

Over the past several years, staff has worked with the Port Authority to develop a “toolbox” of programs to assist with some of the key desires of the community.

Development Programs and Incentives:

Sewer Availability Charge (SAC) deferral and Port-funded discount on city SAC fees for new restaurants  
 Façade Improvement microgrants for eligible downtown business improvements  
 TIF Spending Plan grants – eligible high priority business projects (restaurants) that demonstrate need  
 Community Development Block Grant (CDBG) – typically used to leverage housing programs administered by the Dakota County CDA  
 Tax Increment Financing  
 Tax Abatement  
 Open to Business

One other important component of economic development is forming and maintaining partnerships to help achieve development goals and successful project initiatives. These relationships exist in partner agencies, the broker and development community, industry-specific segments, landowners, and development support and advocacy groups.

Recent and upcoming partnerships and plans to note:

2050 Comp Plan Update  
 County Road 42 Commercial Visioning Update  
 Partnership with UofM on UMore vision  
 Redevelopment of former Speedway site

As part of this step towards a written 3-year plan, staff will review the attached draft document and provide summary budget information on Port expenditures and tools related to local economic development programming.

**RECOMMENDATION**

Review draft and continue discussion on components of the Economic Development Strategic Plan.

# Rosemount Port Authority

## 2026-2028 Strategic Plan for Economic Development

### Mission

The purpose of the Rosemount Port Authority is to encourage and carry out economic development and redevelopment within the City, acting as the development authority on behalf of the City's interest to increase the tax base, promote new job development and enhance the quality of life of our residents.

This Economic Development Strategic Plan (2026–2028) is designed to reflect and build on a growth-forward community while preparing for the 2050 Comprehensive Plan update. With a 2026 population exceeding 30,000 and a high median household income (\$127,247+), Rosemount is uniquely positioned to transition from a "bedroom community" to a community of choice for residents, businesses, and employees.

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### Rosemount 2026: A Resilient & Future-Facing Economy

#### Strategic Vision

To leverage Rosemount's rapid residential growth and strategic land assets (such as UMore Park and the Business Park) to build a diversified tax base that prioritizes modern lifestyle amenities, specialized medical services, and next-generation technology industries.

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### Pillar 1: Strategic Investment & Infrastructure

*Goal: Ensure the utility and roadway foundation is ready for high-intensity commercial use.*

- **Action 1.1: Infrastructure Readiness for 42/52** Continued coordination with MNDOT and Dakota County on utility needs and roadway improvements along County Road 42.
- **Action 1.2: Development Planning East of 52:** Coordinate with the Planning Commission on development goals east of US 52 as part of the 2050 Comprehensive Plan update.
- **Action 1.3: Large Project Planning and Impacts:** Leverage new and existing AUARs to guide development expectations and environmental impact mitigation strategies for large area growth within UMore and east of US 52 north of CR 42.

## Pillar 2: Lifestyle & Destination Economy

*Goal: Bridge the "Retail Gap" by bringing high-quality dining and destination retail to residents who currently travel to Apple Valley, Lakeville or Burnsville.*

### Focus: Restaurants & Destination Retail

- **Target:** Attract "Chef-Driven" concepts and regional destination brands.
- **The Incentive:** Prioritize and build Port Levy funds to replace the sunseting TIF Spending Plan
- **Retail Strategy:** Focus on "Experiential Retail" (e.g., entertainment, specialized hobby shops, and showrooms) that resists e-commerce trends.

### Focus: Destination Medical Facilities

- **Strategy:** Develop a medical office cluster along 42 between Biscayne and Akron.
- **Target Sectors:** Orthopedics, Sports Medicine (leveraging the high youth sports participation), and Specialty Pediatrics.
- **Objective:** Reduce the commute for specialized care, keeping "healthcare dollars" within city limits.

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## Pillar 3: Economic Diversification & Future Tech

*Goal: Move beyond the historic reliance on manufacturing and legacy industry to high-margin, "clean" industries.*

- **Focus: Future-Facing Technology:**
  - **Data Center Growth:** Leverage Minnesota's Sales Tax Incentives to attract a limited amount of premiere, sustainable data centers to the Rich Valley/UMore areas.
  - **Aerospace & Bio-Tech:** Partner with the **University of Minnesota (UMore Park)** to building on an emerging hub of innovation and technology-based industries.
    - Continue to work with the University of Minnesota to target emerging industries that qualify for the Minnesota Forward Fund.
- **Workforce Alignment:** Create a "Work Where You Live" campaign targeting the 1,100+ residents currently commuting out for "Professional, Scientific, and Technical Services" jobs.

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## Pillar 4: Resilience & Sustainability

*Goal: Build an economy capable of weathering national downturns.*

- **Diversified Tax Base:** Prioritize high-quality developments both in design and industry segment to hedge against volatile economic challenges and emerging technology shifts.
- **Circular Economy:** Encourage "Eco-Industrial" partnerships where waste heat or byproducts from manufacturing (e.g., Flint Hills, Meta or manufacturing partners) are repurposed for local energy or greenhouse initiatives.
- **Small Business Support:** Maintain the partnership with the **Dakota County Regional Chamber** to provide "Recession-Proofing" workshops for local retailers and entrepreneurs.

### 3-Year Implementation Timeline

Phase	Focus Area	Key Milestone
Year 1 (2026)	Foundations	Allocate Port funds for targeted business attraction and redevelopment opportunities.
Year 2 (2027)	Attraction	Complete the draft Economic Development chapter for the 2050 Comprehensive Plan update; Create a master plan with UMore for areas adjacent to emerging developments
Year 3 (2028)	Expansion	Attract 50,000 SF of medical office or 20% increase in local "Professional Services" job count; Downtown 2.0 completion for the 2050 Comprehensive Plan update

Port Authority Regular Meeting: January 20, 2026

<b>AGENDA ITEM:</b> Project Updates	<b>AGENDA SECTION:</b> EXECUTIVE DIRECTOR'S REPORT
<b>PREPARED BY:</b> Eric Van Oss, Economic Development Manager	<b>AGENDA NO.</b> 6.a.
<b>ATTACHMENTS:</b>	<b>APPROVED BY:</b> AK
<b>RECOMMENDED ACTION:</b> Information Item	

**BACKGROUND**

**Project Falcon:** A special event initiating the development of the Minnesota Aerospace Complex (MAC) took place on Jan 16.

**Omni:** A grand opening for the new Omni event center and winery took place on Jan 16.

**Economic Development Association of Minnesota:** Staff will attend the winter conference on Jan 22 and 23.

**Rosemount Expo:** The 7th Annual Expo will take place on April 18th. There will be 58 booths and all slots have been filled.

**DCTC:** The DCTC site next to Life Time has been cleared and site work has begun. This is proposed to include an apartment building and several retail pads.

**Speedway:** The RFP for the Speedway site was finalized and distributed on Jan 8th.

**Ehler's Conference:** Staff will present at the Ehler's Winter Public Finance Seminar on Feb 5 & 6.

**RECOMMENDATION**

None