



AGENDA
Port Authority Regular Meeting
Tuesday, February 17, 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 the January 20, 2026 regular Port Authority 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
JANUARY 20, 2026**

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, January 20, 2026, at 6:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

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

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Klimpel Second by Ober

Motion to approve agenda

Ayes: 4.

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Ober Second by Freske

Motion to approve consent agenda

Ayes: 4.

Nays: None. Motion Carried.

OLD BUSINESS

4.a. Economic Development Strategic Plan Draft Discussion

Community Development Director Kienberger discussed the continued economic development strategic plan discussion with the Port Authority's and noted this discussion is meant to build on the conversations and information shared over the past several months. Mr. Kienberger noted 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. Mr. Kienberger further elaborated and discussed the five-year strategic plan attached.

While considering certain parcels, Commissioner Freske noted it is worth being mindful of how much acreage is true acreage due to ponding requirements, etc.

Commissioner Klimpel questioned whether the Port Authority should spell out the desire for a hotel and youth amenities. Commissioner Freske suggested focusing on restaurants, retail and a hotel.

In addition, the Port Authority suggested keeping the amenities generic and not focusing on certain categories and to be considerate of different price points as we attract business.

Mr. Kienberger questioned the Port Authority's desire to continue to prioritize funds as we have been doing most recently with our TIF dollars. The Port Authority was in favor of continuing to invest dollars in our community but to broaden the availability of the program to not just restaurants.

Due to time, the Port Authority will continue this conversation at the next meeting and further discuss pillars 3 & 4.

NEW BUSINESS

None.

EXECUTIVE DIRECTOR'S REPORT

Economic Development Manager Van Oss highlighted the Omni and Project Falcon events this past Friday. In addition, noted the Speedway request for proposal went out in January and will be open until the end of February.

The Rosemount Expo that is being held at the Rosemount Community Center is currently sold out.

CHAIRPERSON'S REPORT

None.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Klimpel and a second by Theisen the meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

Port Authority Regular Meeting: February 17, 2026

AGENDA ITEM: Economic Development Strategic Plan Draft Discussion	AGENDA SECTION: OLD BUSINESS
PREPARED BY: Adam Kienberger, Community Development Director	AGENDA NO. 4.a.
ATTACHMENTS: Rosemount Port Authority Strategic Plan DRAFT 2.0	APPROVED BY: AK
RECOMMENDED ACTION: Review draft and continue discussion on components of the Economic Development Strategic Plan.	

BACKGROUND

This item is continued from the Port Authority’s last several meetings and is meant to build on the conversations and information shared over the past 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 continue review of the attached draft document which incorporates recommended changes from our last meeting.

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.

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.

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"new sit-down restaurant concepts and regional destination brands.
- **Target:** Hotel and tourism concepts that attract external investment into the local economy
- **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: Youth Athletics and Related Amenities

- **Target:** Premiere sports and recreation amenities supporting the local youth and school sports demographic
- **The Incentive:** Club and private sponsorship investments in tandem with prioritizing general tax dollars
- **Objective:** Become a community of choice in both program and sports amenities. This can provide spinoff benefits for increased retail investment and attraction of outside investment.

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.

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.

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: February 17, 2026

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

BACKGROUND

Akron Intersection: Staff will give a verbal update

The Clover: Staff will give a verbal update

Scannell: Staff will give a verbal update

DCTC Site: Site work has begun for the new daycare.

Land Summit: Staff will speak at the Minneapolis Real Estate Journal Land Summit on March 12.

RECOMMENDATION

None