

**ROSEMOUNT PORT AUTHORITY  
REGULAR MEETING PROCEEDINGS  
JANUARY 21, 2020**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Rosemount Port Authority was held on January 21, 2020, at 5:00 p.m. in the Council Chambers at City Hall, 2875 145<sup>th</sup> Street West, Rosemount.

Chair Weisensel called the meeting to order with Commissioners Droste, Block, Essler, Freske, and Wolf in attendance. Staff present included Executive Director Martin, Deputy Director Lindquist, and Economic Development Coordinator Van Oss. Commissioner Ober arrived later in the meeting.

The Pledge of Allegiance was recited.

**ADDITIONS OR CORRECTIONS TO AGENDA**

Executive Director Martin stated there were no changes to the agenda.

**Motion** by Weisensel **Second** by Droste

**Motion** to Adopt the Agenda.

**Ayes: 6.**

**Nays: 0. Motion carried.**

**CONSENT AGENDA**

**Motion** by Wolf **Second** by Droste

**Motion** to Approve the Consent Agenda.

a. Approval of December 17, 2019, Meeting Minutes

**Ayes: Droste, Block, Weisensel, Essler, Freske, Wolf**

**Nays: 0. Motion carried.**

**OLD BUSINESS**

**4.a. Project & Economic Development Coordinator Update**

Economic Development Coordinator Van Oss discussed status of current projects and Carrousel Way future plans.

**NEW BUSINESS**

**5.a. Downtown Redevelopment Contract for Private Redevelopment Discussion**

Deputy Director Lindquist briefly discussed the Tax Increment Financing (TIF) district and the two construction phases of the downtown project, residential, and commercial. The contract for the Downtown Redevelopment is similar to the contracts that were used for The Rosemount and Waterford Commons. There will not be any land acquisition by the City for this project.

Staff recommended changes to Article 3, which after discussion with the Developer, was proposed at a 25/75% split for liability attributable to any future litigation.

**ROSEMOUNT PORT AUTHORITY  
REGULAR MEETING PROCEEDINGS  
JANUARY 21, 2020**

Commissioner Wolf questioned the distribution of the legal fees. Lindquist clarified that the percentages would include reasonable attorney fees as stated in the contract.

The Commission discussed this issue, the level of risk, the current format of the purchase agreements, and phasing of the project. The Commission discussed where funding would be obtained if there is future litigation and it was determined that a final decision would be based upon the situation, but the City might look at the TIF fund for some assistance if necessary.

Deputy Director Lindquist noted an additional modification to the contract in section 3.3(c) to include language about the phases of construction.

Mike Waldo, with Ron Clark Construction, explained that the Chill Salon claimed that they had an extension to their lease with the current owner. Waldo explained that their purchase agreement with the owner addresses some of the current leases and the expiration of those leases.

**5.b. Modification to the Redevelopment Plan and Tax Increment Financing Plan**

Deputy Director Lindquist introduced Rebecca Kurtz of Ehlers, Inc to speak on the TIF Plan.

Kurtz discussed updates to the TIF plan. The new TIF district will include the Rosemount Plaza and Shenanigans properties. At a future meeting, the Port Authority and Council will consider removing a parcel from the Downtown-Brockway TIF District. That parcel is currently part of the project site and is anticipated to be included in the KenRose TIF Plan.

The public hearing for this item is scheduled to be held at the City Council meeting following the Port Authority. Following the public hearing, Port Authority and City Council will consider the approval of the document at the February 4<sup>th</sup>, 2020 meetings.

Commissioner Freske expressed that she has received comments about the 4<sup>th</sup> floor of the building and believes that if a graphic was provided to show the height in comparison to other downtown buildings it would be helpful to residents. Mayor Droste added that building higher allows the parcel to have more green space than the current condition. Currently, the parcel has 1% green space; after redevelopment, there will be 15%.

**5.c. Approval of Dakota County RIG Grant Application**

Economic Development Coordinator Van Oss discussed the Dakota County's CDA grant. The city will be applying for the grant on behalf of the Morrison Downtown Redevelopment project. The grant amount requested is \$250,000. The grant funds will be used for demolition and interior abatement work. The City Council is also being asked to approve the grant submittal.

**Motion** by Essler **Second** by Freske

**Motion** to recommend City Council adopt a Resolution Approving the Dakota County RIG Grant Application

**Ayes: Block, Weisensel, Essler, Freske, Ober, Wolf, Droste**

**Nays: 0. Motion carried.**

**5.d. Approval of Minnesota Department of Employment and Economic Development  
Redevelopment Grant Resolution**

Economic Development Coordinator Van Oss discussed the Minnesota Department of Employment and Economic Development (DEED) Grant. The city will be applying for the grant on behalf of the Morrison Downtown Redevelopment project. The city will be requesting \$957,817.74 from DEED. The grant funds will be used for demolition, interior abatement, sewer line, power line, and water service abatement work. The City Council is also being asked to approve the grant submittal

**Motion** by Essler **Second** by Block

**Motion** to recommend City Council adopt a Resolution Approving the DEED Grant Application

**Ayes: Ober, Weisensel, Essler, Freske, Wolf, Droste, Block**

**Nays: 0. Motion carried.**

**CHAIRSPERSON'S REPORT**

**DIRECTOR'S REPORT**

Deputy Director Lindquist discussed that next Port Authority meeting taking place at 5 p.m. on February 4<sup>th</sup>, 2020.

Deputy Director Lindquist provided an update on the Home & Business Expo. 35 of the 53 booths have been confirmed and three food trucks have also been confirmed. The Youth Commission will be selling coffee and donuts to fundraise for their scholarship in the lobby of the Community Center. The Home & Business Expo will be taking place on Saturday, March 14, 2020 from 9:00 a.m. – 3:00 p.m at the Rosemount Community Center.

The City of Rosemount will be hosting the Business Appreciation Lunch on February 11<sup>th</sup>, 2020. The speaker will be the interim president from DCTC. The speaker will be focusing on partnerships for business as the topic.

**REPORTS FROM PORT AUTHORITY COMMISSIONERS**

Commissioner Freske asked how many retail units are currently available in downtown Rosemount. Staff will pull together information for the Ports use.

Commissioner Essler requested an item be added to a future meeting to discuss what improvements, such as the current planters, benches and banners that can be added Downtown to continue the quaint feel.

Mayor Droste briefly discussed that Dakota County has been working with Charter. Charter will be improving their services in the Spring of 2020 for the northwest section of Rosemount.

**COMMUNITY/AUDIENCE RECOGNITION**

None

**ROSEMOUNT PORT AUTHORITY  
REGULAR MEETING PROCEEDINGS  
JANUARY 21, 2020**

**ADJOURNMENT**

There being no further business to come before the Port Authority and upon a motion by Essler meeting was unanimously adjourned at 6:38 p.m.

Respectfully Submitted,

Jessie Paque, Recording Secretary