ROSEMOUNT PORT AUTHORITY
SPECIAL MEETING PROCEEDINGS
FEBRUARY 4, 2020

CALL TO ORDER

Pursuant to due call and notice thereof a special meeting of the Rosemount Port Authority was held on February 4, 2020, at 5:30 p.m. in the Council Chambers at City Hall, 2875 145th Street West, Rosemount.

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

Guest, Rebecca Kurtz of Ehlers was present.

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: 7.**
> **Nays: 0. Motion carried.**

CONSENT AGENDA

Motion by Block **Second** by Essler

> **Motion** to Approve the Consent Agenda.
>
> a. Approval of January 21, 2020 Meeting Minutes
>
> **Ayes: Droste, Block, Ober, Weisensel, Essler, Freske, Wolf**
> **Nays: 0. Motion carried.**

OLD BUSINESS

4.a. Redevelopment Plan and the KenRose Tax Increment Financing Plan

Development Coordinator Van Oss provided an overview of the Morrison project and introduced Rebecca Kurtz of Ehlers who gave a presentation on the final TIF Plan and discussed the next steps of the process.

Commissioner Wolf suggested the following modifications to the resolution; italicize the state statute and fully list the state statues prior to signature.

Motion by Freske **Second** by Droste

> **Motion to** approve the Resolution Adopting a Modification to the Redevelopment Plan for the Rosemount Redevelopment Project, Approving the Elimination of Parcels from the Downtown-Brockway Tax Increment Financing District, and Establishing the KenRose Tax Increment Financing District and Adopting a Tax Increment Financing Plan Therefor
>
> **Ayes: Block, Ober, Weisensel, Essler, Freske, Wolf, Droste**
> **Nays: 0. Motion carried.**

4.b. The Morrison Downtown Redevelopment Project Review
Planner Nemcek provided information regarding the site location, plan, and architectural plans regarding the Morrison Downtown Redevelopment Project that will go before the City Council at tonight's regular meeting. Mr. Nemcek further elaborated on the site plans, parking availability, traffic study conducted, height of building, etc.

Mr. Nemcek noted the height of the building is slightly higher than the ordinance standard to maintain existing grades between the building and western residential area to prevent additional drainage flowing toward the residential properties. Staff provided an illustration showing an overview of the proposed building height in comparison to other buildings facing main street, i.e. Waterford Commons, the Floral Shop, and the Steeple Center.

Commissioner Essler suggested the resolution for approving the planned unit development master development plan with site and building plan approval for the Morrison include wording stating the applicant will work with the property owner to the south to address the curb cut access width prior issuance of a building permit.

4.c. Downtown Redevelopment Contract for Private Redevelopment by and between Rosemount Port Authority and Morrison Partners, LLC.
Deputy Director Lindquist provided an overview of the city recommended Contract for Private Redevelopment which establishes some of the terms of the Tax Increment Financing (TIF) assistance and performance measures.

The document notes that if there are grants received associated with land acquisition or any other activity excepting abatement and demolition which total $1,000,000; the $600,000 payment will be reduced by the grant amount.

Ms. Lindquist noted the developer's attorney and city attorney both reviewed the contract.

Motion by Wolf **Second** by Block

> **Motion to** approve the Development Contract for Private Redevelopment by and between Rosemount Port Authority and The Morrison Partners, LLC.
>
> **Ayes: Ober, Weisensel, Essler, Freske, Wolf, Droste, Block**
> **Nays: 0. Motion carried.**

DIRECTOR'S REPORT

Deputy Director Lindquist noted the Business Appreciation lunch is February 11th at the Rosemount Community Center.

No Port Authority meeting will take place on February 18, 2020.

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Commissioner Freske asked for an update on the number of booths available for the Rosemount Expo; Ms. Lindquist stated 5 booths are still open.

Commissioner Ober suggested adding a flag on a fire truck near the entrance for an additional visual of the Home Expo going on. Commissioner Ober also suggested additional tables be placed for seating when eating.

Commissioner Block questioned whether the timing of the Expo was too long. Executive Director Martin stated the last hour of the day has always been slower, but staff will evaluate the timing this year to see if a change needs to be made going forward. He noted we have always sent out a survey after the event asking about the length of time along with other logistics of the event.

COMMUNITY/AUDIENCE RECOGNITION

None

ADJOURNMENT

There being no further business to come before the Port Authority and upon a motion by Weisensel second by Essler meeting was unanimously adjourned at 6:28 p.m.

Respectfully Submitted,

Erin Fasbender

Erin Fasbender
City Clerk