

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
DECEMBER 21, 2021**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount Port Authority meeting held on December 21, 2021, at 6:00 p.m. in the City Hall Council Chambers, 2875 145th Street West.

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

The Pledge of Allegiance was recited.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Essler **Second** by Ober

Motion to Adopt the Agenda.

Ayes: 7.

Nays: 0. Motion carried.

CONSENT AGENDA

Motion by Wolf **Second** by Droste

Motion to Approve Consent Agenda

a. Approval of the November 16, 2021, Regular Meeting Minutes

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

Nays: 0. Motion carried.

OLD BUSINESS

4.a. Project Updates

Economic Development Coordinator Eric Van Oss briefly noted a few project updates; Morrison move in phase has begun and with the completion of first residential phase, the City is moving forward with the issuance of the TIF note.

Staff met with individuals today regarding the Israelson Property. The notion is that the first phase of the Rosewood Commons project plans would be coming in the spring; 2 retail locations and senior living being priority.

Other items; staff has met with several restaurant users in the past month and have worked on connecting the users with appropriate sites. The school bus site and Sunbelt Rental are trying to find new appropriate space and if found the sites would be put up for sale for future development. The school district has looked at a few different locations but have not find a site yet that would be suitable. Staff now has authority after one year to cite Super America/Speedway through the MN Pollution Control Agency as the gas tanks have been unused for one year.

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Commissioner Essler suggested circling back with Perkins & Will and including the Sunbelt/School District Busing area in the master plan. Staff noted that this potential development area will have a big impact on Dakota County and MnDOT plans for Highway 3 and County Road 42 transportation plans.

NEW BUSINESS

5.a. Rental Analysis

Economic Development Coordinator Eric Van Oss discussed the multifamily housing developments in Rosemount. Staff outlined a local market analysis of Rosemount's multifamily housing stock. The outline shows the current state of the market in terms of demand, price points and age of housing.

The outline shows Rosemount's current vacancy rate is extremely low with no building having more than 5% of units vacant. Staff also indicated Rosemount is in line with several other cities within the metro. However, senior housing shows a 0% vacancy.

Overall, Rosemount has a mix of affordable and market rate units that span a range of price points.

Port Authority discussed the workforce housing requirements and noted businesses have expressed there is not enough affordable housing for their workforce to live in Rosemount. Members discussed ways to assist with the needs. Commissioner Essler suggested to build a story on why it is important to the community to have affordable housing in Rosemount and intends to connect staff with developers in this market.

Chairperson Freske requested to have this item included in the project updates item going forward.

5.b. Retail Trends and Land Use

Economic Development Coordinator Eric Van Oss provided a brief overview of retail trends, i.e. traditional box stores are closing more than they are opening, more stores are adding experiential space to attract shoppers and open-air grocery shopping.

In the short term, staff intends to utilize funds to make updates to our city code to suit the needs based on the market demand. Staff would share the Port Authority's vision for future development when working on updating the city code.

CHAIRPERSON'S REPORT

None.

DIRECTOR'S REPORT

None.

REPORTS FROM PORT AUTHORITY COMMISSIONERS

None.

COMMUNITY/AUDIENCE RECOGNITION

None.

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ADJOURNMENT

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

Respectfully Submitted,

Erin Fasbender
City Clerk