

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- 2. ADDITIONS OR CORRECTIONS TO AGENDA**
- 3. CONSENT AGENDA**
 - a. Approval of the August 16, 2022, Regular Meeting Minutes.
- 4. CHAIRPERSON'S REPORT**
- 5. REPORTS FROM PORT AUTHORITY COMMISSIONERS**
- 6. NEW BUSINESS**
 - a. Manufacturing Month – DCTC Presentation
 - b. Real Estate Equities CDA TIF Resolution of Support
 - c. Land Use Discussion
- 7. OLD BUSINESS**
 - a. Project Updates
- 8. DISCUSSION**
- 9. DIRECTOR'S REPORT**
- 10. COMMUNITY/AUDIENCE RECOGNITION**
- 11. ADJOURNMENT**

Regular meetings and work sessions of the Rosemount Port Authority are public meetings. At regular meetings, the Port Authority provides an opportunity for the public to comment on any topic and allows for formal action to be taken at those regular meetings. At work sessions, the Port Authority will allow the public to participate with reasonable time restrictions and no formal action is allowed.

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
AUGUST 16, 2022**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount Port Authority meeting held on August 16, 2022, at 6:00 p.m. in the City Hall Council Chambers, 2875 145th Street West.

Chairperson Essler called the meeting to order with Port Authority Commissioners Droste, Weisensel, Freske, Ober and Block in attendance. Staff present included Executive Director Martin and Deputy Director Kienberger. Commissioner Ober arrived at 6:03 p.m.

The Pledge of Allegiance was recited.

ADDITIONS OR CORRECTIONS TO AGENDA

Motion by Essler Second by Droste

Motion to Adopt the Agenda

Ayes: 6.

Nays: 0. Motion Carried.

CONSENT AGENDA

Motion by Wolf Second by Block

Motion to approve the consent agenda

3.a. Approval of the July 19, 2022, Regular Meeting Minutes.

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

Nays: 0. Motion Carried.

CHAIRPERSON'S REPORT

HTP Baseball is interested in building a structure or dome and prefer to be in Rosemount for their baseball needs and will be reaching out to the city for guidance on land available, etc.

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Commissioner Freske stated several residents continue to ask about the timeline for the Lifetime Facility and the continued struggle for residents to find daycare centers on the east side of town.

Commissioner Block noted the League of MN Cities had a recent meeting to discuss what will be proposed to legislation, i.e. housing and transportation.

NEW BUSINESS

6.a. Housing and Retail Market Update

Eric Van Oss presented a PowerPoint highlighting the current housing and retail trends. Important items to note; formation of households is a key driver to how commercial sites will grow, house prices continue to rise while housing purchases decline and low metro multifamily vacancy rates means average rent is increasing.

Commissioners requested to get more localized data noting what Rosemount is short in, i.e. senior housing, townhomes, etc. Commissioner Freske requested to have a visual to showcase where current multifamily homes exist, what has been approved and what is in the pipeline. Commissioner Essler requested to see what neighboring communities have in terms of inventory.

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
AUGUST 16, 2022**

OLD BUSINESS

7.a. Project Updates

Eric Van Oss provided an update to a few of the projects; Tap Society is no longer moving forward due to financing. Ron Clark will continue to find a similar user for this site.

DIRECTOR'S REPORT

None.

COMMUNITY/AUDIENCE RECOGNITION

None.

ADJOURNMENT

There being no further business to come before the Port Authority and upon a motion by Essler and Second by Freske the meeting was unanimously adjourned at 6:51 p.m.

Respectfully Submitted,

Erin Fasbender
City Clerk

Port Authority Date: September 20, 2022

AGENDA ITEM: Manufacturing Month	AGENDA SECTION: New Business
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.a.
ATTACHMENTS: None.	APPROVED BY: LJM
RECOMMENDATION: Information Item.	

BACKGROUND

October is Employment in Manufacturing Month, a State effort to promote and highlight the manufacturing industry in Minnesota. Manufacturing is a vital role in the state economy and the state is projected to have more than 75,000 job openings for manufacturing positions through 2030 as older workers retire. Average annual wages for workers in manufacturing are \$74,626, 11% higher than across all industries in Minnesota. Locally in Rosemount, the City has actively been marketing our industrial sites and the Rosemount Business Park as prime sites for new manufacturing facilities. Expanding Rosemount's base of high wage manufacturing jobs is key strategy to expand Rosemount's economic and commercial base, while also helping to ensure residents can find jobs that allow them to afford to live here.

As part of the Statewide effort, localities are encouraged to promote Manufacturing Month by promoting local business, training facilities and attending manufacturing events. Staff is planning on bringing the City Council a Manufacturing Month proclamation at the October meeting. Rosemount has a strong asset and partner in Dakota County Technical College (DCTC). Their programs and partnerships with businesses are incredibly important to growing a skilled manufacturing workforce. DCTC's presence in Rosemount is an important piece of the City's marketing efforts to attract high end manufacturers. Staff has invited representatives of DCTC to give a presentation on their programing and training within the sector, as well as their partnerships with Dakota County businesses.

RECOMMENDATION

None, informational update only.

Port Authority Date: September 20, 2022

AGENDA ITEM: Real Estate Equities CDA TIF Resolution of Support	AGENDA SECTION: New Business
PREPARED BY: Adam Kienberger, Community Development Director	AGENDA NO. 6.b.
ATTACHMENTS: Resolution of Support, Project Narrative, Amber Fields PUD Master Development Plan Exhibit	APPROVED BY: LJM
RECOMMENDATION: Recommend City Council approve the attached resolution of support to have the Dakota County CDA create an affordable housing tax increment financing district for an affordable multifamily housing development within Amber Fields.	

BACKGROUND

Real Estate Equities is pursuing development of a workforce housing multifamily project within the Amber Fields master planned development. As part of their development plan they will be requesting financing assistance via the Dakota County CDA in the form of tax increment financing (TIF). The CDA requests a resolution of support from the city prior to accepting and reviewing the request for TIF.

A project narrative provided by the developer is attached along with a preliminary concept plan for 160 units to be restricted to those making less than or equal to 60% of the area median income (AMI). This concept is in conformance with the City's comprehensive plan and aligns with the approved Amber Fields Planned Unit Development Master Development Plan (noted on the attached map as A.1 in the northeastern portion of the development adjacent to County Road 42).

RECOMMENDATION

City staff recommends that the Port Authority recommend City Council adopts the attached resolution of support to have the Dakota County CDA consider creation of an affordable housing tax increment financing district for an affordable multifamily housing development within Amber Fields subject to the conditions noted in the resolution.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO.

**A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A TAX INCREMENT
FINANCING DISTRICT FOR AFFORDABLE HOUSING IN CITY OF ROSEMOUNT
BY THE DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY**

WHEREAS, pursuant to Minnesota Statutes, Section 383D.41, the Dakota County Community Development Agency (the “Agency”) is authorized to exercise the powers and duties of housing a redevelopment authority under the provisions of the Municipal Housing and Redevelopment Act, including the establishment of a tax increment financing plan and a tax increment financing district to provide monies to finance such a program; and

WHEREAS, a proposal has been made to the Agency by Real Estate Equities (the “Developer”) that the Agency (a) undertake a tax increment financing program for Amber Fields Workforce Housing development (the “Project”) located in the City of Rosemount on the real property legally described on Exhibit A attached hereto (the “Site”) and (b) create a tax increment financing district and plan including such real property in order to finance the costs of said tax increment financing program.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Rosemount, Dakota County, Minnesota, as follows:

1. The development of the Project is consistent with the local and regional comprehensive plans, policies and goals.
2. Based on information as previously submitted by the Developer and contingent on the Developer’s pro forma demonstrating to the Agency the Project’s financial feasibility, the amount of financial assistance for the Project is approved in concept only.
3. The actual tax increment committed to the Project and number of years the Project receives tax increment financing will be determined by the Agency through a final financial analysis demonstrating the Projects financial need and shall be subject to the Agency’s policies.
4. The Agency is hereby authorized to take all actions necessary to create such tax increment financing district and related tax increment financing plan on the property legally described on Exhibit A, subject to and not before the Developer complies with all the following terms and conditions:
 - a. The Developer must submit documentation outlining proof of a firm financing commitment of the Project that is submit to review and approve by the Dakota County Community Development Agency and its financial consultants. The form of tax increment financing assistance for the Project shall be determined based on a financial analysis of the Project’s need.
 - b. The Developer agrees to enter into a Development Agreement with the Agency outlining all terms and conditions associated with the Project, including those outlined in this Resolution, as well as those otherwise deemed appropriate by the Agency.
 - c. The Developer must secure all site plan, public utilities, and building code approvals from the City of Rosemount and all other associated and related governmental

approvals. Nothing in this Resolution is deemed to obligate the City of Rosemount to approve any portion of the site plan, public utilities, and building code review process, nor is adoption of this Resolution considered approval of the foregoing.

- d. All terms, conditions, and obligations as outlined in this Resolution shall expire on September 20, 2023, unless all conditions herein have been satisfied.

ADOPTED this 20th day of September 2022, by the City Council of the City of Rosemount.

William H. Droste, Mayor

ATTEST:

Erin Fasbender, City Clerk



REAL ESTATE EQUITIES

September 13, 2022

Adam Kienberger
Community Development Director
City of Rosemount
2875 145th Street West
Rosemount, MN 55068

Re: Project Narrative – Amber Fields Outlot D – Workforce Housing TIF District

Dear Mr. Kienberger,

We are pleased to present you this narrative regarding a request for a Resolution of Support for the creation of a Dakota County CDA TIF District for the Amber Fields Workforce Housing development.

Real Estate Equities (and/or its affiliates) intends to develop 160 units of multifamily housing on Amber Fields Outlot D, pursuant to the Amber Fields Planned Unit Development Master Development Plan. Real Estate Equities is working on an application for site plan and plat approvals in order to change the outlot to a buildable lot. Based on timing of the application submittal, the application is likely to go before the Planning Commission this fall. The preliminary concept plan is attached as Exhibit A, with the understanding that it is subject to staff review as well as review from the applicable governing bodies.

Real Estate Equities is proposing to restrict all 160 units to those making less than or equal to 60% of the area median income (rent and income levels attached as Exhibit B). The intent is to finance the below market rents through an allocation of low-income housing tax credits from Dakota County CDA (application to the CDA for tax credits expected to be submitted January 2023), as well as through a Tax Increment Financing District through Dakota County CDA.

The request for TIF is for 15 years of assistance, issued via a “pay-as-you-go” note. Initial internal estimates of the TIF note equate to approximately \$1,240,000 in principal. Upon a Resolution of Support from the City of Rosemount, Real Estate Equities will submit a full application for TIF assistance to the CDA for review and approval.

We thank you for considering this application, and are happy to answer any questions.

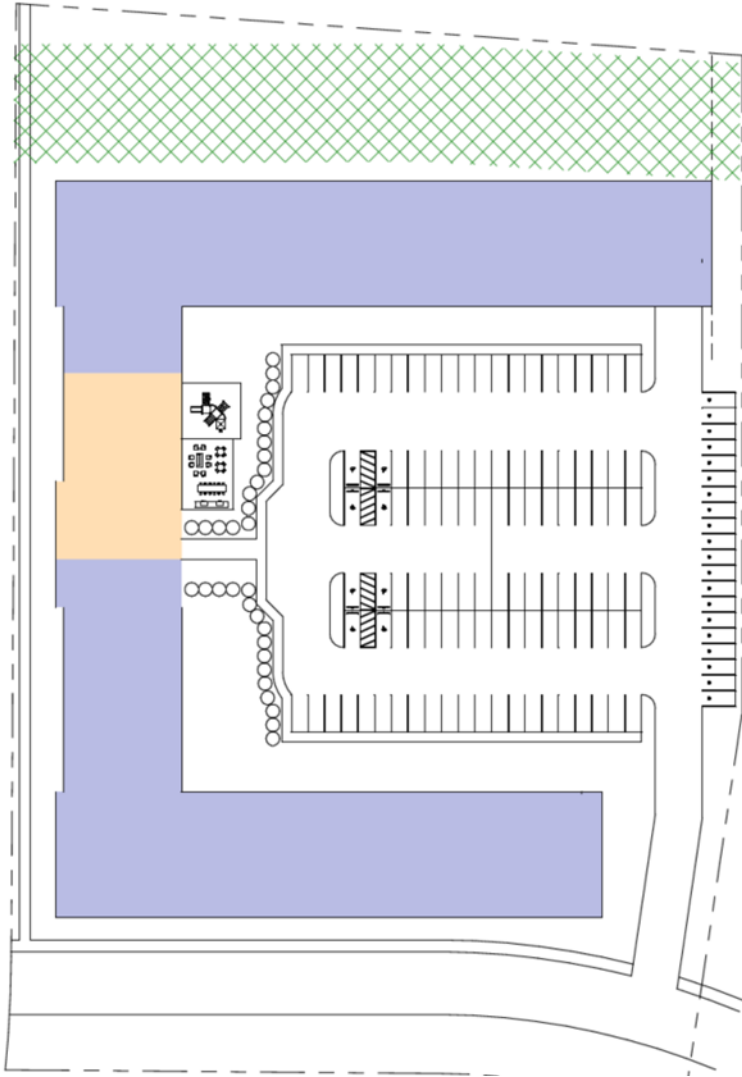
Sincerely,

Patrick Ostrom
Managing Development Partner.



EXHIBIT A

PRELIMINARY CONCEPT PLAN



Total units – 160

- 1-bedroom – 32
- 2-bedroom – 80
- 3-bedroom – 48

Total Parking – 288 spaces (1.8/unit)

- Underground – 159
- Surface 129

4 Stories (54,000 SF per floor)

Site Size – 4.5 Acres

Density – 36 units/acre

EXHIBIT B

PROPOSED RENT AND INCOME LEVELS

ANNUAL INCOME MAXIMUMS:

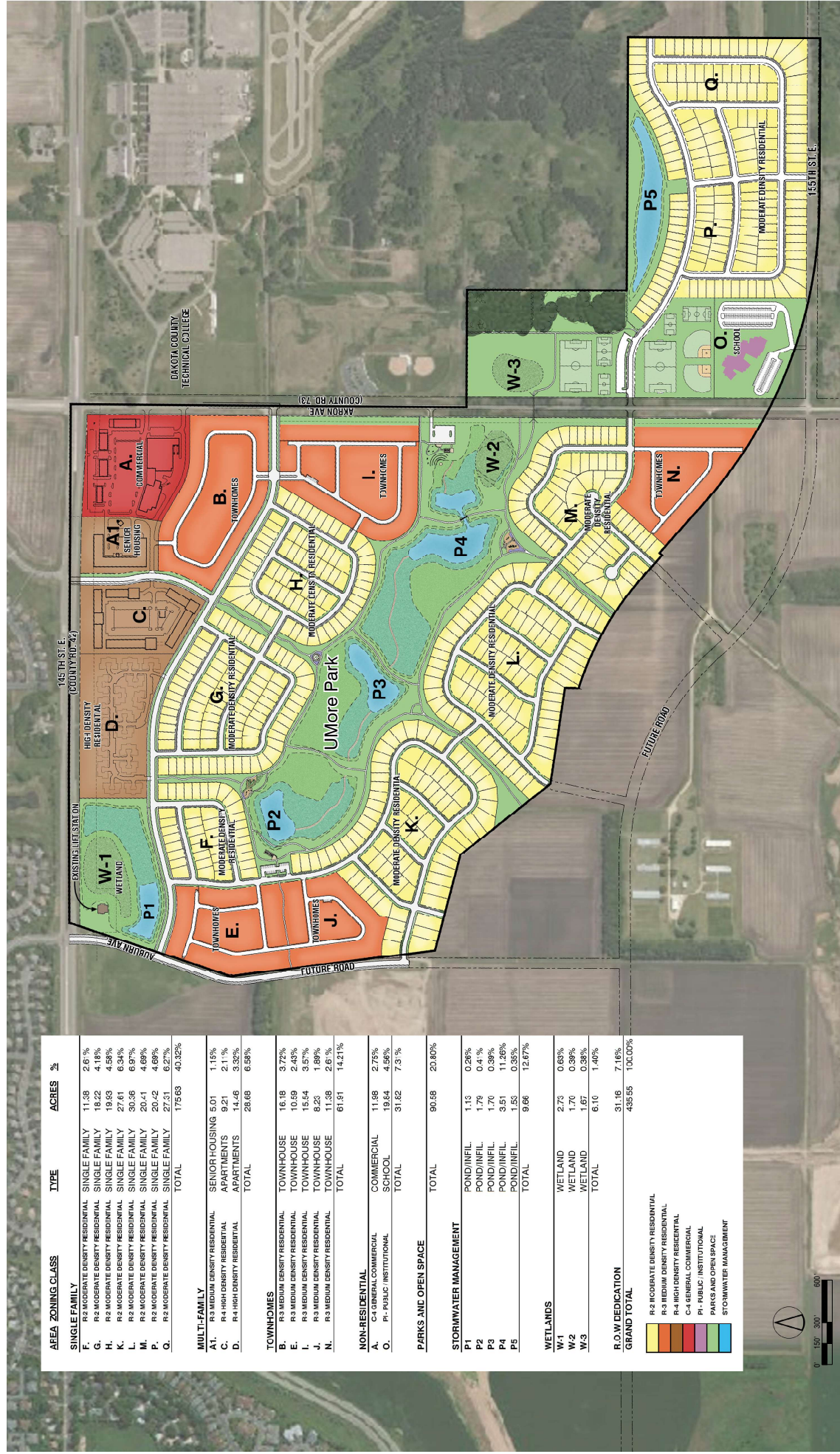
1-Person	49,320
2-Person	56,340
3-person	63,360
4-person	70,380

MONTHLY RENTAL RATES:

1-bed	1,240
2-bed	1,486
3-bed	1,714

*Rent and income limits are based on the 60% Area Median Income limits as established annually by HUD

Master Plan



Port Authority Date: September 20, 2022

AGENDA ITEM: Land Use Discussion	AGENDA SECTION: New Business
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 6.c.
ATTACHMENTS: Land Use Maps.	APPROVED BY: LJM
RECOMMENDATION: Information Item.	

BACKGROUND

In August the Port asked to have a better understanding of what sites and acreage were available within Rosemount for new residential and commercial redevelopment. State statute requires all cities, counties and townships within the seven-county metropolitan region to prepare a comprehensive plan and update that plan as needed every 10 years. The comprehensive plan helps the city look to the future, as it guides current development in administering its zoning ordinance and subdivision ordinance. Creating a comprehensive plan is the first step in adopting zoning and subdivision regulations for the city. As a result, the comprehensive plan normally lays out a vision for the city's future land development and land use, dictating where growth should occur, the type of growth that is allowed in various areas of the city, and the density of such growth.

A comprehensive plan affords the city additional legal protections if a zoning or subdivision ordinance provision is challenged in court. Zoning and subdivision ordinances must be reasonable and have a rational basis. Comprehensive plans assist a city in articulating the basis for its legislative decisions. This discussion does not delve into the Zoning Ordinance, which can differ from the Comprehensive Plan. Historically, the City has not required zoning changes to bring a property into compliance with the comprehensive plan until there is a firm development proposal for the site. For example, the most common occurrence of this citywide is land zoned as Agricultural (current use) but guided for a different future use.

Currently Rosemount is legally bound to the 2040 Comprehensive Plan. The land use designations within the plan are largely what can be developed in the near term. Staff has put together a map that shows the acreage and location of the City's greenfield sites designated for low density residential, medium density residential, high density residential, community commercial, and regional commercial. Other sites that have been discussed for redevelopment or re-guiding, such as South Metro Auto, have been left off as it would take future legislative action by the Council to change those to commercial or higher density residential.

As outlined by the Comp Plan the purpose of the High-Density land use designation is:

“The intent of the High-Density Residential land use category is to accommodate many of the life cycle housing options not addressed within the Low Density or Medium Density Residential land uses. Senior and assisted living development for an aging population, along with affordable rental or ownership units for new graduates or young families, often require greater densities than are allowed within the low or medium density neighborhoods. High density residential housing shall be constructed of the same or better building materials and have access to the same recreational, institutional, and commercial amenities as the other residential uses. Frontage onto collector and local streets and within the MUSA. High Density housing works well in mixed-use development and adjacent to most land uses except industrial.”

As outlined by the Comp Plan the purpose of the Community Commercial land use designation is:

“This land use designation is intended to provide retail, professional offices, and personal services that serve the daily and weekly needs of the residents of Rosemount. The size of each Community Commercial district is intended to be at least 50 acres or greater in size. Close proximity to arterial streets is needed for visibility while individual business accesses shall be provided predominantly from collector, local, or private streets.”

The following table shows the land use city wide as dictated by 2040 Comp Plan (excluding UMore):

TABLE 3.4: PLANNING LAND USE TABLE

Land Use	Res Min (upa)	Res Max (upa)	2020 (prev. plan)	% of land	2030	% of land	2040	% of land	Full Build-out	% of land
Agriculture	n/a	0.025	5,340	23.6%	5,006	22.1%	3,811	16.8%	2,282	10.1%
Agriculture Research*	n/a	0.025	3,200	14.1%	3,103	13.7%	3,103	13.7%	1,079	4.8%
Rural Residential	n/a	0.2	1,828	8.1%	1,803	8.0%	1,803	8.0%	1,803	8.0%
Transitional Residential	n/a	.2 or .33	930	4.1%	793	3.5%	793	3.5%	793	3.5%
Low Density Residential	1.5	6	3,391	15.0%	3,729	16.5%	4,113	18.2%	6,077	26.9%
Medium Density Residential	6	12	290	1.3%	454	2.0%	589	2.6%	1,043	4.6%
High Density Residential	12	30	110	0.5%	144	0.6%	172	0.8%	253	1.2%
Downtown*	20	40	64	0.3%	64	0.3%	64	0.3%	64	0.3%
Neighborhood Commercial			14	0.1%	11	0.1%	11	0.1%	54	0.2%
Community Commercial			370	1.6%	376	1.7%	594	2.6%	657	2.9%
Regional Commercial			366	1.6%	340	1.5%	340	1.5%	340	1.5%
Business Park			845	3.7%	1,022	4.5%	1,452	6.4%	2,386	10.5%
Light Industrial			570	2.5%	505	2.2%	505	2.2%	505	2.2%
General Industrial			2,580	11.4%	2,855	12.6%	2,855	12.6%	2,855	12.6%
Waste Management			238	1.1%	238	1.1%	238	1.1%	238	1.1%
Public/Institutional			342	1.5%	408	1.8%	408	1.8%	408	1.8%
Parks and Open Space			525	2.3%	822	3.6%	822	3.6%	822	3.6%
Floodplain			960	4.2%	960	4.2%	960	4.2%	960	4.2%
Vacant Land			670	3.0%	0	0.0%	0	0.0%	0	0.0%
TOTALS			22,633	100.0%	22,633	100.0%	22,633	100.0%	22,633	100.0%

The following table shows the land use for UMore as dictated by 2040 Comp Plan:

TABLE 3.5 – UMORE FUTURE LAND USES

Land Use	Res Min (upa)	Res Max (upa)	2020	% of land	2030	% of land	2040	% of land	Full Build-out	% of land
Agriculture Research	n/a	0.025	3,103	100.0%	2,213	71.3%	1,479	47.7%	1,086	35.0%
Low Density Residential	1.5	6	0	0.0%	275	8.9%	611	19.7%	653	21.0%
Medium Density Residential	6	12	0	0.0%	163	5.3%	228	7.4%	287	9.3%
High Density Residential	12	30	0	0.0%	22	0.7%	61	2.0%	83	2.7%
Community Commercial			0	0.0%	30	1.0%	30	1.0%	63	2.0%
Business Park			0	0.0%	400	12.9%	694	22.4%	931	30.0%
TOTALS			3,177	100%	3,103	100%	3,103	100%	3,103	100%

The following table shows the acreage and breakdowns by land use of the undeveloped parcels targeted for future development:

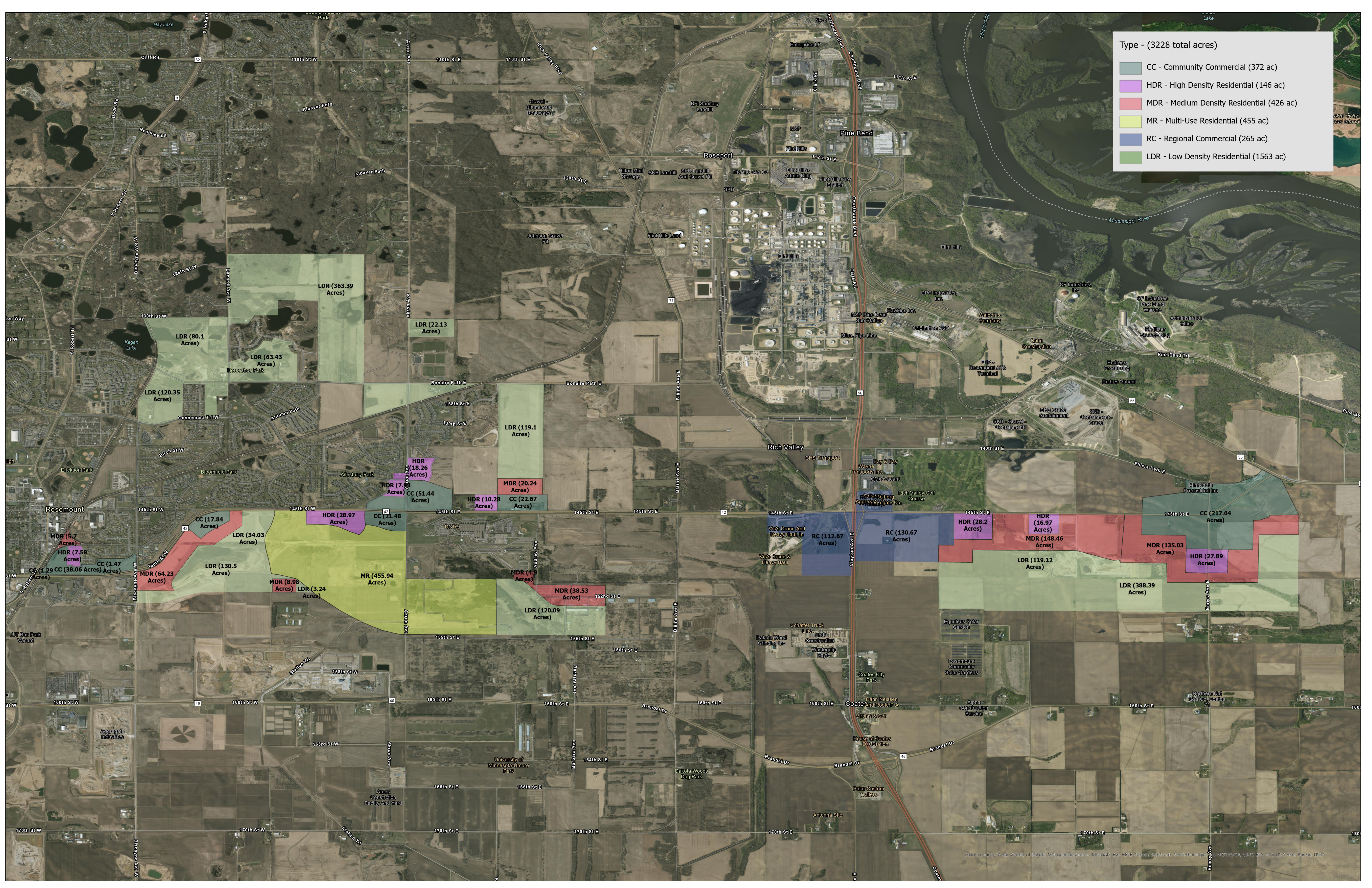
Land Use	Acres	Percent
Low Density Residential	1,563	48%
Medium Density Residential	426	13%
High Density Residential	146	5%
Multi-Use Residential	455	14%
Community Commercial	372	12%
Regional Commercial	265	8%
Total	3,277	100%

The following table shows selected commercial and high-density residential sites by acreage:

Site	Acres
Hwy 3 and County Road 42 (High Density)	7.58
Hwy 3 and County Road 42 (Commercial)	40.82
145 th Street and County Road 42 (Commercial)	17.84
Akron and County Road 42 (Commercial)	51.44
Akron and County Road 42 (High Density)	7.93
CDA Property (High Density)	18.26
Emerald Isle (High Density)	10.28
UMore – Amber Fields (Commercial)	21.48
UMore – Amber Fields (High Density)	28.97
Eastern County Road 42 (Commercial)	22.67

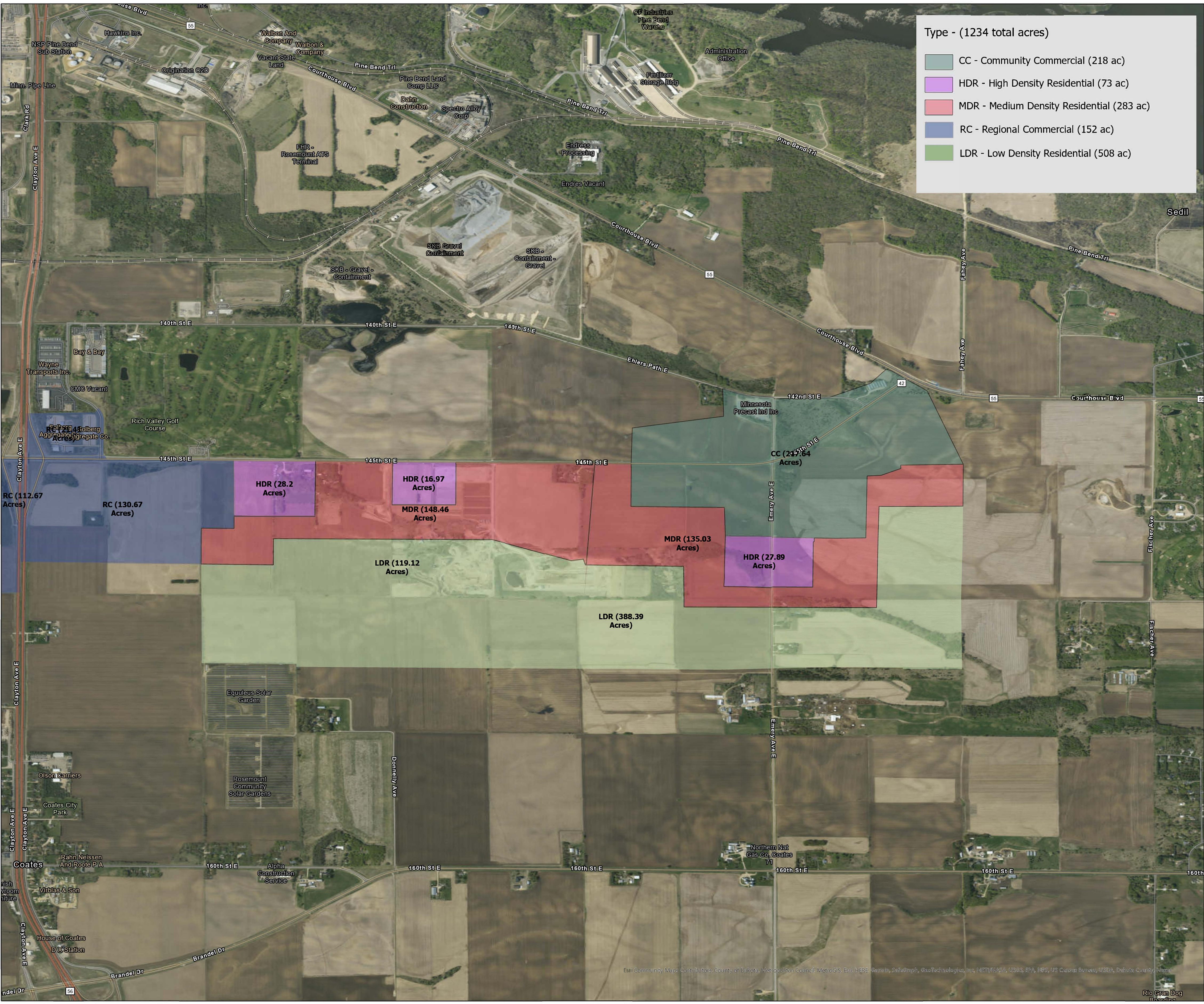
RECOMMENDATION

None, informational update only.



Type - (3228 total acres)

- CC - Community Commercial (372 ac)
- HDR - High Density Residential (146 ac)
- MDR - Medium Density Residential (426 ac)
- MR - Multi-Use Residential (455 ac)
- RC - Regional Commercial (265 ac)
- LDR - Low Density Residential (1563 ac)

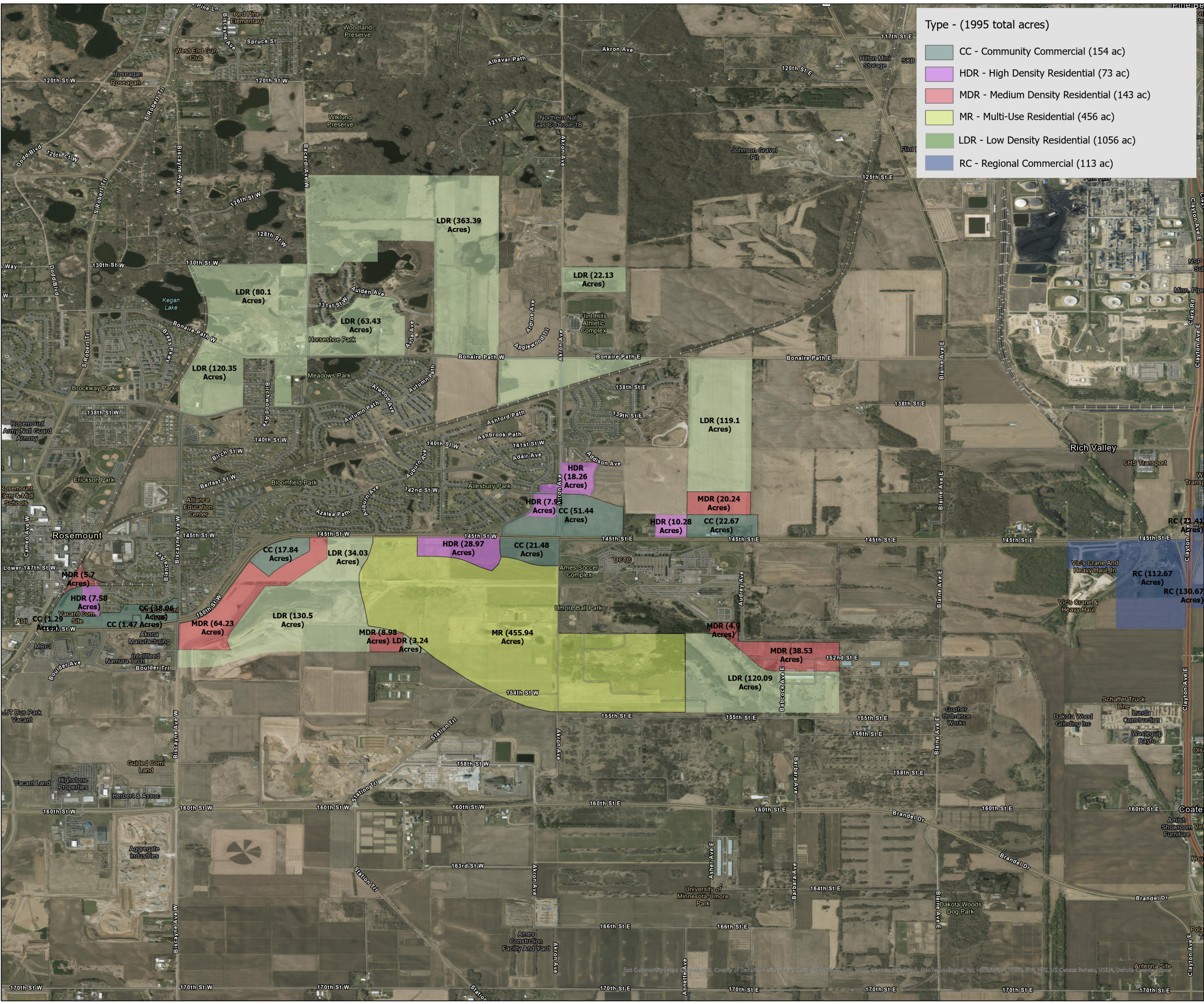


Type - (1234 total acres)

CC - Community Commercial (218 ac)
HDR - High Density Residential (73 ac)
MDR - Medium Density Residential (283 ac)
RC - Regional Commercial (152 ac)
LDR - Low Density Residential (508 ac)

Type - (1995 total acres)

CC - Community Commercial (154 ac)
HDR - High Density Residential (73 ac)
MDR - Medium Density Residential (143 ac)
MR - Multi-Use Residential (456 ac)
LDR - Low Density Residential (1056 ac)
RC - Regional Commercial (113 ac)



Port Authority Meeting Date: September 20, 2022

AGENDA ITEM: Project Updates	AGENDA SECTION: Old Business
PREPARED BY: Eric Van Oss, Economic Development Coordinator	AGENDA NO. 7.a.
ATTACHMENTS: None.	APPROVED BY: LJM
RECOMMENDED ACTION: Information Item.	

ISSUE

Previous discussions with the City Council and Port Authority indicated a desire for more information regarding completion of workplan activities. The following highlights some of the project and economic development activities since the last Port Authority meeting.

Projects in Progress

Breweries/Tap Houses:

OMNI Orchards: OMNI's building permit has been pulled and total grading work has started. The City has approved two deferral agreements related to their building permit fees and SAC charges in June. The shell of the building is up, and OMNI held an event in early September at the site.

Israelson properties:

Rosewood Commons at Highway 3/42: Plans have been submitted for the memory care and senior housing facility along with approvals needed for additional multi-family housing planned for the site.

Rec Center/Life Time: The purchase agreement for approximately 26 acres of land and other relevant agreements were approved by the City Council on April 5th, 2022. The City's website has a page dedicated to this project for additional information. Staff has begun to meet with the developers interested in portions of the eastern portion of the intersection. Staff expects conceptual proposals to begin to filter in this summer. Additionally, the Council and Port will likely see requests for residential projects on the northern end of the site. Staff is working with a housing developer on the Lennar owned western portion of the intersection. Life Time's applications for a Preliminary Plat, Major PUD Amendment and Site Plan Review were approved by the Planning Commission in June and by the City Council on August 16th.

UMore Residential/Amber Fields: Maplewood Development is working with individual developers on the different housing types across the property. Grading and infrastructure work is underway. Staff has received applications for the first several phases of development totaling more than 1,000 housing units. Additional phases are currently being finalized for application. Currently there are plans for 422 units of single-family homes and 811 units of townhome or multifamily.

Super America/Speedway: The property was placed in receivership with Lighthouse Management. Their role is to find care for the liability, assets and property etc. The City will require underground storage tanks be removed. Staff spoke with Lighthouse Management on August 11th and currently there are not new updates as the senior secured creditor continues to consider its options related to the property moving forward.

The Home Depot/Project Osprey: Exterior utilities in progress and the building is several weeks away from completion. The extension of Boulder Avenue is taking place this fall / spring of 2023.

Scannell Project: Initial site work has begun on the 585,000 square foot FedEx facility. The foundation permit for the facility is in.

CDA Property: Schafer Richardson has submitted plans for review on the Akron property and it will go to the Planning Commission in September. Staff continues to work with the CDA and Schafer Richardson on financing strategies for the affordable portion of their development.

Real Estate Equities: Real Estate Equities has submitted plans for a 160-unit affordable apartment project in Amber fields. The Council will be asked to approve a resolution in support of the project as part of the CDA Tax Increment Financing process.

Sweet Harvest Building: A lease agreement has been signed and building permit approved for work on this facility. The new tenant is Stonebrook Equipment Inc and they create custom vehicles and fleets for businesses. They will use the entire space in addition to making some further site improvements. Staff has reached out to Stonebrook to schedule a ribbon cutting.

Highway 3 and 46: Both sites on the eastern and western side of Highway 3 have prospective projects that are likely to submit plans this summer. Plans were submitted for the Frana for a second Rosemount facility on the Western section of this site and were approved by the Council last month.

Thread and Clover: A new clothing boutique will be opening in Rosemount and a ribbon cutting was held on September 6th.

Nautical Bowls: A new fast casual restaurant is opening next to Aldi. Staff is working on a ribbon cutting for November.

Sylvan Learning: Opened in the commercial area off Crestone.

Flint Hills Solar: The permit for the solar project is ready for pickup. A groundbreaking ceremony this fall is anticipated.

Hawkins Chemical: This facility is expanding operations in the heavy industrial area of Rosemount.

RFI and Inquires (February/March)

Housing: Staff met with 2 developers interested in multifamily sites in Rosemount. The developers are at various stages in the site process, but all are focusing on the high-density sites near the Akron/42 intersection. Of the 5 large greenfield sites that have been designated for multifamily, either through the Comprehensive Plan or Commercial Visioning, 4 have active projects moving forward leaving just the Emerald Isle site available.

Commercial/Services: Staff met with 3 developer interested in retail or commercial projects. Staff will provide an update on an RFI meeting that some Port Commissioners attended in May.

Restaurant: Staff met with 1 restaurant user this month.

Industrial: Staff had 2 inquires or discussions regarding Business Park, UMore, Opus, and County Road 46/Hwy 3 sites.

OTHER

Zoning Code Update RFP: The Dakota County CDA Board recently approved the funding for this project utilizing Community Development Block Grant (CDBG) dollars. Staff selected HKGi as the consultant. The process will include working closely with the Community Development Department through the update process, a joint session of the Council and Planning Commission, and then a public hearing on the proposed revisions. Staff had the kick off meeting with HKGi in early September.

Affordable Housing: Staff is working with two developers on affordable components on their projects. As the CDA is the County Housing Authority, staff is encouraging developers to seek financial assistance through CDA programs—namely TIF. Staff is also working with developers to pursue grant opportunities that would also offset projects costs. Interest in affordable housing has increased. In addition to the two projects moving forward, staff has fielded several inquiries about other potential affordable projects. The City's strategy for financial incentives on greenfield sites will be to primary rely on the CDA, while also looking for other funding opportunities via grants. Direct assistance from the City will be prioritized for redevelopment projects, particularly in the downtown area.

Marketing: Staff has it scheduled to attend 3 events in the later half of 2022 focused on marketing Rosemount. The City will have a booth at the annual MNCAR Expo in October and staff will be on two panels for the Minneapolis Real Estate Journal—the Industrial Site Summit and the South Suburban Summit. At these events staff will focus on marketing industrial sites in Rosemount as well as the Akron and 42 commercial corridor. Rosemount will be a sponsor of the Expo and the logo will appear on branding materials. See Example below:

