

**ROSEMOUNT PORT AUTHORITY  
REGULAR MEETING PROCEEDINGS  
MAY 16, 2023**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof a regular meeting of the Rosemount Port Authority meeting held on May 16, 2023, 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 Weisensel, Ober, Freske, Beaudette, and Theisen in attendance. Staff present included Deputy Director Kienberger and Economic Development Coordinator Van Oss.

The Pledge of Allegiance was recited.

**ADDITIONS OR CORRECTIONS TO AGENDA**

None.

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

Motion to adopt the Agenda.

Ayes: 6.

Nays: 0. Motion Carried.

**CONSENT AGENDA**

**Motion by** Klimpel. **Second by** Freske.

Motion to approve the consent agenda as submitted.

a. Minutes of April 18, 2023 Regular Meeting

**Ayes:** Essler, Weisensel, Ober, Freske, Beaudette, and Theisen.

**Nays:** 0. Motion Carried.

**CHAIRPERSON'S REPORT**

None.

**REPORTS FROM PORT AUTHORITY COMMISSIONERS**

Commissioner Theisen shared that he was impressed with and enjoyed the employee appreciation lunch held last week.

Commissioner Beaudette noted that he has been trying to contact various restaurants to get them in contact with City staff for the potential for a new business opportunity.

## **NEW BUSINESS**

### **a. Life Time Site Natural Foods Grocer Feasibility Discussion**

Economic Development Coordinator Van Oss introduced the representative from the Natural Grocery Store. The representative from the Natural Grocer presented an overview of the potential Store, characteristics of the grocery business, as well as the community partnerships and events hosted by Natural Grocery Store, in addition to the overlap of interest in the City of Rosemount.

Commissioner Weisensel asked about the other store sites in comparison to the size of what would potentially be proposed in Rosemount. The representative from the Natural Grocer noted there is 18,000 ft of retail space in Burnsville and the grocer is looking to construct roughly 17,000 for the total area in Rosemount.

Commissioner Beaudette asked if there would be space to expand the store. The representative from the Natural Grocery Store noted that yes, if it would be beneficial to do so.

Commissioner Beaudette asked what the closest competitor would be to the Natural Grocery Store.

Commissioner Beaudette asked if this would be the only feasible site for development of the potential grocery store, which Economic Development Coordinator Van Oss confirmed that the potential site was the only feasible area for the grocery business.

Commissioner Theisen noted good synergy with uses around the potential site for the grocery business. Commissioner Theisen asked if there would be any competition between this use and other uses in the area. The representative from the Natural Grocery Store stated there are no concerns about the potential uses of being in competition.

Commissioner Ober asked if they would continue the community garden aspect of the grocery business and the representative from the Natural Grocery Store noted that there have not been any decisions made regarding the specific uses of a potential store yet.

Commissioner Beaudette asked when Life Time would open, and staff noted Life Time would open in early 2024. Staff also noted the purpose of bringing this potential business to the Port Authority meeting ahead of any application was done

intentionally to obtain the pulse of the Port Authority and City Council members, as the City has a strong interest in successfully developing the Corner of Akron and County Road 42.

Commissioner Ober inquired again about the potential size of the grocery store to visualize the size of the space and what it may be able to hold.

Commissioner Essler inquired about the timeline and start-up costs for which the representative from the Natural Grocery Store noted the gaps that would likely occur within the short and medium term.

**b. Authorization to issue General Obligation Improvement and Utility Revenue Bonds**

City Administrator Martin gave an overview of the Authorization to issue General Obligation Improvement and Utility Revenue Bonds.

**Motion by** Theisen. **Second by** Freske.

**Motion to** recommend City Council approve the Authorization to issue General Obligation Improvement and Utility Revenue Bonds.

**OLD BUSINESS**

**a. Project Updates**

Commissioner Ober asked if there were any updates from the Speedway. Economic Development Coordinator Van Oss noted that staff is waiting on several pre-development aspects, including clean-up and remediation, to take place before the site moves forward.

Commissioner Theisen asked if there was any interest from other buyers. Economic Development Coordinator Van Oss noted it is not likely until City staff have a full understanding of what the pre-development findings will be.

Commissioner Weisensel asked what the costs associated would be. Deputy Director Kienberger noted there is a lengthy process to determine the full scope of costs.

Commissioner Essler asked if there was an opportunity for communication from the City about the status of the site. City staff noted communication on the site would be possible.

Commissioner Ober asked if it could have lawn maintenance done before Leprechaun Days, and staff noted that would be possible. In the meantime, the City will make sure to take care of the site from a blight and nuisance standpoint.

Van Oss gave an update on the restaurants in the area.

Essler gave an update on the Flower Shop and its closing and transitional use.

Freske gas station is on the corner of Akron and City staff noted there was nothing to note yet.

**DISCUSSION**

None.

**DIRECTOR'S REPORT**

None.

**COMMUNITY/AUDIENCE RECOGNITION**

None.

**ADJOURNMENT**

There being no further business to come before the Port Authority and upon motion by Essler and Second by Freske the meeting was unanimously adjourned at 6:49 pm.

Respectfully submitted,

Riley Rooney  
Community Development