

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
SEPTEMBER 20, 2016**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Rosemount Port Authority was held on September 20, 2016, at 6:00 p.m. in the Council Chambers at City Hall, 2875 145th Street West, Rosemount.

Chair Weisensel called the meeting to order with Commissioners Droste, Wolf, Smith, and DeBettignies attending. Commissioner Abdulahi was absent. Staff present included City Administrator Johnson, Community Development Director Lindquist and Recording Secretary Bauer. The Pledge of Allegiance was said.

ADDITIONS OR CORRECTIONS TO AGENDA

There were no additions or corrections to the agenda.

Motion by Weisensel. **Second** by DeBettignies.

Motion to Adopt the Agenda.

Ayes: 5

Nays: 0. Motion carried.

CONSENT AGENDA

Motion by Wolf. **Second** by Smith.

Motion to Approve the Consent Agenda.

a. Approval of August 16, 2016, Meeting Minutes.

Ayes: Droste, Wolf, Weisensel, Smith, DeBettignies

Nays: None. Motion carried.

NEW BUSINESS

4.a. Approve Budget

Community Development Director Lindquist stated the City Council would be approving the 2017 preliminary budget tonight. In July, the Port Authority discussed the 2017 draft budget and a copy was in the packet with no changes from the July discussion.

Commissioner Smith asked for information about the line item revenues under the 2014 and 2015 other State Grants and Aids. Community Development Director Lindquist stated they were grants from LCDA Grants (Livable Communities Demonstration Account) that were received from the Metropolitan Council for the Steeple Center project and Cambrian Commons CDA project. They were linked to the downtown redevelopment project.

Motion by DeBettignies. **Second** by Wolf.

Motion to Approve the 2017 Budget.

a. Approve Budget.

Ayes: Wolf, Weisensel, Smith, DeBettignies, Droste

Nays: None. Motion carried.

4.b. Canada Circle Property

Community Development Director Lindquist stated she was approached by Mr. Finnegan who owns a car dealership in Farmington. They are looking for a site to purchase to relocate their business (they lease their current site). He is aware the city owns property along Highway 3 and he would like to do some kind of swap or trade for the downtown property. He owns the Polfus site which is .7 acres and the city is interested in acquiring the property. The city acquired the Canada Circle property from the county and through excess Hwy 3 right-of-way. It was intended to use the property to relocated auto-related or outdoor storage businesses from the Downtown during the redevelopment process. In the SUGAR study there was conversation about making it commercial. It is zoned business park but guided for regional commercial. The approximate size of the Canada Circle property site is 4.09 acres. Some of the pieces of property are owned by the city and some by the Port Authority. Mr. Finnegan is proposing to erect a 12,000 sf building along with a paved parking lot to house the cars. A map was shown of the proposed site and discussed. There are issues to work out in regards to the site.

Chair Weisensel asked if he was looking for the whole 4.09 acres or a portion of the property. Ms. Lindquist replied he is looking at the whole site.

Commissioner Wolf said he was interested in pursuing the project. He asked about the downtown redevelopment and acquiring the Polfus site. Ms. Lindquist said acquiring the .7 acres of the Polfus property would open up the views to Central Park, reduce current access conflicts and offer potential redevelopment opportunities. Property and building valuations of the two properties were discussed.

Commissioner DeBettignies asked about the 4.09-acre site and if the land behind it would become landlocked. Ms. Lindquist replied that would need to be figured out. He is not opposed to the concept. He would like to know the cost of grading and backfilling the lot. Access to the lot was discussed. Ms. Lindquist reported that an initial feasibility study was done in 2006.

Commissioner Smith discussed the aesthetics of the propane plant and having a car dealership next to it. He asked what kind of tone do we want to set for the city; along this high traffic corridor.

Chair Weisensel asked if the Commissioners were interested in staff investigating the proposal. Commissioners responded they would.

OLD BUSINESS

5.a. Retail Update

Community Development Director Lindquist said she brought back an updated business contact list from the last meeting. She went over some of the contacts that were made from the list such as Chick-fil-A, and Mills Fleet Farm.

Chair Weisensel shared an article regarding the twin cities area regarding chicken restaurants and grocery stores that are moving into the area. Sierra Trading Post was mentioned as a possible contact. Other possible retailers were also discussed.

**ROSEMOUNT PORT AUTHORITY
REGULAR MEETING PROCEEDINGS
SEPTEMBER 20, 2016**

Chair Weisensel stated that Mr. Klatt attended the Hotel & Hospitality Conference and information was forwarded regarding the conference. The city doesn't qualify for some of financing tools that other communities have been able to use to attract hotel developments.

Ms. Lindquist attended the Regents sub-committee meeting relating to a development agreement between Opus and the University of MN relating to land in the NE corner of the UMore property. The land will be developed as business park or light industrial.

Chair Weisensel suggested reaching out to them and having a joint meeting with the city council to show the city is interested in the project.

5.b. National Manufacturing Week

Staff is reaching out to businesses to solicit business information for the city website.

Chair Weisensel suggested getting the employment numbers also. Manufacturing jobs represents 19% of the jobs in Rosemount (1/5th). Businesses that were actually in Rosemount were discussed.

CHAIRPERSON'S REPORT

Chair Weisensel passed out two advertisements for the City of Elk River and Portage County Wisconsin. It showed what other communities are doing for marketing ideas.

DIRECTOR'S REPORT

REPORTS FROM PORT AUTHORITY COMMISSIONERS

Mayor Droste stated there will be a ribbon cutting at Cambrian Commons next Tuesday (September 27th) and open house from 1-4 pm and remarks at 3:00 pm.

Chair Weisensel stated that Rosemount Crossings is having a Fall event at all stores and shops.

COMMUNITY/AUDIENCE RECOGNITION

ADJOURNMENT

There being no further business to come before the Port Authority and upon a motion by DeBettignies, second by Smith, the meeting was unanimously adjourned at 6:51 p.m.

Respectfully Submitted,

Nancy Bauer, Recording Secretary