



AGENDA – REGULAR MEETING
5:30 p.m., August 13, 2018

Economic Development Authority

THE EDA WILL PARTICIPATE IN A REDEVELOPMENT TOUR OF SITES IN OSSEO PRIOR TO THE START OF THE MEETING. PARTICIPANTS SHOULD MEET IN THE CITY HALL PARKING LOT AT 5:30 PM FOR THE START OF THE TOUR. AFTER THE TOUR, THE EDA MEMBERS WILL CONVENE IN THE COUNCIL CHAMBER TO CONDUCT NORMAL BUSINESS.

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. July 9, 2018
- 4. MATTERS FROM THE FLOOR**
- 5. PUBLIC HEARING**
- 6. ACCOUNTS PAYABLE**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
 - A. Discuss EDA Redevelopment Tour Sites
- 9. REPORTS OR COMMENTS: Executive Director, President, Members**
- 10. ADJOURNMENT**

CITY OF OSSEO PUBLIC NOTICE

President Juliana Hultstrom has called a special meeting of the Osseo Economic Development Authority for Monday, August 13, 2018, at 5:30 p.m., at Osseo City Hall, 415 Central Avenue, Osseo, MN. The purpose of this special meeting is to conduct a field trip to seven locations in Osseo as potential redevelopment sites.

The locations and approximate times at each property are as follows:

- 1) Osseo City Hall, 415 Central Avenue, at 5:30 p.m.
- 2) North Central redevelopment site, 624 Central Avenue, at 5:40 p.m.
- 3) St. Paul's Lutheran Church field, 710 Broadway Street E, at 5:50 p.m.
- 4) Rains redevelopment site, 332 2nd Street SE, at 6:00 p.m.
- 5) Northern Tractor site, 335 County Road 81, at 6:10 p.m.
- 6) Jefferson Properties, 8603 Jefferson Hwy, at 6:20 p.m.
- 7) Phone Guys redevelopment site, 17 2nd Street NW, at 6:30 p.m.
- 8) Celtic Crossing redevelopment site, 140 Regan Lane, at 6:40 p.m.
- 9) Osseo City Hall, 415 Central Avenue, at 6:50 p.m.

Members of the public are invited to attend any or all of the site visits at the times and locations described above.

CITY OF OSSEO

LeAnn Larson
City Clerk

Posted: July 30, 2018

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
July 9, 2018**

1. ROLL CALL

President Juliana Hultstrom called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, July 9, 2018.

Members present: Charles Flynn, Juliana Hultstrom, Harold E. Johnson, Sherry Murdock, Duane Poppe, Mark Schulz, and Larry Stelmach.

Members absent: None.

Staff present: Executive Director Riley Grams, City Accountant Teri Portinen, and City Attorney Mary Tietjen.

Others present: Nancy Englund.

2. OATH OF OFFICE FOR CHARLES FLYNN

City Attorney Mary Tietjen administered the Oath of Office to newly appointed EDA Commissioner Charles Flynn. A round of applause was offered by all in attendance.

3. APPROVAL OF AGENDA

A motion was made by Stelmach, seconded by Johnson, to approve the Agenda as presented. The motion carried 7-0.

4. APPROVAL OF MINUTES – JUNE 11, 2018

A motion was made by Johnson, seconded by Stelmach, to approve the minutes of June 11, 2018, as presented. The motion carried 7-0.

5. MATTERS FROM THE FLOOR – None.

6. PUBLIC HEARINGS – None.

7. ACCOUNTS PAYABLE

Executive Director Riley Grams presented the EDA Accounts Payable listing and discussed an additional invoice from Ehlers & Associates.

A motion was made by Stelmach, seconded by Murdock, to approve the Accounts Payable. The motion carried 7-0.

8. OLD BUSINESS

A. DISCUSS OSSEO URBAN TOWNHOMES

Grams stated in August 2003 the Osseo EDA entered into a Deferred Loan Agreement with Hennepin County HRA for the purpose of constructing townhomes in the City of Osseo. As part of the HRA's Affordable Housing Incentive Fund (AHIF) program, the EDA applied to the HRA for a loan of \$190,000, the proceeds of which were to be used solely for the acquisition and

development of 15 newly constructed townhome units. Pursuant to the Agreement, three of the units were to be market rate; eight units were to be affordable for homeownership to low income households; and four units were to be affordable to very low-income households. He explained City Attorney Tietjen would be discussing this item in more depth.

City Attorney Tietjen commented the 2003 Loan Agreement was originally set to be a twenty (20) year agreement. However, in 2004, the parties entered into a First Amendment to the Agreement changing the duration of the Agreement and the repayment obligations to a 30-year period. A copy of the 2004 Amendment, as well as the Amended and Restated Promissory Note, were included in the EDA packet.

City Attorney Tietjen reported the Agreement states that the HRA will provide the AHIF to the EDA in the form of a “nondeclining, deferred loan at Zero Percent (0%) interest” to allow the EDA to complete the project. The Agreement also provides the terms for repayment of the AHIF funds. It states as follows:

No repayment shall be required prior to Thirty (30) years from the latter of the date of this Agreement and the date that the very low-income (LI) Purchaser takes possession of the Premises... if and only if...:

- A. Provider (EDA) and LI Purchaser comply with all provisions and requirements set forth in this Agreement, the Mortgage, any other instrument securing the Note, or any other instrument collateral to the Note or executed in connection with the sums secured thereby.
- B. The Premises remains a single-family unit, occupied by an eligible homeowner.
- C. Premises remains affordable to very low-income households as determined by the U.S. Department of Housing and Urban Development.
 - (1) Very low-income is defined as income of up to 50 percent of the area median income adjusted for family size as determined by HUD.

City Attorney Tietjen stated as long as these conditions are met, the EDA will not be required to repay the loan before the 30-year period. At the end of the 30-year period, the EDA will be required to repay the entire loan amount to the HRA.

City Attorney Tietjen explained staff reviewed the May 21, 2003, Development Agreement between the Osseo EDA and GMHC. That Agreement provided for the transfer of the property for the townhome project from the EDA to GMHC for \$227,001. GMHC agreed to construct the townhome units and upon the sale of each unit, GMHC agreed to pay Osseo the sum of \$15,133.33. Osseo would then give a Release of the Mortgage in exchange for the payment and GMHC would “cause to be executed and recorded” a second mortgage in the amount of the difference between the sale price of the unit and the appraised value. The second mortgages were made by the purchasers of the units as mortgagors with the EDA and are due within 30 years after issuance of the second mortgage.

Nancy Englund, Kennedy & Graven, provided the EDA with an overview on her findings with the County. She then asked for comments or questions from the Commission.

Hultstrom asked how the EDA was to address the property that was not homesteaded. Ms. Englund explained the HRA was not responsible for double-checking this but rather the responsibility fell to the Osseo EDA. She encouraged the City to investigate if Unit #11 was still owner occupied or if it was being rented.

Further discussion ensued regarding the outstanding mortgage balances for the Osseo Urban Townhomes.

Johnson requested further information on the income standards for these townhome units. Ms. Englund explained the original mortgage was written on the basis of there being a low income and this stays in place for 30 years and was not something the EDA needed to evaluate on a yearly basis.

City Accountant Teri Portinen discussed the history of this project and the necessity for staff to have a paper trail on the mortgages, along with their outstanding balances for auditing purposes.

Schulz asked where the balance of the payments was. Ms. Portinen stated these funds were placed in the EDA's General Fund.

Hultstrom asked if any of the units were making payments on the second mortgages at this time. Ms. Portinen stated she has not received any payments as of July 2014 when she was hired by the City.

Schulz suggested the EDA set aside fund for these funds. Grams supported this recommendation and noted he would research this matter further and report back to the EDA.

City Attorney Tietjen explained she would be searching for clarification on the loan forgiveness after 30 years.

9. NEW BUSINESS

A. DISCUSS FUTURE EDA FIELD TRIP (TOUR REDEVELOPMENT SITES)

Grams stated EDA Commissioner Harold Johnson brought up an idea of having the EDA members go on a field trip to visit the potential redevelopment sites in Osseo. The EDA members could gain a better understanding of the sites. Staff could compile basic information on the potential redevelopment sites as follows:

- 1) North Central Redevelopment site
- 2) Celtic Crossing empty redevelopment site
- 3) Across 2nd Street NW from Rochon (next to Phone Guys)
- 4) Empty field located at St. Paul's Lutheran Church
- 5) Jefferson Properties location (8603 Jefferson Hwy)
- 6) Northern Tractor Equipment Company (335 Co Rd 81)
- 7) Apartments behind Top Ten Liquors

Grams explained the idea would be to gain some more info on each site to determine how feasible redevelopment would be for the EDA. A bus could be rented with EDA funds to provide transportation around Osseo for the attendees.

Grams commented EDA President Hultstrom and Commissioner Johnson have been participating in local Housing For All meetings recently, and that group is planning a bus tour to view several properties in the area. Both President Hultstrom and Commissioner Johnson suggest we add some Osseo specific sites to that tour and invite all EDA members to attend the bus tour and learn about the sites and what organizations like Housing For All can do in these specific situations.

Grams stated typically these groups will purchase underappreciated housing units, before they are sold to the highest bidder, make significant improvements to the units, and then keep them affordable for people who need those types of housing units. The Housing For All bus tour is on Tuesday, September 18, from 6-8 PM. The tour group will meet at Advent Lutheran Church. EDA members are encouraged to attend this tour.

Johnson stated he believed a tour of the sites would provide the EDA members with greater insight on the properties.

Hultstrom commented on the meetings she has attended with Housing For All and discussed a new affordable housing complex that was recently renovated in Dayton. She reported that a large portion of that project was funded by grants.

Hultstrom commented on a Habitat for Humanity project that was taking place in Maple Grove and noted this organization was in need of 10 to 16 volunteers July 16-20 and July 23-27 from 8:30 a.m. to 4:00 p.m. Those interested were encouraged to contact Habitat for Humanity in Maple Grove.

Johnson asked if the EDA members supported a proposed EDA field trip.

Stelmach stated he supported an EDA field trip.

Schulz commented he has visited each of the sites and he did not support the EDA spending funds for a bus rental when this money could be set aside for future redevelopment projects.

Hultstrom indicated she respected this opinion but noted there were new members to the Commission that could benefit by visiting each of the sites.

Murdock stated she supported visiting the local sites prior to visiting the City of Dayton.

Stelmach requested staff forward several dates to the Commission to consider for the EDA field trip.

Johnson suggested Monday, August 6, be considered for the EDA field trip. Grams proposed holding the field trip on an EDA meeting night but at 5 p.m. instead of 6 p.m., as the members would already have this night set aside. The Commission was in agreement.

10. REPORTS OR COMMENTS: Executive Director, President, Members

Hultstrom thanked Flynn for joining the Osseo EDA.

Hultstrom noted she would be attending a light rail meeting in Brooklyn Park on Tuesday, July 10.

Hultstrom reported she would be attending a Housing For All meeting on Tuesday, July 24.

11. ADJOURNMENT

A motion was made by Schulz, seconded by Stelmach, to adjourn at 7:07 p.m. The motion carried 7-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.



City of Osseo Economic Development Authority Meeting Item

Accounts Payable Listing

8/13/18EDA

2018

8

Check Name	Comments	Amount
CITY OF OSSEO	BOND DISCLOSURE REPORT - 5 CENTRAL	\$345.45
CROWN STAMP & ENGRAVING	CHUCK FLYNN NAMETAG	\$14.15
KENNEDY & GRAVEN, CHARTERED	JUNE 2018 TOWNHOME PROJECT	\$40.25
KENNEDY & GRAVEN, CHARTERED	JUNE 2018 LEGAL SERVICE	\$173.01
TIMESAVER OFF SITE	7/9/18 EDA MTG	<u>\$142.00</u>
		\$714.86

EDA MONTH END CASH BALANCE

			DIRECTIONAL					
		7/9/2018	SIGNAGE	ADJUSTMENTS	8/13/2018	PROPOSED	8/13/2018	
FUND	DESCRIPTION	BALANCE	REVENUE	(+/-)	BALANCE	EXPENSE	BALANCE	
801	GENERAL	519,899.92		2,385.94	522,285.86	-369.41	521,916.45	
806	TIF 2-5 REALIFE	8,426.29			8,426.29		8,426.29	
817	TIF 2-4 BELL TOWER	238,780.25			238,780.25		238,780.25	
819	TIF 2-6 CELTIC CROSSING	58,913.08			58,913.08		58,913.08	
825	TIF 2-8 LANCOR/LYNDES	7,897.77			7,897.77		7,897.77	
836	TIF 2-9 5 CENTRAL	128,772.04			128,772.04	-345.45	128,426.59	
		962,689.35	0.00	2,385.94	965,075.29	-714.86	964,360.43	
1	FEB - JUNE INTEREST			2,385.94				



City of Osseo Economic Development Authority Meeting Item

Agenda Item: EDA Redevelopment Tour Sites

Meeting Date: August 13, 2018

Prepared by: Riley Grams, City Administrator

Attachments: Site data and information
Tour map
Parcel data

Background:

At the previous EDA meeting, the Commissions members decided to participate in a tour of potential redevelopment sites around the City of Osseo. Staff was directed to compile a list of sites and gather necessary information on those redevelopment sites. Attached is parcel information for each of the seven site we will visit on Monday, August 13, 2018.

The EDA members should meet a little before 5:30 PM in the City Hall parking lot to gather for car pools. At 5:30 PM sharp, the vehicles will leave to visit the first site on the tour. We can only spend approximately 10 minutes at each site, in order to stay on time and finish up the regular meeting business. At the conclusion of the tour, the EDA members will reconvene in the Council Chambers to finish up the meeting (approval of the agenda, approval of the past meeting minutes, approval of the accounts payable, and reports from Commission members).

We will save our discussion of the redevelopment sites for the September EDA meeting. The plan is to review the sites and determine what the best course of action would be (that is, if the EDA wants to participate in one of the redevelopment sites).

City Goals Met By This Action:

- Foster and promote economic development in the City
- Maintain as low a tax rate as possible
- Promote a health and high quality standard of living
- Plan and provide for safe and quality housing options

Recommendation/Action Requested:

Staff recommends the Economic Development Authority participate in the tour and be prepared for a larger discussion at the September EDA meeting.

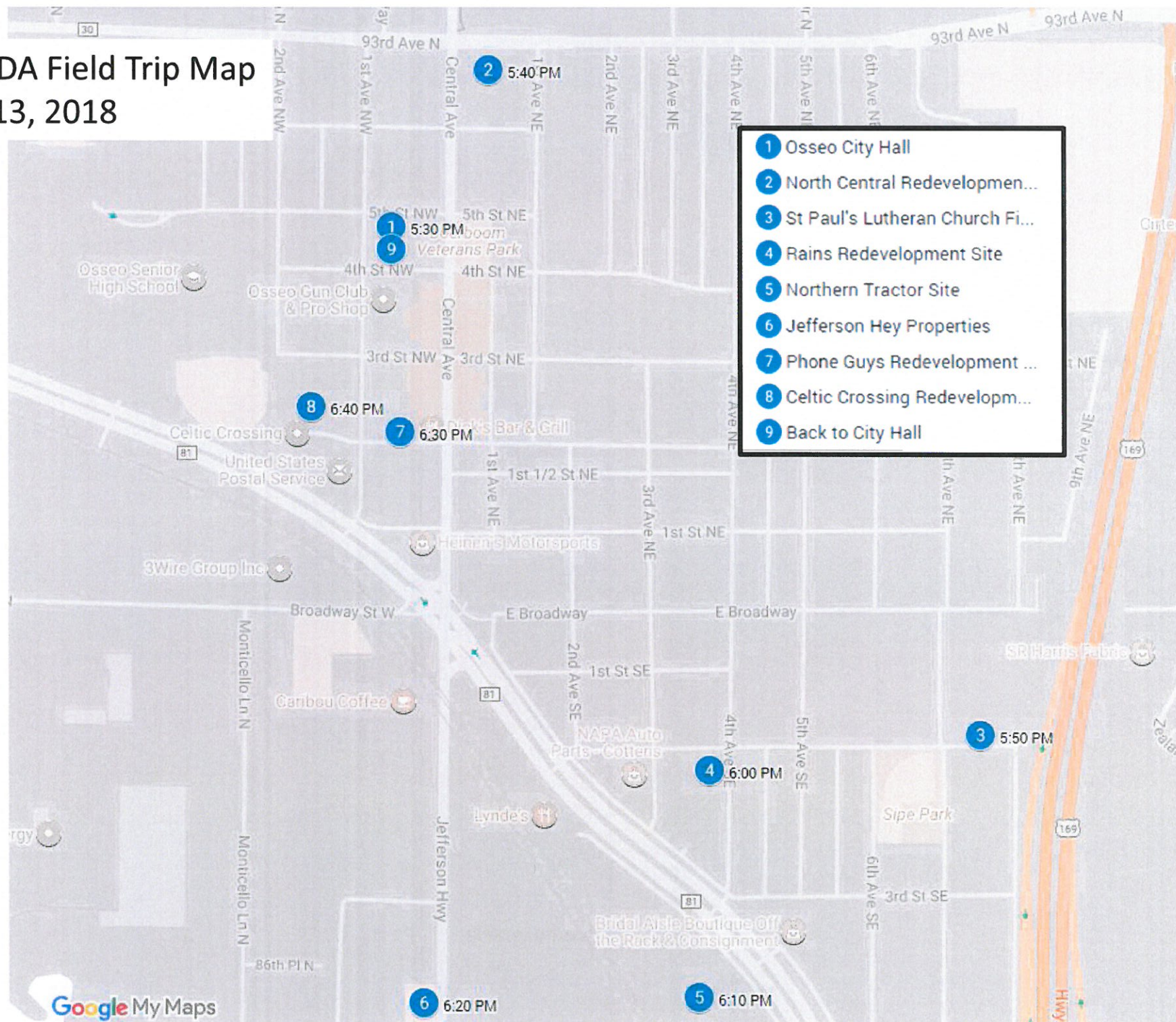
#	Site Name	Meeting Location	Time (PM)	All Site Addresses	Owner(s)	Parcel Size(s) (acres)	Site Size	Est. Market Value ('17, payable '18)	Total Site EMV	Property Tax	Total Site Tax	Comp. Plan Guidance (See 2nd tab)	Staff Recommendation
1	Osseo City Hall	Back Parking Lot	5:30										
2	North Central Redevelopment Site	624 Central Ave	5:40	632 Central 624 Central 616 Central 608 Central 600 Central 617 1st Ave NE 609 1st Ave NE 17 6th St NE	Barb Wiley Rush Creek Meadows (Chris Rains) Skipper S Cook (Zachary Lawrence) Jamse Tierney (Jason Erickson) S. Knudsen & T.Ponce Jason Giese Wiley Enterprises Barb Wiley (Wiley Enterprises)	0.23 0.25 0.25 0.25 0.25 0.25 0.25 0.25	1.98	\$82,000 \$333,000 \$113,000 \$257,000 \$154,000 \$143,000 \$78,000 \$520,000	\$1,680,000	\$5,151.26 \$13,825.18 \$5,420.26 \$5,311.00 \$2,565.02 \$2,664.34 \$2,196.20 \$10,451.86	\$47,585.12	Edge Mixed Use	Mixed Use - Multi-family residential with small office / retail component
3	St Paul's Lutheran Church Field	724 2nd St SE	5:50	701 Broadway St E 710 Broadway St E 714 Broadway St E	St. Paul Lutheran Church	1.89 2.22 0.53	~1.9	\$0 \$0 \$0	\$0	\$0 \$0 \$0	\$0	Attached Residential	Medium-density housing (low-rise apartments; townhomes; or duplex/triplex units)
4	Rains Redevelopment Site	332 2 nd Street SE	6:00	300 2nd St SE	Rains Properties LLC (Chris Rains) 308 2nd Properties LLC Rains Properties LLC (Chris Rains)	0.19^ 0.26^ 0.43	0.88	\$179,000 \$759,000 \$214,000	\$ 1,152,000	\$2,980.70 \$15,294.88 \$3,311.62*	\$ 21,587.20	Edge Mixed Use	Mixed Use - Multi-family residential with possible small office / retail component
5	Northern Tractor Site	335 Co Rd 81	6:10	335 Co Rd 81	Northern Tractor & Equip. Co.	0.97	0.97	\$339,300	\$339,300	\$ 11,429	\$ 11,429	Bottineau Blvd. Commercial	Ceramic Industrial Coatings expansion
6	Jefferson Hwy Properties	8603 Jefferson Hwy	6:20	8603 Jefferson Hwy	Jefferson Properties Inc	2.23	2.23	\$ 630,000	\$630,000	\$ 25,123	\$ 25,123	Light Industrial	Office / Warehouse, as site allows
7	Phone Guys Redevelopment Site	17 2 nd Street NW	6:30	216 1st Ave NW 33 2nd St NW 25 2nd Street NW 17 2nd Street NW	Wiley Enterprises Minnesota Meditation Center Benjamin Michael Jenney Sr Jammin Properties LLC (Phone Guys)	0.24 0.13^ 0.06^ 0.05^	0.48	\$83,000 \$146,000 \$88,000 \$150,000	\$ 467,000	\$2,188.89 \$2,431.18 \$720.16* \$3,914.56	\$ 9,254.79	Downtown Core Mixed Use	Mixed Use - Office/Retail
8	Celtic Crossing Redevelopment Site	140 Regan Lane	6:40	150 3rd St NW 130 Regan Lane 140 Regan Lane	Celtic Crossing Rental Homes LLC	0.47^ 0.52 0.32^	1.31	\$170,000 \$170,000 \$100,000	\$ 440,000	\$2,830.82 \$2,830.82 \$2,015.04	\$ 7,676.68	Stacked Residential	Multi-family residential
9	Back to City Hall	Back Parking Lot	6:50										

^Substandard lot size

*Homestead Property

Osseo EDA Field Trip Map

August 13, 2018





Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220113

OWNER NAME: Barbara J Wiley

PARCEL ADDRESS: 632 Central Ave, Osseo MN 55369

PARCEL AREA: 0.23 acres, 10,230 sq ft

A-T-B: Abstract

SALE PRICE: \$50,000

SALE DATA: 02/2002

SALE CODE: Vacant Land

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Vacant Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$82,000

TAX TOTAL: \$5,151.26

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Vacant Land-commercial

HOMESTEAD: Non-homestead

MARKET VALUE: \$82,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220112

OWNER NAME: Rush Creek Meadows Llc

PARCEL ADDRESS: 624 Central Ave, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,827 sq ft

A-T-B: Abstract

SALE PRICE: \$334,650

SALE DATA: 02/2007

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$333,000

TAX TOTAL: \$13,825.18

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$360,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220111

OWNER NAME: Skipper S Cook

PARCEL ADDRESS: 616 Central Ave, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,829 sq ft

A-T-B: Abstract

SALE PRICE: \$125,000

SALE DATA: 09/2012

SALE CODE: Contract For Deed

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$113,000

TAX TOTAL: \$5,420.26

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$118,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220110

OWNER NAME: James F Tierney

PARCEL ADDRESS: 608 Central Ave, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,832 sq ft

A-T-B: Abstract

SALE PRICE: \$162,000

SALE DATA: 06/2011

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$257,000
TAX TOTAL: \$5,311.00

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$270,000

Comments:

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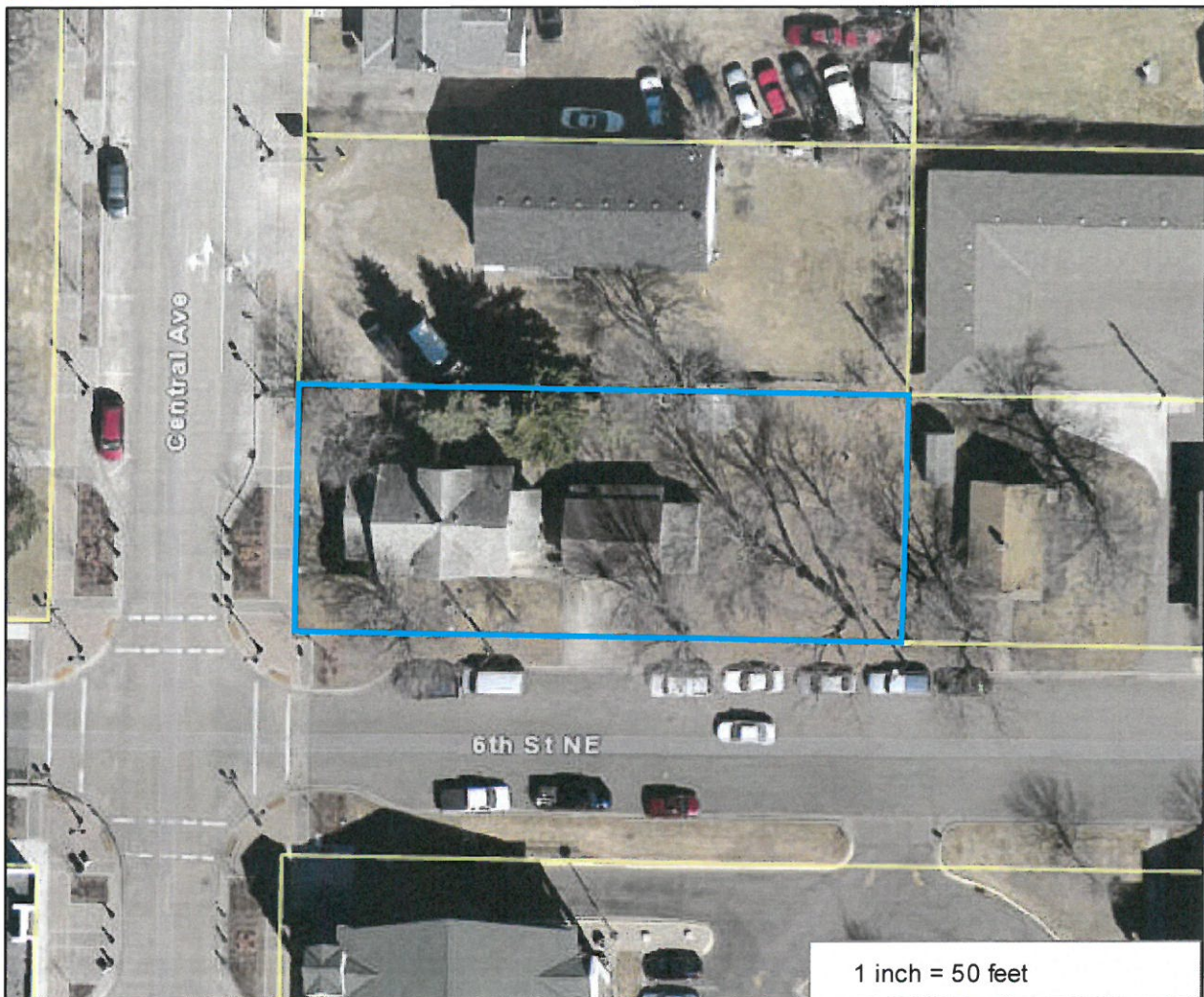
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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220109

OWNER NAME: Sara Knudsen & Tina Ponce

PARCEL ADDRESS: 600 Central Ave, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,834 sq ft

A-T-B: Abstract

SALE PRICE: \$179,000

SALE DATA: 06/2017

SALE CODE: Warranty Deed

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$154,000

TAX TOTAL: \$2,565.02

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$161,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220118

OWNER NAME: Barbara J Wiley Trustee

PARCEL ADDRESS: 17 6th St N E, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,834 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Apartment

HOMESTEAD: Homestead

MARKET VALUE: \$520,000

TAX TOTAL: \$10,451.86

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Apartment

HOMESTEAD: Homestead

MARKET VALUE: \$561,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220117

OWNER NAME: Wiley Enterprises Inc

PARCEL ADDRESS: 609 1st Ave N E, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,831 sq ft

A-T-B: Abstract

SALE PRICE: \$145,000

SALE DATA: 07/2011

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Apartment
HOMESTEAD: Non-Homestead
MARKET VALUE: \$78,000
TAX TOTAL: \$2,196.20

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Apartment
HOMESTEAD: Non-homestead
MARKET VALUE: \$91,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

2.



PARCEL ID: 1811921220116

OWNER NAME: Jason Giese

PARCEL ADDRESS: 617 1st Ave N E, Osseo MN 55369

PARCEL AREA: 0.25 acres, 10,829 sq ft

A-T-B: Abstract

SALE PRICE: \$120,000

SALE DATA: 07/2013

SALE CODE: Warranty Deed

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$143,000
TAX TOTAL: \$2,664.34

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$154,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

3.



PARCEL ID: 1811921310003

OWNER NAME: St Paul Luth Ch

PARCEL ADDRESS: 701 Broadway St E, Osseo MN 55369

PARCEL AREA: 1.89 acres, 82,185 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

TAX TOTAL: \$0.00

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$0

Comments:

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Hennepin County Property Map

Date: 7/31/2018

3.



PARCEL ID: 1811921310002

OWNER NAME: St Paul Luth Ch

PARCEL ADDRESS: 710 Broadway St E, Osseo MN 55369

PARCEL AREA: 2.22 acres, 96,513 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

TAX TOTAL: \$0.00

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$0

Comments:

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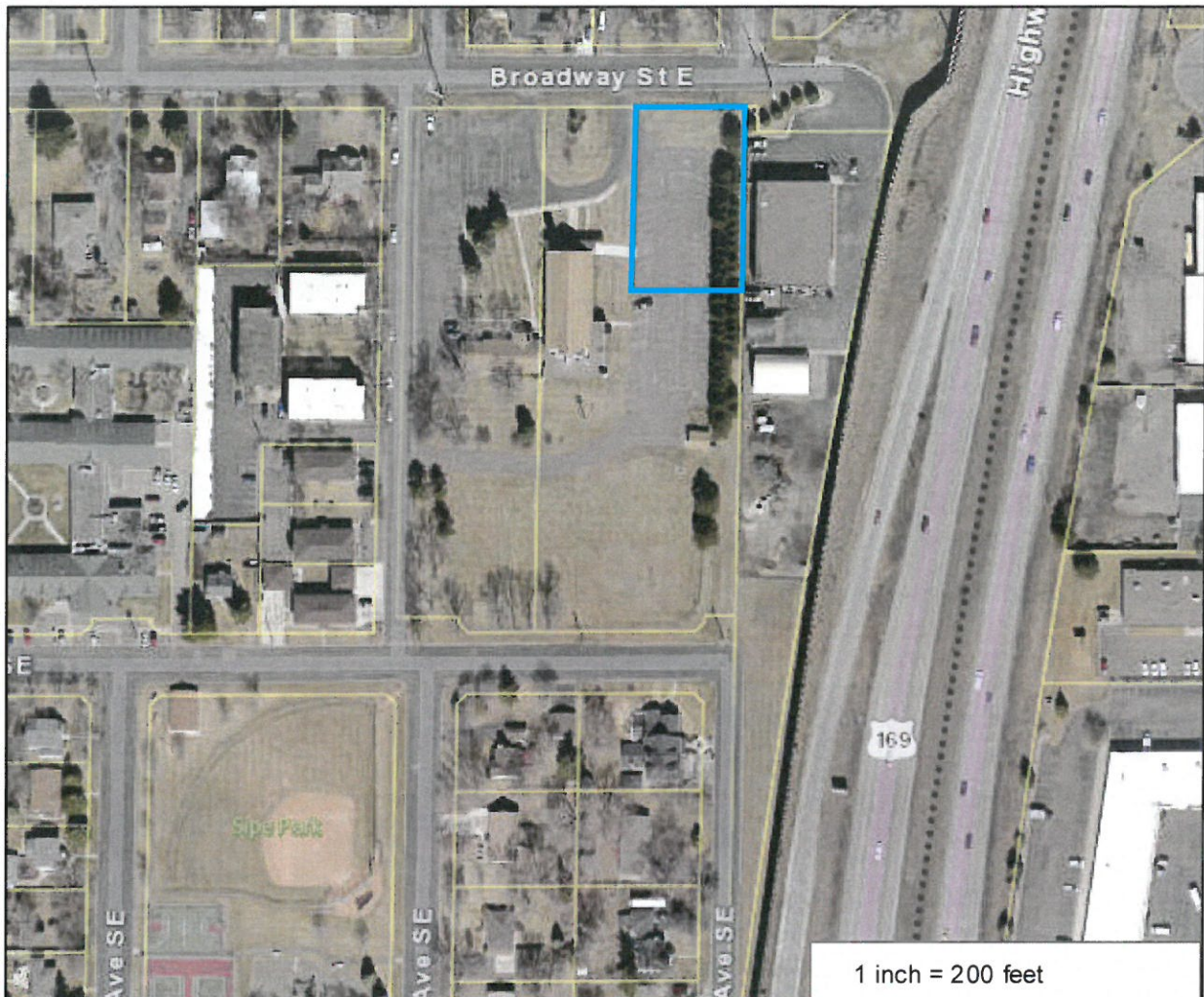
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Hennepin County Property Map

Date: 7/31/2018

3.



PARCEL ID: 1811921310001

OWNER NAME: St Paul Luth Ch

PARCEL ADDRESS: 714 Broadway St E, Osseo MN 55369

PARCEL AREA: 0.53 acres, 23,251 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$0

TAX TOTAL: \$0.00

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$0

Comments:

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Hennepin County Property Map

Date: 7/31/2018

4.



PARCEL ID: 1811921320003

OWNER NAME: Rains Properties Llc

PARCEL ADDRESS: 300 2nd St S E, Osseo MN 55369

PARCEL AREA: 0.19 acres, 8,477 sq ft

A-T-B: Abstract

SALE PRICE: \$124,000

SALE DATA: 09/2008

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: \$179,000
TAX TOTAL: \$2,980.70

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: \$174,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

4.



PARCEL ID: 1811921320002

OWNER NAME: 308 2Nd Properties Llc

PARCEL ADDRESS: 308 2nd St S E, Osseo MN 55369

PARCEL AREA: 0.26 acres, 11,469 sq ft

A-T-B: Abstract

SALE PRICE: \$735,000

SALE DATA: 07/2015

SALE CODE: Warranty Deed

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Apartment
HOMESTEAD: Non-Homestead
MARKET VALUE: \$759,000
TAX TOTAL: \$15,294.88

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Apartment
HOMESTEAD: Non-homestead
MARKET VALUE: \$841,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

4.



PARCEL ID: 1811921320001

OWNER NAME: Rains Properties Llc

PARCEL ADDRESS: 332 2nd St S E, Osseo MN 55369

PARCEL AREA: 0.43 acres, 18,615 sq ft

A-T-B: Abstract

SALE PRICE: \$265,000

SALE DATA: 01/2007

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$214,000
TAX TOTAL: \$3,311.62

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$217,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

5.



PARCEL ID: 1811921330020

OWNER NAME: Northern Tractor & Equip Co

PARCEL ADDRESS: 335 Co Rd No 81 Svc Rd W,
Osseo MN 55369

PARCEL AREA: 0.97 acres, 42,348 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: \$339,000
TAX TOTAL: \$11,429.00

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Commercial-preferred
HOMESTEAD: Non-homestead
MARKET VALUE: \$339,300

Comments:

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Hennepin County Property Map

Date: 7/31/2018

6.



PARCEL ID: 1311922440015

OWNER NAME: Jefferson Properties Inc

PARCEL ADDRESS: 8603 Jefferson Hwy N, Osseo MN 55369

PARCEL AREA: 2.23 acres, 97,123 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Industrial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$630,000

TAX TOTAL: \$25,123.10

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Industrial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$630,000

Comments:

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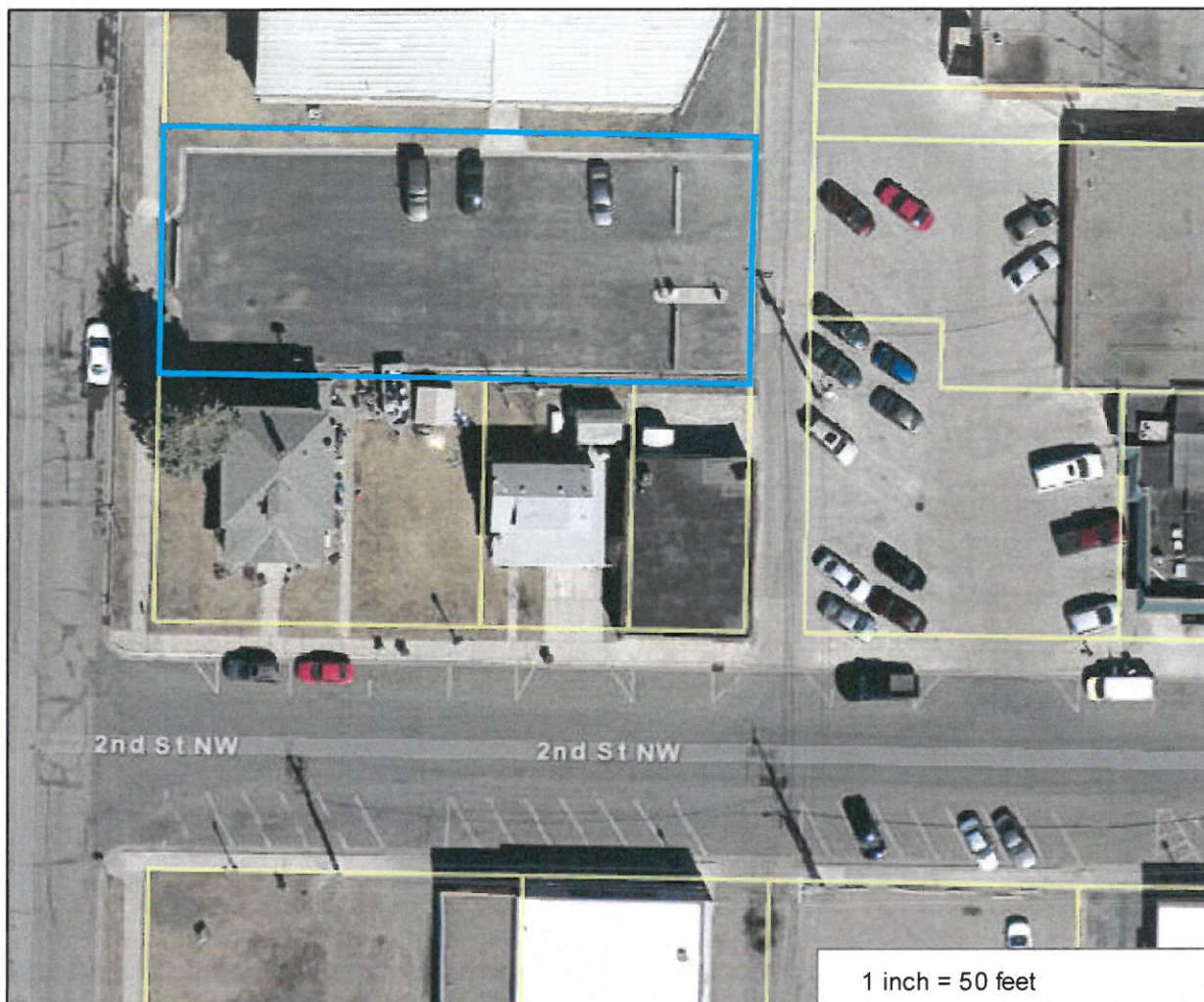
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Hennepin County Property Map

Date: 7/31/2018

7.



PARCEL ID: 1311922140044

OWNER NAME: Wiley Enterprises Inc

PARCEL ADDRESS: 216 1st Ave N W, Osseo MN 55369

PARCEL AREA: 0.24 acres, 10,388 sq ft

A-T-B: Abstract

SALE PRICE: \$157,000

SALE DATA: 01/1997

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Vacant Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$83,000

TAX TOTAL: \$2,188.89

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Vacant Land-commercial

HOMESTEAD: Non-homestead

MARKET VALUE: \$83,000

Comments:

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Hennepin County Property Map

Date: 8/7/2018

7.



PARCEL ID: 1311922140043

OWNER NAME: Minnesota Meditation Center

PARCEL ADDRESS: 33 2nd St N W, Osseo MN 55369

PARCEL AREA: 0.13 acres, 5,728 sq ft

A-T-B: Abstract

SALE PRICE: \$215,000

SALE DATA: 07/2017

SALE CODE: Warranty Deed

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Residential
HOMESTEAD: Non-Homestead
MARKET VALUE: \$146,000
TAX TOTAL: \$2,431.18

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Residential
HOMESTEAD: Non-homestead
MARKET VALUE: \$0

Comments:

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Hennepin County Property Map

Date: 7/31/2018

7.



PARCEL ID: 1311922140041

OWNER NAME: Benjamin Michael Jenney Sr

PARCEL ADDRESS: 25 2nd St N W, Osseo MN 55369

PARCEL AREA: 0.06 acres, 2,620 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA: 03/1995

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$88,000

TAX TOTAL: \$720.16

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE: \$88,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

7.



PARCEL ID: 1311922140042

OWNER NAME: William C Mitchell

PARCEL ADDRESS: 17 2nd St N W, Osseo MN 55369

PARCEL AREA: 0.05 acres, 2,041 sq ft

A-T-B: Abstract

SALE PRICE: \$145,000

SALE DATA: 05/2009

SALE CODE: Excluded From Ratio Studies

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$150,000

TAX TOTAL: \$3,914.56

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$150,000

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Hennepin County Property Map

Date: 7/31/2018



PARCEL ID: 1311922140118

OWNER NAME: Celtic Crssing Rtl Hms I Llc

PARCEL ADDRESS: 130 Regan La, Osseo MN 55369

PARCEL AREA: 0.52 acres, 22,480 sq ft

A-T-B: Abstract

SALE PRICE: \$4,277,000

SALE DATA: 02/2017

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Condominium
HOMESTEAD: Non-Homestead
MARKET VALUE: \$170,000
TAX TOTAL: \$2,830.82

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Condominium
HOMESTEAD: Non-homestead
MARKET VALUE: \$170,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

8.



PARCEL ID: 1311922140119

OWNER NAME: Celtic Crssing Rtl Hms I Llc

PARCEL ADDRESS: 140 Regan La, Osseo MN 55369

PARCEL AREA: 0.32 acres, 14,150 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Vacant Land-Residential

HOMESTEAD: Non-Homestead

MARKET VALUE: \$100,000

TAX TOTAL: \$2,015.04

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Vacant Land-residential

HOMESTEAD: Non-homestead

MARKET VALUE: \$100,000

Comments:

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Hennepin County Property Map

Date: 7/31/2018

8.



PARCEL ID: 1311922140120

OWNER NAME: Celtic Crssing Rtl Hms I Llc

PARCEL ADDRESS: 150 3rd St N W, Osseo MN 55369

PARCEL AREA: 0.47 acres, 20,285 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018
PROPERTY TYPE: Condominium
HOMESTEAD: Non-Homestead
MARKET VALUE: \$170,000
TAX TOTAL: \$2,830.82

ASSESSED 2018, PAYABLE 2019
PROPERTY TYPE: Condominium
HOMESTEAD: Non-homestead
MARKET VALUE: \$170,000

Comments:

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