

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
October 14, 2019**

1. ROLL CALL

President Duane Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, October 14, 2019.

Members present: Teresa Aho, Deanna Burke, Harold E. Johnson, Sherry Murdock, Duane Poppe, and Mark Schulz.

Member absent: Larry Stelmach.

Staff present: Executive Director Riley Grams.

Others present: None.

2. APPROVAL OF AGENDA

A motion was made by Johnson, seconded by Schulz, to approve the Agenda as presented. The motion carried 6-0.

3. APPROVAL OF MINUTES – SEPTEMBER 9, 2019

A motion was made by Johnson seconded by Aho, to approve the minutes of September 9, 2019, as presented. The motion carried 6-0.

4. MATTERS FROM THE FLOOR – None.

5. PUBLIC HEARINGS – None.

6. ACCOUNTS PAYABLE

Grams presented the EDA Accounts Payable listing.

A motion was made by Johnson, seconded by Burke, to approve the Accounts Payable. The motion carried 6-0.

7. OLD BUSINESS

A. DISCUSS UPDATE ON PROPERTY DONATION AGREEMENT

Executive Director Riley Grams stated at the June 10 EDA meeting the EDA directed staff and the City Attorney to draw up a draft donation agreement between the City of Osseo and Wiley Enterprises for the donation of the empty lot located at 632 Central Ave. The idea was that the owner Barb Wiley would donate the property to the City in exchange for paying off the property's special assessment amount and paying for an appraisal of the property.

Grams explained the City Attorney drew up a donation agreement and staff sent it to Wiley Enterprises for review. Wiley Enterprises wanted the property to remain as open space and was not agreeable to the property being developed at some point in the future. The City Attorney attempted to write the agreement with that in mind; however, it is difficult to handcuff the City to not developing ANY of that property (either all or partial) in the future, should they desire to do so. The initial draft of the agreement was rejected by Wiley Enterprises, noting that the property could ultimately wind up as part of a redevelopment for the benefit of the City and a future developer.

Grams commented unless the EDA/City is willing to agree to a 100% no-development clause on this property, there may not be an agreement.

Murdock questioned why the Wileys were adamant that the property not be developed. Grams explained it was his understanding this space was to remain open green space for future generations.

Johnson stated the only reason the EDA would consider this property would be for development and because the Wileys do not want the property developed, he supported the matter being sent back to the City Council for further consideration. He commented if the property was set aside as greenspace it would be taken off the tax rolls, which would not benefit the EDA.

Schulz agreed with this assessment.

Johnson recommended this item go to the City Council for further discussion. EDA consensus was in agreement.

8. NEW BUSINESS

A. DISCUSS PUBLIC PARKING OPTION

Grams stated in the past the Osseo EDA has discussed and been on the lookout for ways to provide additional public parking in the downtown area to help relieve the thought that there is a parking issue. Recently, EDA Commissioner Schulz reached out to Connie Aho, who owns the property located at 233 1st Avenue NE (commonly referred to as the First Avenue Commons building, or the "old pharmacy" building), to inquire about potentially using the parking lot as general public parking. A few of the spots could be signed as dedicated business only parking (for the tenants of that building) but remaining parking areas would be open to the general public.

Grams reported in exchange for offering public parking at this location, the City has discussed the idea of providing snow removal on the parking lot. Grams asked Public Works Director Nick Waldbillig about this idea, and while he states it would add more time to his crew for overall city-wide snow removal, he would be open to it if directed to do so. The plow and pickup trucks do come down the alley during the snow removal process, and could make a quick stop at this location, pull the snow into the alley, and then push it further down the line into piles to be hauled away. Waldbillig said it would not be his recommendation to provide snow removal of the sidewalks at that property, however. Sidewalk snow removal is much more labor intensive and time consuming, he noted, and he wouldn't want to bog down the crew any further time-wise.

Grams explained if this seems an agreeable option, the EDA would purchase additional blue Public Parking signs (like ones that are already up in the downtown area) to direct traffic to that lot for public parking purposes. He estimates about four additional pointed blue signs would be needed. The EDA should discuss this parking option and provide some type of recommendation. Ultimately, the use of City staff (Public Works snow removal) would need to be approved by the City Council.

Schulz commented additional parking was always needed downtown in Osseo. He estimated 30 parking stalls could be added from this lot. He believed that it would benefit the City to offer snow removal services in order to have use of this lot for public parking. He supported the EDA signing this lot for public parking.

Aho explained her mom was one of the owners of this building and, therefore, she would be abstaining from voting on this item.

Johnson recommended this parking lot then be added onto the City's liability insurance policy. Grams stated he would speak with the City Accountant regarding this matter.

Johnson suggested signs be posted on the south side of the lot to note those spaces are for business use only.

Schulz anticipated the property owner could look into this.

Johnson stated he supported the EDA pursuing an arrangement with the property owner for the public parking option on private property.

A motion was made by Schulz, seconded by Murdock, to direct staff to engage in public parking negotiations for the parking lot at First Avenue Commons with signage not to exceed \$1,200. The motion carried 5-0 (Aho abstained).

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

Grams reviewed the Open to Business events that would be held this fall and noted this information would be placed on the EDA's portion of the website.

Grams updated the EDA on the ad that would be placed in the Yellow Tree Theatre winter programs.

Johnson stated he liked parking that would be added along Third Street NE.

10. ADJOURNMENT

A motion was made by Schulz, seconded by Aho, to adjourn at 6:27 p.m. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.