

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
June 10, 2019**

1. ROLL CALL

President Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, June 10, 2019.

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

Members absent: None.

Staff present: Executive Director Riley Grams, City Planner Nancy Abts, and City Attorney Andrew Biggerstaff.

Others present: None.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES – MAY 13, 2019

A motion was made by Johnson, seconded by Schulz, to approve the minutes of May 13, 2019, as presented. The motion carried 7-0.

4. MATTERS FROM THE FLOOR – None.

5. PUBLIC HEARINGS – None.

6. ACCOUNTS PAYABLE

Executive Director Riley Grams presented the EDA Accounts Payable listing.

A motion was made by Schulz, seconded by Stelmach, to approve the Accounts Payable removing the 2018 Broadcasting and Abts Training Registration line items. The motion carried 7-0.

7. OLD BUSINESS – None.

8. NEW BUSINESS

A. DISCUSS PROPERTY AT 632 CENTRAL AVENUE

Grams stated EDA President Duane Poppe was recently approached by Bruce Wiley about the vacant lot located at 632 Central Avenue. Mr. Wiley suggested he would like to donate the

property to the City and/or EDA. His only requests were that the EDA pay off the current special assessments (\$19,709.18) and pay for an appraisal of the property (so the full value could be determined for tax donation purposes). The City reached out to an appraisal company and obtained a proposal for \$3,000.

Grams state the EDA has considered purchasing the property in the past, but opted not to at the full asking price because no immediate plan was in place for its eventual redevelopment. Staff is recommending the EDA accept this donation or land, pay off the special assessments, and pay for the appraisal. This would be the first step in acquiring property in the North Central Redevelopment Corridor, with an eye towards a future comprehensive redevelopment project.

Grams reported the property has a total tax bill of \$5,007.74 (for taxes payable in 2019). The City receives approximately one-third of that, so this donation would be taking +/- \$1,652 off the annual tax rolls. However, an opportunity to receive a piece of property on Central Avenue for less than \$23,000 does not come around often. While no immediate plan is in place for its redevelopment, this would represent an important first step in acquiring property in that area for a future redevelopment. He requested feedback from the EDA on how to proceed.

Stelmach stated he supported the EDA accepting the property but noted he would like to see a second appraisal quote.

Schulz agreed and explained the suggested price was reasonable. He recommended the EDA direct staff to move forward with an appraisal for no more than \$3,000.

A motion was made by Schulz, seconded by Aho, to direct staff to move forward with an appraisal for the 632 Central Avenue property for a cost not to exceed \$3,000 and authorize staff to enter into negotiations for the purchase of this property. The motion carried 6-1 (Stelmach opposed).

B. DISCUSS GATEWAY SIGN USE

City Planner Nancy Abts explained the gateway sign is located at the intersection of County Road 81 and Jefferson Highway. It is a two-sided electronic readerboard sign and has been in operation since June 2017. Osseo businesses can display messages on the sign, in accordance with the Gateway Sign Policy. The cost for a one-week message is \$100. The EDA contributed \$60,000 to the sign's construction. Hennepin County's Business District Initiative contributed approximately \$50,000.

Abts stated possible suggestions include better outreach to Osseo businesses about the sign, running additional 'economic development' promotions alongside other City messages on the sign, or promoting a 'business of the week' selected from the City's business listing.

Schulz stated he would like to see the City promoting economic development opportunities in Osseo further on the gateway sign. He suggested properties for sale in the City be posted on the sign or that a link be created on the City website. Grams explained the City does currently have an "Available Properties" page on the City website.

Murdock indicated the City's gateway sign may have an identity crisis going on. She explained if this was a professional advertisement sign, it should be treated as such. She agreed more

could be done with the sign and supported the City selling the sign as an advertisement tool to local businesses.

Schulz recommended a link be placed on the front page of the website for available properties to improve ease of use. He noted he would be willing to work on a subcommittee with staff to address this issue further.

Stelmach and Aho were also interested in serving on a subcommittee with Schulz.

C. DISCUSS PUBLIC PARKING IN DOWNTOWN

Abts stated economic development requires attracting customers, business owners, and employees from outside the city's 0.75 square miles. Improvements have been made to support the downtown and position it well for redevelopment and additional growth. Recent successes include Rochon (a two-story office building completed in 2016 which has brought 30 new professional employees downtown) and 5 Central Apts (a 140-unit apartment building completed in 2015). Approximately 110 businesses and multi-family properties, 45 percent of the city's commercial entities, are located within the Central Business District—downtown Osseo.

Abts commented parking remains a concern for the area. Recently, potential new businesses have re-evaluated locating in downtown Osseo due to a perceived lack of available parking. Existing downtown businesses and residents are challenged by parking congestion at peak periods.

Abts reported possible strategies to improve parking in the area include shared parking, signage and wayfinding, messaging and communications used by both the City and businesses, creative reuse and redevelopment, placemaking, improvements to ADA-accessible parking, and stormwater improvements.

Schulz explained there has always been the claim there is a parking problem in Osseo. He stated it was a business owner's responsibility to inform customers on where to park in Osseo. He indicated he spoke with the owner of the private parking lot located behind the old Osseo Pharmacy building and stated the City could consider leasing this lot, or purchasing the lot for public use. He discussed several other municipal parking options along Central Avenue.

Stelmach stated parking was important for businesses and their success. He supported the EDA starting a conversation to grow municipal parking downtown.

Johnson discussed how Heinen's employees were taking up the City's municipal parking lot and encouraged staff to enforce City Code parking requirements on 1st Avenue NW. He indicated he supported the City having a conversation to grow municipal parking downtown. Grams commented one option to address the parking concerns around Heinen's would be to vacate a portion of 1st Street NW. He indicated this could address the parking code violations.

Schulz stated he could support the City Council discussing the vacation of 1st Street NW. He turned the conversation back to the parking concerns downtown. He asked if the EDA would support further discussions on the parking options downtown.

Aho commented, for full disclosure purposes, the pharmacy building was owned by her mom. She indicated she has sufficient parking at her business but noted she would support further parking options for downtown.

Stelmach stated he would be supportive of the EDA investigating parking options downtown.

Schulz and Poppe explained they were interested in serving on a subcommittee with staff to address this item and would report to the EDA at a future meeting.

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

Johnson explained he forwarded some information from Housing For All to City staff and EDA members. He stated he would like to see the EDA discuss affordable housing options in Osseo.

Schulz thanked the EDA for the discussions covered this evening.

10. ADJOURNMENT

A motion was made by Murdock, seconded by Stelmach, to adjourn at 6:57 p.m. The motion carried 7-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.