

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
October 8, 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, October 8, 2018.

Members present: Charles Flynn, Juliana Hultstrom, Harold E. Johnson, Sherry Murdock, Duane Poppe (arrived at 6:46 p.m.), Mark Schulz, and Larry Stelmach.

Members absent: None.

Staff present: Executive Director Riley Grams and City Attorney Mary Tietjen.

Others present: None.

2. APPROVAL OF AGENDA

**A motion was made by Stelmach, seconded by Murdock, to approve the Agenda as presented. The motion carried 6-0.**

3. APPROVAL OF MINUTES – September 10, 2018

Johnson requested a change to the minutes on Page 3 stating the second paragraph changing “Ms. Kurtz” to “staff.” He read a statement for the record and asked staff to amend the comment on Page 2 regarding the TIF Note. Grams suggested this language read: Per the Development Agreement, the developer has the ability to seek a reduction to \$14.7 million assessed value per Hennepin County.

Johnson requested further clarification on the TIF Note prior to this item moving forward. Further discussion ensued regarding the TIF Note.

Schulz suggested the TIF Note or development agreement be brought forward to a future EDA meeting if this was the concern and not the minutes.

**A motion was made by Schulz, seconded by Stelmach, to approve the minutes of September 10, 2018, as amended. 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, noting the dates should be amended.

**A motion was made by Stelmach, seconded by Schulz, to approve the Accounts Payable. The motion carried 6-0.**

7. OLD BUSINESS – None.

8. NEW BUSINESS

A. DISCUSS FUTURE EDA GOALS AND PLANS

Grams stated the Osseo EDA met recently to review potential redevelopment sites around the City at its August meeting. EDA members were able to travel around and physically see some sites and locations that could be future redevelopment projects. At the September meeting, EDA members heard presentations from local non-profit groups about various affordable housing projects around the Twin Cities, and a description of how their organizations can, and have, worked with local governments to construct new affordable housing projects. At the conclusion of that meeting, staff expressed the desire for the EDA to have an upcoming discussion about what the EDA would like to do moving forward. He discussed the potential of an EDA levy and commented on how this would assist the EDA in reaching its future goals.

Murdock asked if there were grants available for economic development. Grams reported staff was always looking for grants and noted staff recently attended a class on grant writing. He commented further on how grants were tailored to specific projects.

Schulz commented on how TIF assisted with economic development projects. He explained that the size of Osseo kept the City from receiving a large number of grants, but stated he appreciated the fact the City's engineering consultant and staff were always seeking grant opportunities.

Hultstrom commented on a DEED grant that may apply to Osseo and encouraged staff to investigate this further.

Stelmach stated he did not support the City pursuing an EDA levy.

Johnson commented he also opposed an EDA levy.

Hultstrom indicated she was against an EDA levy as well.

Schulz explained the EDA funds on hand could be used for capital purchases and stated he would like to see the EDA paid back for the gateway sign or for administrative expenses. He suggested the EDA look into a TH 169 billboard as another revenue stream, or that the EDA consider how to invest its on-hand funds to receive a return on investment. He stated at this time he did not support an EDA levy.

Hultstrom requested an update on the HRA agreement with Hennepin County. City Attorney Tietjen commented on the progress being made on the 2003 agreement the City had with the Hennepin County HRA. She explained 15 years has passed since the agreement was written and staff was having a difficult time locating someone to speak with regarding the document. She stated it was her understanding the EDA would not have to pay back the funds received for the townhouses. However, she noted there were questions regarding the repaid funds and how they could be used. She explained staff would be reviewing the records more closely and would provide the EDA with additional information in November.

Grams commented on how HRAs were defined and the work that could be completed by an HRA.

Murdock asked if the EDA members could also serve as the City's HRA members. City Attorney Tietjen reported this was the case but noted Council action would be required.

Grams questioned if the EDA would like to pursue the Spring Opener food truck event in 2019. He anticipated this event would have a similar look and feel as Night to Unite and stated if the EDA was supportive, a planning committee would need to be formed.

Murdock suggested an event be planned for the summer and not spring, given the risky weather that occurs during the spring months.

Stelmach supported the City moving forward with a spring opener event in 2019 and noted the Lions supported this event as well. He explained he would be available to sit on a committee to assist in planning this event.

Hultstrom stated she was not seeing the economic development connection for this event.

Stelmach reported the event would draw people to Osseo and the EDA would work with local businesses to create some type of passport to encourage local store visits.

Hultstrom commented she did not support the event.

Stelmach believed the spring opener was a great event that would draw people to the community and the local businesses with food trucks and craft beer.

Grams requested additional feedback on how to proceed with this event.

Murdock stated she believed the weather would not cooperate for a spring event.

Schulz indicated it may be a stretch to have the EDA try and pull off this type of event. He inquired if the City should oversee this event versus the EDA.

Johnson commented Maple Grove invites developers into their City for an EDA event. He stated this may be an option for Osseo to consider as there were three vacant parcels in need of redevelopment at this time. He suggested food trucks be brought in for the car show, farmers market, or movies in the park. Grams commented on the Northwest Development Showcase that occurred in May of 2018 and stated the event was sparsely attended.

Grams updated the EDA on the TIF negotiations for 5 Central and stated he would have further information for the EDA in November.

Johnson recommended someone other than staff be assisting with the 5 Central negotiations.

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

Murdock stated she was impressed by the workforce housing in Dayton that she saw on the recent bus tour. She supported the EDA pursuing a workforce housing project.

Johnson agreed the bus tour was well done. He stated he would like to see the EDA consider how to redevelop the three vacant properties in Osseo, along with the Ordinance that was discussed at the September EDA meeting.

Hultstrom stated she enjoyed the recent bus tour and believed the workforce housing in Dayton was well done. She explained she supported the EDA pursuing a workforce housing project as well.

10. **ADJOURNMENT**

**A motion was made by Schulz, seconded by Stelmach, to adjourn at 7:20 p.m. The motion carried 7-0.**

Respectfully submitted,

Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*