

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
August 12, 2019**

1. ROLL CALL

President Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, August 12, 2019.

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

Member absent: Mark Schulz.

Staff present: Executive Director Riley Grams, City Planner Nancy Abts, 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 – JULY 8, 2019

A motion was made by Stelmach, seconded by Aho, to approve the minutes of July 8, 2019, as presented. The motion carried 6-0.

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 Stelmach, seconded by Johnson, to approve the Accounts Payable. The motion carried 6-0.

7. OLD BUSINESS – None.

8. NEW BUSINESS

A. DISCUSS COMPREHENSIVE PLAN APPROVAL

City Planner Nancy Abts stated the updated Comprehensive Plan will help the community to realize its redevelopment goals. The Plan establishes land use guidance throughout the community, which lays the groundwork for both the city's "official controls" (e.g., Zoning, planned CIP investments) and for 'selling' a vision to developers and grantmaking agencies.

Abts reported there are several areas throughout town positioned for new guidance in the 2040 Plan Update. One is the area on the south side of County Road 81 (including, e.g., Ceramic Industrial Coatings). In the 2030 Plan that section of town is guided for "Office," and the proposed update to "Bottineau Boulevard Commercial" guidance will be more flexible for future development in that area.

Abts indicated other reguided areas include the Osseo Education Center site (moving from "Civic" to "Stacked Residential" guidance), and some areas along the north side of County Road 81 (moving from "Bottineau Boulevard Commercial" guidance to "Edge Mixed Use," which supports more residential development in those areas).

Abts explained the last chapter of the Comprehensive Plan addresses implementation. It is primarily an Implementation Matrix that lists action items from earlier in the plan. It assigns "who" is responsible for that item, as well as a timeline for action ("when"). The Implementation Matrix is also available as a spreadsheet that can be filtered and sorted. Although there are 78 items in the entire Implementation Matrix, the EDA is identified as a responsible party for six of them. Staff commented further on the redevelopment opportunities in the community and how the Met Council or Hennepin County may be able to assist with grant funding.

Johnson commented on the population growth anticipated for the City. He questioned how the school district was aware of this growth. Abts reported the school district had six months to review the Comprehensive Plan and noted the City did not hear any concerns from the school district.

Johnson stated he understood the Met Council had population goals for the City to achieve. He questioned if certain housing goals should be pursued even if the population goals may not be accomplished. Abts reviewed the population of Osseo over time and explained the City may reach the Met Council's projections.

Stelmach commented he was challenged by the Met Council population goals.

Johnson indicated he was concerned with the fact the City may be required to take the school district property and redevelop it. He noted the City had very little vacant land. Grams noted that the Comprehensive Plan was a guiding document and not a "must do" document.

Poppe reviewed the housing and projected population with the EDA in further detail.

Murdock asked if the Comprehensive Plan was revised annually. Abts explained the document was updated at least every ten years, or more frequently as needed.

Stelmach commented he liked that the Comprehensive Plan served as a guiding document for the City and was pleased by the great work that had been done on the City's plan.

Poppe commented on the community involvement that occurred while drafting the Comprehensive Plan, noting this was a guiding document of what the community wanted to see in the future.

Johnson supported the EDA considering the construction of additional senior living similar to the Realife Cooperative units in the City. He explained there were 80 people on the wait list

trying to get into this moderate housing development. He anticipated a daycare and branded coffee shop would also do well in Osseo.

Stelmach said he agreed with Johnson's comments. He anticipated the daycare industry may change if the state were to offer free Pre-K.

Murdock indicated the Realife Cooperative was a good model that had a small footprint and served its residents well.

Johnson questioned how much it cost the City to complete the Comprehensive Plan updates. Abts estimated the City would spend roughly \$75,000 on consultant fees but noted grants received from the Met Council and Hennepin County would cover much of this expense.

Johnson discussed the age of the City's housing stock. He stated he supported the EDA evaluating the City's housing stock and considering programs to enhance the housing stock.

Poppe stated he supported the EDA having this conversation.

Stelmach explained he could support this conversation but questioned how the EDA or City could fund this type of program. Grams explained staff would look into how other cities address this type of programming and could report back to the EDA at a future meeting.

Johnson recommended the EDA also encourage residents to be energy efficient.

Poppe commented the City could partner with local utility providers to inform the public of the energy efficient and green options available to residents.

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

Stelmach thanked all who were involved in planning the Night to Unite event last week. He stated this event was a huge success.

10. ADJOURNMENT

A motion was made by Johnson, seconded by Aho, to adjourn at 6:48 p.m. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.