

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
July 8, 2019**

1. ROLL CALL

President Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, July 8, 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 Mary Tietjen.

Others present: Ben Knudson.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES – JUNE 10, 2019

A motion was made by Johnson, seconded by Stelmach, to approve the minutes of June 10, 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 Stelmach, seconded by Aho, to approve the Accounts Payable. The motion carried 7-0.

7. OLD BUSINESS

A. DISCUSS PROPERTY DONATION AGREEMENT AND COSTS (632 CENTRAL AVENUE)

Grams stated earlier this year Bruce Wiley (in association with Barb Wiley, the property owner of record) approached Mayor Poppe and City staff about donating the property located at 632 Central Avenue to the City. At the June EDA meeting, the EDA discussed the idea of accepting a donated piece of property, and reviewed some initial costs associated with the donation. After that meeting, staff learned that the purpose of the donation was so that the property could be used as a dog park.

Grams explained the City Council discussed this option at its June work session. The Council opted to recommend the purchase of two pet waste stations to be installed at the property which would allow residents to take their pets to that property. The property owner was also asked that the City or EDA pay off the special assessments, and pay for a property appraisal. There would also be some miscellaneous recording and/or filing fees with the County. The approximate costs were discussed.

Grams indicated the final appraisal report will be shared with the property owner for tax donation purposes. The appraiser has agreed to waive any applicable sections of the proposal which would allow the City or EDA to share the appraisal with the property owner. Osseo Public Works will also purchase two pet waste stations and install them on the property once the agreement is completed and recorded with Hennepin County.

Grams stated that the property would be subject to redevelopment in the future, and the current property owner acknowledges that. However, their wishes are that the any future development includes protected green space. It would make sense to allow for a healthy setback off of Co Rd 30. If the City agreed that any future development on that half (or whole) block were to include greenspace along Central Avenue and Co Rd 30, the property owner would agree to the donation. Staff will be drafting a donation agreement to reflect that. If the long-term future use of the property is to be used for green space, it makes more sense that the property be donated to the City, and not the EDA. That way the City would pay for the maintenance of the property as more of a park space.

Grams stated because there are additional questions about which entity (the City or the EDA) should receive the donation, and which entity should pay for the associated costs, staff recommends the EDA discuss this donation further with an eye towards final approval in August.

City Attorney Tietjen commented she had discussed with staff what the donors wishes are, with respect to the use of the property. She explained it was her understanding the site was to remain open greenspace or a dog park. She noted these were two very different uses and encouraged the EDA to determine what the donors wishes were with respect to the use. In addition, she noted the EDA would have to determine how long the space would have to remain a greenspace/dog park. She explained it would make more sense to convey the land to the City if it would remain a park; however, if the property would be greenspace until being redeveloped, it would make more sense to convey the parcel to the EDA.

Murdock stated she could see this being a nice greenspace for the City. She asked if the City were to receive this parcel, could it be conveyed to the EDA in the future for redevelopment? City Attorney Tietjen reported this could occur in the future.

Further discussion ensued regarding access to the property.

Schulz asked if the Wileys wanted this space to remain greenspace indefinitely.

Poppe commented the Wileys would like to see the parcel used for pets to keep pet waste out of Boerboom Park.

Stelmach stated he was less attracted to this parcel if the City was locked into it being a greenspace into perpetuity. He commented the County may have a say on how this property is developed.

Grams indicated it was his understanding the parcel did not have to be used as a “dog park” but rather as a greenspace and perhaps could be used for snow storage in the winter months.

Schulz recommended the parcel be conveyed to the City and not the EDA as the site will be used more as a City asset than for redevelopment purposes.

Poppe suggested the majority of the parcel remain greenspace and that this language be written into the conveyance framework.

Schulz supported this recommendation. He suggested a contract be drafted and if the conveyance got too far in the woods, then the City back away.

Johnson commented if the City were to move forward with this, he asked how the purchase would be funded. Grams explained Park Dedication Funds could be used for the land purchase.

Johnson recommended staff work with Barb Wiley on the paperwork.

8. NEW BUSINESS

A. DISCUSS HENNEPIN COUNTY BUSINESS RECYCLING PROGRAM – Ben Knudson

Ben Knudson discussed the Hennepin County Business Recycling Program with the EDA. He explained he worked with all 44 cities in Hennepin County on recycling. He described how the County was working with local businesses to improve organics recycling given the amount of waste being generated by the County. He commented further on ways to improve overall recycling efforts. He reviewed the resources and grants available at the County to assist businesses with enhancing their recycling program.

Schulz questioned what the incentive was to increase recycling efforts. Mr. Knudson stated there was growing support in the community and the County was recognizing businesses for their recycling efforts.

Johnson asked why the waste plant in Elk River would be closing. Mr. Knudson explained it was his understanding this plant could not contract for enough trash at the price they wanted.

Johnson stated he believed it was better to be burning waste than to be putting it into landfills. He questioned if Hennepin County’s burning plant was at full capacity. Mr. Knudson commented the County contracts its waste pickups and noted the burning plant was currently at full capacity. He discussed how increased organics recycling would assist with reducing the amount of trash that needed to be burned or landfilled.

Poppe thanked Mr. Knudson for this presentation.

B. DISCUSS GATEWAY SIGN & BUSINESS COMMUNICATIONS

City Planner Nancy Abts explained the EDA's Gateway Sign Subcommittee met to discuss use of the sign as an economic development tool. Discussion identified the sign as an "attention getter" and the need for an additional source for more in-depth information. The subcommittee would like input from the EDA on these 'additional sources.' The possibilities were reviewed with the EDA and staff requested feedback.

Schulz commented a lot of information can be communicated on the gateway sign. He explained a domain name may be a great way to direct business traffic in Osseo. He recommended the gateway sign be used to further highlight and facilitate the assets within the community.

Murdock questioned what percentage of the City's businesses were using the gateway sign. Abts estimated 20 out of the 200 local businesses were utilizing the sign.

Schulz commented the City may need to be better about communicating the gateway sign's availability.

Murdock asked if pricing had been discussed.

Schulz explained this was not addressed by the subcommittee because this was a Council matter and was not determined by the EDA.

Murdock stated she supported the gateway sign moving forward with the hyperlink idea.

Stelmach indicated he appreciated the abbreviated URL idea as well.

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

Abts explained she would be attending a Basic Economic Development course in Maple Grove Monday through Friday of next week.

10. ADJOURNMENT

A motion was made by Stelmach, seconded by Schulz, to adjourn at 7:04 p.m. The motion carried 7-0.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.