

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
May 11, 2020**

1. ROLL CALL

President Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:07 p.m., Monday, May 11, 2020. Due to the COVID-19 pandemic this meeting was held virtually.

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 and City Attorney Mary Tietjen.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES – April 13, 2020

A motion was made by Johnson, seconded by Murdock, to approve the minutes of April 13, 2020, as presented. A roll call vote was taken. 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 Johnson, seconded by Schulz, to approve the Accounts Payable. A roll call vote was taken. The motion carried 7-0.

7. OLD BUSINESS – None.

8. NEW BUSINESS

A. DISCUSS PURCHASE OF RESIDENTIAL PROPERTY FOR LARGER DEVELOPMENT PROPOSAL (600 CENTRAL AVENUE)

Grams stated in 2017 and 2018 the EDA decided to pursue property acquisition on the 600 block of Central Avenue. These opportunities have been declining due to lack of available funding for acquisition and potential relocation costs. However, staff has recently been approached by property owners interested in discussing a willing sale of a property on this block, with the potential of no relocation costs required. Staff agreed to raise this topic at an EDA meeting and requested feedback from the EDA regarding this matter.

Murdock stated this would be a tough block for the EDA to acquire.

Aho questioned what the property was zoned. Grams explained the property was zoned Central Business, which allowed for a great deal of flexibility.

Schulz indicated he would support the EDA holding onto this property for a certain period with a gift back in the future. He stated he would need to know if this was allowed legally. City Attorney Mary Tietjen reported she had discussed this matter with Grams. She explained after receiving direction from the EDA she would speak with the experts in her office to address relocation expenses, etc., and would report back to the EDA.

Schulz supported the EDA acquiring this property and laying the groundwork for future redevelopment of this block.

Stelmach appreciated the discovery nature of this property. While he understood COVID-19 was a concern, he supported the EDA and staff exploring the options.

Johnson stated in 2018 the EDA discussed this property and at that time the relocation costs were too high. He indicated he liked the idea of redeveloping this block but recommended another developer be the driving force.

Schulz asked if property owners could contractually waive relocation costs. City Attorney Tietjen reported she would need to speak with a colleague regarding this matter. She stated it was her recollection relocation assistance could be waived if a specific notice was given to the property owners. She explained she would confer with her colleagues regarding this matter and would report back to staff.

Schulz supported the EDA pursuing this property as the real estate market may open after the COVID-19 crisis and this would be a great block to begin redeveloping.

Poppe agreed.

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

Grams reported City Planner Nancy Abts submitted her letter of resignation two weeks ago. He explained Ms. Abts joined Osseo as an intern and grew into the City Planner position. He indicated she was a fantastic employee for Osseo, and he was grateful for her dedicated service to the City. He wished her but the best in the future.

City Attorney Tietjen stated she enjoyed working with Nancy Abts and explained she would be dearly missed.

Johnson explained it was a surprise to him the EDA was discussing the 600 Central Avenue block redevelopment. He indicated there was a great deal of information missing regarding this topic. He supported the EDA not meeting in the future if items could not be fully addressed.

Stelmach stated he was pleased to see that more businesses in Osseo were opening.

Stelmach wished Nancy Abts all the best stating he appreciated her strong work ethic and professionalism.

Aho wished Nancy Abts the best in the future stating she would be missed.

Murdock reported her nephew had a birthday on Friday. She thanked the Osseo Police and Fire Departments for driving by to assist in celebrating.

Murdock thanked Nancy Abts for all her hard work and wished her well in the future.

Schulz wished Nancy Abts all the best and thanked her for her dedicated service to the City of Osseo. He appreciated how professionally and proactively she worked for the community.

Schulz stated he appreciated the conversation and content of the meeting because it would allow the EDA to begin thinking about how to redevelop an important area in the community.

10. ADJOURNMENT

A motion was made by Schulz, seconded by Stelmach, to adjourn at 6:35 p.m. A roll call vote was taken. The motion carried 7-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial