



AGENDA – REGULAR MEETING
6:00 p.m., October 14, 2019

Economic Development Authority

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. September 9, 2019
- 4. MATTERS FROM THE FLOOR**
- 5. PUBLIC HEARING**
- 6. ACCOUNTS PAYABLE**
- 7. OLD BUSINESS**
 - A. Discuss Update on Property Donation Agreement
- 8. NEW BUSINESS**
 - A. Discuss Public Parking Option
- 9. REPORTS OR COMMENTS: Executive Director, President, Members**
- 10. ADJOURNMENT**

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
September 9, 2019**

1. ROLL CALL

President Poppe called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, September 9, 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.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES – AUGUST 12, 2019

A motion was made by Johnson, seconded by Schulz, to approve the minutes of August 12, 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 Murdock, seconded by Burke, to approve the Accounts Payable. The motion carried 7-0.

7. OLD BUSINESS

A. DISCUSS BUSINESS COMMUNICATION PROGRAM

City Planner Nancy Abts stated the subcommittee discussed creating a quarterly electronic newsletter for businesses. The newsletter can provide “city news” for businesses alongside contact information for key City staff and profiles of Osseo businesses. A suggested first topic for a fall newsletter is business safety and Police Department services, in light of recent thefts from businesses. EDA members are encouraged to suggest other ideas for the business newsletter. Members may also want to help create content for the newsletter.

Abts reported subcommittee members propose collecting contact emails for local businesses to be used for distributing the newsletter. While soliciting contact information, businesses could also be approached about their general availability to attend networking events or business forums. Staff will develop a sign-up contact form for business information.

Abts explained the subcommittee also continued to support purchasing a short, easy-to-remember website domain that could be used to promote economic development. Possible URLs include InvestInOsseo.com and OsseoMN.biz. EDA members are encouraged to suggest ideas for domains. (Whether or not a domain is available, or affordable, can be researched online using tools like <https://domains.google/>.) Finally, the subcommittee suggested the EDA discuss whether to place paid advertisements in Yellow Tree Theater's programs.

Schulz commented another matter the subcommittee was working on was to gather business owners' names and contact information.

Aho stated the businesses she has talked to have been excited about the work the EDA was doing and wanted to learn more about what the City was working on through a quarterly newsletter. Grams commented some of the topics that could be addressed with local business owners would be snow removal on Central Avenue, along with business safety and security.

Poppe anticipated local business owners would assist with writing articles for the newsletter if asked to contribute. Grams indicated another idea would be to highlight local businesses each quarter in the newsletter. In addition, the gateway sign could be discussed.

Johnson suggested a workshop be held between the EDA and local business owners with the Police Chief as the guest speaker.

Schulz indicated it may be difficult for sole proprietors to attend this type of event. He questioned what direction staff was seeking from the EDA. Abts requested feedback from the EDA regarding the URL. She commented further on the importance of staff and the subcommittee working to create an updated list of local business owners.

Poppe recommended this site have information regarding the City's population, a community profile that highlights development, a message from the Police Chief, and recent economic development efforts as described. He suggested the text be short and that the site be more visual in nature.

Schulz commented he liked the OsseoMN.biz URL. He recommended the landing page for this site be populated after further discussions were held with local business owners.

Poppe asked if Osseobiz.com was available. Abts reported this URL was available.

The consensus of the EDA was to support a shortened URL (Osseobiz.com) to promote economic development.

Johnson and Poppe supported the EDA advertising in the Yellow Tree programs with a half page ad after the new website was up and running.

A motion was made by Johnson, seconded by Stelmach, to direct staff to have a half page EDA ad in the Yellow Tree programs in an amount not to exceed \$1,000. The motion carried 7-0.

8. NEW BUSINESS

A. DISCUSS PROPERTY ENHANCEMENT PROGRAMS

Abts stated property enhancement programs for residential properties tend to have the following focuses:

- Owner-occupied housing
- Focus on special populations
 - o Low Income (typically determined on a proportion of Area Median Income (AMI), which varies based on household size. 50-80-120% of AMI are typical program thresholds for homeowners).
 - o Disabled
 - o Senior Citizens
 - o Veterans
- Energy Efficiency

Abts explained many programs are offered in partnership with or via referrals to Minnesota Housing Finance Agency, the Center for Energy and the Environment (CEE), counties, and other nonprofits. The Minnesota Homeownership Center has a comprehensive and up-to-date listing of programs available on its website.

Abts commented Brooklyn Park is one community that offers a number of distinct financial programs for housing improvements. In previous years, the city also offered a Front-Yard Fix-up Grant program for low income homeowners and hosted an annual event for residential real estate agents to promote the community to new homebuyers. Many suburban communities in Hennepin County also work with Homes Within Reach to provide entry-level home ownership options through their Community Land Trust model. When Homes Within Reach initially acquires a property, they typically rehab it before offering it for resale.

Abts reported other less direct strategies communities use to promote housing investment include participating in Remodeling Fairs and housing tours, distributing planbooks with standard concepts for remodeling typical aging housing types, including Cape Cods & Ramblers and Split Level or Split Entry Homes, as well as a recent guide to Accessory Dwelling Units. Some communities offer annual contests for the “most improved” houses or front yards. Communities typically fund these programs through Community Development Block Grant funds, an EDA or HRA levy, proceeds from revolving loan funds, and TIF disbursements.

Abts indicated property enhancement programs for commercial properties tend to have the following focuses:

- Energy efficiency
- Façade improvements (e.g., Hopkins and Robbinsdale) and less-intensive storefront placemaking initiatives

Abts stated in addition to energy efficiency rebates offered by utilities or higher levels of government, cities and counties have recently begun offering Property Assessed Clean Energy

(PACE) as a financing strategy for clean energy investments. Locally, several cities offer PACE through a Joint Powers Agreement with the St. Paul Port Authority known as MinnPACE.

Johnson supported the EDA looking into a property enhancement program.

Stelmach stated everyone wanted to help as many people as possible, but the reality of a budget eventually plays a part.

Poppe questioned what the EDA wanted to see and how would this be funded. Abts explained this would be a great starting point for a property enhancement program.

Stelmach commented he could support staff seeing what type of dollars were available.

Schulz supported the EDA focusing more on commercial property enhancements at this time. He stated an HRA would have to be established if the City was more interested in focusing its efforts on housing improvements.

Murdock believed Realife Cooperative would be a great property for the EDA to focus on.

Johnson stated he wanted to learn more about what grant opportunities were available to the City. He commented on the façade program the City previously had in place.

Poppe noted the City had an improvement program in place for homeowners in the past. Abts reported this was the case and noted this program was run by the County.

Burke anticipated there were many homeowners in Osseo that owned older homes that were in need of enhancement and updates.

Schulz stated he did not see a real need for an enhancement program for commercial businesses. He believed the exterior of the local businesses in the community were quite nice.

Consensus of the EDA was to support staff further investigating a property enhancement program. The EDA supported code enforcement and senior deferred programs be looked at further for residential enhancements.

Johnson suggested the EDA look into an energy efficiency program for commercial businesses.

Poppe anticipated there were already enough programs in place to assist local business owners in becoming more energy efficient.

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

Abts reported a Tree Care Open House would be held on Monday, September 23, from 4-6 p.m., at the Fire Department Meeting Room.

Stelmach stated he appreciated the great community participation at Lions Roar.

Johnson noted Union Speed & Style held a business opening over the weekend.

10. ADJOURNMENT

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

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.



City of Osseo Economic Development Authority Meeting Item

Accounts Payable Listing

10/14/19 EDA

2019

10

Check Name	Comments	Amount
CITY OF OSSEO	REIMBURSEMENT FOR 2014B GO BOND PAYING AGENT FEES	\$475.00
CITY OF OSSEO	REIMBURSEMENT FOR 2014B GO BOND INTEREST PAYMENT	\$7,150.00
KENNEDY & GRAVEN, CHARTERED	8/12/19 EDA MTG	\$263.04
KENNEDY & GRAVEN, CHARTERED	7/8/19 EDA MTG	\$359.92
TIMESAVER OFF SITE SECRETARIAL	9/9/19 EDA MTG MINUTES	\$145.00
		\$8,392.96

EDA MONTH END CASH BALANCE

FUND	DESCRIPTION	DIRECTIONAL		ADJUSTMENTS		10/8/2018 BALANCE	PROPOSED EXPENSE	10/8/2018 BALANCE
		9/10/2018 BALANCE	SIGNAGE REVENUE		(+/-)			
801	GENERAL	\$ 468,713.37		\$ 5.98	A	\$ 468,719.35	-767.96	\$ 467,951.39
806	TIF 2-5 REALIFE	\$ 15,217.22		\$ -		\$ 15,217.22		\$ 15,217.22
817	TIF 2-4 BELL TOWER	\$ 258,697.90		\$ -		\$ 258,697.90		\$ 258,697.90
819	TIF 2-6 CELTIC CROSSING	\$ 61,639.28		\$ -		\$ 61,639.28		\$ 61,639.28
825	TIF 2-8 LANCOR/LYNDES	\$ 21,809.97		\$ -		\$ 21,809.97		\$ 21,809.97
836	TIF 2-9 5 CENTRAL	\$ 73,178.17		\$ -		\$ 73,178.17	-7,625.00	\$ 65,553.17
		\$ 899,255.91	0.00	\$ 5.98		\$ 899,261.89	-8,392.96	\$ 890,868.93

A JULY INTEREST

5.98



City of Osseo Economic Development Authority Meeting Item

Agenda Item: Discuss Update on Property Donation Agreement

Meeting Date: October 14, 2019

Prepared by: Riley Grams, Executive Director

Attachments: Property Information
Draft Donation Agreement

Policy Consideration:

Discuss any potential changes to the attached draft donation agreement for the property located at 632 Central Ave.

Background:

Back at the June 10, 2019 EDA meeting, the EDA directed Staff and the City Attorney to draw up a draft donation agreement between the City of Osseo and Wiley Enterprises for the donation of the empty lot located at 632 Central Ave. The idea was that the Wiley's would donate the property to the City in exchange for paying off the property's special assessment amount and paying for an appraisal of the property.

After that meeting, the City Attorney drew up the attached donation agreement and Staff sent it over to Wiley Enterprises for comments. However, as you may recall, Wiley Enterprises wanted the property to remain as open space and wasn't agreeable to the property being developed at some point in the future. The City Attorney attempted to write the agreement with that in mind, however, it is difficult to handcuff the City to not developing ANY of that property (either all or partial) in the future, should they desire to do so. The initial draft of the agreement (which is attached) was rejected by Wiley Enterprises, noting that the property could ultimately wind up as part of a redevelopment for the benefit of the City and a future Developer.

Unless the EDA/City is willing to agree to a 100% no-development clause on this property, I'm not sure we can reach an agreement. The EDA should provide some discussion on this matter at the meeting on Monday night, and give any necessary direction to Staff on how to proceed.

Previous Action or Discussion:

The EDA discussed this matter at the [June 10, 2019 meeting](#) and the [July 8, 2019 meeting](#).

City Goals Met By This Action:

Foster and promote economic development in the City
Promote a healthy and high-quality standard of living

Recommendation/Action Requested:

Staff recommends the Economic Development Authority discuss any and all options on this matter and provide clear direction to Staff on next steps, if any.



Hennepin County Property Map

Date: 10/10/2019



PARCEL ID: 1811921220113

OWNER NAME: Barbara J Wiley

PARCEL ADDRESS: 632 Central Ave, Osseo MN 55369

PARCEL AREA: 0.23 acres, 10,230 sq ft

A-T-B: Abstract

SALE PRICE: \$50,000

SALE DATA: 02/2002

SALE CODE: Vacant Land

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Vacant Land-Commercial

HOMESTEAD: Non-Homestead

MARKET VALUE: \$82,000

TAX TOTAL: \$5,007.74

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Vacant Land-commercial

HOMESTEAD: Non-homestead

MARKET VALUE: \$82,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2019

DONATION AGREEMENT

1. **PARTIES.** This donation agreement (the “Donation Agreement”) is made this ____ day of _____, 2019, by and between Barbara J. Wiley and Alan R. J. Lindquist, a married couple (collectively, the “Donor”), and the City of Osseo, a Minnesota municipal corporation (the “City”).

2. **SUBJECT PROPERTY.** The Donor is the owner in fee simple of real estate located at 632 Central Avenue in the City of Osseo, Hennepin County, Minnesota, consisting of land identified by Tax Parcel Identification Number 18-119-21-22-0113, which is legally described as:

Lot 5, Block 2, Osseo

(the “Property”).

3. **OFFER/ACCEPTANCE.** In consideration of the mutual agreements between the Donor and the City contained herein, the Donor agrees to donate the Property to the City, and the City agrees to accept the donation of the Property from the Donor.

4. **CONTINGENCIES.** This Donation Agreement is contingent upon the satisfaction of the following condition:

A. Condition of title being satisfactory to the City following the City’s examination of title as provided for in Section 9 of this Donation Agreement.

The parties shall have until the Closing Date, as herein defined, of the donation of the Property (“Closing”) to satisfy the foregoing contingency. If the contingency is duly satisfied or waived in writing by the City, then the City and the Donor shall proceed to close the transaction as contemplated herein. If, however, the contingency is not timely satisfied and is not waived in writing by the City, then this Donation Agreement shall thereupon be void, at the option of the City. If this Donation Agreement is voided, then the City and the Donor shall execute and deliver to each other a termination of this Donation Agreement.

5. **PERSONAL PROPERTY INCLUDED IN DONATION.** The following items of personal property and fixtures owned by the Donor and currently located on the Property are included in this donation: None.

6. **CLOSING DATE.** The Closing shall take place on or before _____, 2019 (the “Closing Date”), unless otherwise mutually agreed upon by the Donor and the City. The Closing shall take place at 415 Central Avenue, Osseo, Minnesota, or such other location as mutually agreed upon by the Donor and the City.

7. **DOCUMENTS TO BE DELIVERED AT CLOSING.** The Donor agrees to deliver the following documents to the City at Closing:

- A. A duly recordable warranty deed conveying marketable fee simple title to the Property to the City, free and clear of any mortgages, liens or encumbrances other than matters created by or acceptable to the City;
- B. An affidavit from the Donor sufficient to remove any exception in the City's policy of title insurance for mechanics' and materialmen's' liens and rights of parties in possession;
- C. Affidavit of the Donor confirming that the Donor is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code;
- D. A completed Minnesota Well Disclosure Certificate;
- E. Any notices, certificates, and affidavits regarding any private sewage systems, underground storage tanks, and environmental conditions as may be required by Minnesota statutes, rules or ordinances; and
- F. Customary affidavits, certificates and such other documents as the City may request to carry out this transaction.

8. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS.

- A. The City shall be responsible for all real property taxes and special assessments assessed and pending against the Property on the date of Closing.

9. EXAMINATION OF TITLE; CURING TITLE DEFECTS. The Donor will provide to the City any available title records in its possession. The City will obtain a commitment for title insurance ("Commitment") for the Property, and the City shall have 20 business days after receipt thereof to examine the same and to deliver written objections to title, if any, to the Donor, or the City's right to do so shall be deemed waived. The Donor shall have until Closing to make title marketable at the Donor's cost. In the event that title to the Property cannot be made marketable or is not made marketable by the Donor by Closing, then this Donation Agreement may be terminated at the option of the City.

10. CLOSING COSTS AND RELATED ITEMS. The Donor shall be responsible for the following closing costs and related items: all charges relating to the filing of any instrument required to make title marketable and its own legal fees associated with this transaction. The City shall be responsible for the following costs and related items: premiums required for issuance of the City's title insurance policy, if purchased by the City; any costs of preparation of a title commitment, including any abstracting fees and fees for standard searches with respect to the Donor and the Property; any state deed tax and conservation fee with respect to the warranty claim deed; its own legal fees associated with this transaction; all other recording fees; fees of any soil tests, environmental assessments, inspection reports, appraisals, or other tests or reports ordered by the City in connection with its acquisition of the Property; and closing fees charged by the title company or closer.

11. POSSESSION/CONDITION OF PROPERTY. The Donor shall deliver possession of the Property to the City at Closing in the same condition as the Property existed on the date of execution of this Donation Agreement.

12. DONOR'S WARRANTIES. The Donor has good, indefeasible and marketable fee simple title to the Property. The Donor has the legal capacity and is authorized to enter into this Donation Agreement. The Donor warrants that there has been no labor or material furnished to the Property for which payment has not been made. The Donor agrees not to place any liens or encumbrances on the Property after the date of execution of this Donation Agreement. The Donor warrants that there are not any tenants, or third parties entitled to possession of all or any portion of the Property and there are no leases, oral or written, affecting all or any portion of the Property. The Donor warrants that it has no knowledge of any "Hazardous Substance," "pollutant" or "contaminant" ever being released from any "facility" or "vessel" located on or used in connection with the Property and has not taken any action in "response" to a "release" in connection with the Property (the terms set forth in quotation marks shall have the meanings given to them in the federal Comprehensive Environmental Compensation and Liability Act). The Donor warrants that as of Closing, there will be no obligations or liabilities of any kind or nature whatsoever, including, but not limited to, any tax liabilities, contract liabilities, or tort liabilities for which or in which the City or the Property will be liable or subject except for non-delinquent real estate tax obligations. To the best of the Donor's knowledge, there are no septic systems on the Property. Donor has not filed, voluntarily, or involuntarily for bankruptcy relief within the last year under the United States Bankruptcy Code or has any petition for bankruptcy or receivership been filed against the Donor within the last year. The Donor warrants that the Donor has not received any notice from any governmental authority regarding a violation of any regulation, ordinance, or law related to the Property. If the Property is subject to any restrictive covenants, then the Donor warrants that the Donor has not received any notice from any person or authority concerning a breach of those covenants. The Donor shall provide any notices which the Donor receives concerning a breach of those covenants to the City immediately. These representations shall survive closing for a period of 12 months.

13. EASEMENTS. The Donor represents and warrants that there are no easements, or claims of easements, other than the easements of public record on the Property.

14. BROKER COMMISSIONS. The Donor and the City represent and warrant to each other that there is no real estate agent or broker involved in this transaction with whom either has negotiated, or to whom either has agreed to pay any agent or broker commission or fees. Each party agrees to defend, indemnify, and hold harmless the other for any and all claims for any agent or brokerage commissions or fees in connection with negotiations for conveyance of the Property arising out of any alleged agreement or commitment or negotiation by the indemnifying party.

15. NO MERGER OF REPRESENTATIONS, WARRANTIES. The representations and warranties contained in this Donation Agreement will not be merged into any instrument or conveyance delivered at the Closing, and the parties shall be bound accordingly.

16. ENTIRE AGREEMENT; AMENDMENTS. This Donation Agreement constitutes the entire agreement between the parties and no other agreement prior to this Donation Agreement or

contemporaneous herewith shall be effective except as expressly set forth or incorporated herein. Any purported amendment hereto shall not be effective unless it shall be set forth in writing and executed by both parties or their respective successors or assigns.

17. BINDING EFFECT; ASSIGNMENT. This Donation Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.

18. NOTICE. Any notice, demand, request or other communication which may or shall be given or served by the parties shall be deemed to have been given or served on the date the same is deposited in the United States Mail, registered or certified, postage prepaid and addressed as follows:

a. If to Donor: Barbara J. Wiley
315 1st Avenue Northeast
Osseo, MN 55369

b. If to City: City of Osseo
415 Central Avenue
Osseo, MN 55369

with a copy to: Mary D. Tietjen
Kennedy & Graven
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, MN 55402

or such other address as either party may give to another party in accordance with this Section 18.

19. DEFAULT; REMEDIES; SPECIFIC PERFORMANCE. If either party defaults in any of its obligations under this Donation Agreement, then the other party may terminate this Donation Agreement by written notice delivered pursuant to Section 18 hereof. If this Donation Agreement is not so terminated, then the City or the Donor may seek specific performance of this Donation Agreement, provided that any action for specific enforcement of this Donation Agreement must be brought within six months after the date the party receives actual notice of the alleged breach.

20. COUNTERPARTS. This Donation Agreement may be executed in any number of counterparts, each of which will, for all purposes, be deemed to be an original, and all of which are identical. This Donation Agreement may further be evidenced by facsimile and email scanned signature pages.

21. FURTHER ASSURANCES. Each party agrees that it will, without further consideration, execute and deliver such other documents and take such other action, whether prior or subsequent to Closing, as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Donation Agreement.

22. SEVERABILITY. In case any one or more of the provisions contained in this Donation Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Donation Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

23. WAIVER. The waiver by any party of a breach of any provision of this Donation Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach whether of the same or another provision of this Donation Agreement.

24. INDEPENDENT REVIEW. The Donor warrants to the City that it has undertaken an independent review of the transaction contemplated herein, and has, to the extent necessary, engaged the services of professional advisors to determine the availability of any tax benefits which may be realized upon completion of this transaction. The City makes no warranties about any tax benefit which may be received, and the Donor hereby waives any claims against the City related to any such benefits which may or may not be realized upon completion of this transaction.

25. USE OF PROPERTY. The parties hereto agree that the underlying purpose of this Donation Agreement is to provide the Property to the City for its eventual redevelopment. Such redevelopment is not currently imminent, and it is unclear when such redevelopment may occur. Until such time as the City may decide to transfer the Property to the Economic Development Authority (“EDA”), the City shall maintain the Property as open space. The City shall exercise its discretion in determining what activities to allow on the Property. At such time as the City may transfer the Property to the EDA or shall take any other steps to develop the Property, any obligation of the City to use the Property for such purpose shall cease. Nothing herein shall be construed as constituting a deed restriction or any perpetual right of the public to use the Property.

IN WITNESS WHEREOF, the Donor and the City have executed this Donation Agreement as of the date written above.

DONOR

By: _____
Barbara J. Wiley

By: _____
Bruce Wiley

CITY OF OSSEO

By: _____
Duane Poppe
Its: Mayor

By: _____
LeAnn Larson
Its: City Clerk



City of Osseo Economic Development Authority Meeting Item

Agenda Item: Discuss Public Parking Option

Meeting Date: October 14, 2019

Prepared by: Riley Grams, Executive Director

Attachments: Property Map

Policy Consideration:

Discuss the option of providing additional public parking in downtown using an existing parking property parking lot.

Background:

In the past the Osseo EDA has discussed and been on the lookout for ways to provide additional public parking in the downtown area to help relive the thought that there is a parking issue. Recently, EDA Commissioner Schulz reached out to Connie Aho, who owns the property located at 233 1st Ave NE (commonly referred to as the First Ave Commons building, or the “old pharmacy” building), to inquire about potentially using the parking lot as general public parking. I would assume a few of the spots would be signed as dedicated business only parking (for the tenants of that building) but remaining parking areas would be open to the general public.

In exchange for offering public parking, the City has kicked around the idea of providing snow removal on the parking lot. I have asked Public Works Director Nick Waldbillig about this idea, and while he states it would add more time to his crew for overall City-wide snow removal, he would be open to it if directed to do so. The plow and pickup trucks do come by down the alley during the snow removal process, and would make a quick stop at this location, pull the snow into the alley, and then push it further down the line into piles to be hauled away. I did ask Nick about the sidewalks, and it is our recommendation to not provide snow removal of the sidewalks at that property. Sidewalk snow removal is much more labor intensive and time consuming, and I wouldn't want to bog down our crews any further timewise.

If this seems like a agreeable option, the EDA would purchase additional blue Public Parking signs (like ones that are already up in the downtown area) to direct traffic to that lot for public parking purposes. We estimate about four additional pointed blue signs would be needed.

The EDA should discuss this parking option and provide some type of recommendation. Ultimately, the use of City Staff (Public Works snow removal) would need to be approved by the City Council.

Previous Action or Discussion:

The EDA has long talked about providing additional public parking in the downtown area, most recently at the [June 10, 2019 meeting](#).

Budget or Other Considerations:

Providing snow removal of this parking lot will increase demand on Public Works Staff time during snow removal periods. Also, the approximate cost of the pointed blue Public Parking signs is \$100/each. For four signs, we're looking at approximately \$400.

City Goals Met By This Action:

Foster and promote economic development in the City

Recommendation/Action Requested:

Staff recommends the Economic Development Authority should discuss this public parking option and provide some type of recommendation, which will be forwarded to the City Council.



Hennepin County Property Map

Date: 10/10/2019



PARCEL ID: 1811921230198

OWNER NAME: First Avenue Commons Llc

PARCEL ADDRESS: 233 1st Ave N E, Osseo MN 55369

PARCEL AREA: 0.71 acres, 31,115 sq ft

A-T-B: Abstract

SALE PRICE: \$375,000

SALE DATA: 06/2011

SALE CODE: Excluded From Ratio Studies

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-Non Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$111,000

TAX TOTAL: \$4,486.98

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Commercial-non Preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$124,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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