

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
July 11, 2022**

1. ROLL CALL

Vice President Stelmach called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, July 11, 2022.

Members present: Teresa Aho, Deanna Burke, Harold E. Johnson, Ashlee Mueller, Kenny Nelson, and Larry Stelmach.

Members absent: Duane Poppe.

Staff present: Executive Director Riley Grams, Community Management Coordinator Joe Amerman, Rebecca Kurtz, Ehlers & Associates, and City Attorney Mary Tietjen.

2. APPROVAL OF AGENDA

A motion was made by Mueller, seconded by Burke, to approve the Agenda as presented. The motion carried 6-0.

3. APPROVAL OF MINUTES – JUNE 13, 2022

A motion was made by Mueller, seconded by Aho, to approve the minutes of June 13, 2022, as presented. 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.

A motion was made by Johnson, seconded by Aho, to approve the Accounts Payable. The motion carried 6-0.

7. OLD BUSINESS – None

8. NEW BUSINESS

A. ANNUAL TIF PRESENTATION – Rebecca Kurtz, Ehlers

Rebecca Kurtz, Ehlers & Associates, introduced herself to the EDA and provided the group with a presentation on TIF. She described the reasons why cities considered using TIF or providing assistance for economic development, which included creating or retaining jobs, redeveloping blighted areas, remediating polluted sites or constructing affordable housing. She discussed how TIF assisted with filling a financing gap and encourages development that would not normally occur without assistance. It was noted that TIF was the ability to capture and use most of the increase in local property tax revenues from new development within a defined geographic area for a defined period of time without approval of the other taxing jurisdictions. The building blocks for TIF were reviewed, along with the TIF public approval process. She then described the types of TIF notes that were available for use by the City as well as noting the different types of TIF districts. She commented on the status of the City's current TIF districts and discussed a new TIF district (Hall-Sweeney Project) that was being proposed in Osseo.

Further discussion ensued regarding property values for TIF districts.

Nelson requested staff send him a map of the City's current TIF districts. He asked how Ehlers was paid by the City. Ms. Kurtz explained she worked as a consultant for the City. She reported her bills go to the City and were then passed along to the developer. She indicated the City was able to retain 10% of all TIF payments for administrative purposes.

Johnson stated some people believe Osseo has too many TIF districts in place. Ms. Kurtz reported these were opinions and noted all TIF District determinations were made by the EDA and Council. She indicated Osseo was a smaller community with a smaller tax base, but has recently had several large redevelopment projects that have positively impacted the downtown area.

Nelson discussed the proposed new TIF district and asked if the developer was requesting too much in TIF. Mr. Kurtz stated each TIF housing project was unique and noted the request may not be fully met in TIF assistance. She noted Staff has not yet looked into the specific details for this project. She reported her role on behalf of the City was to review the request and review what made sense for this project.

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

Nelson reported after the recent Council worksession meeting, he reached out to several school board members to learn their thoughts on TIF and their comments were positive.

10. ADJOURNMENT

A motion was made by Burke, seconded by Aho, to adjourn at 7:08 p.m. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial