



Osseo City Council Meeting

AGENDA

REGULAR MEETING
Monday, October 24, 2022
7:00 p.m., Council Chambers

MAYOR: DUANE POPPE | COUNCILMEMBERS: JULIANA HULTSTROM, HAROLD E. JOHNSON, LARRY STELMACH, ALICIA VICKERMAN

1. **Call to Order**
2. **Roll Call** [quorum is 3]
3. **Pledge of Allegiance**
4. **Approval of Agenda** [requires unanimous additions]
5. **Consent Agenda** [requires unanimous approval]
 - A. Receive October 10 EDA Minutes
 - B. Approve October 10 Council Minutes
 - C. Receive September Fire Activity Report
 - D. Receive September Fire Gambling Report
 - E. Receive September American Legion Gambling Report
 - F. Receive September Lions Club Gambling Report
 - G. Approve Posting for Seasonal Rink Attendants
 - H. Receive Third Quarter Donations Report
6. **Matters from the Floor**

Members of the public can submit comments online at www.DiscoverOsseo.com/virtual-meeting
7. **Special Business**
 - A. Approve Special Event Permit for Small Business Saturday Event
8. **Public Hearings**
 - A. Public Hearing for the Modification to the Redevelopment Plan for Development District No. 2 and the Proposed Establishment of Tax Increment Financing District No. 2-11: Hall Sweeney Project and Resolution Approving Plans (Resolution) – Rebecca Kurtz, Ehlers
 - B. Approve Delinquent Utilities and Waste Certification (Resolution)
9. **Old Business**
10. **New Business**
 - A. Declare Surplus Property (Resolution)
 - B. Approve Accounts Payable
11. **Administrator Report**
12. **Council and Attorney Reports**
13. **Announcements**

Osseo Elected Officials Candidate Forum
Osseo Lions “Boo Tour”
Annual Coat Drive
Hydrant Flushing
Central Avenue Light Hanging
City Hall Closed November 11 for Veterans Day
14. **Adjournment**

The City of Osseo’s mission is to provide high-quality public services in a cost-effective, responsible, innovative, and professional manner given changing needs and available resources.

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
October 10, 2022**

1. ROLL CALL

Acting President Stelmach called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, October 10, 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, Financial Consultant Gary Groen, and City Attorney Mary Tietjen.

Others present: Rebecca Kurtz, Ehlers and Associates; Karen Ruzicka, City Resident; Frank Ruzicka, City Resident.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES – September 12, 2022

A motion was made by Johnson, seconded by Mueller, to approve the minutes of September 12, 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. RESOLUTION APPROVING THE CREATION OF TIF DISTRICT 2-11 AND APPROVE TIF PLAN
– Rebecca Kurtz, Ehlers

Rebecca Kurtz, Ehlers & Associates, stated for several years, the City of Osseo and the EDA have been working to redevelop five parcels in the 600 block of Central Avenue. In the fall of 2021, Staff began discussions with a development group including Sean Sweeney and Jeff Hall for the construction of approximately 143 units of rental housing. The proposed project would include a mix of market rate units and some affordable units.

Ms. Kurtz reported the applicant has requested tax increment financing (TIF) to assist with the financing gap caused by the high land acquisition and demolition expenses and the expense related to providing some affordable units. LHB has completed an inspection and determined that the site meets the requirements for a redevelopment TIF district. A redevelopment TIF district has a maximum term of 26-years of increment. The County has provided an estimated market value between \$190,000 and \$225,000 per unit.

Ms. Kurtz explained she was in discussions with the applicant to finalize the financing gap and the amount for the assistance has not been finalized. Assistance would be provided through the issuance of a pay-as-you-go note. This is consistent with the City and EDA's past practice. With this note, the applicant would secure their financing and complete the project. After the terms of the agreement were met, the EDA would issue the note and use semi-annual tax increment revenues to make payments. This financing option provides the least risk for the City and EDA, as the semi-annual payments will ultimately be based on the TIF settlement from the County. It was noted, the City or EDA would not be responsible for any shortfalls.

Ms. Kurtz commented that based on her review of the applicants sources and uses and proforma, the project shows a financing gap. This is in large part due to the high cost of land acquisition, the need to demolish buildings and cleanup of the site, and the reduced rental income from providing affordable housing units. Public assistance, such as TIF, would be needed for the project to proceed. It was noted that no TIF would be provided at this time, but the tools will be put in place, should the EDA decided to move forward with providing TIF.

Burke discussed how the 5 Central property was repurchased and the new buyer fought with the County regarding the value of the development. She stated the current real estate market was going down and questioned how this would impact the proposed project if the developer were to get underwater. Ms. Kurtz explained she would recommend a pay-as-you-go note which meant the developer would be covering all costs up front. Then over the term, the developer would pay the taxes and the City would distribute a portion of the taxes back to the project to pay off the note. She reported this scenario would ensure the City was not obligated to pay any shortfalls should market values drop substantially in the next five years.

Johnson read a statement from the Staff report ("development is not expected to significantly impact any traffic amounts in the area") and explained it was his belief this development would greatly impact traffic. He stated traffic along 6th and Central Avenue was very hazardous. He recommended a semi-four be installed. He commented the residents at Realife were very concerned about the proposed development and how traffic would be adversely

impacted by an additional 100 vehicles at this corner. Ms. Kurtz stated she could follow up with Staff regarding this matter to see how traffic concerns are being addressed.

Johnson requested further information regarding the original tax capacity and the potential conversion tax capacity. Ms. Kurtz provided the EDA with further information on how the tax capacity for these properties would be impacted if the development were to proceed. In addition, she noted the properties would have to be reclassified from commercial to the rental class rate.

Johnson questioned if the City would be receiving less in taxes when these properties are reclassified to rental. Ms. Kurtz reported there would be a decline of about \$3,000 in tax capacity until the new structure was completed.

Johnson inquired about who controls the affordable housing rates. Ms. Kurtz indicated this would not be dictated by HUD or TIF law, rather, she anticipated the County would be setting the minimum affordable requirements as the developer would be pursuing housing grants from Hennepin County.

Johnson stated the 60% AMI is very unfair given the fact Osseo sits next to Maple Grove. He believed there was a big difference between the median income in Osseo compared to Maple Grove. He asked if a prevailing wage would have to be paid in order for the developer to pursue this project. Grams explained if any grants are received that have this as a requirement, prevailing wages will have to be paid. He commented he did not know of any grants the developer has received with this requirement to date.

Johnson questioned if this site would qualify for a brownfield cleanup grant. Grams reported Staff was investigating this opportunity.

Johnson asked what would happen if the developer were to go bankrupt prior to completing this project. Ms. Kurtz discussed what would happen to the project noting City would not be responsible for absorbing the risk of this project.

Johnson inquired if the TIF note could be transferred. Ms. Kurtz explained the agreement would allow for the TIF note to be transferred, noting this would have to be reviewed and approved by the EDA.

Johnson commented he had a problem with the fact the main entrance to the proposed apartment building was located on Central Avenue. He stated there would be no parking for this building along Central Avenue due to the location of the right-hand turn lane. He encouraged the developer to reconsider placing the main building entrance adjacent to the proposed parking lot. He stated he did not support approving this item until the concerns regarding the building were addressed by the developer.

Grams reported the final design plans were not complete. He explained the developer was taking into consideration the comments that were made by the Council and the Planning Commission.

Johnson stated he believed the Planning Commission did not fully review and consider the Hall Sweeney development. He did not want to see the City pushing this project through without it being fully considered, especially how the project would impact traffic in this area of Osseo.

Nelson questioned if the pay-as-you-go note could be paid off early. Ms. Kurtz discussed the rules for tax increment and reported pay-as-you-go notes could be paid off early.

Nelson asked if the City could make this TIF district larger. Ms. Kurtz stated this varies on the City, its policies and the boundaries for the proposed redevelopment district. She explained the reason for keeping the boundaries tight was due to the fact redevelopment was required within a specific period of time or the property would be kicked out of the TIF district.

Nelson inquired if the EDA were to delay the creation of the TIF district until more specifics were known. Ms. Kurtz reported the applicant has been working with the City and they have made a TIF request. Staff was working to confirm the request in order to ensure it was as low as possible. She anticipated if there was no action along the way, the developer would be questioning the EDA's support for this project. She reiterated that by creating the TIF district, the EDA was not committing to any financial assistance at this point in time.

Stelmach commented on the potential cost of putting this project on pause and noted there was no risk to creating the TIF district at this time.

Johnson requested further information regarding the projected cost per unit. Ms. Kurtz stated if the unit values come in higher than projected, this would assist with paying off the TIF note in a more timely manner.

Nelson stated he was having a hard time supporting the creation of this TIF district given the fact this project still had a lot of questions that remained to be answered. He indicated he was also struggling with the fact the multi-million dollar developer was asking for a handout. He discussed how all Osseo residents would be seeing a tax increase in 2023 and noted this tax break would not be helping this.

Burke questioned if the City's existing infrastructure would accommodate another 143 units on this block. Grams reported the sewer was upsized for the 5 Central project. He reported there was sufficient capacity to support an additional 143 units in this area of Osseo.

A motion was made by Mueller, seconded by Aho, to adopt EDA Resolution No. 2022-1, approving the modification to the Development Program for Municipal Development District No. 2, approving the establishment of Tax Increment Financing District No. 2-11; Hall Sweeney and Approving the Adoption of a Tax Increment Financing Plan therefor; and authorizing an Interfund Loan. The motion carried 4-2 (Burke and Nelson opposed).

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

Aho thanked Ms. Kurtz for her detailed presentation regarding the proposed TIF District.

10. ADJOURNMENT

A motion was made by Mueller, seconded by Johnson, to adjourn at 7:00 p.m. The motion carried 6-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial

**OSSEO CITY COUNCIL
REGULAR MEETING MINUTES
October 10, 2022**

1. CALL TO ORDER

Acting Mayor Larry Stelmach called the regular meeting of the Osseo City Council to order at 7:04 p.m. on Monday, October 10, 2022.

2. ROLL CALL

Members present: Councilmembers Juliana Hultstrom, Harold E. Johnson, Larry Stelmach, and Alicia Vickerman.

Members absent: Mayor Duane Poppe.

Staff present: City Administrator Riley Grams, Alyson Fauske, WSB & Associates, and City Attorney Mary Tietjen.

Others present: RoseAnna Garibaldi, City Resident; and Dianna Johnson, City Resident.

3. PLEDGE OF ALLEGIANCE

Stelmach led the Pledge of Allegiance.

4. APPROVAL OF AGENDA [Additions - Deletions]

Stelmach asked for additions or deletions to the Agenda.

A motion was made by Hultstrom, seconded by Vickerman, to accept the Agenda as presented. The motion carried 4-0.

5. CONSENT AGENDA

- A. Approve September 26 Work Session Minutes
- B. Approve September 26 Council Minutes
- C. Receive October 4 Parks and Recreation Minutes
- D. Receive September Building Report
- E. Cancel October 31 Council Work Session
- F. Set Council Work Session for November 7

A motion was made by Vickerman, seconded by Johnson, to approve the Consent Agenda. The motion carried 4-0.

6. MATTERS FROM THE FLOOR

RoseAnna Garibaldi, 12 Sixth Street NE, discussed a utility bill adjustment letter she received. She reported the letter describes her new utility rates and was dated July 25, 2022. She commented an error occurred when applying the new sanitary sewer rates

based on the usage for her meter. She indicated her bill shows an outstanding balance of \$13,032.42. She asked why it took the City 19 months to figure out the problem. She was very unsettled by the fact the City would be charging her for a mistake they made. She believed her outstanding amount should be written off.

Dianna Johnson, 608 Third Avenue NE, commented on an article that was recently printed in the *Osseo Press* regarding the Hall Sweeney project. She stated she was excited about this new project but asked where it would be located. Grams described the location of the Hall Sweeney project.

7. SPECIAL BUSINESS

A. APPROVE SPECIAL EVENT PERMIT FOR MINNESOTA MEDITATION CENTER EVENT

Grams requested the Council approve a special event permit for a Robe Offering Ceremony at the Minnesota Meditation Center. He explained the event would be held on Sunday, October 23 from 7:30 a.m. to 1:00 p.m. He reported the need for the permit would be to request a street closure for a large group photograph.

A motion was made by Hultstrom, seconded by Vickerman, to approve a Special Event Permit for Minnesota Meditation Center Event. The motion carried 4-0.

8. PUBLIC HEARINGS – None

9. OLD BUSINESS – None

10. NEW BUSINESS

A. CONFIRM EDA ACTIONS OF OCTOBER 10, 2022

Grams discussed the actions of the EDA. He noted the EDA approved accounts payable and approved a Resolution creating TIF District 2-11 and approving the associated TIF plan for the Hall Sweeney development.

A motion was made by Johnson, seconded by Vickerman, to Confirm the EDA Actions of October 10, 2022. The motion carried 4-0.

B. APPROVE INTERNAL POSTING FOR POLICE LIEUTENANT POSITION

Police Chief Mikkelsen stated this position is an addition to the police department. The Council approved the position description at the August 22, 2022, meeting. This position should begin around February 1, 2023.

A motion was made by Hultstrom, seconded by Vickerman, to approve internal posting of the Lieutenant position. The motion carried 4-0.

C. APPROVE PURCHASE OF PUBLIC WORKS GRAPPLE BUCKET ATTACHMENT

Waldbillig stated the purchase of the V50 Grapple Bucket will allow Staff to safely load materials like brush, logs, concrete debris, and other objects that can be difficult to

move. The public works department regularly trims large boulevard trees to provide clear sightlines at intersections, clearance for street sweeping, and snow removal operations. This process is very time consuming and requires tree limbs and brush to be loaded by hand, the Grapple Bucket will speed up the process and eliminate the need to cut material into smaller pieces. Staff commented further on how this piece of equipment would create greater efficiencies for public works.

A motion was made by Hultstrom, seconded by Johnson, to approve purchase of Public Works Grapple Bucket Attachment.

Johnson asked how often the City had the brush pile removed. Waldbillig reported he removes the brush two or three times a season. He noted he found a place that takes the material for free and turns it into mulch.

The motion carried 4-0.

D. APPROVE AGREEMENT WITH BERGANKDV FOR AUDITING SERVICES

Grams stated the City has partnered with BerganKDV for a number of years for annual auditing services. We have a very good working relationship with BerganKDV and they know our Staff, financial systems, and auditing requirements very well. The current agreement is set to expire at the end of this fiscal year auditing year. After discussing with the Council Budget and Finance Committee (Mayor Stelmach and Councilmember Johnson), Staff is recommending that the City enter into a new 5-year agreement extension with BerganKDV for annual auditing services. This will allow the City to continue working with a very reputable firm in public financial auditing. Staff commented further on the draft agreement which calls for annual auditing services for years ending 2022 through 2026. The annual fee amounts are:

Year ending December 31, 2022 - \$27,325
Year ending December 31, 2023 - \$28,400
Year ending December 31, 2024 - \$29,555
Year ending December 31, 2025 - \$30,735
Year ending December 31, 2026 - \$31,965

Johnson stated he believed BerganKDV was offering the City high quality auditing services and he appreciated the fact they were willing to enter into a five year agreement with the City.

Vickerman stated she appreciated the fact the proposed incremental increases were minor for the next five years.

A motion was made by Johnson, seconded by Vickerman, to approve the agreement with BerganKDV for annual auditing services. The motion carried 4-0.

E. APPROVE ACCOUNTS PAYABLE

Grams reviewed the Accounts Payable with the Council.

Johnson requested further information regarding payment on the 2022 Alleyway project. Alyson Fauske, WSB & Associates, discussed the invoice noting any area where corrective work was required was not included in this bill. She reported WSB still had a retainer and performance bond in place, in the event WSB was not seeing progress being made by the contractor. She commented further on the proposed timeline for the corrective work as proposed by the contractor. She discussed how WSB would be in contact with the homeowners that had been impacted in order to make them aware of the project timeline.

Johnson asked how long the City would be holding back 5% of the project costs. Ms. Fauske reported this would be held until the project was completed to the Council's satisfaction.

Hultstrom asked if Staff would be pursuing an insurance claim to cover the lighting strike/expense of the Ziegler bill. Grams explained when the insurance claim comes in this will offset the expense of the bill.

A motion was made by Johnson, seconded by Vickerman, to approve the Accounts Payable as presented. The motion carried 4-0.

11. ADMINISTRATOR REPORT

Grams reported the elected official candidate forum had been postponed from the original planned date of October 12, 2022.

12. COUNCIL AND ATTORNEY REPORTS

Hultstrom reported on Saturday, October 15 she would be attending a panel discussion in Columbia Heights at the request of Senator Jen McKuen where universal healthcare would be discussed.

13. ANNOUNCEMENTS

Stelmach reported the OFDRA would be holding a Steak Fry on Friday, October 14, 2022, from 6:00 p.m. to 8:00 p.m. at the Osseo American Legion.

Stelmach stated the Osseo Lions would be hosting a "Boo Tour" in downtown Osseo on Saturday, October 29, 2022, at 11:00 a.m.

Stelmach explained the annual winter warm-up coat drive to benefit the Salvation Army would be held from October 1st through November 30th. Drop offs could be made in the Osseo Police Department lobby.

14. ADJOURNMENT

A motion was made by Hultstrom, seconded by Johnson, to adjourn the City Council meeting at 7:40 p.m. The motion carried 4-0.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial

Unapproved



Osseo Fire Department

Monthly Activity Report - September 2022

Incident Responses

Fire	6
Fire Alarm – Apartment	2
Fire Alarm – House	1
Vehicle Accident	1
Wire Down	1
Assist	1
EMS	12
Shooting	1
Unconscious	3
Heart	4
Diabetic	2
Fall	1
Down	1
Mutual Aid	5
Brooklyn Park	4
Brooklyn Center	1
Total	23

Training

- Forcible Entry Training
- Live Burn Training
- Officers Training: Accountability

Activities & Other

- Lion's Roar Parade, OFDRA Pancake Breakfast



Osseo Fire Department Relief Association
 Charitable Gambling Operations
 Minnesota Lawful Gambling License # 01851
 415 Central Ave
 Osseo, MN 55369

Osseo Fire Department Relief Association Charitable Gambling Report to the City of Osseo

1. Report for the month of **September 2022**

2. For the conduct of the following types of lawful gambling (as checked):

Pull-Tabs	48 deals
Paddlewheel	71 deals
Electronic Pull-Tabs	30 occasions
Electronic Linked Bingo	30 occasions

3. Receipts

Gross Receipts (G1 11A)	\$450,561.23	
Prizes (G1 11B)	- \$395,814.01	
Net Receipts	\$54,747.22	→ \$54,747.22

4. Expenses

Wagering Tax (tax on Schedule C)	\$7,902.86	
Rent (G1A 18)	\$6,154.18	
Gambling Product Costs (G1A 12)	\$3,076.41	
Electronic Pull-Tab Costs (G1A 19-20)	\$9,745.08	
Compensation & Payroll (G1A 13)	\$8,057.87	
Other (G1A 14-17,21-23)		
(accounting, supplies, etc.)	+ \$1,386.35	
Total Expenses	\$36,322.75	→ - \$36,322.75

5. Profit **\$18,424.47**

6. Distribution of Profits (Lawful Purpose Expenditures):

Advent Lutheran Church (Nest Backpack Program)	+ \$7,500.00
Total Donations	\$7,500.00

-- Dave Jorgenson, Gambling Manager

1. Report for the Month of September , 2022.
2. Check as appropriate:

 X Paddlewheel

 x Pulltabs

 Bingo

Raffle

___x___ Other Etabs/Linked E-Bingo_____

3. Gross Receipts: \$569,588 _____
4. Less prizes paid \$489,918 _____
5. Net Receipts \$79,670 _____
6. Expenses/Taxes \$44,384 _____

Expenses Itemized:

Compensation	\$11,068
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Misc. (accounting, trash, clean, insurance)	\$869
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Cost of Games	\$12,605
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State Gambling Tax	\$16,365
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Federal Gambling Tax	\$1,277
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Meat Raffle Gift Certs	\$2,200
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7. Profit \$35286

- ## 8. Distribution of Profits

Utility Bills A-16	\$5,127
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Youth A-7	\$11,500
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Homelessness/Poverty/Disability A-2	\$0
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Veteran A-6	\$8,000
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Signed: _____

Allen Lund

Gambling Manager

Attach additional information if necessary.

This completed form must be returned to the Osseo City Clerk's office monthly; as required by State law and City Ordinances for all licensed organizations.

Osseo Lions Club Gambling Report

5 F

to
City of Osseo

Report for the month/year of Sep-22

Check as appropriate:

XXXXXX paddle wheel

XXXXXX pull tabs

 raffle

 other (specify) LG100A

Gross Receipts 610,636.06 LG100A-10A

Prizes Paid 537,034.51 LG100A-10B

Net Receipts 73,601.55 LG100A-10C

Expenses - Total 34,160.85 Total Itemized

Expenses itemized:

Pulltabs	4,802.36
Compensation	8,560.54
Accounting Services	430.60
Rent	6,677.26
Electronic pull-tab provider fees	12,666.16
Electronic linked bingo provider fees	121.41
Supplies Bank charges etc	455.73
Cash Short (Over)	446.79
Profits \$ 39,440.70 G1A Line 24	34,160.85

Lawful Purpose Expenditures

MN Department of Revenue - Wagering Tax	\$ 14,192.00
Hasse Family Enterprises - Petting Zoo	950.00
OSH - Osseo Cheer Boosters	750.00
OSD #279 - OSH - Latix Group	500.00
OSH Orchestra Boosters	750.00
OSD #279 - OSH Asian Students Involvement Society	500.00
OSD #279 - OSH Unified Club	500.00
Osseo Softball Booster Club	300.00
St. Croix Regional Medical Center - Disabled Person Donation	1,001.00
Burnette Dairy Cooperative - Disabled Person Donation	998.92
Total Contributions	\$ 20,441.92

Signed



Attach additional information if necessary.

*This completed form must be returned to the Osseo City Clerk's office by the 19th day of each month and is required by state law and City ordinances for all licensed organizations.



City of Osseo City Council Meeting Item

Agenda Item: Approve Posting for Seasonal Rink Attendants

Meeting Date: October 24, 2022

Prepared by: Nick Waldbillig, Public Works Director

Attachment: None

Policy Consideration:

Consider posting for seasonal rink attendants.

Background:

The seasonal rink attendants aid the public works department with snow removal, sportsmanship, and warming house duties at the skating rink each winter. The rink location is at 324 6th Avenue NE (former Elementary School).

Previous Action or Discussion:

This position is approved each year in the annual budgeting process.

Budget or Other Considerations:

The wages for this position will be paid out of the parks part-time budget. The hourly rate is \$11.07.

City Goals Met By This Action:

Continue to give staff the necessary tools to do their jobs effectively and efficiently.

Promote a healthy and high quality standard of living.

Provide a variety of activities for all citizens with continued and new City events and programs.

Options:

The City Council may choose to:

1. Approve posting for seasonal rink attendant position;
2. Approve posting for position with noted changes/as amended;
3. Deny posting for position;
4. Table action on this item for more information.

Recommendation/Action Requested:

Staff recommends the City Council choose option 1, Approve posting for seasonal rink attendant position.

Next Step:

Post for position.

ALL DONATIONS

5H

YTD Thru September 30, 2022

DATE	DONATION	NAME/VENDOR	DESCRIPTION	
1/26/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
2/23/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
3/28/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
4/15/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
5/25/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
6/7/2022	\$ 650.00	IMO Micky Boser	BEAUTIFICATION DONATION	101-36234
6/7/2022	\$ 100.00	Ronald & Nancy Roden	BEAUTIFICATION DONATION	101-36234
6/27/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
8/1/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
8/29/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
9/22/2022	\$ 750.00	Harold Johnson	BEAUTIFICATION DONATION	101-36234
TOTALS:	\$ 7,500.00			
4/7/2022	\$ 3,000.00	Osseo Lions	NITE TO UNITE	101-36242
4/25/2022	\$ 5,000.00	Premier Bank	NITE TO UNITE	101-36242
7/14/2022	\$ 1,500.00	Osseo Fire Relief Association	NITE TO UNITE	101-36242
8/12/2022	\$ 500.00	Realife Coop	NITE TO UNITE	101-36242
TOTALS:	\$ 10,000.00			
2/2/2022	\$ 250.00	Anonymous	Police Department Donation	115-31600
2/23/2022	\$ 1,000.00	Duffy's	Police Department Donation	115-31600
2/23/2022	\$ 50.00	Anonymous	Police Department Donation	115-31600
4/1/2022	\$ 25.00	Anonymous	Police Department Donation	115-31600
5/25/2022	\$ 50.00	Osseo United Methodist Srs.	Police Department Donation	115-31600
8/12/2022	\$ 500.00	Norman Lerbs	Police Department Donation	115-31600
TOTALS:	\$ 1,875.00			
1/26/2022	\$ 50.00	Kiffmeyer	Fire Department Donations	120-36230
1/26/2022	\$ 14,320.00	OFDRA	Hydrant Testing	120-36230
1/26/2022	\$ 53,318.98	OFDRA	Equipment - Variou	120-36230
2/8/2022	\$ 25.00	Tessman's	Fire Department Donation	120-36230
2/23/2022	\$ 20.00	Anonymous	Fire Department Donation	120-36230
2/23/2022	\$ 50.00	Anonymous	Fire Department Donation	120-36230
2/23/2022	\$ 1,000.00	Duffy's	Fire Department Donation	120-36230
3/28/2022	\$ 300.00	Anonymous	Fire Department Donation	120-36230
8/12/2022	\$ 1,500.00	Osseo Fire Relief Association	Fire Department Donation	120-36230
8/12/2022	\$ 1,000.00	Osseo Fire Relief Association	Fire Department Donation	120-36230
8/12/2022	\$ 500.00	Norman Lerbs	Fire Department Donation	120-36230
9/9/2022	\$ 225.00	Osseo Fire Relief Association	Fire Department Donation	120-36230
TOTALS:	\$ 72,308.98			

ALL DONATIONS

YTD Thru September 30, 2022

DATE	DONATION	NAME/VENDOR	DESCRIPTION	
5/25/2022	\$ 5,000.00	Osseo Lions	Lions Roar	250-36241
TOTALS:	\$ 5,000.00			
2/23/2022	\$ 10,000.00	Anonymous	Music in the Parks	253-31600
3/28/2022	\$ 3,000.00	Osseo Lions	Music in the Parks	253-31600
4/1/2022	\$ 2,000.00	OFDRA	Music in the Parks	253-31600
4/1/2022	\$ 5,000.00	OMGHA, Inc.	Music in the Parks	253-31600
TOTALS:	\$ 20,000.00			



City of Osseo

415 Central Avenue

Osseo, MN 55369-1195

P 763.425.2624 F 763.425.1111

Special Event Permit Application

A Special Event Permit is required if one or more of the following apply to your event:

- 200 or more individuals will be in attendance
- Temporary Alcohol License required
- Admission or fees will be charged or donations requested while using City property
- Special services will be required (road closure, traffic control, security, exclusive use of City property, etc. A deposit will be required for the estimated cost of providing Special Services.)

INSTRUCTIONS: Fill out this form completely, sign it, and include all required attachments. If additional space is needed, attach additional sheets. Submit to the City of Osseo 30 days prior to the date of the event.

1. EVENT INFORMATION

Name of Event small business saturday Purpose of Event Promote local small businesses
 Description of Event an event to drive sales and bring in new customers to our great city and celebrate with our current residents
 Days/Date(s) of Event 11. 26. 22 Start Time 10 End Time 4
 Estimated Setup Start Time 9:30 am Estimated Take Down Finish Time 4:30 pm
 Location Address Central Ave between 2nd and 3rd st.
 Property Owner Name multiple property owners
 Owner Phone 763 486 8872 Email hello@ashleyskeie.com
 Estimated # of Attendees 500 Admission Fee/Donation Requested \$ Free

2. APPLICANT INFORMATION

Name Ashley Cook Title owner Annabelle House
Ashley Skeie
 Address 232 + 228 central Ave Osseo MN 55369
 Daytime Phone 763 486 8872 Cell same
 Email hello@ashleyskeie.com
 Affiliation/Organization _____

Are you an authorized applicant for this organization?

☒ Yes ☐ No

Will this person have authority to cancel or modify event plans?

☒ Yes ☐ No

Will this person be present at the event and in charge of the event at all times? ☒ Yes ☐ No

If no, provide contact information for person who will be the responsible party on the day of this event:

will plan to
have co-hosts
with local
businesses

Name _____ Title _____

Address _____

Daytime Phone _____ Cell _____

Email _____

3. REQUEST FOR SPECIAL SERVICES

We are requesting the following services to be provided by the City. There will be a charge for these services and a deposit/escrow payment will be required for the estimated cost at least 10 days before the event.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Street closures (traffic cones, barricades) | <input type="checkbox"/> Additional street cleaning |
| <input type="checkbox"/> Traffic control | <input type="checkbox"/> Garbage/recycle bins |
| <input type="checkbox"/> Police services requiring special arrangements | <input type="checkbox"/> Special signage (e.g., temporary no parking signs) |
| <input type="checkbox"/> Stationing emergency vehicles at or in the immediate vicinity | <input type="checkbox"/> Exclusive use of city building(s), equipment, or other property |
| <input type="checkbox"/> Exclusive use of city streets or right-of-way for event, as staging area, or for event parking | |

Describe any services, city personnel, city equipment, and city property which you are requesting the city to provide, including the estimate of number and type needed and the basis on which the estimate is made.

will need help closing the street

If special services are needed, an indemnification agreement is required. The special event holder shall agree to defend, indemnify, and hold the City, its officials, employees, and agents harmless from any claims that arise in whole or in part out of the Special Event, except any claims arising solely out of the negligent acts or omissions of the City, its officials, employees, and agents. **Please complete the release and indemnification agreement and attach to this application. A Special Service deposit amount will be estimated by City staff.**

4. SITE PLAN

Attach sketch(es) or site plan(s) showing the location of the following as applicable:

- | | |
|---|--|
| <input type="checkbox"/> Route (beginning/end, direction of travel, traffic control points) | <input type="checkbox"/> Food concession areas (cooking, serving, consumption, cleaning) |
| <input type="checkbox"/> Ticketing/registration/entry locations | <input type="checkbox"/> Alcoholic beverage concession areas |
| <input type="checkbox"/> Entertainment or stage locations | <input type="checkbox"/> Other concession areas |
| <input type="checkbox"/> List of event activities and locations | <input type="checkbox"/> Size and location of any tents or structures |
| <input type="checkbox"/> Portable toilet facilities | <input type="checkbox"/> Trash/recycling receptacle areas |
| <input type="checkbox"/> Fencing locations | <input type="checkbox"/> First aid facilities |
| <input type="checkbox"/> Parking areas for participants/spectators | <input type="checkbox"/> ADA accessibility considerations |
| <input type="checkbox"/> Sign locations | <input type="checkbox"/> Evacuation routes |
| <input type="checkbox"/> Speaker (sound amplification) locations | <input type="checkbox"/> Other important aspects of your event |

5. ENTERTAINMENT

Describe entertainment plans. If there will be music, sound amplification, or any other noise impact, please describe including the intended hours.

may have holiday music through speakers

6. ACTIVITIES

List all activities to take place at the special event. Be sure to indicate locations on your site plan(s).

games and retail on the sidewalks - specials given out per each businesses discretion

7. SANITATION/POTABLE WATER

Describe the toilet and hand washing facilities present on site (type, number, and location) as well as temporary/portable facilities to be provided. Describe the source of potable (drinking) water.

N/A

8. PARKING AND TRAFFIC CONTROL

Describe the location and number of parking spaces available. Describe arrangements that have been made for traffic control. Be sure to indicate locations on your site plan(s).

streets to be closed between 2nd + 3rd st

9. EMERGENCY/MEDICAL SERVICES

Describe measures that will be taken to ensure emergency vehicle access (police, fire, ambulance) to the event area.

baracades to be made if needed

10. SECURITY/CROWD MANAGEMENT

Describe your proposed procedures and staffing for the event operations, crowd control, inclement weather and emergency evacuation plans.

event to move inside businesses if bad weather

11. TRASH/RECYCLING, EVENT CLEAN UP

Describe how many, location, and what type of trash/recycling containers to be provided. What provisions have been made for clean-up of the site and surrounding area after the event?

businesses responsible for cleaning their own areas

Name of trash/recycling hauler _____

Will you make use of Hennepin County's Free Portable Recycling Unit Loan Program? ☐ Yes ☐ No

12. LIGHTING

Describe any temporary or permanent lighting that will be added for the event, which may need to be inspected by Togle Electrical Inspection, with an electrical permit issued by the City of Osseo. It is the applicant's responsibility to arrange for an inspection, if required.

na

13. TEMPORARY STRUCTURES OR CONSTRUCTION

Describe any tents, enclosures, stages, platforms, scaffolding, riser, bleachers, fences, and any other type of temporary structure or construction for the event. The property owner will be responsible and must obtain any building or electrical permits that may be required for such construction.

na

14. ADVERTISING AND PROMOTION

Describe how this event will be advertised and promoted. Describe any signs (size, type, location). All signs must comply with City Code ([Section 153.090 - 153.099](#)) including a permit, if required. Please provide any ad and flyer copies.

social media + word of mouth
flyers

15. NOISE

Describe expected type, duration, and timing of any noise sources. Describe measures to be taken to ensure compliance with the city nuisance ordinances regarding noise ([Chapter 93](#)).

Holiday music

16. FIREWORKS OR PYROTECHNICS

Will any fireworks or pyrotechnics be used at the event? ☐ Yes ☒ No

If yes, describe in detail. Fire Department approval will be required and a permit/license is required 15 days prior to the event, per City Code ([Section 114.04](#)).

Please attach a copy of the permit/license. In addition, as a condition of granting of a permit for fireworks or pyrotechnics, the company hired to perform the pyrotechnics shall provide the City a public liability insurance policy naming the City as an additional insured entity with limits of not less than one million dollars per occurrence. Please attach the certificate of insurance to this application.

17. FOOD AND BEVERAGES

Will alcoholic beverages be served? ☐ Yes ☒ No

Will alcoholic beverages be consumed outside the licensed establishment? ☐ Yes ☒ No

Will alcoholic beverages be consumed upon public lands, streets, or parks? ☐ Yes ☒ No

If yes, describe the type of beverages, alcohol allowed area, security measures to be taken, and the status of the liquor license. Council approval will be required ([Chapter 113](#)). As a condition of allowing the consumption of alcohol outside of the building, the liquor license holder shall provide the City a liquor liability insurance policy naming the City as an additional insured entity with limits of not less than one million dollars per occurrence to include the alcohol allowed area. **Please attach the certificate of insurance to this application.**

Will food and/or non-alcoholic beverages be served? ☒ Yes ☐ No

If yes, describe what will be served and any plans for cooking food in the event area, including fuel source to be used. Generators or other portable power supply units may need to be inspected by Tokle Electrical Inspection, and an electrical permit must be issued by the City of Osseo. It is the applicant's responsibility to arrange for an inspection, if required.

Local restaurants will be serving their own food

Has a license been obtained from the Hennepin County Department of Health and Environment? (Please attach) ☒ Yes ☐ No

18. OTHER CONCESSIONS

Describe what vendors or concessionaires you will allow at the event, and how you intend to regulate and monitor their activities.

TBD

19. GAMBLING

Will there be any gambling (raffles, pull-tabs, bingo, etc.) at the event? ☐ Yes ☒ No

If yes, a lawful gambling permit will be required as provided by state law. Describe the gambling activity and the status of gambling permit.

20. WORKERS COMPENSATION COMPLIANCE

In accordance with Minnesota Statutes all applicants for licenses and permits to operate a business in Minnesota must submit acceptable evidence of compliance with Workers' Compensation Insurance requirements. Please complete the certificate of compliance and attach to this application.

21. INSURANCE

As a condition of the granting of a permit for special event conducted on public property or public streets or public parking lots, the permit holder shall provide the City with a copy of a Certificate of Liability Insurance naming the City as an additional insured entity with limits of not less than one million dollars per occurrence. If alcoholic beverages are to be sold or distributed the policy must also include an endorsement for liquor liability.

22. THE MINNESOTA DATA PRACTICES ACT

The Minnesota Data Practices Act requires that we inform you of your rights about the private data we are requesting on this form. Private data is available to you, but not to the public. We are requesting this data to determine your eligibility for a permit from the City of Osseo. Providing the data may disclose information that could cause your application to be denied. You are not legally required to provide the data; however, refusing to supply the data may cause your permit to not be processed. Your residence address and telephone number will be considered public data unless you request this information to be private and provide an alternative address and telephone number. Please sign below to indicate that you have read this notice:

Signature



Date

10/6/22

☐ I request that my residence address and telephone number be considered private data. My alternative address and telephone number are as follows:

Address

Telephone

23. ACKNOWLEDGEMENT/SIGNATURE

The signature of the legal owner of the event location or the owner's official representative is required and authorizes the designee of the City of Osseo and other entities/agencies to enter the property to perform inspections to establish and ensure compliance with all permit conditions. Entry may be without prior notice.

Property Owner Signature

Printed Name

Date

I hereby acknowledge that I have read this application and that all information is true and correct to the best of my knowledge. I hereby agree that the special event will be conducted in accordance with the Osseo City Code and the laws of Hennepin County and the State of Minnesota. I further understand that failure to comply with the conditions of my Special Event Permit, including the payment of required fees, deposits, and reimbursements, or conducting the event in a way that creates a threat to the health, safety, or welfare of any individual or the general public may result in the immediate cancellation of the Special Event Permit and other penalties.

Applicant Signature

Printed Name

Date

Checklist/attachments

- ☐ Application form, signed
- ☐ Sketch/site plan attached
- ☐ Workers Comp Certificate attached
- ☐ Certificate(s) of Insurance
 - ☐ Public land
 - ☐ Liquor
 - ☐ Fireworks
- ☐ Release and Indemnification Agreement
- ☐ Estimated Deposit \$ _____ (see next page)

Other Permits/Licenses/Application, as applicable

- ☐ Building Permit
- ☐ Electrical Permit
- ☐ Sign Permit
- ☐ Liquor License
- ☐ Lawful Gambling Permit
- ☐ Hennepin County Dept. of Health (food)
- ☐ Community Center Application
- ☐ Band Shell Application
- ☐ Sipe Park Application

City of Osseo use only:

This application/request received:

Date

By

This application approved/rejected by:

Date

By

Application fee for event received on:

Date

Amount \$50

Receipt#

Special Services deposit received on:

Date

Amount

Receipt#

Remaining deposit (if any) returned to applicant on:

Date

Amount

Receipt#

Administrative Comments & Fees — reviewed by

Date

Police Department Comments & Fees — reviewed by

Date

Fire Department Comments & Fees — reviewed by

Date

Public Works Comments & Fees — reviewed by

Date

SBS Street Closure



1 in = 94 ft



MEMORANDUM

TO: City Council Members, City of Osseo
FROM: Rebecca Kurtz, Ehlers
DATE: October 19, 2022
SUBJECT: Proposed Tax Increment Financing District No. 2-11: Hall Sweeney

Background

For several years, the City of Osseo and the Osseo EDA have been working to redevelop five parcels in the 600 block of Central Avenue. In the fall of 2021, staff began discussions with a development group including Sean Sweeney and Jeff Hall (the “Development Group”) for the construction of approximately 143 units of rental housing. The proposed project would include a mix of market rate units and some affordable units.

The development group has requested tax increment financing (TIF) to assist with the financing gap caused by the high land acquisition and demolition expenses and the expense related to providing some affordable units (reduced rental income).

LHB has completed an inspection and determined that the site meets the requirements for a redevelopment TIF district. A redevelopment TIF district has a maximum term of 26-years of increment. The County has provided an estimated market value between \$190,000 and \$225,000 per unit.

As required by TIF Law, the City and EDA have provided notice to the County Commissioner representing the area of the proposed District and provided drafts of the TIF Plan to the County and the School District. The EDA approved the TIF District at the October 10 meeting. In addition, the City has submitted a notice of public hearing for the City Council hearing on October 24.

Next Steps

After the hearing the Council may consider a resolution that establishes the TIF district. This step establishes the framework to provide the TIF assistance but does not create an obligation for either party.

The Development Agreement, considered by the EDA at a future date, will be the contract and obligation between the EDA and Development Group and outline the maximum amount of assistance and term along with other expectations for both parties.

Proposed Assistance

As part of the financing, the City, EDA and Ehlers are working with the City’s TIF attorney to explore the option of using pooling from other TIF districts to assist with

financing the project, and therefore shortening the term of proposed TIF District No. 2-11. The Bell Tower TIF District and 5 Central are being reviewed for opportunities.

We are in discussions with the Development Group to finalize the amount of assistance and terms.

Assistance would be provided through issuance of a pay-as-you-go note (the “Note”). This is consistent with the City and EDA’s past practice. With this note, the Development Group would secure their financing and complete the project. After the terms of the Agreement were met, the EDA would issue the Note and use semi-annual tax increment revenues to make payments. This financing option provides the least risk for the City and EDA, as the semi-annual payments will ultimately be based on the TIF settlement from the County. The City or EDA would not be responsible for any shortfalls.

Summary

Based on review of the Development Group’s sources and uses and proforma, the project shows a financing gap. This is in large part due to the high cost of land acquisition; the need to demolish buildings and clean-up the site; and the reduced rental income from providing affordable housing units. Public assistance, such as tax increment, would be needed for the project to proceed.

I will attend the Council meeting to further discuss and answer any questions.

Public Hearing Date: October 24, 2022

Osseo Economic Development Authority

**City of Osseo, Hennepin County,
Minnesota**

MODIFICATION TO THE DEVELOPMENT PROGRAM

**Municipal Development District No. 2
&**

Tax Increment Financing (TIF) Plan

**Establishment of Tax Increment Financing
District No. 2-11: Hall Sweeney
(a redevelopment district)**



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

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Modification to the Development Program for Municipal Development District No. 2

FOREWORD

The following text represents a Modification to the Development Program for Municipal Development District No. 2. This modification represents a continuation of the goals and objectives set forth in the Development Program for Municipal Development District No. 2. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 2-11: Hall Sweeney.

For further information, a review of the Development Program for Municipal Development District No. 2, is recommended. It is available from the City Administrator at the City of Osseo. Other relevant information is contained in the tax increment financing plans for the tax increment financing districts located within Municipal Development District No. 2.

Tax Increment Financing Plan for Tax Increment Financing District No. 2-11: Hall Sweeney

FOREWORD

The Osseo Economic Development Authority (the "EDA"), the City of Osseo (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 2-11: Hall Sweeney (the "District"), a redevelopment tax increment financing district, located in Municipal Development District No. 2.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the EDA and City have certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.090 - 469.1082, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Municipal Development District No. 2.

STATEMENT OF OBJECTIVES

The District currently consists of five (5) parcels of land and adjacent roads and internal rights-of-way. The District is being created to facilitate the development of approximately 143 units of rental units with a mix of market rate and affordable housing in the City. The EDA has not entered into an agreement at the time of preparation of this TIF Plan, but they anticipate entering into an agreement with the Hall Sweeney development group. Development is likely to begin in Spring 2023 and be completed by Fall 2024. Assistance would be provided through issuance of a pay-as-you-go note to the developer. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Municipal Development District No. 2.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Municipal Development District No. 2 and the District.

DEVELOPMENT PROGRAM OVERVIEW

Pursuant to the Development Program and authorizing state statutes, the EDA or City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the EDA or City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the EDA or City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The EDA or City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses all property and adjacent roads rights-of-way and abutting roadways identified by the parcels listed below.

Parcel number	Address	Owner
18-119-21-22-0109	600 Central Ave	Rains Properties LLC
18-119-21-22-0110	608 Central Ave	Jason A Erickson
18-119-21-22-0111	616 Central Ave	Skipper S Cook
18-119-21-22-0112	624 Central Ave	Rush Creek Meadows LLC
18-119-21-22-0113	632 Central Ave	Rush Creek Meadows LLC

Please also see the map in Appendix A for further information on the location of the District.

The EDA or City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the EDA or City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The EDA or City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

DISTRICT CLASSIFICATION

The EDA and City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, find that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1)*.

- The District is a redevelopment district consisting of five (5) parcels.
- An inventory shows that parcels consisting of more than 70% of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50% of the buildings are structurally substandard as defined in the TIF Act. (See Appendix D).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the EDA or City (a total of 26 years of tax increment). The EDA or City elects to receive the first tax increment in 2025, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2050, or when the TIF Plan is satisfied. The EDA or City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7* and *M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2022 for taxes payable 2023.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2025) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the EDA or City.

The original local tax rate for the District will be the local tax rate for taxes payable 2023, assuming the request for certification is made before June 30, 2023. The rates for 2023 were not available at the time the District was established. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4* and *M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Municipal Development District No. 2, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The EDA and City request 100% of the available increase in tax capacity be used for repayment of the obligations of the EDA or City and current expenditures, beginning in the tax year payable 2025. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Project estimated Tax Capacity upon completion	918,326	
Original estimated Net Tax Capacity	15,488	
Fiscal Disparities	0	
Estimated Captured Tax Capacity	902,839	
Original Local Tax Rate	126.1200%	Pay 2022
Estimated Annual Tax Increment	\$1,138,660	
Percent Retained by the City	100%	

Note: Tax capacity includes a 3.50% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 26. The tax capacity of the District in year one is estimated to be \$201,094.

Pursuant to *M.S., Section 469.177, Subd. 4*, the EDA shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$ 19,432,438
Interest	1,943,244
TOTAL	\$ 21,375,682

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The EDA or City reserves the right to issue bonds (as defined in the TIF Act) or incur other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal modification to this TIF Plan. This provision does not obligate the EDA or City to incur debt. The EDA or City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The EDA or City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of \$11,994,344. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate the development of approximately 145 units of rental units with a mix of market rate and affordable housing in the City. The EDA and City have determined that it will be necessary to provide assistance to the project for certain District costs, as described herein.

The EDA has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES	
Land/Building Acquisition	\$ 3,600,000
Site Improvements/Preparation	4,000,000
Affordable Housing	-
Utilities	-
Other Qualifying Improvements	2,451,100
Administrative Costs (up to 10%)	1,943,244
PROJECT COSTS TOTAL	\$ 11,994,344
Interest	9,381,338
PROJECT AND INTEREST COSTS TOTAL	\$ 21,375,682

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to the TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25% of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Development District No. 2, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in the TIF Plan.

FISCAL DISPARITIES ELECTION

Pursuant to *M.S., Section 469.177, Subd. 3*, the EDA or City may elect one of two methods to calculate fiscal disparities.

The EDA will choose to calculate fiscal disparities by clause b (inside).

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the EDA or City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2021/Pay 2022 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Hennepin County	2,139,107,659	902,839	0.0422%
City of Osseo	2,708,364	902,839	33.3352%
ISD 279 (Osseo Area Schools)	211,489,829	902,839	0.4269%

Impact on Tax Rates				
Entity	Pay 2022 Extension Rate	Percent of Total	CTC	Potential Taxes
Hennepin County	38.5350%	30.55%	902,839	\$ 347,909
City of Osseo	57.6890%	45.74%	902,839	520,839
ISD 279 (Osseo Area Schools)	21.9330%	17.39%	902,839	198,020
Other	7.9630%	6.31%	902,839	71,893
	126.1200%	100.00%		\$1,138,660

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2022 rate. The total net capacity for the entities listed above are based on Pay 2022 figures. The District will be certified under the Pay 2023 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S., Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$19,432,438;

- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically, new buildings generate few calls, if any, and are of superior construction. The existing buildings, located at the site, which will be eliminated by the new development, have public safety concerns that include unprotected old buildings with issues such as access, hydrant locations, and converted structures. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks.

The probable impact of the issuance of any general obligation tax increment bonds payable from tax increment revenues from the District on the City's ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$3,379,414;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$5,937,432;

- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to M.S., Section 469.175 Subd. 2(b) within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

SUPPORTING DOCUMENTATION

Pursuant to M.S., Section 469.175, Subd. 1 (a), clause 7 this TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in M.S., Section 469.175, Subd. 3, clause (b)(2) and the findings are required in the resolution approving the District.

- (i) In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects; and (2) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the city council resolution approving the establishment of the District and Appendix C.
- (ii) A comparative analysis of estimated market value both with and without establishment of the District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

DISTRICT ADMINISTRATION

Administration of the District will be handled by the City Administrator.

Appendix A: Map of Municipal Development District No. 2 and the TIF District




Tax Increment Financing District No. 2-11: Hall Sweeney

Development District No. 2

City of Osseo
Hennepin County, Minnesota



Legend

-  Municipal Boundaries
-  TIF District No. 2-11
-  Parcels



The boundaries of Development District No. 2 are coterminous with the corporate limits of the City of Osseo.

Appendix B: Estimated Cash Flow for the District

Tax Increment Financing District No. 2-11: Hall Sweeney Development. 3.5% Inflation

City of Osseo, MN

143 -Unit Market Rate Apartment



ASSUMPTIONS AND RATES

DistrictType:	Redevelopment
District Name/Number:	TIF 2-11
County District #:	TBD
First Year Construction or Inflation on Value	2023
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	3.50%
Interest Rate:	5.00%
Present Value Date:	1-Aug-23
First Period Ending	1-Feb-24
Tax Year District was Certified:	Pay 2023
Cashflow Assumes First Tax Increment For Development:	2025
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2050
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Inside(B)
Incremental or Total Fiscal Disparities	Incremental
Fiscal Disparities Contribution Ratio	36.5690% Pay 2022
Fiscal Disparities Metro-Wide Tax Rate	132.5960% Pay 2022
Maximum/Frozen Local Tax Rate:	126.120% Pay 2022
Current Local Tax Rate: (Use lesser of Current or Max.)	126.120% Pay 2022
State-wide Tax Rate (Comm./Ind. only used for total taxes)	36.2890% Pay 2022
Market Value Tax Rate (Used for total taxes)	0.21478% Pay 2022

Tax Rates	
Exempt Class Rate (Exempt)	0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)	
First \$150,000	1.50%
Over \$150,000	2.00%
Commercial Industrial Class Rate (C/I)	2.00%
Rental Housing Class Rate (Rental)	1.25%
Affordable Rental Housing Class Rate (Aff. Rental)	
First \$100,000	0.75%
Over \$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)	
First \$500,000	1.00%
Over \$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)	
First \$500,000	1.00%
Over \$500,000	1.25%
Agricultural Non-Homestead	1.00%

BASE VALUE INFORMATION (Original Tax Capacity)														
Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	18-119-21-22-0109	Rains Properties LLC	600 Central Ave	83,000	181,000	264,000	100%	264,000	Prelim. Pay 2023	Non-H Res. 1 Unit	2,640	Rental	3,300	1
2	18-119-21-22-0110	Jason A Erickson	608 Central Ave	49,000	95,000	144,000	100%	144,000	Prelim. Pay 2024	Hmstd. Res.	1,440	Rental	1,800	
	18-119-21-22-0110	Jason A Erickson	608 Central Ave	49,000	129,000	178,000	100%	178,000	Prelim. Pay 2025	C/I Pref.	2,810	Rental	2,225	
3	18-119-21-22-0111	Skipper S Cook	616 Central Ave	97,000	43,000	140,000	100%	140,000	Prelim. Pay 2026	C/I Pref.	2,100	Rental	1,750	
4	18-119-21-22-0112	Rush Creek Meadows LLC	624 Central Ave	97,000	324,000	421,000	100%	421,000	Prelim. Pay 2027	C/I Pref.	7,670	Rental	5,263	
5	18-119-21-22-0113	Rush Creek Meadows LLC	632 Central Ave	92,000	0	92,000	100%	92,000	Prelim. Pay 2028	C/I	1,840	Rental	1,150	
				467,000	772,000	1,239,000		1,239,000			18,500		15,488	

Note:

1. Base values are for preliminary pay 2023 based upon review of County website on September 22, 2022.
2. Located in SD # 279 and WS # 9

Tax Increment Financing District No. 2-11: Hall Sweeney Development. 3.5% Inflation
City of Osseo, MN
143 -Unit Market Rate Apartment



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2023	Percentage Completed 2024	Percentage Completed 2025	Percentage Completed 2026	First Year Full Taxes Payable
1	Apartments	225,000	225,000	143	32,175,000	Rental	402,188	2,813	50%	100%	100%	100%	2026
TOTAL													
Subtotal Residential				143	32,175,000		402,188						
Subtotal Commercial/Ind.				0	0		0						

Note:

1. Market values are based on estimates from the Hennepin County Assessor dated 9/20/2022. Estimated range is \$190,000 to \$225,000 per unit.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	402,188	0	402,188	507,239	0	0	69,105	576,344	4,030.38
TOTAL	402,188	0	402,188	507,239	0	0	69,105	576,344	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	576,344
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(69,105)
less Base Value Taxes	(19,533)
Annual Gross TIF	487,706

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	1,239,000
New Market Value - Est.	32,175,000
Difference	30,936,000
Present Value of Tax Increment	9,041,278
Difference	21,894,722
Value likely to occur without Tax Increment is less than:	21,894,722



Sweeney Hall Development - 2% Inflation

143 -Unit Market Rate Apartment

143 -Unit Market Rate Apartment

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local TIF 2-11 TBD	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
						-	-	-	-	-	-			02/01/24
						-	-	-	-	-	-			08/01/24
						-	-	-	-	-	-			02/01/25
100%	201,094	(15,488)	-	185,606	126.120%	234,087	117,043	(421)	(11,662)	104,960	95,088	0.5	2025	08/01/25
							117,043	(421)	(11,662)	104,960	187,857	1	2025	02/01/26
100%	402,188	(15,488)	-	386,700	126.120%	487,706	243,853	(878)	(24,298)	218,678	376,423	1.5	2026	08/01/26
							243,853	(878)	(24,298)	218,678	560,388	2	2026	02/01/27
100%	416,264	(15,488)	-	400,777	126.120%	505,459	252,730	(910)	(25,182)	226,638	746,401	2.5	2027	08/01/27
							252,730	(910)	(25,182)	226,638	927,876	3	2027	02/01/28
100%	430,833	(15,488)	-	415,346	126.120%	523,834	261,917	(943)	(26,097)	234,877	1,111,361	3.5	2028	08/01/28
							261,917	(943)	(26,097)	234,877	1,290,371	4	2028	02/01/29
100%	445,912	(15,488)	-	430,425	126.120%	542,852	271,426	(977)	(27,045)	243,404	1,471,356	4.5	2029	08/01/29
							271,426	(977)	(27,045)	243,404	1,647,926	5	2029	02/01/30
100%	461,519	(15,488)	-	446,032	126.120%	562,535	281,268	(1,013)	(28,026)	252,230	1,826,436	5.5	2030	08/01/30
							281,268	(1,013)	(28,026)	252,230	2,000,592	6	2030	02/01/31
100%	477,673	(15,488)	-	462,185	126.120%	582,908	291,454	(1,049)	(29,040)	261,364	2,176,653	6.5	2031	08/01/31
							291,454	(1,049)	(29,040)	261,364	2,348,421	7	2031	02/01/32
100%	494,391	(15,488)	-	478,904	126.120%	603,993	301,997	(1,087)	(30,091)	270,818	2,522,060	7.5	2032	08/01/32
							301,997	(1,087)	(30,091)	270,818	2,691,465	8	2032	02/01/33
100%	511,695	(15,488)	-	496,207	126.120%	625,817	312,908	(1,126)	(31,178)	280,604	2,862,709	8.5	2033	08/01/33
							312,908	(1,126)	(31,178)	280,604	3,029,776	9	2033	02/01/34
100%	529,604	(15,488)	-	514,117	126.120%	648,404	324,202	(1,167)	(32,303)	290,731	3,198,652	9.5	2034	08/01/34
							324,202	(1,167)	(32,303)	290,731	3,363,409	10	2034	02/01/35
100%	548,140	(15,488)	-	532,653	126.120%	671,782	335,891	(1,209)	(33,468)	301,213	3,529,942	10.5	2035	08/01/35
							335,891	(1,209)	(33,468)	301,213	3,692,414	11	2035	02/01/36
100%	567,325	(15,488)	-	551,838	126.120%	695,978	347,989	(1,253)	(34,674)	312,062	3,856,632	11.5	2036	08/01/36
							347,989	(1,253)	(34,674)	312,062	4,016,845	12	2036	02/01/37
100%	587,182	(15,488)	-	571,694	126.120%	721,021	360,510	(1,298)	(35,921)	323,291	4,178,774	12.5	2037	08/01/37
							360,510	(1,298)	(35,921)	323,291	4,336,754	13	2037	02/01/38
100%	607,733	(15,488)	-	592,245	126.120%	746,940	373,470	(1,344)	(37,213)	334,913	4,496,421	13.5	2038	08/01/38
							373,470	(1,344)	(37,213)	334,913	4,652,194	14	2038	02/01/39
100%	629,004	(15,488)	-	613,516	126.120%	773,766	386,883	(1,393)	(38,549)	346,941	4,809,626	14.5	2039	08/01/39
							386,883	(1,393)	(38,549)	346,941	4,963,218	15	2039	02/01/40
100%	651,019	(15,488)	-	635,531	126.120%	801,532	400,766	(1,443)	(39,932)	359,391	5,118,441	15.5	2040	08/01/40
							400,766	(1,443)	(39,932)	359,391	5,269,878	16	2040	02/01/41
100%	673,804	(15,488)	-	658,317	126.120%	830,269	415,135	(1,494)	(41,364)	372,276	5,422,918	16.5	2041	08/01/41
							415,135	(1,494)	(41,364)	372,276	5,572,226	17	2041	02/01/42
100%	697,388	(15,488)	-	681,900	126.120%	860,012	430,006	(1,548)	(42,846)	385,612	5,723,110	17.5	2042	08/01/42
							430,006	(1,548)	(42,846)	385,612	5,870,314	18	2042	02/01/43
100%	721,796	(15,488)	-	706,309	126.120%	890,796	445,398	(1,603)	(44,379)	399,415	6,019,069	18.5	2043	08/01/43
							445,398	(1,603)	(44,379)	399,415	6,164,195	19	2043	02/01/44
100%	747,059	(15,488)	-	731,571	126.120%	922,658	461,329	(1,661)	(45,967)	413,701	6,310,846	19.5	2044	08/01/44
							461,329	(1,661)	(45,967)	413,701	6,453,920	20	2044	02/01/45
100%	773,206	(15,488)	-	757,718	126.120%	955,635	477,817	(1,720)	(47,610)	428,487	6,598,493	20.5	2045	08/01/45
							477,817	(1,720)	(47,610)	428,487	6,739,540	21	2045	02/01/46
100%	800,268	(15,488)	-	784,781	126.120%	989,765	494,883	(1,782)	(49,310)	443,791	6,882,062	21.5	2046	08/01/46
							494,883	(1,782)	(49,310)	443,791	7,021,107	22	2046	02/01/47
100%	828,278	(15,488)	-	812,790	126.120%	1,025,091	512,545	(1,845)	(51,070)	459,630	7,161,603	22.5	2047	08/01/47
							512,545	(1,845)	(51,070)	459,630	7,298,672	23	2047	02/01/48
100%	857,267	(15,488)	-	841,780	126.120%	1,061,653	530,826	(1,911)	(52,892)	476,024	7,437,168	23.5	2048	08/01/48
							530,826	(1,911)	(52,892)	476,024	7,572,285	24	2048	02/01/49
100%	887,272	(15,488)	-	871,784	126.120%	1,099,494	549,747	(1,979)	(54,777)	492,991	7,708,806	24.5	2049	08/01/49
							549,747	(1,979)	(54,777)	492,991	7,841,996	25	2049	02/01/50
100%	918,326	(15,488)	-	902,839	126.120%	1,138,660	569,330	(2,050)	(56,728)	510,552	7,976,568	25.5	2050	08/01/50
							569,330	(2,050)	(56,728)	510,552	8,107,856	26	2050	02/01/51
Total							19,502,647	(70,210)	(1,943,244)	17,489,194				
Present Value From 08/01/2023							9,041,278	(32,549)	(900,873)	8,107,856				

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 2-11: Hall Sweeney (the “District”), as required pursuant to *Minnesota Statutes (M.S.), Section 469.175, Subdivision 3* are as follows:

1. *Finding that Tax Increment Financing District No. 2-11: Hall Sweeney is a redevelopment district as defined in M.S., Section 469.174, Subd. 10.*

The District consists of five (5) parcels and vacant right-of-way, with plans to redevelop the area for the development of approximately 143 units of rental units with a mix of market rate and affordable housing in the City. Parcels consisting of 70% of the area of the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50% of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix D of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 2-11: Hall Sweeney permitted by the TIF Plan.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by a substandard building, the incompatible land uses at close proximity, and the cost of financing the proposed improvements, this project is feasible only through assistance, in part, from tax increment financing. The Developer was asked for and provided a letter and a pro forma as justification that the Developer would not have gone forward without tax increment assistance.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the cost of site and public improvements add to the total redevelopment cost. In addition, the inclusion of some units being affordable to persons with income lower than the area median income adds to the need for assistance. Historically, construction costs, site and public improvements costs in this area have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
 - b. If the proposed development occurs, the total increase in market value will be \$30,936,000.
 - c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$9,041,278.
 - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$21,894,722 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan on September 19, 2022, and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 2-11: Hall Sweeney will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Municipal Development District No. 2 by private enterprise.*

The project to be assisted by the District will result in the redevelopment of substandard properties, increased tax base of the State and add a high-quality development to the City. In addition, the City will increase the availability of safe and decent life-cycle housing in the City.

Appendix D: Redevelopment Qualifications for the District



City of Osseo City Council Meeting Item

Agenda Item: Delinquent Utilities & Waste Charges

Meeting Date: October 24, 2022

Prepared by: Katrina Jones, City Clerk

Attachments: Exhibits A & B
Resolution

Background:

Osseo City Code Section 51.37(C) allows delinquent accounts for utilities to be assessed to property owners. It also states that the amount certified shall include late payment penalties and administrative charges, and the amount shall bear interest as determined by Council resolution.

All property owners with delinquent amounts due to the City of Osseo, Republic Services (Randy's), and Walter's Refuse and Recycling, as of September 12, 2022, were notified by letter of the pending assessment by mail on September 29, 2022.

The City accounts are for water, sanitary sewer, and storm sewer utility services. Republic Services and Walter's Refuse and Recycling accounts are for garbage, recycling, and yard waste disposal services provided to residential properties in Osseo. As part of the current agreement with waste haulers, the City assists in collection of delinquent garbage costs by certifying delinquent garbage accounts as allowed by MS 443.015.

If unpaid by November 28, 2022, the amount in the Certify column will be assessed to Hennepin County property taxes along with 13 months of interest at a rate of 5.00 percent.

Assessments must be adopted by resolution to be placed on a property owner's property tax statement per MS 444.075 subd 2a.

City Goals Met By This Action:

1. Ensure City's financial stability by collecting amounts due.

Options:

The City Council may choose to:

1. Adopt a resolution certifying delinquent utility charges and waste removal charges against specified properties as presented in Exhibits A & B;
2. Deny adoption of a resolution and carry past due accounts as utility accounts receivable.

Recommendation/Action Requested:

1. Staff recommends the City Council choose option 1) Adopt a resolution certifying delinquent utility and waste removal charges against specified properties as presented in Exhibits A & B.

City of Osseo
 Levy: 22092
 Delinquent Utility Services
 Municipal Code: 88
 Interest Rate: 5.00%

Exhibit A

Levy	PID	Property Address	Delinquent	Fee	Certify
22092	18-119-21-22-0087	625 2ND AVE NE OSSEO MN 55369	\$ 402.23	\$ 30.00	\$ 432.23
22092	18-119-21-22-0086	633 2ND AVE NE OSSEO MN 55369	\$ 539.70	\$ 30.00	\$ 569.70
22092	18-119-21-22-0077	516 2ND AVE NE OSSEO MN 55369	\$ 150.11	\$ 30.00	\$ 180.11
22092	18-119-21-24-0045	624 2ND ST NE OSSEO MN 55369	\$ 764.14	\$ 30.00	\$ 794.14
22092	13-119-22-11-0045	524 3RD AVE NW OSSEO MN 55369	\$ 837.82	\$ 30.00	\$ 867.82
22092	18-119-21-24-0046	125 7TH AVE NE OSSEO MN 55369	\$ 421.51	\$ 30.00	\$ 451.51
22092	18-119-21-24-0042	216 6TH AVE NE OSSEO MN 55369	\$ 133.31	\$ 30.00	\$ 163.31
22092	18-119-21-23-0118	25 4TH AVE NE OSSEO MN 55369	\$ 120.17	\$ 30.00	\$ 150.17
22092	13-119-22-11-0021	525 1ST AVE NW OSSEO MN 55369	\$ 601.92	\$ 30.00	\$ 631.92
22092	18-119-21-23-0142	233 3RD AVE NE OSSEO MN 55369	\$ 163.26	\$ 30.00	\$ 193.26
22092	18-119-21-23-0203	224 1ST ST NE OSSEO MN 55369	\$ 406.97	\$ 30.00	\$ 436.97
22092	18-119-21-23-0112	233 BROADWAY ST E OSSEO MN 55369	\$ 41.52	\$ 30.00	\$ 71.52
22092	18-119-21-32-0020	24 3RD AVE SE OSSEO MN 55369	\$ 799.89	\$ 30.00	\$ 829.89
22092	18-119-21-32-0032	109 3RD AVE SE OSSEO MN 55369	\$ 908.81	\$ 30.00	\$ 938.81
22092	18-119-21-32-0055	108 E BROADWAY OSSEO MN 55369	\$ 428.68	\$ 30.00	\$ 458.68
22092	18-119-21-23-0030	124 1ST AVE NE OSSEO MN 55369	\$ 346.62	\$ 30.00	\$ 376.62
22092	18-119-21-23-0166	124 2ND AVE NE OSSEO MN 55369	\$ 666.39	\$ 30.00	\$ 696.39
22092	18-119-21-22-0019	316 1ST AVE NE OSSEO MN 55369	\$ 364.15	\$ 30.00	\$ 394.15
22092	18-119-21-22-0004	116 7TH ST NE OSSEO MN 55369	\$ 545.11	\$ 30.00	\$ 575.11
22092	13-119-22-11-0042	500 3RD AVE NW OSSEO MN 55369	\$ 822.94	\$ 30.00	\$ 852.94
22092	13-119-22-14-0097	301 1ST AVE NW OSSEO MN 55369	\$ 684.42	\$ 30.00	\$ 714.42
22092	18-119-21-23-0167	117 4TH AVE NE OSSEO MN 55369	\$ 292.48	\$ 30.00	\$ 322.48
22092	18-119-21-31-0067	232 5TH AVE SE OSSEO MN 55369	\$ 138.92	\$ 30.00	\$ 168.92
22092	18-119-21-31-0063	265 6TH AVE SE OSSEO MN 55369	\$ 824.61	\$ 30.00	\$ 854.61
22092	18-119-21-34-0026	300 7TH AVE SE OSSEO MN 55369	\$ 408.90	\$ 30.00	\$ 438.90
22092	18-119-21-31-0042	233 8TH AVE SE OSSEO MN 55369	\$ 1,363.41	\$ 30.00	\$ 1,393.41
22092	18-119-21-31-0030	624 E BROADWAY OSSEO MN 55369	\$ 401.56	\$ 30.00	\$ 431.56
22092	18-119-21-13-0018	108 8TH AVE NE OSSEO MN 55369	\$ 851.69	\$ 30.00	\$ 881.69
22092	18-119-21-13-0026	801 E BROADWAY OSSEO MN 55369	\$ 290.42	\$ 30.00	\$ 320.42
22092	13-119-22-44-0015	8605 8603 JEFFERSON HWY OSSEO MN 55369	\$ 717.69	\$ 30.00	\$ 747.69
22092	18-119-21-22-0111	616 CENTRAL AVE OSSEO MN 55369	\$ 225.64	\$ 30.00	\$ 255.64
22092	13-119-22-44-0015	8609 JEFFERSON HWY OSSEO MN 55369	\$ 2,312.75	\$ 30.00	\$ 2,342.75
22092	18-119-21-33-007	337 CO RD 81 OSSEO MN 55369	\$ 402.96	\$ 30.00	\$ 432.96
			\$ 18,380.70	\$ 990.00	\$ 19,370.70

City of Osseo

Levy: 22093

Delinquent Waste Services

Municipal Code: 88

Interest Rate: 5.00%

Exhibit B

Levy	PID	Property Address	Waste Hauler	Certify
22093	13-119-22-11-0031	332 2nd Ave Nw	Republic Services	\$ 229.47
22093	13-119-22-11-0045	524 3rd Ave Nw	Republic Services	\$ 226.80
22093	13-119-22-14-0097	301 1st Ave Nw	Republic Services	\$ 73.60
22093	18-119-21-13-0018	108 8th Ave Ne	Republic Services	\$ 293.42
22093	18-119-21-13-0020	124 8th Ave Ne	Republic Services	\$ 210.96
22093	18-119-21-13-0026	801 Broadway St E	Republic Services	\$ 149.20
22093	18-119-21-21-0019	601 5th Ave Ne	Republic Services	\$ 317.44
22093	18-119-21-21-0053	324 4th Ave Ne	Republic Services	\$ 200.51
22093	18-119-21-22-0004	116 7th St Ne	Republic Services	\$ 73.60
22093	18-119-21-22-0019	316 1st Ave Ne	Republic Services	\$ 149.20
22093	18-119-21-22-0050	600 3rd Ave Ne	Republic Services	\$ 225.45
22093	18-119-21-22-0077	516 2nd Ave Ne	Republic Services	\$ 149.20
22093	18-119-21-22-0081	608 2nd Ave Ne	Republic Services	\$ 141.38
22093	18-119-21-22-0086	633 2nd Ave Ne	Republic Services	\$ 138.51
22093	18-119-21-23-0012	224 1st Ave Ne	Republic Services	\$ 69.69
22093	18-119-21-23-0030	124 1st Ave Ne	Republic Services	\$ 202.83
22093	18-119-21-23-0203	224 1st St Ne	Republic Services	\$ 215.07
22093	18-119-21-24-0031	509 Broadway St E	Republic Services	\$ 141.38
22093	18-119-21-31-0005	524 Broadway St E	Republic Services	\$ 73.60
22093	18-119-21-31-0053	617 3rd St Se	Republic Services	\$ 49.20
22093	18-119-21-31-0058	225 6th Ave Se	Republic Services	\$ 71.69
22093	18-119-21-32-0020	24 3rd Ave Se	Republic Services	\$ 226.80
22093	18-119-21-32-0032	109 3rd Ave Se	Republic Services	\$ 218.20
22093	18-119-21-32-0034	125 3rd Ave Se	Republic Services	\$ 141.38
22093	18-119-21-32-0055	108 Broadway St E	Republic Services	\$ 215.07
22093	18-119-21-34-0015	301 8th Ave Se	Republic Services	\$ 69.69
22093	18-119-21-34-0017	317 8th Ave Se	Republic Services	\$ 40.40
22093	13-119-22-11-0021	525 1ST AVE NW	Walters	\$ 73.60
22093	13-119-22-11-0045	524 3RD AVE NW	Walters	\$ 73.60
22093	13-119-22-11-0075	33 4TH ST NW	Walters	\$ 73.60
22093	13-119-22-14-0097	301 1ST AVE NW	Walters	\$ 73.60
22093	18-119-21-13-0018	108 8TH AVE NE	Walters	\$ 73.60
22093	18-119-21-13-0020	124 8TH AVE NE	Walters	\$ 120.30
22093	18-119-21-13-0026	801 BROADWAY ST E	Walters	\$ 73.60
22093	18-119-21-21-0019	601 5TH AVE NE	Walters	\$ 120.30
22093	18-119-21-21-0050	332 5TH AVE NE	Walters	\$ 73.60
22093	18-119-21-21-0063	424 4TH AVE NE	Walters	\$ 73.60

22093	18-119-21-22-0019	316 1ST AVE NE	Walters	\$	73.60
22093	18-119-21-22-0022	116 4TH ST NE	Walters	\$	73.60
22093	18-119-21-22-0024	633 4TH AVE NE	Walters	\$	73.60
22093	18-119-21-22-0027	609 4TH AVE NE	Walters	\$	67.97
22093	18-119-21-22-0052	616 3RD AVE NE	Walters	\$	38.19
22093	18-119-21-22-0072	416 2ND AVE NE	Walters	\$	73.60
22093	18-119-21-22-0077	516 2ND AVE NE	Walters	\$	73.60
22093	18-119-21-22-0086	633 2ND AVE NE	Walters	\$	73.60
22093	18-119-21-22-0087	625 2ND AVE NE	Walters	\$	73.60
22093	18-119-21-22-0109	600 CENTRAL AVE	Walters	\$	73.60
22093	18-119-21-23-0030	124 1ST AVE NE	Walters	\$	73.60
22093	18-119-21-23-0118	25 4TH AVE NE	Walters	\$	73.60
22093	18-119-21-23-0167	117 4TH AVE NE	Walters	\$	73.60
22093	18-119-21-23-0203	224 1ST ST NE	Walters	\$	73.60
22093	18-119-21-24-0021	409 BROADWAY ST E	Walters	\$	73.60
22093	18-119-21-24-0031	509 BROADWAY ST E	Walters	\$	73.60
22093	18-119-21-24-0032	501 BROADWAY ST E	Walters	\$	44.07
22093	18-119-21-24-0045	624 2ND ST NE	Walters	\$	73.60
22093	18-119-21-24-0046	125 7TH AVE NE	Walters	\$	73.60
22093	18-119-21-24-0068	132 7TH AVE NE	Walters	\$	73.60
22093	18-119-21-24-0096	517 3RD ST NE	Walters	\$	73.60
22093	18-119-21-31-0030	624 BROADWAY ST E	Walters	\$	73.60
22093	18-119-21-31-0035	125 7TH AVE SE	Walters	\$	73.60
22093	18-119-21-31-0058	225 6TH AVE SE	Walters	\$	73.60
22093	18-119-21-32-0001	324 2ND ST SE	Walters	\$	73.60
22093	18-119-21-32-0001	332 2ND ST SE	Walters	\$	73.60
22093	18-119-21-32-0020	24 3RD AVE SE	Walters	\$	73.60
22093	18-119-21-32-0032	109 3RD AVE SE	Walters	\$	73.60
22093	18-119-21-32-0034	125 3RD AVE SE	Walters	\$	73.60
22093	18-119-21-32-0055	108 BROADWAY ST E	Walters	\$	73.60
				<u>\$</u>	<u>7,280.57</u>



City of Osseo City Council Meeting Item

Agenda Item: Declare Surplus Property

Meeting Date: October 24, 2022

Prepared by: Shane Mikkelsen, Chief of Police

Attachments: List of items

Policy Consideration:

Make the list of attached surplus property that can be sold and deposited in the City's bank.

Background:

The vehicles were seized during DWI arrests. All have been certified by our City Attorney, and we have the titles. All the vehicles will be auctioned.

Budget or Other Considerations:

After the auction, the proceeds from all vehicles will be placed into the police department's seizure fund. All cash will be deposited into the general fund.

City Goals Met By This Action:

Develop teamwork among the City's leadership team.

Options:

The City Council may choose to:

1. Approve making the attached list of surplus property.
2. Deny making the attached list of surplus property
3. Table action on this item for more information.

Recommendation/Action Requested:

Staff recommends the City Council choose option 1) Approve making the attached list of surplus property.

Next Step:

Drive the vehicles to the auction and put the cash in the bank.

Resolution No. 2022-xx

**RESOLUTION DECLARING CITY PROPERTY AS SURPLUS
AND AUTHORIZING ITS SALE**

WHEREAS, the City Council of Osseo, Minnesota, has considered whether it should declare City owned property as surplus and has evaluated potential municipal uses for the property identified below; and

WHEREAS, the property is identified as follows:

Leather wallet and \$25.25 in cash
\$5.00 in cash, recovered on ground
2005 Dodge Caravan 2D4GP44L85R389685
2001 ACURA 19UUA566X1A015805
2001 Ford Explorer 1FMZU73E01ZA18678
2008 Mercury Mountaineer 4M2CU81148KJ09191

and appears to have no future municipal purpose for the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osseo, Hennepin County, Minnesota, that the identified property described as:

Leather wallet and \$25.25 in cash
\$5.00 in cash, recovered on ground
2005 Dodge Caravan 2D4GP44L85R389685
2001 ACURA 19UUA566X1A015805
2001 Ford Explorer 1FMZU73E01ZA18678
2008 Mercury Mountaineer 4M2CU81148KJ09191

is declared surplus property and its disposal is authorized by sale to the highest bidder; cash will be deposited into the general fund.



Osseo, MN

Pending Expense Approval Report

By Vendor Name

APPKT00072

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Vendor: Abdo Financial Solutions, LLC					
Abdo Financial Solutions, LLC	462695	Sept 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	101-41550-301	3,490.62
Abdo Financial Solutions, LLC	462695	Sept 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	601-49400-301	1,396.25
Abdo Financial Solutions, LLC	462695	Sept 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	602-49400-301	1,396.25
Abdo Financial Solutions, LLC	462695	Sept 2022 FS Consulting staff augmnt & tech asst	Accounting/Auditing	604-49400-301	698.13
Vendor Abdo Financial Solutions, LLC Total:					6,981.25
Vendor: ADEBAYO, OLYINKA					
ADEBAYO, OLYINKA	10/15/22	Refund Community Center Deposit 10/15/22	Community Center Deposits	101-22001	150.00
Vendor ADEBAYO, OLYINKA Total:					150.00
Vendor: Aflac					
Aflac	205034	October 2022 premiums	Misc Deductions/Benefits	101-21710	234.42
Vendor Aflac Total:					234.42
Vendor: Alpha Video And Audio Inc					
Alpha Video And Audio Inc	14083	Council Chambers Videoconferencing balance du	Equipment	240-41000-570	6,830.31
Vendor Alpha Video And Audio Inc Total:					6,830.31
Vendor: Amazon Capital Services, Inc					
Amazon Capital Services, Inc	1JJM-FQMP-TW7Y	OFD PRINTER PAPER	Operations	101-41920-211	26.33
Vendor Amazon Capital Services, Inc Total:					26.33
Vendor: Aspen Mills Inc					
Aspen Mills Inc	301530	OFD FIRE MARSHALL BADGE	Uniforms/Gear	101-41920-218	78.85
Vendor Aspen Mills Inc Total:					78.85
Vendor: Berglund, Baumgartner, Kimball & Glaser, LLC					
Berglund, Baumgartner, Kimb	OCT 5 2022	OCTOBER LEGAL SVCS - PROSECUTION	Legal Service - Prosecution	101-41500-306	1,490.00
Vendor Berglund, Baumgartner, Kimball & Glaser, LLC Total:					1,490.00
Vendor: Bono, Dabah					
Bono, Dabah	OCT 8, 2022	REFUND COMM CTR DAMAGE DEPOSIT 10/8/22	Community Center Deposits	101-22001	150.00
Vendor Bono, Dabah Total:					150.00
Vendor: Canon Financial Services, Inc.					
Canon Financial Services, Inc.	29335236	3Q22 ADMIN COPIER CONTRACT CHARGE	Operations	101-41110-211	346.92
Vendor Canon Financial Services, Inc. Total:					346.92
Vendor: Centerpoint Energy					
Centerpoint Energy	OCT 6, 2022	SEPT 2022 NATURAL GAS SVC	Natural Gas Service	101-41700-390	110.90
Centerpoint Energy	OCT 6, 2022	SEPT 2022 NATURAL GAS SVC	Natural Gas Service	101-41800-390	24.34
Centerpoint Energy	OCT 6, 2022	SEPT 2022 NATURAL GAS SVC	Natural Gas Service	101-42000-390	32.46
Centerpoint Energy	OCT 6, 2022	SEPT 2022 NATURAL GAS SVC	Natural Gas Service	101-42350-390	22.99
Centerpoint Energy	OCT 6, 2022	SEPT 2022 NATURAL GAS SVC	Natural Gas Service	602-49400-390	17.14
Vendor Centerpoint Energy Total:					207.83
Vendor: CenturyLink					
CenturyLink	OCT 6, 2022	OCT 2022 LIFT STATION SVC	Telecommunications	602-49400-321	116.20
Vendor CenturyLink Total:					116.20

Pending Expense Approval Report

Packet: APPKT00072

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Vendor: Comcast Business					
Comcast Business	157214833	9/15 - 11/14/22 TRUNK LINES	Telecommunications	101-41700-321	644.86
Vendor Comcast Business Total:					644.86
Vendor: Commercial Asphalt Co					
Commercial Asphalt Co	220930	ASPHALT PATCHING 3.88 T	Street Maintenance/Signage	101-42000-224	271.99
Vendor Commercial Asphalt Co Total:					271.99
Vendor: Created By Me Photography, LLC					
Created By Me Photography, L	2353	OFD HEADSHOT PHOTOS	Personnel/Recruitment	101-41920-355	300.00
Vendor Created By Me Photography, LLC Total:					300.00
Vendor: ECM Publishers Inc					
ECM Publishers Inc	915552	AD NO. 1264540	Printing/Publishing Service	101-41110-351	124.15
Vendor ECM Publishers Inc Total:					124.15
Vendor: Eftps - Fit And Fica					
Eftps - Fit And Fica	INV0000143	Federal Tax	Federal Withholding	101-21701	5,042.38
Eftps - Fit And Fica	INV0000143	Medicare	Fica Withholding	101-21703	1,567.92
Eftps - Fit And Fica	INV0000143	Social Security	Fica Withholding	101-21703	4,039.40
Vendor Eftps - Fit And Fica Total:					10,649.70
Vendor: Element Technologies LLC					
Element Technologies LLC	INC60653	SERVER SMART UPS/SERVER RACK CABINET/FAN	It Service	101-41515-302	1,866.51
Element Technologies LLC	SLA61139	OCTOBER 2022 IT SERVICES	It Service	101-41515-302	4,265.30
Vendor Element Technologies LLC Total:					6,131.81
Vendor: Further					
Further	INV0000132	Employee HSA	Employee H.S.A Contribution	101-21711	950.93
Further	1652196	OCT 2022 H.S.A. PARTICIPANT FEE	Other Professional Services	101-41110-310	32.50
Vendor Further Total:					983.43
Vendor: Hennepin County Information Technology					
Hennepin County Information	1000193258	SEPT 2022 CIT SERV CHGS PINS, SILS, CALS	Assessing Service	101-41110-308	29.00
Hennepin County Information	1000193382	SEPT 2022 PD RADIO LEASE/FLEET FEES	Radio Communications	101-41900-220	1,467.39
Hennepin County Information	1000193381	OFD SEPT 2022 RADIO LEASE/FLEET FEES	Radio Communications	101-41920-220	716.18
Vendor Hennepin County Information Technology Total:					2,212.57
Vendor: Hennepin County Public Works					
Hennepin County Public Work	1000193466	SEPT 2022 PW FUEL CHARGES	Fuel - Vehicle/Equipment	101-42000-216	78.43
Vendor Hennepin County Public Works Total:					78.43
Vendor: Hennepin County Sheriff					
Hennepin County Sheriff	1000192640	SEPT 2022 BOOKING CHARGE	Incarceration Services	101-41900-316	361.23
Vendor Hennepin County Sheriff Total:					361.23
Vendor: Icma Retirement Corporation					
Icma Retirement Corporation	INV0000131	DFC - ICMA	Deffered Comp	101-21705	300.00
Vendor Icma Retirement Corporation Total:					300.00
Vendor: Innovative Office Solutions					
Innovative Office Solutions	IN3963466	ADMIN/ELECTION/BREAKROOM/CLEANING SUPPLIES	Operations	101-41110-211	121.79
Innovative Office Solutions	IN3963466	ADMIN/ELECTION/BREAKROOM/CLEANING SUPPLIES	Operations	101-41410-211	27.65
Vendor Innovative Office Solutions Total:					149.44
Vendor: Language Line Services, Inc					
Language Line Services, Inc	10646073	OVER-THE-PHONE INTERPRETATION SERVICE	Other Professional Services	101-41900-310	41.35
Vendor Language Line Services, Inc Total:					41.35
Vendor: Lano Equipment, Inc.					
Lano Equipment, Inc.	2-948716	PW - Rear Mirror	Equip Repair/ Maintenance	101-42000-221	109.99

Pending Expense Approval Report

Packet: APPKT00072

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Lano Equipment, Inc.	2-948702	CIP - PW GRAPPLE BUCKET	Capital Outlay	110-42000-520	5,195.00
Vendor Lano Equipment, Inc. Total:					5,304.99
Vendor: Menards - Brooklyn Park					
Menards - Brooklyn Park	51108 reissue	Supplies for Lions Roar parade float for council	Operations	101-42000-211	49.91
Menards - Brooklyn Park	51742 reissue	Light fixture replacement for 25 4th St NE	Rental Property Expenses	205-42350-801	9.97
Vendor Menards - Brooklyn Park Total:					59.88
Vendor: Metropolitan Council/Env Ser					
Metropolitan Council/Env Ser	1147235	NOV 2022 WASTE WATER SERVICES	Sanitary Sewer Service	602-49400-386	15,500.25
Vendor Metropolitan Council/Env Ser Total:					15,500.25
Vendor: Minute Maker Secretarial					
Minute Maker Secretarial	M1577	OCT 4 PARKS/REC & OCT 10 CC MEETING MINUTES	Recording Services	101-41000-307	154.00
Minute Maker Secretarial	M1577	OCT 4 PARKS/REC & OCT 10 CC MEETING MINUTES	Recording Services	101-41000-307	154.00
Vendor Minute Maker Secretarial Total:					308.00
Vendor: Mn Dept Of Labor/Industry					
Mn Dept Of Labor/Industry	September0531752022	3Q22 BUILDING PERMIT SURCHARGE FEES	Building Permit Surcharge	101-20801	337.27
Vendor Mn Dept Of Labor/Industry Total:					337.27
Vendor: Mn Dept Of Revenue					
Mn Dept Of Revenue	13-OCT-2022	3Q22 SALES & USE TAX	State Sales Tax	101-21550	5,268.00
Mn Dept Of Revenue	INV0000144	State Tax	State Withholding	101-21702	2,376.08
Vendor Mn Dept Of Revenue Total:					7,644.08
Vendor: MN PEIP					
MN PEIP	1227934	NOV 2022 Med/Dental Premiums	Medical/Dental/Life/Ltd	101-21706	1,543.41
MN PEIP	1227934	NOV 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41110-130	1,271.60
MN PEIP	1227934	NOV 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41650-130	635.80
MN PEIP	1227934	NOV 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-41900-130	7,266.79
MN PEIP	1227934	NOV 2022 Med/Dental Premiums	Med/Den/Life/Ltd/Std Insura	101-42000-130	2,510.32
Vendor MN PEIP Total:					13,227.92
Vendor: Msrs Dfc/Hcsp					
Msrs Dfc/Hcsp	INV0000136	DFC-MSRS (Empower)	Deffered Comp	101-21705	375.00
Msrs Dfc/Hcsp	INV0000137	Employee HSA	Hcsp	101-21712	510.80
Vendor Msrs Dfc/Hcsp Total:					885.80
Vendor: NAPA - Cottens Osseo					
NAPA - Cottens Osseo	255520	OFD TRUCK CLEANER SUPPLIE	Vehicle Repairs/Maintenance	101-41920-217	27.98
NAPA - Cottens Osseo	281345	PW BATTERY FOR 1-TON TRUCK	Vehicle Repairs/Maintenance	101-42000-217	145.19
NAPA - Cottens Osseo	277841	PW SWEEPER BATTERY	Equip Repair/ Maintenance	604-49400-221	148.19
Vendor NAPA - Cottens Osseo Total:					321.36
Vendor: Pera					
Pera	INV0000142	PERA	Pera	101-21704	4,023.54
Pera	INV0000142	PEPFF	Pera	101-21704	6,243.99
Vendor Pera Total:					10,267.53
Vendor: Premier Bank					
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Operations	101-41110-211	127.88
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-41110-211	127.88
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-41410-211	49.37

Pending Expense Approval Report
Packet: APPKT00072

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-41410-211	26.07
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-41410-211	5.02
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-41410-211	64.63
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Software	101-41515-309	215.05
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Software	101-41515-309	206.05
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Cell/Travel/Ins/Dfc Allowance	101-41900-135	2.99
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Cell/Travel/Ins/Dfc Allowance	101-41900-135	2.99
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Office Operations	101-41900-201	161.12
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Operations	101-41900-211	142.48
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-41900-211	61.54
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Officer Equipment	101-41900-213	35.94
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Officer Equipment	101-41900-213	43.30
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Vehicle Repairs/Maintenance	101-41900-217	33.00
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Vehicle Repairs/Maintenance	101-41900-217	49.50
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Dues/Membership	101-41900-255	250.00
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Education/Meetings/Travel	101-41900-260	417.90
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Education/Meetings/Travel	101-41900-260	155.69
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Night To Unite	101-41900-404	542.31
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Night To Unite	101-41900-404	620.00
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Night To Unite	101-41900-404	70.41
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Night To Unite	101-41900-404	74.19
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Dues/Membership	101-41920-255	16.11
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Dues/Membership	101-41920-255	16.11
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Software	101-41920-309	45.00
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Software	101-41920-309	54.00
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Operations	101-42350-211	120.00
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Central Avenue Beautification	101-42350-215	93.60
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Dues/Membership	115-41900-255	32.00
Premier Bank	AUGUST 2022 STMT	JULY CREDIT CARD PURCHASE	Dues/Membership	115-41900-255	32.00
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Dues/Membership	115-41900-255	32.00
Premier Bank	SEPT 2022 STMT	AUG 2022 CREDIT CARD PURCHASES	Dues/Membership	115-41900-255	32.00
				Vendor Premier Bank Total:	3,958.13
Vendor: Republic Services					
Republic Services	894-005945188	OCT 2022 DOCUMENT SHREDDING SVCS	Operations	101-41110-211	15.00
				Vendor Republic Services Total:	15.00
Vendor: Sipe Bros. Inc.					
Sipe Bros. Inc.	10/16/22 STMT	PW FUEL CHARGES	Fuel - Vehicle/Equipment	101-42000-216	316.61
				Vendor Sipe Bros. Inc. Total:	316.61
Vendor: Tegrete Corporation					
Tegrete Corporation	103252	NOV 2022 Cleaning Service	Cleaning Service	101-41700-317	738.00
Tegrete Corporation	103252	NOV 2022 Cleaning Service	Cleaning Service	101-41800-317	245.00
				Vendor Tegrete Corporation Total:	983.00

Pending Expense Approval Report

Packet: APPKT00072

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Vendor: Thomson Reuters - West					
Thomson Reuters - West	847142451	SEPT 2022 ONLINE/SOFTWARE SUBSCRIP	Dues/Membership	101-41900-255	121.34
Vendor Thomson Reuters - West Total:					121.34
Vendor: Toll Gas & Welding Supply					
Toll Gas & Welding Supply	40162764	PW WELDING/TORCH GAS	Operations	101-42000-211	11.64
Vendor Toll Gas & Welding Supply Total:					11.64
Vendor: Total Control Systems, Inc.					
Total Control Systems, Inc.	10372	12/1/21 - 9/30/22 SCADA CRADLEPOINT CELLULAR SVC	Operations	602-49400-211	1,800.00
Total Control Systems, Inc.	10373	5/10/22 SERVICE/ADJUST #1 LIFT STATION	Operations	602-49400-211	314.60
Vendor Total Control Systems, Inc. Total:					2,114.60
Vendor: Twin Cities Health Insurance Solutions, Inc.					
Twin Cities Health Insurance S	OCT 19, 2022	REFUND COMM CTR DEPOSIT 10/19/22	Community Center Deposits	101-22001	250.00
Vendor Twin Cities Health Insurance Solutions, Inc. Total:					250.00
Vendor: Verizon Wireless					
Verizon Wireless	9917127418	9/2 - 10/1 Cell phone usage	Telecommunications	101-41110-321	65.21
Verizon Wireless	9917127418	9/2 - 10/1 Cell phone usage	Telecommunications	101-41900-321	590.07
Verizon Wireless	9917127418	9/2 - 10/1 Cell phone usage	Telecommunications	101-42000-321	243.50
Verizon Wireless	9917127418	9/2 - 10/1 Cell phone usage	Trolley Operations	204-42390-352	64.89
Verizon Wireless	9917127418	9/2 - 10/1 Cell phone usage	Telecommunications	601-49400-321	40.01
Vendor Verizon Wireless Total:					1,003.68
Vendor: WEX Bank					
WEX Bank	84314940	SEPT 2022 PD FUEL CHARGES	Fuel - Vehicle/Equipment	101-41900-216	1,467.10
Vendor WEX Bank Total:					1,467.10
Vendor: Xcel Energy					
Xcel Energy	799831203	SEPT 2022 Electric service	Electric Service	101-41700-380	1,563.53
Xcel Energy	799831203	SEPT 2022 Electricity service	Electric Service	101-41800-380	343.21
Xcel Energy	799831203	SEPT 2022 Electricity service	Emergency Preparedness	101-41900-402	12.00
Xcel Energy	799831203	SEPT 2022 Electricity service	Traffic Signals/Street Lights	101-42000-226	2,399.33
Xcel Energy	799831203	SEPT 2022 Electricity service	Electric Service	101-42000-380	513.18
Xcel Energy	799831203	SEPT 2022 Electricity service	Gateway Sign Operations	101-42350-212	365.09
Xcel Energy	799831203	SEPT 2022 Electricity service	Electric Service	101-42350-380	318.75
Xcel Energy	799831203	SEPT 2022 Electricity service	Electric Service	601-49400-380	85.30
Xcel Energy	799831203	SEPT 2022 Electricity service	Electric Service	602-49400-380	1,223.36
Vendor Xcel Energy Total:					6,823.75
Grand Total:					109,783.00

Report Summary

Fund Summary

Fund	Expense Amount
101 - GENERAL FUND	74,819.15
110 - CIP EQUIPMENT	5,195.00
115 - POLICE DONATIONS/EXPENSES	128.00
204 - TROLLEY	64.89
205 - PARK DEDICATION	9.97
240 - CABLE GRANTS	6,830.31
601 - WATER FUND	1,521.56
602 - SEWER FUND	20,367.80
604 - STORM WATER FUND	846.32
Grand Total:	109,783.00

Account Summary

Account Number	Account Name	Expense Amount
101-20801	Building Permit Surcharg	337.27
101-21550	State Sales Tax	5,268.00
101-21701	Federal Withholding	5,042.38
101-21702	State Withholding	2,376.08
101-21703	Fica Withholding	5,607.32
101-21704	Pera	10,267.53
101-21705	Deffered Comp	675.00
101-21706	Medical/Dental/Life/Ltd	1,543.41
101-21710	Misc Deductions/Benefit	234.42
101-21711	Employee H.S.A Contrib	950.93
101-21712	Hcsp	510.80
101-22001	Community Center Depo	550.00
101-41000-307	Recording Services	308.00
101-41110-130	Med/Den/Life/Ltd/Std In	1,271.60
101-41110-211	Operations	739.47
101-41110-308	Assessing Service	29.00
101-41110-310	Other Professional Servi	32.50
101-41110-321	Telecommunications	65.21
101-41110-351	Printing/Publishing Servi	124.15
101-41410-211	Operations	172.74
101-41500-306	Legal Service - Prosecuti	1,490.00
101-41515-302	It Service	6,131.81
101-41515-309	Software	421.10
101-41550-301	Accounting/Auditing	3,490.62
101-41650-130	Med/Den/Life/Ltd/Std In	635.80
101-41700-317	Cleaning Service	738.00
101-41700-321	Telecommunications	644.86
101-41700-380	Electric Service	1,563.53
101-41700-390	Natural Gas Service	110.90
101-41800-317	Cleaning Service	245.00
101-41800-380	Electric Service	343.21
101-41800-390	Natural Gas Service	24.34
101-41900-130	Med/Den/Life/Ltd/Std In	7,266.79
101-41900-135	Cell/Travel/Ins/Dfc Allow	5.98
101-41900-201	Office Operations	161.12
101-41900-211	Operations	204.02
101-41900-213	Officer Equipment	79.24
101-41900-216	Fuel - Vehicle/Equipmen	1,467.10
101-41900-217	Vehicle Repairs/Mainten	82.50
101-41900-220	Radio Communications	1,467.39
101-41900-255	Dues/Membership	371.34
101-41900-260	Education/Meetings/Tra	573.59
101-41900-310	Other Professional Servi	41.35
101-41900-316	Incarceration Services	361.23

Account Summary

Account Number	Account Name	Expense Amount
101-41900-321	Telecommunications	590.07
101-41900-402	Emergency Preparednes	12.00
101-41900-404	Night To Unite	1,306.91
101-41920-211	Operations	26.33
101-41920-217	Vehicle Repairs/Mainten	27.98
101-41920-218	Uniforms/Gear	78.85
101-41920-220	Radio Communications	716.18
101-41920-255	Dues/Membership	32.22
101-41920-309	Software	99.00
101-41920-355	Personnel/Recruitment	300.00
101-42000-130	Med/Den/Life/Ltd/Std In	2,510.32
101-42000-211	Operations	61.55
101-42000-216	Fuel - Vehicle/Equipmen	395.04
101-42000-217	Vehicle Repairs/Mainten	145.19
101-42000-221	Equip Repair/ Maintena	109.99
101-42000-224	Street Maintenance/Sig	271.99
101-42000-226	Traffic Signals/Street Lig	2,399.33
101-42000-321	Telecommunications	243.50
101-42000-380	Electric Service	513.18
101-42000-390	Natural Gas Service	32.46
101-42350-211	Operations	120.00
101-42350-212	Gateway Sign Operation	365.09
101-42350-215	Central Avenue Beautific	93.60
101-42350-380	Electric Service	318.75
101-42350-390	Natural Gas Service	22.99
110-42000-520	Capital Outlay	5,195.00
115-41900-255	Dues/Membership	128.00
204-42390-352	Trolley Operations	64.89
205-42350-801	Rental Property Expense	9.97
240-41000-570	Equipment	6,830.31
601-49400-301	Accounting/Auditing	1,396.25
601-49400-321	Telecommunications	40.01
601-49400-380	Electric Service	85.30
602-49400-211	Operations	2,114.60
602-49400-301	Accounting/Auditing	1,396.25
602-49400-321	Telecommunications	116.20
602-49400-380	Electric Service	1,223.36
602-49400-386	Sanitary Sewer Service	15,500.25
602-49400-390	Natural Gas Service	17.14
604-49400-221	Equip Repair/ Maintena	148.19
604-49400-301	Accounting/Auditing	698.13
Grand Total:		109,783.00

Project Account Summary

Project Account Key	Expense Amount
None	109,783.00
Grand Total:	109,783.00

*LWV BPOMG, a chapter of the League of Women Voters (LWV Minn.)
representing Brooklyn Park, Brooklyn Center, Osseo, Maple Grove present*

2022 OSSEO CANDIDATE FORUM

Mayor and City Council

**Tuesday, October 25
at 6:30 pm.**

Osseo City Hall Council Chambers
415 Central Avenue, Osseo, Minnesota

**You can email questions you would like
presented to the candidates to**

lwvbpomg@lwvmn.org



OSSEO LIONS

HALLOWEEN COMES BACK TO OSSEO

Oct 29th

Boerboom Veterans Park in downtown Osseo
FREE Activities, Trick'or'Treat Tour & More!



www.osseolions.org

The Boo Tour starts promptly at 11 am in front of the Osseo Fire Station and will go up and down Central Avenue to participating businesses, then back to Boerboom Park. If bad weather is bad, it will be in the Community Center.



Wear costumes and join in Carnival Games and fun!

This year the Lions are having a gift drive for Crescent Cove, a children's respite and hospice care center in Brooklyn Center. Cash donations and gift cards for Target, Doordash, Grubhub, and local restaurants in Brooklyn Center or Crystal will go to the child's parents. No food items, please, due to limited space at Crescent Cove.

ANNUAL WINTER WARM-UP

Coat DRIVE

HARBOR LIGHT CENTER

**TO BENEFIT THE SALVATION
ARMY**

ANY QUESTIONS - PLEASE CALL

763-219-7134

**ALL DONATIONS ARE GREATLY
APPRECIATED. THANK YOU IN
ADVANCE!**

TIME FRAME

**OCTOBER 1ST TO
NOVEMBER 30TH**

DROP OFF YOUR NEW OR GENTLY USED COATS!

(Police Department Lobby)





**Osseo Hydrant Flushing
is planned for
Oct. 31 – Nov. 3**

**Public Works
763-425-5741**



Volunteers wanted to hang lights

SATURDAY, NOVEMBER 5, 9 AM

**Please meet with our Public
Works crew at the Osseo Fire
Department parking lot**

Everyone is Welcome

Thanks to all volunteers who help us light up the town!

**Questions? Call Public Works, 763-425-5741,
or email nwaldbillig@ci.osseo.mn.us**



**City Hall
will be closed
Friday, November 11,
to honor
Veterans Day**