

**OSSEO ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
December 14, 2015**

1. ROLL CALL

President Todd Woods called the regular meeting of the Osseo Economic Development Authority to order at 6:00 p.m., Monday, December 14, 2015.

Members present: Harold E. Johnson, Duane Poppe, Mark Schulz, Daniel Spanier, Larry Stelmach, Todd Woods, and Anne Zelenak.

Members absent: None.

Staff present: Executive Director Riley Grams and City Attorney Mary Tietjen.

Others present\_\_\_\_\_?.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES – NOVEMBER 9, 2015

**A motion was made by Stelmach, seconded by Johnson, to approve the minutes of November 9, 2015, as presented. The motion carried 7-0.**

4. MATTERS FROM THE FLOOR – None.

5. PUBLIC HEARINGS – None.

6. ACCOUNTS PAYABLE

Executive Director Riley Grams presented the EDA Accounts Payable listing.

**A motion was made by Johnson, seconded by Stelmach, to approve the Accounts Payable. The motion carried 7-0.**

7. OLD BUSINESS – None

8. NEW BUSINESS

A. DISCUSS EDA GOALS FOR 2016

Grams stated the Osseo EDA has sold almost all of its owned parcels within the City for development purposes (with the exception of the EDA owned parking lot at 108 1st Avenue NW). He reviewed a list of potential projects, sites, or development opportunities that were provided to staff by EDA members. Grams requested the members consider setting several goals for 2016.

Schulz supported all of the items listed within a working document for the EDA. He did not want the group to only focus on two or three items. He suggested that several items be a top focus for the EDA, while the others remained within the EDA's sight.

Woods agreed all of the items were good and did not want to see any of them dropped. He was in favor of the EDA members rating the list in order to find a direction to proceed. Grams recognized that all items on the list were important. He suggested the EDA members rank the list in a short-term, medium-term, and long-term manner.

Woods feared this would not address the feasibility or success of each item. He wanted to see the feasibility of each item considered.

Schulz provided comment on the discussions surrounding St. Paul's Lutheran Church property and noted this was a hot topic for the congregation. He did not believe the church was seeking a project at this time.

Stelmach believed the developer of the Welk retail project would be coming before the City in the near future.

Johnson was interested in discussing each item on the list and noting what actions would be required from the EDA for each project.

Grams discussed each item on the compiled list in further detail with the EDA.

Stelmach commented on how the community was impacted by the loss of access from Highway 169. He was in favor of the EDA focusing on the importance of the additional access being proposed by the City of Brooklyn Park.

Johnson did not believe the EDA would be able to afford the Osseo Church of the Nazarene property but wanted to keep this in consideration. He understood that the church wanted to sell its current parcel for a high enough price (\$1.5 million) to allow the congregation to build a new church without any debt. Grams believed this parcel would be ideal for a TIF project.

Woods was in favor of the EDA discussing each project with a developer to see which were worth pursuing or not.

Schulz was pleased the EDA has drafted a working list of projects, sites, and development opportunities in Osseo. He was in favor of the EDA members contacting each of the property owners to discuss each site's future.

Johnson provided comment on his discussions with Teresa Umland from Celtic Crossing and Joe Rausch from the Crystal Welding parcel.

Stelmach indicated the Crystal Welding parcel would have a 25 year payback if the parcel sold for \$65,000.

Johnson indicated the bank wanted to get out from under the Osseo Sports building on Central Avenue. He believed this property should be placed at the top of the EDA's list of priorities.

Schulz explained the sale price of this property may have to be reconsidered if the bank wants to sell this property.

Stelmach discussed how County Road 81 would be impacted if light rail were to locate along this roadway.

Johnson believed there were houses within the City in need of redevelopment help. He then discussed the EDA owned parking lot. He believed the EDA should discuss the future of this lot.

Stelmach suggested the City consider plowing the other open lots within the CBD and not purchase them as this would keep another party paying property taxes.

Woods discussed the unique boutiques that have opened in the downtown area and stated he wanted to continue working to make Osseo a destination City. He thanked the EDA members for providing comments this evening and requested each member prioritize the list and report back to staff with their lists.

**B. DISCUSS FY2016 EDA BUDGET**

Grams explained staff would like the EDA to consider the 2016 EDA budget. Since the EDA has sold off the majority of its parcels in Osseo, both the expenses and revenues should go down for 2016. He anticipated the EDA would approve a 2016 budget at its first meeting in 2016. Staff reviewed the budget further with the Commission and requested feedback.

Johnson believed the proposed fee reimbursement to the City was excessive.

Stelmach thanked the present and prior EDA members for their vision in developing downtown area. He was pleased with the level of redevelopment taking place in the City.

Woods requested the EDA members submit their potential budget for 2016 to staff prior to the first meeting in January.

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

Grams stated the City received another award from the Sensible Land Use Coalition for the City's suburban downtown character and preservation. He thanked past and present City Councilmembers for creating a great downtown area.

Stelmach appreciated all of the volunteers who assisted with the recent Minidazzle celebration.

Woods congratulated the Osseo Senior High School Football Team for its win at State.

**10. ADJOURNMENT**

**A motion was made by Johnson, seconded by Stelmach, to adjourn at 6:55 p.m. The motion carried 7-0.**

Respectfully submitted,

Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*