

**Osakis Economic Development Authority**  
**Meeting Minutes – February 28<sup>th</sup>, 2022 4:00 PM**

**Roll Call:**

**Present:** John Peterka, Bonnie Schultz, Dave Zerr, Dan Wessel, Justin Dahlheimer, Tonya Danielson, Randy Anderson

**Absent:** Ryan Peterson

**Others Present:** Angela Jacobson

Meeting called to order by John Peterka at 4:00 p.m.

Motion by Zerr, seconded by Anderson, to approve the agenda as presented with the addition Shane Bay. Motion Carries Absent: Peterson

Motion by Zerr, seconded by Wessel, to approve the general consent items, bills, treasurer's report and minutes. Motion Carries Absent: Peterson

**Mick Miller:** Miller was in attendance via zoom to present a plan to purchase the 5.9 acres in the Industrial Park:

- Owns storage units across the country called My Storage.
- Build smaller units to rent and larger units for Build to Suit for shop condos and/or businesses.
- Building storage bins in Jamestown, ND and Bismarck, ND also has unit for rent.
- May also start building here in Minnesota and the 5.9 acres may be a good fit to use as a second building site – close to Fargo and the Twin Cities.
- The plan in Osakis is to have smaller shop condos with about 21% impervious surface. If started, would be up and running in about one year.

Miller stated he would like to get a contract for a Purchase Agreement to get started. Rezoning to Industrial is a contingency.

Zerr asked about how the property will be kept up.

Miller said that all properties are kept up – maintained and mowed.

Motion by Zerr, seconded by Anderson, to approve a Purchase Agreement with Mick Miller contingent on the attorney review and comments for final review and approval of rezoning. Motion Carries Absent: Peterson

**Carlene Dean:** EDA reviewed an application for a garage tear down and windows for the dwelling at 301 Oak Street West.

Tear down with no rebuild is not part of the plan. Recommend to get bids for remodeling the garage.

Motion by Dahlheimer, seconded by Wessel, to approve eligible costs and recommend to get bids for exterior garage remodel as part of the grant. Motion Carries Absent: Peterson

**Vicki Hinrichs:** EDA reviewed an application for siding and new doors for the dwelling at 606 1<sup>st</sup> Avenue West. The application meets income guidelines and project amounts.

Motion by Dalheimer, seconded by Anderson, to approve housing grant funds in the amount of \$10,000 for Vicki Hinrichs for new siding and doors at 606 1<sup>st</sup> Avenue West. Motion Carries Absent: Peterson

**Dustin and Courtney Mahutaga:** EDA reviewed an application for windows, siding, roof and new doors for the dwelling at 607 Oak Street West. The application meets income guidelines and project amounts and will be doing the labor themselves.

Motion by Dahlheimer, seconded by Danielson, to approve housing grant funds in the amount of \$10,000 for Dustin and Courtney Mahutaga for new windows, siding, roof and doors at 607 Oak Street West. Motion Carries Absent: Peterson

**Funds for Housing Projects:** EDA discussed the money used from 2021 and need to allocate new funds to the Housing Grant fund.

Motion by Dahlheimer, seconded by Zerr, to allocate \$75,000 to the Housing Grant fund. Motion Carries Absent: Peterson

**Industrial Park Lot:** Shane Bay would like to purchase Lot 5 Block 1 and relocate his business (A to Z Repairs) from Alexandria to Osakis.

Motion by Dahlheimer, seconded by Anderson, to approve to prepare a Purchase Agreement with Shane Bay and have the attorney review the language recommendation for the final agreement for the sale. Motion Carries Absent: Peterson

**Hotel/Motel:** Working on the virtual pieces for the study.

**Old NAPA Building:** EDA discussed if this building is for sale.

**Habitat for Humanity:** They need available land to build a house. Kelly Mineratha informed the EDA they had someone apply for a mortgage with Habitat for Humanity and want to build in Osakis.

EDA received a list of vacant properties and open lots in Osakis to review and look at cleanup for additional single family housing.

Meeting adjourned at 5:12 p.m.

Next meeting – March 28<sup>th</sup>, 2022

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Angela A. Jacobson – City Clerk/ Treasurer