

Osakis Economic Development Authority
Meeting Minutes – April 25th, 2022 4:00 PM

Roll Call:

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

Absent: Ryan Peterson

Others Present: Angela Jacobson, Ryan Smith, Kelli Minnerath

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 of Housing Grant for Dave Bohm and Serger Property. Motion Carries Absent: Peterson

Motion by Zerr, seconded by Dahlheimer, to approve the general consent items, bills, treasurer's report and March 28, 2022 meeting minutes. Motion Carries Absent: Peterson

Habitat Housing: Kelli Minnerath was in attendance and gave information regarding the Habitat for Humanity Housing Program:

- Looking for a lot in Osakis. If they have a family that wants to move here.
- Income is 30% to 80%. An example of local income for a family of 4 is \$70,000.
- They need to make consistent payments.
- 0% mortgage with Habitat for Humanity.
- 1% interest rate with USDA.
- Must live in the county for 12 months before applying.
- Average costs for 4 bedroom 2 baths or 3 bedroom 1 bath is \$215,000. 3 bedroom 2 baths is \$230,000.
- Can purchase the land with no down payment required.

EDA asked what the next steps would be. Minnerath will get info for the EDA housing program and find a lot to use in the community, EDA and Habitat for Humanity can do so some combined advertising to get a family in town.

Ryan Smith: Discussion was held regarding the 21 acres and the easement of 1.3 acres from Kenneth Marthaler.

Smith would like the city to share in the development costs however it would work.

Help the city recoup the costs of funding or give the city 3 lots for the cost of the funding the expansion.

Smith stated he has an offer on 11.72 acres of his land right now. This property has a Purchase Agreement on the table right now.

Smith presented an aerial map with the easement and plat options:

- Road costs for 1,500 ft with all new materials is approximately \$125,000.
- Barrow and use on site materials is approximately \$30,000.

- Plat costs - \$6,000 to \$10,000.
- Finishing costs - \$15,000.

The EDA Board thanked Smith for coming to the meeting.

Motion by Dahlheimer, seconded by Zerr, to approve to offer the amount per acre we sold the 21 acres for and put in a Purchase Agreement to Smith for the back 11 acres contingent on allowing infrastructure to the lots as part of the Purchase Agreement. Motion Carries Absent: Peterson

Mick Miller: EDA discussed a condition of purchasing the 5.9 acres in the Industrial Park. Miller does not want to go through a Conditional Use Permit process.

Motion by Dahlheimer, seconded by Wessel, to approve that Miller can apply for a Conditional Use Permit on behalf of the EDA and if the CUP is not approved, then Miller does not need to buy the property. Motion Carries Absent: Peterson

Housing Grant: EDA reviewed an application from Dave & Wendy Bohm for housing improvements for their property at 603 Pike Street West.

Motion by Zerr, seconded by Dahlheimer to approve the Housing Grant in the amount of \$8,442.50 for Dave & Wendy Bohm at 603 Pike Street West. Motion Carries Absent: Peterson

Serger Property: Sergers want their belongings moved to storage. They are thinking about selling but have not made a commitment and know they need to do something.

Hotel: EDA received a draft copy of the report. Peterson and Dahlheimer will release information to interested companies. Investor opportunities will need to be promoted also.

Shane Bay: Bay has no issues with the Purchase Agreement. Bay is just going through the legal process to close.

Vacant Property: Jacobson stated we should look at other vacant property to build. Waiting for the Serger property may take too long and the EDA does not have anything else in the works. Jacobson suggested the 8th Avenue East lot.

Motion by Dahlheimer, seconded by Zerr, to adjourn the meeting at 6:00 p.m. Motion Carries Absent: Peterson

Next meeting – May 23rd, 2022

Angela A. Jacobson – City Clerk/ Treasurer