

**Osakis Economic Development Authority**  
**Meeting Minutes – June 26th, 2023 – 4:00 PM**  
**City Hall – 14 Nokomis Street East**

**Roll Call –**

**Present:** Bonnie Schultz, Dave Zerr, Dan Wessel, Ryan Peterson, Randy Anderson, Justin Dahlheimer, Stephanie Finnegan, Tonya Danielson

**Others Present:** Lynnette Swenstad, James Wildman, Mark Malingen

Meeting called to order by Dave Zerr at 4:00 p.m.

Motion by Peterson, seconded by Finnegan, to approve the agenda as presented with the additions of housing grant application for Allan & Hayley Stoll and Rodger & Karen Larson, EDA sign, 704 Oak Street West property. Motion Carries

Motion by Anderson, seconded by Peterson, to approve the general consent items, bills, treasurer's report, and May 22, 2023 meeting minutes. Motion Carries

**Grocery Store:** Discussion was held regarding funding for James Wildman to open a meat market/grocery store.

Mark Malingen from FNB Osakis was in attendance and commented about the SPF funding. Wildman would need equity and is looking for \$30,000 in grant money.

Zerr – EDA is requesting a business plan and asked Malingen if Wildman's plan is doable. Malingen said yes.

Zerr asked the members how they were going to replenish the EDA funds if \$30,000 is given out.

Peterson asked about terms for a grant. It was mentioned that some are a five to seven year forgivable loan.

EDA discussed the gambling funds. Letters had been sent to the gambling organizations in the area but have had no response.

Malingen stated the he has to check with the SPF and see if their terms accept a forgivable loan.

Wildman was asked about the time line to have the store open. Wildman commented that after he gets the green light it will take about one month to get the store open.

It was mentioned that Wildman can do a combination of West Central funds and EDA money.

Motion by Dahlheimer, seconded by Danielson, to approve a five year forgivable loan for James Wildman to open a meat market/grocery store in the amount of \$15,000 from EDA and \$15,000 from West Central. Motion Carries

**Gambling Funds:** Zerr asked Wessel about the Liquor Store gambling funds.

Wessel mentioned that there have been some issues between the Liquor Store manager and Osakis Lake association.

Dahlheimer stated that \$62,000 was for rent in 2021 at the Liquor Store.

Danielson commented that Osakis Lake Association gives 100% back to the community.

Zerr asked how the EDA can get some of those funds into the EDA budget.

Anderson asked if a percentage would be better to request from the gambling organizations. Discussed creating a policy – the EDA members thought 10% would be reasonable.

Finnegan and Wessel both verified that Nelson Community Association keeps funds local also.

Zerr will work with the city council for EDA funding.

**Housing Grant:** Housing grant application was reviewed for Rodger and Karen Larson for window replacement for 210 Lake Street East. Total for the project is \$13,456.76.

Motion by Dahlheimer, seconded by Peterson, to approve a housing grant in the amount of \$6,728.38 for window replacement for Rodger and Karen Larson at 210 Lake Street East. Motion Carries

Housing grant application was reviewed for Allan and Hayley Stoll for a new dwelling on the property located at 502 6<sup>th</sup> Avenue West. The lot is currently owned by Dirk Hagedon and Stolls would be purchasing the property to construct a new home estimated at \$294,000.

Motion by Anderson, seconded by Danielson, to approve a housing grant in the amount of \$25,000 for Allan & Hayley Stoll for the property at 502 6<sup>th</sup> Avenue West. Motion Carries

**Industrial Park Sign:**

Motion by Peterson, seconded by Anderson, to remove the damaged Industrial Park sign on Rush Street. Motion Carries

**704 Oak Street West:** Amanda Steinbeisser had called city hall looking for a residential lot to build and asked about this lot.

EDA discussed that they want to go ahead with splitting the lot and put in the water and sewer lines. They discussed giving Steinbeissers first choice on what lot they would want to buy and the second lot would be offered to Habitat for Humanity for housing.

Motion by Dahlheimer, seconded by Danielson, to approve to go ahead with splitting the lot at 704 Oak Street West with the EDA paying for the cost of the survey, transfer costs, and installation of water and sewer lines. Motion Carries

**Communities Action Information:**

Anderson had seen information from Communities Action for affordable housing and noticed that Osakis was not listed.

Dahlheimer commented that it is a hard program for housing:

- Land trust – can never tap the equity to get a home loan without a down payment.

- Income levels for this are very low.
- Challenging for people to build a home with this program.

EDA would like a representative to come to the September EDA meeting to get more information.

**VFW:** No funds received.

**Rollie Walsh:**

No new information.

**Hotel/Motel:** More investors are needed – No update

**Habitat for Humanity:**

EDA discussed a workday for the Habitat for Humanity dwelling on Queen Street West. This would be for EDA, Council, Planning & Zoning members.

Danielson will contact Habitat for Humanity to find out more information and a date.

**Other Information:** Wessel informed the EDA about the sign on the west side of town (Kirkoff's property) waiting for Xcel to remove the power and then the sign can be fixed.

Motion by Anderson, seconded by Danielson, to adjourn the meeting at 5:20 p.m. Motion Carries

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Lynnette Swenstad – Deputy City Clerk