

Osakis Economic Development Authority
Meeting Minutes – December 16, 2024 – 5:30 PM
City Hall – 14 Nokomis Street East

Present: Brian Ferris, Randy Anderson, Justin Dahlheimer, Tonya Danielson, Ryan Peterson, Laura Backes, Dan Wessel (arrived at 5:35 p.m.)(left at 5:55 p.m.)

Others Present: Angela Jacobson, Dirk Hagedon, Nicole Hagedon, Judy Dvorsak, Chub Hensley, Paul Sandy (via zoom)

Meeting called to order by Randy Anderson at 5:30 p.m.

Motion by Backes, seconded by Thornbloom, to approve the agenda as presented with the addition of MCPP, 2025 Board Members and SRWD letter. All Ayes Absent: Wessel

Motion by Dahlheimer, seconded by Backes, to approve the general consent items, bills, treasurer's report, and amend the November 25, 2024 meeting minutes. All Ayes

Engfer Land: Paul Sandy (WSB) via zoom – reviewed the summary of feasibility, development of parcel with infrastructure:

- The sewer line that is in King Street has an 8-inch gravity line which is close to Engfer property and Lift Station #4.
- The water main is 6-inch PVC in King Street. Need to look into 6th Avenue North to loop water.
- Storm Sewer – in ponds on King Street in 2002. Assumption that it can accommodate land.
- Survey of 2001 – development of land and lots. Review city code for minimum area of parcel. Also look at standard street and lots. 36-inch driving lane with parking on both sides. Drive over curb.
- Lift station pumps upgraded to handle property.
- MPCA permit – storm water ponds need to be in place.

Environmental review needed – Need DNR permit, Floodplain permit, Natural Heritage info list permit, MN Dept of Health water ext., Indian affairs council review, MPCA permit, 401 water quality, Douglas County Soil & Water, Shoreland Ordinance, Army Corp of Engineers wetland and EAW.

Construction cost of \$1,850,000, contingency of 20% as of this time - \$460,000 totals \$2,300,000. Cost of engineering \$400,000 for a grand total of \$2,700,000.

75 ft wide lots – minimum of \$10,000 sq ft lot size. 31 lots total.

Price per lot - \$99,000 highest. \$50,000 a lot is feasibility in other communities.

Trying to squeeze lots in but need to meet the 10,000 sq ft requirement is tough with the layout of the land.

Costs are high - \$70,000 to \$75,000 – most times the development is by a developer not a city.

Brainerd EDA – layouts completed. Underutilized land gives developers options.

Discuss brochures for people that have interest and shows concept plan of the properties.

Properties: 8th Avenue West lot will be for sale to build on. Advertise selling of the lot will be in the paper, on the city website and Facebook. For the next meeting on January 27th, 2025, have a Purchase Agreement.

No update on Basil Rudnik's property.

Mariana: Council discussion in January.

Industrial Park: Project finalized & DEED grants.

Sauk River Watershed: Discussed the watershed assessment letter for property owned by the EDA.

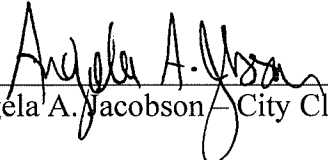
MCPP: City qualifies for 2025 application – we meet the \$100,000 loan amount for 2024.

Motion by Backes, seconded by Peterson, to apply for the MCPP program for 2025. All Ayes Abstain: Wessel

EDA Council: Jacobson mentioned in January will be the Mayor appointments: Anderson and Backes – EDA, Dvorsak will fill the Mayor roll and can only have one council member. Anderson would take over the council roll and then we would need someone to fill Industrial Park Rep. – suggested to ask David Schroers or Wiener brothers.

Motion to adjourn the meeting at 6:52 p.m. All Ayes

Next meeting: January 27, 2025



Angela A. Jacobson – City Clerk/ Treasurer