

**Osakis Economic Development Authority**  
**Meeting Minutes – March 24, 2025 – 4:00 PM**  
**City Hall – 14 Nokomis Street East**

**Present:** Randy Anderson, Judy Dvorsak, Tonya Danielson, David Schroers, Justin Dahlheimer, Brian Ferris, Joachim Wiener

**Absent:** Ryan Peterson

**Others Present:** Lynnette Swenstad, Dirk Hagedon, Nicole Hagedon

Meeting called to order by Randy Anderson at 4:04 p.m.

**Oath of Office:** Joachim Wiener read and signed the Oath of Office.

Motion by Danielson, seconded by Wiener, to approve the agenda as presented with the addition of Lodging Tax. All Ayes Absent: Peterson

Motion by Dahlheimer, seconded by Ferris, to approve the general consent items, bills, treasurer's report, and February, 2025 meeting minutes. All Ayes Absent: Peterson

Members would like to have the minutes and treasures report emailed to them the Friday before their meeting.

**Public Hearing - 8<sup>th</sup> Avenue Park Lot:** Anderson reviewed the EDA Sale of Real Property information:

- Discussion of lot amounts must be in closed meetings.
- Some clauses to the purchase agreement must be made –
  - Required under state statue to have a public meeting when purchasing properties and offer properties for sale.
  - Improvements must begin within one year of closing.
  - Prohibit buyer from transferring the title to the property within one year after closing without the EDA's consent.
  - PA must include the buyer provide plans for development.

Motion by Dahlheimer, seconded by Schroers, to suspend the regular meeting and open the public hearing at 4:16 p.m. All Ayes Absent: Peterson

Anderson commented there will be an addendum to the Purchase Agreement for the 8<sup>th</sup> Avenue lot.

Hagedon – they will start building within the year.

No other public comments.

Motion by Dahlheimer, seconded by Danielson, to close the public hearing and reopen the regular meeting at 4:18 p.m. All Ayes Absent: Peterson

Public hearing will be scheduled for April 28, 2025. City attorney will make changes to the Purchase Agreement.

**“Yes to Homes” Bill from Mary Franson:** The bill has relaxed restrictions on lot sizes and etc.

Dahlheimer commented – ran into problems with parking restrictions. Creates more density in areas where there may not be enough parking. Also commented that the shoreland district is a concern.

Planning & Zoning should review this information.

**Grant for Housing Project:** Information from Thrive – provide a grant support service for housing infrastructure grant program.

Breanne Rothstein’s proposal is at an hourly rate of \$200 per hour, not to exceed \$5,000.

It was mentioned that this is a typical cost of a grant.

Motion by Dahlheimer, seconded by Schroers, to approve grant services from Thrive and not to exceed \$5,000 for the City of Osakis. All Ayes Absent: Peterson

Danielson mentioned that Stearns Electric has grant money. Stated that Connie Spanswick is on the board and she will talk to her.

Some grants have certain criteria and can only be used in certain areas.

**Hendricks Addition:** Discussed if the Home Owners Association would be open to single family dwellings.

Danielson asked if people are looking for twin homes.

D. Hagedon – have two sets, Alex ones are sitting. People prefer stand-alone homes.

Dahlheimer – city can see if the association can be dissolved if the city bought it. The biggest issue will be the road.

**Engfer Land:** Paul Sandy was going to get some plans. No new information at this time.

Dahlheimer – start the development at the corner two lots.

N. Hagedon – land owners are up for selling. But not stubs for water and sewer to these lots.

Other concern is that this location was a city dump. D. Hagedon said they have done soil borings and there may be some issues.

A conversation with the city crew will be needed as to where to put snow.

Danielson likes the idea of Hendricks property. Schroers said it sounds like it is something we can get done.

Anderson – part of the negotiations could include the cost of the road.

Schroers suggested looking at the properties as a group. Danielson will add this to the agenda.

**Waldvogel Land:** Anderson mentioned that Jacobson looked into the wetlands. Schroers said it doesn't allow for any mitigation.

**Jim & Steve Kral Land:** Danielson will follow up with Jim Kral – tell him the EDA is still discussing it.

Dahlheimer – Todd County has more funding and will email the information.

**Walsh Land:** Dvorsak called Rollie Walsh but he hasn't gotten back to her.

**Gambling Funds Meeting:** Dvorsak – need the list that Peterson put together to review at the April EDA meeting. Have the Gambling Funds meeting at the May Council meeting.

Anderson – trying to come up with ways to give us up front so we can help with gap financing. The gambling organizations want a more specific list.

**Closed Meeting:** Anderson read the outline for the closed portion of the regular EDA meeting:

Present: Randy Anderson, Judy Dvorsak, Tonya Danielson, David Schroers, Justin Dahlheimer, Brian Ferris, Joachim Wiener, Lynnette Swenstad

For this agenda item, the meeting will be closed to the public pursuant to Minnesota Statutes, section 13D.05, subdivision 3 (c). The property to be discussed in closed session is real property as Hendricks Addition Common Area, in the City of Osakis, consisting of 8.87 acres, Douglas County Tax Parcel Number 93-0639-636.

Motion by Dahlheimer, seconded by Danielson, to close the regular meeting and open the closed session.  
All Ayes Absent: Peterson

Anderson announced the time is 5:14 p.m.

EDA discussion.

Motion by Danielson, seconded by Wiener, to close the closed session and reopen the regular meeting at 5:34 p.m.. All Ayes Absent: Peterson

**Lodging Tax:** Review Lodging Tax at the April meeting.

Motion by Anderson, seconded by Danielson, to adjourn the meeting at 5:41 p.m. All Ayes

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Lynnette Swenstad – Deputy City Clerk