

**ECONOMIC DEVELOPMENT AUTHORITY MEETING
MONDAY, FEBRUARY 10, 2025
6:00 PM
OTSEGO PRAIRIE CENTER**

Call to Order:

President Stockamp called the EDA meeting to order at 6:00 PM.

1. Roll Call:

President Jessica Stockamp and Commissioners: Ryan Dunlap, Tina Goede, Michelle Lund, and Corey Tanner. Executive Director Adam Flaherty; City Planner Daniel Licht, and Secretary Audra Etzel.

2. Consider approval of Minutes:

2.1 December 9, 2024 EDA Minutes.

Commissioner Dunlap motioned to approve the December 9, 2024 EDA minutes, seconded by Commissioner Goede. All in favor. Motion carried 5-0.

3. Bills and Communications.

3.1 Verbal Update on Lease Revenue Bond Proceeds.

Executive Director Flaherty said the lease revenue bonds were closed on December 30th and deposited at US Bank. As of the end of January the construction fund balance is \$17,840,935 and the and the bond fund is \$815,085; two draws have been made on the construction fund for the cost of issuance and the other to reimburse expenses prior to the bond's issuance.

4. New Business:

4.1 Officers:

A. Presentation by Executive Director

B. Consider Election of Officers

Commissioner Tanner nominated Jessica Stockamp as President of the City of Otsego Economic Development Authority, seconded by Commissioner Dunlap. All in favor. Motion carried 5-0.

Commissioner Tanner nominated Tina Goede as Vice President of the City of Otsego Economic Development Authority, seconded by Commissioner Lund. All in favor. Motion carried 5-0.

Commissioner Tanner nominated Ryan Dunlap as Treasurer of the City of Otsego Economic Development Authority, seconded by Commissioner Lund. All in favor. Motion carried 5-0.

Commissioner Tanner nominated Michelle Lund as Assistant Treasurer of the City of Otsego Economic Development Authority, seconded by Commissioner Goede. All in favor. Motion carried 5-0.

Commissioner Lund nominated Audra Etzel as Secretary of the City of Otsego Economic Development Authority, seconded by Commissioner Dunlap. All in favor. Motion carried 5-0.

4.2 Official Newspaper.

A. Presentation by Executive Director

B. Consider Resolution 2025-01 Designating an Official Newspaper.

Commissioner Dunlap motioned to adopt Resolution 2025-01 Designating an Official Newspaper, seconded by Commissioner Goede. All in favor. Motion carried 5-0.

4.3 Official Depository.

A. Presentation by Executive Director.

B. Consider Resolution 2025-02 Designating an Official Depository

Commissioner Dunlap motioned to adopt Resolution 2025-02 Designating Depositories, seconded by Commissioner Tanner. All in favor. Motion carried 5-0.

5. Old Business:

No Old Business.

6. Reports:

6.1 Annual Meeting Report.

A. Presented by Executive Director.

Executive Director Flaherty reviewed the packet material.

Commissioner Lund asked when the Statewide Affordable Housing Aid needs to be spent. Flaherty said there is a timeline of four years after the aid was received. President Stockamp asked if Wright County hired a staff to manage the funds. Flaherty does not feel the staff member will be dedicated solely to overseeing the funds; this position would possibly start in the fall of 2025. Flaherty noted some cities have elected to oversee their own funds. Commissioner Dunlap asked about the criteria for the cities to receive the aid funds. Flaherty said there were two different programs set up by the Legislature, and Otsego falls under Statewide Affordable Housing Aid Program. Flaherty said cities over 10,000 in population received aid directly under this program. Commissioner Dunlap asked if the funds will be provided annually. Flaherty said there is a sunset and does not believe the funds will continue in perpetuity.

Flaherty said the other EDA funds that are unassigned with no restriction, have a balance of \$283,932 and are available for the revolving loan program. Commissioner Lund asked how the funding can be used. Flaherty said these funds are used in accordance with the Economic Development Loan Policy. Commissioner Tanner asked how other cities use funds. City Planner Licht said some cities are more aggressive using the funds.

Commissioner Dunlap asked how the funds are generated. Flaherty said most of the funds are generated through the Conduit Bond Policy, where the City receives a fee from the issuer. Commissioner Dunlap inquired about the restrictions. Flaherty said \$283,932 is unrestricted.

Commissioner Lund asked if anyone has applied for the funding recently. City Planner Licht said there have been some inquiries for industrial uses.

Flaherty said the Economic Development Loan Policy was last updated in 2018, and staff is looking for direction on whether to update. President Stockamp noted the priorities have shifted as needs have been met or other projected become needed. The Commission agreed to review the updates at a future meeting.

Commissioner Tanner asked about TIF Districts. Flaherty said each of TIF districts serves a different purpose and are outlined in the packet materials.

Flaherty provided an update on the tax abatements within the City.

Flaherty said the City owns three lots that have been listed with a broker since 2019. City Planner Licht explained the deed restrictions and uses on each of the parcels. Commissioner Lund asked about the marketing of the parcels. City Planner Licht said the broker has brought inquiries and when not a good match for these locations, other parcels have been recommended.

Commissioner Dunlap asked about the city owned property at 85th and Park, and if the City would sell the land. Flaherty said the City purchased for public safety, stating this property was included in the 2018 fire study. City Planner Licht said the land can be a substation or be used for three single family houses; the 2018 fire study proposed the site as a substation. Flaherty said the properties are tax exempt and there is no cost to the City at this time; there have been purchase offers that have not aligned with the City’s comprehensive plan.

7. Adjourn.

Commissioner Tanner motioned to adjourn at 6:54 PM, seconded by Commissioner Goede. All in favor. Motion carried 5-0.

Minutes prepared by Audra Etzel, Secretary.

City of Otsego:

Jessica Stockamp, President

ATTEST: _____
Audra Etzel, Secretary