



AGENDA

Economic Development Commission

SPECIAL MEETING
January 5, 2022
5:15 PM
City Council Chambers

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- a. September 1, 2021

5. ECONOMIC DEVELOPMENT COMMISSION REVIEW

a. **OLD BUSINESS**

- i. None

b. **NEW BUSINESS**

- i. Council Liaison Update(s)*
- ii. What is the best role that a city's economic development commission can play to promote and support high quality development*. Guest Speakers

6. OTHER

- a. Commissioner Updates*
- b. Community Development Department Update*

7. ADJOURNMENT

*Items marked with an asterisk have no accompanying materials

The next regular Economic Development Commission meeting will be held February 2, 2022

**REGULAR MEETING
ECONOMIC DEVELOPMENT COMMISSION
CITY OF OAKDALE
SEPTEMBER 1, 2021**

CALL TO ORDER

A regular meeting of the Economic Development Commission of the City of Oakdale was held on Wednesday, September 1, 2021 at the Oakdale City Hall, Oakdale, Minnesota. Chair Burns called the meeting to order at 5:15p.m.

CALL OF ROLL

On a call of roll, the following were present.

Vice Chair: Bill Burns

Commissioners: Erin Voca
Lynn Stafford
Gary Severson
Frank Orsello
Bob Stiglich
Stacie Penn
Jeff Bates
Holly Koep
Dave Halper
Gary Livingston
Bob Boullianne

Also Present: Linnea Graffunder-Bartels, Senior Community Development Specialist

Absent: Susan Olson, City Council Liaison

Quorum Present: YES NO

PLEDGE OF ALLEGIANCE

INTRODUCTION OF NEW COMMISSIONERS

Commissioner Jeff Bates and Commissioner Bob Boullianne were welcomed.

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER ORSELLO, SECONDED BY COMMISSIONER STIGLICH, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF AUGUST 4, 2021.

Ayes 9 Abstain 2 (Commissioners Livingston and Stafford)

Nays 0 Motion Carried

OLD BUSINESS

None

NEW BUSINESS

Council Liaison Update

Council Member Olson was not in attendance but asked the EDC to email her with questions.

Retail Trade Analysis Presentation

Presentation by Ms. Graffunder-Bartels regarding the updated 2019 Retail Trade Market Analysis from the UMN Extension Office. Data is from the MN Department of Revenue and is the most recent analysis of local trade.

Ms. Graffunder-Bartels reported on the following:

- Goals and Strategies
- Total Gross and Taxable Sales
- Trade Analysis by Category

Highlights included:

- Oakdale has a strong pull factor (1.29%)
- Sales increased 7.8%
- Top retailers are electronics, building materials, general merchandise and eating/drinking establishments
- Ranks 2nd behind Maplewood Mall in four surrounding cities
- Oakdale retail makes up 9% of firm in Washington County but accounts for 15% of county sales.

This study helps understand retail strengths, where dollars are leaving the city, what retail works best in Oakdale and considers implications of the Local Option Sales Tax.

In response to Commissioner Halper's question regarding what the city could do to promote areas where they feel a specific business would do well, Ms. Graffunder-Bartels replied the city would need to work with land owners/developers to encourage site selection by providing adequate public services as well as land use and road infrastructure that will support retail development.

Chair Burns mentioned the Oakdale Market location stating it is a great area for a nice restaurant and asked if Commissioners had names of potential restaurant/businesses to email him or Commissioner Halper. EDC would then reach out to businesses and notify staff that contact has been made thus eliminating the wait for a business to drive by to notice site. Stated Panera would do well there.

Ms. Graffunder-Bartels noted the city is in frequent contact with a broker for that site and pursuing many options. It is a retail planned unit development (PUD) which would include shops, restaurants and possibly a hotel. Currently, the real issue with site is demand. Once more development occurs it should support more retail.

Commissioner Livingston commented that companies look closely at market research based on demographics and believes many large companies are interested but are waiting for more development around site.

Commissioner Koep mentioned that franchises need to meet criteria for locations.

Commissioner Severson requested another look at county percentages in surrounding cities because Maplewood Mall is in Ramsey County, not Washington.

In response to Commissioner Penn's question if report includes online purchases, Ms. Graffunder-Bartels replied yes, if sales tax is collected by a brick and mortar store. There is a separate category of non-store retailers which include businesses strictly online.

Commissioner Orsello mentioned that Maplewood Mall is currently struggling to fill vacancies. Ms. Graffunder-Bartels noted the report includes area surrounding the mall but agrees the area has struggles.

Commissioner Stafford commented how surprising Woodbury's statistics are due to the diverse availability of retail shops. Ms. Graffunder-Bartels replied that previous reports have shown Oakdale has had more strength per capita than Woodbury.

Commissioner Orsello foresees big changes once HOM Furniture opens in Oakdale.

COMMISSIONER UPDATES

Commissioner Bates asked for thoughts on an Oakdale sponsored 5k to generate revenue. Chair Burns replied that most races are sponsored by non-profit groups.

Commissioner Boullianne asked how EDC can help spread the word regarding options for struggling businesses such as PPE, loans etc. Many smaller businesses might not have the time or resources to research options and there is still money to be distributed. Chair Burns suggested all business owners help keep people informed.

Commissioner Koep mentioned the OACC meets the first Thursday of the month at Lake Elmo Inn, 11:30 am.

Commissioner Orsello stated he recently had a phone outage for six days. It was caused by flooding in the sewers that shorted out phones. Many local businesses were affected.

Commissioner Penn announced the upcoming Dueling Pianos fundraiser for Carol Matheys on October 8 at Oak Marsh Golf Course. Tickets \$30 in advance.

In response to Chair Burns' request for update on development on additional Vet Clinic, Ms. Graffunder-Bartels responded a special vet facility is being built. Urgent and emergency care will be split between the two buildings. Completion sometime next year. Chair Burns also noted there is a crosswalk on Helmo with a flashing light but many people are not slowing down for pedestrians.

In response to Chair Burns' request for update on Big Thrill Factory, Ms. Graffunder-Bartels replied Big Thrill closed but Oakdale Burrow is opening soon. They will include axe throwing

as well as other indoor entertainment similar to Big Thrill. They have two more locations in Victoria and Mall of America.

DEVELOPMENT UPDATES

HOM Furniture

Ms. Graffunder-Bartels reported that HOM is moving forward with their renovations to include Dock 86, Sleep Express and Seasonal Concepts as well as space for additional future tenants.

Willowbrook

Lennar plans to begin construction on Carriage Townhomes and Villa Townhomes this fall. Continental Properties will start construction on Springs Townhomes. Work continues on re-alignment of 40th Street North.

Miscellaneous

- Skyview Middle School has a temporary Certificate of Occupancy. Construction continues in unoccupied locations and after school hours.
- Jockey Catering is renovating the old Quiznos space.
- McDonalds renovated their dining and bathroom areas.
- Best Buy working on small interior remodel.
- Hy-Vee C-store is doing a complete interior remodel, excluding Starbucks.
- Oakdale Water Treatment Facility is ongoing.
- Church of Latter Day Saints – small interior remodel.
- Kwik Trip adding a cooler addition in rear of building.
- MN State Patrol renovating lobby and locker areas.
- Tartan High School additions to start in fall.

In response to Commissioner Orsello's request for update on Tanner's Lake property, Ms. Graffunder-Bartels replied talks are currently happening with an apartment developer and hopes to bring proposal to council in the near future.

NEXT COMMISSION MEETING

The next Economic Development Commission meeting is scheduled for November 3, 2021 at 5:15pm.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER LIVINGSTON AND SECONDED BY COMMISSIONER BATES TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING OF SEPTEMBER 1, 2021 AT 5:54 PM.

Ayes 11 Abstain 0
Nays 0 Motion Carried

Respectfully submitted,
Teresa Buhl, Recording Secretary