

**REGULAR MEETING MINUTES
OAKDALE ECONOMIC DEVELOPMENT COMMISSION
September 7, 2022**

CALL TO ORDER

A regular meeting of the Economic Development Commission (EDC) of the City of Oakdale was held on September 7, 2022 at Oakdale City Hall, Oakdale, Minnesota. The meeting was called to order by Chair Burns at 5:15 PM and announced that Holly Keop has resigned from the commission and thanked her for her time on the commission. The commissioners then continued on with the pledge of allegiance.

CALL OF ROLL

On a call of roll, the following were present:

Chairperson: Bill Burns

Commissioners: Dave Halper
Jeff Bates
Erin Voca
Frank Orsello
Stacie Penn
Robert Stiglich

Also Present: Andrew Gitzlaff, Community Development Director
Susan Olson, City Council Liaison
Jamie Scheffer, Sr. Community Development Specialist
Shannon Reidlinger, Sr. Community Development Specialist

Absent: Bob Boulianne
Gary Severson

Quorum Present: YES NO

APPROVAL OF MINUTES

A MOTION WAS MADE BY COMMISSIONER ORSELLO, SECONDED BY COMMISSIONER HALPER, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF SEPTEMBER 7, 2022.

**7 AYES.
0 NAYES.**

MOTION CARRIED

OLD BUSINESS

BUSINESS RETENTION, EXPANSION AND ATTRACTION (BRE&A) PARTNERSHIP PROGRAM UPDATE

REGULAR MEETING MINUTES

SEPTEMBER 7, 2022

Page 2

Sr. Community Development Specialist Scheffer began with the following update. The City Council approved a partnership agreement with the Oakdale Area Chamber of Commerce (OACC) and St. Paul Area Chamber of Commerce (SPACC) at their April 26th, 2022 meeting. The BRE&A Program will consist of City Officials, Staff and Chamber Staff visiting Oakdale businesses to establish and maintain relationships; offer support and share resources; understand future expansion and development needs; and evaluate how City policy is affecting operations. At the conclusion of 18 visits, a report will be presented to City Council of findings and recommendations on steps to enhance the business climate in Oakdale. Since the last EDC meeting a visit packet was put together including various business resources available to businesses in Oakdale. Scheffer stated the packet is a living document that will be updated as resources change and the EDC will be provided the most recent version as it changes, and the current packet is on the City website.

Chair Burns provided a recap with the first business visit with Platinum Bank. He said there were a lot of great questions and staff took notes. Community Development Director Gitzlaff talked about follow through and action items including follow up email with more information about DECCA program at Tartan to get youth interested in banking. The bank was interested in the Washington County Community Development Agency (CDA) programs for businesses that are potential bank clients. Burns stated that Platinum is actively involved in the community and we are lucky to have them.

Flow Fit Yoga and Fitness was the next business that was visited as part of the BRE&A program. Owners Ashley and Alex participated in the visit. They are a new business only in business for 9 months and they were very receptive to the visit. Burns mentioned that they have concerns with the landowners not being responsive to maintenance concerns such as a current crosswalk. They are excited to be in Oakdale and they are excited about coming development near their business. Gitzlaff said they also gave feedback on the struggles with starting a business and didn't know the City had resources to help. They chose Oakdale even though they are from Woodbury because Woodbury is very saturated and Oakdale is a new market area, a different pace, and new development in Oakdale and Lake Elmo is attractive to them.

Commissioner Bates asked how long the sessions lasted and the response was about an hour each.

FOLLOW UP ON ECONOMIC DATA QUESTIONS

Scheffer provided answers to questions the Commissioners had at the August EDC meeting during the City of Oakdale Community Profile presentation. In response to the question about data sources for Washington County CDA's community profile, Scheffer stated they use the Golden Shovel Agency to manage their website and part of their website fee includes data from Environmental Systems Research Institute, Inc (ESRI). In response to the question about date and/or age of the data, Scheffer stated the data was from October 13, 2021 and will be updated annually in October. In response to the question about how they get figures on people who work from home Scheffer stated that CDA staff said it isn't accurate but they are undergoing a

labor capacity study in early 2023. In response to the request for public safety information, Scheffer had sent a Police Activity Report for years 2015-2021 for the City of Oakdale via email on August 15th to the commissioners and attached that to this meeting's packet as well. Scheffer stated that similar to the data reviewed at the previous meeting, comparing to previous years in Oakdale is helpful, but it would be more helpful for marketing purposes to compare our data to peer communities near us and throughout the State. Staff is bringing a draft work plan to the November EDC meeting, which will contain suggestions for further data review and marketing opportunities that the EDC can be involved in.

NEW BUSINESS

BIKE & PEDESTRIAN PLAN PROJECT UPDATE AND WORKSHOP

Senior Community Development Specialist Shannon Reidlinger presented on the Bike and Pedestrian Plan Project and conducted a brief workshop with the EDC commissioners. Reidlinger gave background information on the project and a PowerPoint presentation. The commissioners participated in a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of bike and ped infrastructure in Oakdale.

DEVELOPMENT BUS TOUR SAVE THE DATE

Scheffer asked commissioners to save the date for a development bus tour that will occur on Tuesday October 4. Scheffer mentioned the time had been updated since packets went out and is now from 5:15 to 7:15 with a 5:45 bus boarding time. Scheffer asked for RSVPs and mentioned the invite was sent out via email today. Burns asked for a raise of hands for who can attend which Scheffer noted.

COUNCIL LIAISON UPDATE

Councilmember Olson reported on the following:

- Looking forward to the bus tour
- New County Attorney Kevin Magnuson came to the August 23 council meeting and gave his background, how he views crime and she encouraged the commissioners to check it out.
- Preliminary levy needs to be voted on by the end of September, which they are getting close.
- City website has been updated and is looking sharp.

COMMISSIONER UPDATES

- Stiglich reported that he noticed the Animal Emergency Referral Center (AERC) expansion is coming along nicely. Burns asked about signage to which Gitzlaff responded was accommodated through a variance.
- Penn reported that they kicked off school year this week and are gearing up for annual fundraiser October 7th at Oak Marsh Golf Course, Dueling Pianos.

REGULAR MEETING MINUTES

SEPTEMBER 7, 2022

Page 4

- Bates reported that he attended several National Night Out events and found them very engaging with residents.
- Burns reported that meeting with Flow Fit Yoga and the lack of crosswalks was brought up, he drove over to the development and agrees that the City should help with crosswalks and plastic signs.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATES

Gitzlaff provided updates on the following:

- HOM Furniture is bringing concept plan to Council workshop next week for a Brew-Pub buildout in their Eastern commercial pad including an outdoor component. Only concern is compatible use with outdoor live music due to townhomes being nearby.
- Norhart/Impact Apartments broke ground.
- 4Front is making progress on the 200,000 sq. ft. industrial building but are also coming to Council with a concept plan for commercial development in their front entrance area.
- Planning Commission (PC) reviewed a proposal for market rate multi-family apartments in Oakdale Marketplace near Pinz, which would be a unique mix-use area to locate apartments. PC recommended approval.
- Willowbrooke is continuing with some villas being occupied by homeowners. 40th street hopefully will open end of construction season. Roers is proposing mix of apartment buildings and townhomes with shared clubhouse, pools and amenities in eastern portion of Willowbrooke.
- AbleLight was unable to complete the Cornerstone project so they have been working with the Washington County CDA to be the developer of the project with the same concept.
- Planner McClanahan is kicking off a Small Area Plan for the Glenbrook Area which is being funded by a grant from the Washington County CDA.
- Orsello inquired about Ideal Avenue and 50th. Gitzlaff responded that it is a County project and he is unaware but believes the plan is to finish most of the construction this year.
- Halper inquired about fences by the Tanner's Lake property. Gitzlaff responded that the City owns the parcel adjacent to the condos which have a contractor approved with a temporary usage agreement to use the city parcel for storage of construction materials and trailer.
- Halper also inquired about the trail along CSAH 14 to which Gitzlaff responded is another project that is not the City's but it appears they are almost ready to start laying pavement.
- Bates inquired about the community theater proposed near Fleet Farm to which Gitzlaff responded there is no update except that Priority Courier does now own the site and in other news are still planning to build their headquarters on the parcel by 50th and Hadley intersection.

PUBLIC COMMENT

None

REGULAR MEETING MINUTES

SEPTEMBER 7, 2022

Page 5

ADJOURNMENT

Scheffer noted that there is not a regular meeting of the EDC in the month of October and the next meeting is November 2. Burns reminded the group that there will be the bus tour on October 4.

A MOTION WAS MADE BY COMMISSIONER HALPER, SECONDED BY COMMISSIONER VOCA TO ADJOURN THE REGULAR MEETING OF SEPTEMBER 7, 2022 AT 6:33 PM.

7 AYES.

0 NAYES.

MOTION CARRIED.

Respectfully submitted,
Jamie Scheffer
Senior Community Development Specialist