

**REGULAR MEETING
ECONOMIC DEVELOPMENT COMMISSION
CITY OF OAKDALE
AUGUST 7, 2019**

CALL TO ORDER

A regular meeting of the Economic Development Commission of the City of Oakdale was held on Wednesday, August 7, 2019 at the Oakdale City Hall, Oakdale, Minnesota. Chair Whillock called the meeting to order at 5:15 p.m.

CALL OF ROLL

On a call of roll, the following were present:

Chair: Steve Whillock

Commissioners: Stacie Penn
Frank Orsello
Holly Koep (5:25pm)
Dave Halper (5:25pm)
David Lewis (5:30pm)
Corey Purkat
Jodi Christensen

Absent: Christine Harriman
Bill Burns
Robert Stiglich
Gary Livingston
Scott Oechsner

Also Present: Linnea Graffunder-Bartels, Senior Community Development Specialist
Ellen Sahli, Family Housing Fund
Jones Adu-Mensah – Planning Intern

Quorum Present: YES NO Quorum Present at 5:30pm.

APPROVAL OF MINUTES

A QUORUM WAS NOT PRESENT AT THE TIME OF APPROVAL. APPROVAL WAS POSTPONED UNTIL LATER IN THE AGENDA TO ALLOW MORE TIME FOR ADDITIONAL COMMISSIONERS TO ARRIVE.

OLD BUSINESS

None

NEW BUSINESS

- a. Introductions**
- b. Presentation by Ellen Sahli, Family Housing Fund – “Housing and Economic Growth in the Twin Cities Region”**

Comments/Questions:

In response to Commissioner Purkat’s question if the job growth is “new” jobs, Ms. Sahli replied yes, it is in addition to existing jobs.

Commissioner Orsello commented that cities would need to be working with contractors/builders. Ms. Sahli stated the Builder’s Association has done their own study and builders are struggling to deliver at the \$350,000 price point due to land cost and infrastructure. The State Legislature formed a committee to look at regulatory costs. Additional strategies are off-site construction (not manufactured homes), down payment and rental gap assistance.

Commissioner Whillock believes the value of the home needs to be \$250,000-\$300,000 – below the \$350,000. Asked if government thought of having a government entity/non-profit organization build? Ms. Sahli replied that for-profit builders have many costs regardless of building (infrastructure, roads, sewer/water). Need to make “sunk” costs more affordable, build a smaller version of a large home, limited space, use public resources/surplus land. Commissioner Whillock commented that many people in larger cities live in condos and own apartments because they don’t want the maintenance.

Commissioner Purkat noted that space is limited so people go out further from the city. How do you bridge the gap between public and private sectors? Perhaps a developer who hasn’t built on all land yet is looking for an affordable way to expand.

In response to Commissioner Halper’s question what has been done at the city level to increase housing, Ms. Sahli noted some cities have allowed accessory buildings on property which allows homeowner to build a second unit for extended family or rental.

Commissioner Halper asked what the motivation for a city would be to take on this project. Ms. Sahli responded that there is a general opinion that people will drive for affordability which result in long commutes. The average worker in larger cities experience this.

Commissioner Purkat asked for clarification regarding the number of expected new jobs and household income in the graph. Ms. Sahli responded that the numbers were established from growth modeling at Met Council and the Labor Department.

Commissioner Penn asked if Oakdale looked at these options for our new development areas. Ms. Graffunder-Bartels responded that Oakdale looked at ways local government can facilitate bringing down price and provide more housing units and types, such as planning for gentle density and participating in infrastructure costs. Both areas will have apartments, townhomes, twin homes and the 3M site will have single family homes that will be quality built homes.

Commissioner Penn feels the affordability price point is too high. Many families with good jobs would not be able to afford \$350,000.

Commissioner Purkat noted that Millennials and Gen Xers might prefer not to own a home. Many are traveling while working virtually.

Chair Whillock mentioned if people need to travel too far outside a city it could affect the jobs they can find. Some jobs require you live within a radius in case there is inclement weather and other emergencies.

APPROVAL OF MINUTES - 6:15PM

A MOTION WAS MADE BY COMMISSIONER ORSELLO, SECONDED BY COMMISSIONER CHRISTENSEN TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 1, 2019.

Ayes 5 Abstain 3 (COMMISSIONERS PURKET, LEWIS AND KOEP)
Nays 0 Motion Carried

Chair Whillock introduced new commissioner David Lewis.

c. Commissioner Updates

Commissioner Penn mentioned an upcoming fundraiser for Carol Mathey's at Oak Marsh Golf Course on Friday, October 11th featuring a dueling piano show. Looking for businesses to help sponsor the event. All proceeds support emergency scholarship funds.

Commissioner Lewis works with Eagle Scouts looking for a project to complete by end of year. Ideas welcome.

Commissioner Koep noted the next OACC meeting is September 5th at Lake Elmo Inn. Looking for speaker.

Chair Whillock reported on a successful Tee it Up for the Troops / Wounded Warriors.

STAFF REPORT

a. Development Updates

Ms. Graffunder-Bartels introduced the Community Development Intern, Jones Adu-Mensah. She reported the Economic Development Authority approved a preliminary agreement with Spring Street Ventures for a 100 unit boutique style hotel with restaurant and coffee shop at the Tanners Lake site. Additional updates include Bergen Plaza Taco Bell will open in October and the developer for the 3M site is currently talking with builders.

Economic Development Commission Minutes
August 7, 2019
Page Four

NEXT COMMISSION MEETING

The next Economic Development Commission meeting is scheduled for September 4th at 5:15pm.

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER ORSELLO AND SECONDED BY COMMISSIONER PURKAT TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING OF AUGUST 7, 2019 AT 6:30PM.

ALL AYES.

Respectfully submitted,
Teresa Buhl, Customer Service Specialist