



# AGENDA

## Oakdale Economic Development Authority

*The Oakdale Economic Development Authority meeting will be held via Zoom. Zoom is an online platform that allows persons to “attend” the meeting via video or telephone.*

*Access Meeting at: <https://zoom.us/j/96529985598?pwd=ZEtnY1B0ZlRkSzZqbkdZDanQ1K3NYdz09> from a PC, Mac, tablet, iPhone, or Android device.*

*Or by phone by calling 1-312-626-6799 and entering Meeting ID: 965 2998 5598, Passcode: 165497, when prompted.*

*Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option.*

### Regular Meeting March 23, 2021 Following Regular City Council Meeting Council Chambers

1. Call to Order/Call of Roll:

Roll Call: Commissioners Ingebrigtsen, Olson, Swedberg, Zabel; President Reinke

2. Approval of Minutes: December 8, 2020

3. Business Matters

- a) Election of Officers (Recommendation: Elect a vice-president, treasurer, and secretary for 2021).
- b) Willow River Agreement Termination (Recommendation: Waive reading and adopt Resolution No. EDA 2021-XX, terminating the preliminary development agreement between the Economic Development Authority of the City of Oakdale and Willow River Properties L.P.).

4. Adjournment

**ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF OAKDALE  
December 8, 2020**

**CALL TO ORDER**

A regular meeting of the Economic Development Authority of the City of Oakdale was held on Tuesday, December 8, 2020, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota. The meeting was called to order by President Paul Reinke at 7:30 PM.

**CALL OF ROLL**

On a call of roll, the following were present:

President Paul Reinke

Commissioners:     Jake Ingebrigtsen  
                          Susan Olson  
                          Colleen Swedberg  
                          Kevin Zabel

Absent:               None

Also Present:       Christina Volkens, City Administrator  
                          Jim Thomson, City Attorney  
                          Susan Barry, City Clerk  
                          Chelsea Petersen, Administrative Services Director  
                          Bob Streetar, Community Development Director

**APPROVAL OF MINUTES:     February 11, 2020**

**A MOTION WAS MADE BY COMMISSIONER ZABEL, SECONDED BY COMMISSIONER SWEDBERG, TO APPROVE THE MINUTES OF FEBRUARY 11, 2020, AS PRESENTED.**

**5 AYES.**

**CONSENSUS MOTION**

**A MOTION WAS MADE BY COMMISSIONER ZABEL, SECONDED BY COMMISSIONER SWEDBERG TO WAIVE READING AND ADOPT RESOLUTION EDA 2020-03, DIRECTING STAFF TO APPLY TO MINNESOTA HOUSING FINANCE AGENCY (MHFA) FOR PARTICIPATION IN THE 2021 MINNESOTA CITY PARTNERSHIP PROGRAM (MCP) AND APPROVING THE MCP APPLICATION COMMITMENT AGREEMENT.**

**5 AYES.**

**ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER INGEBRIGTSON, SECONDED BY COMMISSIONER OLSON, TO ADJOURN THE EDA MEETING OF DECEMBER 8, 2020, AT 7:24 PM.**

**5 AYES.**

Respectfully submitted, Colleen Swedberg, Secretary



# REQUEST FOR EDA ACTION

Meeting Date: March 23, 2021

DH Approval: RS  
CA Approval: CV

Agenda Section: Business Item

Title: EDA Annual Election of Officers

## BACKGROUND

The EDA by-laws state that the Economic Development Authority (EDA) shall elect from its membership a president, vice-president, treasurer, and secretary annually at its first meeting of the year. In 2020, Mayor Reinke served as President, Council Member Zabel served as Vice-President, Council Member Swedberg served as Secretary, and Council Member Ingebrigtsen served as Treasurer. The EDA by-laws specify that the position of president is filled by the Mayor, all other positions are open to any commissioner.

## STAFF RECOMMENDATION

The EDA should elect a vice-president, treasurer, and secretary for 2021. See attached voting process and ballot. The EDA by-laws are also attached for reference.

## EDA ACTION REQUESTED

Elect a vice-president, treasurer, and secretary for 2021.

## ATTACHMENTS

- A. Process for Election of Officers
- B. Ballot for Officers
- C. Economic Development Authority By-Laws



## Process for the Election of EDA Officers

1. Nominate candidates for the Vice-President, Treasurer, and Secretary positions. Nominations do not require a "second", but other members may "second" the nomination to show support.

*"Motion to nominate Commissioner \_\_\_\_\_ for the position of Vice-President"*

*"Motion to nominate Commissioner \_\_\_\_\_ for the position of Treasurer"*

*"Motion to nominate Commissioner \_\_\_\_\_ for the position of Secretary"*

2. When there are no new nominations to be made someone should make a motion that nominations close. The motion to close requires a "second".

*"Motion to close nominations for the officer positions"*

3. Election using the ballot provided. Commissioners write in their choice from those nominated and pass the ballots to staff for tabulating.

4. Staff will announce results.

5. Election of Officers requires a motion and a second.

*"Motion to elect Commissioner Reinke for the position of President of the Economic Development Authority for a period of one (1) calendar year, commencing with the March 23, 2021 meeting."*

*"Motion to elect Commissioner \_\_\_\_\_ for the position of Vice-President of the Economic Development Authority for a period of one (1) calendar year, commencing with the March 23, 2021 meeting."*

*"Motion to elect Commissioner \_\_\_\_\_ for the position of Treasurer of the Economic Development Authority for a period of one (1) calendar year, commencing with the March 23, 2021 meeting."*

*"Motion to elect Commissioner \_\_\_\_\_ for the position of Secretary of the Economic Development Authority for a period of one (1) calendar year, commencing with the March 23, 2021 meeting."*



**Ballot**  
**Economic Development Authority Election of Officers 2021**  
**March 23, 2021**

Please write in your choice for Vice-President, Treasurer, and Secretary from those nominated tonight:

President: Paul Reinke

Vice-President: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Secretary: \_\_\_\_\_

Votes will be tallied and announced immediately following the vote.



# REQUEST FOR EDA ACTION

Meeting Date: March 23, 2021

DH Approval: RS  
CA Approval: CV

Agenda Section: Business Item

Title: Tanners Lake Redevelopment—Terminate Preliminary Development Agreement with Willow River Properties L.P.

## BACKGROUND

In July 2019, the Oakdale Economic Development Authority entered into a preliminary development agreement with Willow River Properties to pursue the development of a boutique hotel, restaurant, and coffee shop on the EDA-owned land at Tanners Lake. That PDA expired on December 31, 2019 though the EDA continued to work with Willow River Properties through 2020.

After 20 months of exclusive opportunity to develop the site, Willow River Properties has not presented a complete preliminary development proposal despite repeated requests. In fall 2020, the developer put forth a conceptual site plan for a hotel on the lakeside parcel, as well as evidence that Wyndham Hotels & Resorts was interested in franchising for a Trademark boutique hotel. However, since those milestones there has been no further refinement of the site plan and the developer has furnished no financial information to support the redevelopment.

While the COVID-19 pandemic has affected development timelines in the hospitality industry, Willow River Properties has not made sufficient progress on basic site development tasks to warrant continued exclusive access to the property. It is also unclear when the hotel industry will return to normal development timelines. At this point, staff recommends the EDA to pursue other development proposals for the site.

## STAFF RECOMMENDATION

Staff recommends that the EDA approve the resolution to terminate the preliminary development agreement between the EDA and Willow River Properties L.P.

## EDA ACTION REQUESTED

Waive reading and adopt Resolution No. EDA 2021-XX, terminating the preliminary development agreement between the Economic Development Authority of the City of Oakdale and Willow River Properties L.P.

## ATTACHMENTS

- a. Resolution No. EDA 2021-XX

Oakdale Economic Development Authority  
RESOLUTION EDA 2021-XX

**TERMINATING THE PRELIMINARY DEVELOPMENT AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF OAKDALE AND WILLOW RIVER PROPERTIES L.P.**

At a meeting of the Oakdale Economic Development Authority held on Tuesday, March 23, 2021, at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota, with the following members present: President Paul Reinke and Commissioners Jake Ingebrigtsen, Susan Olson, Colleen Swedberg, and Kevin Zabel; and the following absent: none, the Oakdale Economic Development Authority resolved:

**WHEREAS**, the Oakdale Economic Development Authority entered into a preliminary development agreement with Willow River Properties L.P in July 2019 to pursue the development of a boutique hotel, restaurant, and coffee shop on the EDA-owned land at Tanners Lake; and

**WHEREAS**, Willow River Properties has not presented a complete preliminary development proposal for the EDA-owned land at Tanner Lake, which is an essential precondition to the execution of a Contract for Redevelopment; and

**WHEREAS**, after 20 months the developer is unlikely to be able to meet the requirements of the preliminary development agreement,

**NOW, THEREFORE, BE IT RESOLVED** that the Oakdale Economic Development Authority hereby.

Voting in Favor:

Voting Against:

Resolution duly seconded and passed this 23<sup>rd</sup> day of March, 2021.

Attest:

\_\_\_\_\_  
Paul Reinke, President

\_\_\_\_\_  
Colleen Swedberg, Secretary