



# AGENDA

## Economic Development Commission

June 2, 2021, 5:15 PM  
Council Chambers, 1<sup>st</sup> Floor Oakdale City Hall

**1. CALL TO ORDER / ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

- a. May 5, 2021

**4. CONSENT**

- a. None

**5. MANAGEMENT REPORTS**

a. **OLD BUSINESS**

- i. None

b. **NEW BUSINESS**

- i. Council Liaison Updates\*
- ii. Local Option Sales Tax presentation by Mayor Reinke

**6. ALL OTHER ITEMS**

- a. Commissioner Updates\*
- b. Development Updates\*
- c. MNDEED Minnesota Economic Trends publication, June 2021:  
<https://mn.gov/deed/newscenter/publications/trends/june-2021/>

**7. ADJOURNMENT**

\*Items marked with an asterisk have no accompanying materials

**The next regular Economic Development Commission meeting will be held August 4, 2021.**

**REGULAR MEETING  
ECONOMIC DEVELOPMENT COMMISSION  
CITY OF OAKDALE  
May 5, 2021**

**CALL TO ORDER**

A regular meeting of the Economic Development Commission of the City of Oakdale was held virtually on Wednesday, March 3, 2021 at the Oakdale City Hall, Oakdale, Minnesota. Chair Landis called the meeting to order at 5:15p.m. The opportunity was provided for the EDC, staff and the public to participate by telephone in response to the City of Oakdale's Local Emergency Response to COVID-19. As such, all motions were done by roll call.

**CALL OF ROLL**

On a call of roll, the following were present via Zoom meeting.

Chairperson: Mark Landis

Commissioners: Bill Burns  
Dave Halper  
David Lewis  
Gary Livingston  
Scott Oechsner  
Gary Severson  
Lynn Stafford  
Robert Stiglich  
Erin Voca  
Holly Koep

Absent: Stacie Penn  
Frank Orsello

Also Present: Linnea Graffunder-Bartels, Senior Community Development Specialist  
Bob Streetar, Community Development Director  
Colleen Swedberg, City Council Liaison

Quorum Present: YES  NO

Chair Landis welcomed new Commissioners Gary Severson, Lynn Stafford and Eric Voca. Commissioner Voca has been a resident of Oakdale since 2019 and works in HR for Paychex. Commissioner Stafford is an attorney who has a private practice and contracts with law firms. Commissioner Severson is a 32 year resident of Oakdale and currently works for Minnesota Counties Insurance Trust.

**INTRODUCTIONS**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

**A MOTION WAS MADE BY COMMISSIONER STIGLICH, SECONDED BY COMMISSIONER HALPER, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 3, 2021.**

**VERBAL VOTE FOLLOWED**

Chair Landis	Aye
Commissioner Burns	Aye
Commissioner Halper	Aye
Commissioner Lewis	Aye
Commissioner Livingston	Aye
Commissioner Oechsner	Aye
Commissioner Severson	Abstain
Commissioner Stafford	Abstain
Commissioner Stiglich	Aye
Commissioner Voca	Abstain

Ayes	7	Abstain	3
Nays	0	Motion Carried	

**A MOTION WAS MADE BY COMMISSIONER STIGLICH, SECONDED BY COMMISSIONER LEWIS, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 3, 2021.**

**VERBAL VOTE FOLLOWED**

Chair Landis	Aye
Commissioner Burns	Aye
Commissioner Halper	Aye
Commissioner Lewis	Aye
Commissioner Livingston	Aye
Commissioner Oechsner	Aye
Commissioner Severson	Abstain
Commissioner Stafford	Abstain

Commissioner Stiglich      Aye  
Commissioner Voca          Abstain

Ayes    7                              Abstain    3  
Nays    0                              Motion Carried

**OLD BUSINESS**

None

**NEW BUSINESS**

**Council Liaison Update**

Councilmember Swedberg reported on the following:

- Willowbrook and Helmo Station developments are moving forward.

**Covid Recovery Business Assistance**

Ms. Graffunder-Bartels provided latest data on the Paycheck Protection Program (PPE) as well as county and city loans. Detailed information included in packets outlining businesses and assistance they received. At least 384 loans were given to Oakdale businesses totaling over \$69 million. PPE is run through the Small Business Administration (SPA) and provides small business loans less than \$150,000 and larger loans over \$150,000. Approximately 30% of Oakdale businesses received assistance with 127 small loans and 98 large loans. Top industries to receive PPE were Healthcare, Professional Scientific & Technical Services and Food/Drink industries.

**Economic Growth and Housing Needs**

Presentation by Ms. Graffunder-Bartels on the connection between local development and the need for affordable housing. Additional information provided in packets.

In response to Commissioner Severson's questions where data was gathered for the pay and housing affordability, Ms. Graffunder-Bartels replied information about industries and wages is from the Quarterly Census of Employment and Wages and can be accessed through the MN Department of Economic Development. Rent data provided by HUD fair market rent in this specific locality and information regarding monthly cost of homes is based on average market value from county and working out a 30 year mortgage at 3% interest with a down payment.

In response to Commissioner Livingston's question if Willowbrook will have affordable housing, Ms. Graffunder-Bartels responded the development will include townhomes, single and multi-family homes. The single family home will be higher priced and would not be affordable for lower wage earners.

Mr. Streeter commented that Willowbrook does not have plans for affordable housing. Oakdale does not have a requirement that affordable housing be offered but developers could go through public sector agencies to request public participation for affordable housing. Lennar Homes will be listed between \$285,000-500,000 and new construction rents are typically higher than existing.

In response to Commissioner Livingston's question regarding what the impact would be if minimum wage were raised, Mr. Streeter commented that usually if wages go up, prices go up. 94% of workers in Oakdale do not live in Oakdale. It is not uncommon for suburbs to find it difficult to find labor.

In response to Commissioner Severson's question if Average Annual Income listed on chart was for individuals or households, Ms. Graffunder-Bartels replied it is individual income.

Commissioner Lewis asked if there are any studies that show how much of an effect it would have for companies to invest in Oakdale if there were a city-wide mandate for a percentage of future housing projects to be affordable.

Ms. Graffunder-Bartels is not aware of any studies. Mr. Streeter commented if there is affordable housing for potential Oakdale workers, it would make Oakdale more competitive. A lack of affordable housing has been an issue for suburbs for years but Cities can address this issue through land use policies, participating financially or acting as fiduciaries for other funders.

In response to Commissioner Burns' question regarding how long will it take for statistics to catch up with how many people work from home now due to Covid restrictions, Mr. Streeter stated that most of the businesses listed in chart are services businesses but will watch for future trends. Ms. Graffunder-Bartels noted the Economic Trends publication has had articles regarding comparisons of pre-pandemic to now. There might be an impact for businesses without person to person contact.

Commissioner Stafford commented that rent for a one bedroom apartment at Briar Pond Apartments in Oakdale is \$919 per month. They are subsidized by Washington County HRA. The average regular market rate in the twin cities, without subsidizing, is closer to \$1200. More subsidized housing should be offered to attract more technical career workers to Oakdale.

### **COMMISSIONER UPDATES**

Commissioner Stiglich mentioned there is a lot of interest for new office space.

Commissioner Burns stated the CCEFS (Food Shelf) has a Grand Opening on May 11 at 11:00am for their new satellite location in Oakdale's north end. This satellite was designed by an employee who visited an Australian model and thought it would work well here. There are very few in the USA. It is designed for people to get their staples and be in and out in 5-10 minutes.

Commissioner Koep mentioned the next OACC meeting is Wednesday, May 6 at 11:30. The speaker will be Chris Swanson, Mayor of Two Harbors and multiple business owner.

Councilmember Swedberg reminded board of the joint meeting May 18, 5pm at the Discovery Center.

Mr. Streetar provided updates on the following:

- Willowbrook Development will begin work after May 25. Council is reviewing the master development agreement. Development will include two Lennar out lots in the southeast corner with Carriage Townhomes and Villa homes. Details on city website.
- Continental Development is planning a 280 Townhome style gated community. Applications go to council in May. In total, 349 housing units will begin development this summer with plans to complete end of 2022 or summer 2023.
- Plans for new road design for 40<sup>th</sup> Street will begin spring of 2022.
- United Properties, representing Slumberland, will begin their 300,000 sq. ft. development this summer.
- Updates in process for the Bike and Pedestrian Plan. More details to follow.

Ms. Graffunder-Bartels asked that anyone wishing to attend the joint meeting, R.S.V.P. to Sue Barry by May 12.

#### **NEXT COMMISSION MEETING**

The next Economic Development Commission meeting is scheduled for June 2, 2021 at 5:15pm. Ms. Graffunder-Bartels stated it is possible to hold the meeting in person in Council Chamber if decided.

#### **ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER LIVINGSTON AND SECONDED BY COMMISSIONER BURNS TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING OF MAY 5, 2021 AT 6:10 PM.**

Ayes	10	Abstain	0
Nays	0	Motion Carried	

Respectfully submitted,  
Teresa Buhl, Recording Secretary

**TO:** Economic Development Commission  
**FROM:** Linnea Graffunder-Bartels  
**DATE:** May 24, 2021  
**SUBJ:** Local Option Sales Tax Presentation

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At the June EDC meeting, Mayor Paul Reinke will present to the Commission the current status of the Council's effort to establish a local option sales tax. The local sales tax would be used to help finance the development of a new site and building for Public Works and an expansion of the existing Police Department facility. The proposed tax would be a half cent local area sales tax to be collected over a maximum of 25 years.

A local option sales tax requires permission from the Minnesota Legislature. Oakdale has hired a lobbyist to help gain legislative approval for the sales tax effort. Senators Wiger, Housley, and Kent have authored a bill supporting the sales tax effort. If approved by the legislature, the next step would be for Oakdale voters to pass a referendum to impose the tax.