

**REGULAR MEETING MINUTES
OAKDALE ECONOMIC DEVELOPMENT AUTHORITY
July 8, 2025**

CALL TO ORDER

A regular meeting of the Economic Development Authority of the City of Oakdale was held on Tuesday, July 8, 2025, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota. The meeting was called to order by President Kevin Zabel at 7:52 PM.

CALL OF ROLL

On a call of roll, the following were present:

President Kevin Zabel

Commissioners: Kari Moore
 Andy Morcomb
 Gary Severson

Also Present: Christina Volkers, City Administrator/EDA Executive Director
 Sara Ludwig, City Clerk
 Jim Thomson, City Attorney
 Jake Foster, Assistant City Administrator
 Andy Gitzlaff, Community Development Director
 Kristina Handt, Interim Finance Director
 Nick Newton, Police Chief
 Lori Pulkrabek, Communications Manager
 Cory Tietz, Public Works Director
 Kevin Wold, Fire Chief

APPROVAL OF THE AGENDA

A MOTION WAS MADE BY COMMISSIONER MORCOMB, SECONDED BY COMMISSIONER SEVERSON, TO APPROVE THE AGENDA, AS PRESENTED.

4 AYES

APPROVAL OF THE MINUTES: June 10, 2025

A MOTION WAS MADE BY COMMISSIONER MOORE, SECONDED BY COMMISSIONER SEVERSON, TO APPROVE THE MINUTES OF JUNE 10, 2025, AS PRESENTED.

4 AYES

BUSINESS MATTERS

- a) Approval of Resolution Supplementing and Restating EDA Resolution 2024-02 Approving Use of Tax Increment Financing District (Redevelopment) District No. 2-6 (Bergen Plaza) for Costs of Tanners Lake Redevelopment Project

Community Development Director Andy Gitzlaff explained that the EDA previously approved the use of \$1.3 million in tax increment funds from the Bergen TIF account to prepay a portion of an interfund loan for the purchase of the former Blackie's site. However, since the developer has now agreed to pay the full amount upfront from land sale proceeds, that \$1.3 million transfer is no longer necessary. Mr. Gitzlaff continued, to reflect this change and clarify the loan repayment schedule, the City's legal counsel recommends restating EDA Resolution 2024-02, updating the interfund loan balance and rescinding certain sections.

A MOTION WAS MADE BY COMMISSIONER MOORE, SECONDED BY COMMISSIONER SEVERSON, TO WAIVE READING AND ADOPT EDA RESOLUTION 2025-01, SUPPLEMENTING AND RESTATING EDA RESOLUTION 2024-02 APPROVING USE OF TAX INCREMENT FINANCING DISTRICT (REDEVELOPMENT) DISTRICT NO. 2-6 (BERGEN PLAZA) FOR COSTS OF TANNERS LAKE REDEVELOPMENT PROJECT.

4 AYES

ADJOURNMENT

A MOTION WAS MADE BY COMMISSIONER MORCOMB, SECONDED BY COMMISSIONER MOORE, TO ADJOURN THE EDA MEETING OF JULY 8, 2025, AT 7:55 PM.

4 AYES

Respectfully submitted,

Sara Ludwig, City Clerk