

**REGULAR MEETING MINUTES  
OAKDALE ECONOMIC DEVELOPMENT AUTHORITY  
September 9, 2025**

**CALL TO ORDER**

A regular meeting of the Economic Development Authority of the City of Oakdale was held on Tuesday, September 9, 2025, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota. The meeting was called to order by President Kevin Zabel at 7:21 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 Volkens, 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  
                              Ivan Stepanov, Finance Director  
                              Cory Tietz, Public Works Director  
                              Kevin Wold, Fire Chief

**APPROVAL OF THE AGENDA**

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

4 AYES

**APPROVAL OF THE MINUTES:**      July 8, 2025

A MOTION WAS MADE BY COMMISSIONER SEVERSON, SECONDED BY COMMISSIONER MORCOMB, TO APPROVE THE MINUTES OF JULY 8, 2025, AS PRESENTED.

4 AYES

**BUSINESS MATTERS**

- a) Approval of Amended and Restated Exclusive Rights Agreement (7<sup>th</sup> Amendment) with Tanners Lake L.L.C. for Redevelopment of EDA-owned Property Adjacent to Tanners Lake

Community Development Director Andy Gitzlaff explained that the Economic Development Authority (EDA) is asked to consider approval of the seventh amendment to its Exclusive Rights Agreement with Tanners Lake LLC for redevelopment of long-held EDA-owned property. The Purchase and Development Assistance Agreement approved last November is still in draft form because some of the exhibits have not yet been provided. Mr. Gitzlaff noted that staff recommends extending the Exclusive Rights Agreement by 45 days, to October 23, 2025, while the developer secures financing and project progress continues. In the unlikely event the agreement goes unfulfilled, the developer must sell the parcels back to the City.

**A MOTION WAS MADE BY COMMISSIONER SEVERSON, SECONDED BY COMMISSIONER MOORE, TO AUTHORIZE THE EDA PRESIDENT AND EXECUTIVE DIRECTOR TO SIGN THE AMENDED AND RESTATED EXCLUSIVE RIGHTS AGREEMENT (7<sup>TH</sup> AMENDMENT) WITH TANNERS LAKE L.L.C. ON BEHALF OF THE EDA.**

**4 AYES**

**ADJOURNMENT**

**A MOTION WAS MADE BY COMMISSIONER MORCOMB, SECONDED BY COMMISSIONER MOORE, TO ADJOURN THE EDA MEETING OF SEPTEMBER 9, 2025, AT 7:26 PM.**

**4 AYES**

Respectfully submitted,

Sara Ludwig, City Clerk