

**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 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
 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 (7th 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 (7TH 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