

CITY OF ANOKA  
ECONOMIC DEVELOPMENT COMMISSION  
MEETING MINUTES  
MARCH 11, 2021

Call to Order: Acting Chairperson Rekstad called the EDC meeting to order at 7:11 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Oath of Office:

Roll Call: EDC Members present were: Allen Acklund, Jeff Lee, Curt Rekstad, and Julie Smith, Quinn Garrick (arrived at 7:21 a.m.), and Matthew Finn (arrived at 7:38 a.m.). EDC members absent were: Brendon Eason. Staff present: Community Development Director Doug Borglund

Approval of Minutes: Acting Chairperson Rekstad noted that there are a few spots to fill in details.

Mr. Borglund noted that the beginning of the meeting was not recorded. He gathered details from the Commission to fill in the blanks. It was noted that the motion to approve the minutes should be motioned by Commissioner Lee and seconded by Commissioner Rekstad.

MOTION BY COMMISSIONER LEE, SECONDED BY COMMISSIONER REKSTAD, TO APPROVE THE MINUTES OF THE FEBRUARY 11, 2021 EDC MEETING, AS PRESENTED. MOTION CARRIED.

OLD BUSINESS:

Business Survey Follow Up: Mr. Borglund stated that he did not have anything new to share with the group.

Commissioner Lee commented that since the last meeting he has not had anyone reach back out to him. He stated that he did have the conversations discussed at the last meeting and people shared their plans but nothing new to report.

Downtown Outdoor Seating Update: Mr. Borglund reported that he has been working with the local bars and restaurants along Jackson Street and today infrastructure will begin to go up. He noted that the existing items will be removed to make way for the new plan. He stated that they have painted the jersey barriers and repurposed old planters to give the area more of a planned look rather than a construction area. He stated that all the bars and restaurants are still operating at reduced capacity under COVID regulations. He stated that in 2022 they plan to return to traditional sidewalk seating and extended seating, using the example of 201 which choose to expand its outdoor seating in the past with a platform. He stated that the challenges of the past year have provided the City and business owners to try some new things.

Highway 10 Sign Regulation Changes Council Action Update: Mr. Borglund stated that the Council approved the changes as previously discussed by the Commission. He noted that these changes will assist businesses in updating signage consistent with the Highway 10 project.

Commissioner Garrick arrived.

NEW BUSINESS:

Highway 10 Acquisitions: Mr. Borglund provided an overview of the property acquisitions for the Highway 10 project and redevelopment opportunities that will arise. He noted that there are other small sliver acquisitions along with easements and right-of-way for the project.

Development Sites/Projects: Mr. Borglund provided background information on the Historic Rum River District (HRRD TIF) which will expire in 11 years. He identified sites that have redeveloped, have potential for development and those that are City owned within the district. He provided additional details on the current potential development opportunities within the HRRD. He stated that the Council is split in its support for mixed use with market rate rental apartments as some members would like to have an owner-occupied residential component. He noted that the development community is stating there is a demand for market rental housing in Anoka.

Chairperson Finn arrived.

Commissioner Lee asked if there has been interest from senior coops.

Mr. Borglund replied that for that site he has only received interest from market rate apartment rentals. He noted that the American Club will begin construction early this summer and will fulfill that market for Anoka.

Commissioner Lee commented that he would like to see a limit on senior coop housing as that product continues to be built but there will not be a constant demand in that market as that population shrinks in size over the next generation.

Chairperson Finn asked if that site would be appropriately sized to manage snow storage and stormwater needs.

Mr. Borglund replied that snow is often hauled out of the downtown area through contractors. He recognized that ponds will most likely not be the method chosen for stormwater management of downtown development and other options would likely need to be explored. He continued to review City owned parcels in the downtown area and potential development opportunities. He provided details on the TOD TIF district, again identifying the developed properties, potential development, and City owned properties.

He continued to provide an update related to development and potential development opportunities within the Greens of Anoka district.

EDC Vacant Positions/Member Attendance: Mr. Borglund stated that Joe Riley resigned from the Commission and is set to appear on the consent agenda for the City Council at its next meeting. He noted that there will then be two vacant positions on the Commission. He stated that Zoom is a tool available for participation when members are not able to attend in person.

#### COMMUNICATIONS AND REPORTS:

##### Marketing and Communications Updates:

- Discover Anoka: Commissioner Garrick stated that he has not received any communications or Zoom meeting links for Discover Anoka and noted that he would follow up on that.
- Chamber of Commerce: Commissioner Lee commented that he did not believe he was added to the distribution list as of yet and noted that he would follow up.
- ABLA: Mr. Borglund reported that he provided a development update to the group the previous week and the group discussed the lighting district and related annual budget. He noted that 25 to 30 banners are planned to be replaced.

#### MISCELLANEOUS:

Discuss April Meeting Agenda: Commissioner Acklund asked how the self-storage business is doing.

Mr. Borglund commented that he believes the business is doing fine, noting that the ownership is out of Chicago. He commented that the development blends into the adjacent commercial development and is low use, so it has not caused any neighborhood traffic issues.

Commissioner Rekstad stated that he would be interested in discussing the East River Road area of Anoka.

Mr. Borglund commented that there are most likely properties ripe for redevelopment in that area with perhaps higher medical use type opportunities. He stated that the group could discuss that corridor.

Commissioner Lee commented that 7<sup>th</sup> Avenue could be another redevelopment opportunity.

Mr. Borglund stated that the gun shop has submitted its building permit to construct its adjoining range. He stated that the HRA has been working to determine a use for the 7<sup>th</sup>

and Main parcel. He noted that the City owns four lots on Washington that will most likely be marketed soon. He stated that the group could discuss the possibility of a development bus tour but recognized that will be dependent upon COVID and how comfortable everyone is with that idea.

Adjournment: The meeting was adjourned upon a motion by Commissioner Reckstad, a second by Commissioner Acklund, and a unanimous vote of those present at 8:38 a.m.

Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*