



ECONOMIC DEVELOPMENT COMMISSION
Thursday, June 9, 2022
Council Worksession Room
8:00 a.m.

AGENDA

1. Call to Order
2. Oath of Office
3. Roll Call
4. Approval of Meeting Minutes
5. Old Business
 - A. Legislative Items: Social District
6. New Business
 - A. Rum River Dam/Ben Nelson
 - B. Resolution 2022-3 Anoka County Jail Expansion
7. Communications and Reports
 - A. Marketing & Communications
 - Discover Anoka
 - Chamber of Commerce
 - ABLA
 - B. Sub-committee Updates -None
8. Miscellaneous
 - A. Discuss July's Meeting Agenda.
 - B. Staff Update
9. Adjournment



Memo

To: Economic Development Commission
From: Doug Borglund, Community Development Director
Date: June 2, 2022
Re: Thursday, June 9, 2022 Agenda

1. **Call to Order.** This meeting will be held in the Council Work session Room at 8:00 a.m. at Anoka City Hall.
2. **Roll Call.** Staff will record the names of those present at the meeting.
3. **Approval of Meeting Minutes.** (Action Required)
 - A. March 10, 2022 Meeting Minutes
 - B. April 14, 2022 Meeting Minutes
4. **Old Business**
 - A. Legislative Items/Social Districts
5. **New Business**
 - A. Rum River Dam/Ben Nelson
 - B. Resolution 2022-3 Anoka County Jail Expansion
7. **Communications and Reports**
 - A. **Marketing & Communications.** Staff and Commissioners will provide an update on the following.
 - Discover Anoka Update
 - Chamber of Commerce
 - ABLA
8. **Miscellaneous.**
 - A. **Discuss July Agenda** – Staff would like to ask if the EDC has any special presentations they would like or information they thought might be useful.
 - B. Staff Update**
9. **Adjournment.** Let's plan to adjourn no later than 9:00 a.m.

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
MARCH 10, 2022

Call to Order: Chairperson Finn called the EDC meeting to order at 8:05 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Oath of Office – Mike Allen: Mr. Borglund administered the Oath of Office to new members Mike Allen and Logan Thompson.

Roll Call: EDC Members present were: Mike Allen, Logan Thompson, Mathew Finn, Jeff Lee, and Curt Rekstad. EDC members absent were: Quinn Garrick, Jeff Lee, and Julie Smith. Staff present: Community Development Director Doug Borglund

Approval of Minutes: No action.

OLD BUSINESS: Chairperson Finn commented that the Highway 10 project has been an ongoing discussion item and noted that if the new members of the Commission are interested in detail, staff could bring them up to speed.

NEW BUSINESS:

March 28th City Council Work Session Meeting: Mr. Borglund stated that the group was going to meet with the City Council to discuss the two resolutions recently passed by the Commission, support for the golf course redesign and related to the 7th Avenue/East River Road corridor study. He noted that the meeting has been delayed to April because of a heavy City Council agendas for March. He stated that the Commission could also have discussion with the Council related to the desired bylaw amendments for the EDC.

March EDC Anoka Enterprise Park Event Planning: Mr. Borglund stated that he included the agenda within the Commission packet, noting that he reserved space at Greenhaven for the event. He reviewed the agenda with the Commission and welcomed any input the Commission may have.

Anoka Agriculture at 2nd and Harrison: Mr. Borglund noted that this is the last of Anoka's agricultural heritage, noting that the City owns the silos and grain bins. He stated that the City would like to develop a master plan to preserve these features but also convert them into another reason for people to visit Anoka. He stated that the City does not own Anoka Independent Grain but could pursue a purchase if that were to be listed for sale. He stated that in that scenario, the City could follow a path similar to what was done with the Woodbury house and Mad Hatter. He reviewed some of the issues and challenges for the area. He reviewed one concept that has been developed to provide additional parking and solve some of the onsite problems.

Chairperson Finn asked if the Historical Society would be interested in providing historical information on what this area looked like in the past in order to create something that would have the same historical look.

Mr. Borglund stated that if the City were to be in that position, the desire would be to keep a historical feel. He stated that the City has put thought into how the silos could be modified for uses and provided photograph examples. He noted that this is part of the master plan that is being developed and additional suggestions and ideas will come out of that process. He commented that originally, \$50,000 was budgeted for 2022 for the grain bin modification but the City Council stepped back to hire a landscape architect to assist in developing vision for the site. He noted that a few members from different Boards and Commissions along with members of the Council will most likely be asked to participate in the task force to assist in developing that vision.

Jackson Street Entertainment District: Mr. Borglund stated that the vision for downtown Anoka has been to focus on “shopper-tainment”. He stated that during COVID they were very flexible, providing barriers and planters, and shutting down a portion of the street to allow expanded seating. He stated that has evolved into a desire to create something unique and interesting as people have loved the outdoor seating and environment. He stated that the City is also working on a master plan for the Jackson Street area in order to coordinate with the planned road reconstruction scheduled for 2025. He stated that the thought would be to narrow the road and design the drainage to eliminate the curb in that area with the ability to shut the road down to traffic during events or certain times. He noted that the process would involve a lot of public input and input from the businesses. He stated that this year they are going back to sidewalk seating and the opportunity for businesses to expand that with the platforms that were allowed prior to COVID.

Anoka County Facility Expansion Downtown: Mr. Borglund stated that Anoka County is looking to expand the existing government center, estimating a \$240,000,000 investment. He stated that the project would include demolition of certain County owned items in order to build an expanded parking ramp, skyway, expanded jail, and surface parking. He noted that this plan would require the City to vacate a portion of Van Buren Street. He stated that staff met with the City Council, noting that there were a lot of questions as this was unexpected and was not identified in the County’s CIP or long-range planning. He noted that the City Council has not yet agreed to the rezoning and other efforts that would be required to support this plan as this scale of building for the jail and ramp is not desired in this area of Anoka.

Commissioner Lee commented that while he understands that some people do not like the concept, and he would agree that he would not like it if he lived in the adjacent neighborhoods, he does believe this would bring in additional benefit in terms of economic development. He noted that more people coming to that area, would mean more people for businesses.

Mr. Borglund commented on the residual concerns of having a jail in the downtown Anoka area. He acknowledged the inadequacies of the facility and need for expansion but noted

that the Council does not believe that this is the right location. He stated that the City Council will be meeting with the County Board in order to continue discussions.

Highway 10 Communications: Mr. Borglund stated that he provided information in the packet that Commission members could share with members of the public. He noted that website and contact information will provide the most up to date information on the project activity.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: No comments.
- Chamber of Commerce: No comments.
- ABLA: No comments.

Subcommittee Updates: None.

MISCELLANEOUS:

Discuss April Meeting Agenda: Chairperson Finn stated that perhaps additional background information could be provided for new members on certain items of interest such as Greenhaven, Jackson Street entertainment district, and Highway 10. He stated that perhaps a bus tour could be scheduled in June as well to give updates on the development ongoing.

Staff Updates: No comments.

Adjournment: The meeting was adjourned upon a motion by Commissioner Lee, a second by Commissioner Rekstad, and a unanimous vote of those present at 9:11 a.m.

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

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
APRIL 14, 2022

Call to Order: Chairperson Finn called the EDC meeting to order at 8:01 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Roll Call: EDC Members present were: Mike Allen, Mathew Finn, Jeff Lee, Curt Rekstad, Julie Smith, and Logan Thompson. EDC members absent were: Quinn Garrick. Staff present: Community Development Director Doug Borglund

Approval of Minutes: Mr. Borglund stated that they will have the March meeting minutes available to review at the May meeting.

OLD BUSINESS: Chairperson Finn commented that a few members were able to attend the Enterprise Park meeting and expressed appreciation to Greenhaven for hosting. He invited more members to attend next year.

Commissioner Lee arrived.

NEW BUSINESS:

Social District-Jackson Street: Mr. Borglund stated that staff continues to brainstorm ideas on how to set Anoka apart as a unique destination. He stated that there has been continued discussion on this concept throughout the past five years in creating an entertainment district with more flexible regulations. He stated that the increased outdoor seating space during COVID helped to encourage this concept. He stated that the local State representatives have supported legislation that would allow this type of activity and noted that he recently testified at the legislature on this topic. He explained that this activity would not be allowed 24/7, but during certain times and/or events and within a confined area, such as the Jackson Street entertainment district. He explained that participants would still need to have certain cups marking where they were purchased. He noted that this would allow local businesses to participate in events, such as the food truck festival.

Commissioner Lee commented that this would seem to relate to the planned future Jackson Street redevelopment and during certain events.

Mr. Borglund confirmed that to be true. He explained that currently during events such as the food truck festival, the City is taking on that liability and local businesses cannot participate in selling alcohol to people that will be out walking around during the event. He stated that if this were in place, a person could purchase a beverage from a local business and then go walk through the event area.

Commissioner Allen stated that perhaps some of the profits from the cups used for this purpose are used towards Lyft or Uber rides for patrons.

Mr. Borglund recognized that there are all kinds of ideas that have been discussed. He noted that there have been funding discussions for security and entertainment as well.

Chairperson Finn asked how age would be regulated when patrons are outside the service of the restaurant and server.

Mr. Borglund replied that there would be responsibility to bars serving individuals. He noted that perhaps wristbands could be used as well.

Commissioner Lee stated that he has heard comments in support of both sides of the issue.

Chairperson Finn commented that this seems like a great opportunity, but it needs to be done well because all eyes will be on Anoka. He stated that this should be done in steps and grown in a responsible manner.

Mr. Borglund provided additional explanation on the potential redesign of Jackson Street which will provide more flexibility in seating and outdoor events. He noted that they will wait until it is determined if the legislation is passed before the EDC should make a recommendation to the Council.

NorthStar Rail Legislation: Mr. Borglund commented that ridership is down for the NorthStar. He stated that legislation has been introduced to eliminate the NorthStar. He commented on the investments that communities have made to support NorthStar stops. He stated that he has been working with Amtrak to potentially obtain a stop in Anoka that could utilize that station.

Commissioner Allen commented that there should be some type of incentive for riders. He noted that prior to COVID the NorthStar ramp was packed with people riding to and from Twins games. He stated that it was also a convenient way to get to the Mall of America.

Commissioner Lee recognized that NorthStar ridership was reduced during COVID when people were not going into work at those buildings. He commented that it would seem to make sense to use the NorthStar for sports games to increase ridership.

Commissioner Thompson stated that there has been discussion on this recently related to the actual cost for riders which was heavily being subsidized. He noted that the intent was not to use the train for the purpose of sporting events, but for commuters going to and from work and the sporting event use was an added bonus.

March EDC Anoka Enterprise Park Event Planning Follow Up: Mr. Borglund stated that there was a great turnout for the event which included City staff, some Commission and Council members, speakers, and members from the Enterprise Park. He stated that he has received positive feedback from the business community.

Chairperson Finn suggested following up with those businesses this fall to check in and see how things are going with the Highway 10 project underway.

Mr. Borglund stated that those types of messages related to the project are meant to funnel through the communications consultant for the project to ensure a consistent message. He stated that staff wants to stay with that method to ensure it continues to be followed.

Commissioner Rekstad commented that the communications strategy is working well with weekly updates and up to date information.

Anoka Agriculture at 2nd Harrison Update: Mr. Borglund stated that the City is using a consultant for the agricultural area and Jackson Street area. He stated that staff is evaluating the proposal to determine if tweaks are necessary. He stated that once the contract is signed, the work would begin for each project. He noted that a committee or task force would likely be formed for each project and provided details on the proposed composition.

Jackson Street Entertainment District Update: Mr. Borglund stated that once the contract is signed with the consultant, they would develop a schedule timeline to ensure the plans and in place for a 2025 construction. He stated that he is in the process of issuing permits for sidewalk seating. He noted that the City would provide some barriers to allow for additional outside seating, but only within the parking stall areas. He explained that the Metropolitan Council did allow some flexibility to the SAC connection calculations which will allow for that additional seating. He stated that the business are allowed to use the platform seating at their own expense or can lease barriers and fencing from the City, those materials would no longer be provided free of cost by the City.

Anoka County Jail Facility Expansion Update: Mr. Borglund stated that the County facility is part of the downtown area and reviewed the current layout of the government center elements and adjacent areas owned by the County. He stated that the County began buying properties on the adjacent property in 2017 and advised those tenants that they would need to vacate in 2022. He stated that the County plans to demolish that building this year. He explained that the City has that area zoned as commercial and the County would like to build a seven-story ramp in that location which would not be allowed. He stated that the proposed jail expansion is proposed within the EM-3 district and historic downtown core, noting that neither of those districts allow for a County jail. He stated that the jail currently falls under the category of existing nonconforming which means it can exist but cannot be expanded. He provided the County's proposed plans which would expand the jail use from 140 beds to 600 beds.

Chairperson Finn asked the economic benefit to the City that would be proposed by the County as a result of this project. He stated that it would appear the City would lose taxpaying revenue, would decrease property value, and would have a larger jail facility looming over the area Anoka is trying to create as a social district. He stated that none of the County properties would directly add to the tax base of Anoka, therefore it would seem that Anoka would be on the losing end of that deal.

Mr. Borglund reviewed some of the questions and concerns that have arisen from recent discussions relating to discharging of inmates, the Anoka County Historical Society site, the impact of the proposed parking ramp, Van Buren Street, City prosecution responsibility, inmate admittance, taxable property, electric, facility protection,

Chairperson Finn commented that it does not seem that there is support from the City of Anoka or the residents of Anoka and asked if the County would have the ability to force the project forward.

Mr. Borglund replied that the City Council and County Commissioners recently met and a lot of these issues and concerns were presented. He stated that Anoka is encouraging the County to look at other options, such as the 12 undeveloped acres in Andover next to the Sheriff's Department. He noted that in that scenario the Anoka facility could still be used for short-term issues and the expanded facility in the other location could be used for longer holds. He stated that Anoka is asking the County to look at those alternative options.

Commissioner Thompson stated that he attended that joint meeting and confirmed that many of the questions asked by the EDC were also asked by the Council and there did not seem to be well thought out responses from the County.

Mr. Borglund stated that Anoka has put a lot of thought into the other options the County would have in other location, using the example of Lino Lakes where there is already a prison and there could be some shared services between the facilities. He noted that other locations would save taxpayer money because of the shared services that could be provided between facilities.

Chairperson Finn commented that he needed to leave the meeting.

Highway 10 Construction Update: Mr. Borglund commented that the project is underway and provided an update.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: No report.
- Chamber of Commerce: Commissioner Lee stated that he was going to reach out to John LeTourneau to receive an update on recent activities and priorities.

Mr. Borglund stated that he will reach out to determine if the Chamber could provide minutes that he could include in the EDC packet for review.

- ABLA: Mr. Borglund noted that the group has begun planning for the events for this year and appointed their Board members. He stated that he also provided a development update.

MISCELLANEOUS:

Discuss May Meeting Agenda: Commissioner Lee stated that he was approached with a concept at the Enterprise Park meeting that would perhaps bring opportunity for additional docks along the Rum River and it was requested that the EDC discuss the topic. He noted that he was forwarded a copy of a feasibility study that he could provide to staff.

Mr. Borglund confirmed that he could request the City Engineer to come and speak on that topic as he has provided a presentation to the Council on that topic.

Staff Update: Mr. Borglund stated that the Council has received two different proposals for a restaurant use on the City owned pad north of City Hall and is reviewing those options.

Commissioner Allen commented that he does not like a modern appearance and would want to see something that better blends into the historic aesthetic.

Mr. Borglund noted that the concept was simply to illustrate an option and advised that there would be design standards and that discussion would follow as the process moves forward. He noted that he can continue to provide updates to the Commission.

Adjournment: The meeting was adjourned upon a motion by Commissioner Rekstad, a second by Commissioner Lee, and a unanimous vote of those present at 9:24 a.m.

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