

**SPECIAL MEETING OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL CHAMBERS
JUNE 12, 2023**

1. CALL TO ORDER

Mayor Rice called the special meeting of the City Council to order at 6:42 p.m., followed by the Pledge of Allegiance.

2. ROLL CALL

Present at roll call: Mayor Rice, Councilmembers Scott, Skogquist, Wesp, and Weaver.

Staff present: City Manager Greg Lee, Community Development Director Doug Borglund, Senior City Planner Clark Palmer, City Attorney Scott Baumgartner.

Absent at roll call: None.

3. COUNCIL BUSINESS AND/OR DISCUSSION ITEMS

3.1 RES/Fifth Amendment to Purchase Agreement; Ryan Companies US Inc.

Community Development Director Doug Borglund shared a background report stating Patrick Daly from Ryan Companies was present to discuss with the City Council a proposal regarding the purchase agreement for the City owned development site at the NW corner of 7th Avenue and Bunker Lake Boulevard. He reviewed history stating on February 18, 2020 the City approved a purchase agreement with Ryan Companies for the sale of a 14-acre parcel at the northwest corner of and 7th Avenue and Bunker Lake Boulevard, the City's desire to an obtain a grocery retailer on the 14-acre site, and Ryan Companies current request for an extension due to their anchor tenant sharing the need to delay the grocer project for 12-24 months. He outlined the proposed amendment in detail then noted Patrick Daly, Ryan Companies, was unable to attend but thanked the Council for arranging for the special meeting and considering this fifth amendment.

Councilmember Wesp said this topic was discussed earlier in worksession and that working with Ryan Companies has been good and resulted in coming to an agreement that allowed for moving forward with a grocery store but the change in plans and delay in obtaining a grocer as well as the number of amendments that have occurred since 2020 has occurred. He said the City did not increase our asking price but requested other changes and how since we have seen how the property has evolved and since Ryan is requesting an extension it behooves the City to step back and reevaluate. He said we should review how property has

developed east in Andover and that while we want to work with Ryan in the future and keep that option open, we should also consider other opportunities.

Motion by Councilmember Wesp, seconded by Councilmember Scott, to deny a resolution to adopt the fifth amendment to the purchase agreement; Ryan Companies US, Inc.

Councilmember Scott further explained reasons for a reset for this site stating while the grocer is still interested, they need to time to evaluate what else could come to this area which allows us to reevaluate too. He said while Ryan is still interested this gives us an opportunity to possibly create an even better project.

Mayor Rice said three points had been made during the earlier worksession that benefits everyone including potentially solving the problems of this development such as stormwater, a possible liquor store location, and roadway reconfiguration that could result in a better outcome and larger project overall. He said Ryan Companies is still interested that would be great as the community could still have what they want but that this is the right move for the City.

Upon a roll call vote: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp voted in favor. Motion carried

ADJOURNMENT

Councilmember Wesp made a motion to adjourn the Special Council meeting. Councilmember Skogquist seconded the motion.

Vote taken. All ayes. Motion carried.

Time of adjournment: 6:50 p.m.

Submitted by: Cathy Sorensen, *TimeSaver Off Site Secretarial, Inc.*

Approval Attestation:

Amy T. Oehlers, City Clerk