

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
SEPTEMBER 8, 2016

Call to Order: Chairperson Kelly called the EDC meeting to order at 7:30 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Roll Call: EDC Members present were: Jerry Cotten, Dr. Gene Dvoracek, Tracy Kelly, Gary Fahnhorst, Tom Redmann, and Kelsey Swokowski. EDC members absent were: Jason Peters, Andy Peterson, and Jessica Thunder. Staff present: Deputy Community Development Director Doug Borglund.

Approval of Minutes: MOTION BY COMMISSIONER DVORACEK, SECONDED BY COMMISSIONER SWOKOWSKI, TO APPROVE THE MINUTES OF THE MAY 12, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

Mr. Borglund noted that there was an issue with the audio recorder for the June 9th meeting and therefore there are some highlighted portions stating Commission discussion in areas where the audio was very quiet.

MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER SWOKOWSKI, TO APPROVE THE MINUTES OF THE JUNE 9, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

Chairperson Kelly referenced page five of the minutes and noted that his last name was spelled incorrectly and it should state, “Kelly...” He noted that on page six, the first paragraph, it should state, “...verbally explained for marijuana use...”

MOTION BY COMMISSIONER DVORACEK, SECONDED BY COMMISSIONER FAHNHORST, TO APPROVE THE MINUTES OF THE JULY 7, 2016 EDC MEETING, AS AMENDED. MOTION CARRIED.

OLD BUSINESS:

EDA Approve Being a Hole Sponsor for the Celebrate Anoka Day Golf Event: Mr. Borglund stated that historically the EDC has sponsored a hole for the golf event for Celebrate Anoka Day, which will be held the following Monday. He stated that there was some discussion at the last meeting as to whether the EDC would pay for the sponsorship. He confirmed that historically the EDC has sponsored the hole and the funds are donated to the scholarship fund.

Commissioner Dvoracek asked if the Commission members would like to each donate a small amount in the future so that the EDC could sponsor the hole without using City funds.

Commissioner Fahnhorst stated that he has been on the Commission for 30 years and the EDC has always sponsored a hole at the event. He stated that as the event is the next week the City should fund the sponsorship as has been done in the past and then the Commission can have a thorough discussion before the event next year to determine if the EDC members should contribute the funds.

Mr. Borglund confirmed that the EDC budget has available funds for the expense.

Commissioner Redmann stated that all Boards and Commissions are composed of volunteers and do provide a contribution to the City, therefore the EDC funds should be used to fund the sponsorship.

MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER REDMANN, TO APPROVE THE EDA BEING A HOLE SPONSOR FOR THE CELEBRATE ANOKA DAY GOLF EVENT. MOTION CARRIED.

NEW BUSINESS:

City Owned Development Site(s) Update: Mr. Borglund stated that there is interest in a number of the City owned development sites and provided an update. He stated that there is a signed letter of intent and a purchase agreement is being developed for the site near North Street that would like to build a wellness center, noting that would be a good fit for the site that transitions from the commercial development in Coon Rapids into the residential development in Anoka. He noted that on a nearby site near 11th Street that the City owns there is a signed letter of intent and development of a purchase agreement for a builder that would like to construct to 30 to 32 one level townhomes. He advised that Lennar has submit a letter of intent for the sites on the golf course to develop townhomes.

Chairperson Kelly asked if there was interest in these sites prior to the development of the brochure or whether the interest was brought from the development brochure that was created.

Mr. Borglund replied that the interest was brought about by the development brochure that was created. He stated that Lennar is also interested in the site on Monroe and 2nd, which is an HRA held site.

Commissioner Dvoracek referenced the Highland area and asked if there is still the same number of police calls in that area.

Mr. Borglund stated that he was not sure of the level of police calls in that area. He provided examples of the kind of services that would be involved in the wellness center.

Chairperson Kelly asked if the City is contacting the developers or whether the developers are contacting the City.

Mr. Borglund stated that the brokers have been doing a great job and noted that he also has past experience with some of the contacts. He explained that the City has three different broker companies working for them to bring in interest and noted that he receives updates almost daily.

Commissioner Dvoracek stated that the City of Anoka is in a unique position as they are a developed city with a downtown and therefore the development is often redevelopment or development of open parcels within a developed area. He stated that the City also has a reputation of being proactive and cooperative with development.

Commissioner Redmann noted that Lennar is a national builder and stated that bigger is not always better. He asked if there is a vetting process to ensure that they are building quality product.

Mr. Borglund confirmed that staff has visited some of their sites to view the products. He noted that this would be an urban row house design, which is a new product for them. He stated that Lennar is architecturally developing the product design now and noted that the developers are willing to cooperate with the City to ensure a product that works for all parties.

Home Occupation/Accessory Structure: Mr. Borglund reported that the City Council approved the amendment for the Home Occupation/Accessory Structure Ordinance that the Commission discussed at a previous meeting.

Drug Paraphernalia Ordinance Update: Mr. Borglund reported that the Drug Paraphernalia Ordinance and stated that the business affected by the ordinance have been alerted. He stated that the police department has been in contact with the businesses and noted that there is a deadline for the products to be removed from their businesses.

Commissioner Dvoracek asked if the affected businesses have been cooperative.

Mr. Borglund replied that two of the three affected businesses are going to cooperate and he was unsure of the opinion of the third business. He stated that this ordinance is part of the effort to address the issues that have been occurring in the downtown area.

Chairperson Kelly stated that at Tuesday's Council meeting, during the open forum, four well known business owners spoke to the Council about the harm this type of activity is doing to their business. He stated that the EDC needs to be aware of what the business owners are telling the City Council and recommended that the EDC members watch that portion of the meeting.

Commissioner Dvoracek stated that type of activity is regulated by the police department and therefore the concerns would be handled by that department.

Chairperson Kelly stated that in his opinion the EDC should also be aware of the comments of the business owners.

Commissioner Fahnhorst agreed that the Commission should be aware of these issues as that will have an impact on development and marketing of parcels.

Commissioner Swokowski stated that the issue of homelessness has grown immensely, noting that in Anoka County there are over 900 homeless youth. She stated that while the police regulate that activity, there needs to be a solution on a larger scale.

Chairperson Kelly stated that Mayor Rice asked the community at large for input on how to improve this issue, as everyone will need to work together to ensure the community continues to grow and thrive.

Commissioner Fahnhorst stated that 20 years ago cruising was a huge issue in the community and that eventually was resolved.

Chairperson Kelly stated that one of the business owners made that comment, that 20 years ago cruising was a problem and a solution was found for that problem.

Commissioner Redmann stated that homelessness is a big problem not only in Anoka but in society. He stated that the community needs to determine what can be done to address the problem on a large scale.

Commissioner Dvoracek stated that there is an attempt in the community as he is aware that the County, School District and churches are attempting to find a solution to this problem.

Celebrate Anoka Day 2016 Update: Mr. Borglund stated that the following Monday will be Celebrate Anoka Day and will feature the golf tournament sponsored by the EDC. He stated that there were about 50 people registered for the golf tournament when he checked the previous week and noted that the deadline to sign up for golfers and businesses is Friday. He noted that people can still register on the Greenhaven website.

Commissioner Dvoracek stated that historically that is a low number. He noted that there have been up to 120 golfers but noted that a range of 72 to 80 is ideal. He asked if there were any events competing with this event.

Mr. Borglund stated that there is a lot of competition and fundraisers that go on and therefore small businesses must pick and choose what they participate in. He stated that following the event there will be discussion on whether to continue or change the event in the future.

October EDC Cablecast Meeting: Mr. Borglund stated that historically the EDC has had one cablecast meeting per year, which will be the October meeting. He stated that tax increment funding will be discussed and asked for input on other topics that will be discussed. He confirmed that an update on development would also be a good fit for the meeting agenda. He advised that the Finance Director will provide a presentation on tax

increment financing and noted that he can provide a presentation on development updates and opportunities.

Commissioner Redmann stated that perhaps the Finance Director can mention other tools that attract business development as well. He stated that perhaps there can be a broad overview as well of how economic development improves the quality of life in the community.

Commissioner Fahnhorst stated that perhaps Mr. Borglund can confirm the Commissioners that will attend the meeting as well to ensure that a full Board will be present at the cablecast meeting. He noted that although the Board is at full membership at this time, the cablecast can be used to increase interest in residents to join the Commission, as some of the Commission will be aging out in the future.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: No report.
- ABLA – August 2016 Meeting: Mr. Borglund stated that ABLA has a lot of interest and participation in the Halloween stamp release.

Commissioner Swokowski asked when the event is scheduled to take place.

Chairperson Kelly noted that the event will take place on Thursday, September 29th at 11:00 a.m. at City Hall.

Mr. Borglund stated that he will gather some information on the event to send out to the Commission.

MISCELLANEOUS:

Joint Meeting on October 18th at 5:30 p.m. to discuss the River Walk Concept with the EDC, HPC, and Parks: Mr. Borglund advised of the upcoming joint meeting to discuss the River Walk Concept on October 18th.

Other: Mr. Borglund noted that the City did sell 205/207 Freemont for \$220,000 and advised that after closing costs the City gained \$208,000.

Chairperson Kelly stated that he noticed a sign in Champlin for an open house tonight regarding the development along the river. He noted that he is unable to attend but encouraged other Commissioners to attend if available.

Commissioner Fahnhorst noted that they have lost power twice in one month and asked if there is a reason for that.

Mr. Borglund stated that he would check into it but believed that perhaps it was an old transformer that may be replaced. He noted that he would follow up.

November Agenda: It was noted that the wrap up discussion for Celebrate Anoka Day could be discussed. It was also determined that perhaps an update could be given on the liquor store and possible Sunday sales.

Chairperson Kelly stated that he would like an update on the Drug Paraphernalia Ordinance as that will have been in effect for two months by the time of the November meeting.

Commissioner Cotten stated that he would like more information on the liquor store expansion. He explained that the building does not pay property taxes and that should be taken into account in the profit the City makes. He was not sure of a good reason for the City to be in the liquor business. He was also curious to the benefits the employees of the liquor store receive compared to other liquor stores.

Mr. Borglund stated that he would try to get an update on the liquor store to provide to the Commission.

Commissioner Cotten noted that the prices at the City owned liquor store are already higher than other liquor stores and then there is an additional 10 percent tax added.

Commissioner Fahnhorst agreed that would be a good topic for discussion in the future.

Commissioner Redmann agreed that it would be helpful to see a profit/loss of the liquor store as a regular liquor store would pay taxes.

Chairperson Kelly stated that is a big topic for discussion and did not want to rush it in order to get it on the November agenda, noting that the topic could be delayed to provide staff with sufficient time to prepare for the discussion. He agreed that it is a good idea to scrutinize any City owned business annually or from time to time.

Commissioner Dvoracek asked how many other cities own liquor stores.

Mr. Borglund replied that many municipalities own liquor stores. He noted that perhaps the Finance Director could provide some information on the liquor store at the November meeting.

Adjournment: The meeting was adjourned upon a motion by Commissioner Cotten, a second by Commissioner Redmann, and a unanimous vote of those present at 8:46 a.m.

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