



ECONOMIC DEVELOPMENT COMMISSION
Thursday, November 10, 2016
Council Work Session Room
7:30 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of September 8, 2016 meeting minutes.
4. Old Business
 - A. Action Item: None
5. New Business
 - A. Celebrate Anoka Day 2016 – Pam Bowman, Larry Norland
 - B. Highway 10 Update – Doug Borglund
 - C. 2017 EDC Goals – Doug Borglund
 - D. December Meeting
6. Communications and Reports
 - A. Marketing & Communications
 - Discover Anoka
 - ABLA – August 2016 meeting.
7. Miscellaneous
 - A. Joint Meeting on October 18th at 5:30pm to discuss the River Walk Concept with the EDC, HPC, and Parks
8. Adjournment

Administration Department
2015 First Avenue North, Anoka, MN 55303
763-576-2725
www.ci.anoka.mn.us



Memo

To: Economic Development Commission
From: Doug Borglund, Deputy Community Development Director
Date: November 2, 2016
Re: Thursday, November 10, 2016 Agenda

1. **Call to Order.** This meeting will be held in the Council Work Session Room at 7:30 a.m. at Anoka City Hall.
 2. **Roll Call. Staff will record the names of those present at the meeting.**
 3. **Approval of October 13, 2016 Meeting Minutes.** Staff recommends approval of the October 13, 2016 meeting minutes with your corrections or additions. **(Attachment 1)**
 4. **Old Business**
 - A. Action Item: None
 5. **New Business**
 - A. Celebrate Anoka Day 2016 – Pam Bowman, Larry Norland **(Attachment 2)**
 - B. Highway 10 Update – Doug Borglund **(Attachment 3)**
 - C. 2017 EDC Goals – Doug Borglund
 - D. December Meeting
 6. **Communications and Reports**
 - A. **Marketing & Communications.** Staff and Commissioners will provide an update on the following.
 - Discover Anoka Update
 - ABLA– Executive’s Update for September, 2016 **(Attachment 4)**
- Miscellaneous.**
7. None
 8. **Adjournment.** Let’s plan to adjourn no later than 9:00 a.m.

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
OCTOBER 13, 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: Dr. Gene Dvoracek, Tracy Kelly, Gary Fahnhorst, Jason Peters, Andy Peterson (arrived at [REDACTED] a.m.), Tom Redmann, Kelsey Swokowski, and Jessica Thunder. EDC members absent were: Jerry Cotten. Staff present: Deputy Community Development Director Doug Borglund and Finance Director Lori Yager.

Approval of Minutes: MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER SWOKOWSKI, TO APPROVE THE MINUTES OF THE SEPTEMBER 8, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

OLD BUSINESS:

None.

NEW BUSINESS:

Tax Increment Financing Overview: Ms. Yager explained that tax increment financing is a tool that cities can use to help development or redevelopment in an area where it typically may not occur. She explained the process that a city follows to setup a tax increment financing district. She stated that it is a helpful tool the city can use to generate new taxes income. She stated that the City has four active TIF districts while the HRA has three active TIF districts. She reviewed some of the improvements the City has completed using TIF funds that helped to generate new development or redevelopment, which increases the tax income. She explained that once available TIF funds are spent within the district, the income generated simply pays off the debt, using the example of the ramp in the downtown TIF district. She stated that once debt is paid off within a district the City can simply decertify the district. She reviewed the different TIF districts within the City and provided an overview of projects and improvements the City has done within each district. She also highlighted the HRA TIF districts and the projects that have been completed.

Chairperson Kelly clarified that the TIF district takes all of the taxes that would normally go to the City, County and School District and places those funds into a special account to be used for public improvements. He asked the benefit the County and School District receive.

Ms. Yager explained that without the improvements in the TIF district, those areas would most likely never redevelop and when the redevelopment occurs the tax value increases

and therefore the County and School District will then receive more income in taxes from those areas.

Commissioner Redmann asked for clarification on the values of the properties that are placed in the TIF district.

Ms. Yager explained that the original value of the properties within the TIF district are still kept on file for tax purposes for the County and School District, as they continue to receive the taxes based on those values, while the TIF district captures taxes based on the difference between the original value and the increased value after improvements. She stated that therefore it does not impact the County or School District until the TIF district comes offline and then they receive the taxes from the increased value as well.

Commissioner Dvoracek noted that TIF was a huge benefit when the City created the industrial park.

Commissioner Redmann asked and received confirmation that in order to create a TIF district a certain percentage of properties need to meet a depressed value threshold.

City Owned Development Site(s) Update: Mr. Borglund noted that the City has three brokers that they work with to market the City owned sites and the sites are delegated based upon the expertise of the broker and the desires for development. He provided a brief overview of the 23 City owned sites, highlighting the broker and whether there has been interest in the parcel. He also noted the different steps that would be needed to develop certain sites, such as rezoning. He highlighted the properties which have a letter of intent or whether the City is in negotiation with a potential buyer/developer. He stated that staff will continue to work hard to market sites.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: Commissioner Peterson provided an update on recent events that Discover Anoka has held and upcoming events. He stated that some of the business windows downtown have been painted for Halloween. He stated that a new billboard was completed near Greenhaven. He noted that social media has been used more recently for downtown shopping events. He stated that work has begun to promote the tree lighting event. He noted that Anoka has been chosen for a Deluxe shopping event and the small businesses will be featured on the Deluxe website.
- ABLA – August 2016 Meeting: Mr. Borglund stated that an update was included in the Commission packet. He stated that information on the stamp unveiling was included, noting that it was a positive event and the

postal service even commented that this was one of the best unveilings that they have had.

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. He stated that this will be an opportunity to discuss the concept and provide input as the process moves forward.

Discuss Next Agenda: Chairman Kelly stated that he would be curious to hear more about tax abatement, specifically if Anoka has participated in tax abatement projects.

Mr. Borglund noted that he would review his notes from the previous meeting as there were items that the Commission had wanted to discuss in November as well.

Commissioner Fahnhorst stated that the following day he would be attending a meeting to discuss the future of the Celebrate Anoka golf event and noted that he would provide an update at the November meeting.

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

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



Memo

To: EDC Members
CC: Doug Borglund, Deputy Community Development Director
Celebrate Anoka Day Committee
From: Larry Norland, Golf Manager
Pam Bowman, Communications Coordinator
Date: November 1, 2016
Re: Celebrate Anoka Day

A few members of the Celebrate Anoka Day Committee met in October to discuss the outcome of the 33rd Annual Celebrate Anoka Day on September 12, 2016. The committee consists of staff, two City Council members, and two EDC members. At that meeting, the question of “what is the overall purpose and in what direction is this event headed”, arose. Therefore, we would like to discuss the EDC’s overall goal(s) and focus for this event in the future.

This year’s event had 90 players and received approximately \$3800 in sponsorship dollars; \$1400 going toward the Gary Stout Memorial Scholarship Fund. Here is some background on the event over the years.

BACKGROUND

Event: This event initially began as Business Development & Appreciation Day with the idea to attract and appreciate the local business community for its contribution to the overall local economy. Unfortunately, many of the small business owners were unable to attend for various circumstances. Many of the participants, however, came from the Anoka Enterprise Park. While it was an *appreciation* event, we were challenged with having to ask participants to pay to play golf and solicit them for door prizes and sponsorships. The event not only included a scramble golf tournament, but a dinner and evening program as well, highlighting development and more. Years later a bus tour was added, inviting developers and real estate agents an opportunity to tour the city to learn about potential redevelopment sites.

In 2012, we refocused the event and named it Celebrate Anoka Day. This opened the event up to all who make Anoka what it is today – not only business owners, but service organizations, private organizations, citizens, non-golfers, etc. We revised the golf tournament to the popular angels & demons format, changed the sit-down dinner to hearty appetizers, removed the evening program, re-scheduled the bus tour as a stand-alone event, and made the overall event more casual and relaxing, while still maintaining networking opportunities.

Since then, the number of participants has declined and the committee is finding it more and more challenging not only to solicit for participants, but to solicit for sponsorships and door prizes. Of the 90 players this year, half of those registered just a few days prior to the event due to one last push from the staff at Green Haven.

Gary Stout: Gary Stout served the city of Anoka as a development consultant from 1984 to 1997, first working on projects such as Walker Plaza Apartments and the Federal Cartridge and Hoffman expansions.

During 1994-1997, he led development of the Anoka Enterprise Park. Today, the park is home to more than 70 companies employing 2,400 people in 2.6 million square feet of space. This development transformed Anoka’s economy.

In the midst of this project, Gary passed away. In recognition of his service, the City dedicated a storm water pond and surrounding trail in the Anoka Enterprise Park in his name and memory. Gary’s influence on Anoka continues

with more than \$40 million in tax revenues from the Anoka Enterprise Park having financed other projects within Anoka. He helped make Anoka what it is today. In addition, the Gary Stout Memorial Scholarship Fund was created and is awarded annually to a graduating senior from Anoka High School.

Here are some of the pros and cons the committee members listed:

Pros

- Date – time of year
- Meeting new people
- Networking
- Evening appetizers are a hit
- Door prizes
- Good organization
- Council's involvement at event

Cons

- Declining participation
- Loses to Green Haven – approx. \$2,000
- A-H Foundation tournament Saturday before
– competing for participants
- More support needed to solicit for
sponsorships and door prizes

We look forward to discussing your overall goals and focus for this event.

Thank you.

Anoka Solution



1+ mile backups from Fair oak Avenue occur daily

To reduce crashes and improve mobility issues, it is reasonable and responsible to implement lower cost, high benefit measures that incrementally improve safety and operations for all users of the Highway 10 corridor.

- Existing Issues**
- 50,000-60,000 vehicles per day
 - Principal Arterial moves regional freight
 - 1+ mile back-ups during peak hour
 - 19 mph avg. peak hour speed (60 mph posted)
 - 785 crashes in past ten years (4 fatal)
 - Crash Rate 3x, Severity Rate 4x (state average)
 - Segmented local network forces local highway trips

- Investment Results**
- > 75% delay reduction
 - > 67% crash reduction
 - Local trips on local network
 - Safe and efficient movement of goods and services



Average Evening Backups



ROW Acquisition - \$5.5M
Project Development - \$12.8M
Construction - \$60.3M

Total Funding Needed:
\$78.8M

The City of Anoka is continuing to work closely with MnDOT, Metropolitan Council, Anoka County, and the City of Ramsey to plan, design, and implement fiscally responsible safety and operation improvements to benefit all Highway 10 corridor users.



These are high benefit projects that are fiscally responsible

Each project is identified as a standalone project which has independent vitality. The City of Anoka is actively furthering the study and outreach for all components of this vision. The city is actively pursuing the necessary right-of-way. Numerous parcels are already in city possession. The City of Anoka is also considering and seeking all potential funding sources. The city looks forward to the continued partnership with MnDOT, Metropolitan Council, Anoka County, and the City of Ramsey to further plan, obtain funding, design, and implement the Anoka Solution.

A. Green Haven Parkway Phase I

- Local trips are forced onto Highway 10 to circulate this area of the community
- Introduces a public connection between Thurston Avenue and Garfield Street
- Allows local trips to circulate between Thurston Avenue and Main Street on the local street network
- The City is in process of reaching agreements on the needed right-of-way

\$3.1M / 2017 Construction



B. South Frontage Road Phase I

- Many travelers cut through the existing private parking lot to circulate
- Provides a public connection from Cutters Grove to the existing frontage road
- Allows public circulation south of Highway 10 between access points

\$1.4M / 2018 Anticipated Construction

C. Green Haven Parkway Phase II

- Provides a new connection between Verndale Avenue and Fair oak Avenue
- Closes Verndale Avenue access on Highway 10
- Provides bike and pedestrian accommodations
- City is in process of acquiring needed right-of-way

\$3.7M / 2020 Anticipated Construction

D. South Frontage Road Phase II

- Today, there is no local connection between Fair oak and Main Street to the south of Highway 10
- Provides a new local connection from Fair oak to Main Street
- Reconfigures the Main Avenue interchange intersections to roundabouts
- Ties Highway 10 commercial properties to Downtown Anoka

*Combined project with Fair oak Avenue Signal Removal

D. Fair oak Avenue Signal Removal

- This intersection causes the most delay/safety issues in the region
- Removes the signal at the root of many of the problems in this segment
- Closes the Fair oak Access on Highway 10
- Provides local street underpass / community connectivity
- Elevates Highway 10 fourteen feet and lowers Fair oak Avenue eight feet
- Safe bike/pedestrian crossings of Highway 10

South Frontage Road Phase II + Fair oak Avenue Signal Removal
\$33.3M / 2021 Anticipated Construction

E. Green Haven Parkway Phase III

- Provides a new local street connection tying into existing frontage road
- Removal of All-Way-Stop near Highway 10 signal causing operational issues
- Pulls primary intersection away from Highway 10
- Provides significant improvements for mobility along Thurston Avenue, a major collector roadway within the city

\$3.6M / 2022 Anticipated Construction

F. Thurston Avenue Signal Removal

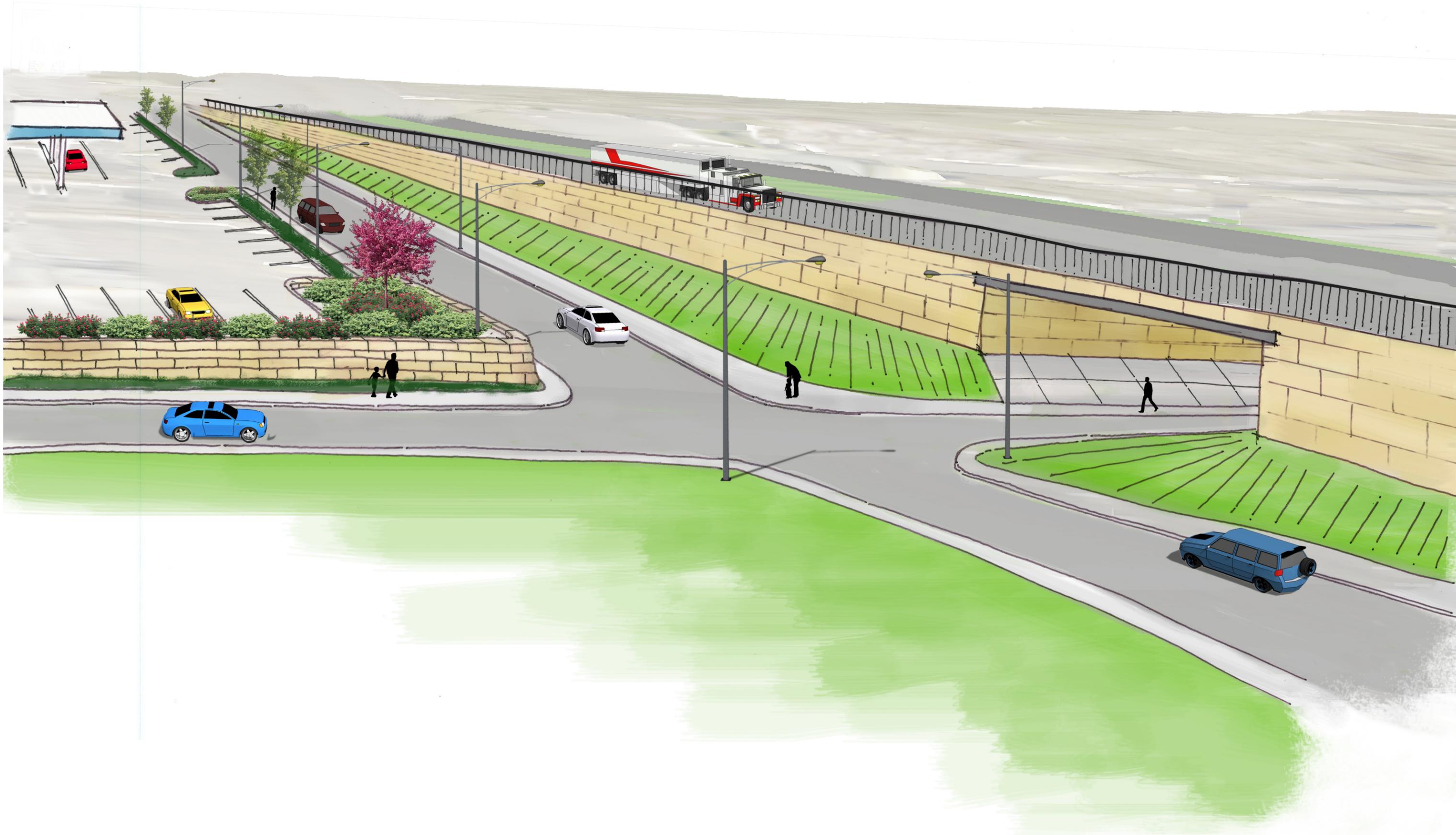
- This intersection causes the 2nd most delay/safety issues in the region
- Removes the signal at the root of many of the problems in this segment
- Provides grade separation with access
- Includes shifting Highway 10 south to allow for frontage road extension into Ramsey
- Elevates Highway 10 twenty feet and lowers Thurston Avenue two feet

\$31.9M / 2023 Anticipated Construction

G. Riverdale Drive Extension

- Provides south side frontage to Highway 10
- Ties in with City of Ramsey's plans
- Eliminates numerous access points from Highway 10

\$1.8M / 2025+ Anticipated Construction



Economic Development Commission 2016-2017 Goals

1. Continue Community Interaction; Business Calls, Development Day, Celebrate Anoka Day, Anoka Enterprise Park Annual Meeting. Anoka Winterfest
2. Follow monument signage plan through completion
3. Work towards securing a cruise boat operator for the Mississippi River
4. Find a developer for sites in the Historic Rum River District and the Anoka Station Area
5. Update the Development Opportunity Booklet
6. Hire EDC Coordinator

Executive's Update

Lots on the November Agenda. See you on the 1st!

City/Private Property Owners Camera Discussion-The discussion on this topic continues. Mark Anderson from the city will be at the meeting.

Highway 10 Update-Greg Lee from the city will be at the meeting to update the Board on the Highway 10 project.

Gray Ghost Run Wrap Up-By the time we meet the event will have occurred. I'll update.

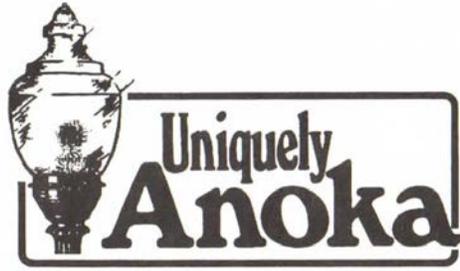
Anoka Tree Lighting Event-The planning continues for this event set for December 3rd. I'll update.

Holiday Post Card Update-Things are set for the postcard to promote the tree lighting and merchant holiday promotion to mail the first week of November. I'll update.

Development News-Doug Borglund will update the Board on City of Anoka Development news.

Other Business-This is your opportunity to discuss any issue.

If you are unable to attend, please email or call the association office at 763-421-0083.



**Anoka Business & Landowners Association
Meeting Minutes
October 4, 2016**

Present: Peter Beberg, Steve Jenson, Laura Johnson, Dick Mussell, Jim Neilson, Dan Pinewski, Tiffany Talbot.

Absent: Mike Cofrin, Kathy Kujawa.

Guests: Doug Borglund, Jeff Weaver.

The regular ABLA Board meeting was called to order by President Peter Beberg.

The Meeting Minutes from the September 6, 2016 Board of Directors meeting were discussed. Steve Jenson made a motion to accept the minutes as presented. Jim Neilson seconded the motion. All ayes.

New Business:

City/Private Property Owners Camera Discussion-Peter Turok stated that this topic was brought up at last month's Board meeting. He stated that Mark Anderson from the city is still working on some final verbiage with the city attorney on how this proposal could work. He stated that Mr. Anderson would be at the November Board meeting to discuss this issue further.

Halloween Stamp Event Wrap Up-Peter Turok stated that the event held on Thursday, September 29th was a success. Crowd estimates are 1000 plus. He recapped the event and thanked the committee for all their work.

Gray Ghost Run Committee Update-Peter Turok stated that the Gray Ghost Run Committee continues to meet and plan the event set for October 29th. He stated that volunteers were needed for both the front end and back end of the race and any Board members that could help should contact him.

Other Business-

Development News-Doug Borglund from the City of Anoka updated the Board on happenings in Anoka.

Mr. Borglund stated that the city has strong interest on a 3 acre commercial site at 7th and Buchanan.

He stated that the city is working on a purchase agreement for a wellness center at North Street and 11th.

Mr. Borglund stated there is a purchase agreement in place for 29 1 level townhomes on a 6 12/ acre site on 11th Avenue.

He updated the Board on discussion the city is having with a party interested in building 29 urban row homes on 2nd and Monroe.

He stated that the city is in discussions with a party interested in 53 townhome unites on State Street on the east side of Greenhaven. He also updated the Board on the Vista Outdoor 60,000 sq. ft. expansion.

He stated that Federal Cartridge is looking at an upgrade at their facility.

Mr. Borglund updated the Board on the downtown business uses discussion. He stated that an amendment would be going to the Planning Commission and from there on to City Council. The amendment would prohibit businesses uses in that area for tobacco shops, medical marijuana, body piercing, tattoo and pawn shops. More on this at it moves forward.

Other Business-

Peter Turok updated the Board on the Annual Tree Lighting Event set for December 3rd.

Discussion was held on the Highway 10 plan. Dan Pinewski asked if it would be possible to have a city representative at the next Board meeting to update the group on what is happening? Peter Turok stated he would contact the city to see if someone can attend the next meeting.

With no further business, the meeting was adjourned on a motion by Dick Mussell and seconded by Jim Neilson. All ayes.

Respectfully submitted,

Peter Turok
Executive Secretary
Anoka Business & Landowners Association