



ECONOMIC DEVELOPMENT COMMISSION
Thursday, March 12, 2026
Council Worksession Room
8:00 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Meeting Minutes – February 12, 2026
4. Old Business
 - A. Planning 2026 Annual Enterprise Park Meeting Update
5. New Business
 - A. City Council Goals/EDC Goals Alignment
6. Communications and Reports
 - A. Marketing & Communications
 - Discover Anoka
 - Chamber of Commerce
 - ABLA
 - B. Sub-committee Updates -None
7. Miscellaneous
 - A. Discuss April's Meeting Agenda.
 - B. Development Update
 - C. Staff Update
8. Adjournment



Memo

To: Economic Development Commission
From: Doug Borglund, Community Development Director
Date: March 6, 2025
Re: Thursday, March 12, 2026 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.** Minutes from the February 12, 2026 Meeting. (Action Required)
4. **Old Business**
 - A. Planning 2026 Annual Enterprise Park Meeting Update
5. **New Business**
 - A. City Council Goals/EDC Goals Alignment
6. **Communications and Reports**
 - A. **Marketing & Communications.** Staff and Commissioners will provide an update on the following.
 - Discover Anoka Update
 - Chamber of Commerce
 - ABLA
7. **Miscellaneous.**
 - A. **Discuss April Agenda** – Staff would like to ask if the EDC has any special presentations they would like or information they thought might be useful.
 - B. Development Update
 - C. Staff Update
8. **Adjournment.** Let's plan to adjourn no later than 9:00 a.m.

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
FEBRUARY 12, 2026

Call to Order: Chairperson Beaudoin called the EDC meeting to order at 8:00 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Roll Call: EDC Members present were: Joelle Alvord, Brian Beaudoin, Riley Boedigheimer, Andrew Boho, Matthew Finn (arrived at 8:02 a.m.), Dan Hudlow, and Jeff Lee. EDC members absent were: Julie Smith. Staff present: Community Development Director Doug Borglund

Approval of Minutes: MOTION BY COMMISSIONER ALVORD, SECONDED BY COMMISSIONER BOHO, TO APPROVE THE MINUTES OF THE JANUARY 15, 2026, EDC MEETING, AS PRESENTED. MOTION CARRIED.

OLD BUSINESS:

EDC 2025 Accomplishments/2026 Goals: Mr. Borglund stated that the draft 2025 accomplishments and 2026 goals were included in the packet and were based on the discussion at the last meeting. He stated that all the 2026 goals align with the recently discussed goals of the City Council.

Commissioner Finn arrived.

Mr. Borglund provided an update on the recent opening of the municipal cannabis business, noting an average sale of \$190 per person during the fully booked opening weekend.

MOTION BY COMMISSIONER ALVORD, SECONDED BY COMMISSIONER BOHO, TO APPROVE THE EDC 2025 ACCOMPLISHMENTS/2026 GOALS. MOTION CARRIED.

Planning 2026 Annual Enterprise Park Meeting: Mr. Borglund provided an overview of the draft agenda for the meeting, which was included in the packet.

Commissioner Alvord asked if Highway 47 would be of interest to this group.

Mr. Borglund recognized that it would be a major road project when it is under construction. He stated that it will be part of the presentation from Mr. Nelson. He encouraged the members of the EDC to attend the meeting. He confirmed the consensus of the Commission in support of the agenda as drafted.

NEW BUSINESS:

City-Owned Land Development Update: Mr. Borglund provided an update on City-owned land development.

Chairperson Beaudoin asked if the density requirements near the Northstar station are still required now that the Northstar service has stopped.

Mr. Borglund confirmed that the requirement still exists, noting that transit is still provided through bus service. He noted that the City will continue to pursue an Amtrak stop. He answered additional questions of the Commission related to Amtrak and the potential of that concept. He provided additional information on the proposed timing of the apartment development project near the station.

Commissioner Alvord referenced the requirements for affordable housing by the State and asked if this market-rate project would impact those numbers.

Mr. Borglund confirmed that Anoka more than meets its requirements for affordable housing.

Commissioner Finn asked how this would fit into the desired percentage of rental units in the community, noting a previous goal to decrease the number of rentals in the community.

Mr. Borglund commented that there has been a decrease in single-family rentals as more of those homes have transitioned to ownership. He stated that the City is still not meeting its desired percentage ratio of rental/ownership, but noted that there are requirements for density in this area that would require higher-density development. He referenced the City-owned property near Greenhaven and stated that the City is currently taking action to prepare for that project, including lot combinations, easement vacations, and a Comprehensive Plan amendment. He estimated that the builder would come before the Planning Commission in April for consideration. He also noted additional discussion that will occur at the next Council worksession related to the golf course improvements.

Commissioner Finn asked if the golf course parking lot would be improved.

Mr. Borglund was not aware of any discussions related to the parking lot, as the focus has been on moving the two holes and the timing of the driving range.

Watertainment Opportunity on the Rum River: Mr. Borglund stated that the City continues to find different opportunities that will bring people to the community. He noted a new concept of hot tub boats, which would operate out of Riverside Park, near the Mill Event Center. He stated that this concept will be introduced to the Council on Monday night and provided some information on the concept.

Commissioner Finn asked if there would be concern with chlorinated water spilling into the river.

Mr. Borglund commented that there would not be concern from splashing, and the water would be pumped out into the sewer system. He provided additional information on the proposed operation.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: No report.
- Chamber of Commerce: Commissioner Alvord stated that the Chamber is working on many updates under the new leadership. She noted the upcoming gala schedule for February 20th.
- ABLA: Mr. Borglund stated that he provided an update at the last ABLA meeting.

Subcommittee Updates: None.

MISCELLANEOUS:

Discuss March Meeting Agenda: Commissioner Finn asked if there is any information on the recycling business and whether that is going to relocate as part of the Highway 47 project.

Mr. Borglund stated that the funding for the road project has not been fully secured, so the business has not yet been formally approached about relocating.

Mr. Borglund reviewed items that could appear on the March agenda.

Commissioners Lee and Alvord asked if there could be continued updates on the relocation of the Historical Society. Commissioner Alvord asked if there could be an update on the alignment of the City Council's goal with the EDC goal related to the bike path.

Mr. Borglund confirmed that he could review the goals of the City Council with the EDC.

Commissioner Lee stated that perhaps there could be an update from law enforcement at a future meeting. The Commission provided additional information on what they would like to hear about from the Police Chief.

Mr. Borglund noted recent changes to the liquor license policy that could be reviewed in more detail.

Development Update: No additional comments.

Staff Update:

Adjournment: The meeting was adjourned upon a motion by Commissioner Alvord, a second by Commissioner Boho, and a unanimous vote of those present at 8:58 a.m.

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



Anoka Enterprise Park Annual Meeting & Architectural Review Board Election

WEDNESDAY, MARCH 25, 2026

7:30 a.m. – 9:00 a.m.

Green Haven Golf Course & Event Center

2800 Greenhaven Road

AGENDA

1. **Registration/Social Hour** - 7:30 to 8:00 a.m.
2. **Call to Order** - 8:00 a.m. *(Breakfast is Served)*
3. **Welcome**
Bryan Beaudoin, Economic Development Commission Chair
4. **Nominations & Election for Architectural Review Board**
Clark Palmer, Senior City Planner
5. **Anoka Cannabis Company**
Kevin Morelli/Enterprise Operations Director
6. **Anoka Dam Reconstruction/ Highway 47**
Ben Nelson, Assistant City Engineer
7. **Current Development Projects**
Doug Borglund, Community Development Director
8. **Anoka Area Chamber of Commerce**
Nikki Kalvin, Anoka Area Chamber of Commerce
9. **Anoka Station/Northstar Commuter Rail Changes**
Doug Borglund, Community, Development Director
10. **Green Haven Updates**
Mike Brual, Green Haven Golf Course Golf Course Superintendent
Ryan Wagner, Green Haven Golf Professional
11. **Open Forum**
Bryan Beaudoin, Economic Development Commission Chair (This is an opportunity to bring forward questions and concerns to City representatives).
12. **Adjourn** – 9:00 a.m.

EDC 2025 ACCOMPLISHMENTS & 2026 GOALS

2025 ACCOMPLISHMENTS:

1. Met with ABLA
2. Held Annual Enterprise Park Meeting
3. City Owned Development Site Tour
4. Continued to Support Dam Reconstruction Project, Highway 47 Reconstruction Project, Green Haven Golf Course Improvements
5. Supported Pedal Pub Operation in Downtown Area

2026 GOALS:

1. Meet with or attend ABLA. Discover Anoka, and Chamber of Commerce Meetings.
2. Bicycle Promotion Efforts to Attract Biking Enthusiast to visit Anoka.
3. Support River Recreational Uses, the Dam Reconstruction Project, the Highway 47 Reconstruction Project, Green Haven Golf Course Improvements
4. Support and advocate for the creation and utilization of enterprise funding sources outside of the standard property tax levy.
5. Support utilizing Existing Anoka Station Infrastructure to serve the Amtrak Empire Builder/ New Borealis Line from St. Paul to Fargo, ND.



2026-2027 CITY COUNCIL GOALS



Primary Goals

Economic Development & Fiscal Responsibility

- Develop a responsible city budget.
- Only use bonding if there is a revenue generating component which does not affect the levy.
- Citizen engagement - identify "third places" growth and development.
- When considering business proposals, ensure consideration for local growth when possible.
- Reserve dedicated monies for eventual replacement of city assets.
- Maximize revenue from enterprise funds.

Redevelopment of City-owned Properties

- Continued focus on sale and development of city-owned properties including: 7th & Main St., 7th & Bunker, 2nd & VanBuren, and sale or lease of the Miller building.
- Agricultural Area - must be preserved if there is a façade easement in place, and a Letter of Intent with a potential long-term buyer.

Anoka County Jail Solution

- Work with Anoka County on a mutually agreeable solution for the upgraded jail.
- Address issues with releasing inmates.
- The scale and scope of a facility in any new location that is agreed to should fit with its surroundings.

Improving Public Safety / Community Well Being

- Address public safety and health issues with the introduction of a city-based social worker.
- Invest in staff, resources, training and infrastructure that maintains Anoka's commitment to citizen safety.
- Continue to evaluate security and redundancy of susceptible city assets and operations and create action plans to ensure stable services.
- A second canine for the Anoka Police Department.

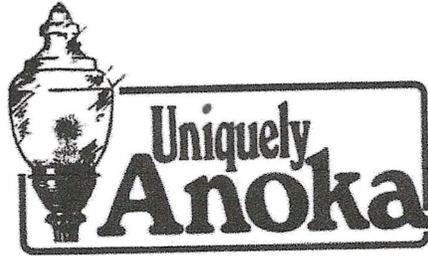
Secondary Goals

Multimodal Transportation

- Adopt a plan to increase sidewalk/trail connections enhancing multimodal transportation.
- Support transition of Northstar train to an Amtrak/Borealis train station in 2026.
- Encourage multimodal transport options by adding more bike racks, striping for bicycles where appropriate, and adding charging capabilities for e-bikes and e-scooters where appropriate.

Improving Community Amenities / Other

- Green Haven Golf Course Improvements / Renovations
- Implement Infill Standards
- Rum River Dam Project
- River Recreation & Rum River Trail Walk
- Public Amenities/Infrastructure
- Community Center
- Anoka Social District
- Municipal Liquor Store
- Hidden History
- Youth Representation
- City Institutions



Anoka Business & Landowners Association

Annual Street Light Fund Budget Meeting and Regular Board of Directors Meeting Notice

Tuesday, March 3, 2026

7:30 a.m.

**Call to order the Annual Street Light Fund Budget Meeting of the ABLA -Chairperson
Jeremy McFarland**

NEW BUSINESS:

- A. Annual Street Light Fund/ 2026 Proposed Budget-Jeremy McFarland

OTHER BUSINESS:

- A. Other Business-

Adjourn

**Call to order the Regular Meeting of the ABLA Board of Directors-Chairperson
Jeremy McFarland**

**Minutes-Approve the meeting minutes from the February 3, 2026, Board of Directors Meeting-Jeremy
McFarland**

NEW BUSINESS:

- A. "America 250 Year" Banners Update-Peter Turok

OTHER BUSINESS:

- A. City of Anoka Development Update-Doug Borglund

- B. Other Business-

Adjourn

*If you have any questions about this meeting, please contact the Anoka Business & Landowners
Association office at 763-242-8237..*

President's Update

It's two meetings in one on March 3rd! It's time for the Annual Street Light Budget meeting along with our regular Board meeting! The Board will meet at 7:30 am on Tuesday, March 3rd at the Chamber Meeting Room.

A reminder to please use the door to the Board room located on 1st Avenue North instead of the front door to the Chamber offices. See you either in person or via ZOOM at 7:30 am.

Annual Street Light Fund Budget Meeting

Annual Street Light Fund/ 2026 Proposed Budget-Last month the Board approved the 2026 Street Light Fund Budget. Time to make it official and we'll do that at our Annual Street Light Fund Budget Meeting.

Regular Board Meeting

"America 250" Banners Update-The banners are up. I'll update

Development News- Doug Borglund from the city will give an update on development activity in the city.

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

ZOOM Meeting Information

Topic: ABLA March Board ZOOM

Time: Mar 3, 2026 07:15 AM Central Time (US and Canada)

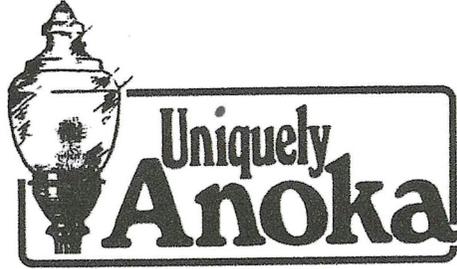
Join Zoom Meeting

<https://us02web.zoom.us/j/89621678210?pwd=9aA3K9EYKbGbkCURadq3bk99snVGyQ.1>

Meeting ID: 896 2167 8210

Passcode: 287628

If you are unable to attend, please email or call the association office at 763-242-8237.



**Anoka Business & Landowners Association
Regular Board of Director Meeting Minutes
February 3, 2026**

Present: Jeremy McFarland, Mike Cofrin, Steve Jenson, Laura Johnson, Dick Mussell.
Absent: Dan Pinewski, Tiffany Talbot.
Guests: Jeff Weaver.

The regular monthly ABLA Board Meeting was called to order by Chairperson Jeremy McFarland at 7:31 am.

The Meeting Minutes from the January 6, 2026 Board of Directors meeting were discussed. Dick Mussell made a motion to accept the minutes as presented. Steve Jenson seconded the motion. All ayes.

New Business:

Street Light Fund/2025 Financial and 2026 Proposed Budget- Board Chair McFarland stated that it was time to look at the Street Light Fund financials from the past year and discuss this year's budget. He asked Peter Turok to update the Board. Peter Turok updated the Board on the 2025 Street Light Fund financials. He stated that he connected with Brenda Springer from the City of Anoka to get the numbers. He then discussed the financials. He stated that the fund generated \$67,173 in 2025. The approved budget for 2025 came in at \$63,406 which was under the budgeted number of \$69,200. He then stated that 2 items that were not budgeted that came out of the fund in 2025 included: \$10,000 for street pole painting and \$12,129 for the West Main Street Camera. Discussion was held. Jeff Weaver stated that ABLA should let the city manager and police chief know that the association's \$5,000 budgeted item for a CBD police officer includes having them walking the downtown area from time to time. Peter Turok stated that the visibility is important. The Board asked Mr. Turok to contact the city manager and police chief to remind them of that issue. Mr. Turok then discussed the 2026 proposed draft Street Light Fund Budget. He stated that the proposed budget is coming in \$5,000 less than the 2025 budget. He stated the reason for that was that in the 2025 budget, there was the new office set up expense of \$5,000. The Board then discussed the proposed 2026 budget draft. Dick Mussell made a motion to approve the 2026 Street Light Fund Budget as presented. Laura Johnson seconded the motion. Discussion was held. Steve Jenson asked if the new expenses that will be occurring with the new office are covered in this budget. Peter Turok stated that the office expenses budget would be included in the ABLA general budget for the coming year that will be discussed at the April ABLA Board meeting. Chair McFarland asked with the "250 America Anniversary" banners are included with this budget. Peter Turok stated that he felt that we would be able to have those banners covered within this budget and that the Board will be discussing that later in this agenda. Discussion continued. Chair McFarland asked for a vote on the motion. All ayes. Peter Turok stated that the next step would be to have our Annual Street Light Fund Budget meeting. That meeting will take place on March 3rd. He will be sending out a notice on that meeting soon.

Funding Request from the City of Anoka for "America 250 Year" Banners- Peter Turok stated that the City of Anoka had approached him to see if ABLA would be interested in partnering on the purchase of 160 "America 250 Year" anniversary banners. The city will be hosting a celebration event on June 17th. As part of that the city is planning on putting up those banners around the city. The city is asking for ABLA to purchase 36 banners. Those banners would be displayed on street light poles on Main Street from the West Main Street bridge to 5th Avenue and side streets from 1st to 5th Avenues. The total cost for those banners will be \$2,484 plus tax/fees. Peter Turok stated that the banners would be displayed on every other pole. Discussion was held. Chair McFarland stated he should ask for those 36 banners be given back to ABLA after their use is complete. He stated we could then offer them to the public for sale and recoup some of our money. He also stated that the city should consider putting up a larger banner on the side of the City Hall, similar to what was done for the Halloween Stamp event. The Board agreed with both of those ideas and Mr. Turok stated he would bring up both of those items to the city. Discussion continued. Dick Mussell made a motion that ABLA support the city request for the purchase of 36 banners, ask the city to give those banners back to ABLA once their use is over and urge them to consider putting up a large banner on City Hall. Steve Jenson seconded the motion. All ayes.

Other Business-

Development News/City of Anoka-No report was given.

Other Business-

Steve Jenson stated that there was a snowfall on the Sunday prior to the ABLA Board meeting and that the city did not clear the sidewalks downtown. He stated that business is done on Sunday's and it was critical that the sidewalks be cleared. Peter Turok stated he would contact the city manager on the issue. Mr. Jenson also stated that a convenience store was being proposed for the old dry cleaner location in the Bridge Square parking lot. He saw that there was an agenda item at the Anoka City Council for a tobacco license being requested for that location. He was concerned that it would become a full tobacco store. Peter Turok stated he would contact Doug Borglund at the city on this issue.

With no further business the meeting was adjourned on a motion by Mike Cofrin and seconded by Dick Mussell All ayes.

Respectfully submitted,



Peter Turok
President, Anoka Business & Landowners Association

Street Light Fund Proposed 2026 Budget

Revenue:

Electric Billings	\$67,000
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Expenses:

CBD Police Officer	\$5,000
ABLA Dues	\$30,000
Supplies/Banners-Lights	\$10,000
Banner Installation	\$15,000
Marketing/Discover Anoka	\$3,000
City Administrative Fees	\$1,200

Total Expenses	\$64,200
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Difference	+\$2,800
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