

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 20<sup>th</sup>.
- 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.*