



CITY OF ANOKA

Housing & Redevelopment Authority

Monday, February 8th, 2016

Anoka City Hall

Council Chambers

5:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of the Agenda
- IV. Approval of Minutes
 - A. January 11th, 2016 Regular Meeting
 - B. January 11th, 2016 Worksession
- V. Open Forum
- VI. Unfinished Business
 - A. Walker Methodist Plaza Gardens Report
 - B. North Suburban Home Show Report
 - C. Other Reports
- VII. New Business
 - A. Receive Fourth Quarter Financial Report from Finance Director
 - B. Adoption of 2015 HRA Accomplishments
 - C. Adoption of 2016 HRA Goals
- VIII. Discussion Items
- IX. Tentative Agenda Items for Future Meetings
- X. Adjournment

AGENDA ITEM IV. A.

**CITY OF ANOKA
HOUSING AND REDEVELOPMENT AUTHORITY
MEETING MINUTES – JANUARY 11, 2016**

Call to Order: Chair Carl Youngquist called the meeting to order at 5:00 p.m.

Roll Call: Commissioners present were: Chair Carl Youngquist, Commissioners Dave Bonthuis, Lynn Hopkins, Lori Manzoline, and Colleen Werdien. Absent: None. Staff present were: Housing Manager Darin Berger.

Also present: None.

Approval of the Agenda: MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER WERDIEN, TO APPROVE THE AGENDA AS AMENDED.

Housing Manager Berger noted the fourth quarter financial report has been postponed until the February 8, 2016, meeting.

UPON A VOICE VOTE, MOTION CARRIED.

Approval of Minutes:

December 14, 2015, Regular Meeting: Chair Youngquist stated the compensation for sale of a property in the last paragraph of Page 1 should read 2.7% instead of 2.6%.

Chair Youngquist asked for clarification of the property address referred to on Page 1, stating he believed it should be 1814 2nd Avenue. Mr. Berger said he will confirm all addresses.

MOTION BY COMMISSIONER HOPKINS, SECONDED BY COMMISSIONER BONTHUIS, TO APPROVE THE DECEMBER 14, 2015, REGULAR MEETING MINUTES AS AMENDED.

UPON A VOICE VOTE, MOTION CARRIED.

Open Forum: No one appeared.

Annual Meeting Business:

Oath of Office: Mr. Berger stated the City Council reappointed Colleen Werdien at their December 7, 2015, meeting. He said her appointment is for a five-year term and will expire on December 31, 2020. Mr. Berger issued the Oath of Office to Commissioner Werdien.

Election of Officers: Chair, Vice Chair, and Secretary: Mr. Berger stated that each year the HRA Board must elect officers for the positions of Chair, Vice Chair, and Secretary. The Secretary position will be elected with the duties of keeping the minutes, which is delegated to the Housing Manager. The staff then hires TimeSavers to keep the minutes.

Action Requested: Nominate and Elect HRA Chair and Vice Chair by motion, second, and vote.

MOTION BY COMMISSIONER HOPKINS, SECONDED BY COMMISSIONER BONTHUIS TO APPOINT CHAIR YOUNGQUIST AS HRA CHAIR FOR 2016.

UPON A VOICE VOTE, MOTION CARRIED.

Chair Youngquist thanked the Board for their nomination and said he appreciates and enjoys the opportunity, adding the role is available for anyone else who wishes to serve.

Commissioner Bonthuis complimented Chair Youngquist on the good job he does serving as Chair.

MOTION BY COMMISSIONER MANZOLINE, SECONDED BY COMMISSIONER HOPKINS TO APPOINT COMMISSIONER BONTHUIS AS HRA VICE CHAIR FOR 2016.

UPON A VOICE VOTE, MOTION CARRIED.

The HRA confirmed designation of Mr. Berger as the HRA Secretary with the duties of minute-taking being completed by TimeSavers.

Review of Bylaws: Mr. Berger shared the Bylaws for Board review and approval.

Commissioner Bonthuis asked how many cities utilize seated councilmembers as their HRA members. Mr. Berger said it depends on the size and make-up of the community but noted the model Anoka uses is fairly common.

Chair Youngquist said surrounding communities such as Coon Rapids and Ramsey have their councilmembers serve as their HRA board.

Commissioner Bonthuis asked if Anoka's structure is outlined in the City's Charter. Mr. Berger confirmed this model is outlined in the City's Charter.

MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER HOPKINS TO APPROVE THE BYLAWS OF THE HRA FOR 2016.

UPON A VOICE VOTE, MOTION CARRIED.

Chair Youngquist noted the Board would have to hold a worksession in order to review any potential changes to the bylaws after which time would be brought forward to a regular meeting for formal approval.

Review 2016 Meeting Schedule: Mr. Berger reviewed the 2016 Meeting and Event schedule. He noted the October meeting will be held on Tuesday, October 11 due to the Columbus Day holiday, adding the full schedule will be posted on the City's website. Mr. Berger also referred to the annual Home Improvement Show in March at the Andover Community Center where Boardmembers serve as greeters.

MOTION BY COMMISSIONER HOPKINS, SECONDED BY COMMISSIONER BONTHUIS TO APPROVE THE 2016 MEETING SCHEDULE.

UPON A VOICE VOTE, MOTION CARRIED.

Review of Fourth Quarter Financials: Mr. Berger noted earlier that this item has been rescheduled for February 8, 2016.

Unfinished Business:

Walker Methodist Plaza Gardens Report: Mr. Berger shared some recent photos on the Walker Methodist Plaza Gardens project and stated on December 14, Walker Methodist submitted their third request for disbursement based on terms of the Development Agreement signed June 15, 2015. In that agreement, the HRA stated it would reimburse Walker Methodist up to \$250,000 in TIF funds towards earthwork/site work for this project. In addition to the \$250,000 the HRA also agreed to provide up to \$17,500 towards soil corrections for a total maximum of \$267,500. Mr. Berger reviewed details of this reimbursement request and said based on that language staff approved the third disbursement of \$26,770 to Weis Builders and shared that this brings the total disbursements to date to \$180,395. Mr. Berger said Weis Builders are constructing the project efficiently and are still on schedule for an August or September 2016 completion. The 72-unit, three-story building will soon have a roof constructed and once that occurs, interior construction will be underway.

Action Requested: No action is necessary at this time; informational only.

Chair Youngquist said this project continues to receive very positive comments and that it fits nicely on the site. He asked if there is any update regarding the waiting list. Mr. Berger said staff expects an update in February and noted once people see the building it should drive interest and increase the current waiting list from 18 to even more.

North Suburban Home Show (NSHS) Report: Mr. Berger stated that March 12, 2016, is coming quick and the NSHS Committee has begun meeting about once a month to stay on task. Committee members include staff from the cities of Andover, Coon Rapids, and Anoka and as of January 1 we had sold 51 booths but now as of January 8 have sold 65 out of the 100 booths available. Mr. Berger said this is a reminder to any potential exhibitors to get their registration and payment in as soon as possible before the booths are all gone. The committee has been focused on securing advertisements, marketing, and other details to make sure this event is a continued success.

Mr. Berger said as we have done in the past HRA Boardmembers will act as greets on the day of the Home Show and said staff will provide a sign-up sheet later in order to coordinate times for greeting shifts. Mr. Berger said he felt interest is higher this year since they changed the week as there is less competition with other home improvement shows.

Commissioner Bonthuis asked if the date change avoids all surrounding community shows. Mr. Berger said their main competition in the past was Maple Grove and noted the weather can always be a factor as well but that so far they feel very positive about the response. He said staff

will be sending utility bill inserts regarding the show as well as advertise in the newspaper and on the radio so he felt they were very well covered. Mr. Berger said the Committee will be holding one more meeting in February and reminded all who attend to bring non-perishable food items for the food shelf donation.

Action Requested: No action is necessary at this time; informational only.

Other Updates: Mr. Berger said the It's About Sleep grand opening at 633 East Main Street will be held at the end of February or early March and that staff will keep the Board updated.

Mr. Berger said the purchase of 1806 2nd Avenue is still on track and will likely close in February. He said the new owner has a back-up property to purchase for his 1031 tax exchange and is almost ready to go.

Commissioner Werdien asked if that back-up property is located in Anoka. Mr. Berger said he is not sure but will know more later this week.

New Business:

None.

Discussion Items:

South Central Business TIF District (SCDB) Discussion: Chair Youngquist said further discussion on this topic will be held at the goals worksession following this meeting but said this item provides a good review of where we are at in the process.

Mr. Berger said Chair Youngquist had requested staff to provide background information from 2013-104 on the South Central Business TIF District, adding as the HRA looks toward 2016 it is important all Boardmembers have an idea of where we are headed, especially in the District.

After approximately 18 months of meeting, the Strategic Plan Committee held its final meeting on February 14, 2014. The Committee was presented with a slideshow by Biko Associates, Inc. and was asked to vote on their top choices for ramp design and locations. The votes were based on various studies and discussions that took place and those discussions were held amongst Committee members made up of City staff, representatives from the Planning Commission, HRA, Historic Preservation Commission, Economic Development Commission, City Council, and various residents of the neighborhood.

The results were passed on to the City Council who reviewed them at a worksession on February 18, 2014. While it is generally understood there may be a ramp in the SCBD in the future, there are several steps that still need to occur before this can take place. Steps such as:

- Continuing discussions with the school district regarding cost participation and financial feasibility of a parking structure
- Preparing for development of HRA properties and determine the need for additional acquisition to support that development
- Further exploring ramp design and location options

- Work with the Planning Commission to amend the Comprehensive Plan and change zoning where necessary

Chair Youngquist noted one proposal had Building 5 encroaching too much on 3rd Avenue and was subsequently moved. Mr. Berger agreed, stating parking discussions were held and with the other development in the area the Ramp Alternate 2 is proposed for 315 stalls while the others are proposed for 350 stalls. He said land use and configuration are still in planning stages but were all well-thought out models for this important area. Mr. Berger said the HRA will have big hand in this project throughout 2016 and 2017 and beyond.

Chair Youngquist said the purchase of the last property should remove the question of parking and said with the completion of Walker Plaza Gardens and other vacant land someone may have a vision to continue driving development in this area. He said this topic will be discussed more in the worksession but said it would be very exciting if the school district became a player.

Commissioner Bonthuis asked if staff has had any contact with the school district. Mr. Berger said yes but not much lately, stating the district felt they were underutilizing the Sandburg building and had concerns regarding parking so whether we can all come together with a solution is yet to be seen but that staff will reach out to the school district after more discussions with the Board.

Commissioner Bonthuis said the open space on the east side is primarily a buffer and asked at what stage they should consider marketing this property. Chair Youngquist said we will get into that more in the worksession but said commercial use on the corner with the condo-type concept above or row houses with commercial down 2nd Avenue and condos above could be considered. He said he is not sure how much commercial use they would get farther off Main Street as it may be best just down the corner.

Action Requested: No action is necessary at this time; informational only.

Quarterly Loan Program Activity Summary from Center for Energy and Environment (CEE): Mr. Berger said CEE administers all City of Anoka HRA funded loans and shared a report of loan activity for October 1 through December 31, 2015. He said the HRA had 25 single family home loans last year, up from 17 in 2014, adding they had a lot more residential advisor visits, which was very positive. He said the residential advisor is a very good resource even if a resident does not do a loan as there is still potential improvement projects happening in the City as residents become more knowledgeable on options.

Commissioner Bonthuis asked how CEE's information is made available. Mr. Berger said methods vary year to year but that staff will utilize utility bill inserts after the home show in March, adding they did not use this method last year but will this year as it is a minimal cost for a large audience. He said staff also refers people to the available programs and welcomed the Board's suggestions as well.

Chair Youngquist said contact information is shown on the City's readerboard, which is good. He noted property owners have to have a certain amount of equity in order to qualify and now that the market is starting to improve we may see more interest in these programs again.

Action Requested: No action is necessary at this time; informational only.

Tentative Agenda Items for Future Meetings:

Chair Youngquist stated the Board will be holding a worksession immediately following the regular meeting to discuss 2015 accomplishments and goals for 2016.

Adjournment: MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BONTHUIS, TO ADJOURN.

The motion carried, the meeting was adjourned at 5:47 p.m.

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

AGENDA ITEM IV. B.

**CITY OF ANOKA
HOUSING AND REDEVELOPMENT AUTHORITY
MEETING MINUTES – JANUARY 11, 2016**

Call to Order: Chair Carl Youngquist called the worksession meeting to order at 5:49 p.m.

Roll Call: Commissioners present were: Chair Carl Youngquist, Dave Bonthuis, Lynn Hopkins, Lori Manzoline, and Colleen Werdien. Absent: None. Staff present were: Housing Manager Darin Berger.

Approval of the Agenda: MOTION BY COMMISSIONER HOPKINS , SECONDED BY COMMISSIONER MANZOLINE, TO APPROVE THE AGENDA AS PRESENTED.

UPON A VOICE VOTE, MOTION CARRIED.

2015 HRA Accomplishments: Mr. Berger gave an overview of the HRA's 2015 accomplishments.

- Established Tax Increment Financing District for redevelopment in South Central Business District
- Negotiated sale of HRA-owned land to Walker Methodist for 73-unit Walker Methodist Plaza Gardens developments
- Provided Home Improvement Loans to Twenty-Five (25) Single Family Households in the community
- Completed \$100,000 Commercial Revolving Loan Fund project for the renovation of It's About Sleep at 633 Main Street East
- Signed Purchase Agreement for acquisition of multi-unit property located at 1806 2nd Avenue

2016 HRA Goals: Mr. Berger gave an overview of the HRA's proposed 2016 goals.

- Formulate and implement strategic plan for South Central Business District.
 - Demolish property at 1806 2nd Ave
 - Find buyer/end user for HRA-owned properties on 2nd Avenue between Monroe and Madison Streets
 - Acquire additional properties for potential redevelopment
 - Continue to work with the Planning Commission and City Council to redevelop sites and carry out the vision of the SCBD Strategic Plan Committee in accordance with the Housing and Redevelopment Authority's vision.
- Continue to acquire properties citywide through the Scattered Site Replacement Program as they become available.

- Promote the maintenance and renovation of commercial buildings, including 2nd story dwellings in the downtown for the expansion of the tax base and quality jobs
- Continue ongoing efforts to monitor development opportunities in the South Ferry Corridor

Adjournment: MOTION BY COMMISSIONER BONTHUIS , SECONDED BY COMMISSIONER MANZOLINE, TO ADJOURN. The motion carried, the meeting was adjourned at 7:18 p.m.

AGENDA ITEM VI. A.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: February 8th, 2016
Re: Walker Methodist Plaza Gardens Report

As you know, Walker Methodist submitted their 3rd request for disbursement on December 14th based on terms of the Development Agreement signed June 15th, 2015. They have not submitted any additional requests for disbursement, but I have included the disbursement history for your reference below.

Per the development agreement, the HRA is reimbursing Walker Methodist up to \$250,000.00 in Tax Increment Financing (TIF) funds towards Earthwork/Site work for this project. In addition to the \$250,000.00, the HRA also agreed to provide up to \$17,500.00 towards Soil Corrections for a total maximum of \$267,500.00.

Disbursement #1: \$124,705
Disbursement #2: \$28,920
Disbursement #3: \$26,770

TOTAL: \$180,395.00

As of February 5th, 2016 Walker Plaza Gardens has a wait list of 15 people. This number will likely significantly increase as the project nears completion.

Weis Builders are constructing the project efficiently and are still on schedule for an August/September 2016 completion. Staff has included pictures that were recently taken for your review.

Action Requested: No action necessary, informational only.













AGENDA ITEM VI. B.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: February 8th, 2016
Re: North Suburban Home Improvement Show Report

The North Suburban Home Improvement Show Committee has been meeting regularly and everything is going great thus far! We currently have sold 80 booths, plus 11 resource booths, which totals 91 booths out of the 100 available. Last year at this time we had only sold 65 booths, so there's definitely more of a buzz being generated around this year's show. We anticipate the last few filling up in the near future. I encourage everyone to come to the Andover Community Center on Saturday, March 12th from 9am-3pm. Free admission includes 100+ exhibitors, limited door prizes, demonstrations and a kids workshop sponsored by Lowe's. I would also like to remind the Board of their role as greeters. Board members can sign up for a time slot following tonight's meeting.

Action Requested: No action necessary at this time, informational only.

18th Annual North Suburban

HOME IMPROVEMENT SHOW

FREE ADMISSION



Featuring nearly 100 home improvement and remodeling exhibitors with products and services related to home improvements and gardening.

Over 1,400 area residents visited the show last year.

**Saturday,
March 12, 2016
9am - 3pm**

**Andover YMCA
Community Center**

15200 Hanson Blvd. NW
Andover, MN 55304

Prize Drawings

**100+ Exhibitors and
City Representatives**

FREE KIDS WORKSHOP

The first 200 children together with their parents will have the opportunity to build a wooden project.

Kids Workshop sponsored by,



The North Suburban Home Improvement Show is sponsored by the cities of Andover, Anoka and Coon Rapids, and the Anoka Area Chamber of Commerce. Since 1998, it has brought together the area's leading contractors, vendors, and landscapers.

Accepting Food Shelf Donations for the ACBC Food Shelf during the event. Non perishable and monetary donations are greatly appreciated



**NORTH SUBURBAN
HOME
IMPROVE-
MENT
SHOW U U U**
NorthSuburbanHomeShow.org

AGENDA ITEM VII. A.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: February 8th, 2016
Re: Receive Fourth Quarter Financial Report

Attached for the Board's review is the 2015 Fourth Quarter Financials. The City's Finance Director, Lori Yager, will be in attendance to present the report and answer any questions you might have.

Action Requested: Review and comment on 2015 Fourth Quarter Financials.

Memorandum

Date: 2/8/16
To: Darin Berger
Cc: HRA Board Members
From: Lori Yager, Finance Director
RE: DECEMBER 31, 2015 Financial Reports

Attached is the December 31, 2015 financial report for the HRA.

This report reflects primarily cash activities for the HRA. This report is unaudited.

2015 FINANCIAL REPORT - DECEMBER

HRA FUND

Year To Date 12 Months 100% of Year

	<u>2015 Budget</u>	<u>Year to Date</u>	Percentage Received/ Expended
<u>Revenues</u>			
Property Taxes	\$ 200,500	\$ 189,569	94.55%
Interest Earnings	4,000	9,729	243.23%
Other Miscellaneous	<hr/>	8,415	<hr/>
Total	\$ 204,500	\$ 207,713	101.57%
<u>Expenditures</u>			
Personnel Services	\$ 61,075	\$ 51,318	84.02%
Supplies	3,000	47	1.57%
Professional	23,955	8,815	36.80%
Contractual Services	1,620	1,620	100.00%
Improvement Projects	100,000	11,430	11.43%
Mechanical Improvements		1,000	
Transfer to Commercial Loan Prog		75,000	
Contingency	<hr/>	<hr/>	<hr/>
	7,500		0.00%
Total	\$ 197,150	\$ 149,230	75.69%
Sources (Uses) of Fund			
Balance	\$7,350	\$58,483	795.69%

HRA Central Business TIF District

Year To Date 12 Months 100% of Year

	<u>2015 Budget</u>	<u>Year to Date</u>	Percentage Received/ Expended
<u>Revenues</u>			
Property Taxes	\$ 295,000	\$ 290,778	98.57%
Interest Earnings	1,000	1,209	120.90%
Other Miscellaneous	<hr/>	<hr/>	<hr/>
	450,000		
Total	\$ 746,000	\$ 291,987	39.14%
<u>Expenditures</u>			
Personnel Services	\$ 3,715	\$ 3,714	99.97%
Professional	16,995	23,440	137.92%
Contractual	2,000	681	34.05%
Redevelopment	600,000	567,655	94.61%
Blighted/Scattered Site Housing	<hr/>	<hr/>	<hr/>
	100,000	0	0.00%
Total	\$ 722,710	\$ 595,490	82.40%
Sources (Uses) of Fund			
Balance	\$23,290	(\$303,503)	-1303.15%

2015 FINANCIAL REPORT - DECEMBER

HRA Business Core TIF District

Year To Date 12 Months 100% of Year

	<u>2015 Budget</u>	<u>Year to Date</u>	Percentage Received/ Expended
<u>Revenues</u>			
Property Taxes	\$ 7,500	\$ 10	0.13%
Interest Earnings	10	47	470.00%
Total	\$ 7,510	\$ 57	0.76%
<u>Expenditures</u>			
Personnel Services	\$ 15	\$ 61	406.67%
Professional	1,510	1,711	113.31%
Interest expense	4,830	26,180	542.03%
Total	\$ 6,355	\$ 27,952	439.84%
Sources (Uses) of Fund			
Balance	\$1,155	(\$27,895)	

CITY OF ANOKA
SCHEDULE OF HOUSING AND REDEVELOPMENT AUTHORITY
December 31, 2015

	BALANCE SHEET						2015	Year End 2014
	830 HRA	834 Commercial	835 Housing	840 Central Dist.	845 Business Core	847 S.Bus.Dist.	TOTAL	TOTAL
CASH	581,622	31,756	92,894	252,910	25,635	30,254	1,015,071	794,606
TAXES RECEIVABLE:	4,288			(353)	10	0	3,945	8,914
ACCOUNTS RECEIVABLE			0				0	1,567
INTEREST RECEIVABLE	0	0	0	0	0	0	0	2,462
LOANS RECEIVABLE	92,914	110,613	209,539				413,066	268,072
DUE FROM OTHER FUNDS	0			468,000			468,000	138,000
LAND	400,531			580,155			980,686	1,747,291
TOTAL ASSETS	1,079,355	142,369	302,433	1,300,712	25,645	30,254	2,880,768	2,960,912
ACCOUNTS PAYABLE	188	0	875	747			1,810	51,544
ACCRUED WAGES PAYABLE	32						32	660
DUE TO OTHER FUNDS					188,000	280,000	468,000	138,000
DUE TO OTHER GOVERNMENTS							0	0
DEFERRED REVENUE	97,401	12,920	214,457	(353)	10	0	324,435	251,605
TOTAL LIABILITIES	97,621	12,920	215,332	394	188,010	280,000	794,277	441,809
FUND BALANCE:								
DECEMBER 31, 200X	923,251	53,359	174,323	1,502,641	(134,471)	0	2,519,103	2,167,973
NET CHANGE IN FUND BALANCE	58,483	76,090	(87,222)	(202,323)	(27,894)	(249,746)	(432,612)	351,130
TOTAL FUND BALANCE	981,734	129,449	87,101	1,300,318	(162,365)	(249,746)	2,086,491	2,519,103
TOTAL LIABILITIES AND FUND BALANCE	1,079,355	142,369	302,433	1,300,712	25,645	30,254	2,880,768	2,960,912

CITY OF ANOKA
SCHEDULE OF HOUSING AND REDEVELOPMENT AUTHORITY
December 31, 2015

	REVENUES AND EXPENDITURES							
	830 HRA	834 Commercial	835 Housing	840 TAX INCR.	845 TAX INCR.	845 TAX INCR.	2014 TOTAL	
REVENUES:								
TAXES	189,569			290,778	10		480,357	474,284
INTERGOVERNMENTAL	0				0	0	0	0
INTEREST INCOME	4,907	369	1,090	838	15	0	7,219	6,798
GAIN (LOSS) FROM INVESTMENTS	4,822	494	1,651	371	33	0	7,371	27,408
REVOLVING LOAN	8,406	227	47,839	26,180			82,652	26,204
OTHER	9			75,000				
TRANSFER IN		75,000						
	<u>207,713</u>	<u>76,090</u>	<u>50,580</u>	<u>393,167</u>	<u>58</u>	<u>0</u>	<u>577,599</u>	<u>534,694</u>
EXPENDITURES:								
PERSONAL SERVICES	51,318			3,714	62	0	55,094	80,410
SUPPLIES	47						47	222
PROFESSIONAL SERVICES	8,815		6,405	23,440	1,710	0	40,370	15,201
CONTRACTUAL SERVICES	1,620			681			2,301	1,620
REVOLVING LOANS	0						0	44,326
DISCOUNTS/REBATES							0	0
MECHANICAL	1,000						1,000	700
STRUCTURAL	0						0	0
FIRE SUPPRESSION				0			0	0
PROJECTS	11,430		131,397	567,655		249,746	710,482	41,085
LOSS ON ASSET DISPOSAL							0	0
CAPITAL OUTLAY	0						0	0
LAND							0	0
BOND PAYMENT							0	0
INTEREST EXPENSE				0	26,180	0	26,180	0
FISCAL AGENT FEES							0	0
TRANSFER OUT	75,000	0	0	0	0	0	75,000	183,564
	<u>149,230</u>	<u>0</u>	<u>137,802</u>	<u>595,490</u>	<u>27,952</u>	<u>249,746</u>	<u>910,474</u>	<u>183,564</u>
NET CHANGE IN FUND BALANCE	<u>58,483</u>	<u>76,090</u>	<u>-87,222</u>	<u>(202,323)</u>	<u>(27,894)</u>	<u>(249,746)</u>	<u>-332,875</u>	<u>351,130</u>

AGENDA ITEM VII. B.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: February 8th, 2016
Re: Adoption of 2015 Accomplishments

Attached are the HRA's 2015 Accomplishments, as discussed at our January 11th, 2016 work session. Staff would like to Board to adopt the final version of the accomplishments for the City Council to include in their prioritization process for 2016-2017.

Action Requested: Staff recommends the Board adopt the 2015 Accomplishments by motion, second and vote.

City of Anoka Housing and Redevelopment Authority

2015 Accomplishments

- Established Tax Increment Financing District for redevelopment in South Central Business District
- Negotiated sale of HRA-owned land to Walker Methodist for 73-unit Walker Methodist Plaza Gardens developments
- Provided Home Improvement Loans to Twenty-Five (25) Single Family Households in the community
- Completed \$100,000 Commercial Revolving Loan Fund project for the renovation of It's About Sleep at 633 Main Street East
- Signed Purchase Agreement for acquisition of multi-unit property located at 1806 2nd Avenue

AGENDA ITEM VII. C.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: February 8th, 2016
Re: Approval of 2016 Goals

Attached are the HRA's 2016 Goals, as discussed at our January 11th, 2016 work session. Staff would like to Board to adopt the final version of the goals for the City Council to include in their prioritization process for 2016-2017.

Action Requested: Staff recommends the Board adopt the 2016 Goals by motion, second and vote.

City of Anoka Housing and Redevelopment Authority

2016 Goals

- Formulate and implement strategic plan for South Central Business District.
 - Demolish property at 1806 2nd Ave
 - Find buyer/end user for HRA-owned properties on 2nd Avenue between Monroe and Madison Streets
 - Acquire additional properties for potential redevelopment
 - Continue to work with the Planning Commission and City Council to redevelop sites and carry out the vision of the SCBD Strategic Plan Committee in accordance with the Housing and Redevelopment Authority's vision.
- Continue to acquire properties citywide through the Scattered Site Replacement Program as they become available.
- Promote the maintenance and renovation of commercial buildings, including 2nd story dwellings in the downtown for the expansion of the tax base and quality jobs
- Continue ongoing efforts to monitor development opportunities in the South Ferry Corridor