



ECONOMIC DEVELOPMENT COMMISSION
Thursday, February 11, 2016
Council Worksession Room
7:30 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of January 14, 2015 Meeting Minutes
4. Oath of Office – Tom Redmann
5. Old Business
 - A. Project Updates
 - B. City of Anoka Marketing – Development Opportunities Booklet Update
 - C. 2016 Goals
6. New Business
 - A. Hiring a Deputy Community Development Director
 - B. COPPS Program – Officer Schley
7. Communications and Reports
 - A. Marketing & Communications
 - Discover Anoka
 - ABLA – the February 2nd meeting was canceled
 - Winterfest– January 29-31. 2016
 - Anoka Enterprise Park Annual Meeting
 - Anoka Area Chamber of Commerce – State of the Cities Luncheon
8. Miscellaneous
 - A. Discuss March's Meeting Agenda
9. Adjournment

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



Memo

To: Economic Development Commission
From: Greg Lee, Interim City Manager
Date: February 10, 2016
Re: Thursday, February 11, 2016 Agenda

1. **Call to Order.** This meeting will be held in the Council Worksession 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 January 14, 2015 Meeting Minutes.** Staff recommends approval of the January 14, 2016 meeting minutes with your corrections or additions. **(Attachment 1)**
4. **Oath of Office**
I will administer the oath of office to reappointed member Tom Redmann
5. **Old Business**
 - A. **Project updates.** At the meeting I will provide a brief update on current projects.
 - i. **River Boat**
 - ii. **Trunk Highway 10 Planning**
 - iii. **Trunk Highway 47 (Ferry Street) Railroad Grade Separation Study**
 - iv. **Riverplace Counseling Center**
 - B. **City of Anoka Marketing.** The City's "Development Opportunities" booklet is in the process of being updated. This will be discussed with the City Council at a work session on March 21, 2016. Any recommended changes the EDC would like to make, or direction sought from the City Council should be discussed by the EDC and finalized at their March 10, 2016 meeting.
 - C. **2016 Goal** – On Monday, February 8, 2016 the City Council conducted their goal session. Attached is the 2016-2017 City Council Goals.
6. **New Business**
 - A. **Hiring a Deputy Community Development Director** – The city is advertizing to hire a Deputy Community Development Director. This position will be the staff liaison to the EDC. The plan is that in a year from now, the City will create a Community Development Department which will be headed up by this person and will have the two subdivisions: Economic Development and Planning.
 - B. **COPPS Program – Officer Schley** – The City has developed a Community Orientated Policing & Problem Solving (COPPS) Program. Officer Schley will head up this program which will include two additional full-time security officers. Attached in the meeting packet is an informational news release.

8. **Communications and Reports**

A. **Marketing & Communications.** Staff and Commissioners will provide an update on the following.

- Discover Anoka Update
- ABLA– the February 2nd meeting was canceled. However, included in the meeting packet is a summary of projects that will be included in the ABLA quarterly report
- Winterfest – January 29-31, 2016 - included in the meeting packet is an overall summary of this event
- Anoka Enterprise Park Annual Meeting – this is scheduled for Wednesday, March 16, 2016 11:50a.m.-1:00p.m. Staff has started a draft agenda, which has been included in the packet.
- Anoka Area Chamber of Commerce – State of the Cities Luncheon – This was held on Tuesday, February 9, 2016 . The Anoka powerpoint presentation is included in the meeting packet

9 **Miscellaneous.**

A. **Discuss February Agenda** – Staff would like to ask if the EDC has any special presentations they'd like or information they thought might be useful.

10. **Adjournment.** Let's plan to adjourn no later than 9:00 a.m.

3.
Approval of January 14, 2015
Meeting Minutes

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
JANUARY 16, 2016

Call to Order: Chairperson Peterson 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 Cotton, Tracy Kelly, Gary Fahnhorst, Jason Peters, Andy Peterson, and Jessica Thunder. EDC members absent were: Dr. Gene Dvoracek, Tom Redmann, and Kelsey Swokowski Staff present: Interim City Manager Greg Lee.

Approval of Minutes: There were no minutes to approve.

Oath of Office: Mr. Lee administered the Oath of Office to newly appointed Commissioner Jason Peters.

Commissioner Peters provided background information on himself noting that he has lived in Anoka for the past ten years. He noted that he recently switched careers from practicing law to public administration and is excited to be involved in the community.

Hold Annual Meeting: Chairperson Peterson reviewed the protocol for nominations and appointments, noting that the Vice Chair should open the nominations for Chairperson.

- Election of Officers: Commissioner Kelly opened the floor for nominations for the position of Chairperson.

Chairperson Peterson nominated Commissioner Kelly for the position of Chairperson for 2016.

MOTION BY COMMISSIONER PETERSON, SECONDED BY COMMISSIONER FAHNHORST, TO APPOINT TRACY KELLY AS CHAIRPERSON FOR 2016.

Commissioner Kelsey Swokowski arrived at 7:36 a.m.

MOTION CARRIED.

Chairperson Kelly opened the floor for nominations for the position of Vice Chairperson.

MOTION BY COMMISSIONER THUNDER, SECONDED BY COMMISSIONER COTTON, TO APPOINT GARY FAHNHORST TO THE POSITON OF VICE CHAIRPERSON FOR 2016. MOTION CARRIED.

Oath of Office (Continued): Mr. Lee administered the Oath of Office to new Commissioner Kelsey Swokowski.

Hold Annual Meeting (Continued):

- Nomination to Parking Advisory Board: Commissioner Fahnhorst provided a brief overview on the purpose and duties of the Parking Advisory Board. He stated that the meeting is held on 7:15 a.m. on the third Wednesday of the month, noting that the group only meets when there is business to consider. He volunteered to continue serving on the Board.

Commissioner Fahnhorst was unanimously appointed to the Parking Advisory Board for 2016.

- Review Enabling Ordinance: Chairperson Kelly noted that the enabling ordinance was included for informational purposes.

Mr. Lee noted that the information is included in the January packet to ensure that the Board can remind themselves of their duties on an annual basis.

Commissioner Peterson briefly reviewed the duties of the Board included in the ordinance.

- Review Bylaws: Chairperson Kelly stated that a copy of the bylaws was also included in the packet for review purposes.

- Review Meeting Schedule: Chairperson Kelly stated that a copy of the 2016 meeting schedule was included in the packet. He noted that the meetings are held in the conference room with the exception of a cablecast meeting that is held the neighboring Council Chambers.

Mr. Lee noted that he added an additional meeting to the schedule that he emailed prior to the meeting, the Commission and Board Chairperson meeting.

Commissioner Fahnhorst stated that he feels that better discussion is held in non-cablecast meetings.

Commissioner Thunder noted that it would be beneficial to hold a cablecast meeting if a presentation is going to be made which would be helpful to the public.

Mr. Lee noted that there is not a requirement for a cablecast meeting and stated that another Board of the City chooses to have a cablecast meeting if they have something on the next month's agenda that would be helpful to the public.

- Establish Subcommittees: Chairperson Kelly reviewed the Subcommittees, noting that two to three members would be needed for each group. He provided a brief overview of the purpose of the Business Call Subcommittee.

Commissioner Peterson provided a brief overview on the purpose of the Celebrate Anoka Subcommittee and noted that Commissioner Dvoracek would most likely want to continue in his position on the Subcommittee.

Mr. Lee noted that the City has been in discussion with the owner of Vista Fleets out of Duluth and provided an update.

Chairperson Kelly reviewed the purpose of the Winterfest and Anoka River Boat Subcommittees.

Commissioners Fahnhorst, Peterson, and Kelsey Swokowski volunteered for the Business Call Subcommittee.

Commissioners Dvoracek and Fahnhorst volunteered for the Celebrate Anoka Subcommittee.

Commissioner Peterson asked if a staff person would be appointed for the Subcommittees.

Mr. Lee stated that he is in the process of hiring an Economic Development Coordinator for the City, whom would eventually take over the staff duties for this Commission as well. He noted that other staff members will continue to work with certain Subcommittees as they have in the past.

Chairperson Kelly and Commissioner Peters volunteered for the Winterfest Subcommittee.

Chairperson Kelly noted that Commissioner Redmann has been a member of the Anoka River Boat Subcommittee in the past and therefore will continue.

Commissioners Thunder and Redmann volunteered for the Anoka River Boat Subcommittee.

Commissioner Cotton stated that former Commission member Pete Beberg is a riverboat captain and would most likely be willing to attend a meeting of the Subcommittee if desired.

OLD BUSINESS:

Projects Update: Mr. Lee referenced two commercial parcels the City owns off Bunker Lake Boulevard, noting that Minnesota Street Works had been interested in a portion of the site but the deal fell through. He stated that the City has determined that it is important to have full access to the site and therefore is negotiating with the neighboring property owner, Graco, in order to obtain the parcel needed to provide full access to the site. He stated that in the past a portion of the site was going to be reserved for Dean Oil but noted that the soil may not be appropriate and therefore soil borings will be done to

determine if that could be an appropriate use. He stated that an appraisal would also be done to ensure the City is marketing the site at the appropriate value. He noted that the City is working to possibly purchase the parcel west of the City's liquor store, the address for the parcel is 839 East River Road. He stated that there are some environmental concerns and the City will be completing a phase two environmental analysis to determine just what exists on the site. He noted that if the site is purchased the City would demolish the existing building on that parcel in order to expand the current liquor store and parking area. He referenced a possible purchase of property off Thurston for which would allow the tower to be removed in order to extend Greenhaven Road in the future. He provided an update on Eagle Brook Church, noting that the application was approved by the City Council and that item will begin to move forward. He stated that the City is still working with RiverPlace Counseling Center to relocate their business from their current location to the City owned parcel off Highway 10, which was the former mobile home development. He stated that the long-range vision for the Ferry Street corridor would be to raze the existing buildings, where the counseling center currently exists, to open the viewshed for that area.

City of Anoka Marketing: Mr. Lee stated that following the Minnesota Street Works deal falling through staff has decided that it would be better for the City to be prepared and knowledgeable about what will be needed to develop each of the available sites. He stated that staff is looking through the booklet of available sites to determine if there are any development challenges and what would be needed to develop each of the sites in order to provide the knowledge to potential buyers up front.

Lyric Arts – Letter of Support: Chairperson Kelly noted that the letter of support was presented and approved by the EDC and was included in the packet for informational purposes.

Mr. Lee noted that Lyric Arts would be able to use the letter of support in their pursuit of grant funding.

NEW BUSINESS:

2016 Goals and 2015 Accomplishments: Mr. Lee stated that each year each of the City's Boards and Commissions are asked to develop a list of goals for the upcoming year and accomplishments from the past year. He stated that the goals and accomplishments are then reviewed by the City Council at a special meeting in February. He stated that he used the list from the previous year as a starting point. He noted that updating of the development opportunities book should be a high priority and advised that the hiring of an Economic Development Coordinator would also be a high priority.

Commissioner Fahnhorst referenced number two on the list from the previous year and stated that perhaps that item should be removed and is not as applicable going forward.

Mr. Lee provided an update on the plan for monument signs. He stated that there is a plan for a shared monument sign that would have reader boards at Seventh Avenue and

Bunker Lake Boulevard and would be shared by the City and the ice arena and Castle Field. He stated that the Council still wants to have a monument sign near that area distinguishing the boundary of Anoka and Andover. He stated that the monument sign on East Main Street would be updated when the roadway is upgraded around 2018, depending on the timing of the project.

Commissioner Thunder noted that item three had been completed and could be removed from the list.

Mr. Lee provided an update on a potential development opportunity.

Chairperson Kelly confirmed the consensus of the Commission to continue to use the goals from the previous years with the addition of two new goals as well as discussed by the Commission.

MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER THUNDER, TO ADOPT THE 2016 GOALS AND RECOMMEND THAT MR. LEE PRESENT THE LIST TO THE CITY COUNCIL. MOTION CARRIED.

South Central Business District: Chairperson Kelly noted that information was provided in the Commission packet, which summarized the activities and discussion of the group.

Mr. Lee stated that he has not received any continued desire from the School District in regard to parking. He advised that the parking lot available to the School District is only about one third full on most days.

Commissioner Thunder believed that the concern was for larger training events.

Commissioner Peterson confirmed that when the School District has large training events they use different locations because of the parking shortage in that area for that type of event. He stated that perhaps staff can approach the School District, perhaps through the Business Call Program, to open the dialogue regarding those types of events.

Mr. Lee stated that a parking ramp is very expensive and therefore if the School District was interested there would need to be a partnership in order to fund that aspect. He stated that he can reach out to the School District to check their position.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: Commissioner Peterson provided a brief update of recent events and noted that new leadership has been appointed for the group.
- ABLA: Mr. Lee stated that the tree lighting event was brought up, as comments have been made that the lighting is not as stellar as it had been.

He stated that he has reached out to the group and wants to see the lighting for the tree improved and increased.

- Winterfest – January 29 - 31, 2016: Chairperson Kelly stated that the agenda for the event was included in the packet and encouraged the Commissioners to participate if available.

MISCELLANEOUS:

Discuss Next Agenda: February 11, 2016.

Mr. Lee stated that if he receives a Site Plan for the relocated RiverPlace Counseling Center prior to the next meeting he will include that on the meeting agenda.

Adjournment: The meeting was adjourned upon a motion by Commissioner Peterson, a second by Commissioner Fahnhorst, and a unanimous vote of those present at 9:00 a.m.

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

DRAFT

4.
Oath of Office – Tom Redmann



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

OATH OF OFFICE

STATE OF MINNESOTA)

COUNTY OF ANOKA)

CITY OF ANOKA)

I, Tom Redmann, do solemnly swear that I will support the Constitution of the United States of America, the Constitution of the State of Minnesota, and the Charter of the City of Anoka and that I will faithfully and impartially discharge the duties as a member of the City of Anoka's Economic Development Commission, to which I have been appointed, to the best of my knowledge and ability, so help me God.

Signature

ATTEST:

Staff Liaison, Greg Lee

Appointed by the Anoka City Council on 12-07-2015.

Term Expires: 12-31-2018

Subscribed and sworn before me this the _____ day of _____, 2016.

Notary Public

(stamp)

5C. 2016 Goals

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MARK FREEBURG
Councilmember

PHIL RICE
Mayor

CARL
Coun

2016-2017 GOALS

Anoka City Council

Mayor Phil Rice

2016-2017 Goals



1. Transportation – close Washington St.
2. Market City-Owned Parcels – Rudy Johnson Park, King Park, etc.
3. Anoka Station Park Area – clean up area west of 4th Ave., north of the railroad tracks and then market it.
4. Homeless Shelter Beds – account for beds in this region to demonstrate Anoka’s significant contribution
5. Woodbury House Property – no more city expenditures (not one more dime!)

Councilmember Carl Anderson

2016-2017 Goals



1. Continue study of liquor store needs
2. Re-examine riverboat possibilities
3. Study and implement ultimate solution for amphitheater
4. Study and implement trail west side of Rum River
5. Consider bonding to hasten streets and infrastructure updating
6. Set up focus group to recommend other water recreational events: bass fishing contest; flotilla with decorated pontoons; canoe, paddle board races; inner tube floats; pond hockey at Greenhaven; etc.

Councilmember Mark Freeburg 2016-2017 Goals



1. Successful Code Enforcement Program
2. Buy out Medveds, South Ferry Street
3. Construction of co-op living on 2nd Ave.
4. New parking lot at 2nd & Jackson St.
5. Riverboat vendor

Councilmember Steve Schmidt

2016-2017 Goals



1. Enhance communications by utilizing latest tools/resources to evaluate and relate to all generations.
2. Data analysis of Crime Free Rental and COPPS Downtown Programs.
3. Identify incentive opportunities for smaller, older housing stock.

Councilmember Jeff Weaver

2016-2017 Goals



1. South Ferry Street Corridor - acquisitions/trails/amphitheater
2. Riverboat
3. Preserve State Hospital Cottages for Veterans
4. Housing Co-op on 2nd and Harrison
5. Development West of 4th Ave in the CRTV
6. Zero levy increases through increased revenues or reduced spending

2016-2017 CITY COUNCIL GOALS



RE/DEVELOPMENT	<ul style="list-style-type: none"> ➤ South Ferry Street Corridor ➤ Construction of co-op living at 2nd & Harrison ➤ Preserve state hospital cottages for veterans 	<ul style="list-style-type: none"> ➤ Clean up and develop area west of 4th Ave in Anoka Station Park ➤ New parking lot at 2nd & Jackson ➤ Market city-owned parcels – Rudy Johnson Park, King Park, etc.
FINANCE/ ORGANIZATION	<ul style="list-style-type: none"> ➤ Zero levy increases through increased revenues or reduced spending 	<ul style="list-style-type: none"> ➤ Woodbury house property – no more city expenditures (not one more dime!)
PARKS/TRAILS/ RIVERS	<ul style="list-style-type: none"> ➤ Riverboat – re-examine possibilities ➤ Create focus group for water recreational events 	<ul style="list-style-type: none"> ➤ Amphitheater study/solution ➤ Trail west side of Rum River
TRANSPORTATION	<ul style="list-style-type: none"> ➤ Consider bonding to hasten streets and infrastructure updating 	<ul style="list-style-type: none"> ➤ Close Washington St.
OTHER	<ul style="list-style-type: none"> ➤ Successful code enforcement program ➤ Data analysis of Crime Free Rental ➤ Identify incentive opportunities for smaller, older housing stock ➤ Homeless shelter beds; account for & demonstrate Anoka’s contribution 	<ul style="list-style-type: none"> ➤ Enhance communications by utilizing latest tools/resources to relate to all generations ➤ Continue study of liquor store needs

6B.
COPPS Program –
Officer Schley

Introducing Anoka Police Department's COMMUNITY ORIENTED POLICING & PROBLEM SOLVING (COPPS) OFFICER PAUL SCHLEY



Officer Schley has a B.A. in Criminal Justice from St. Cloud State University and 17 years experience as a police officer. He has worked for the Anoka Police Department since 2002. From January 2010—January 2014, he worked as an investigator for the department. His experience and education provides the skills and knowledge vital to the COPPS position.

The COPPS officer will provide policing to Anoka's downtown area during varied hours throughout the week including weekends and evenings. Increased foot patrol will be added during peak times generated by special events and activities such as Anoka Riverfest & Craft Fair, Anoka Halloween events, etc.

Two full-time security officers have been hired to assist in the COPPS program.

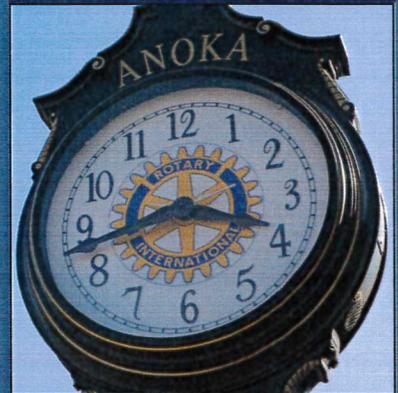
In addition to patrolling the downtown area, the COPPS officer duties include working to strengthen code enforcement as it relates to rental licensing (crime free multi-housing) within the city.

Please introduce yourself to Officer Schley when you see him patrolling downtown Anoka.



CALL 911 FOR EMERGENCIES

ANOKA
REAL CLASSIC



Contact the COPPS officer with general questions or for non-emergency situations.

OFFICER PAUL SCHLEY

Office: 763-576-2813

Cell: 763-443-9270

Email: pschley@ci.anoka.mn.us

TO PROTECT & TO SERVE

ABLA

Quarterly Project Report



City of Anoka 2016 Major Development Projects

Several significant projects are underway, almost complete, or soon to begin in Anoka.

Eagle Brook Church – Former Kmart Site

- Remodeling 53,000 sq. ft. of existing commercial building (former Kmart)
- Adding 918-seat auditorium/worship area; 51 trees, 88 shrubs
- Removal of 25,000 sq. ft. from existing building
- Construction begins spring 2016

Volunteers of America Homestead at Anoka Phase II – under construction

- 65 Senior Apartments
- 24 Memory Care Beds
- \$25 million+ project
- Completion expected end of March

Walker Plaza II – under construction

- 73 unit senior housing at 2nd Ave & Monroe St.
- 3-story mix of assisted, memory care suites
- Compliments Walker Plaza 1, built in 1980s
- Skyway connection to Walker Plaza
- Completion end of summer 2016

Rum River Shores North – under construction

- 67 single family lots; 10 sold
- Private swimming pool
- Home value range of \$350K-\$500K
- Construction began spring of 2015

Contact:

Greg Lee, City Manager

763-576-2711

glee@ci.anoka.mn.us

www.ci.anoka.mn.us

Winterfest– January 29-31, 2016

Event Summary

2016 ANOKA WINTERFEST

ATTENDANCE:

Wine & Beer Tasting = 127 (75 in 2015)
 Family Fun Day = 270 (150 estimate in 2015)
 Pancake Buffet = 76 Adults/38 Children
 Sunday Brunch = 156 (average 80 over the last few months)

WINE & BEER TASTING

Ticket Sales: \$1450

Staff talked to several vendors throughout and learned that many felt it was better than last year's event and that two hours was the perfect amount of time without rushing people through. People were able to mingle at the tall tables after tasting. It was figured the tasting ran for 128 minutes, offering 7.5 minutes per tasting table.

The bar, live music, and bonfire drew in a large crowd following the tasting. It tapered off to about 20-25 people as the night came to a close at 11:30 p.m.

EVENT (PATRON) SURVEY – FAMILY FUN DAY

15 surveys received (prize drawing – two winners)

Question	Responses
How did you hear about event?	Newspaper (all in Champlin) (5) City View Newsletter (3) Rum River Art Center (2) City Website City Hall Reader Board Facebook Poster
In which city do you live?	Anoka (5) Champlin (5) Coon Rapids (2) Andover Blaine Columbia Heights
How many miles did you travel?	One mile Two miles Three miles (2) Four miles Five miles (3) Seven miles (2) Eight miles (3) Fifteen miles (2)
Did you utilize any lodging?	No (14)

What activities did you most enjoy?	Mini Golf (7) Art Activities (puppets, crown making) (4) Pancake Buffet (3) Movie (2) Penguin Painting (2) Balloon Animals Wine Tasting Outdoor Games Bonfire S'mores
What improvements could be made?	<ul style="list-style-type: none"> • None – it was lovely • Unknown about ski activity • Have pancakes ready to go, pay for breakfast at door • Quieter area to watch movie so you can actually hear it. • Snack table with free treats. • No “Shiraz” wine at the tasting • Play music instead of a movie (2) • The pancakes could be better • More help in the breakfast area • More help with pancakes; no wait staff came to our table • Better explanation on details of pancake breakfast, especially expenses. • Refresh hot cocoa – marshmallows were gone before 11 a.m.
Would you return next year?	9 - Yes 3 - Maybe
Specific Comments	<ul style="list-style-type: none"> • Yummy pancakes • Service was slow for pancake breakfast and they weren't fully cooked. • Lots of great activities for kids. More seating outside; it was so nice out. I wasn't expecting to pay a tip or extra for sales tax on pancakes - not advertised well or well planned. We never received silverware or water.

Anoka Enterprise Park Annual Meeting Draft Agenda



**Anoka Enterprise Park Annual Meeting
&
Architectural Review Board Election**

WEDNESDAY, MARCH 16, 2016

11:50 a.m. – 1:00 p.m.

**Green Haven Golf Course & Event Center
2800 Greenhaven Road**

AGENDA

1. **Call to Order** - 11:50 a.m.
2. **Welcome** (Lunch served)
Tracy Kelly, Chairperson, Economic Development Commission
3. **Nominations & Election for Architectural Review Board**
Crystal Paumen, City Planner
4. **Anoka Technical College Workforce Training**
Jamie Barthel, Executive Director of Professional and Workforce Training
5. **2016 Road Construction Projects/Highway 10 Update**
Greg Lee, City Manager
6. **Anoka Area Chamber of Commerce Manufacturers Coalition**
John LeTourneau, Anoka Area Chamber of Commerce
7. **Current Development Projects – Volunteers of America, Rum River Shores, etc.**
Erik Thorvig, Economic Development Manager
8. **Celebrate Anoka Day – September 12, 2016**
Larry Norland, Golf Manager
9. **Open Forum**
Tracy Kelly, Chairperson, Economic Development Commission

This is an opportunity to bring forward questions and concerns to city representatives.
10. **Adjourn** – 1 p.m.

Please RSVP by Monday, March 7 via email to: comdev@ci.anoka.mn.us or call 763-576-2720.
Business owners, if you are unable to attend, please appoint a representative from your business.

Anoka Area Chamber of Commerce – State of the Cities

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State of the City

Very Good!



ANOKA CITY COUNCIL



Mayor Phil Rice
(center)

Council Members
(L to R):

- Mark Freeburg
- Steve Schmidt
- Jeff Weaver
- Carl Anderson

February 9, 2016
Greg Lee
City Manager



DEVELOPMENT HIGHLIGHTS

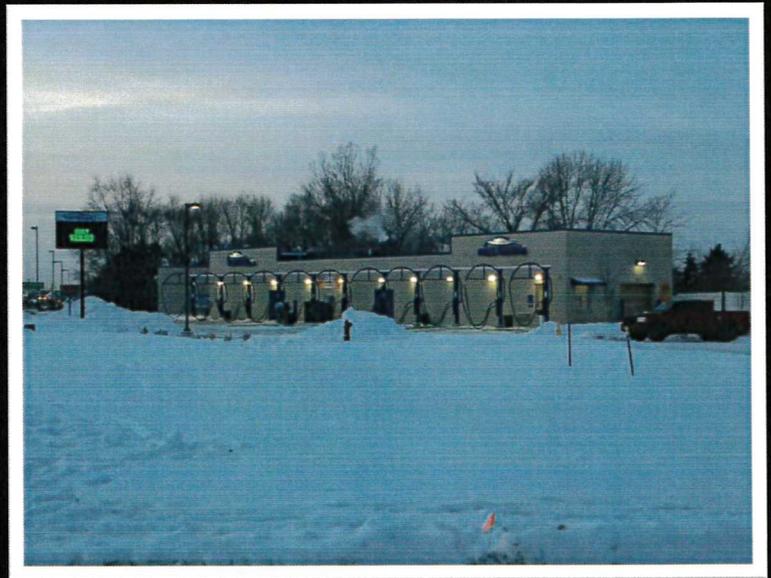
2015



Development Highlights

ROUND LAKE COMMONS Top Car Wash

- 3201 Round Lake Blvd.
- 1,800 sq. ft. retail building
- 4,000 sq. ft. tunnel car wash
- Opened in February 2015



2015



Development Highlights

MAIN MOTOR

- New express lube and service facility
- Expanded showroom and parking lot
- Completed spring of 2015



2015-2016 Development Highlights



WALKER PLAZA II

- 73 unit senior housing at 2nd Ave & Monroe St.
- 3-story mix of assisted, memory care suites
- Compliments Walker Plaza 1, built in 1980s
- Skyway connection
- Completion end of summer 2016



2015-2016 Development Highlights



VOLUNTEERS OF AMERICA

Homestead at Anoka Phase II

- Under construction
- 65 Senior Apartments
- 24 Memory Care Beds
- \$25 million+ project
- Completion expected end of March



2015-2016 Development Highlights



RUM RIVER SHORES NORTH

- 67 single family lots
- Private swimming pool
- Home value range of \$350K-\$500K
- Construction began spring of 2015



2016



Development Highlights

COTTAGES PROJECT

- To provide veteran housing with services
- Preliminary design work completed
- Developer in process of applying for state and federal funding



2016



Development Highlights

GLADSTONE COOPERATIVE

- 59-Unit Senior Cooperative by Hearth Development
- Located in the Historic Rum River District
- Construction to begin summer of 2016



2016



Development Highlights

EAGLE BROOK CHURCH

- Remodeling 53,000 sq. ft. of existing commercial building (former Kmart)
- Adding 918-seat auditorium/worship area; 51 trees, 88 shrubs
- Removal of 25,000 sq. ft. from existing building
- Construction begins spring 2016



ANOKA
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**PUBLIC
IMPROVEMENTS**

2015 Public Improvements



STREET RENEWAL PROGRAM - Monroe St.

0.80 miles of street

Replacement of all neighborhood infrastructure

Total Project Cost: \$1.64M



STREET RENEWAL PROGRAM - Slab Town

South of railroad tracks, west of 47

1.95 miles of street

Replacement of all neighborhood infrastructure

Total Project Cost: \$3.63M



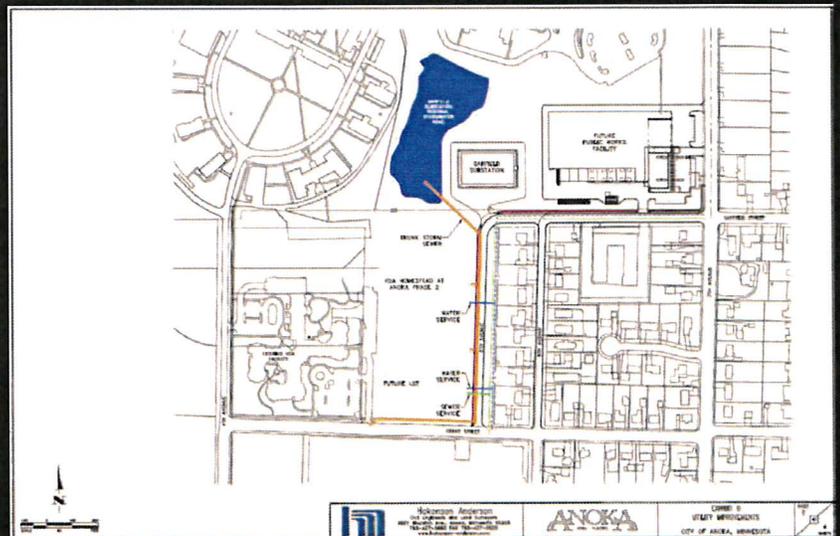
2015 Public Improvements



GARFIELD STREET EXTENSION/5TH AVE PROJECT

Will serve VOA Phase
II Development, and
Rum River Shores
Development

Total Project Cost:
\$1.13M



2015



Public Improvements

MISSISSIPPI RIVER TRAIL

- Final portion completing the Mississippi River trail through Anoka
- Construction of two bridges allowing access to Kings Island



2016 Public Improvements



STREET RENEWAL PROGRAM

- 1.2 miles
- Cost \$4.3 million
- Bonnell Fields parks improvements including field configuration and irrigation



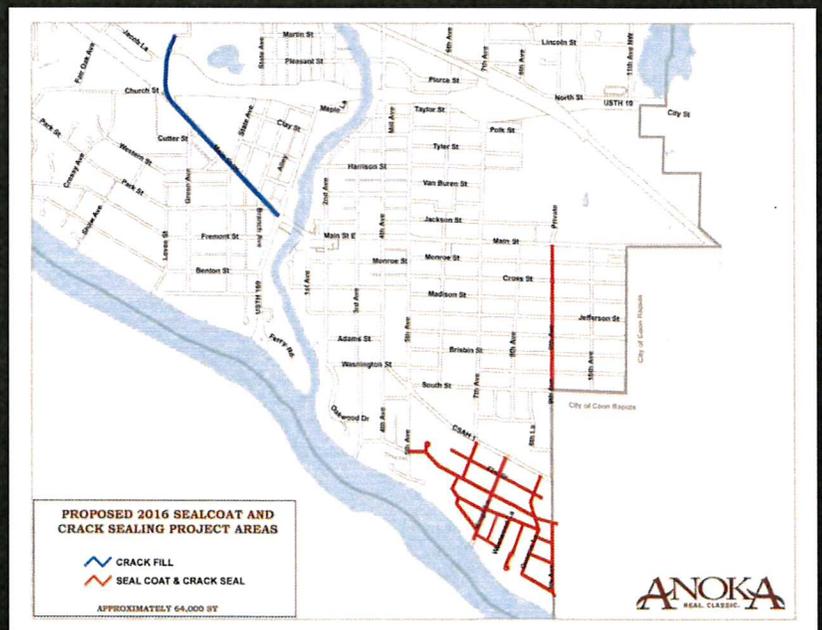
Photo courtesy of ABC Newspapers

2016 Public Improvements



STREET MAINTENANCE PROGRAM

- Crack fill
- Seal coat & crack fill





Construction & Public Improvement Values

2015 Construction Values (approx.)
= \$43,430,570

2015 Public Improvement Values
= \$10,679,000

Planned Development

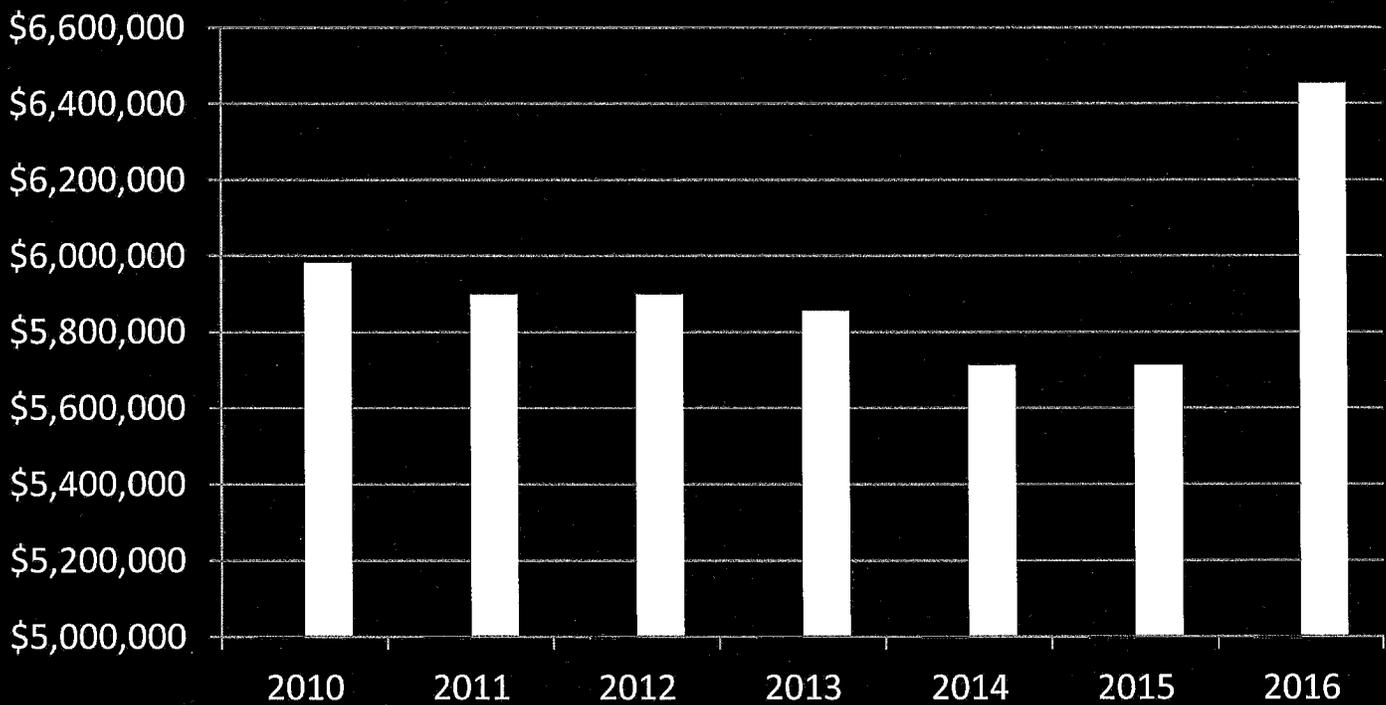


Location	Residential Units	Office Sq. Ft.	Commercial Acres	Industrial Sq. Ft.	Retail Sq. Ft.
Greens of Anoka	489				
Anoka Station	831	255,000		68,000	36,000
Anoka Enterprise Park				906,500	
So. of Anoka High School	80				
11 th Ave/Sunny Acres	45				
No. of CSAH 116	111		12.5		
Historic Rum River District	120	5,000	2.44		18,000
TOTAL	1,676	260,000	14.94	974,500	54,000

Tax Levy 2010 - 2016

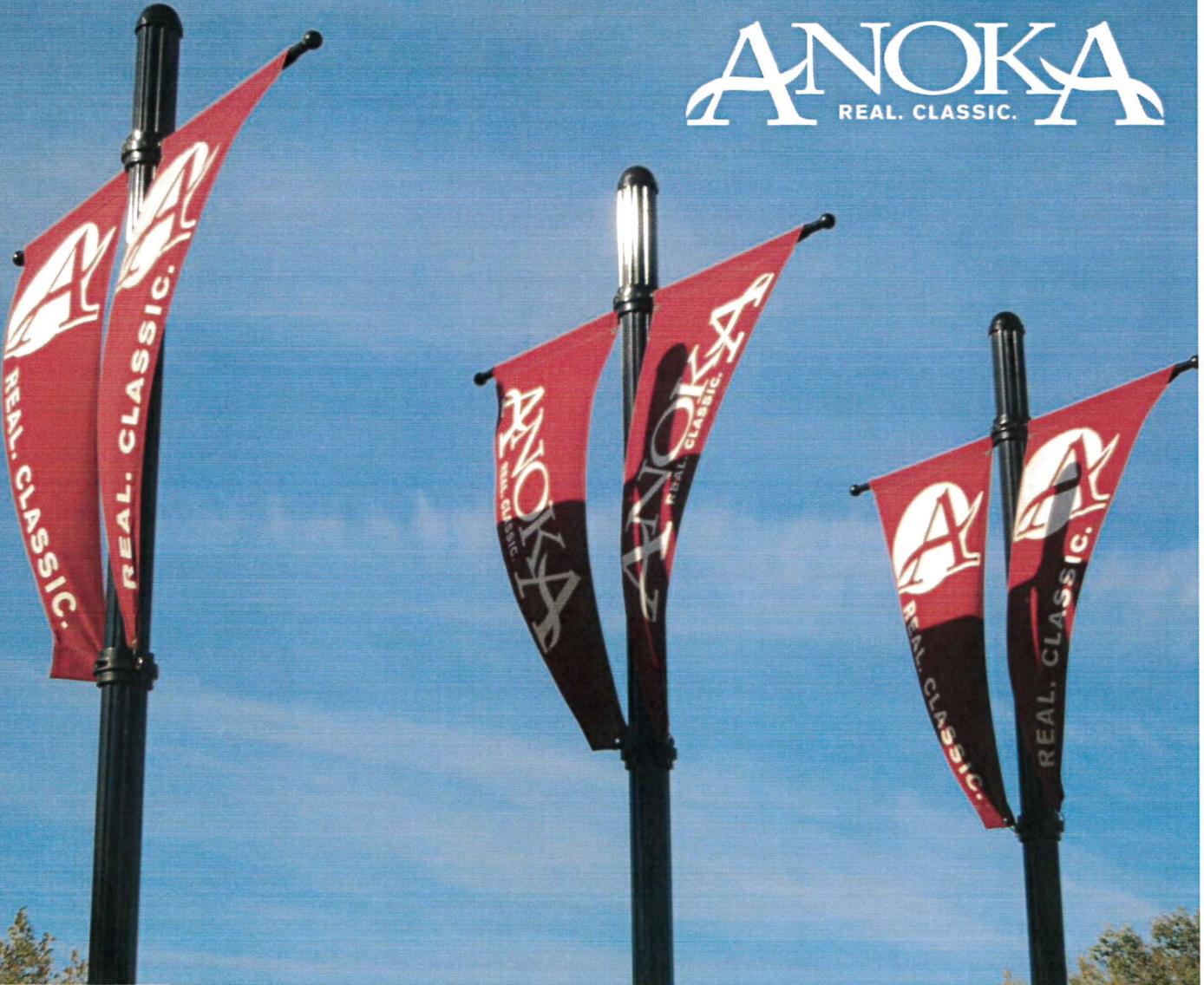


HISTORIC LEVY



ANOKA

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CITY OF ANOKA DEVELOPMENT OPPORTUNITIES



Gateway Entrance on West Main St.



Rum River Dam



Main Street—Downtown

ERIK THORVIG
ECONOMIC DEVELOPMENT Manager
763-576-2723
ETHORVIG@CI.ANOKA.MN.US
WWW.CI.ANOKA.MN.US





ANOKA

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2015

REDISCOVER WHAT IS HAPPENING IN ANOKA

PROFILE OF ANOKA

Just 30 minutes northwest of Minneapolis and St. Paul, the City of Anoka enjoys the playfulness of metro attractions and the pleasure of small town living. Located at the confluence of the Rum and Mississippi Rivers, Anoka makes the most of its rich river history, amenities, parks and trails.

Anoka is home to 17,142 residents, 35,000 daily visitors, 800 employers and 13,800 jobs. Anoka is a balanced blend of office, industrial, retail and government services surrounding a "Real. Classic." downtown. Anoka has a few quality locations for well positioned developments ready right now.

HIDDEN TREASURES

- Historic Downtown
- Two Rivers
- Live Theater
- Northstar Commuter Rail Station
- Riverfront Parks & Trails
- Strong Industrial Community
- Anoka County Government Center
- Green Haven Golf Course
- Anoka Aquatic Center

KEY LINKS TO ANOKA

- www.ci.anoka.mn.us
- www.anokaareachamber.com
- www.tcgateway.com
- www.rediscoveranoka.com
- www.anokahalloween.com
- www.anokariverfest.com
- www.anokaclassiccarshow.org
- www.ac-hs.org

MAJOR DEVELOPMENTS IN ANOKA

The City of Anoka has experienced over \$52 million in private development in 2014-2015. Three highlighted projects include the start of Rum River Shores North, Phase II of the Volunteers of America Homestead at Anoka project and Walker Plaza Gardens.

Volunteers of America

The Volunteers of America broke ground in 2014 on another phase of the Homestead at Anoka located on 4th Avenue and Grant Street. This phase will consist of 65 senior independent apartments and 24 memory care beds with approvals to add an additional 60+ senior apartments. The project is scheduled to be completed early in 2016.

Rum River Shores North

Landmark of Anoka and Ryland Homes has started construction on Rum River Shores North which is located on 30 acres just northeast of the Anoka County Library. This is Phase II of the Rum River Shores development. Phase II will consist of another 67 homes and a private community pool. Homes will range from \$325,000-\$500,000. Ryland homes, Jonathan Homes, Dingman Construction and Regency homes will be the primary builders.



Walker Plaza Gardens

Walker Methodist has started construction on the Walker Plaza Gardens located at 2nd Avenue and Monroe Street, south of downtown. Walker Plaza Gardens is a 73-unit building with assisted living and care suites.



A skyway will connect to their current building. Upgrades will also be made to the current building. Construction is anticipated to be complete in late 2016.

continued



Anoka Enterprise Park Business Expansions

Several existing businesses in the Anoka Enterprise Park expanded in 2014 to meet their growing business needs. Most notably, Polycam, Inc., a polymer product manufacturer added 12,000 sf. of additional manufacturing space. There is still one large site available in the Anoka Enterprise Park. Vacancy in the Anoka Enterprise Park is less than 2%.

Commercial Developments and Improvements

In 2014 there was over \$16 million in commercial development and building improvements. Most notable is the remodel of the Main Motors dealership located on West Main Street. The remodel provides additional services for customers and an expanded display area. Also completed in 2015 was the Round Lake Commons project located on Round Lake Blvd. near the boundary of Anoka, Andover and Coon Rapids. This development consists of a 4,100 sf. tunnel car wash and 2,000 sf. retail building. Currently under construction is the Anoka Mini-Storage project on Bunker Lake Blvd. by Sharp and Associates. Several other major businesses and employers in the city have also made improvements to their facilities. The city continues to be active in redevelopment and rehabilitation of buildings along the major commercial corridors.

What's on tap for 2015/2016?

Several developments are in various stages of approval and marketing. Gladstone Cooperative has received approval for a 59 unit senior cooperative in the Historic Rum River District in Downtown Anoka. The site is located at the corner of 2nd Avenue and Harrison Street. Gladstone is currently marketing units and hope to start construction this fall/winter. The Volunteers of America is considering options for another phase to their Homestead at Anoka campus. This phase would consist of an expansion of the existing nursing facility to increase the amount of short-term care beds. This project could start by the end of 2015. Minnesota Street Works, a state of the art street sweeping company is looking to locate their business in Anoka near the Anoka Enterprise Park off of Bunker Lake Blvd. They'd construct an 11,500 facility with the option to expand in the future. Lastly, the owner of It's About Sleep, a local Anoka business, purchased the building at 633 East Main Street and will be constructing a new store in 2015.

DEVELOPMENT SITES IN ANOKA

The City is actively marketing 25 sites for development. These sites are both public and privately owned and offer a variety of land use types. The City is competitive in land cost, development incentives, utility rates and a streamlined development process.

Specific information about each site is available and staff is ready to answer questions about any site of interest.

For more information, visit www.ci.anoka.mn.us and look for "Current Development Opportunities" or please contact Erik Thorvig at ethorvig@ci.anoka.mn.us or 763-576-2723.

THE ANOKA MARKET

Anoka has been a business location since 1850.

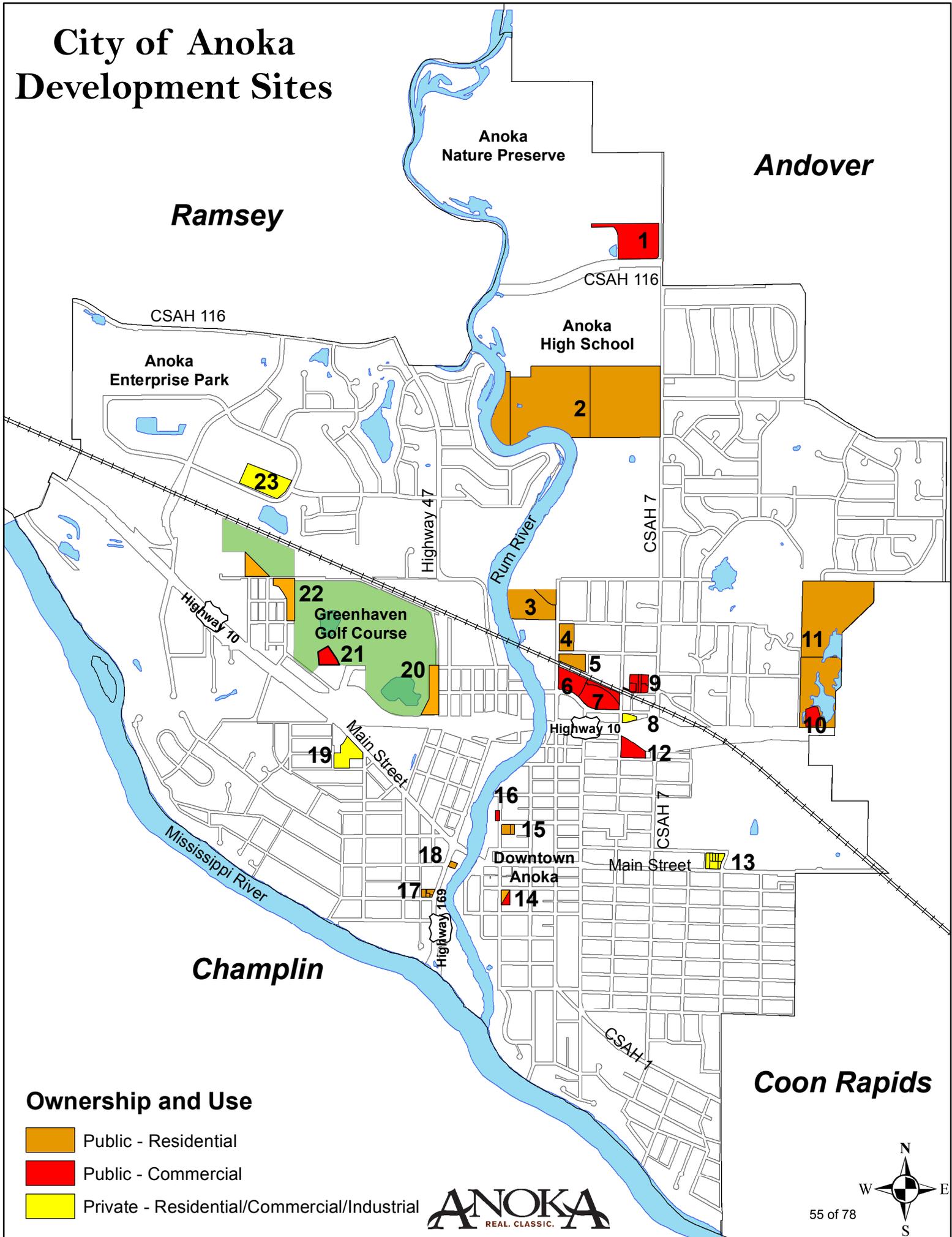
Within a seven minute drive of downtown Anoka is a population of 55,430 with 2013 consumer expenditures of \$1 billion.

Within 15 minutes is a population of 163,531 with 2013 consumer expenditures of \$3.68 billion.

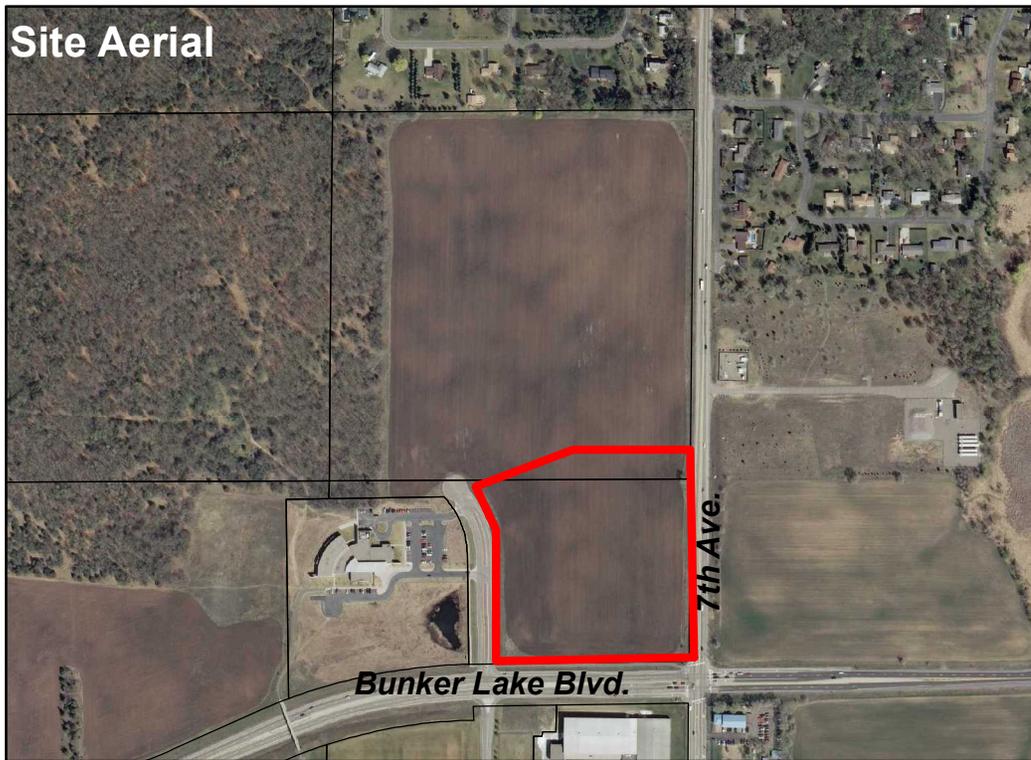
Source: Applied Geographic Solutions, 2013 from www.metromsp.org.



City of Anoka Development Sites



Site Aerial



Site 1 Bunker Lake Blvd. and 7th Ave.

Zoning - General Commercial

Size(acres) - 14.2

Desired Land Use - Retail/Office/Restaurant

Current Owner - City of Anoka

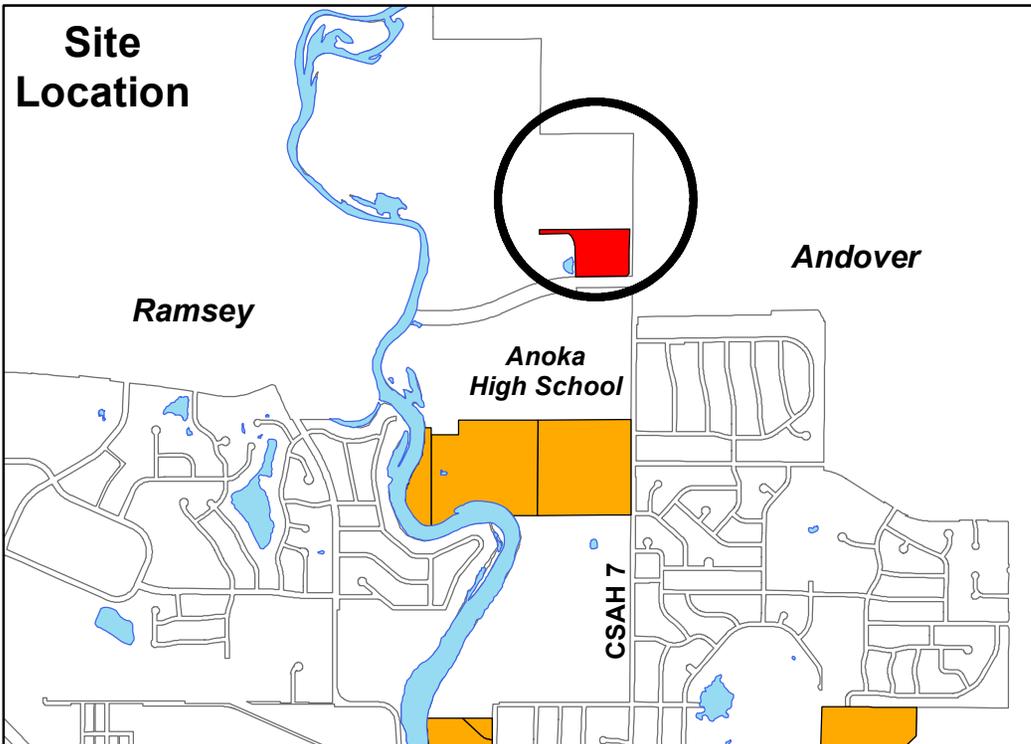
City Contact - Erik Thorvig
763-576-2723

Broker Contact - Jon Fahning, Shingobee
763-479-5637

Asking Price - Negotiable

Other - Site on the corner of
Bunker Lake Blvd.
and 7th Avenue.
Subdividable. 56 of 78

Site Location





Site 2
7th Avenue, S. of Anoka High School

Zoning - Sensitive Development District

Size(acres) - Approx. 80

Desired Land Use - Single Family/Townhouse

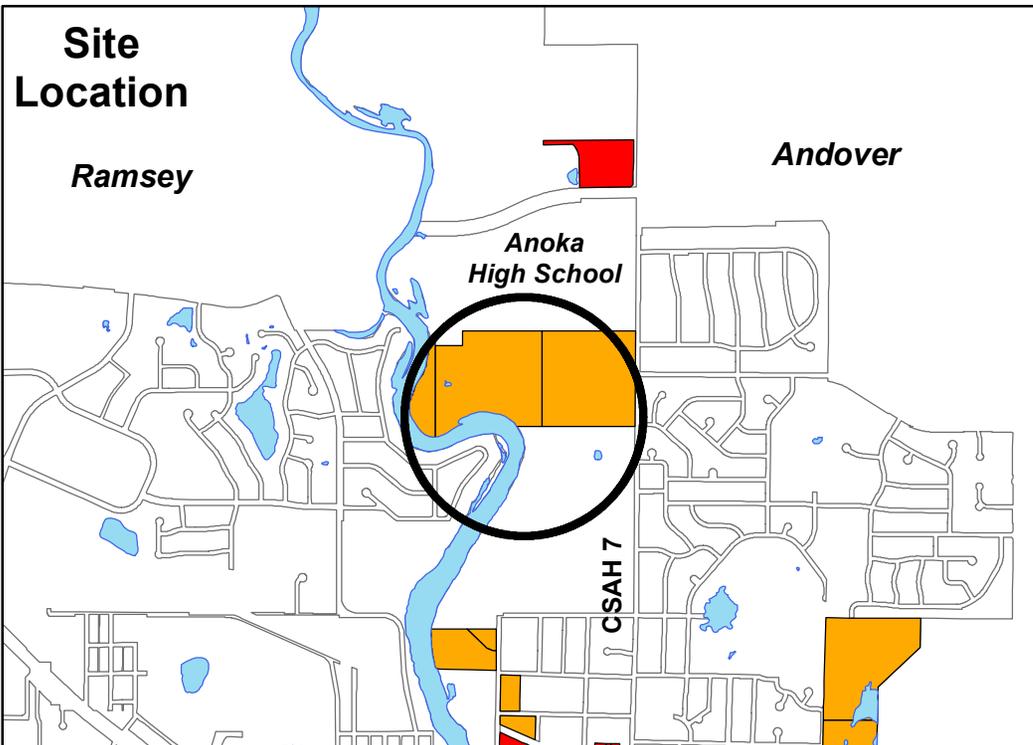
Current Owner - State of Minnesota

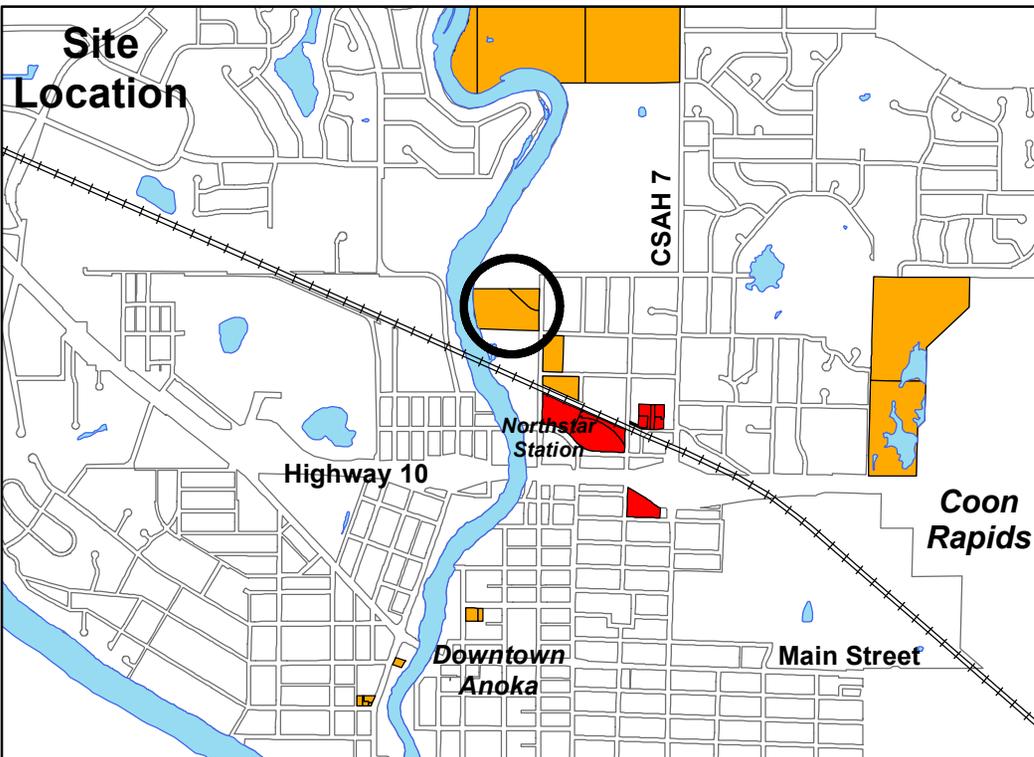
City Contact - Erik Thorvig
 763-576-2723

Broker Contact - State of Minnesota
 651-201-2549

Asking Price - Negotiable

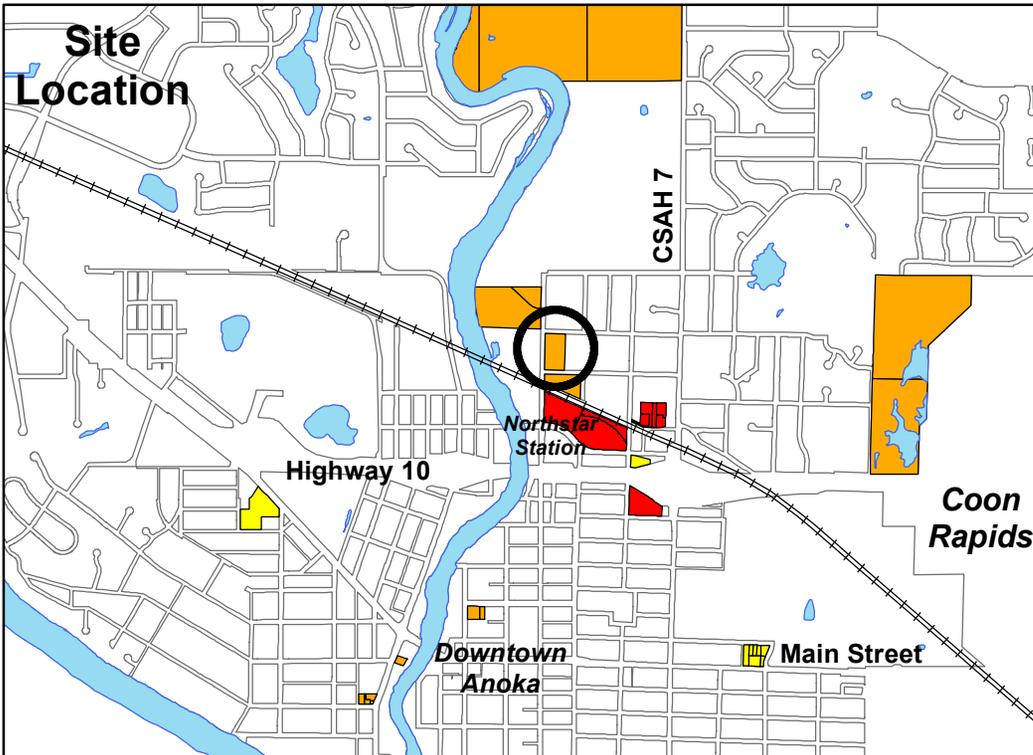
Other - Private site along the Rum River. Allows a mix of single family and townhome.





Site 3 Rum River and 4th Avenue

Zoning -	Transit Oriented Development
Size(acres) -	6.96
Desired Land Use -	Owner occupied high/medium density residential
Current Owner -	City of Anoka
City Contact -	Erik Thorvig 763-576-2723
Broker Contact -	None
Asking Price -	Negotiable
Other -	Site along Rum River. Close to Northstar station.



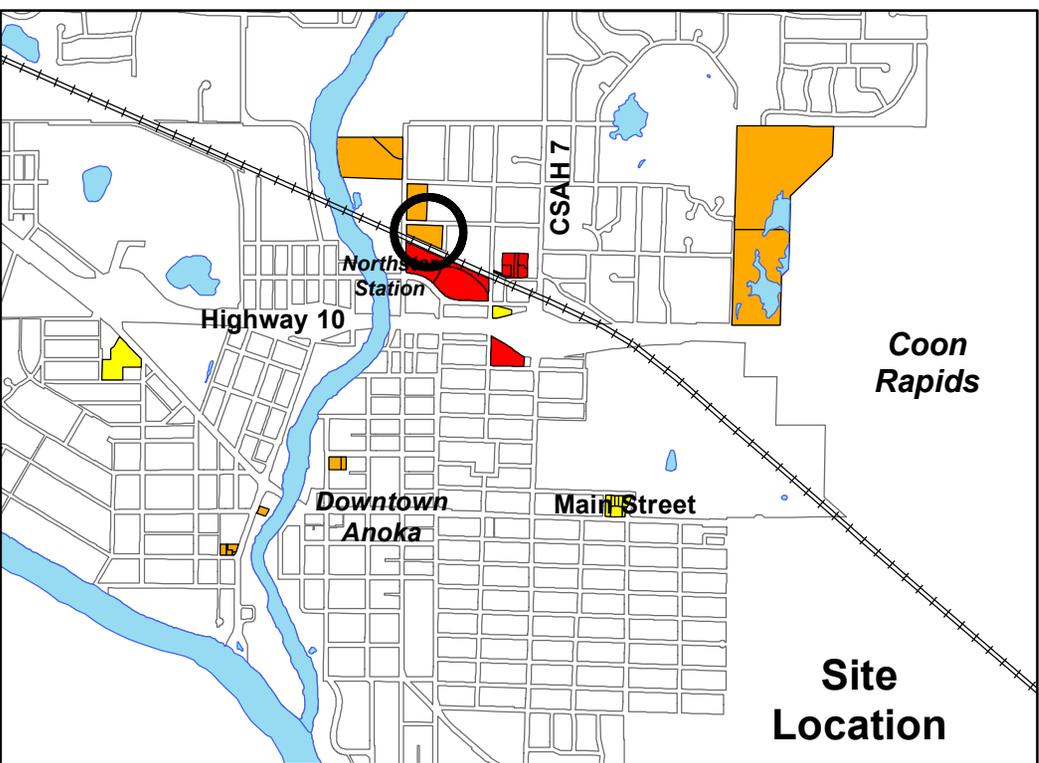
Site 4
4th Avenue and Johnson Street

- Zoning - Transit Oriented Development
- Size(acres) - 3.01
- Desired Land Use - Apartments/Rowhomes
- Current Owner - City of Anoka
- City Contact - Erik Thorvig
763-576-2723
- Broker Contact - Julie Lux - Colliers
952-897-7865
- Asking Price - \$500,000
- Other - Site directly across from Northstar Station



Site 5 Johnson Street & 4th Avenue

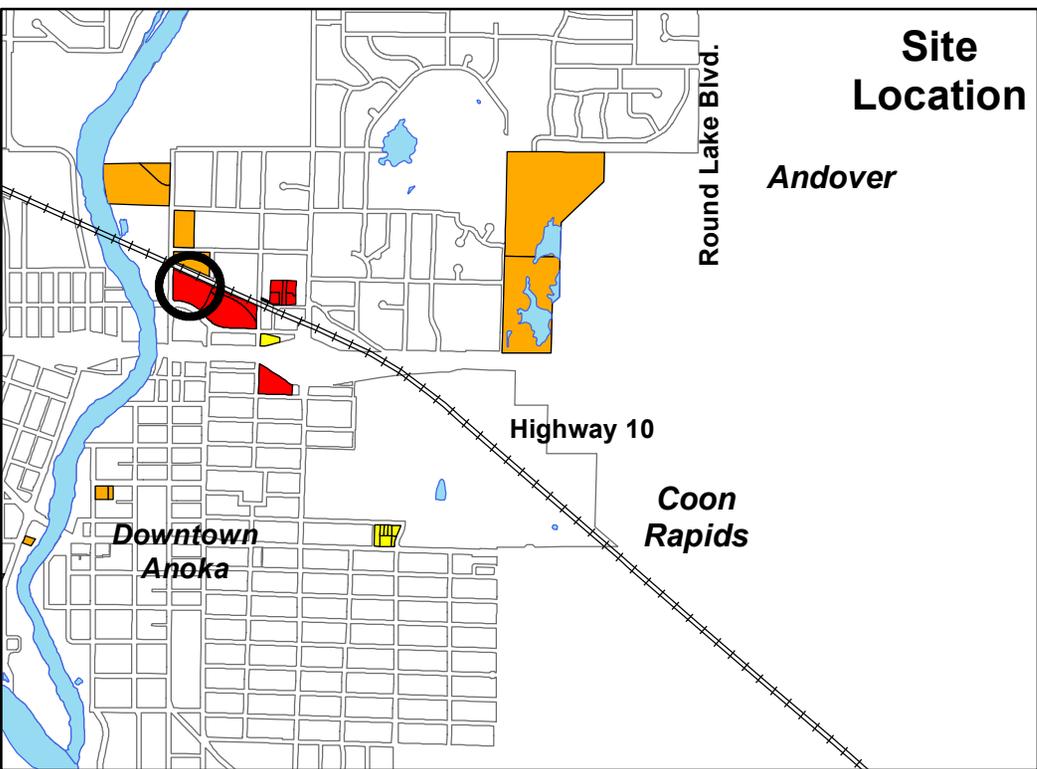
- Zoning - Transit Oriented Development
- Size(acres) - 2.56
- Desired Land Use - Market Rate Apartments
- Current Owner - City of Anoka
- City Contact - Erik Thorvig
763-576-2723
- Broker Contact - Julie Lux - Colliers
952-897-7865
- Asking Price - \$720,000
- Other - Directly next to Northstar Station.

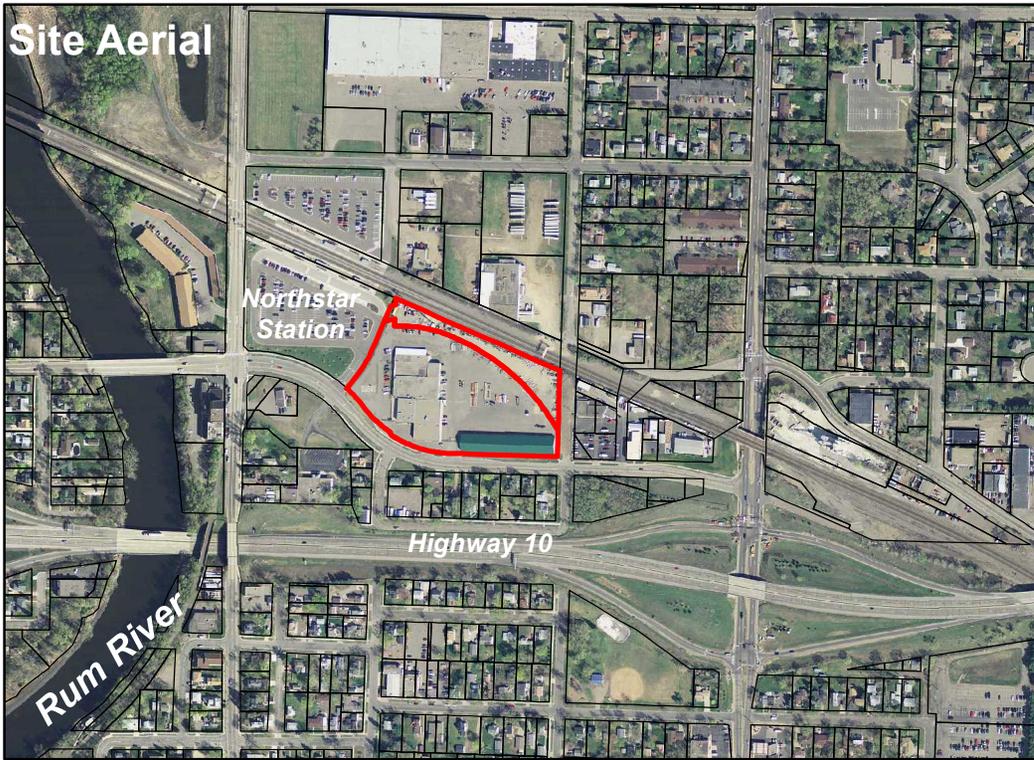




Site 6
4th Ave. and Pierce St.

- Zoning - Transit Oriented Development
- Size(acres) - 1.07
- Desired Land Use - Retail/Office/Showroom
- Current Owner - City of Anoka
- City Contact - Erik Thorvig
763-576-2723
- Broker Contact - Rod Lee & Myles Borstad
763-862-2005
- Asking Price - \$5/SF.
- Other - Highway 10 visibility.





Site 7 Pierce St. and 6th Avenue

Zoning - Transit Oriented Development

Size(acres) - 6.56

Desired Land Use - Office/Light Manufacturing/R&D

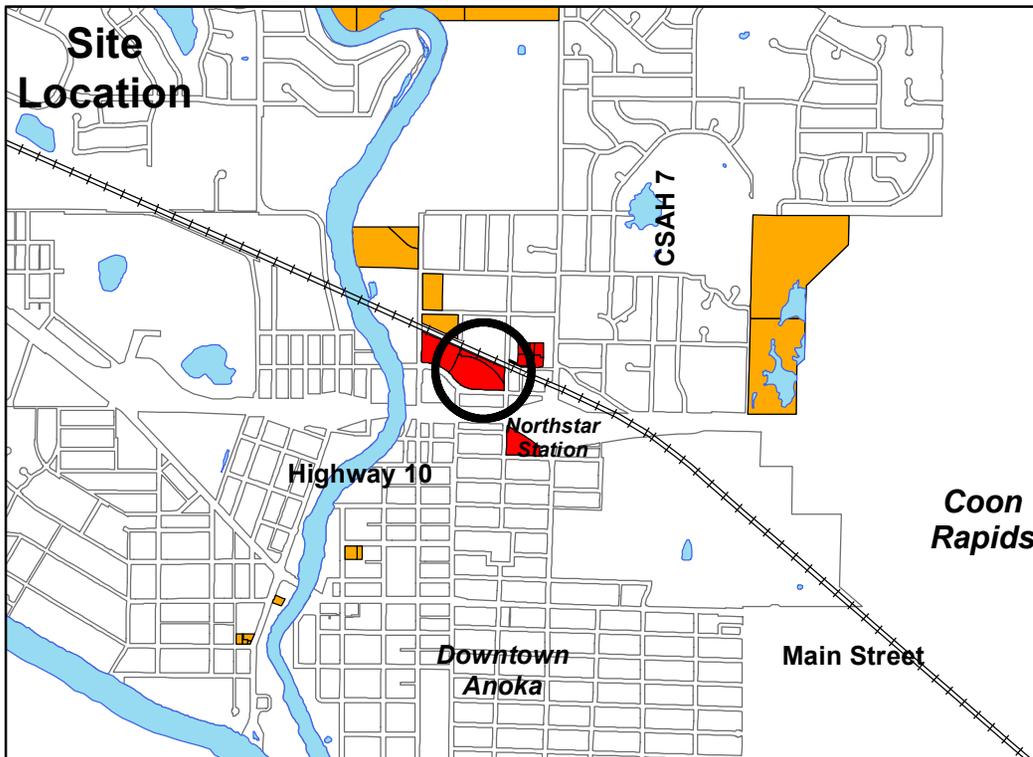
Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

Broker Contact - None

Asking Price - Negotiable

Other - Close to Northstar station, good access/visibility to Highway 10.





Site 8
Pierce St. and 7th Ave.

Zoning - Transit Oriented Development

Size(acres) - .76

Desired Land Use - Mixed Use/Residential Retail/Office

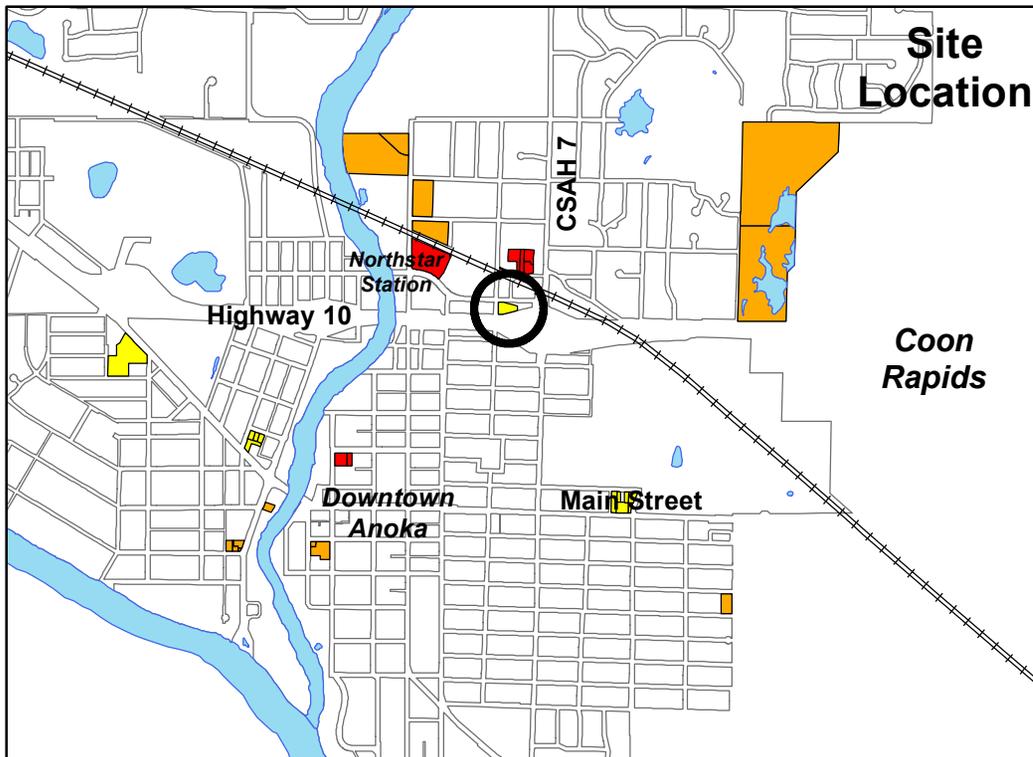
Current Owner - Private

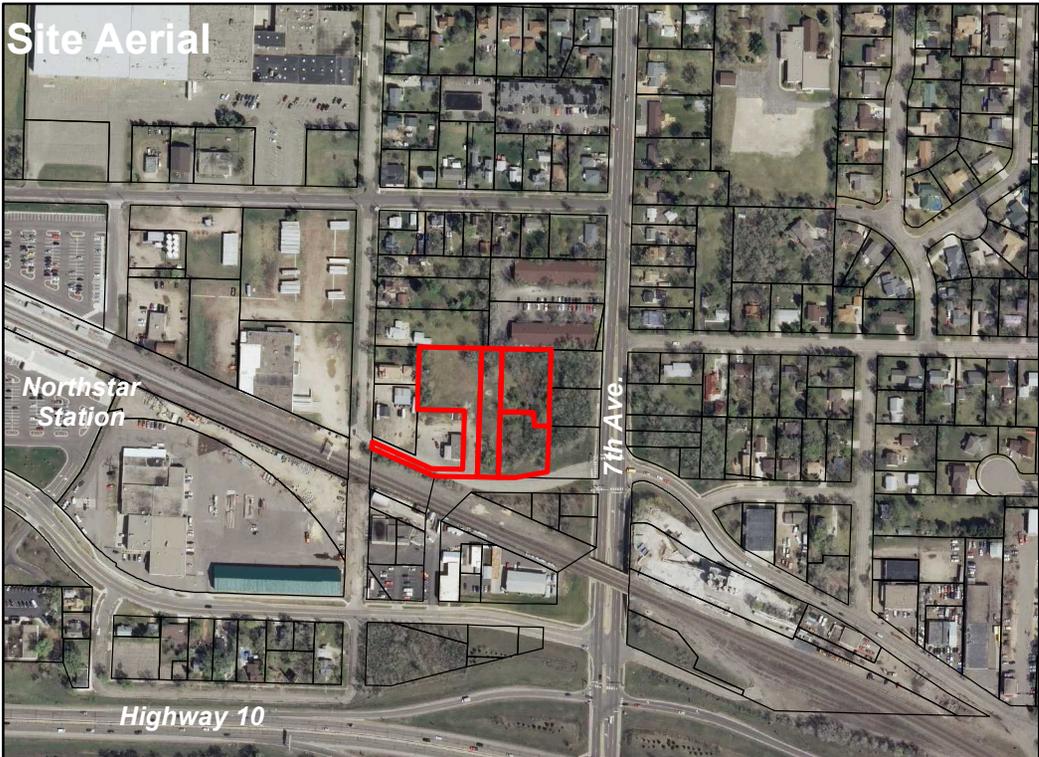
City Contact - Erik Thorvig
763-576-2723

Broker Contact - Randi Erickson
612-701-9800

Asking Price - \$225,000

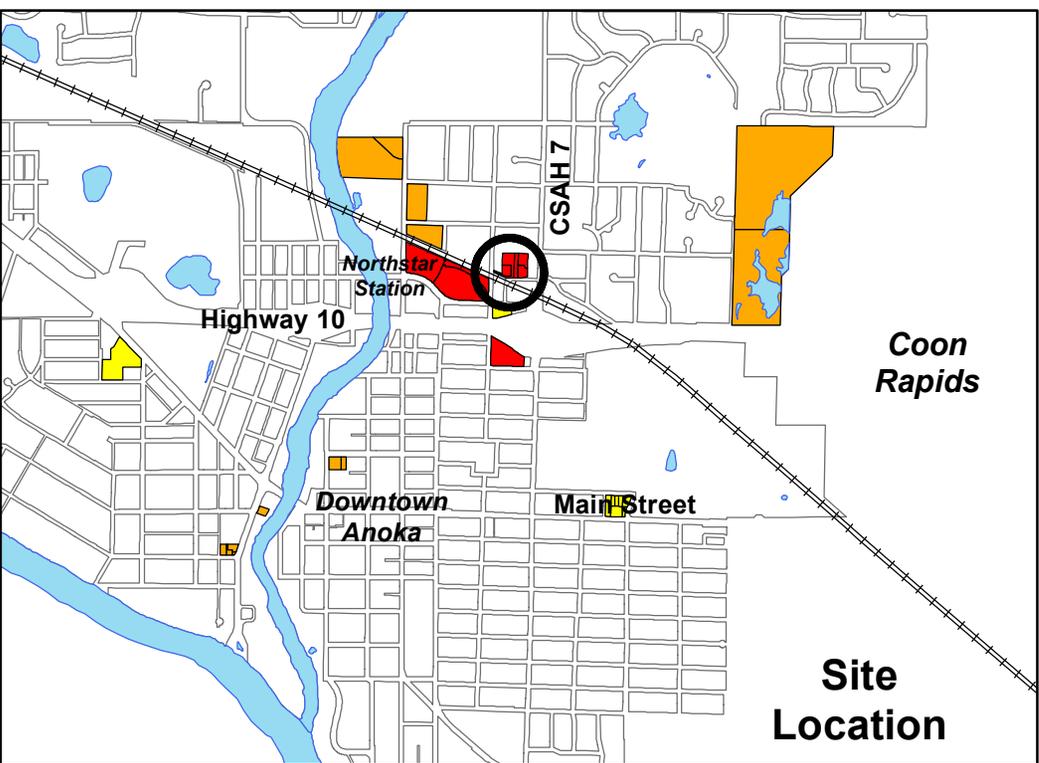
Other - Highway 10 visibility and near Northstar Station





Site 9
7th Avenue and Buchanan Street

- Zoning - Transit Oriented Development
- Size(acres) - 2.26
- Desired Land Use - Mixed Use/Residential Retail/Office
- Current Owner - City of Anoka
- City Contact - Erik Thorvig
763-576-2723
- Broker Contact - None
- Asking Price - Unknown
- Other - Visibility from 7th Avenue and Highway 10. Near Northstar Station.



Site Aerial



Site 10
11th Ave. and North St.

Zoning - R-3 Medium Density Residential

Size(acres) - 1.2

Desired Land Use - Commercial

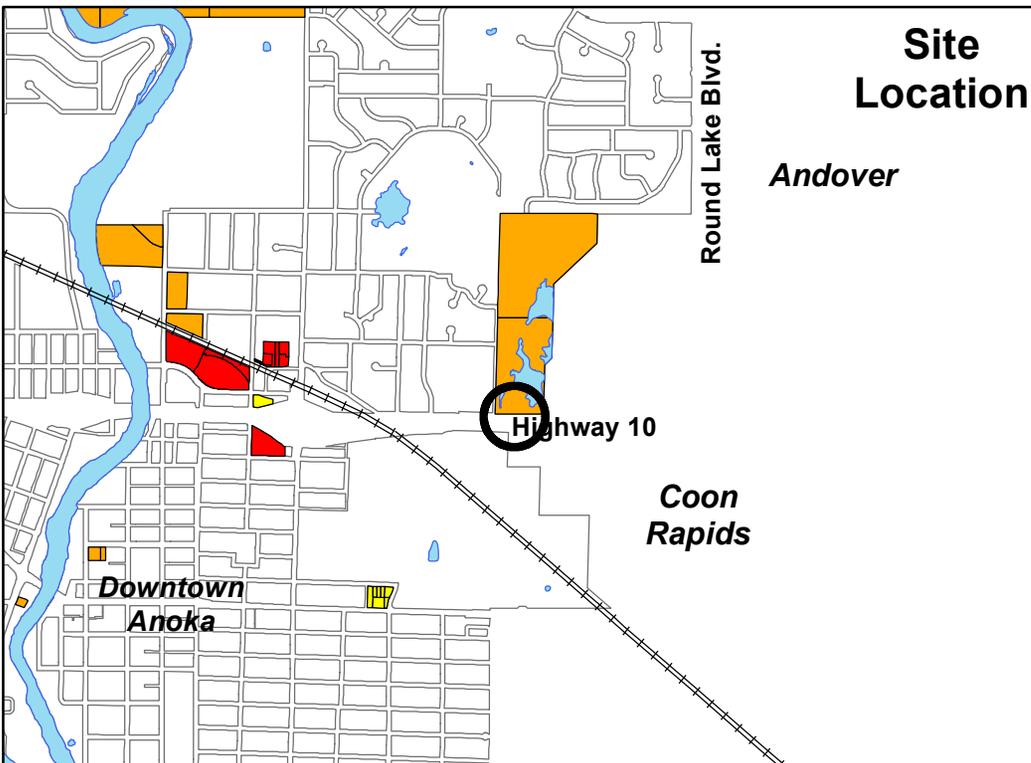
Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

Broker Contact - None

Asking Price - Negotiable

Other - Highway 10 visibility.

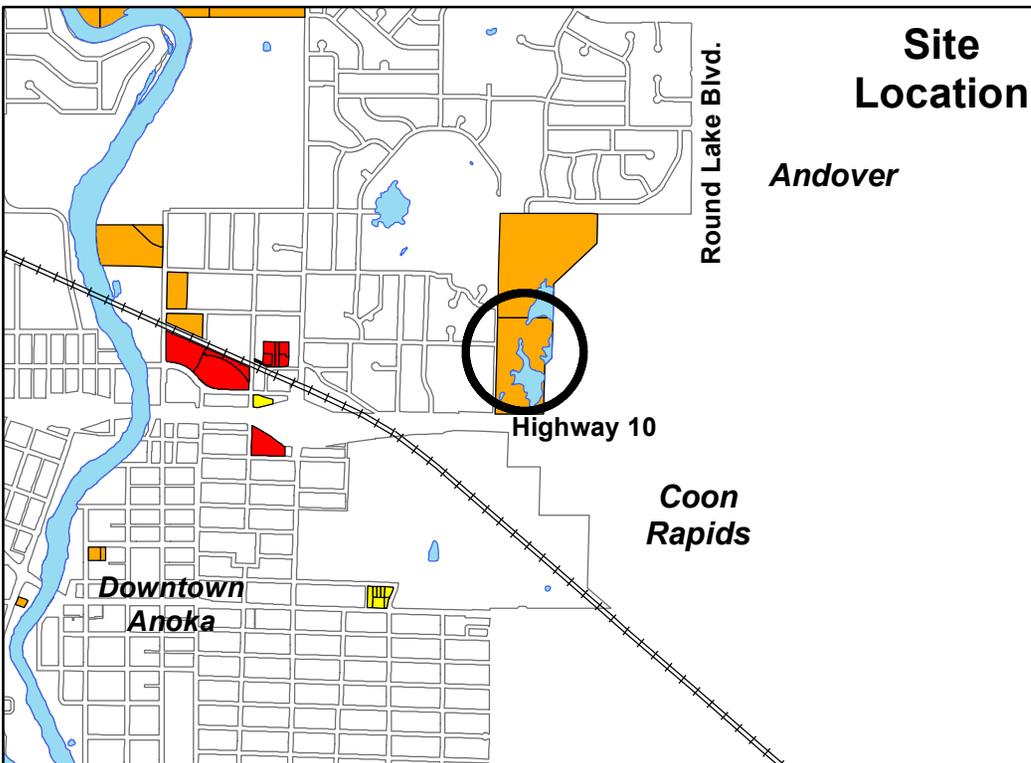


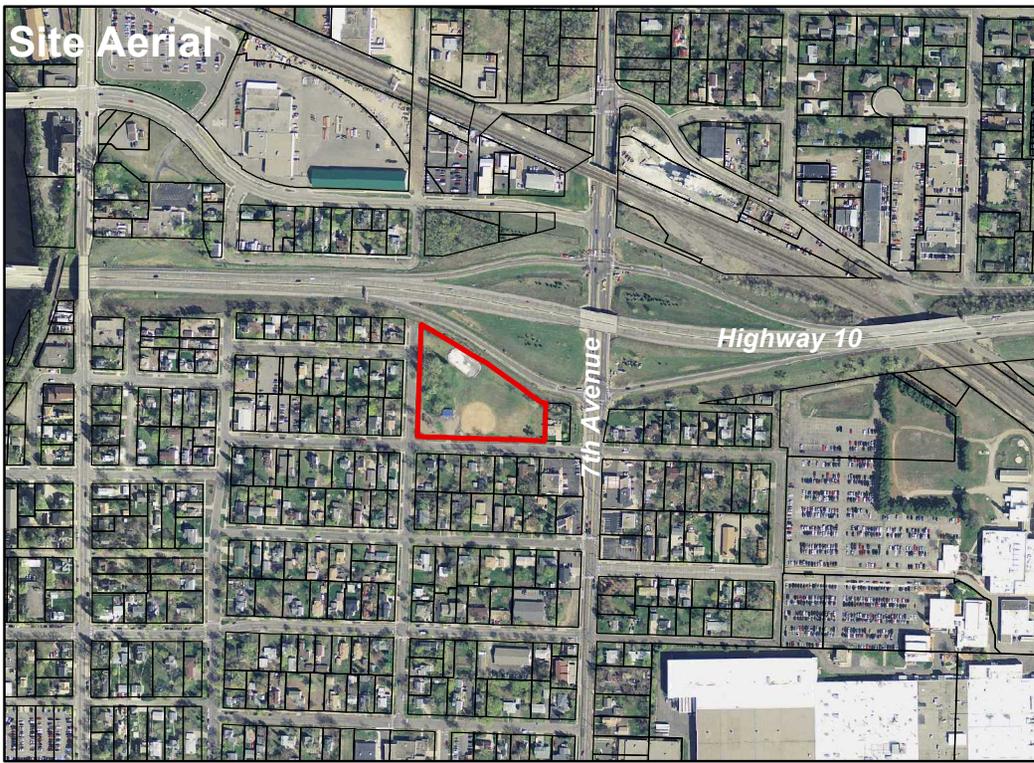
Site Aerial



Site 11 11th Ave. and North St.

Zoning -	R-3 Medium Density Residential
Size(acres) -	26
Desired Land Use -	Townhome Attached/Detached
Current Owner -	City of Anoka
City Contact -	Erik Thorvig 763-576-2723
Broker Contact -	None
Asking Price -	\$420,000
Other -	Development density of approximately 40 townhome detached or attached units.





Site 12 7th Avenue and Highway 10

Zoning - R-1 Single Family

Size(acres) - 2.82

Desired Land Use - Office

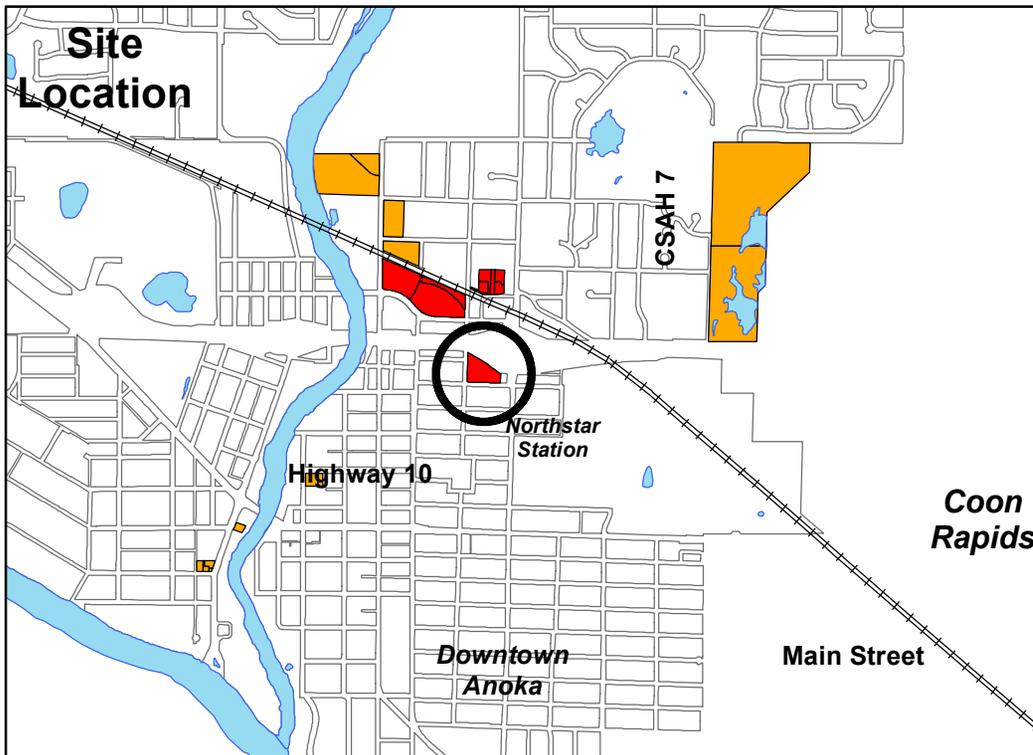
Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

Broker Contact - None

Asking Price - Negotiable

Other - Located along Highway 10 with high visibility.

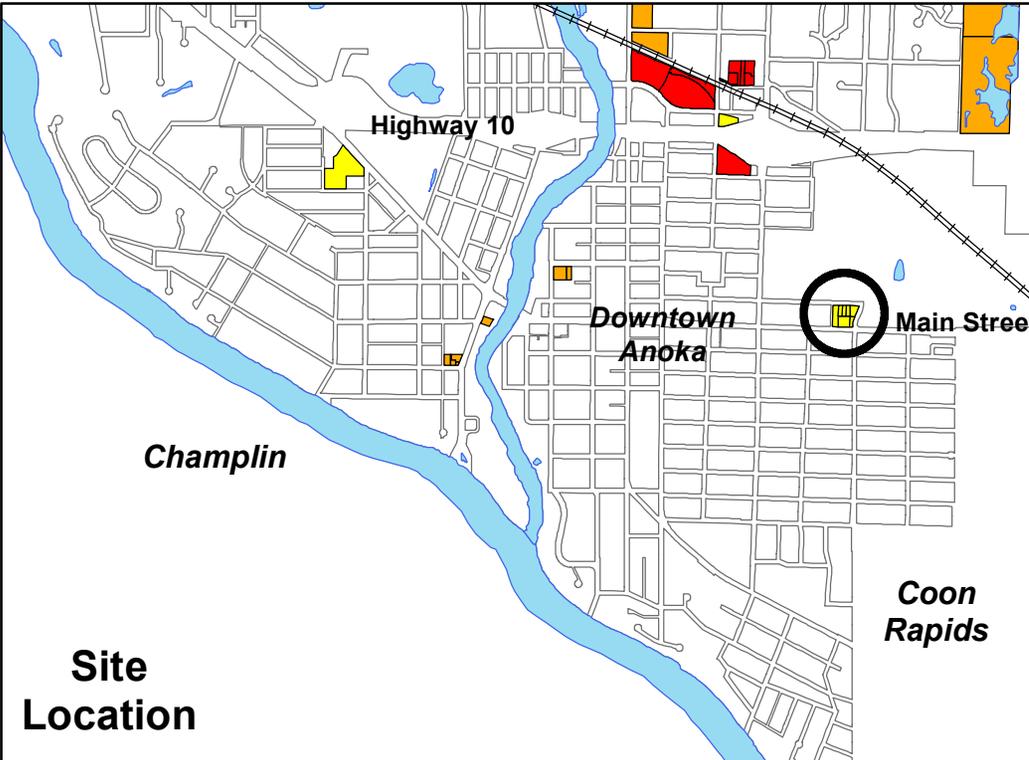


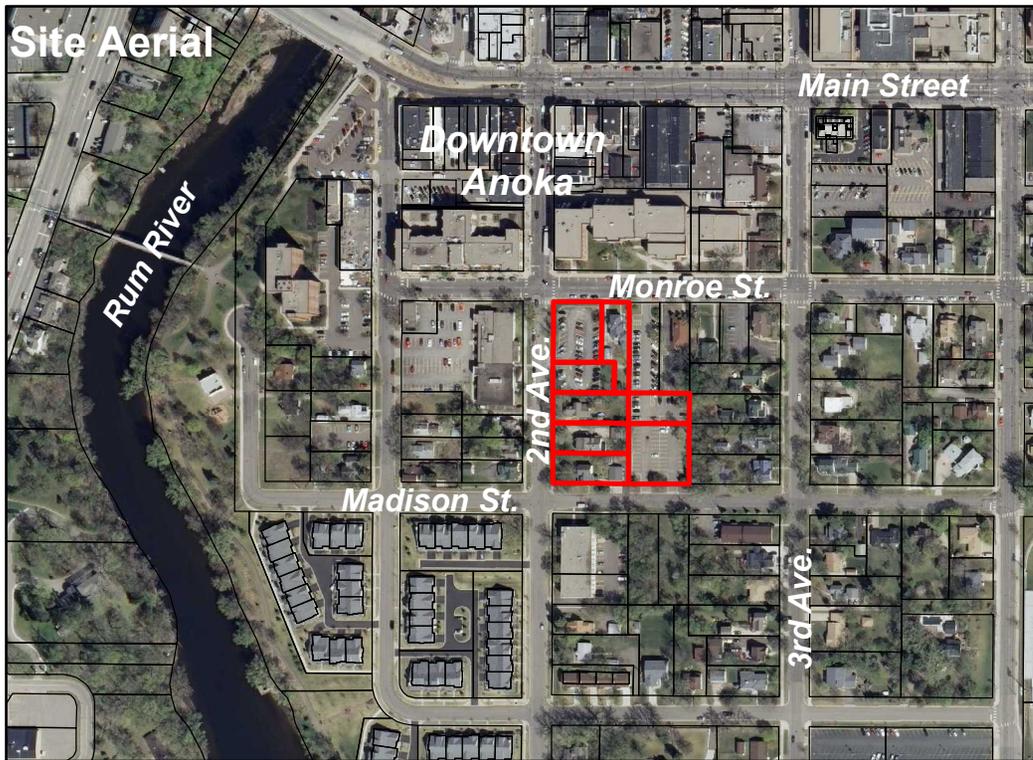
Site Aerial



Site 13 8th Ave. and Main St.

Zoning -	Main Street Mixed Use
Size(acres) -	2.02
Desired Land Use -	Commercial/Residential
Current Owner -	Private
City Contact -	Erik Thorvig 763-576-2723
Broker Contact -	AREA Real Estate 612-460-4400
Asking Price -	Negotiable
Other -	Located on Main Street. High traffic, good visibility.





Site 14 2nd Avenue and Monroe Street

Zoning - B-4 Limited Business/
R-1 Single Family

Size(acres) - 2.1

Desired Land Use - Residential/Office

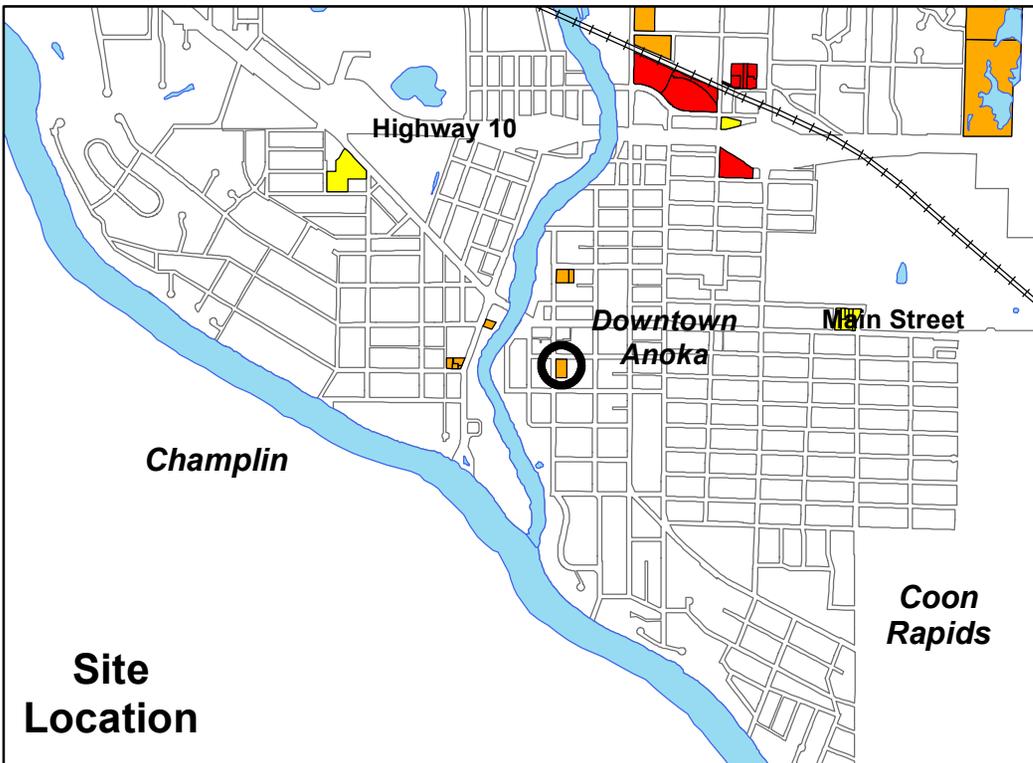
Current Owner - City of Anoka HRA

City Contact - Darin Berger
763-576-2724

Broker Contact - None

Asking Price - Varies based on use

Other - Located South of
Downtown. Across from
Anoka-Hennepin ISD
offices.



Site
Location



ANOKA

REAL. CLASSIC.

Site 15 2nd Ave. and Van Buren St.

Zoning - Planned Residential Development

Size(acres) - 1.34

Desired Land Use - Residential

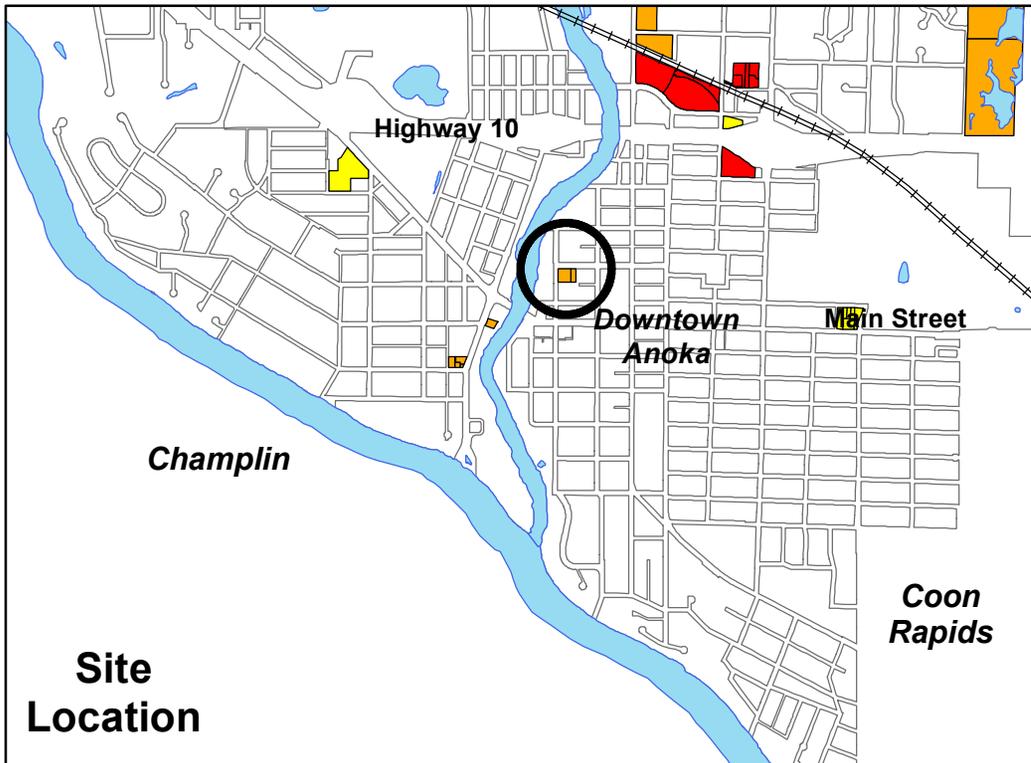
Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

Broker Contact - Rod Lee & Myles Borstad
763-862-2005

Asking Price - Negotiable

Other - Located in Historic Rum River District. Adjacent to City owned parking ramp





ANOKA

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Site 16 2nd Ave. and Van Buren St.

Zoning - Planned Residential Development

Size - 7,000 sf. +/-

Desired Land Use - Riverfront Restaurant

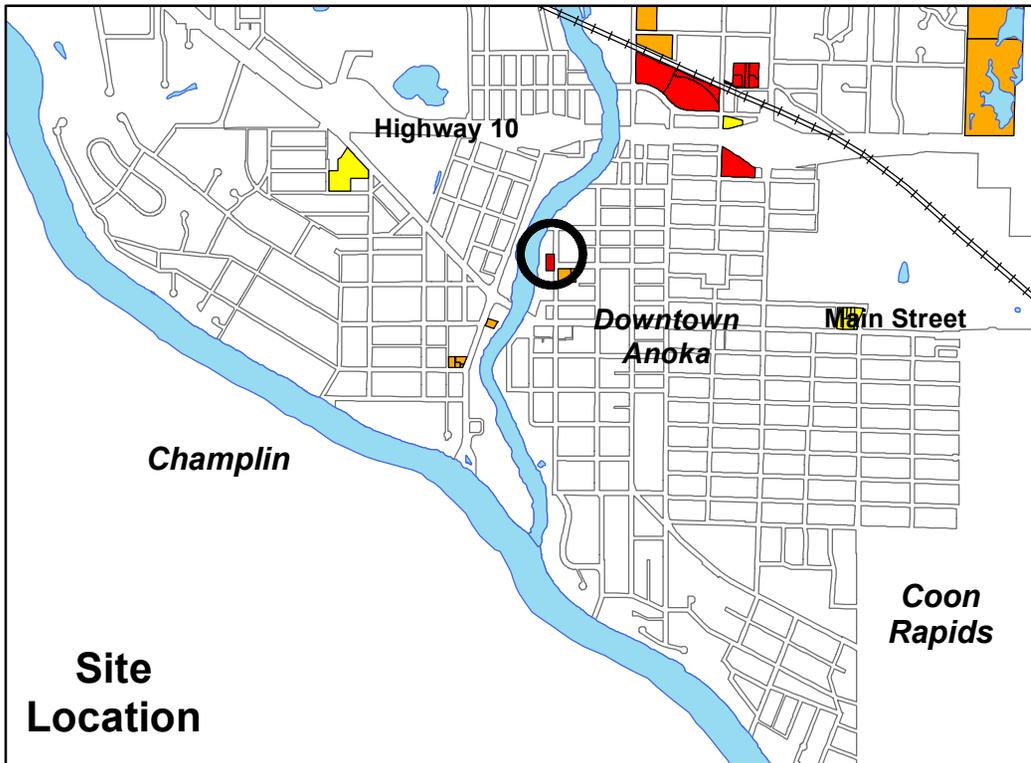
Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

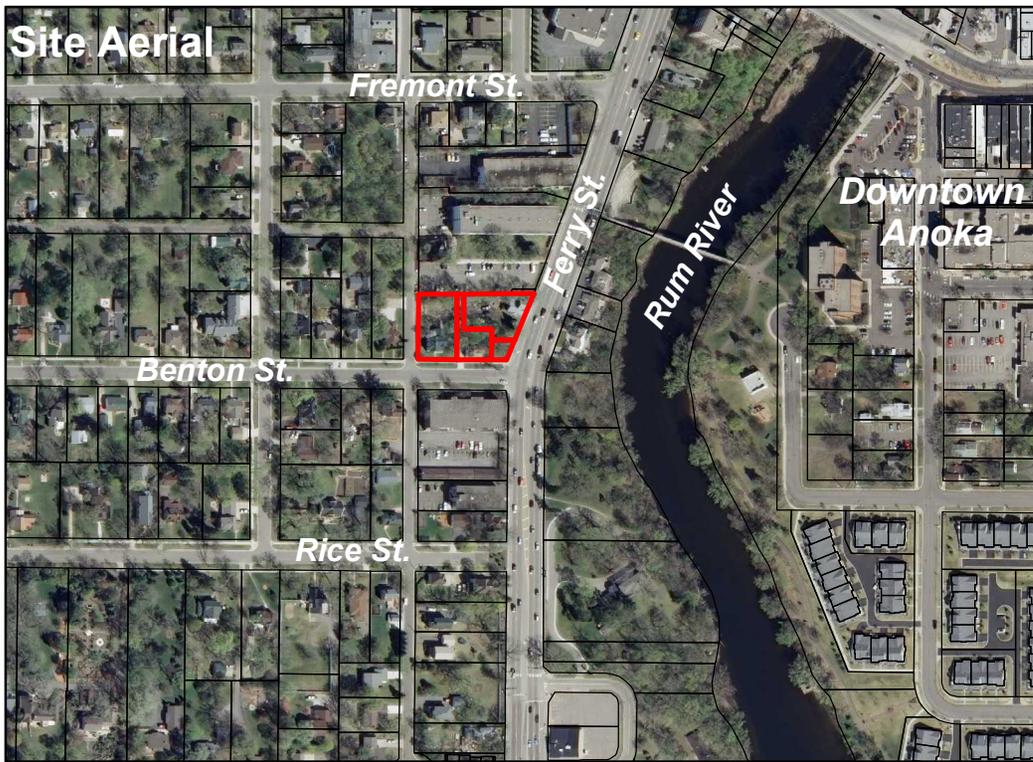
Broker Contact - None

Asking Price - Negotiable

Other - Located in Historic Rum River District on the Rum River. Great views.



Site Location



Site 17
Benton and Ferry St. Corner

Zoning - R-4 High Density Residential

Size(acres) - .45

Desired Land Use - Residential/Office

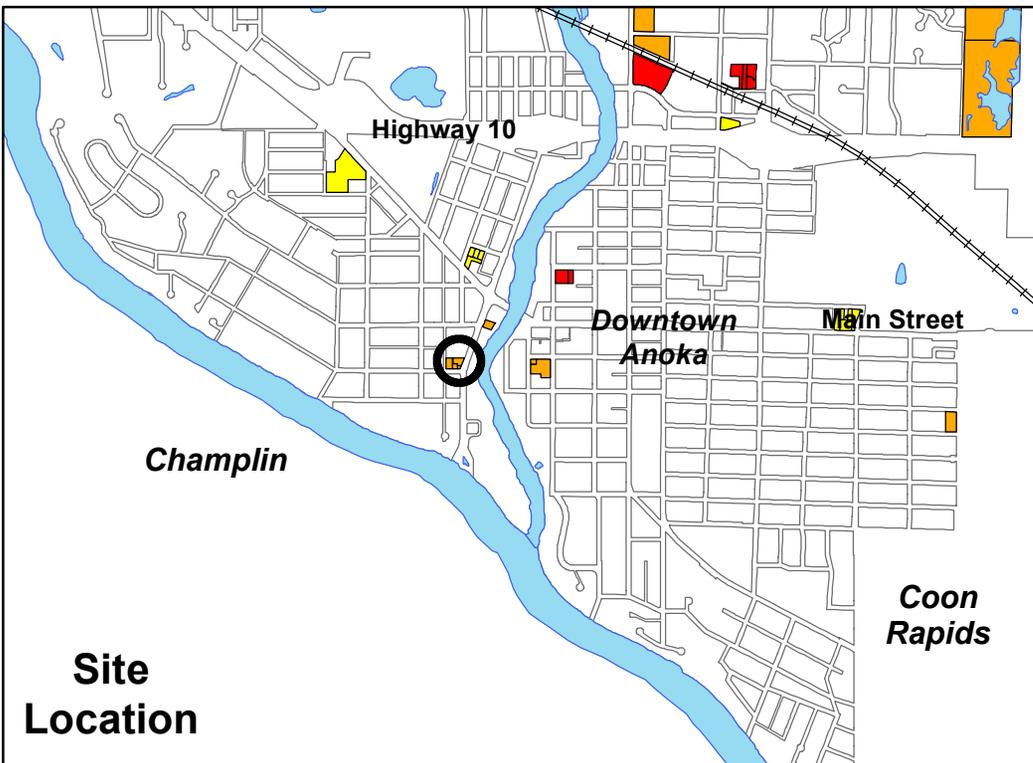
Current Owner - City of Anoka HRA

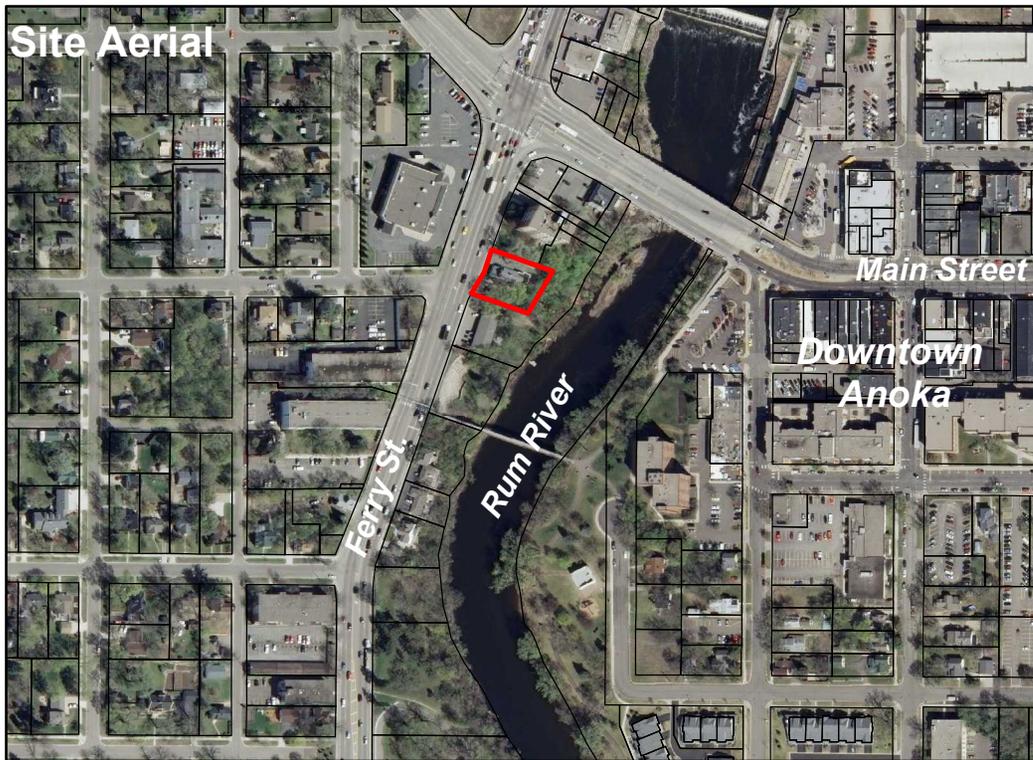
City Contact - Darin Berger
 763-576-2724

Broker Contact - None

Asking Price - Varies based on use

Other - Potential for site to be large with acquisition of parcel to the west.





Site 18
1900 S. Ferry St.

Zoning - Main Street Mixed Use

Size(acres) - .32

Desired Land Use - Residential/Commercial Office

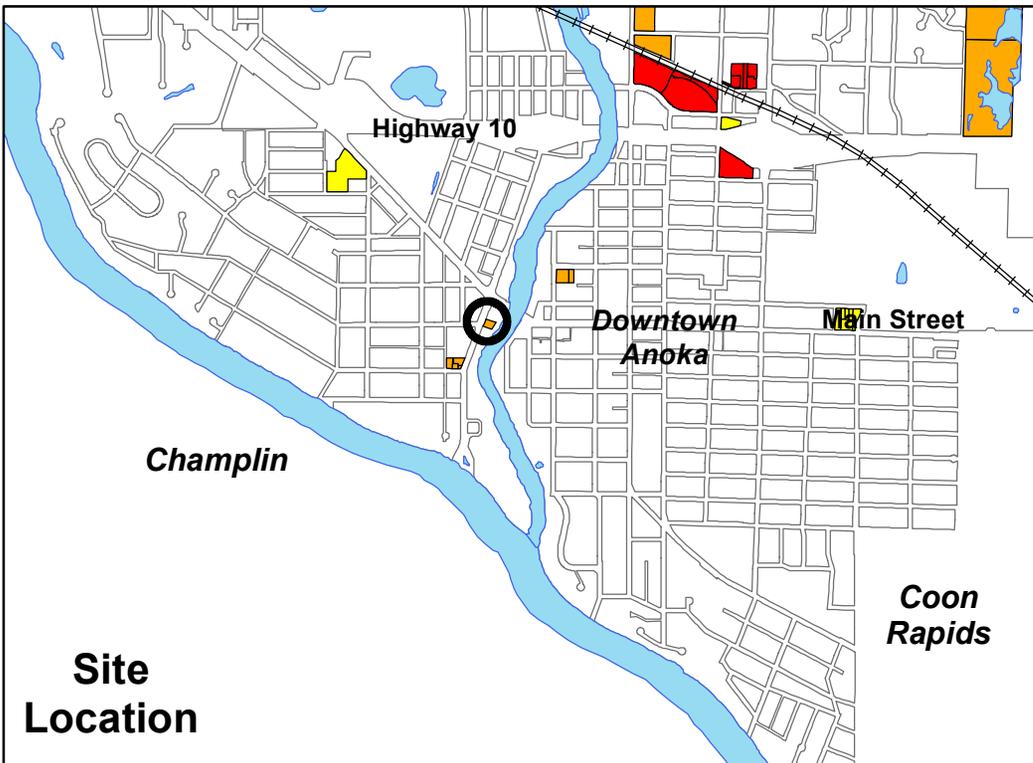
Current Owner - City of Anoka HRA

City Contact - Darin Berger
 763-576-2724

Broker Contact - None

Asking Price - Varies based on use

Other - Located along Rum River and Hwy169 (Ferry St.)

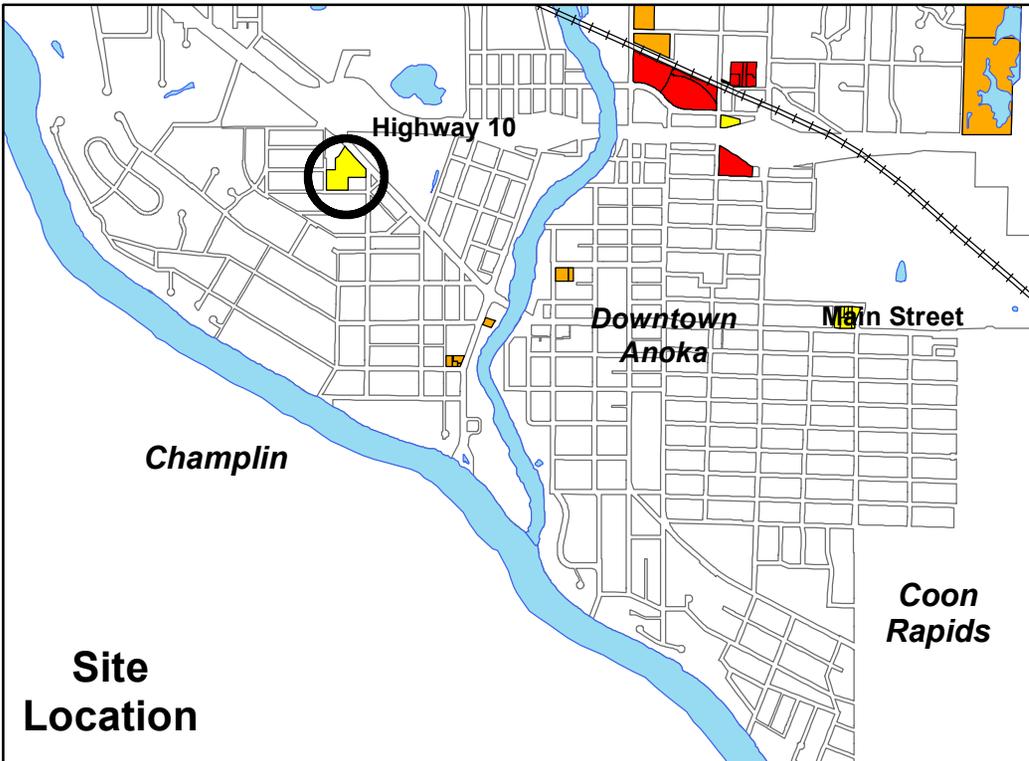


Site Aerial



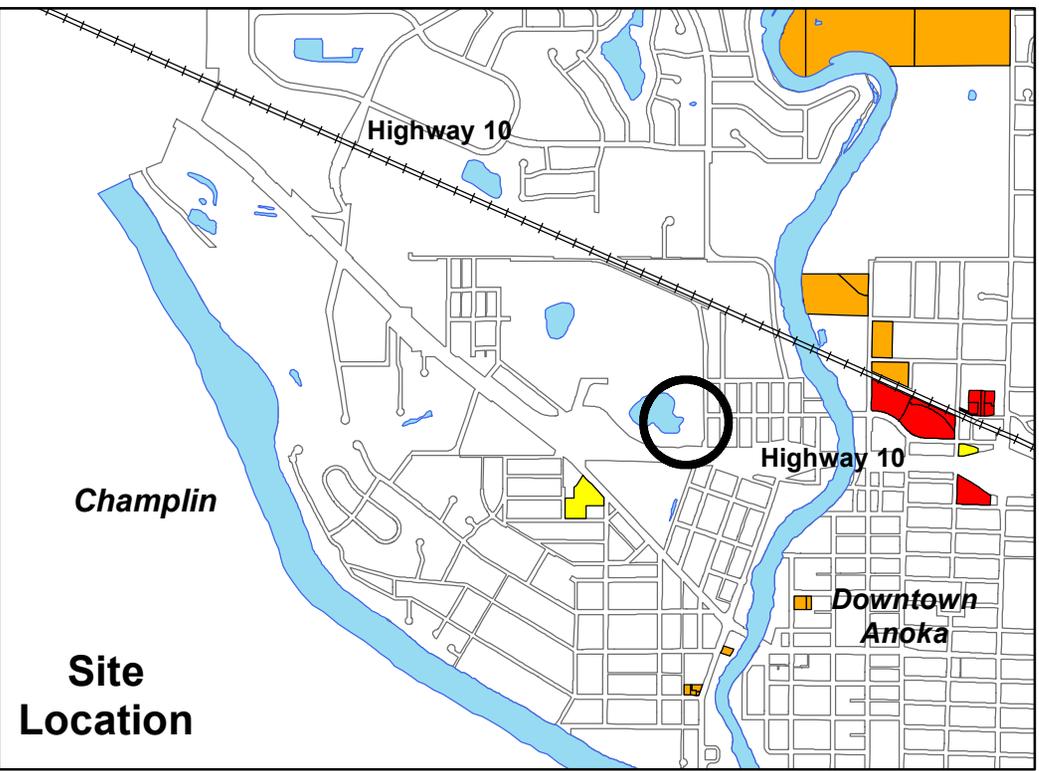
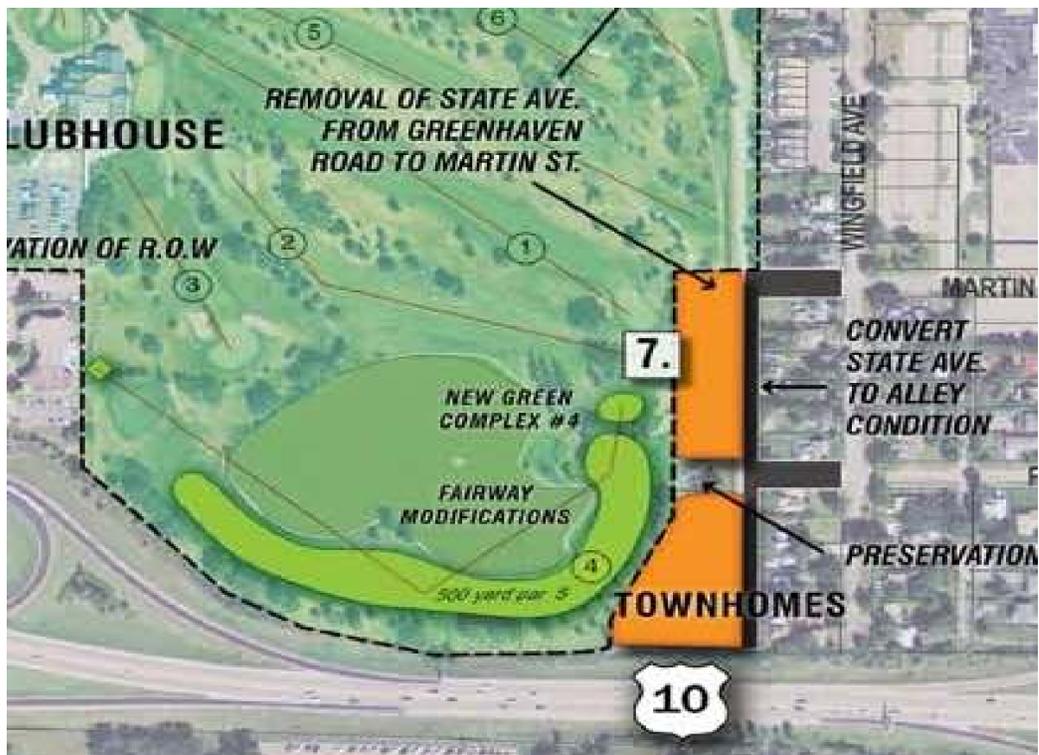
Site 19 500 West Main Street

Zoning -	Main Street Mixed Use
Size(acres) -	2.15
Desired Land Use -	Grocery/Senior Housing/ Townhomes
Current Owner -	Private
City Contact -	Erik Thorvig 763-576-2723
Broker Contact -	Heidi Brownlee 612-310-3133
Asking Price -	Negotiable
Other -	On the same site as West Main Shopping Center. Vacant land at the rear of site is available.



Site Location

Site 20 East Side of Greenhaven



Zoning - R-1 Single Family Residential

Size(acres) - Approx. 5.07

Desired Land Use - Villas/Townhomes

Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

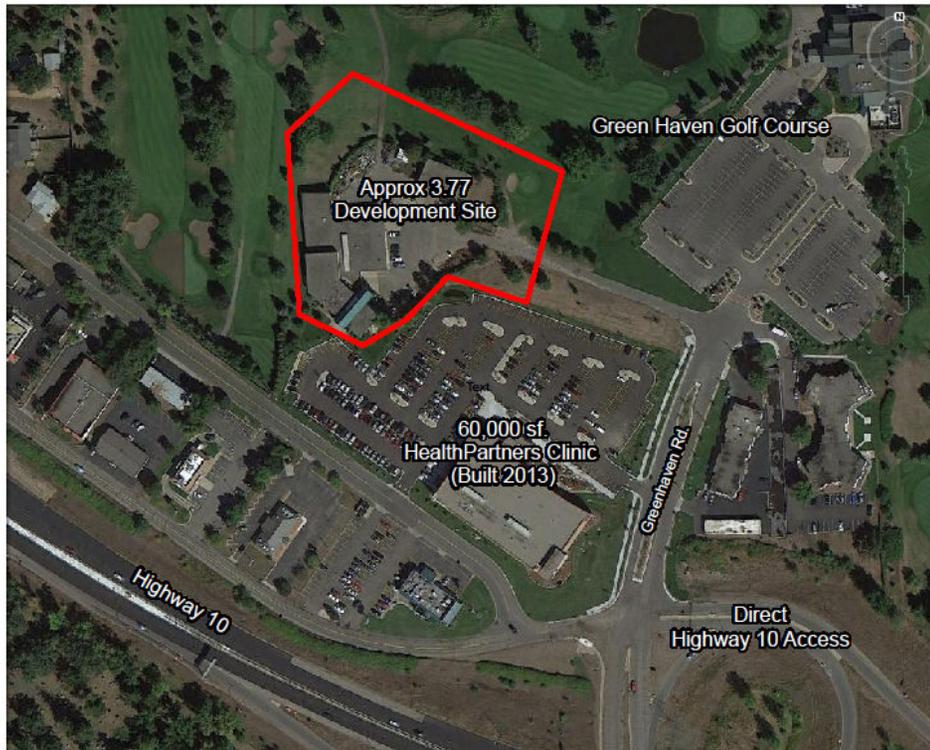
Broker Contact - None

Asking Price - Negotiable

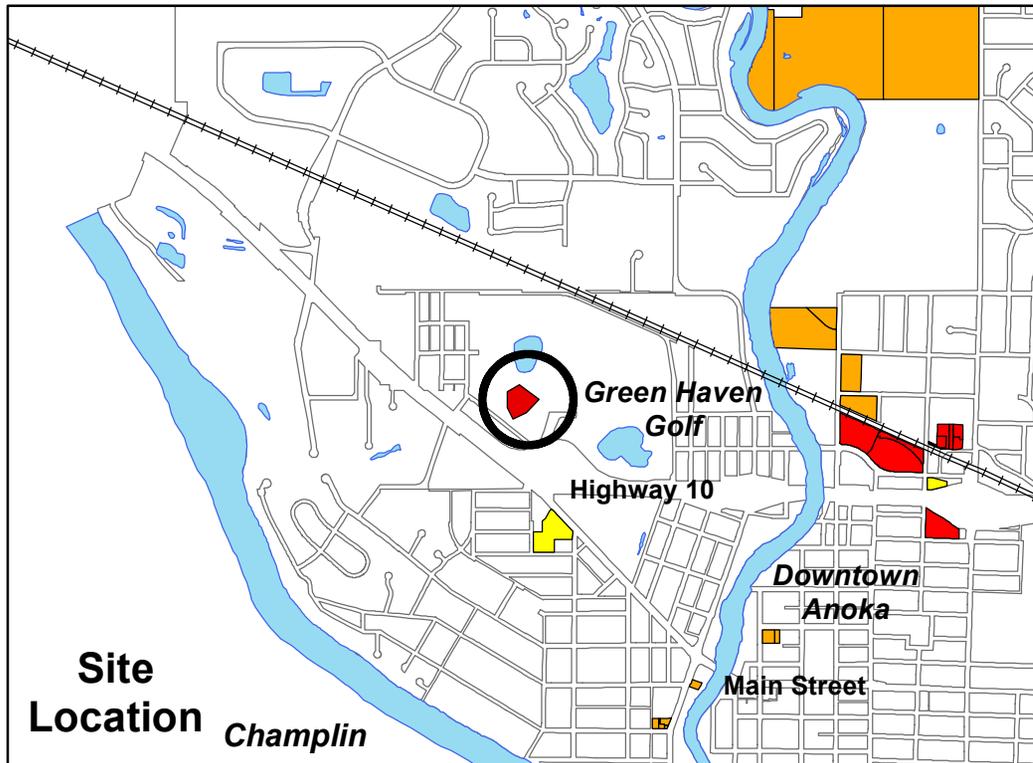
Other - Sites adjacent to Greenhaven Golf Course. Part of recently completed master plan.



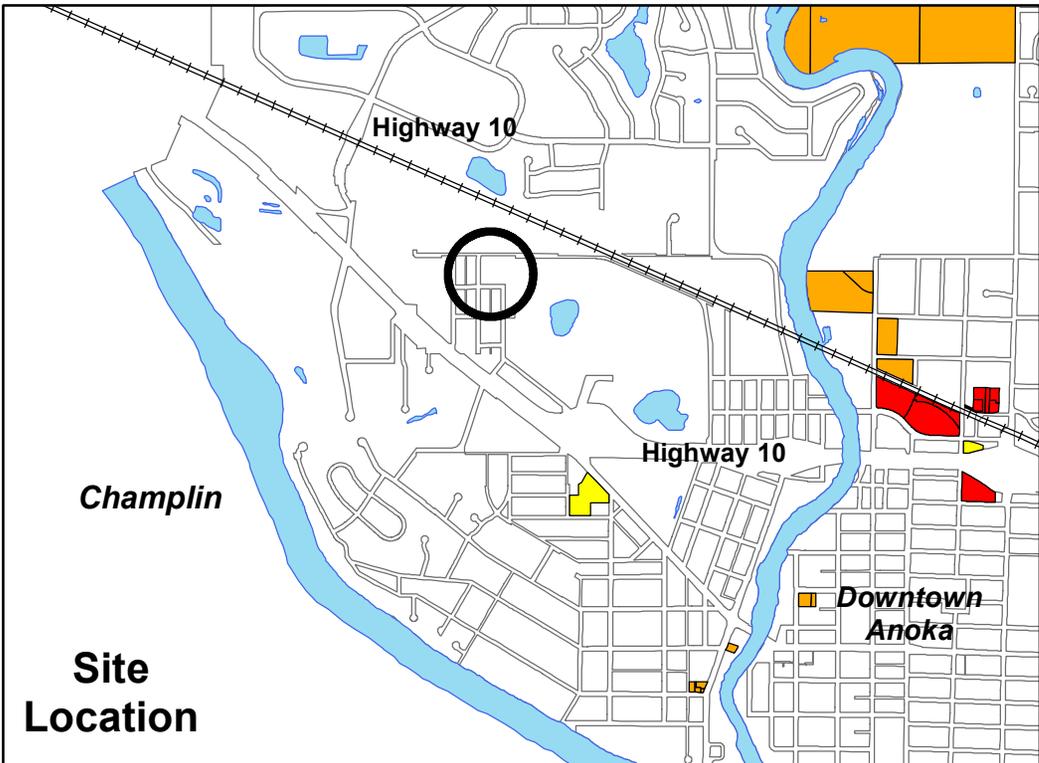
Site 21
Highway 10 and Greenhaven Rd.



- Zoning - Mixed Use
- Size(acres) - Approx. 3.77
- Desired Land Use - Medical/Office/Residential
- Current Owner - City of Anoka
- City Contact - Erik Thorvig
763-576-2723
- Broker Contact - Rod Lee/Myles Borstad
612-599-3359
- Asking Price - Negotiable
- Other - Located next to new clinic.
Direct access to Highway 10.
Located on Green Haven Golf Course.



Site 22 West Side of Greenhaven



Zoning - R-1 Single Family Residential

Size(acres) - Approx. 7.4

Desired Land Use - Villas/Townhomes

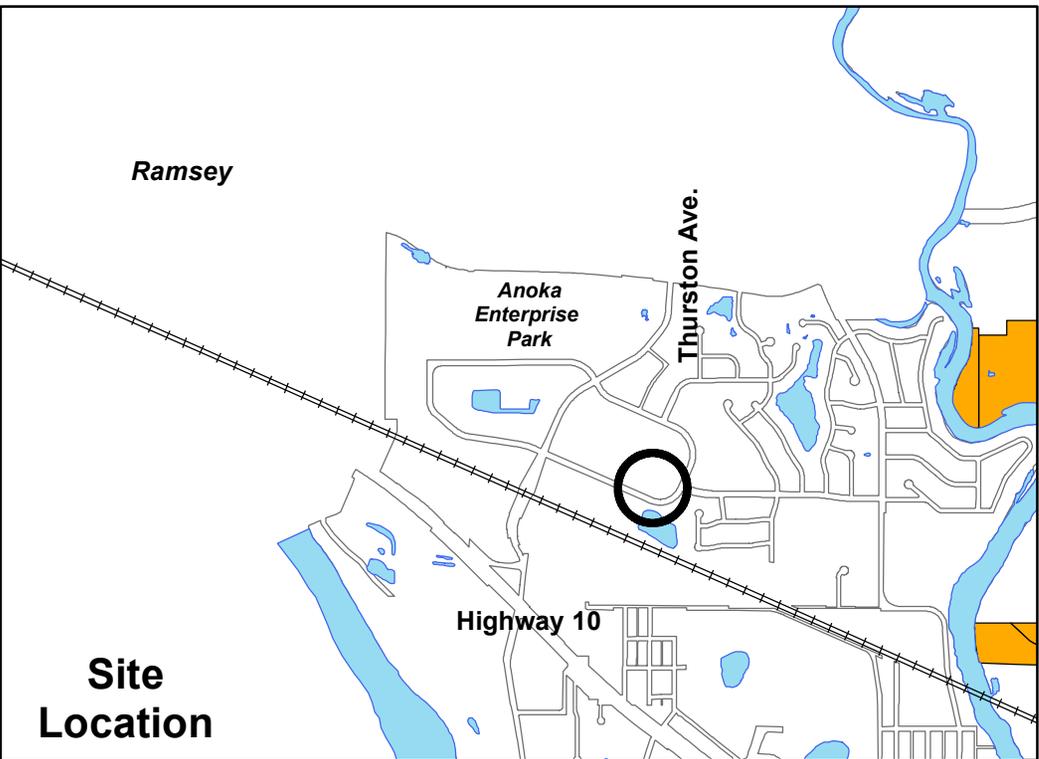
Current Owner - City of Anoka

City Contact - Erik Thorvig
763-576-2723

Broker Contact - None

Asking Price - Negotiable

Other - Sites adjacent to Greenhaven Golf Course. Part of recently completed master plan.



Site 23
XXXX McKinley St.

Zoning - M-1 Light Industrial

Size(acres) - 9.3

Desired Land Use - Office/Manufacturing Warehouse

Current Owner - Private

City Contact - Erik Thorvig
763-576-2723

Broker Contact - Sherman Malkerson
952-525-1000

Asking Price - Unknown

Other - Large site in Anoka Enterprise Park.
Build to Suit