



**ECONOMIC DEVELOPMENT COMMISSION**  
**Thursday, March 10, 2016**  
**Council Worksession Room**  
**7:30 a.m.**

**AGENDA**

1. Call to Order
2. Roll Call
3. Approval of January 14, 2016 and February 11, 2016 meeting minutes.
4. Old Business
  - A. Project Updates
  - B. City of Anoka Marketing – Development Opportunities Booklet Update
5. New Business
  - A. Hiring a Deputy Community Development Director
6. Communications and Reports
  - A. Marketing & Communications
    - Discover Anoka
    - ABLA – March 1<sup>st</sup> meeting
    - Winterfest– Post event Meeting February 26, 2016
    - Anoka Enterprise Park Annual Meeting – March 16, 2016
7. Miscellaneous
  - A. Discuss April's Meeting Agenda
  - B. Boards and Commissions Appreciation Dinner – April 14, 2016
8. Adjournment

*Administration Department*  
2015 First Avenue North, Anoka, MN 55303  
763-576-2725  
[www.ci.anoka.mn.us](http://www.ci.anoka.mn.us)



# Memo

**To:** Economic Development Commission  
**From:** Greg Lee, City Manager  
**Date:** March 7, 2016  
**Re:** Thursday, March 10, 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, 2016 and February 11, 2016 Meeting Minutes.** The meeting minutes from January 14<sup>th</sup> were submitted late. To give the EDC time to review them, the EDC tabled their approval at the February 11<sup>th</sup> meeting. Staff recommends approval of both the January 14, 2016 meeting minutes, and the February 11, 2016 meeting minutes with your corrections or additions. **(Attachment 1)**
4. **Old Business**
  - A. **Project updates.** At the meeting I will provide a brief update on current projects.
    - i. **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.
5. **New Business**
  - A. **Hiring a Deputy Community Development Director** – The city was received applications for the Deputy Community Development Director position. The applications represent a very good pool of candidates. First round of interviews start on March 10<sup>th</sup>. Once filled, 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.
6. **Communications and Reports**
  - A. **Marketing & Communications.** Staff and Commissioners will provide an update on the following.
    - Discover Anoka Update
    - ABLA– attached is the Executive's Update for the March 1<sup>st</sup> meeting
    - Winterfest – The post event Meeting was held on February 26, 2016.

- 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.

7 **Miscellaneous.**

- A. Discuss April Agenda** – Staff would like to ask if the EDC has any special presentations they'd like or information they thought might be useful.
- B. Boards and Commissions Appreciation Dinner** – This appreciation dinner is scheduled for April 14, 2016. Initiations will be sent out in mid- March

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

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 knowable 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

CITY OF ANOKA  
ECONOMIC DEVELOPMENT COMMISSION  
MEETING MINUTES  
FEBRUARY 11, 2016

Call to Order: Chairperson Kelly called the EDC meeting to order at 7:30 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Roll Call: EDC Members present were: Tracy Kelly, Gary Fahnhorst, Jason Peters, Tom Redmann, Kelsey Swokowski (arrived at 7:32 a.m.), and Jessica Thunder. EDC members absent were: Jerry Cotton, Dr. Gene Dvoracek, and Andy Peterson. Staff present: City Manager Greg Lee.

Approval of Minutes: Chair Kelly noted that this item should be tabled until the Commissioners have sufficient time to review the minutes.

Mr. Lee stated that his goal is to distribute the Commission packet one week ahead of time to ensure there is sufficient time to review and apologized that he was not able to do that this month.

MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER PETERS, TO TABLE THE MINUTES OF THE JANUARY 16, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

Oath of Office: Mr. Lee administered the Oath of Office to Commissioner Tom Redmann.

Commissioner Swokowski arrived.

OLD BUSINESS:

Projects Update: Mr. Lee stated that there has been some progress on the riverboat noting that staff met with the Director of the Twin Cities Gateway Visitors Bureau to determine how that item could be marketed. He noted that they will meet again in order to draft a marketing plan for the riverboat and will then meet with the party that is possibly interested in running a riverboat operation.

Chair Kelly noted that multiple members of the City Council included the riverboat as a goal for 2016.

Commissioner Redmann asked if this would be a solely for profit operation or whether there would be City support.

Mr. Lee noted that there would be a process of negotiation. He explained that the operation would run through Penn Point, noting that the parking lot has already been upgraded for use. He stated that there are facilities that could operate as a ticket office at

Penn Park. He stated that additional negotiations could occur to determine the infrastructure that would be needed and City reimbursement that could occur. He referenced TH 10 planning, noting that a working group has been developed with neighboring cities and Anoka County to develop a coalition in attempt to create a plan and funding and work with legislators for the needed updates to the roadway. He stated that the group met on January 27<sup>th</sup> and will meet again on February 18<sup>th</sup>, noting that the group will next discuss whether it would be best to request the full amount of funding for the entire project or prioritize segments of the project.

Mr. Lee noted that there is a section of the TH 10 plan scheduled to move ahead this spring in Anoka, which would be a pedestrian crossing project, which will add trailways on the north side and widening of the frontage road on the south side and will direct pedestrian traffic to Fair oak. He stated that there will be an impact to the businesses in Anoka along the south frontage road for about six weeks during construction, noting that the traffic will be allowed moving westbound only. He stated that unfortunately none of this project will be part of the ultimate design for the roadway and therefore will be essentially "throw away" money. He explained that there have been a number of fatalities in that area and therefore the County was the driving factor in completing this safety upgrade. He noted that even if the funding is secured for the entire project, it would still take five to seven years to come to fruition, so the safety upgrade will assist in the meantime.

Mr. Lee advised of the other TH 10 upgrades requested by other neighboring cities, such as Ramsey and Coon Rapids. He referenced the TH 47/Ferry Street railroad crossing which has had multiple fatalities and has 21,000 vehicles per day on a two-lane road. He stated that there is not another road in the State that has this volume of traffic on a two-lane at-grade railroad crossing and, therefore, the State is finally looking at this roadway to determine what would be needed in order to make this a grade separation. He referenced Riverplace Counseling Center and noted that there is a proposal for the City to exchange the current parcels the business owns along Ferry Street with the City owned properties along Highway 10, which will be reviewed by the City Council the following week. He displayed a plan of what the new business site could look like along Highway 10. He stated that initially the property would have right in/right out access and ultimately access will be provided by a frontage road. He stated that if this goes through, the counseling center buildings would be removed and the area would be opened up to a pedestrian corridor and greenspace, which will change the gateway aesthetic as people come into Anoka. He believed that this would be a win for the City and the business.

Commissioner Redmann stated that one of the buildings could have historical value.

Mr. Lee stated that the intent would be to create a riverwalk system, which would create a walking loop, noting that there is already a system in place on one side of the river and the City has continued to accumulate the necessary properties on the other side of the river. He noted that once the dam is upgraded the intent would be to create a walkway over the dam as well.

Commissioner Fahnhorst stated that it seems that Riverplace would be getting a great deal as this would move them from a busy area to a more secluded area.

Mr. Lee noted that the parcel the City owns was purchased for \$355,000 while the tax value of the current Riverplace is \$1,200,000 and the real estate value is \$1,800,000 to \$2,000,000. He explained that when you move someone you pay a premium, usually 1.4 times the value of the property. He stated that Riverplace can currently service 42 clients at the current location and would be serving 40 clients at the new location, noting that there could be a possibility to add on to the new facility in the future.

Commissioner Thunder noted that she recalled previously that the buildings were not in good condition and would need to be removed.

City of Anoka Marketing – Development Opportunities Booklet Update: Mr. Lee stated that Mr. Thorvig had created this booklet about one year ago, noting that staff is in the process of reviewing this booklet to update it. He asked that the Commission review this and noted that this item would be the main discussion item at the next meeting. He explained that the goal is to update the properties and market the booklet and properties with the assistance of a real estate agent. He asked the Commission to look at the parcels to determine if all the needed information is provided. He also asked the Commission to consider the highest and best use of the properties to ensure that the highest level of development is obtained.

2016 Goals: Mr. Lee reported that the City Council held their goal setting session earlier in the week and simply wanted to provide the City Council goals to the Commission. He displayed a summary page and highlighted some of the development and redevelopment goals. He provided an update on the proposed conversion of three of the cottages on the State hospital property into veterans' housing, noting that Common Bond is attempting to obtain funding at this time.

#### NEW BUSINESS:

COPPS Program – Officer Schley: Mr. Lee stated that the City has developed a COPPS program and has hired Officer Schley to head this program, which will focus on the downtown area and downtown businesses. He noted that two security officers have been hired for this program, which will provide more of a police presence, walking the downtown area and talking with the businesses. He stated that this program will deal with panhandling, homelessness, rental licensing, and will also work with the homeless shelters. He noted that this would be in addition to the police presence along Jackson Street on the weekend evenings. He reported that the program has started, with training beginning in the winter months so that the program can be in full swing this spring. He stated that a brochure will be distributed to the downtown businesses to inform them of the program. He hoped that this will help to create a small town feeling and improve connections.

Hiring a Deputy Community Development Director: Mr. Lee stated that he has begun the process of hiring a Deputy Community Development Director, and advised that the position has been advertised with applications due by February 19<sup>th</sup>. He explained that he would like to merge the planning and economic development departments, as is done in some smaller communities. He explained that initially this position would report to Ms. Braun and she would train the person to ultimately oversee both the planning and economic development departments. He hoped to introduce the new hire to the Commission in April or May.

Commissioner Fahnhorst stated that he would be interested in seeing an organizational chart at some point.

Mr. Lee noted that he is working to develop that as there are some changes being made in other departments as well.

#### COMMUNICATIONS AND REPORTS:

##### Marketing and Communications Updates:

- Discover Anoka: No comments made.
- ABLA – the February 2<sup>nd</sup> meeting was canceled: Mr. Lee noted that ABLA did provide a quarterly report summary, which was included in the Commission packet. He provided an update on the nature preserve and the park the City created as well as the trail you can take along the river all the way to the nature preserve.
- Winterfest – January 29-31, 2016: Chair Kelly reported that overall Winterfest was a success. He stated that the participation numbers increased for all the activities compared to the previous year. He noted that there were not many outdoor activities but believed there was a good use of the indoor space. He believed the event will continue to grow.
- Anoka Enterprise Park Annual Meeting: Mr. Lee reported that the meeting will take place on Wednesday, March 16<sup>th</sup> from 11:50 a.m. to 1:00 p.m.
- Anoka Area Chamber of Commerce – State of the Cities Luncheon: Mr. Lee stated that the Chamber of Commerce annually hosts the State of the Cities Luncheon, noting that each member city will be provided with the opportunity to highlight some of the activities that have occurred during the previous year. He noted that he included the presentation in the Commission packet that Anoka provided.

#### MISCELLANEOUS:

Discuss Next Agenda: March 10, 2016.

Chair Kelly reminded the Commission to review the development opportunities booklet in anticipation for the March meeting discussion.

Mr. Lee noted that staff is working to create a draft list of questions for the City Council in regard to the properties in the booklet in order to obtain their input. He provided additional information on the road improvement projects scheduled to occur within the City, noting that the City is investing in its infrastructure.

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

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

# COUNCIL WORKSESSION MEMO

3.2

Meeting Date	February 16, 2016
Agenda Section	Council Business/Discussion Items
Item Description	Discussion; Riverplace Counseling Center
Submitted By	Carolyn Braun, Planning Director

## **BACKGROUND INFORMATION**

### **South Ferry Street Study and Plan**

In 2011 and 2012, the City conducted a study of the South Ferry Street Corridor. Completed in July of 2012, the study identified a number of goals and associated projects within the corridor. Overall goals for the corridor included:

- Improving the first impression of Anoka
- Increasing pedestrian usage
- Increasing use of the area as a recreational corridor with trails and access to the rivers
- Increasing recognition and use of Peninsula Point Park
- Increasing recognition as a historic resource corridor

Since that time, the City has completed the following tasks related to the corridor plan:

- Created a new overlay zoning district and standards for the corridor
- Added parking to Peninsula Point Park
- Acquired and demolished Carpenter's Hall; improved site for area for area parking
- Acquired, upgraded and leased the historic Woodbury House, now used as the Mad Hatter Tea Room and Restaurant

In the last couple of months, based on Council direction and consistent with the South Ferry Street Plan, staff has been working with Riverplace Counseling Center on a plan to relocate that facility.

Attached is a map that shows the existing location of the Riverplace Counseling Center properties, the sketch from the South Ferry Street Plan that proposes removal of the buildings and creation of open space, and a new sketch plan for this area recently developed by Geoff Martin of Kimley-Horn. Mr. Martin will also be at the worksession to present sketches showing how this area could look if the Riverplace buildings were removed.

River Walk Concept Plan

## **RIVERPLACE COUNSELING CENTER RELOCATION PROJECT**

The new Riverplace location, at 6058 Highway 10, would include an office building and five duplex residential units. (A site plan and elevations are included separately in your packet.) There is a great deal of detail for this project, all of which will be presented if the project moves forward.

Financially, it is proposed that the City would acquire the existing Riverplace Counseling Center property on South Ferry Street for \$2,950,000. Current construction plans place the cost of the new project construction at \$3,550,000. To bridge the gap, the owners of Riverplace, Dennis and Beverly Medved, will contribute their duplex property at 205 Fremont Street, valued at \$200,000, to the project along with \$400,000. In addition, any costs above \$3,550,000 will be a project cost to the Medveds. The Medveds recently submitted a signed document to the city, affirming their contribution to the project. Mr. Bruce Maus, the city's development

consultant who has been working on this project, will be at the meeting to answer questions about the proposed project. Also included in the packet is detailed information from Amcon, the contractor who has worked closely with Mr. Maus on project design. City Attorney Baumgartner will also be at the meeting to answer questions about the structure of the transaction and various legal documents required to complete this project.

Attachments included:

Location of existing South Ferry Street Riverplace Counseling Center properties  
Sketch from the South Ferry Street Plan  
New sketch of area where Riverplace properties are located (Geoff Martin, Kimley-Horn)  
Site plan and building layout for new proposed Riverplace Counseling Center property  
Elevation sketch of new proposed Riverplace Counseling Center property  
Project design and cost information from Amcon

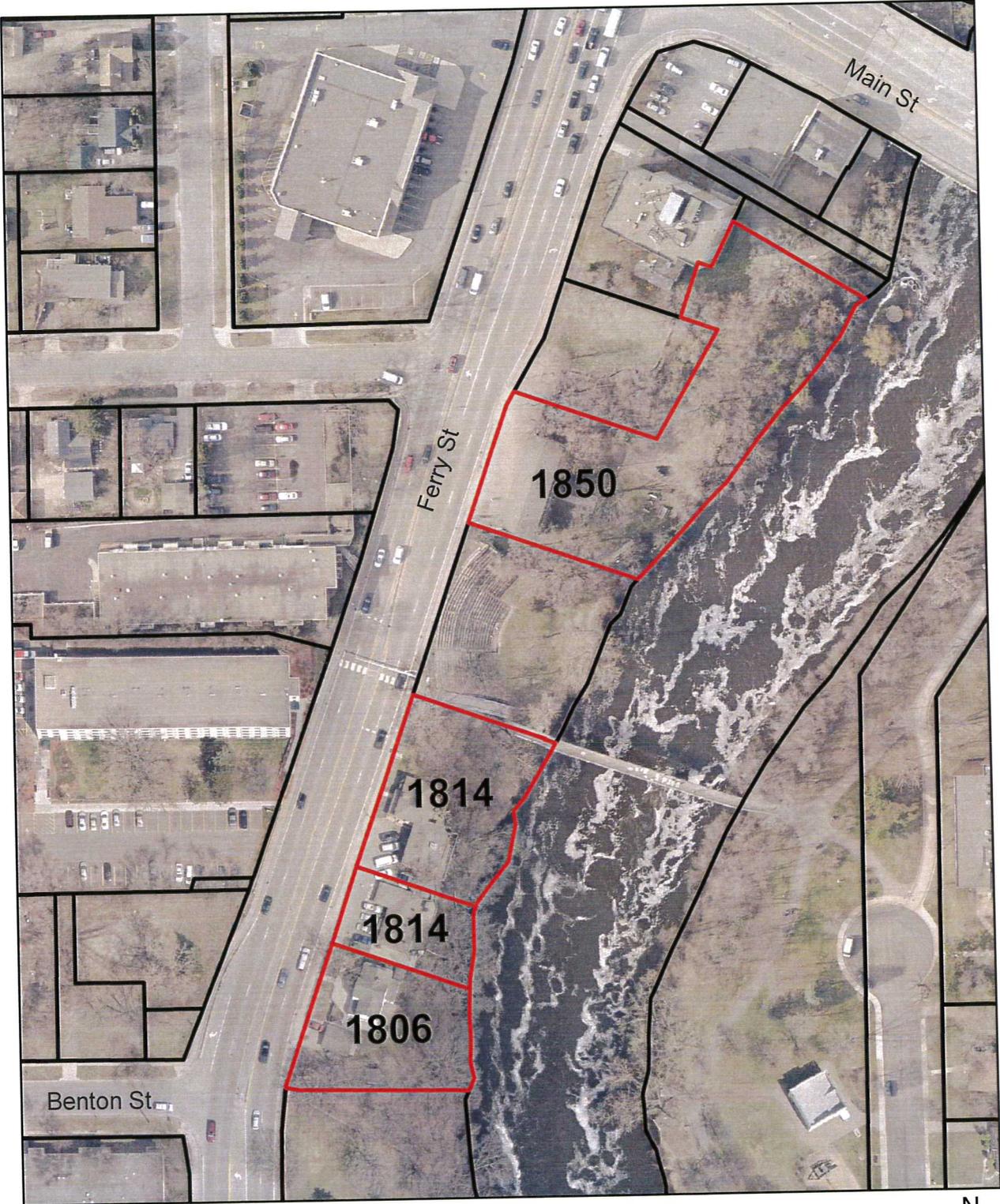
### **FINANCIAL IMPACT**

Cost of acquisition - \$2,950,000

### **COUNCIL DIRECTION REQUESTED**

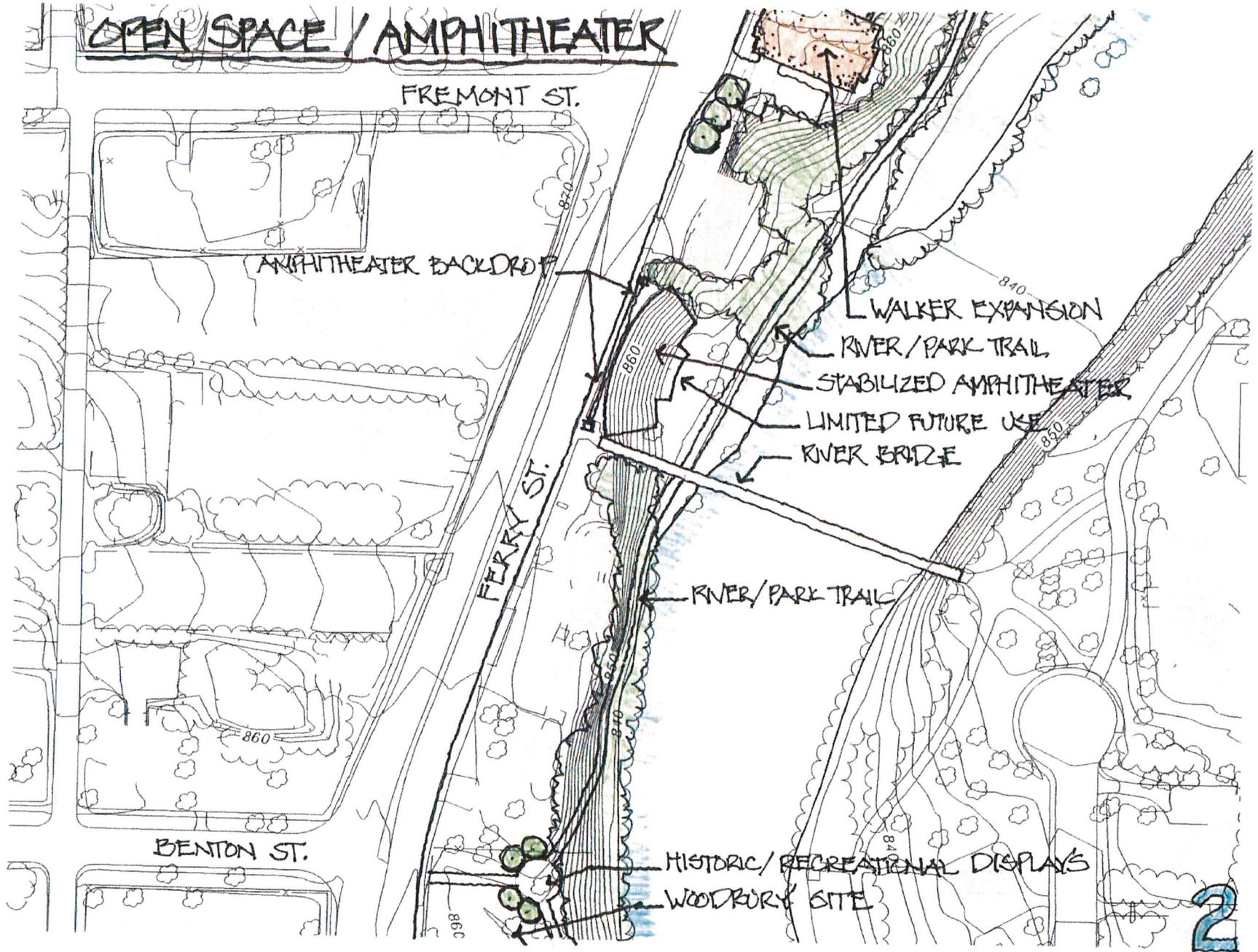
Direction to staff on whether to proceed with submission of development plans and creation of the various legal documents necessary for formal approval and acceptance of this project.

# Existing Riverplace Properties 1806, 1814 & 1850 Ferry Street



Map Created: February 10, 2016

# OPEN SPACE / AMPHITHEATER



FREMONT ST.

AMPHITHEATER BACKDROP

WALKER EXPANSION

RIVER/PARK TRAIL

STABILIZED AMPHITHEATER

LIMITED FUTURE USE

RIVER BRIDGE

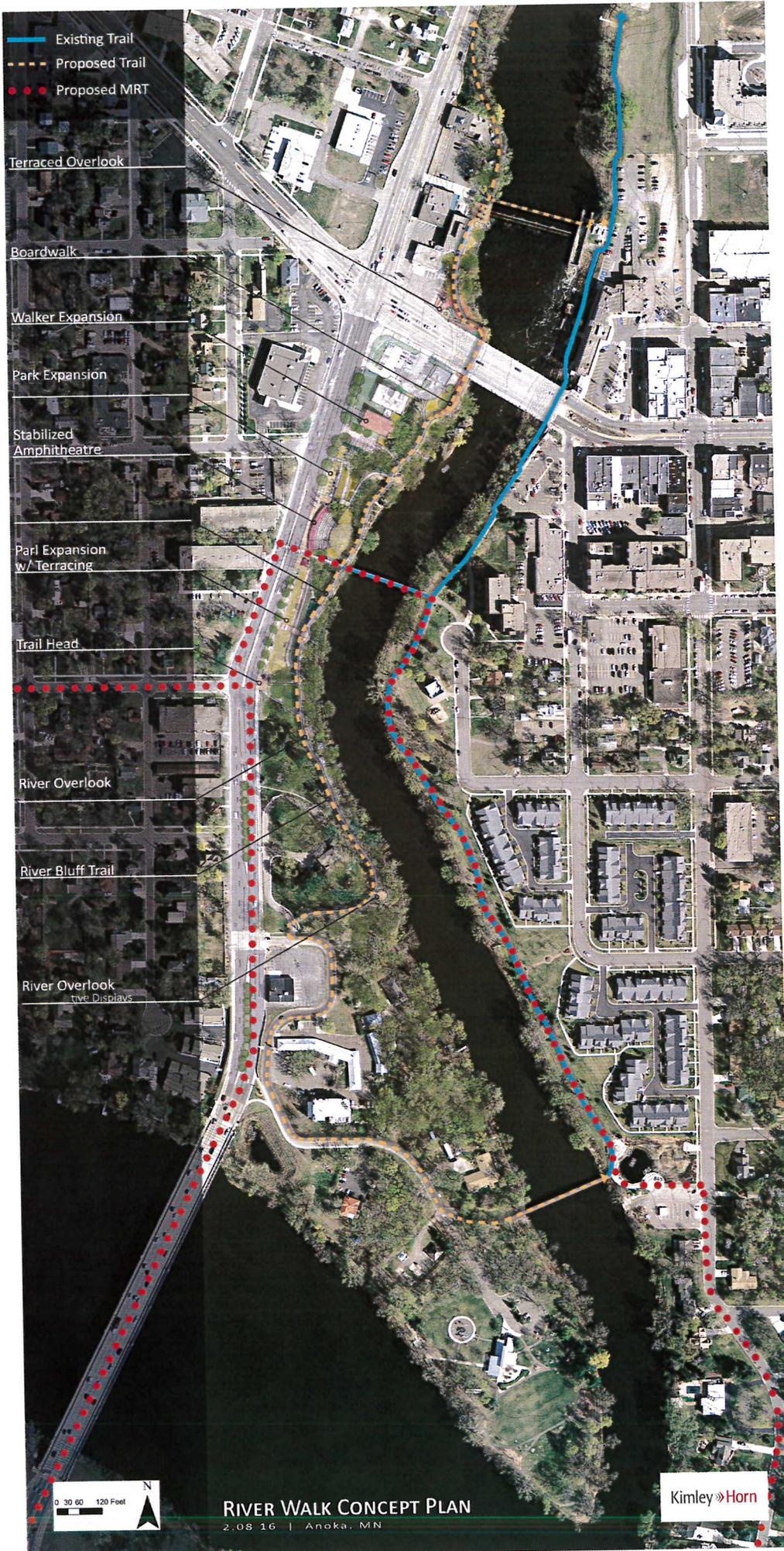
FERRY ST.

RIVER/PARK TRAIL

BENTON ST.

HISTORIC/RECREATIONAL DISPLAYS

WOODBURY SITE



- Existing Trail
- Proposed Trail
- Proposed MRT

Terraced Overlook

Boardwalk

Walker Expansion

Park Expansion

Stabilized Amphitheatre

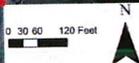
Parl Expansion w/ Terracing

Trail Head

River Overlook

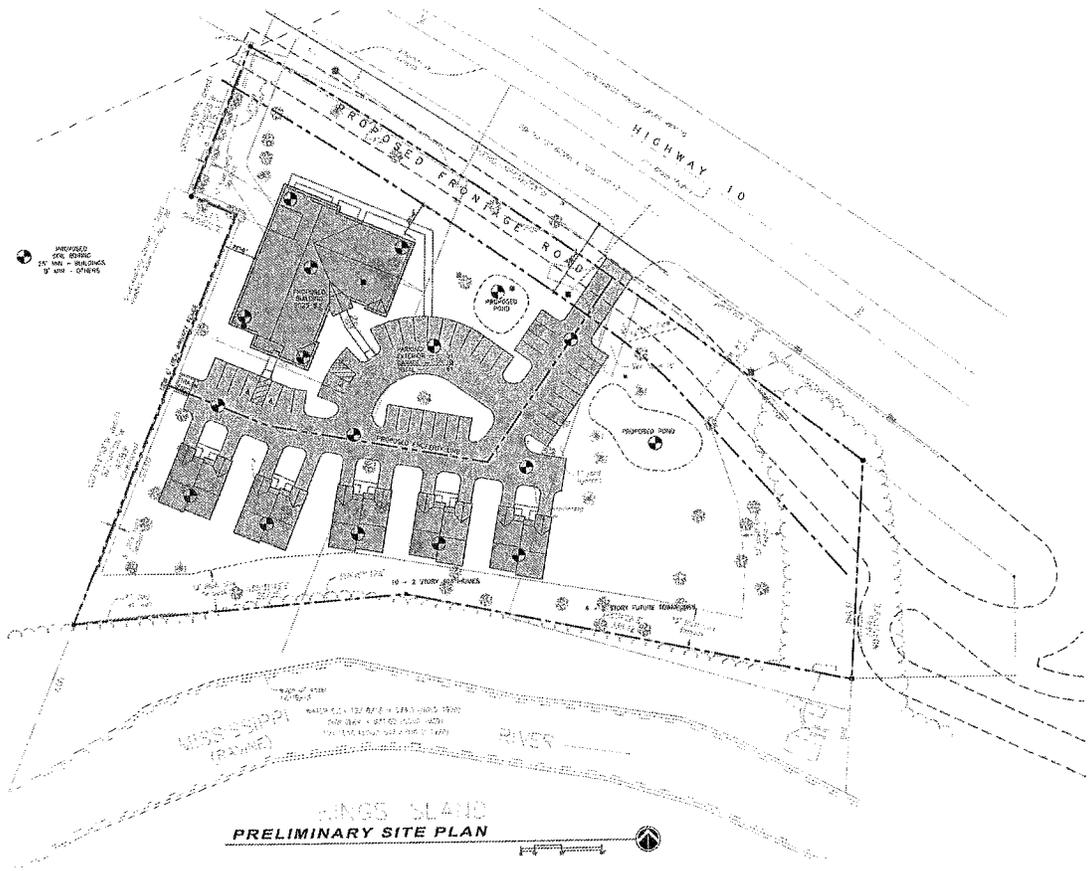
River Bluff Trail

River Overlook  
ive Displays



**RIVER WALK CONCEPT PLAN**  
2.08.16 | Anoka, MN

Kimley Horn



PROPOSED  
SITE BOUNDARY  
ST. WALL - BUILDINGS  
V. WALL - OTHERS

KINGS ISLAND  
**PRELIMINARY SITE PLAN**



DATE: 02/11/18  
DRAWN BY: J. J. JENSEN  
CHECKED BY: J. J. JENSEN  
SCALE: AS SHOWN  
PROJECT NO.: 18-001

Proposed New Facility for:  
**Riverplace Counseling Center**  
Anoka, MN

REVISIONS

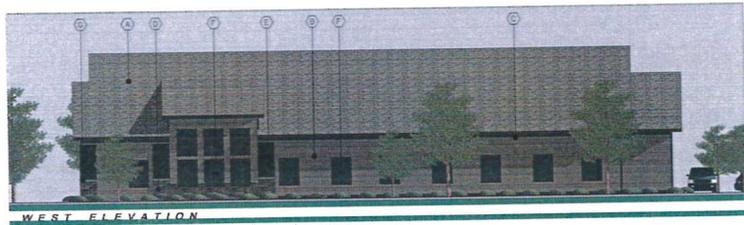
PRELIMINARY  
SITE PLAN  
DATE: 02 FEB 2018  
**A11**  
PROJECT NO. 18-001

- PREPARED FOR PERMITS
- PERMITS SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE





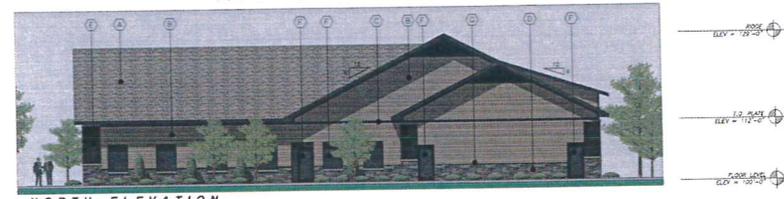
- KEY NOTES**
- A. "SHAKE SHIELD" ASPHALT SHINGLES
  - B. LAP SIDING (S&T)
  - C. TRIM SIDING
  - D. CLAUDED SPONE
  - E. BRICK
  - F. BRONZE ANODIZED ALUMINUM FINISHING/DOORS
  - G. CAST STONE WATER TABLE
  - H. SABLE LOUVER



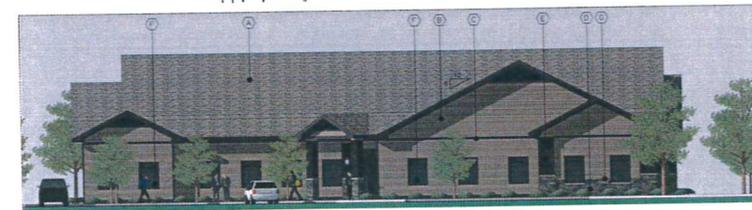
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



AMCON  
ARCHITECTURAL CONSULTANTS  
10000 15th Avenue S  
Suite 100  
Minneapolis, MN 55426  
Phone: 612.835.1234  
Fax: 612.835.1235  
www.amconmn.com

Proposed New Facility for:  
**Riverplace Counseling Center**  
Anokla, MN

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY ELEVATIONS

DATE: 09 FEB 2016

**A3.1**

PROJECT NO: 15014

- PRELIMINARY NOT FOR CONSTRUCTION
- CONSTRUCTION SET
- CONSTRUCTION SET
- 45-BAL SET
- 45-T SCALE





ANOKA, MN





ANOKA, MN





ANOKA, MN





ANOKA, MN





DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

February 16, 2016

Dennis E. Medved & Beverly A. Medved  
Riverplace Counseling Center  
1814 SO. Ferry Street  
Anoka, MN 55303

RE: Riverplace Counseling Center  
6080 Highway 10  
Anoka, MN

Dennis & Beverly,

Thank you for the opportunity to submit Amcon's proposal for the Design-Construction of a new Riverplace Counseling Center Campus at 6058 Highway 10, (Former Woodlyn Mobile Home Court) Anoka, Mn. We have prepared a Design/Build budget consisting of overall site development, construction of a new 9,025 sf Counseling Facility and five (5) two story duplex dwelling units. The referenced drawings and related outline specifications will provide a recap of the proposed scope of work.

I have attached a schedule of values defining the projected project costs, design/build fees and a project contingency for your consideration. The following is a recap of the project Budget.

General Conditions	\$ 1114,650
Site Development	\$ 360,562
Counseling Center	\$ 1,180,544
Duplex Dwelling units (5 Ea)	\$ 1,513,347
Design Fee	\$ 95,073
Construction Fee	\$ 174,301
Contingency	\$ 112,000
<b>Total Projected Budget</b>	<b>\$ 3,550,000</b>

This proposal is based on Amcon entering a mutually agreed upon a GMP (Guaranteed Maximum Price) for the Design & Construction of your new Riverplace Campus. The enclosed projected budget is based on the current Design Development drawings, however we lack sufficient information regarding exiting soil conditions, storm water management onsite containment/control criteria, and design feedback from city of Anoka planning/council review in order to provide a GMP at this time. We understand that the city of Anoka and Riverplace Counseling Center are considering entering a "like Kind" exchange of properties. Once this agreement is reached we recommend proceeding with ordering geotechnical work on the site, civil design specific to the site and planning design review to affording us the opportunity to finalize a GMP. Enclosed you will find a proposed Design/Build contract fee structure which outlines Amcon's approach in establishing a GMP.



**Site 1**  
**Bunker Lake Blvd. & 7th Avenue**



**PID -**  
30-32-24-34-0007  
**Zoning -**  
General Commercial  
**Size (Acres) -**  
14.2  
**Desired Land Use -**  
Restaurant/Retail/Office

**Other Site Characteristics -**

- Highly Visible Location
- New Access/Stoplight Approved for North Side of Site onto 7th Ave.
- Stormwater Capacity Available in Library Pond

**QUESTIONS FOR CITY COUNCIL:**

1) Any changes to the marketing of this site?

**Current Owner -** City of Anoka

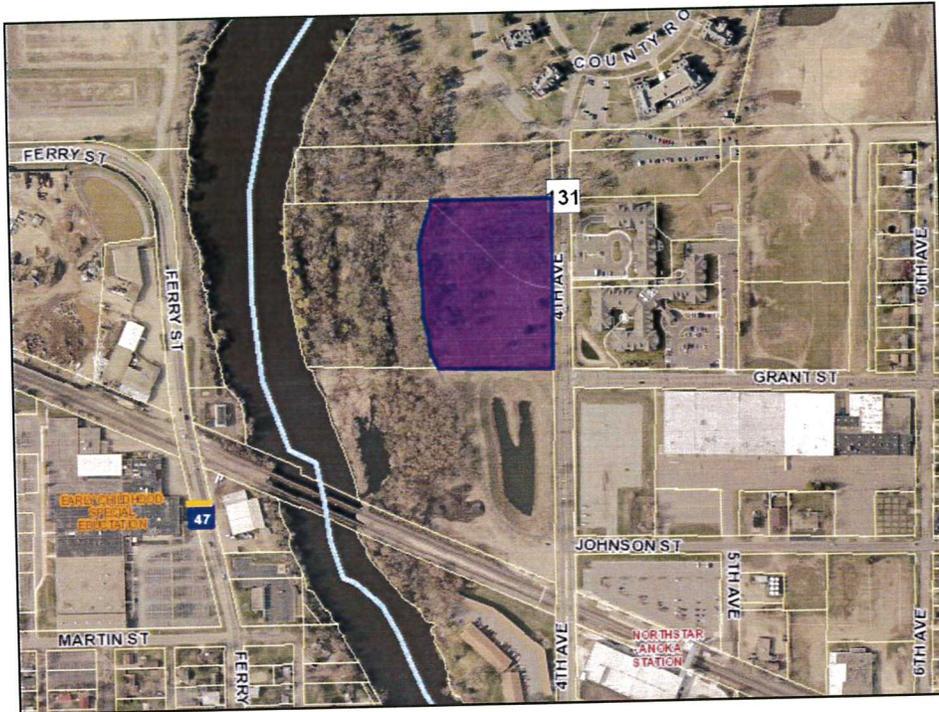
**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None

## Site 3 Rum River and 4th Avenue



**PID -**  
06-31-24-22-0035  
06-31-24-22-0018

**Zoning -**  
Transit Oriented Development

**Size (Acres) -**  
6.96

**Desired Land Use -**  
Owner occupied condos or townhomes

### Other Site Characteristics -

- Located adjacent to Rum River and in close proximity to Northstar Station
- City improvements to be completed in near future include Anoka Station Park and invasive species removal
- Utilities: Gas and sanitary sewer lines run north-south through property. Would have to be re-located or avoided.

### QUESTIONS FOR CITY COUNCIL:

- 1) Move forward with marketing the site for owner occupied condos or townhomes?



**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

**Broker Contact -** None

**Asking Price -** Negotiable

**Appraiser's Opinion of Value -** \$



**PID -**  
 06-31-24-22-0009

**Zoning -**  
 Transit Oriented Development

**Size (Acres) -**  
 3.09

**Desired Land Use -**  
 Apartments or Rowhomes

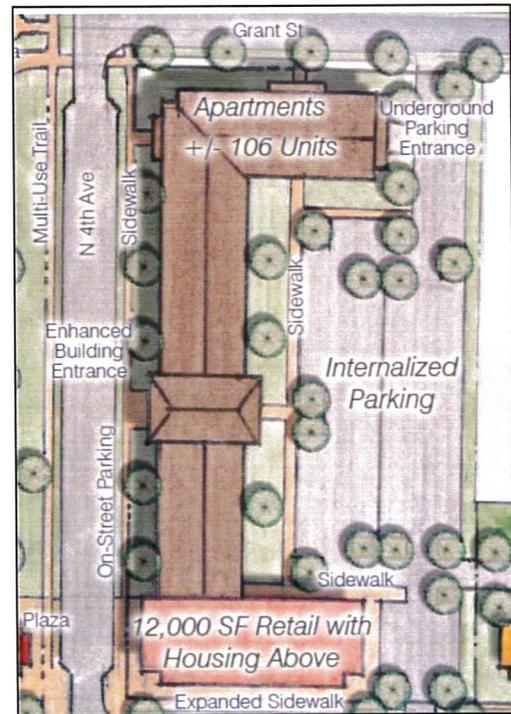
**Other Site Characteristics -**

- Adjacent to Northstar Station
- Stormwater capacity available in pond across 4th Ave.
- Access to site available from Grant St. and Johnson St.
- Utilities in place to serve the site

**QUESTIONS FOR CITY COUNCIL:**

1) Would we consider a project that would utilize Low Income Housing Tax Credits at this site?

We do have interest from a developer.



**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

**Broker Contact -** None

**Asking Price -** \$500,000

**Appraiser's Opinion of Value -** \$



**PID -**  
06-31-24-23-0074

**Zoning -**  
Transit Oriented Development

**Size (Acres) -**  
2.55

**Desired Land Use -**  
Market Rate Apartments

### Other Site Characteristics -

- Adjacent to Northstar Station
- Utilities in place to serve the site
- Existing surface parking lot can be vacated with a 30 day notice

### QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the marketing of this site?



**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

**Broker Contact -** None

**Asking Price -** \$720,000

**Appraiser's Opinion of Value -** \$



**PID -**  
 06-31-24-23-0103

**Zoning -**  
 Transit Oriented Development

**Size (Acres) -**  
 1.07

**Desired Land Use -**  
 Retail/Office/Showroom

**Other Site Characteristics -**

- Adjacent to Northstar Station
- Utilities in place to serve the site

**QUESTIONS FOR CITY COUNCIL:**

1) Should we reserve space at this location for the west liquor store relocation? Market study identified this as potential successful location.



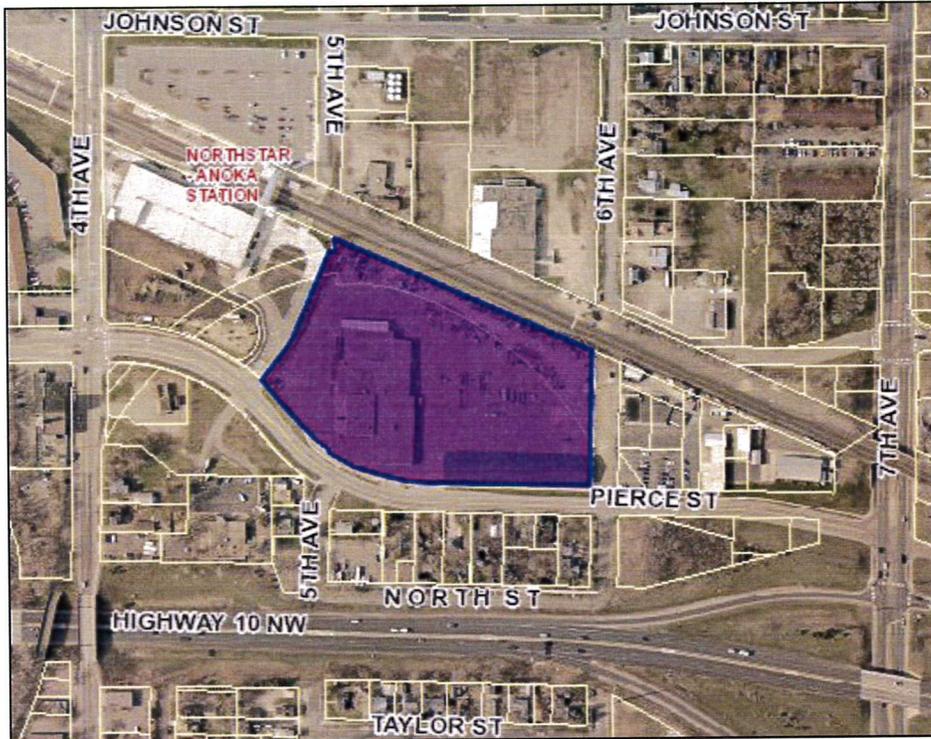
**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

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



**PID -**  
 06-31-24-24-0089  
 06-31-24-24-0088

**Zoning -**  
 Transit Oriented Development

**Size (Acres) -**  
 6.56

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

**Other Site Characteristics -**

- Adjacent to Northstar Station
- Existing Public Services shop able to relocate

**QUESTIONS FOR CITY COUNCIL:**

1) Should we plan for the relocation of the Public Services shop in our CIP process now? Design-build for the new building would take 18 months.



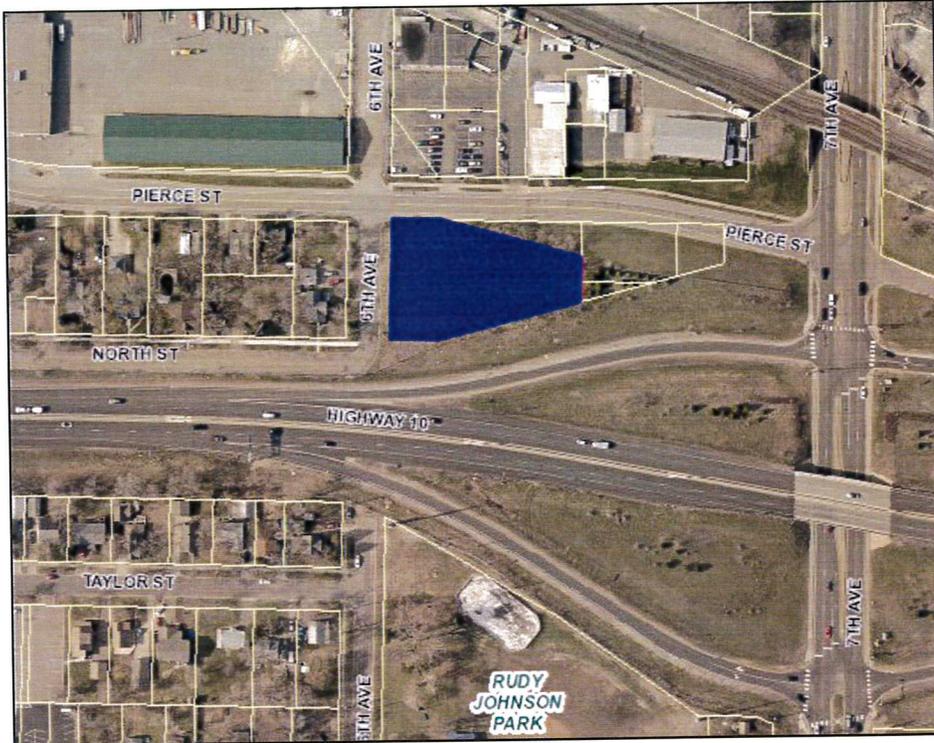
**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
 06-31-24-24-0072

**Zoning -**  
 Transit Oriented Development

**Size (Acres) -**  
 0.75

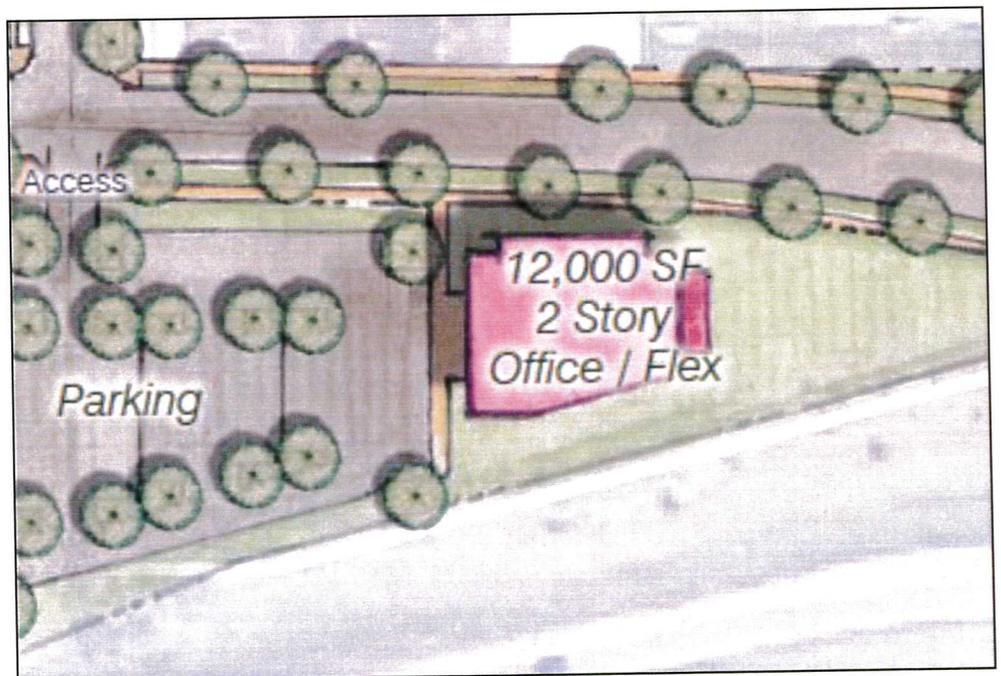
**Desired Land Use -**  
 Mixed Use/Residential/Retail/  
 Office

**Other Site Characteristics -**

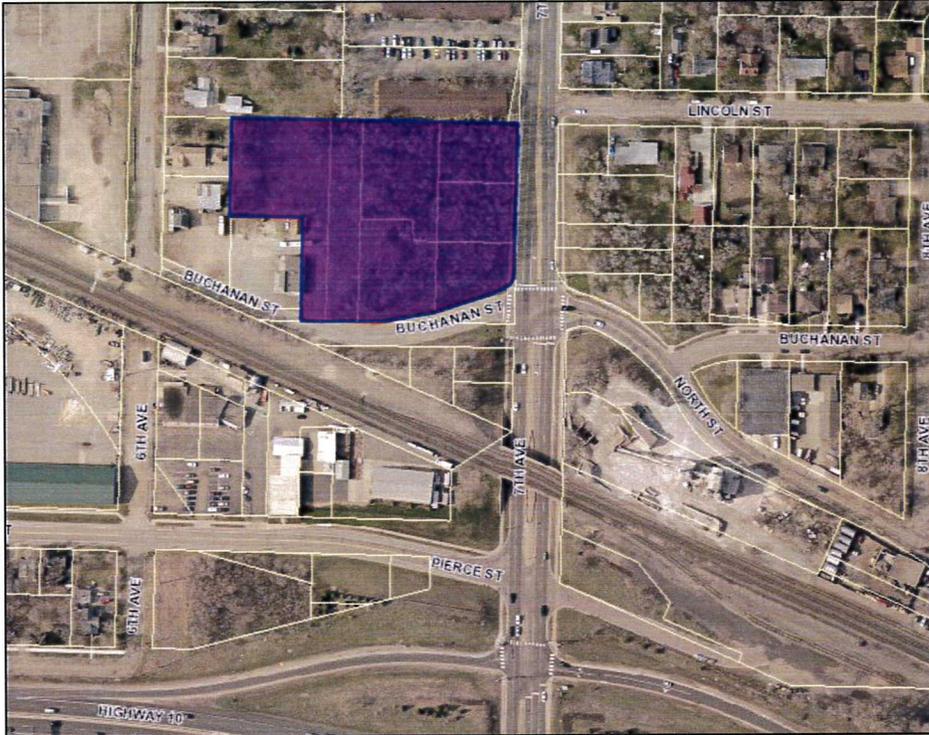
- Near Northstar Station
- Highway 10 visibility
- Near Highway 10 access

**QUESTIONS FOR CITY COUNCIL:**

1) Any changes to the marketing of this site?



<b>Current Owner -</b> Private	<b>Asking Price -</b> \$225,000
<b>City Contact -</b> Chuck Darnell, 763-576-2716	<b>Appraiser's Opinion of Value -</b> \$
<b>Broker Contact -</b> Randi Erickson, 612-701-9800	



**PID -**

- 06-31-24-24-0034
- 06-31-24-24-0035
- 06-31-24-24-0003
- 06-31-24-24-0075
- 06-31-24-24-0076
- 06-31-24-24-0002
- 06-31-24-24-0001

**Zoning -**

Transit Oriented Development

**Size (Acres) -**

3.07

**Desired Land Use -**

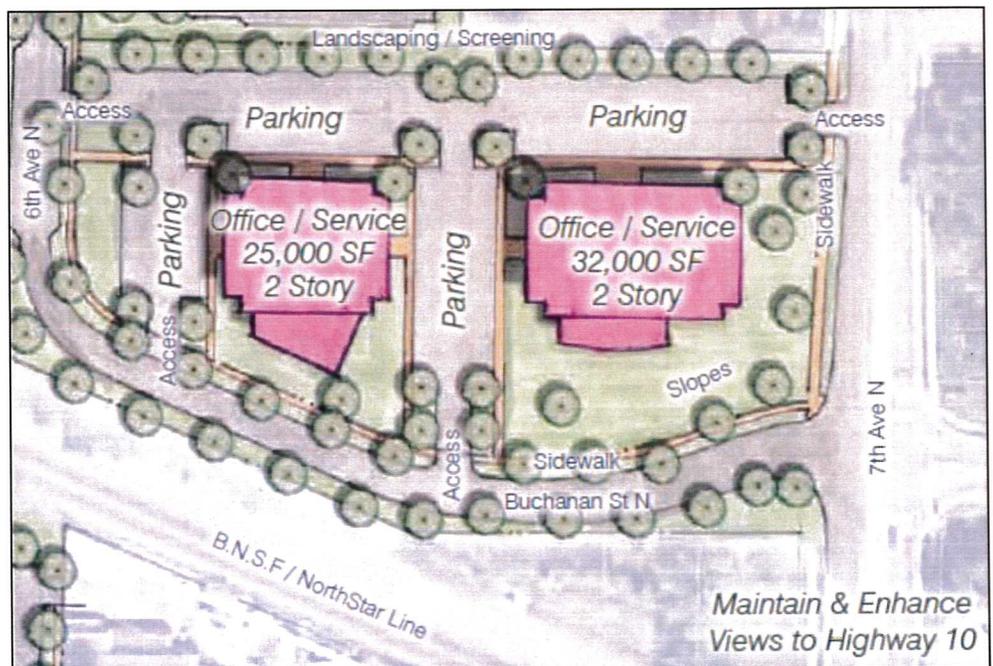
Mixed Use/Residential/Retail/  
Office

**Other Site Characteristics -**

- Near Northstar Station
- Visibility and access from 7th Avenue & Highway 10
- Access would be from Buchanan Street only

**QUESTIONS FOR CITY COUNCIL:**

- 1) Should the City acquire two county-owned parcels to create larger development site?



**Current Owner -** City of Anoka/Anoka County

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
05-31-24-23-0002

**Zoning -**  
R-3 Medium Density Residential

**Size (Acres) -**  
1.2

**Desired Land Use -**  
Commercial

Other Site Characteristics -

- Highway 10 visibility

#### QUESTIONS FOR CITY COUNCIL:

1) Any changes to the marketing of this site? Currently marketing for commercial, but based on zoning, someone could propose townhomes for the site.

**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
 05-31-24-23-0002

**Zoning -**  
 R-3 Medium Density Residential

**Size (Acres) -**  
 4.69

**Desired Land Use -**  
 Attached or Detached Town-homes

**Other Site Characteristics -**

- Development density of approximately ## town-home units
- Adjacent to wetland
- Scenic natural setting

**QUESTIONS FOR CITY COUNCIL:**

1) Any changes to the marketing of this site?



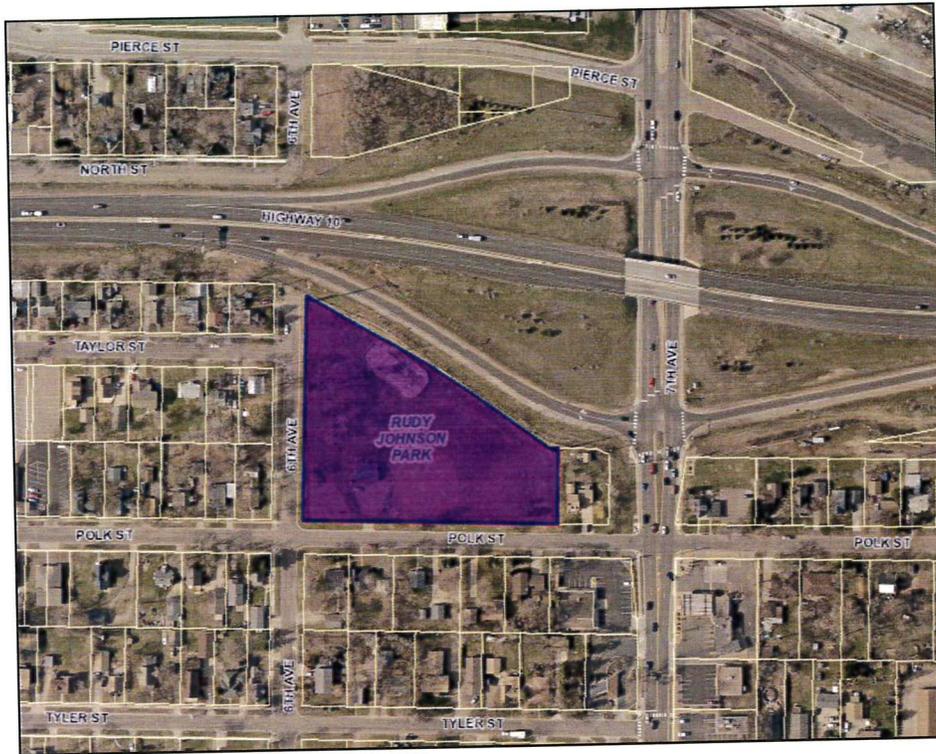
**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

**Broker Contact -** None

**Asking Price -** \$420,000

**Appraiser's Opinion of Value -** \$



**PID -**  
06-31-24-31-0142

**Zoning -**  
R-1 Single Family

**Size (Acres) -**  
2.81

**Desired Land Use -**  
Office

**Other Site Characteristics -**

- Visibility and access from Highway 10

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?
- 2) Should the redevelopment site include the parcel to the east on the corner of Polk Street and 7th Avenue?

**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

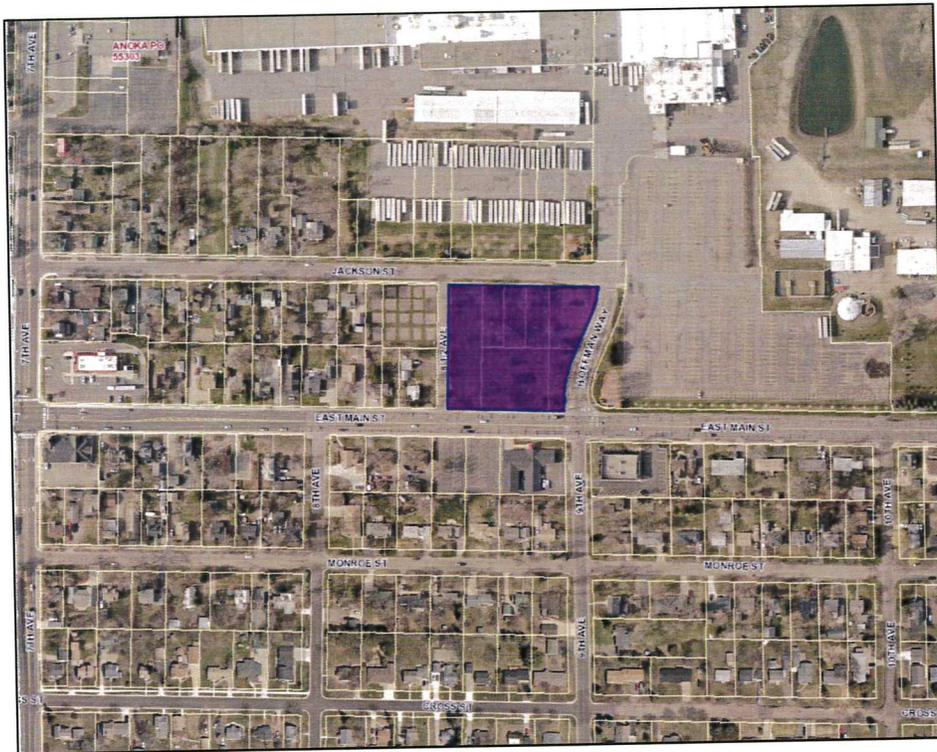
**Broker Contact -** None

**Asking Price -** Negotiable

**Appraiser's Opinion of Value -** \$



**Site 13**  
**8th Avenue and Main Street**



**PID -**

- 06-31-24-43-0029
- 06-31-24-43-0030
- 06-31-24-43-0031
- 06-31-24-43-0032
- 06-31-24-43-0033
- 06-31-24-43-0034
- 06-31-24-43-0035

**Zoning -**

Main Street Mixed Use

**Size (Acres) -**

2.02

**Desired Land Use -**

Commercial/Residential

**Other Site Characteristics -**

- Located on Main Street just east of Downtown Anoka
- Visibility from Main Street
- High traffic
- Anoka County has plans to update stoplight at intersection of Main Street & 9th Avenue
- Utilities will be upgraded to serve site in the City of Anoka's 2020 Street Renewal Project

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?

**Current Owner - Private**

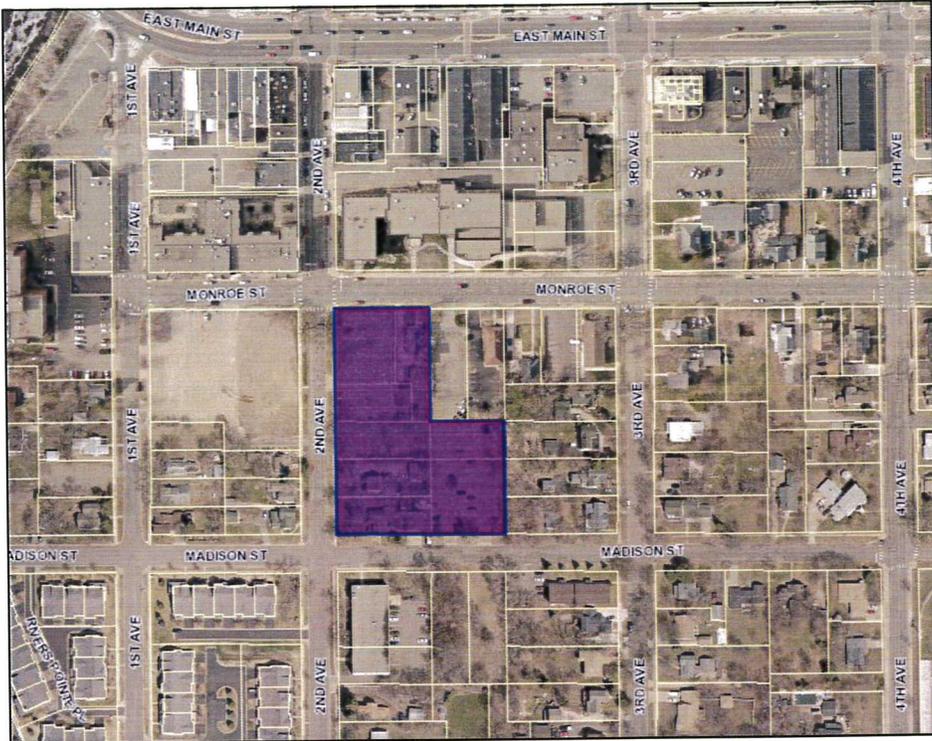
**Asking Price - Negotiable**

**City Contact - Chuck Darnell, 763-576-2716**

**Appraiser's Opinion of Value - \$**

**Broker Contact - AREA Real Estate, 612-460-4400**

## Site 14 2nd Avenue and Monroe Street



**PID -**  
 12-31-25-11-0053  
 12-31-25-11-0054  
 12-31-25-11-0055  
 12-31-25-11-0111  
 12-31-25-11-0112  
 07-31-24-22-0088  
 07-31-24-22-0105  
 07-31-24-22-0106

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

**Size (Acres) -**  
 2.1

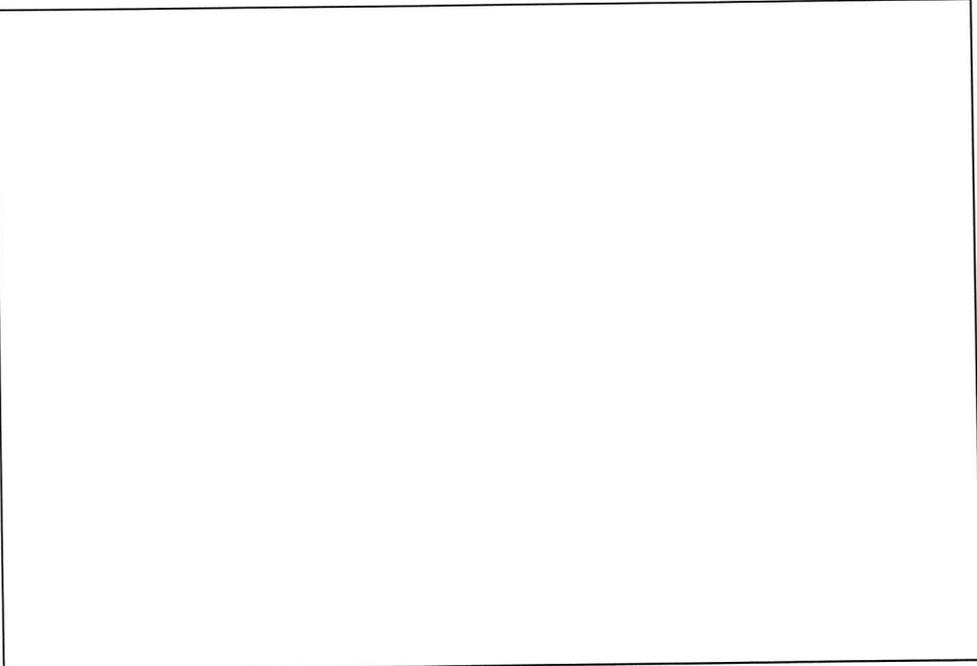
**Desired Land Use -**  
 Residential/Office

**Other Site Characteristics -**

- Located just south of downtown
- Across from Anoka-Hennepin ISD offices

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?



**Current Owner -** City of Anoka HRA  
**City Contact -** Darin Berger, 763-576-2724  
**Broker Contact -** None

**Asking Price -** Negotiable  
**Appraiser's Opinion of Value -** \$



**PID -**

- 01-31-25-44-0117
- 06-31-24-33-0113
- 06-31-24-33-0114

**Zoning -**

Planned Residential Development

**Size (Acres) -**

1.23

**Desired Land Use -**

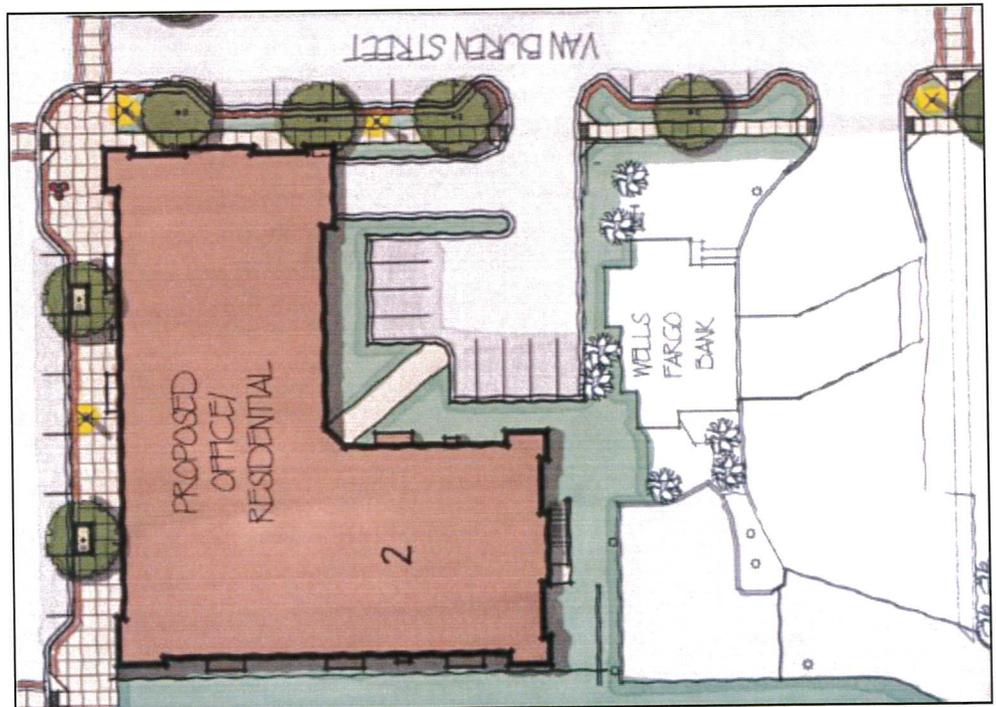
Residential

**Other Site Characteristics -**

- Located in Historic Rum River District
- Close to Downtown and view of Rum River
- Riverfront park located across 2nd Avenue

**QUESTIONS FOR CITY COUNCIL:**

- 1) Should we hold off on marketing this site until more details known on potential project?



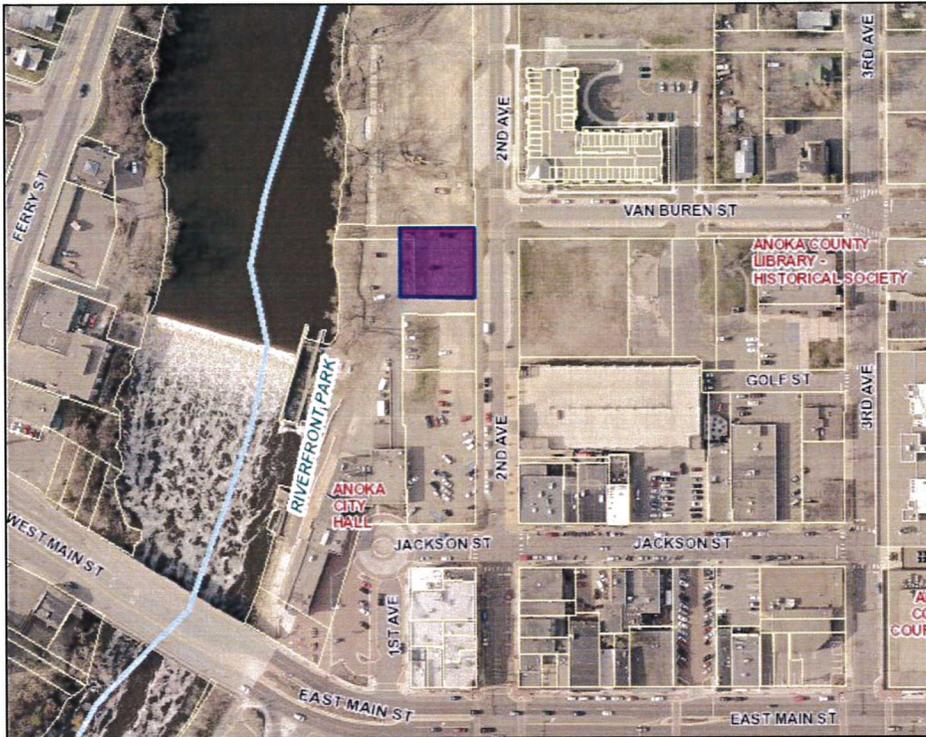
**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

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



**PID -**

01-31-25-44-0119

**Zoning -**

Planned Residential Development

**Size (Acres) -**

About 10,000 sf.

**Desired Land Use -**

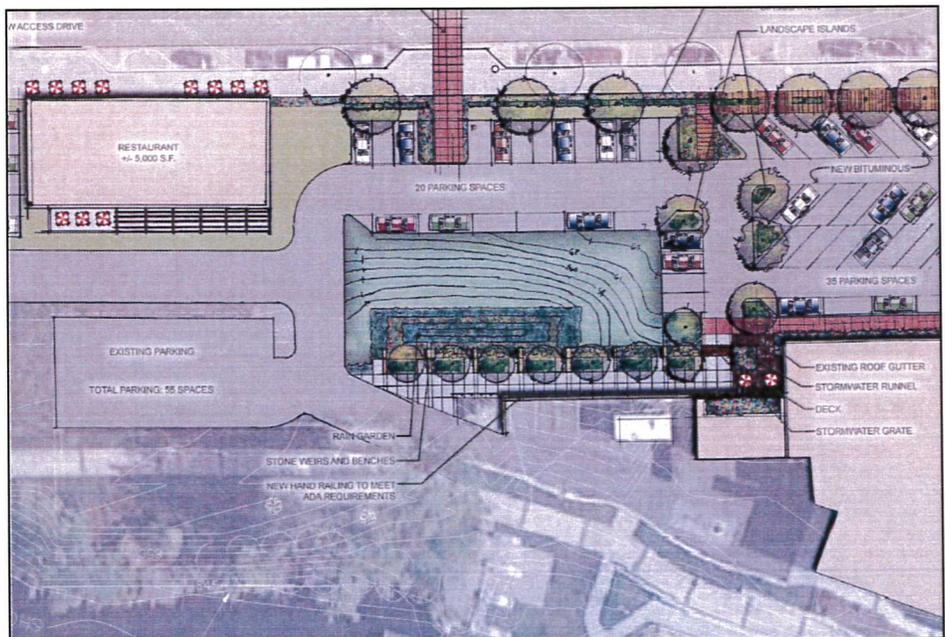
Riverfront Restaurant

**Other Site Characteristics -**

- Located in Historic Rum River District
- Close to Downtown and view of Rum River
- Adjacent to Riverfront Park
- Structure setback of 50' from Rum River - size of site could be adjusted

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?



**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



# Site 17 Benton Street and Ferry Street



**PID -**

- 12-31-25-12-0049
- 12-31-25-12-0050
- 12-31-25-12-0051
- 12-31-25-12-0052

**Zoning -**

R-4 High Density Residential

**Size (Acres) -**

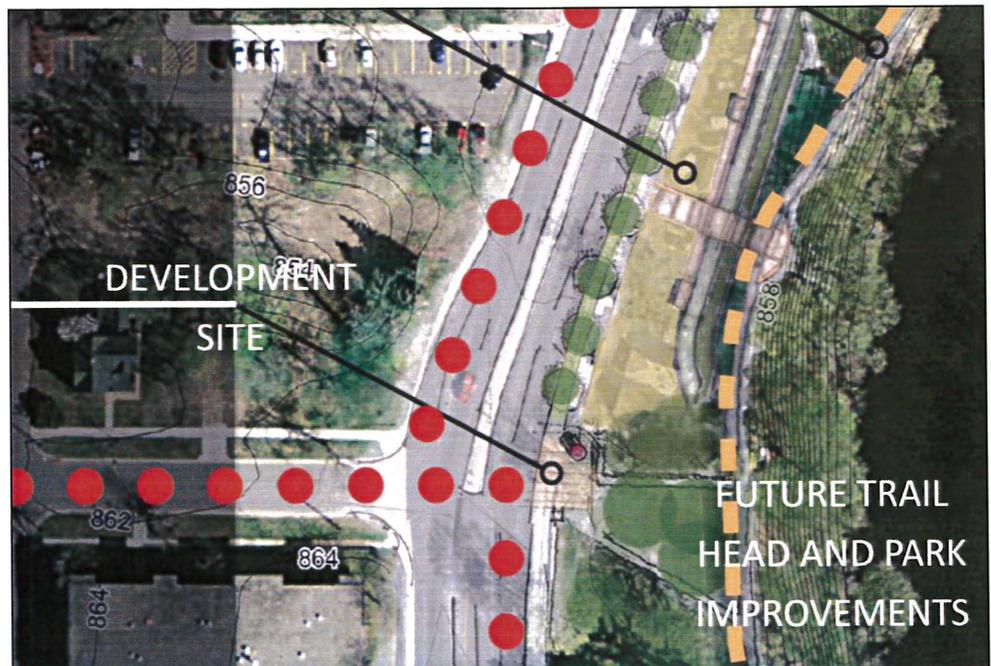
0.71

**Desired Land Use -**

Residential/Office

**Other Site Characteristics -**

- High visibility on Ferry Street
- Future city park on east side of Ferry Street will provide views of the Rum River.



**QUESTIONS FOR CITY COUNCIL:**

1)

**Current Owner -** City of Anoka HRA

**City Contact -** Darin Berger, 763-576-2724

**Broker Contact -** None

**Asking Price -** Negotiable

**Appraiser's Opinion of Value -** \$



**PID -**  
 12-31-25-11-0002

**Zoning -**  
 South Ferry Riverfront District

**Size (Acres) -**  
 0.31

**Desired Land Use -**  
 Residential/Commercial/Office

**Other Site Characteristics -**

- High visibility on Ferry Street/ Hwy 169
- Adjacent to Rum River
- Future city park on east side of Ferry Street

**QUESTIONS FOR CITY COUNCIL:**

1)



**Current Owner -** City of Anoka HRA

**Asking Price -** Negotiable

**City Contact -** Darin Berger, 763-576-2724

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
 01-31-25-31-0049

**Zoning -**  
 Main Street Mixed Use

**Size (Acres) -**  
 2.15

**Desired Land Use -**  
 Grocery/Senior Housing/  
 Townhomes

**Other Site Characteristics -**

- Located on Main Street
- Visibility from Main Street
- Located on same site as West Main Shopping Center
- Vacant land at the rear of site is available
- Utilities to serve the site to cost approximately \$75,000

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?

**Current Owner - Private**

**Asking Price - Negotiable**

**City Contact - Chuck Darnell, 763-576-2716**

**Appraiser's Opinion of Value - \$**

**Broker Contact - Heidi Brownlee, 612-310-3133**



**PID -**  
01-31-25-13-0001

**Zoning -**  
R-1 Single Family Residential

**Size (Acres) -**  
1.61

**Desired Land Use -**  
Villas/Townhomes

**Other Site Characteristics -**

- Adjacent to Green Haven Golf Course
- Stormwater capacity available in Loch Lake
- Access to the site from State Avenue

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?



**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
 01-31-25-24-0037

**Zoning -**  
 R-1 Single Family Residential

**Size (Acres) -**  
 Approx. 3.75

**Desired Land Use -**  
 Residential/Medical/Office

**Other Site Characteristics -**

- Adjacent to Green Haven Golf Course
- Access to the site from Green Haven Road
- Existing maintenance facility to relocate

**QUESTIONS FOR CITY COUNCIL:**

1) Should the City hold off on cooperative interest until Gladstone moves forward?



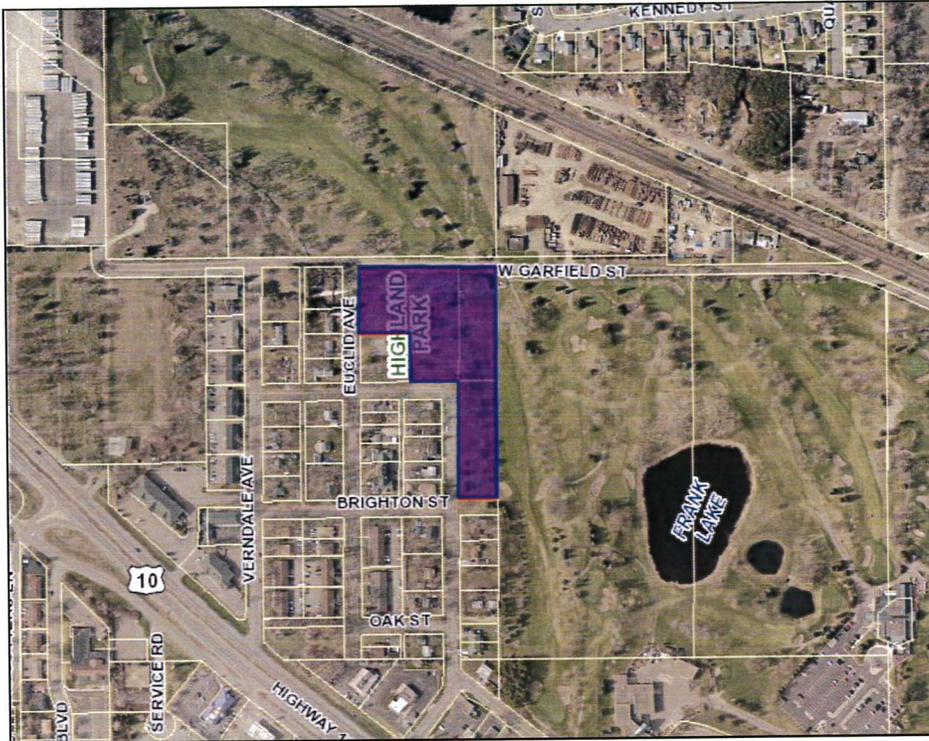
**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

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

**Asking Price -** Negotiable

**Appraiser's Opinion of Value -** \$



**PID -**

- 01-31-25-22-0001
- 01-31-25-22-0002
- 01-31-25-22-0037

**Zoning -**

R-1 Single Family Residential

**Size (Acres) -**

4.7

**Desired Land Use -**

Villas/Townhomes

**Other Site Characteristics -**

- Adjacent to Green Haven Golf Course



**Concept A**

**Concept B**



**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?

**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
36-32-25-32-0004  
**Zoning -**  
M-1 Light Industrial  
**Size (Acres) -**  
9.3 Acres  
**Desired Land Use -**  
Office/Manufacturing/  
Warehouse

**Other Site Characteristics -**

- Located in the Anoka Enterprise Park
- Large vacant site
- Build to suit

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?

**Current Owner - Private**

**Asking Price - Unknown**

**City Contact - Chuck Darnell, 763-576-2716**

**Appraiser's Opinion of Value - \$**

**Broker Contact - Sherman Malkerson**  
952-525-1000



**PID -**  
 36-32-25-33-0014

**Zoning -**  
 R-F Rural Farm/  
 R-1 Single Family Residential

**Size (Acres) -**  
 Approx. 6.1

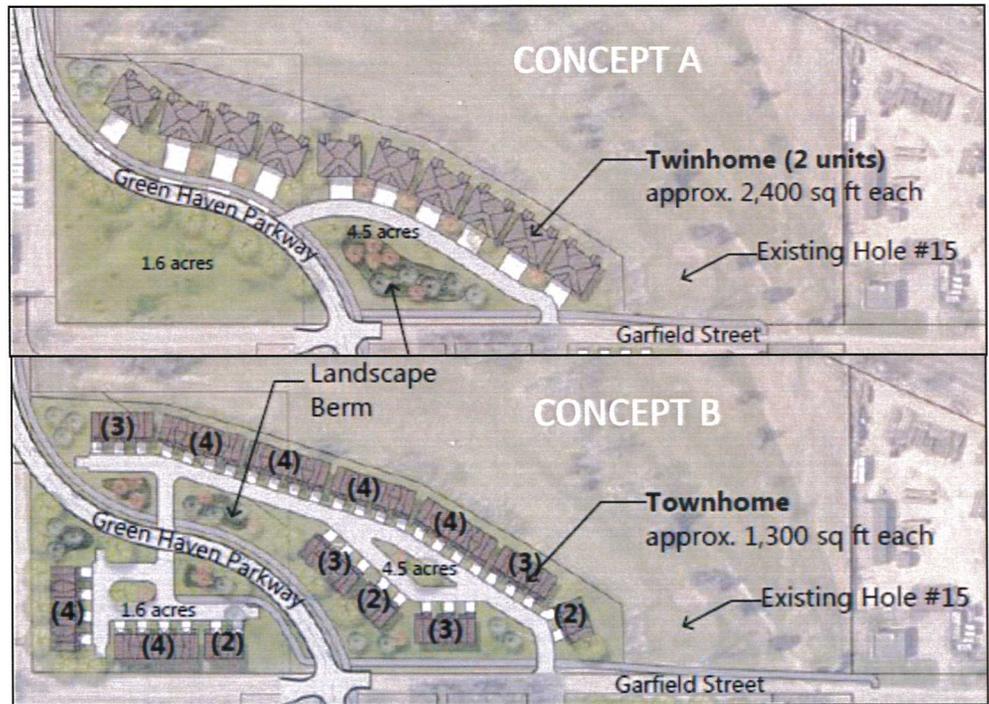
**Desired Land Use -**  
 Villas/Townhomes

**Other Site Characteristics -**

- Adjacent to Green Haven Golf Course
- Future Greenhaven Parkway to be constructed to access the site

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?
- 2) Any preference on type of development?



**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

**Broker Contact -** None

**Asking Price -** Negotiable

**Appraiser's Opinion of Value -** \$



**PID -**  
 35-32-25-43-0002  
 35-32-25-44-0005  
 35-32-25-44-0006

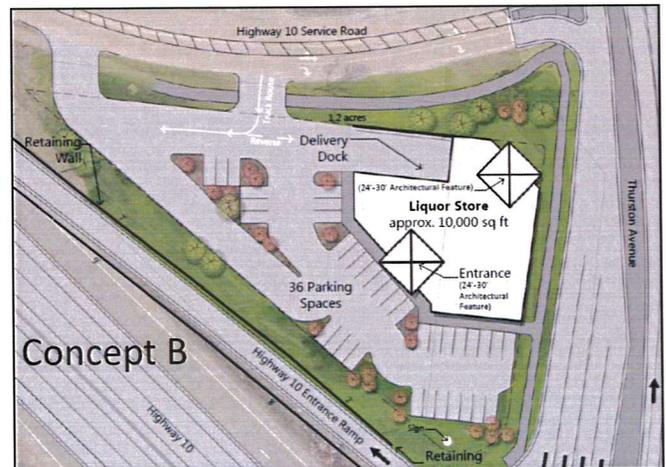
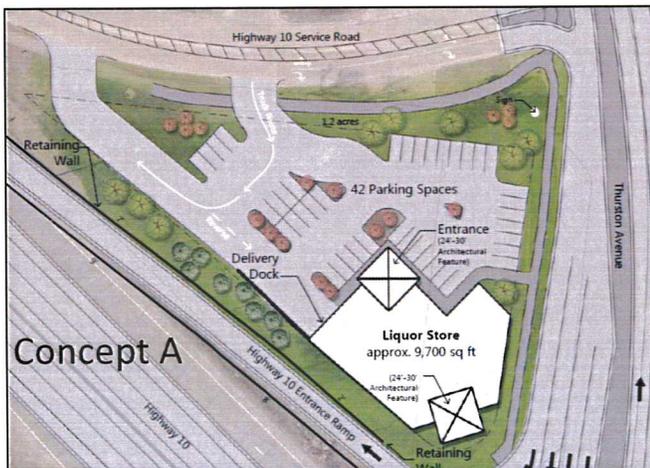
**Zoning -**  
 M-2 General Industrial

**Size (Acres) -**  
 1.78

**Desired Land Use -**  
 Commercial/Office

**Other Site Characteristics -**

- Highway 10 visibility



**QUESTIONS FOR CITY COUNCIL:**

- 1) Should this site be preserved as a potential location for the west liquor store?

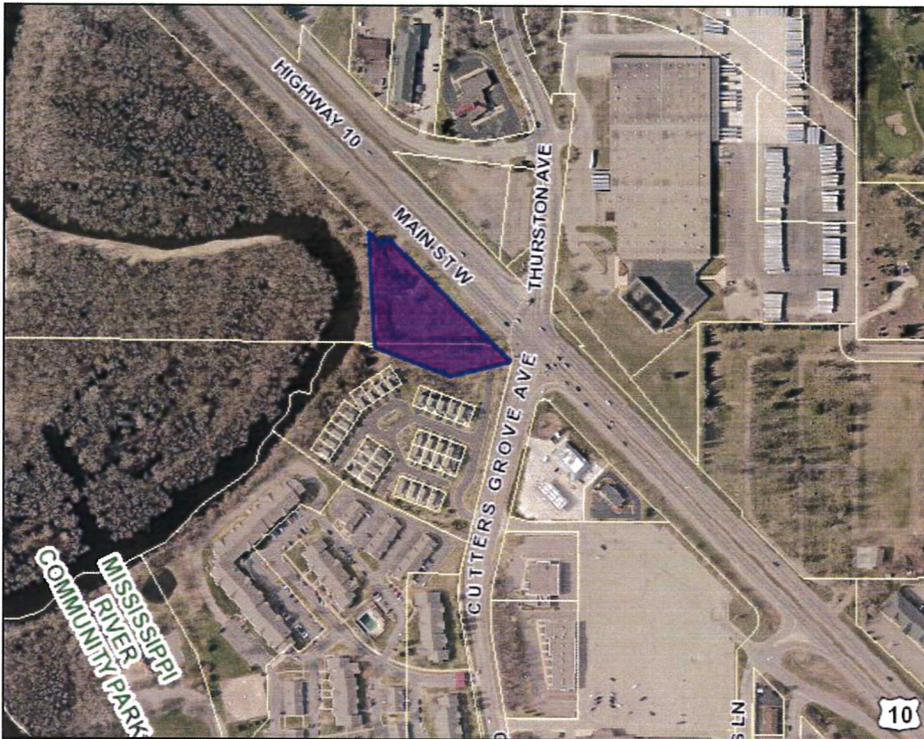
**Current Owner -** City of Anoka

**City Contact -** Chuck Darnell, 763-576-2716

**Broker Contact -** None

**Asking Price -** Negotiable

**Appraiser's Opinion of Value -** \$



**PID -**  
 35-32-25-44-0002  
 02-31-25-11-0035

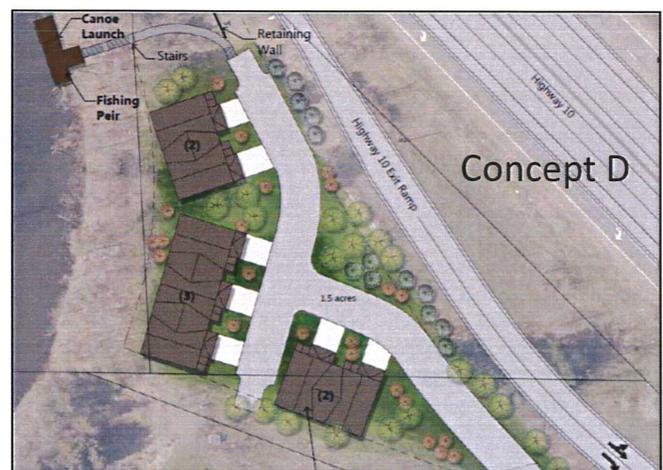
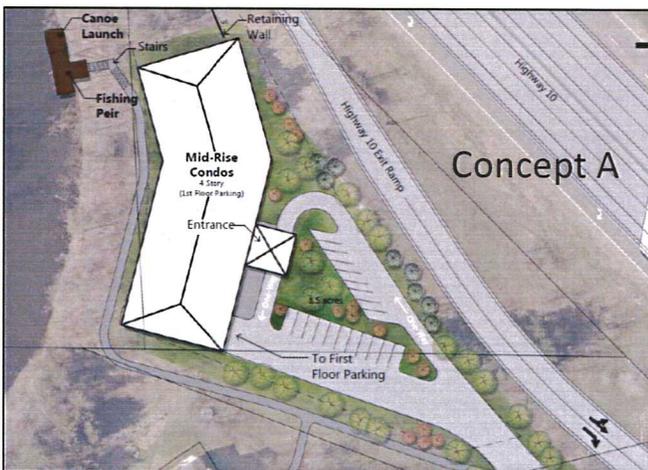
**Zoning -**  
 B-1 Highway Business

**Size (Acres) -**  
 1.91

**Desired Land Use -**  
 Apartment/Townhomes

**Other Site Characteristics -**

- Highway 10 visibility
- Adjacent to Mississippi River



**QUESTIONS FOR CITY COUNCIL:**

1) Any preference on type of development at this site?

**Current Owner -** City of Anoka

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None



**PID -**  
Multiple

**Zoning -**  
R-1 Single Family Residential

**Size (Acres) -**  
Approx. 4.65

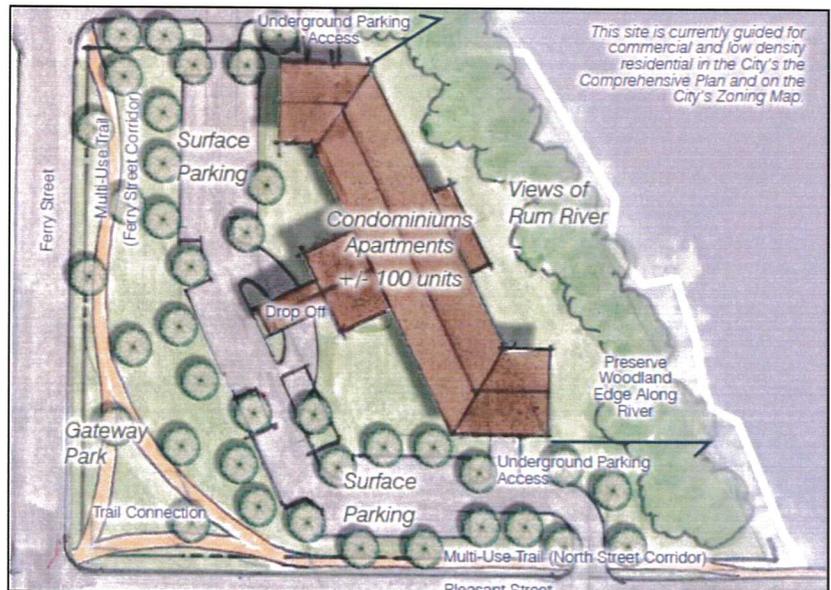
**Desired Land Use -**  
Owner occupied condos

**Other Site Characteristics -**

- Close to Northstar Station
- Adjacent to Rum River
- Currently multiple property owners

**QUESTIONS FOR CITY COUNCIL:**

- 1) Any changes to the marketing of this site?



**Current Owner -** City of Anoka/Private

**Asking Price -** Negotiable

**City Contact -** Chuck Darnell, 763-576-2716

**Appraiser's Opinion of Value -** \$

**Broker Contact -** None

# ABLA

## Executive's Update

*Street Light Financial and Budget discussion time.*

*See you on March 1st!*

**CBD Tree Light Update**-The city is now going to handle getting tree lights up. I'll update.

**Mayors Trail Ride Update**-Mother Nature played a role in the event once again. Mr. Weaver will update.

**Holiday Post Card/Merchant Response**-Per the last Board meeting I have had a chance to talk to the CBD merchants about the holiday post card that ABLA sends out. I'll update.

**Street Light Fund Financial and Draft Budget Discussion**-The 2015 numbers are in. We'll look at it and work on the draft budget for this year's fund.

**Development News**-Greg Lee will update the Board on City of Anoka Development news.

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

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



## Anoka 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**  
Clark Palmer, Associate Planner
4. **Professional Workforce Training**  
Jon Olson & Steve Jones, Anoka-Ramsey Community College
5. **2016 Road Construction Projects/Highway 10 Update**  
Greg Lee, City Manager
6. **Current Development Projects**  
Carolyn Braun, Planning Director
7. **Anoka Area Chamber of Commerce Manufacturers Coalition**  
John LeTourneau, Anoka Area Chamber of Commerce
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.

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**Please RSVP by Monday, March 7** via email to: [comdev@ci.anoka.mn.us](mailto: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.