



ECONOMIC DEVELOPMENT COMMISSION
Thursday, May 12, 2016
Council Worksession Room
7:30 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of April 12, 2016 meeting minutes.
4. Introduction of Doug Borglund – Deputy Director of Community Development
5. Old Business
 - A. Project Updates
 - B. City of Anoka Marketing – Development Opportunities Booklet Update
6. New Business
 - A. Downtown Signage
7. Communications and Reports
 - A. Marketing & Communications
 - Discover Anoka
 - ABLA – May 3rd meeting
 - Celebrate Anoka Day – Annual Celebrate Anoka Day; September 12, 2016
8. Miscellaneous
 - A. Transportation Services Brochure
 - B. Discuss June's Meeting Agenda
 - C. September 2016 EDC Meeting – Cablecast meeting
9. Group Picture
10. 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, City Manager
Date: May 10, 2016
Re: Thursday, May 12, 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 April 14, 2016 Meeting Minutes.** Staff recommends approval of the April 14, 2016 meeting minutes with your corrections or additions. **(Attachment 1)**
4. **Introduction of Doug Borglund** - The city has hired Douglas Borglund as the Deputy Director of Community Development. Doug will be present at the meeting to greet the EDC and provide background information on his career and qualifications.
5. **Old Business**
 - A. **Project updates.** At the meeting I will provide a brief update on current projects.
 - i. **Riverplace Counseling Center**
 - ii. **Liquor Stores – East**
 - iii. **Avant Energy – Site location process in Anoka**
 - B. **City of Anoka Marketing.** The City's "Development Opportunities" booklet has been completed. The city is seeking real estate agents to list and market these sites. **(Attachment 2)**
6. **New Business**
 - A. **Downtown Signage** – The City will be reviewing its sign ordinance at a Worksession on June 27th. One aspect of the ordinance that will be reviewed is temporary business signage displayed in the downtown area. Staff will show examples of temporary business signage and solicit input from the EDC. Comments and recommendations from the EDC will be included in the June 27th staff report packet to the City Council.

7. **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 May 3rd meeting
- Celebrate Anoka Day – the 33rd Annual Celebrate Anoka Day is scheduled for September 12, 2016. See attached notice.

8 **Miscellaneous.**

A. **Transportation Services Brochure** – At the April 14th meeting there was question raised pertaining to Anoka County Commute Solutions. It was mentioned that city staff has developed a brochure that included all known transportation options in the City of Anoka. Attached is a copy of that brochure

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

C. **September 2016 EDC Meeting** (or any month selected by the EDC) – Cablecast this meeting. Include:

1. Open to Business
2. Anoka Area Chamber of Commerce
3. Housing and Redevelopment Authority (HRA) available programs
4. Tax Increment Financing (TIF) – explanation of purpose and benefits

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

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
APRIL 14, 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: Jerry Cotton, Dr. Gene Dvoracek, Tracy Kelly, Gary Fahnhorst, Jason Peters, Andy Peterson (arrived at 7:31 a.m.), Kelsey Swokowski, (arrived at 7:37 a.m.), and Jessica Thunder. EDC members absent were: Tom Redmann. Staff present: City Manager Greg Lee.

Approval of Minutes: MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER DVORACEK, TO APPROVE THE MINUTES OF THE MARCH 10, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

Commissioner Peterson arrived.

OLD BUSINESS:

Projects Update: Mr. Lee stated that the Riverplace Counseling Center project is moving forward and will go before the City Council the following week for a rezoning, preliminary plat and PUD for the new parcel where the business will be relocating to. He stated that at the May 2nd Council meeting the Council will consider the Purchase Agreement, the final plat, and awarding contract for utilities for the site. He stated that there are three options to provide utilities to the site, one extending service from Anoka and two options to extend services from Ramsey. He noted that the Ramsey City Council will consider the item at their next meeting. He stated that if approved by the Council the following week, work could begin clearing the site next week as well.

Commissioner Fahnhorst asked for additional information on the existing Riverplace site and whether the buildings will be razed.

Mr. Lee stated that the Council will make the decision on whether to raze buildings noting that removal could begin later this fall or next spring. He advised that the EDC and Park Board would also provide input as the intent is to add the property to the park system. He stated that intent for the trailway on the west side would be that the trail would interact with the historic elements on the west side. He confirmed that a consultant has been hired to provide input, noting that the information is on the City website.

Commissioner Swokowski arrived.

Mr. Lee provided an update on the Gladstone Cooperative, which is proposing to remove the fourth floor in order to make the project work and be able to move forward. He noted

that the adjacent building is also a similar height. He stated that at the previous Council meeting the Council approved an extension on the Purchase Agreement to June 1st and the applicant is confident that they would be able to move forward before that time. He referenced the City owned liquor store and stated that the City intends to purchase the parcel west of the east liquor store. He noted that the phase two environmental assessment was completed and the site is fairly clean so the City is going to go forward with the purchase of that property. He stated that the first phase would be to raze the building on that site and pave the area to expand the parking area. He stated that the next phase would be to prepare plans to expand the liquor store and noted that construction for that expansion would begin in approximately two to 2.5 years.

Chair Kelly stated that at the Chairperson's meeting there was a discussion on the level of profits received from the liquor stores and what those funds are used for.

Mr. Lee replied that he has general figures, estimating that the liquor stores generate \$100,000 to \$300,000 annually, most of which goes to the park system. He stated that in recent years some of the funds have went to Greenhaven.

Commissioner Fahnhorst stated that there was a recent article in the *Star Tribune*, which discussed that issue of municipalities owning liquor stores and noted that Anoka was one of the more profitable locations.

Commissioner Thunder stated that she also heard a news story in the recent years that stated that Anoka is one of the more profitable municipality owned liquor stores.

Mr. Lee referenced the west liquor store that will need to be relocated at some point as it will not have access from Highway 10 at some point in the future. He noted that originally the intent was to shift the store to the west slightly to Thurston, which will have an exit from Highway 10 but the market study did not support that because of the proximity to Coborns. He stated that the market study identified the corner of Pleasant and 4th Street and the EDC had brought up instead placing that store at Ferry and Pleasant. He stated that the Council discussed that option but has decided not to reserve a spot at this time until the Highway 10 process is further along.

Commissioner Dvoracek stated that perhaps the best option would be to eliminate the west liquor store as it is not as profitable as the east location and place all the funds into expanding the east liquor store.

Mr. Lee stated that the west liquor store is still profitable, although not as profitable as the east liquor store. He noted that another option would be to place the liquor store at the corner of 7th and Bunker Lake Boulevard on City owned property.

Commissioner Thunder stated that people want the ease of being able to stop on their way home and therefore did not believe that 4th and Pleasant would be as preferable as it would not be on the way home for a lot of people.

Mr. Lee stated that the layout for the corner of Ferry and Pleasant is good for that use as people could enter from Ferry Street, circle around the site and then exit onto Pleasant, which is a signalized intersection. He noted that the Council wants to wait to see how that area redevelops to determine if that use fits. He confirmed that there would not be any conflicts with the school owned property nearby. He advised that the City started demolition on the parking lot near City Hall this past week, using City staff to demo and clear the lot and advised that the contractor will start the following Monday. He noted that there is a substantial completion date of July 1st but the contractor feels that they may be able to complete the project by mid-June.

City of Anoka Marketing – Development Opportunities Booklet Update: Mr. Lee noted that the comments from the EDC were incorporated into the booklet, which was presented to the City Council. He noted that the additional comments from the Council were incorporated and he is working to create the final draft. He noted that once complete the City will keep moving the process along to find a real estate agent that can assist with marketing the sites.

Commissioner Dvoracek asked if all the parcels included in the booklet are City owned.

Mr. Lee replied that the majority of the sites are City owned but a couple of private sites were included in the booklet for marketing.

Commissioner Dvoracek stated that he was surprised to see that the City owns this amount of scattered site property.

Mr. Lee agreed noting that the direction of the Council has been to market these properties in order to get them back onto the tax roll.

NEW BUSINESS:

Hiring a Deputy Community Development Director – Douglas Borglund: Mr. Lee reported that the City has hired a new Deputy Community Development Director, Douglas Borglund. He provided background information on Mr. Borglund's previous experience in Forest Lake and a Planning Board for the area around the State Capital in Saint Paul. He stated that the overall City structure was provided in the packet as well, noting that he intends to combine the planning and economic development departments into one community development department. He stated that Carolyn Braun, whom is partially retired, will continue her current position for the remainder of the year and Mr. Borglund will take over as the Community Development Director after that time.

Commissioner Fahnhorst asked if the City has ever had those two departments combined.

Mr. Lee replied that the departments were combined approximately 10 years ago and it is time to bring them back together. He noted the benefits of having those departments combined in a city of this size and advised that the EDC will begin to gather additional information from the planning department under this new model as well.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: Commissioner Peterson provided an update on the recent activity of Discover Anoka that includes the upcoming Diva Days. He asked if the City has a complete list of businesses in the downtown area in order for the group to determine if there are additional businesses that they have not yet reached out to. He stated that the group will begin work with QCTV in order to publicize upcoming events. He noted that the group would like to become more proactive in terms of web searching and additional ideas to promote Anoka as a shopping destination.

- ABLA: Mr. Lee stated that he was not able to attend the last ABLA meeting but did include an executive summary of the minutes from that meeting. He noted that the group has been discussing the sign ordinance, specifically the use of sandwich board signs. He advised that the Council will continue that discussion.

Commissioner Peterson asked if the EDC could provide comments on that issue as well.

Mr. Lee confirmed that the EDC could provide input.

Chairperson Kelly asked that the item be placed on the agenda for the next meeting.

Commissioner Dvoracek noted that there are a number of businesses, which use that type of sign and believed that perhaps there should be some general regulations while not becoming too stringent.

Chairperson Kelly asked who would be in charge of enforcement of that issue.

Mr. Lee replied that the Community Development department would be in charge of enforcement.

Chairperson Kelly noted that enforcement was addressed at the last Chairperson's meeting and it was stated that the City has become more proactive and sent more letters to homeowners regarding violations in one week than they had in a long period of time.

Mr. Lee stated that ABLA is hosting a Halloween stamp event on September 29th at 11:00 a.m. at City Hall. He stated that there will be a lot of people attending, some even coming from Washington D.C. He noted that there is a series of four stamps that were designed by an artist and will be unveiled in Anoka as the first ever Halloween stamps. He noted that typically most unveilings happen in Washington D.C. or New York and Anoka made a large pitch to host the event because Anoka is the Halloween Capital of the World. He stated that Anoka Halloween has been heavily involved.

- Anoka Enterprise Park Annual Meeting – March 16, 2016: Chairperson

Kelly stated that the event took place last month and overall went very well. He stated that there were some great speakers and the biggest concern mentioned was traffic at Thurston and Highway 10.

Mr. Lee stated that he is going to ask the City Council whether they would like staff to spearhead the interchange for Thurston. He stated that although the main focus has been Fair Oak, his thought has been that perhaps Anoka should take the lead on Thurston and then it will become glaringly obvious that MnDOT will have to handle the Fair Oak interchange.

- Celebrate Anoka Day – Annual Celebrate Anoka Day; September 12, 2016: Mr. Lee noted that Celebrate Anoka Day will be held on September 12th this year.

MISCELLANEOUS:

Discuss Next Agenda - May 12, 2016: Chairperson Kelly noted that the discussion of signs should be placed on the agenda.

Mr. Lee stated that the May meeting will be the first meeting of the new Deputy Community Development Director. He noted that his intent would be to take a group picture for the website at that time as well.

It was noted that perhaps the Commission would like additional information on how a cooperative would operate, such as the Gladstone Cooperative project.

Chairperson Kelly stated that his comments are not specific for the next meeting but perhaps a future meeting. He noted that he recently read an article that mentioned Anoka County Commute Solutions, which is a transport management organization. He stated that he would like more information on the organization, specifically who they are, how they are funded and what they do.

Commissioner Peterson stated that there was a discussion a few years prior on that topic. He noted that staff developed a list of all the available transportation options in the community.

Mr. Lee replied that that staff researched and listed all the available transportation options in the community and compiled that information into a brochure. He stated that during that process staff discovered that Anoka County has a similar process, which is mainly a one-person staff that can provide similar information by telephone. He noted that he would provide the brochure and additional information in the next packet.

Chairperson Kelly stated that at the Chairperson's meeting there was a discussion regarding the crossover between the EDC and some of the other Boards and Commissions, such as Park and Recreation Board. He thought that it would be beneficial

to have a joint meeting with the Park and Recreation Board in order to open the lines of communication and make it clear that everyone is working together.

Commissioner Peterson agreed that it would be a good idea to have those two groups gather together. He suggested that perhaps the HRA could also be brought into the discussion.

Mr. Lee noted that there could be a joint meeting with those groups and perhaps the Historical Preservation Commission to discuss the riverwalk plans.

Commissioner Swokowski stated that perhaps the Anoka parks need updating, noting that her family travels to Champlin to use the splash pad.

Commissioner Peterson stated that if the City wants to attract millennials the City will need to market to that group and upgrade some of those items.

Commissioner Thunder noted that millennials are also drawn to nostalgic things, so there is a balance.

Chairperson Kelly agreed that the discussion topic of the joint meeting could begin with the riverwalk.

Mr. Lee noted that he would wait until the process is further along and the City actually has ownership of the property.

Board and Commissions Appreciation Dinner – April 14, 2016: Mr. Lee reminded the Commission that the Board and Commissions appreciation dinner will be held tonight with the entertainment to start at 5:15 and dinner at 5:45 p.m.

September 2016 EDC Meeting – Cablecast Meeting: Chairperson Kelly noted that the plan would be to schedule the cablecast meeting for September. He stated that will give the group a sufficient amount of time to plan the agenda.

Mr. Lee stated that Open to Business is a topic that would be good to discuss at that meeting along with a presentation from the HRA, which will highlight their available programs. He noted that the Finance Director will also provide a presentation on TIF, specifically how those funds are used and the benefit that the City gains from that.

Adjournment: The meeting was adjourned upon a motion by Commissioner Dvoracek, a second by Commissioner Peters, and a unanimous vote of those present at 8:50 a.m.

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



CITY OF ANOKA DEVELOPMENT OPPORTUNITIES



Gateway Entrance on West Main St.



Rum River Dam



Main Street—Downtown

CHUCK DARNELL
ASSOCIATE PLANNER
763-576-2716
CDARNELL@CI.ANOKA.MN.US
WWW.CI.ANOKA.MN.US

LAST REVISION DATE
April 14, 2016





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

Current Owner - City of Anoka	Asking Price - Negotiable
City Contact - Chuck Darnell, 763-576-2716	Appraiser's Opinion of Value - \$
Broker Contact - None	

Site 2 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.



Current Owner - City of Anoka

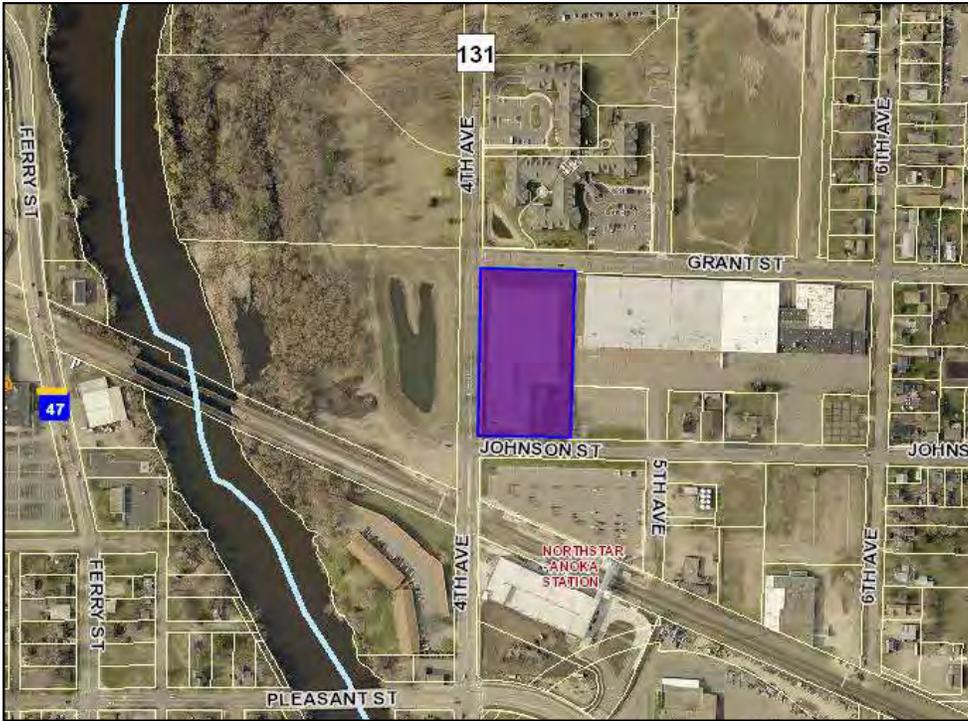
Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 3 4th Avenue and Johnson Street



PID -

06-31-24-22-0009

Zoning -

Transit Oriented Development

Size (Acres) -

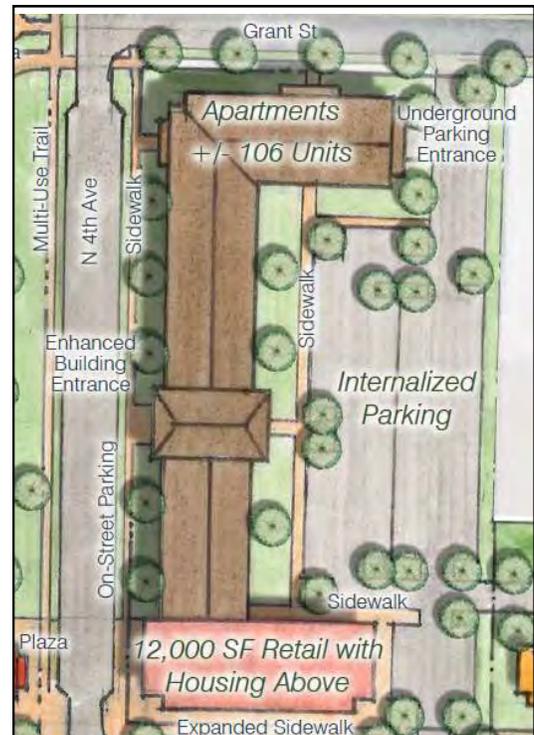
3.09

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



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 06-31-24-23-0074

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



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 5 4th Avenue and Pierce Street



PID -
06-31-24-23-0103

Zoning -
Transit Oriented Development

Size (Acres) -
1.07

Desired Land Use -
Retail/Office/Medical/
Showroom

Other Site Characteristics -

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



Current Owner - City of Anoka

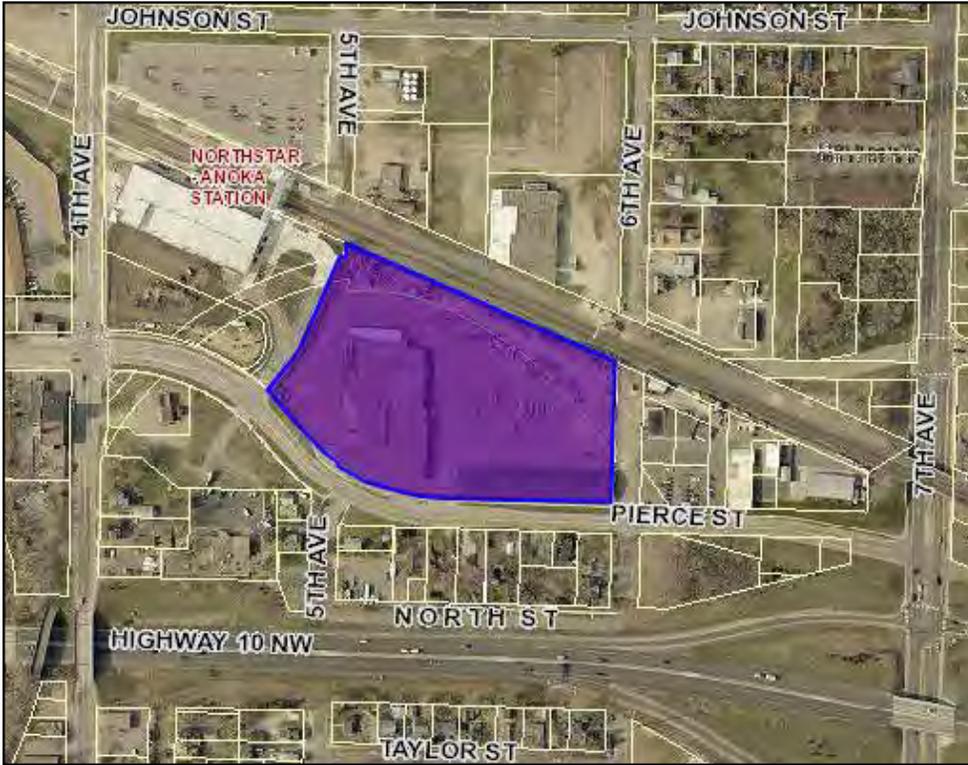
Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

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

Site 6 Pierce Street and 6th Avenue



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. Design-build in 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

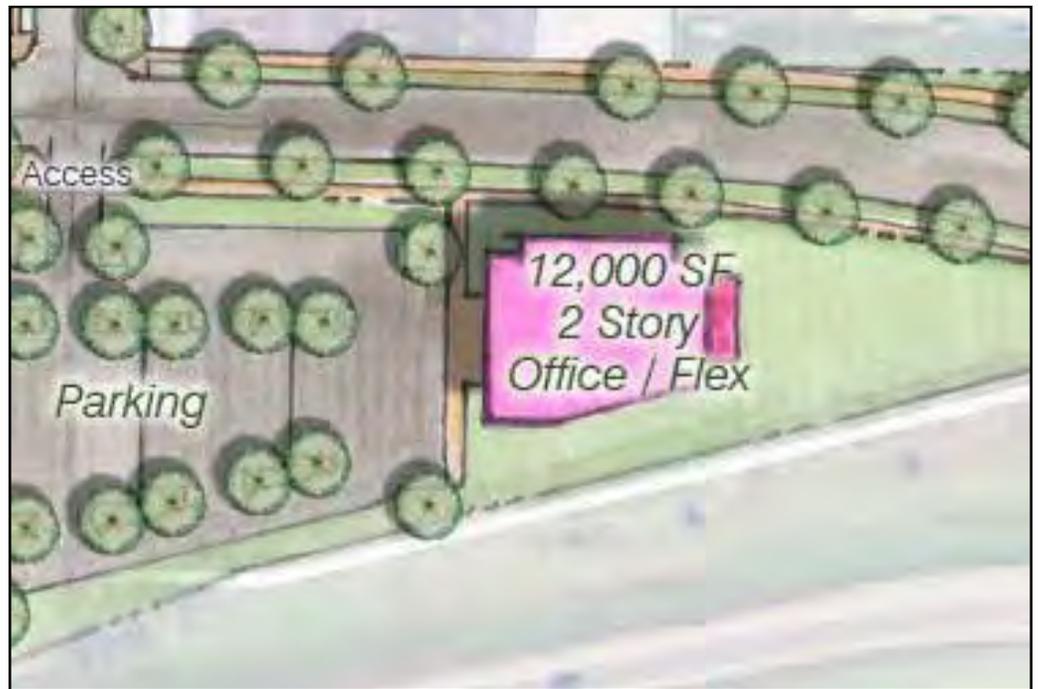
Zoning -
 Transit Oriented Development

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



Current Owner - Private

Asking Price - \$225,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Randi Erickson, 612-701-9800

Site 8 7th Avenue and Buchanan Street



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



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

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 10 11th Avenue and North Street



PID -
05-31-24-23-0002

Zoning -
R-3 Medium Density Residential

Size (Acres) -
Approx. 3.9

Desired Land Use -
Attached or Detached Townhomes, Single Family Homes

Other Site Characteristics -

- Development density of approximately 25 townhome units
- Adjacent to wetland
- Scenic natural setting



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 11

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

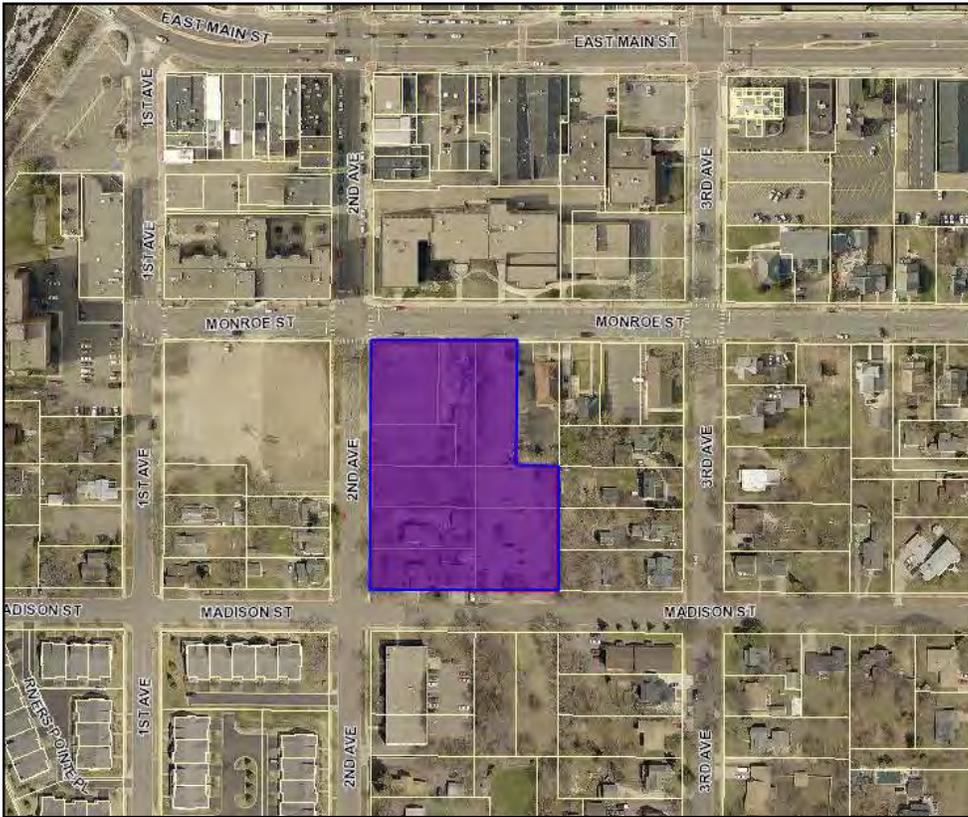
Current Owner - Private

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

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



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
 07-31-24-22-0087
 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) -
 2.4

Desired Land Use -
 Residential/Office

Other Site Characteristics -

- Located 1 block south of Main Street
- Across from Anoka-Hennepin ISD offices
- Approx. 40 on-street parking stalls to be added on 2nd Ave. between Monroe and Madison Streets

Current Owner - City of Anoka/Anoka HRA

Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 01-31-25-44-0119

Zoning -
 Planned Residential Development

Size (Acres) -
 Approx. 15,000 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



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 14 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) -

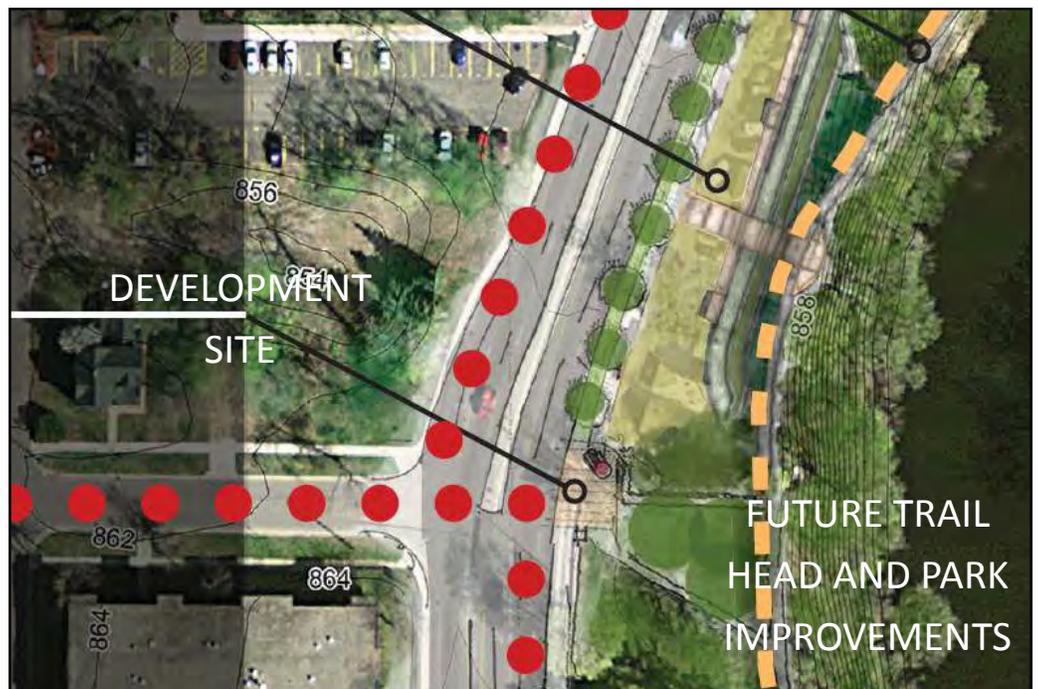
0.71

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
- Topography lends itself to underground parking, accessed from Franklin Lane



Current Owner - City of Anoka HRA

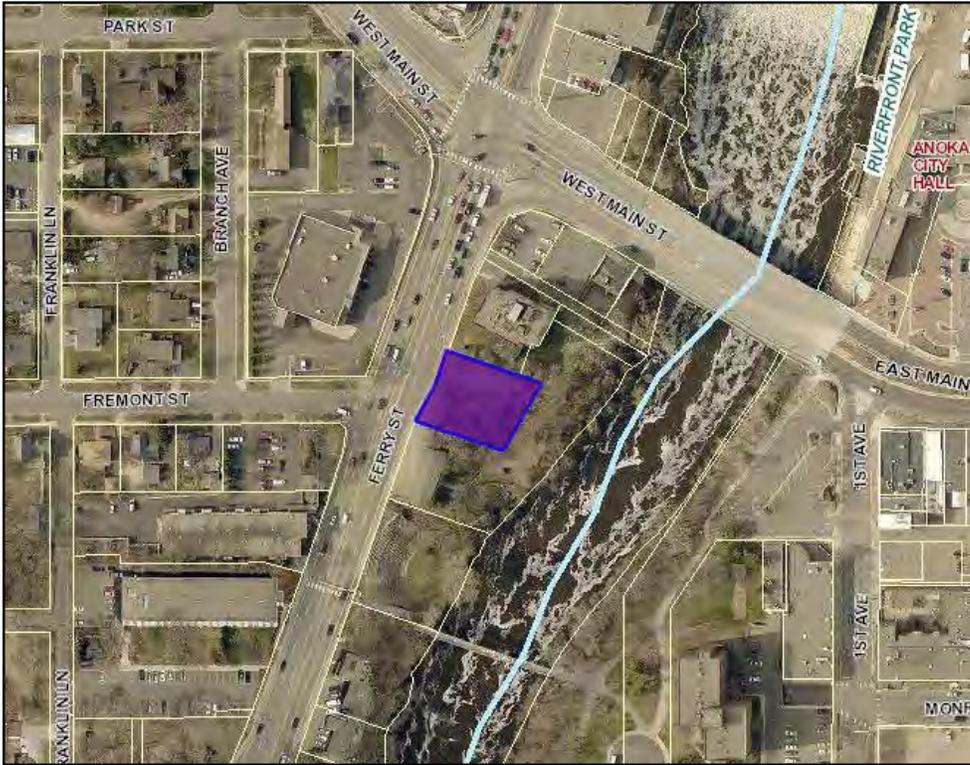
Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 15 1900 South Ferry Street



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



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

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 -
 Owner-Occupied Villas/
 Townhomes

Other Site Characteristics -

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



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 18 Highway 10 and Green Haven Rd



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



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



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 20 West Side of Green Haven



PID -
36-32-25-33-0014

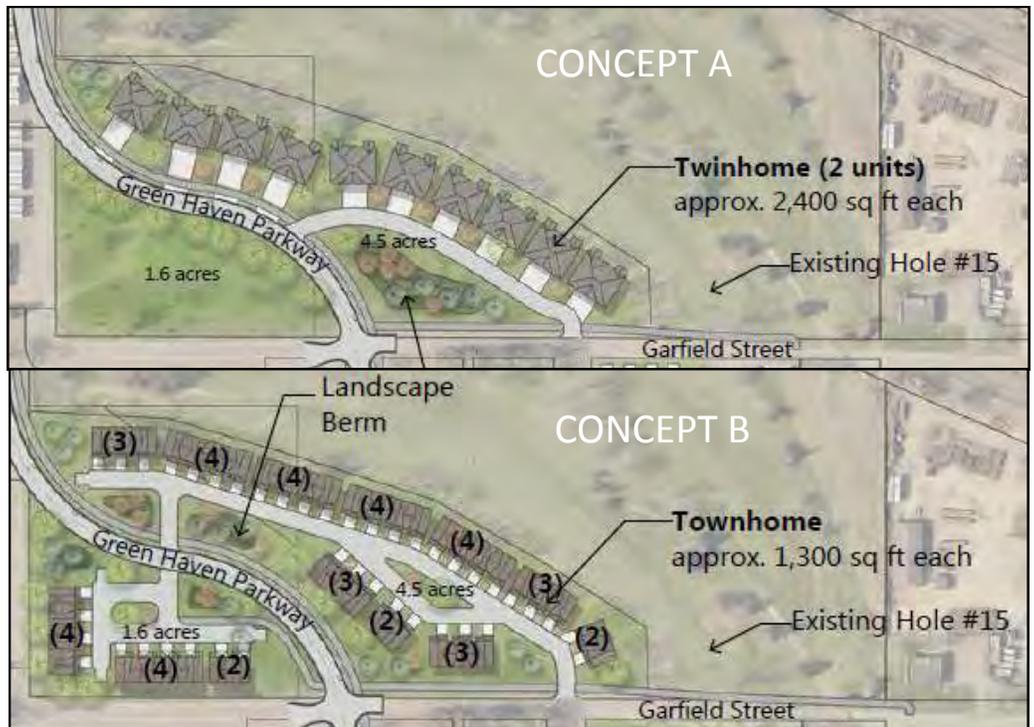
Zoning -
R-F Rural Farm/
R-1 Single Family Residential

Size (Acres) -
Approx. 6.1

Desired Land Use -
Owner-Occupied Villas/
Townhomes

Other Site Characteristics -

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

Site 21 XXXX McKinley Street



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

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 -

- 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



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
- Setbacks required from river and bluff



Current Owner - City of Anoka

City Contact - Chuck Darnell, 763-576-2716

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



**Scattered Sites
Various Locations**

Site Characteristics -

- The City of Anoka owns other properties in various locations across the city that could be market- ed for smaller-scale infill development
- Sites are located in existing residential areas
- Most sites would be suitable for infill single-family residential, with one opportunity for higher density development at the corner of Garfield Street and Verndale Avenue

Property	PID	Zoning	Size
Bob Ehlen Park	02-31-25-44-0010	R-1 Single Family Residential	0.31 Acres
Bob Ehlen Park	02-31-25-44-0011	R-1 Single Family Residential	0.31 Acres
Bob Ehlen Park	02-31-25-44-0012	R-1 Single Family Residential	0.37 Acres
205/207 Fremont Street	01-31-25-43-0057	R-4 High Density Residential	0.18 Acres
SE Corner of Garfield Street & Verndale Avenue	01-31-25-22-0009	R-3 Medium & High Density Residential	0.55 Acres
SW Corner of Washington Street & 8th Avenue	Multiple Parcels	R-1 Single Family Residential	Varies

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



WARD
COMPANY

LIVE!
The
Official
Destination
Store

ANOKA

THRIFT
CELLAR
OPEN
←
THUR-11-6
FRI-11-5
SAT-11-5

03/31/2016

35 of 50



Small chalkboard sign in the background with illegible text.

BEST OF BELGIUM
A Celebration of Belgian Beer
\$5 Lunch
Menu
Open face
Beef \$1.95
2-4-15-157


03/31/2016



ANOKA
THEATRE CENTER

STELLA
ARTOS
RESTAURANT

Truffle Honey
25 Cuckoo
29 Hand Sliced
22oz. Sausage
30 Sausage
Frito Loco
4.20-8.30

03/31/2016



2nd Ave

ANOKA SPORT SHACK

SPORT SHACK

1st Ave

CARD READINGS

763.567.1739

03/31/2016

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← Parking →

N 2ND

169

PUCI
The Corner Salon
763-231-3399

1883



PUC
Pet Care
Pet Grooming * Styling * Education

**CARD
READINGS**
→
763-567-1139

03/31/2016

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PUCCI
763-231-3399

PUCCI
Pet Career Studios
Pet Grooming • Styling • Education • Dogs & Cats • Barkin'

OPEN

03/31/2016

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Avant Garden
COFFEE
LUNCH - PASTRIES - GIFTS

Lunch
Special
11-2: \$7.49
includes coffee
cont. get up
in our grill.

03/31/2016

YOUR LIGHT
BURGER SPECIAL
2.00
BURGERS

ors.
HT

KEOPEN
WICHES 4.95
PONES BURGER
6.95
312

03/31/2016

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PUSH
BUTTON
FOR
SIGNAL



SPECIALS

MIDWEST
BONDING
763-862-1376
800-FOR-BAIL

INJURY LAW
FELIX CONSULTANTS
763-444-4444

Teacher's
Pet
Classroom,
teaching, &
educational
products!
Books, toys, gifts,
puzzles, & more!

03/31/2016

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The Corner
Fancy Garden Supplies
Cool Kitchen Stuff
Amish-Made Items
AND
Much More

03/31/2016

ANTIQUES

Antiques & Sports
Memorabilia

SPEED
LIMIT
30

KYLE'S
KOLLECTIBLES
Sports Memorabilia & Antiques
←

03/31/2016

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03/31/2016

Lillians
the modern groupie in town!
OPEN
TODAY!
→

ANOKA
THE MODERN GROUPIE IN TOWN



03/31/2016



BLOG

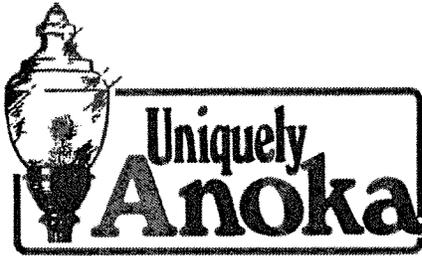
SALE
The Thrift Cellar

The Thrift Cellar

←
OPEN

03/31/2016

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**Anoka Business & Landowners Association
Board of Directors Meeting Notice
Tuesday, May 3, 2016
7:30 a.m. at the Association Office
12 Bridge Square, Anoka**

Agenda

Call to order the meeting of the ABLA Board of Directors-President Peter Beberg

Meeting Minutes-Approval of the April 5, 2016 Board of Directors Meeting Minutes-Peter Beberg

Financials-2015/2016 Final Financial Statement & Proposed 2016/2017 Budget-Peter Turok

NEW BUSINESS:

- A. Board Term Election-Peter Turok
- B. Board Officers Election-Peter Beberg
- C. Halloween Stamp Event Update-Peter Turok
- D. ABLA Space Web Site Discussion-Peter Turok

OTHER BUSINESS:

- A. Development News- Greg Lee
- B. Other Business-

If you have any questions about this meeting, please contact the Anoka Business & Landowners Association office at 763-421-0083.

Mission Statement of the Anoka Business & Landowners Association

The Anoka Business & Landowners Association is organized and shall be operated exclusively for the purpose of revitalizing and maintaining a healthy business climate in the City of Anoka. To achieve this mission, the Anoka Business & Landowners association will be an active voice of advice and advocacy representing Anoka's business and landowner's interests.

Executive's Update

It's the beginning of a new ABLA fiscal year.

See you on May 3rd!

Financials-We'll look at the numbers from the last year and look over a proposed budget for the coming year.

Board Term Election-There is one Board seat up for a 3 year term and that is Peter Beberg.

Board Officers Election-Time again to select the leadership for the ABLA Board. Current officers are Peter Beberg/President, Dan Pinewski/Vice President, Steve Jenson/Past President and Jim Neilson/Treasurer.

Halloween Stamp Event Update-Anoka will host the unveiling of the US Postal Service Halloween Stamp on September 29th. A subcommittee has been meeting. I'll update.

ABLA Space Web Site Discussion-A proposal is on the table for you to discuss about a possible web site that we would produce that would promote vacant commercial space for the ABLA membership.

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.

Private Medical Transportation Service Providers

Medi-Van 1-800-422-0976
Premiere transportation with a full range of medicinal options, available 24 hours a day, and 7 days a week. For Fee service. Call for details.

Driving Miss Daisy 763 253-4400
Transportation and specialized service assistance to medical appointments, rehab centers, errands, airport, social engagements and non-medical appointments. Accepts private pay, Medicaid and some private insurance. Quotes available.

Schu-Tran 320-968-7478
Medical and non-medical transportation services available.

DID YOU KNOW?

Anoka County has a dedicated Transit Service Assistant available to assist you with understanding the transportation services available to county residents.

Maps, routes and fare information for all Anoka County coordinated transportation is available by contacting:

763-422-7191

CITY OF ANOKA SENIOR CENTER

Anoka Senior Center
1500 6th Avenue
Anoka, MN 55303



Transportation Services

*Available to City of
Anoka residents*

City of Anoka
Senior Center
763-576-4661

Anoka Senior Center

Transportation is provided for specific programs and activities scheduled by the Anoka Senior Center. To be eligible for transportation, a senior must be a resident of Anoka and or live within 5 miles of the senior center.

The senior provides transportation to Cub Food / Wal-Mart in Coon Rapids on a fairly regular basis several days per week. Additional shopping destinations maybe scheduled or requested.

Fares (requested donation):
\$0.50 one way to/from Senior Center
\$1.00 one way for shopping

Anoka County Traveler Fixed Route Transportation

Anoka County Routes: #801, #805, #831
Minneapolis Routes: #850, #852, #766, #768

Bus Route #805 picks up individuals at Bridge Square and at designated bus stops along Main Street and throughout Anoka. The regular route includes destinations such as Cub Foods and Wal-Mart, Northtown Mall, Riverway Health Partners Clinic, etc. (Depending on your final destination transfer to Route #852 may be required).

The Traveler operates fixed routes from 5:30 a.m. – 8:00 p.m. on weekdays and 8 a.m. – 6:30 p.m. on Saturdays.

For schedule information call 612-373-3333

Fares:
\$2.25 rush hour
\$1.75 non-rush hour

Metro Mobility

This is a door to door service provided by Metro Transit. Services are contracted through 5 public & private providers make up the Metro-Mobility service area. Individuals must be unable to use regular fixed route buses due to a disability or health condition. Federal Americans with Disabilities Act (ADA) guidelines determine eligibility. People are generally eligible if:

- They are physically unable to get to the regular fixed-route bus,
- They are unable to navigate regular fixed-route bus systems once they are on board,
- They are unable to board and exit the bus at some locations.

A completed ADA Paratransit Application Form is needed to determine eligibility for service. Application forms are available by calling the information line: 651-602-1111.

The form has two parts:

- An application form designed to assess a person's ability to use the regular fixed route bus service
- A professional verification form completed by a health care provider

Both forms must be submitted together to process the application.

Rides can be requested/scheduled up to 4 days in advance or as little as one day in advance. Riders should allow 1 hour of flexibility in pick up times depending on service demands.

Reservations are taken 7 days a week and 365 days a year from 6 a.m. to 5:00 p.m. Call 651-602-1111 to make reservations.

Fares:
Peak time hours \$4.00
Off peak hours \$3.00

Service times for Anoka is 5:15am—10:45pm weekdays, 7:00am—8:00pm Saturday, and 8:00am—4:00pm Sunday.

Transit Link

This is a "dial-a-ride" service for the general public. This transportation service serves areas where regular transit routes are not available. Rides can be arranged or reserved up to 7 days in advance. Rides are subject to availability. This is a curb-to-curb service with limited assistance to riders.

Service is available Monday through Friday from 6:00 a.m. to 7:00 p.m. Reservations can be made by contacting 651-602-5465 (please call before 3:30 p.m.)

Fares:
Up to 10 miles: \$2.25
10-20 miles \$4.50
More than 20 miles: \$6.75

(all prices are for one-way trips)

Anoka County Med-Link

previously "Volunteer Transportation"

This program coordinates volunteers who use their time and their personal vehicle to provide rides to seniors for medical, dental and social services appointments.

Passengers must be able to travel independently as volunteers are unable to provide assistance. You must first register by calling 763-422-7087. Once you have registered you can call in your request. Your request must be received by noon on Wednesday of the week prior to your appt.

Rides are provided Monday through Friday from 8:00 a.m. to 4:30 p.m.

Fares: (suggested donation)
\$5.00 for trips within Anoka County
\$10.00 for trips outside of Anoka County