



CITY OF ANOKA

Housing & Redevelopment Authority

Monday, August 8th, 2016

Anoka City Hall

Council Chambers

5:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Approval of the Agenda
- IV. Approval of Minutes
 - A. July 11th, 2016 Regular Meeting
 - B. July 11th, 2016 Worksession
- V. Open Forum
- VI. Unfinished Business
 - A. Walker Methodist Plaza Gardens Report
 - B. HRA Owned Land on 2nd Ave between Madison and Monroe Streets Report
 - C. Land Swap and Sale of Property on Fairoak Avenue and First Avenue Report
 - D. Other Reports
- VII. New Business
 - A. Adoption of 2017 Budget & Levy
- VIII. Discussion Items
- IX. Tentative Agenda Items for Future Meetings
- X. Adjournment

AGENDA ITEM IV. A.

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

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

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

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

UPON A VOICE VOTE, MOTION CARRIED.

Approval of Minutes:

June 13, 2016, Regular Meeting: MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER MANZOLINE, TO APPROVE THE JUNE 13, 2016, REGULAR MEETING MINUTES AS PRESENTED.

UPON A VOICE VOTE, MOTION CARRIED.

Open Forum: No one appeared.

Unfinished Business:

Walker Methodist Plaza Gardens Report: Housing Manager Darin Berger stated that as of July 8 Walker Plaza Gardens has an interest list of over 50 people. There are now seven people who have signed leases for this property. Three for the memory care suites and four for assisted-living suites. This number will continue to increase as the project nears completion later this summer.

Mr. Berger said Walker Methodist submitted their sixth request for disbursement on July 5, 2016, based on the terms of the development agreement and shared Draw Request #6 with the Board. Per the development agreement, the HRA is reimbursing Walker Methodist up to \$250,000 in Tax Increment Financing (TIF) funds towards earthwork/site work for this project. In addition to the \$250,000 the HRA also agreed to provide up to \$17,500 towards soil corrections for a total maximum of \$267,500. Based on that language staff approved the sixth and final disbursement of \$22,433.00 to Weis Builders as follows:

Earthwork/Sitework: \$14,850 (labor)
Earthwork/Sitework: \$ 7,583 (materials)

Total This Draw: \$22,433

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

Disbursement #3:	\$26,770
Disbursement #4:	\$10,261
Disbursement #5:	\$54,411
Disbursement #6:	\$22,433
Grand Total:	\$267,000

Mr. Berger stated as discussed in the past, Walker Methodist has refinanced Walker Plaza and intends to put up to \$1.5 million into the existing building beginning soon. Improvements are set to include exterior façade upgrades, interior reconfiguration of spaces and cosmetic finishes. He shared that Weis Builders is still on schedule for an August/September 2016 completion and that Walker Methodist has set their Grand Opening and Ribbon Cutting for the project for September 15, 2016, from 1:30-3:30 p.m.

Commissioner Bonthuis said the landscaping is very nice and asked if the site is irrigated. Mr. Berger confirmed the site is irrigated and shared recent photos with the Board which highlighted landscaping and recently installed bituminous asphalt and curbing.

Commissioner Bonthuis asked about the awning and if there will be a deck on the south side. Mr. Berger said he believed there is a patio area that will include tables and chairs.

Chair Youngquist said Walker Plaza Gardens is a great addition to our community and while there is obviously a need for their services this will be a nice asset to the downtown area. He said they are offering a pleasant environment and atmosphere for their residents, especially on the south side of the site.

Mr. Berger said there have been slight changes with the south side landscaping as discussed with the Planning Commission that will increase the number of trees by quite a few more which will look very nice.

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

HRA Owned Land on 2nd Avenue between Madison and Monroe Streets Report: Mr. Berger stated that on June 8, 2016, staff signed a listing agreement with Chris Fritch of KW Commercial for a period of one year. Since then, KW Commercial has been working on getting a sign in the ground on site for marketing purposes. Staff has also been working with the City and School District to secure permission to market their parcels without HRA ownership. The City has signed a letter allowing us to do so but the School District did not give permission in order to retain that parcel to address potential future parking needs. As of July 8 the listing of this property went live on over 200 websites. Mr. Berger shared an aerial map of the site and mock-up of the sign for the property.

Chair Youngquist said he was disappointed that the sign is not up yet in time for the Riverfest event as that would have created some great exposure.

Commissioner Bonthuis inquired about the School District's lack of permission and if the lot to the south is used by the District. Mr. Berger said of the two lots 70 spots are mostly used by Sandburg and will continue to be used but noted Finance Director Lori Yager is working on creating a lease agreement for the property.

Commissioner Bonthuis said the temporary parking has become long term and would be in favor of charging for parking. He said the District did lease parking stalls in the past and that this activity concerns him. Mr. Berger said the intent going forward is to lease stalls in the ramp and uncovered stalls in other City-owned lots and noted the School District is working with us but wants to be sure they are covered with the land they own which is the reason they chose to remain separate for now.

Chair Youngquist noted the School District was very cooperative on the Committee to discuss the ramp and while he shares some of these disappointments, including staff always having to initiate conversations they were very helpful in that process and will need to be a participant going forward.

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

Land Swap and Sale of Property on Fairoak Avenue and First Avenue Report: Mr. Berger stated that on June 20, 2016, the City Council approved the land swap of 2810 Fairoak Avenue and 1807 First Avenue. With the approval came a strong recommendation to come to terms with Beehive Partners, LLC, to allow for the parking lot at 1807 First Avenue to remain open to the public until redevelopment occurs. Staff worked with the City Attorney to draft that document and Beehive Partners, LLC is currently reviewing that document. Once this is approved we will establish a closing date and make this deal official. Walker Methodist will then continue with the landscaping of the parcel at 1812 First Avenue. Mr. Berger shared a lease agreement for the parking lot at 1807 First Avenue with the Board.

Chair Youngquist confirmed the City Council approved the proposed concept but were concerned about parking issues and wanted a lease drafted. Mr. Berger said that is correct, adding everything should be good but staff is waiting on final word.

Chair Youngquist inquired about the type of parking and Commissioner Bonthuis asked about the number of stalls. Mr. Berger said there are approximately 15-20 stalls that are used intermittently but noted this is one of the few free parking lots downtown. He said the Council felt if the land was going to sit there for awhile it should be closed to the public for that period.

Chair Youngquist asked what happens if they change their mind on the lease. Mr. Berger said the Council motion did not include that language but added he does not foresee that occurring.

Commissioner Bonthuis inquired about the timeframe. Mr. Berger said the agreement includes a 30-day notice only.

Chair Youngquist said this is better for Walker Plaza, the City, the HRA and the neighborhood. Mr. Berger agreed, adding it is certainly better for Beehive Partners as well.

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

Other Updates: Mr. Berger said there were no other updates at this time.

New Business:

Review Quarterly Financial Report: Finance Director Lori Yager shared the 2016 Second Quarter Financial Report with the Board. She stated this report shows activity through June 30, 2016 and reflects primarily cash activities for the HRA. She noted this report is unaudited.

Ms. Yager reviewed the budget to actual figures and balance sheets for all HRA funds. She said we have received property tax revenues for 2016 and noted the interest earnings which will probably be down after the market value adjustments are done at year end. She said expenses are under budget with Mr. Berger working with the Community Development Department for the first part of 2016 so his salary reflection will go up for the remainder of the year. Ms. Yager said the HRA has \$130,000 available for improvement projects for 2016, then reviewed the TIF first half property taxes, professional service expenses, and the \$300,000 budgeted for redevelopment projects and blight. She noted the HRA spent a good portion of these funds in the new district through internal loans.

Commissioner Bonthuis asked if these projects included street improvement projects and Walker Plaza. Ms. Yager said yes, adding the HRA likely will not spend any more this year as there is no more funding for other projects except from the General fund. She said the money has been spent which is good because it was spent on good projects.

Ms. Yager said the fire suppression district did not receive any tax property funding and likely will not, stating staff had discussed decertifying this district but is hoping those property values will come back. She said they used to take in revenues for that fund of approximately \$40,000 per year but the values have not rebounded as much as the others.

Commissioner Bonthuis asked why the values have not rebounded as well. Ms. Yager said they are not sure and will be reviewing this with the City Assessor but noted they do not have many sales from the downtown area as points of reference.

Chair Youngquist confirmed the district's boundaries and asked if we extended the district. Mr. Berger said the commercial district was extended not the fire suppression district.

Ms. Yager reviewed the balance sheets, stating the HRA has \$750,000 in cash and reiterated that funds were spent on the Walker Plaza and street reconstruction projects. She said the HRA continues to be healthy with funds available for next year's projects.

Chair Youngquist asked about the timeline for this district. Ms. Yager said the district will decertify in 2017 but because of internal loans the district will remain open and collect loan payments from the new districts just created. She said this process actually extends the district beyond decertification but noted no new revenue will come in, only loan payback.

Commissioner Bonthuis asked when the district will be decertified. Ms. Yager said the district will be decertified in 2017 but will continue to operate just not collect any taxes.

Action Requested: Review and comment on the 2016 Second Quarter Financial Report.

Center for Energy and Environment Quarterly Report: Mr. Berger stated that the Center for Energy and Environment (CEE) administers all HRA funded loans and provided a report of loan activity for the period of April 1 through June 30, 2016 for Board review and comment. Mr. Berger also shared an activity report from last year during the same period for reference.

Mr. Berger noted while application requests and residential advisor visits are down from last year there are currently eight loans in process versus zero loans at the same time last year. He said staff does foresee at least some of those loans closing which will get us more in line with last year's figures. Mr. Berger said staff is marketing the same and has no particular reason for this decrease.

Commissioners Bonthuis suggested one reason may be that not as many need a loan because of the improved economy. Mr. Berger agreed, adding some may be willing to accept grants but not a loan but said the ongoing interest is promising.

Chair Youngquist said the largest loan requests are for windows, doors, and storm doors and that might happen more as it gets closer to fall but agreed that eight loan applications is encouraging.

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

Discussion Items: None.

Tentative Agenda Items for Future Meetings:

Chair Youngquist noted there will be a worksession immediately following the regular meeting to prepare for the 2017 HRA budget.

Ms. Yager noted the HRA budget is approved in August with Council approval in September.

Adjournment: MOTION BY COMMISSIONER MANZOLINE, SECONDED BY COMMISSIONER BONTHUIS, TO ADJOURN. The motion carried, the meeting was adjourned at 5:36 p.m.

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

AGENDA ITEM IV. B.

JULY 11TH, 2016 WORKSESSION
MINUTES TO BE PROVIDED
PRIOR TO MEETING ON
AUGUST 8TH, 2016

AGENDA ITEM VI. A.

Memo

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

City of Anoka Building Official, Roger Wiley, issued the Certificate of Occupancy on this project on August 4th, 2016. This certifies that the structure was in compliance with various ordinances of the City regulating building construction or use. One final signature from the Fire Chief will be completed this week to make the C.O. official.

As of August 5th, 2016 Walker Plaza Gardens still has 7 people who have signed leases for this property. One future tenant was not able to wait for the opening, but one additional signed a lease, which brings us back to the 7 committed last month. Three for the memory care suites and four for assisted-living suites. As stated in the past, this number will continue to increase as we reach project completion and word spreads of this beautiful facility being open.

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

The \$1.5 million Walker Plaza renovation program has started its first phase, to include siding and window replacement. Phase two will be focused on interior renovation, which will start mid-late September.

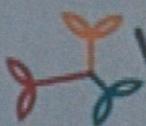
Contractors and Walker Methodist Staff are working through their final punch list and cleanup items. Landscaping and irrigation are substantially completed, including the newly acquired 1812 1st Ave lot. Staff has included pictures that were recently taken for your review. You can now see some additional landscaping, along with recently installed bituminous asphalt and curbing.

Walker Methodist has set their Grand Opening and Ribbon Cutting for the project for September 15th from 1:30-3:30pm.

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



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methodist

Plaza

















AGENDA ITEM VI. B.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: August 8th, 2016
Re: HRA Owned Land on 2nd Avenue between Madison and Monroe Streets

On June 8th, 2016 Staff signed a Listing Agreement with Chris Fritch of KW Commercial for a period of one year. Since then, KW Commercial has begun marketing this property in various ways.

As of last week the following sites have shown this activity:

Loopnet/CoStar (Paid Subscription): Came up 5,678 times with 22 Views
Property Line (Commercial Real Estate Database): 5 Views
MNCAR (MN Commercial Real Estate Association): 2 Views
Ebay: 1 View

There has also been a new blog written and it has also been posted to KW Commercial's Google+ Site. Staff has included some of those materials in your packet for your review.

Staff will continue to work closely with Chris and KW Commercial to diligently market this exciting piece of property.

Aside from the aforementioned marketing efforts, Staff has met with a local builder who is interested in the property. It is anticipated that in the coming weeks, this builder will provide concept plans showing urban townhomes on all or a portion of this site. The Board will be informed if and when these discussions progress.

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

An Active Premium Listing

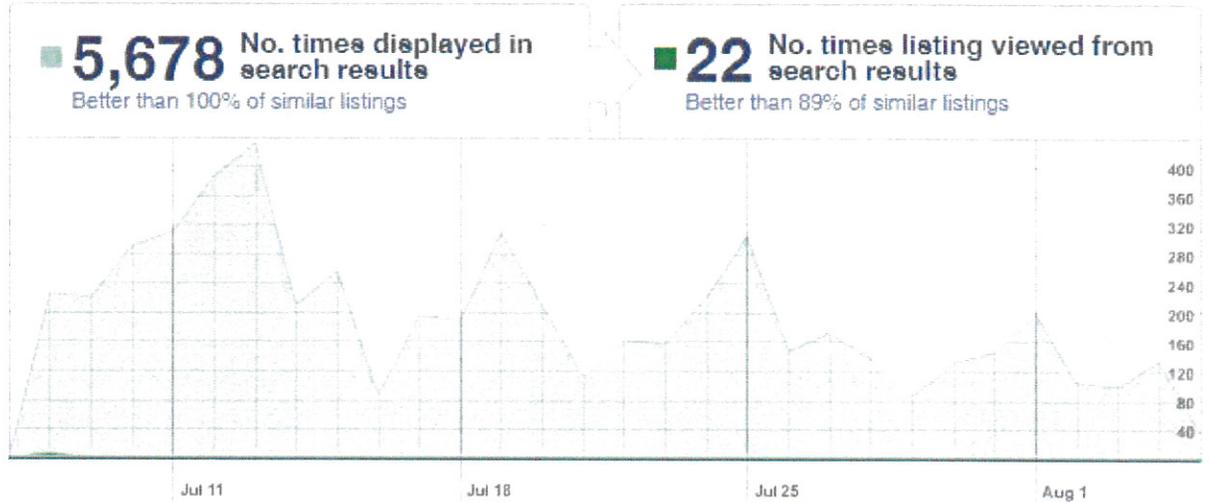
Listing Activity Report for Anoka South Central District Redevelopment Site

Viewed from Search Results in the last 30 days

[Print Report](#)

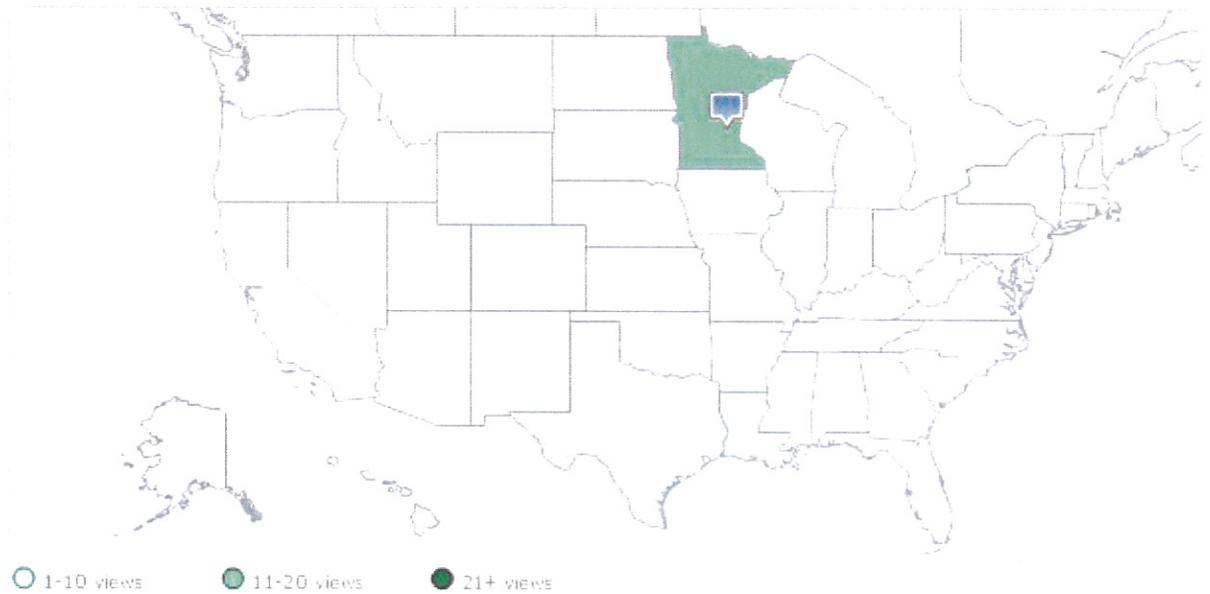
Exposure Scores

Exposure scores count visits to your listing from different paths. The chart allows you to understand how your listing performs over time.



Visitor Map

The visitor map displays where your listing is being viewed from and how many times it's been viewed from a location.



Visitor Details

The visitor details summarize whether your listing was viewed by brokers or principals that reside outside or inside of the county your listing is located in.



Outside of listing's county
■ **23%** ■ **0%**

Owners/Investors/ Principals Brokers/Agents

Inside of listing's county
■ **0%** ■ **0%**

Owners/Investors/ Principals Brokers/Agents

Unknown/Other
■ **77%**

Role	City	State	Country	Date Viewed
Unknown	COON RAPIDS	MN	US	Thu 08/04/2016
Owner/Investor	MINNETONKA	MN	US	Thu 08/04/2016
Owner/Investor	MANHATTAN	NY	US	Wed 08/03/2016
Unknown	SAINT PAUL	MN	US	Mon 08/01/2016
Unknown	MINNEAPOLIS	MN	US	Mon 08/01/2016
Unknown	OAKDALE	MN	US	Sun 07/31/2016
Unknown	OAKDALE	MN	US	Sun 07/31/2016
Owner/Investor	DALTON	MN	US	Thu 07/28/2016
Unknown	MINNEAPOLIS	MN	US	Tue 07/26/2016
Unknown	MINNEAPOLIS	MN	US	Tue 07/26/2016
Owner/Investor	LAKESHORE	LA	US	Mon 07/25/2016
Unknown	CEDAR	MN	US	Sat 07/23/2016
Unknown	COON RAPIDS	MN	US	Sat 07/23/2016
Unknown	DENVER	CO	US	Mon 07/18/2016
Unknown	HOFFMAN ESTATES	IL	US	Thu 07/14/2016
Unknown	CHASKA	MN	US	Tue 07/12/2016
Unknown	COON RAPIDS	MN	US	Tue 07/12/2016
Developer	DALLAS	TX	US	Sun 07/10/2016
Unknown	COON RAPIDS	MN	US	Fri 07/08/2016
Unknown	COON RAPIDS	MN	US	Fri 07/08/2016

1 - 20 of 22 Records

12 Next ▶

CHRIS FRITCH CCIM COMMERCIAL REAL ESTATE AGENT

Chris Fritch, CCIM Commercial Agent in Minnesota

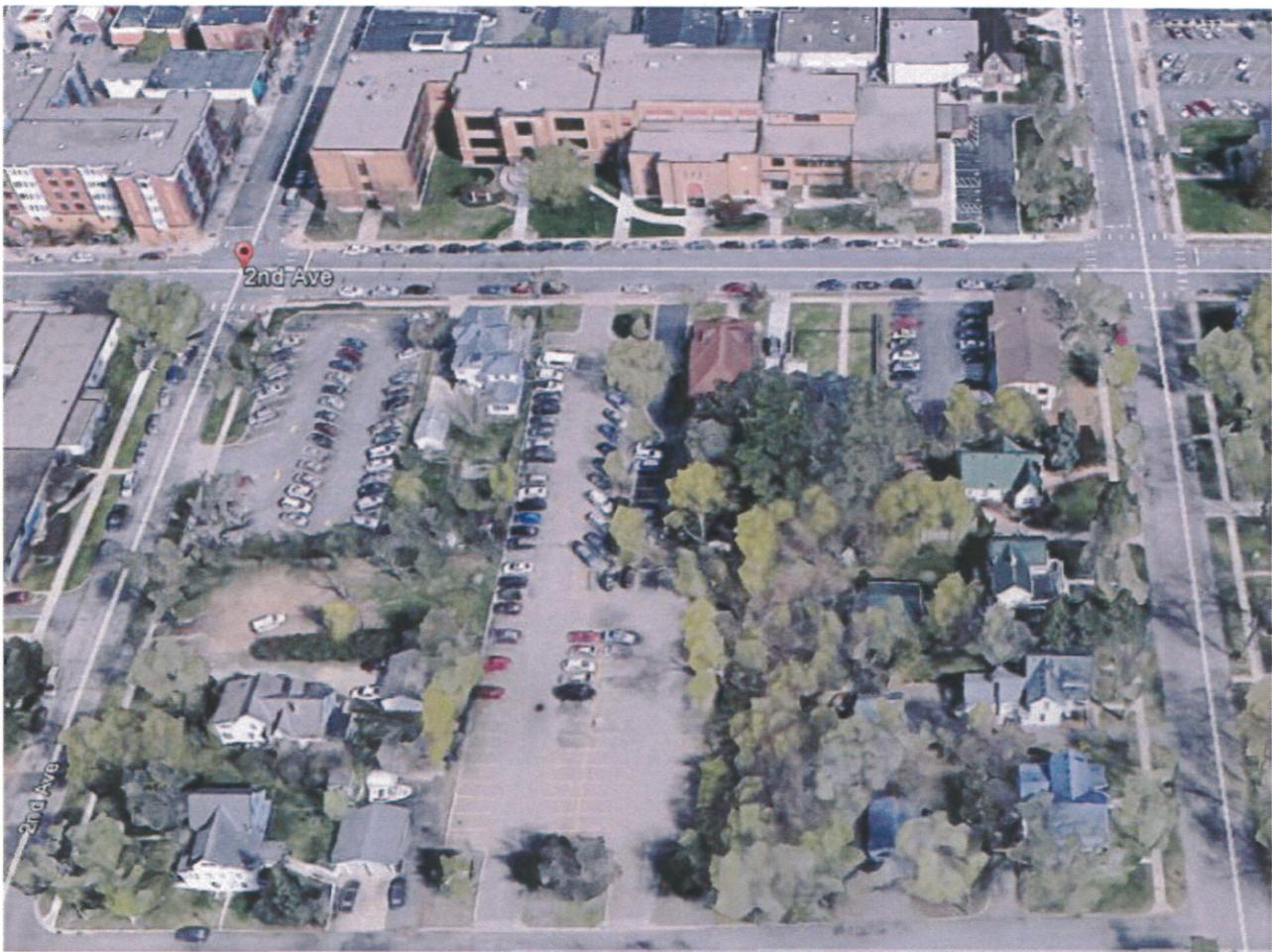
ANOKA REDEVELOPMENT SITE

Posted on August 2, 2016 by chrisfritch under advertising, Anoka, beauty, buy local, ccim, Chris Fritch, Commercial, Commercial Real Estate Agents in Minnesota, community, condo living, downtown Anoka, for sale, Halloween, Land, land redevelopment, Local business, main St, Real Estate, Redevelopment, residential real estate, retail, small business

THE CITY OF ANOKA IS PROUD TO OFFER AN OPPORTUNITY FOR
redevelopment at this 2.4 acre site!

Follow

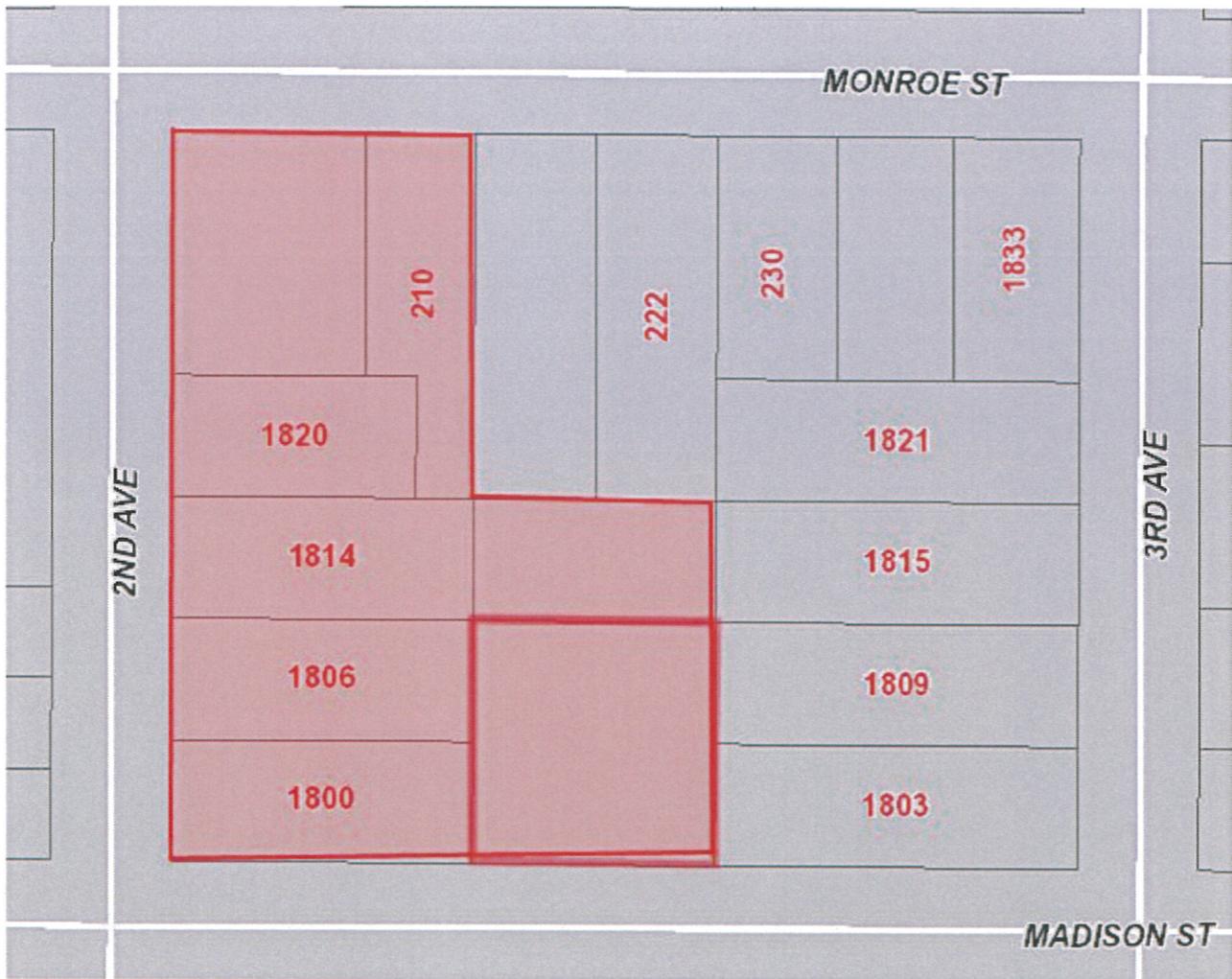
With nearly 2.4 acres available, this redevelopment site will be perfect for retail, residential, commercial development for new housing. Ideally the city would appreciate street level retail with residential housing or condos above the retail space, or mixed commercial use. The City is open to negotiating an offer on this prime real estate.



2.4 acre redevelopment site in Anoka MN

Follow

Some of the previous uses include a parking lot across from the old Anoka High School that converted to Sandburg Middle School, which is now used as the Anoka Hennepin Sandburg Education Center where 60 to 80 district staff members have made it their new home. The school's media center was converted to the school board's new meeting room and the gyms are opened up for community to use.



Lots included in the Anoka Redevelopment site

Two rivers, the Rum and the Mississippi, played an integral part in Anoka's settlement. Father Lewis Hennepin first visited this area in 1680 and settlers came to stay in 1844. Prior to the 1800's, the area surrounding Anoka was claimed by the Dakota, but later the Ojibwa pushed the Dakota westward across the Mississippi. The territory of Anoka then became a neutral ground between the two tribes. The name Anoka was derived from two Indian words, the Dakota word A-NO-KA-TAN-HAN meaning on both sides of the river, and the Ojibwa word ON-O-KAY, meaning working waters.

The first settler in the Anoka area was Joseph Belanger who built a log cabin on the east side of the Rum River near its mouth. Initially, the cabin was used as a trading post with the Indians, but later was used as a temporary home for a number of early settlers.

In the late 1840's, the first logging operations took place in the Anoka area. The logs were floated down the Rum River to the Mississippi River to the sawmill in St. Anthony. In 1853, the first dam was constructed on the Rum River at its present location and in 1854 the first sawmill began operation. Other saw mills, wood working plants, and cooper shops-barrel makers quickly sprang up along the banks of the Rum River using water as their source of power. For the next twenty years milling was an important industry in Anoka.

After the decline of the sawmills in late 1885, a Board of Trade was organized to encourage other industries to move to Anoka. In 1886, a potato starch factory was built on the west side of the Rum River north of the dam. During this time, before the Red River Valley opened, Anoka was the center of potato production. Also operating at this time was the Anoka Shoe Factory which employed 80 people and produced 800 pairs of shoes per day. In 1898, a bill was passed by the state legislature to construct a state

hospital in Anoka. The hospital is now known as the Anoka-Metro Regional Treatment Center.

In 1856, a ferry was established across the Mississippi river, connecting Anoka with the City of Champlin. After 28 years of operation, the ferry was replaced in 1884 by a steel bridge. The bridge had a turntable in the middle, operated by a hand winch that opened up two channels to allow boats to pass up or down the river. Other transportation in that era was a horse-drawn streetcar system and rail service to St. Paul.

It is believed that Anoka was the first city in the United States to put on a Halloween celebration. In early 1920, Anoka merchants and other interested citizens joined together in a move to stop Halloween pranks. The idea was to have a big Halloween party for all the children with free candy and lots of entertainment. In October of 1920, Anoka had its first Halloween celebration. The celebration has been held every year since, with the exception of two years during WWII. Anoka considers itself to be the “Halloween Capital of the World” and now has many events during October including football games, costume contests, block parties, Grey Ghost 5k run, and two parades.

The house at 210 Monroe St. was lifted off its foundation and placed on cribbing — which is described as life-size Lincoln logs. The house was towed to a new lot one block away at 314 Monroe. It was built in the 1880’s.

Anoka Minnesota is a desirable city to live, work, and play! Businesses in Anoka have been well established for several years and welcome any additional residents and companies that would benefit from this amazing community!

Brought to you by Chris Fritch KW Commercial 763-746-3996

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AGENDA ITEM VI. C.

Memo

To: HRA Board Members
From: Darin Berger, Housing Manager
Date: August 8th, 2016
Re: Land Swap and Sale of Property on Fair oak Avenue and First Avenue

Since our last Board meeting, Staff has been working with the parties involved and Registered Abstractors, Inc. to finalize this transaction. Today, Walker Methodist wired the funds to complete the exchange and the HRA no longer owns 2810 Fair oak Ave.

The lease agreement to allow for public parking at 1807 1st Ave was also signed by Beehive Partners, LLC and will go before the City Council August 15th for their approval.

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

AGENDA ITEM VII. A.

Memo

To: HRA Board Members
From: Lori Yager, Finance Director
Date: August 8, 2016
Re: Approve 2017 Levy and budget

Each year, the HRA sets a levy and asks the City Council to approve such levy. State Statute allows the HRA to tax up to .0185 of the previous years' taxable market value. Based on the 2016 market value, the maximum allowable levy is estimated to be \$234,208 for 2017. After discussion with the HRA board at the work session on July 11th, the decision was to levy \$230,000. This is a 4.6% increase over the previous year's levy. The total annual cost to the average residential taxpayer for the HRA is \$30, the increase is \$1. The levy will provide funding for HRA operating expenses as well as provide \$150,000 for housing and redevelopment programs.

In addition to the levy, the HRA may have the opportunity to sell property purchased for redevelopment in both the general and TIF funds. The HRA has budgeted for housing and redevelopment projects in both the general and TIF funds.

The HRA is required to pass two Resolutions, setting the Levy, collectible in 2017 and adopting the 2017 budget.

Action Requested: Approve Resolution 2016-01 adopting the Levy collectible in 2016, and Approve Resolution 2016-02 adopting the 2016 Budget.

HOUSING AND REDEVELOPMENT AUTHORITY, ANOKA, MN

RES. NO. 2016-01

A RESOLUTION ADOPTING A TAX LEVY COLLECTIBLE IN 2017

BE IT RESOLVED by the Board of Commissioners (the “Commissioners”) of the Housing and Redevelopment Authority in and for the City of Anoka, Minnesota (the “Authority”), as follows:

Section 1. Recitals.

- 1.01 The Authority is authorized by Minnesota Statutes Section 469.033 to adopt a levy on all taxable property within its area of operation, which is the City of Anoka, Minnesota (the “City”)
- 1.02 The Authority is authorized to use the amounts collected by the levy for the purposes of Minnesota Statutes 469.001 to 469.047 (the “Levy”),

Section 2. Findings.

- 2.01 The Authority hereby finds that it is necessary and in the best interests of the City and the Authority to adopt the Levy to provide funds necessary to accomplish the goals of the Authority and in furtherance of its housing and redevelopment plans.

Section 3. Adoption of Levy.

- 3.01 The following sums of money are hereby levied for the current year, collectible in 2017, upon the taxable property of the City for the purposes of the Levy described in Section 1.02 above: total levy is **\$230,000**. The maximum levy allowable is .0185% of total tax capacity, which is projected to be approximately \$234,208.

Section 4. Report to City and Filing of Levy.

- 4.01 The Finance Director of the City of Anoka is hereby instructed to transmit a certified copy of this Resolution to the City Council for its consent to Levy.
- 4.02 After the City Council has consented by resolution to the Levy, the Finance Director of the City of Anoka is hereby instructed to transmit a certified copy of this Resolution to the County Auditor of Anoka County, Minnesota

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF ANOKA THIS 8TH DAY OF AUGUST 2016.

ATTEST:

Lori Yager, City Finance Director

Carl Youngquist, Chairperson

**HOUSING AND REDEVELOPMENT AUTHORITY, ANOKA, MN
RESOLUTION**

RES-2016-02

A RESOLUTION ADOPTING THE BUDGET FOR THE YEAR 2017

BE IT RESOLVED by the Board of Commissioners (the “Commissioners”) of the Housing and Redevelopment Authority in and for the City of Anoka, Minnesota (the “Authority”) as follows:

1. The budget for the Housing and Redevelopment Authority for the year 2017 is hereby approved and adopted with appropriations for each of the various activities (which are more fully detailed in the City Manager’s official copy of the 2017 budget) as follows:

General HRA.....	\$ 326,845
Central Business TIF District.....	\$ 382,575
Business Core TIF District	\$ 4,210
South Business TIF District	\$ <u>32,760</u>

TOTAL \$ 746,390

2. Estimated 2017 gross revenues, as more fully detailed in the City Manager’s official copy of the 2017 budget, are hereby found to be equal to or in excess of appropriations as required by the Anoka City Charter.
3. The HRA budget will be including in the official copy of the 2017 budget.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF ANOKA THIS 8th DAY OF AUGUST 2016.

ATTEST:

Darin Berger, Housing Manager

Carl Youngquist, Chair