



ECONOMIC DEVELOPMENT COMMISSION
Thursday, October 13, 2016
City Council Chambers
7:30 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of September 8, 2016 meeting minutes.
4. Old Business
 - A. Action Item: None
5. New Business
 - A. Tax Increment Financing Overview – Lori Yager
 - B. City Owned Development Site(s) Update –Doug Borglund
6. Communications and Reports
 - A. Marketing & Communications
 - Discover Anoka
 - ABLA – August 2016 meeting.
7. Miscellaneous
 - A. Joint Meeting on October 18th at 5:30pm to discuss the River Walk Concept with the EDC, HPC, and Parks
8. Adjournment

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



Memo

To: Economic Development Commission
From: Doug Borglund, Deputy Community Development Director
Date: October 5, 2016
Re: Thursday, October 13, 2016 Agenda

1. **Call to Order.** This meeting will be held in the Council Work Session 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 May 12, 2016 Meeting Minutes.** Staff recommends approval of the May 14, 2016 meeting minutes with your corrections or additions. **(Attachment 1)**
 4. **Old Business**
 - A. Action Item: None
 5. **New Business**
 - A. Tax Increment Financing Overview – Lori Yager
 - B. City Owned Development Site(s) Update – Doug Borglund **(Attachment 2)**
 6. **Communications and Reports**
 - A. **Marketing & Communications.** Staff and Commissioners will provide an update on the following.
 - Discover Anoka Update
 - ABLA– Executive’s Update for August, 2016 **(Attachment 3)**
- Miscellaneous.**
7. Joint Meeting on October 18th at 5:30pm to discuss the River Walk Concept with the EDC, HPC, and Parks
 8. **Adjournment.** Let’s plan to adjourn no later than 9:00 a.m.

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
SEPTEMBER 8, 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 Cotten, Dr. Gene Dvoracek, Tracy Kelly, Gary Fahnhorst, Tom Redmann, and Kelsey Swokowski. EDC members absent were: Jason Peters, Andy Peterson, and Jessica Thunder. Staff present: Deputy Community Development Director Doug Borglund.

Approval of Minutes: MOTION BY COMMISSIONER DVORACEK, SECONDED BY COMMISSIONER SWOKOWSKI, TO APPROVE THE MINUTES OF THE MAY 12, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

Mr. Borglund noted that there was an issue with the audio recorder for the June 9th meeting and therefore there are some highlighted portions stating Commission discussion in areas where the audio was very quiet.

MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER SWOKOWSKI, TO APPROVE THE MINUTES OF THE JUNE 9, 2016 EDC MEETING, AS PRESENTED. MOTION CARRIED.

Chairperson Kelly referenced page five of the minutes and noted that his last name was spelled incorrectly and it should state, "...~~Kelley~~ Kelly..." He noted that on page six, the first paragraph, it should state, "...~~marked~~ verbally explained for marijuana use..."

MOTION BY COMMISSIONER DVORACEK, SECONDED BY COMMISSIONER FAHNHORST, TO APPROVE THE MINUTES OF THE JULY 7, 2016 EDC MEETING, AS AMENDED. MOTION CARRIED.

OLD BUSINESS:

EDA Approve Being a Hole Sponsor for the Celebrate Anoka Day Golf Event: Mr. Borglund stated that historically the EDC has sponsored a hole for the golf event for Celebrate Anoka Day, which will be held the following Monday. He stated that there was some discussion at the last meeting as to whether the EDC would pay for the sponsorship. He confirmed that historically the EDC has sponsored the hole and the funds are donated to the scholarship fund.

Commissioner Dvoracek asked if the Commission members would like to each donate a small amount in the future so that the EDC could sponsor the hole without using City funds.

Commissioner Fahnhorst stated that he has been on the Commission for 30 years and the EDC has always sponsored a hole at the event. He stated that as the event is the next week the City should fund the sponsorship as has been done in the past and then the Commission can have a thorough discussion before the event next year to determine if the EDC members should contribute the funds.

Mr. Borglund confirmed that the EDC budget has available funds for the expense.

Commissioner Redmann stated that all Boards and Commissions are composed of volunteers and do provide a contribution to the City, therefore the EDC funds should be used to fund the sponsorship.

MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER REDMANN, TO APPROVE THE EDA BEING A HOLE SPONSOR FOR THE CELEBRATE ANOKA DAY GOLF EVENT. MOTION CARRIED.

NEW BUSINESS:

City Owned Development Site(s) Update: Mr. Borglund stated that there is interest in a number of the City owned development sites and provided an update. He stated that there is a signed letter of intent and a purchase agreement is being developed for the site near North Street that would like to build a wellness center, noting that would be a good fit for the site that transitions from the commercial development in Coon Rapids into the residential development in Anoka. He noted that on a nearby site near 11th Street that the City owns there is a signed letter of intent and development of a purchase agreement for a builder that would like to construct to 30 to 32 one level townhomes. He advised that Lennar has submit a letter of intent for the sites on the golf course to develop townhomes.

Chairperson Kelly asked if there was interest in these sites prior to the development of the brochure or whether the interest was brought from the development brochure that was created.

Mr. Borglund replied that the interest was brought about by the development brochure that was created. He stated that Lennar is also interested in the site on Monroe and 2nd, which is an HRA held site.

Commissioner Dvoracek referenced the Highland area and asked if there is still the same number of police calls in that area.

Mr. Borglund stated that he was not sure of the level of police calls in that area. He provided examples of the kind of services that would be involved in the wellness center.

Chairperson Kelly asked if the City is contacting the developers or whether the developers are contacting the City.

Mr. Borglund stated that the brokers have been doing a great job and noted that he also has past experience with some of the contacts. He explained that the City has three different broker companies working for them to bring in interest and noted that he receives updates almost daily.

Commissioner Dvoracek stated that the City of Anoka is in a unique position as they are a developed city with a downtown and therefore the development is often redevelopment or development of open parcels within a developed area. He stated that the City also has a reputation of being proactive and cooperative with development.

Commissioner Redmann noted that Lennar is a national builder and stated that bigger is not always better. He asked if there is a vetting process to ensure that they are building quality product.

Mr. Borglund confirmed that staff has visited some of their sites to view the products. He noted that this would be an urban row house design, which is a new product for them. He stated that Lennar is architecturally developing the product design now and noted that the developers are willing to cooperate with the City to ensure a product that works for all parties.

Home Occupation/Accessory Structure: Mr. Borglund reported that the City Council approved the amendment for the Home Occupation/Accessory Structure Ordinance that the Commission discussed at a previous meeting.

Drug Paraphernalia Ordinance Update: Mr. Borglund reported that the Drug Paraphernalia Ordinance and stated that the business affected by the ordinance have been alerted. He stated that the police department has been in contact with the businesses and noted that there is a deadline for the products to be removed from their businesses.

Commissioner Dvoracek asked if the affected businesses have been cooperative.

Mr. Borglund replied that two of the three affected businesses are going to cooperate and he was unsure of the opinion of the third business. He stated that this ordinance is part of the effort to address the issues that have been occurring in the downtown area.

Chairperson Kelly stated that at Tuesday's Council meeting, during the open forum, four well known business owners spoke to the Council about the harm this type of activity is doing to their business. He stated that the EDC needs to be aware of what the business owners are telling the City Council and recommended that the EDC members watch that portion of the meeting.

Commissioner Dvoracek stated that type of activity is regulated by the police department and therefore the concerns would be handled by that department.

Chairperson Kelly stated that in his opinion the EDC should also be aware of the comments of the business owners.

Commissioner Fahnhorst agreed that the Commission should be aware of these issues as that will have an impact on development and marketing of parcels.

Commissioner Swokowski stated that the issue of homelessness has grown immensely, noting that in Anoka County there are over 900 homeless youth. She stated that while the police regulate that activity, there needs to be a solution on a larger scale.

Chairperson Kelly stated that Mayor Rice asked the community at large for input on how to improve this issue, as everyone will need to work together to ensure the community continues to grow and thrive.

Commissioner Fahnhorst stated that 20 years ago cruising was a huge issue in the community and that eventually was resolved.

Chairperson Kelly stated that one of the business owners made that comment, that 20 years ago cruising was a problem and a solution was found for that problem.

Commissioner Redmann stated that homelessness is a big problem not only in Anoka but in society. He stated that the community needs to determine what can be done to address the problem on a large scale.

Commissioner Dvoracek stated that there is an attempt in the community as he is aware that the County, School District and churches are attempting to find a solution to this problem.

Celebrate Anoka Day 2016 Update: Mr. Borglund stated that the following Monday will be Celebrate Anoka Day and will feature the golf tournament sponsored by the EDC. He stated that there were about 50 people registered for the golf tournament when he checked the previous week and noted that the deadline to sign up for golfers and businesses is Friday. He noted that people can still register on the Greenhaven website.

Commissioner Dvoracek stated that historically that is a low number. He noted that there have been up to 120 golfers but noted that a range of 72 to 80 is ideal. He asked if there were any events competing with this event.

Mr. Borglund stated that there is a lot of competition and fundraisers that go on and therefore small businesses must pick and choose what they participate in. He stated that following the event there will be discussion on whether to continue or change the event in the future.

October EDC Cablecast Meeting: Mr. Borglund stated that historically the EDC has had one cablecast meeting per year, which will be the October meeting. He stated that tax increment funding will be discussed and asked for input on other topics that will be discussed. He confirmed that an update on development would also be a good fit for the meeting agenda. He advised that the Finance Director will provide a presentation on tax

increment financing and noted that he can provide a presentation on development updates and opportunities.

Commissioner Redmann stated that perhaps the Finance Director can mention other tools that attract business development as well. He stated that perhaps there can be a broad overview as well of how economic development improves the quality of life in the community.

Commissioner Fahnhorst stated that perhaps Mr. Borglund can confirm the Commissioners that will attend the meeting as well to ensure that a full Board will be present at the cablecast meeting. He noted that although the Board is at full membership at this time, the cablecast can be used to increase interest in residents to join the Commission, as some of the Commission will be aging out in the future.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: No report.
- ABLA – August 2016 Meeting: Mr. Borglund stated that ABLA has a lot of interest and participation in the Halloween stamp release.

Commissioner Swokowski asked when the event is scheduled to take place.

Chairperson Kelly noted that the event will take place on Thursday, September 29th at 11:00 a.m. at City Hall.

Mr. Borglund stated that he will gather some information on the event to send out to the Commission.

MISCELLANEOUS:

Joint Meeting on October 18th at 5:30 p.m. to discuss the River Walk Concept with the EDC, HPC, and Parks: Mr. Borglund advised of the upcoming joint meeting to discuss the River Walk Concept on October 18th.

Other: Mr. Borglund noted that the City did sell 205/207 Fremont for \$220,000 and advised that after closing costs the City gained \$208,000.

Chairperson Kelly stated that he noticed a sign in Champlin for an open house tonight regarding the development along the river. He noted that he is unable to attend but encouraged other Commissioners to attend if available.

Commissioner Fahnhorst noted that they have lost power twice in one month and asked if there is a reason for that.

Mr. Borglund stated that he would check into it but believed that perhaps it was an old transformer that may be replaced. He noted that he would follow up.

November Agenda: It was noted that the wrap up discussion for Celebrate Anoka Day could be discussed. It was also determined that perhaps an update could be given on the liquor store and possible Sunday sales.

Chairperson Kelly stated that he would like an update on the Drug Paraphernalia Ordinance as that will have been in effect for two months by the time of the November meeting.

Commissioner Cotten stated that he would like more information on the liquor store expansion. He explained that the building does not pay property taxes and that should be taken into account in the profit the City makes. He was not sure of a good reason for the City to be in the liquor business. He was also curious to the benefits the employees of the liquor store receive compared to other liquor stores.

Mr. Borglund stated that he would try to get an update on the liquor store to provide to the Commission.

Commissioner Cotten noted that the prices at the City owned liquor store are already higher than other liquor stores and then there is an additional 10 percent tax added.

Commissioner Fahnhorst agreed that would be a good topic for discussion in the future.

Commissioner Redmann agreed that it would be helpful to see a profit/loss of the liquor store as a regular liquor store would pay taxes.

Chairperson Kelly stated that is a big topic for discussion and did not want to rush it in order to get it on the November agenda, noting that the topic could be delayed to provide staff with sufficient time to prepare for the discussion. He agreed that it is a good idea to scrutinize any City owned business annually or from time to time.

Commissioner Dvoracek asked how many other cities own liquor stores.

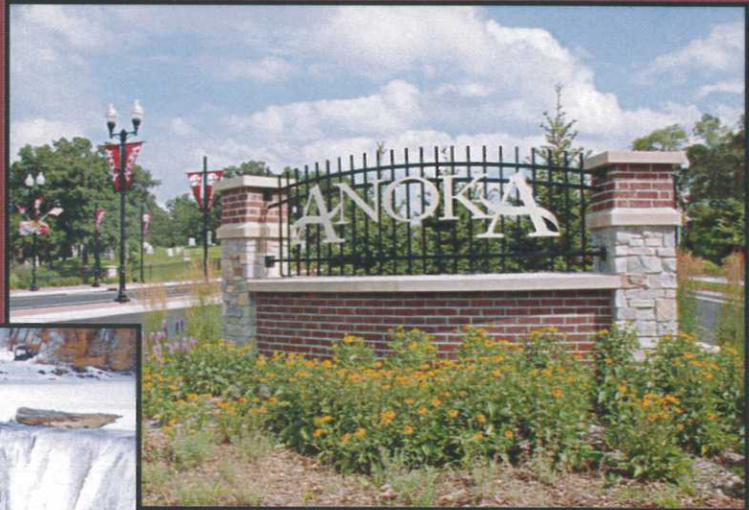
Mr. Borglund replied that many municipalities own liquor stores. He noted that perhaps the Finance Director could provide some information on the liquor store at the November meeting.

Adjournment: The meeting was adjourned upon a motion by Commissioner Cotten, a second by Commissioner Redmann, and a unanimous vote of those present at 8:46 a.m.

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

ANOKA
REAL. CLASSIC.

**CITY OF ANOKA
DEVELOPMENT OPPORTUNITIES**



Gateway Entrance on West Main St.



Rum River Dam



Main Street—Downtown

DOUG BORGLUND
763-576-2723
DBORGLUND@CI.ANOKA.MN.US
WWW.CI.ANOKA.MN.US

LAST REVISION DATE
May 17, 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 - Doug Borglund, 763-576-2723

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 town-homes

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

City Contact - Doug Borglund, 763-576-2723

Broker Contact - CBRE

Richard Palmiter 952-924-4603

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



PID -

[06-31-24-22-0009](#)

Zoning -

Transit Oriented Development

Size (Acres) -

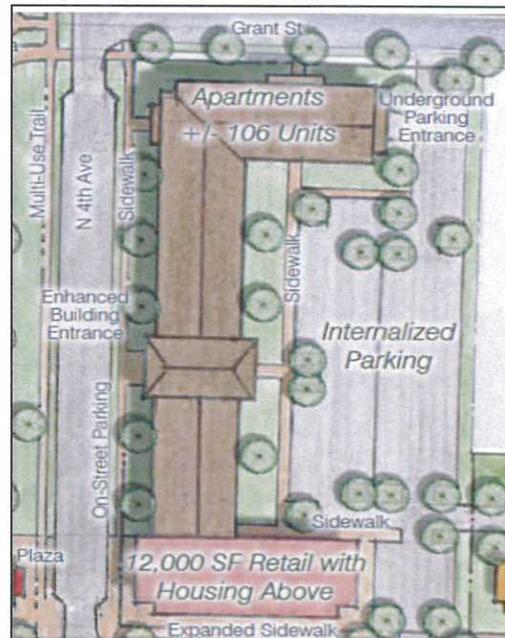
3.09

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



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

Broker Contact - CBRE

Richard Palmiter 952-924-4603



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 - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

Broker Contact - CBRE

Richard Palmiter 952-924-4603



PID -

[06-31-24-23-0103](#)

[06-31-24-23-0104](#)

[06-31-24-23-0105](#)

Zoning -

Transit Oriented Development

Size (Acres) -

1.07

Other Site Characteristics -

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



Current Owner - City of Anoka

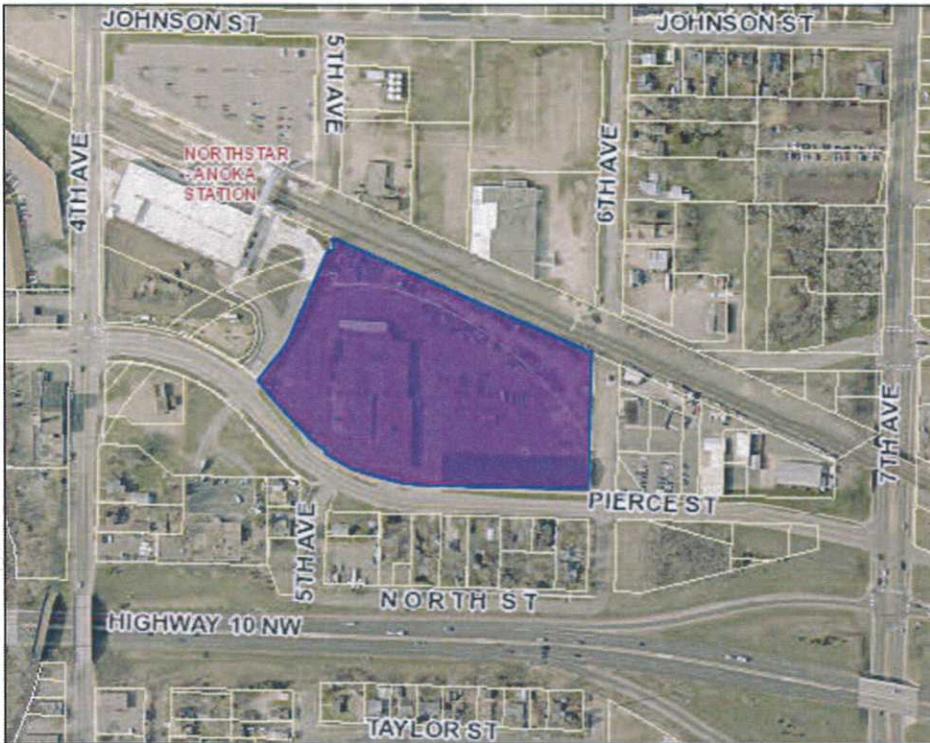
City Contact - Doug Borglund, 763-576-2723

Broker Contact - CBRE

Richard Palmiter 952-924-4603

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



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 - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

Broker Contact - CBRE

Richard Palmiter 952-924-4603

Site 7 Pierce Street and 7th Avenue



PID -

[06-31-24-24-0072](#)

Zoning -

Transit Oriented Development

Size (Acres) -

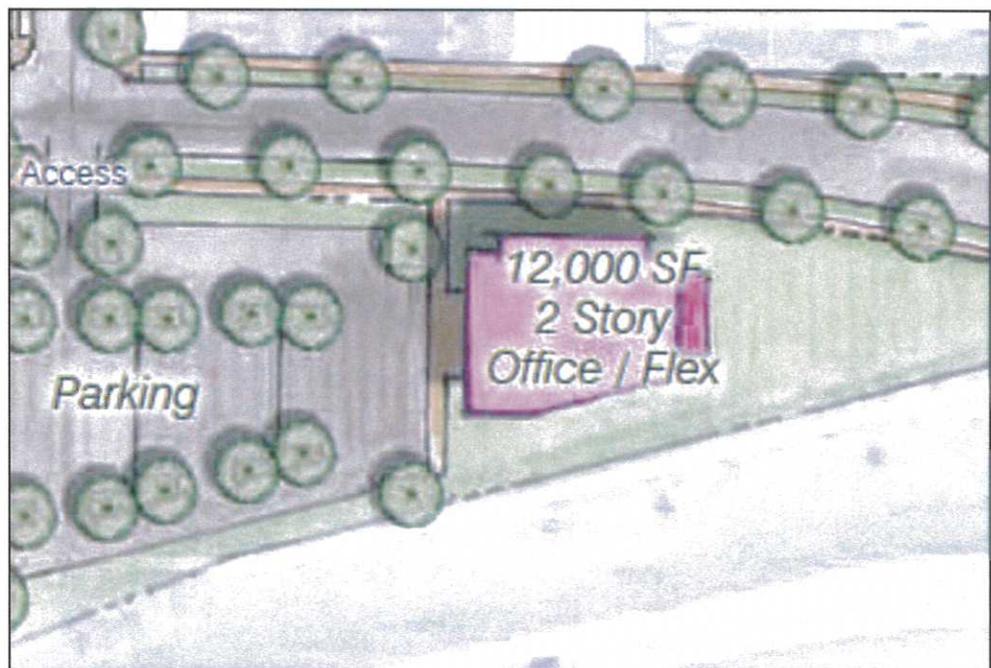
0.75

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 - Doug Borglund, 763-576-2723

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 - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

Broker Contact - CBRE

Richard Palmiter 952-924-4603



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

City Contact - Doug Borglund, 763-576-2723

Broker Contact - Premier

Rod Lee & Myles Borstad, 763-862-2005

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



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

City Contact - Doug Borglund, 763-576-2723

Asking Price - Negotiable

Broker Contact - Premier

Appraiser's Opinion of Value - \$

Rod Lee & Myles Borstad, 763-862-2005



Site 11
XXXX Bunker Lake Blvd



PID -

[35-32-25-12-0013](#)

[35-32-25-11-0021](#)

Zoning -

M-3 Light Industrial/Commercial
Overlay

Size (Acres) -

5.41

Desired Land Use -

Industrial

Other Site Characteristics -

- Visibility on Bunker Lake Blvd
- Adjacent to Anoka Enterprise Park
- Right-in Right-out access onto Bunker Lake Blvd

Current Owner - City of Anoka/Anoka HRA

City Contact - Darin Berger, 763-576-2724

Broker Contact - Premier

Rod Lee & Myles Borstad, 763-862-2005

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



Site 12
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](#)

[07-31-24-22-0087](#)

[07-31-24-22-0088](#)

[07-31-24-22-0105](#)

[07-31-24-22-0106](#)

Zoning -

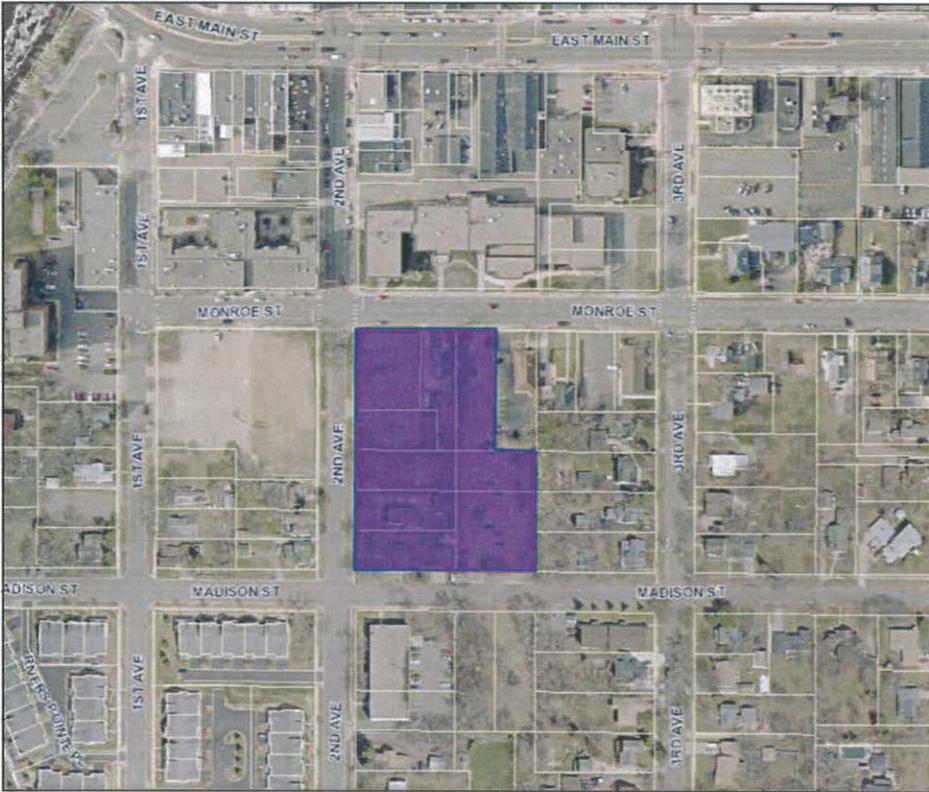
B-4 Limited Business/ R-1 Single Family

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 - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

Broker Contact - None



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) -

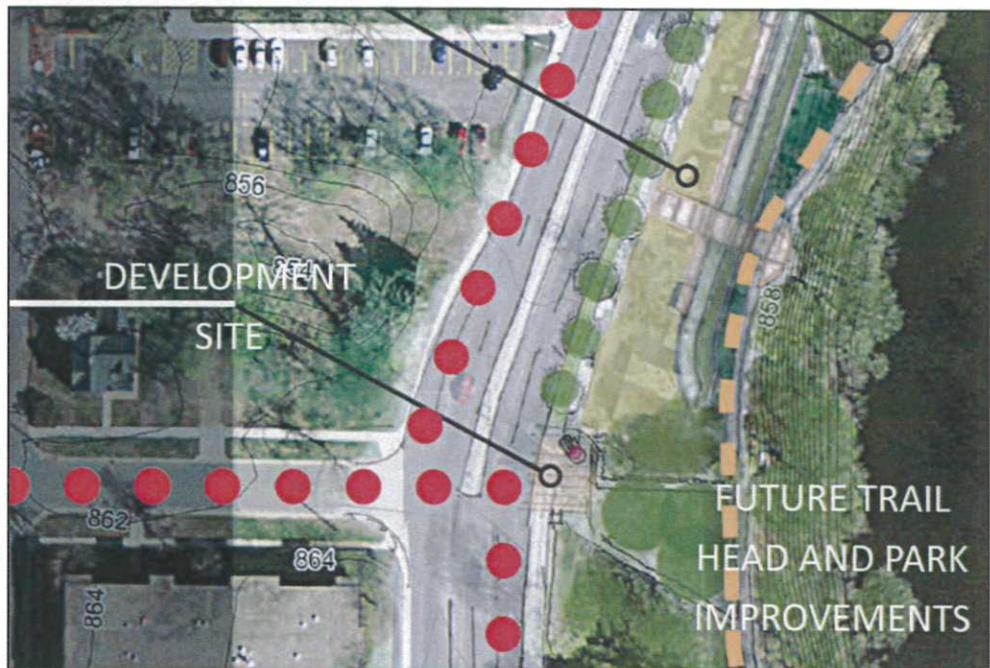
0.71

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



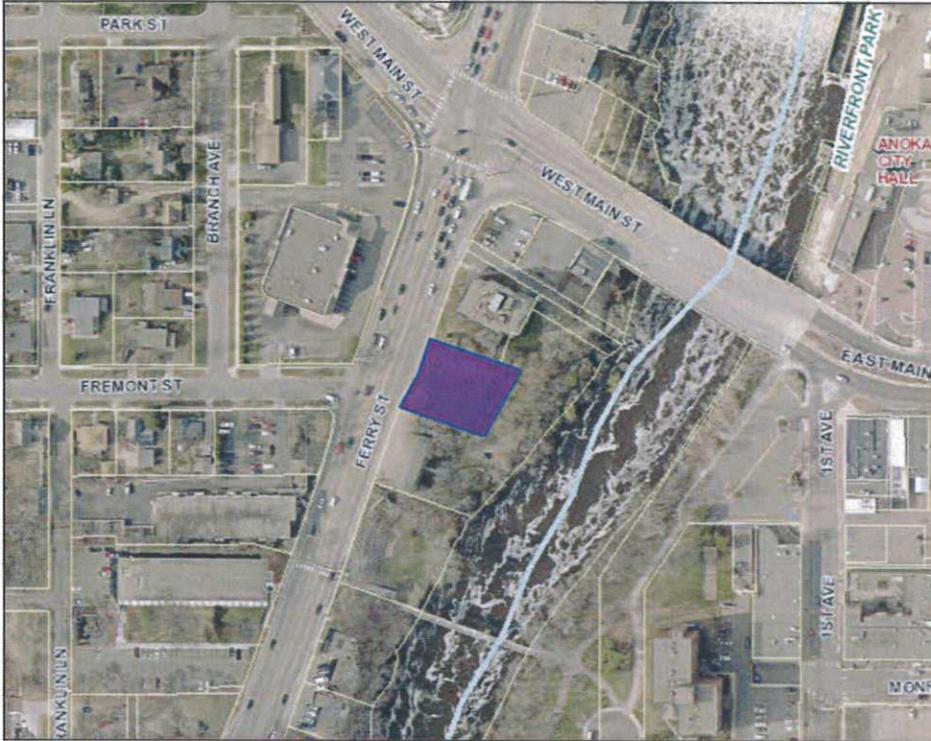
Current Owner - City of Anoka HRA

Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None



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 - Doug Borglund, 763-576-2723

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 - Doug Borglund, 763-576-2723

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



Current Owner - City of Anoka

City Contact - Doug Borglund, 763-576-2723

Broker Contact - Premier

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



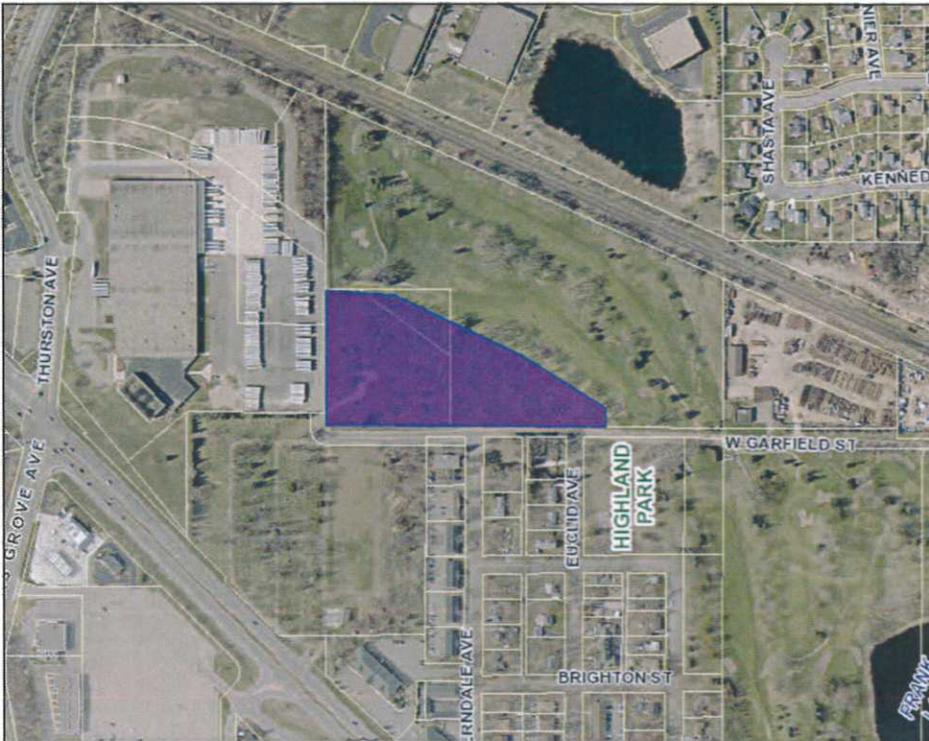
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -

[36-32-25-33-0014](#)

Zoning -

R-F Rural Farm/

R-1 Single Family Residential

Size (Acres) -

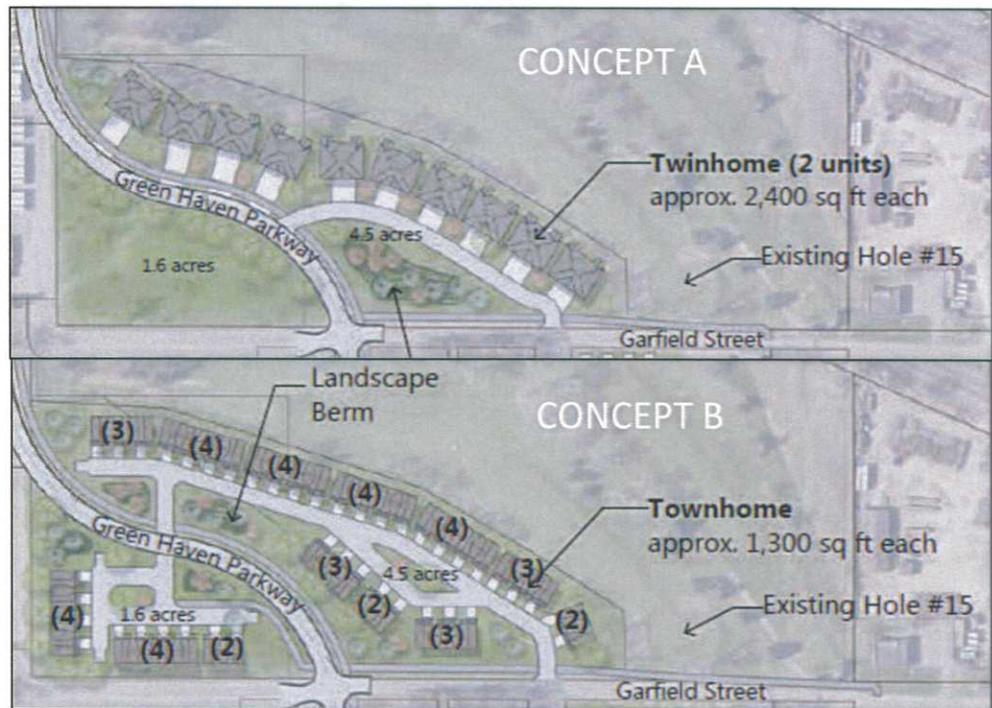
Approx. 6.1

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 - Doug Borglund, 763-576-2723

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 - Doug Borglund, 763-576-2723

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](#)

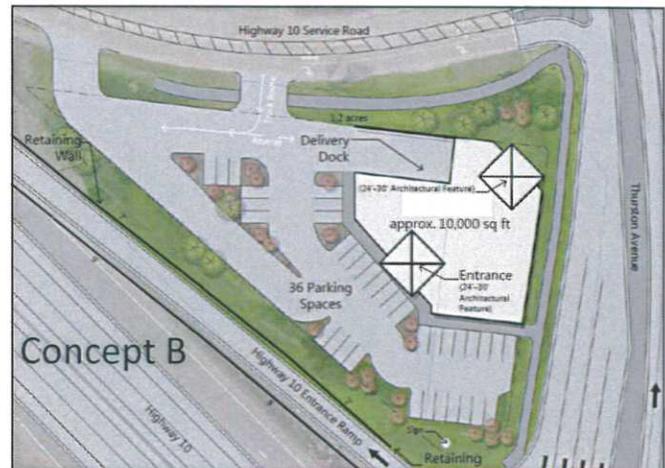
Zoning -
 M-2 General Industrial

Size (Acres) -
 1.78

Desired Land Use -
 Commercial/Office

Other Site Characteristics -

- Highway 10 visibility



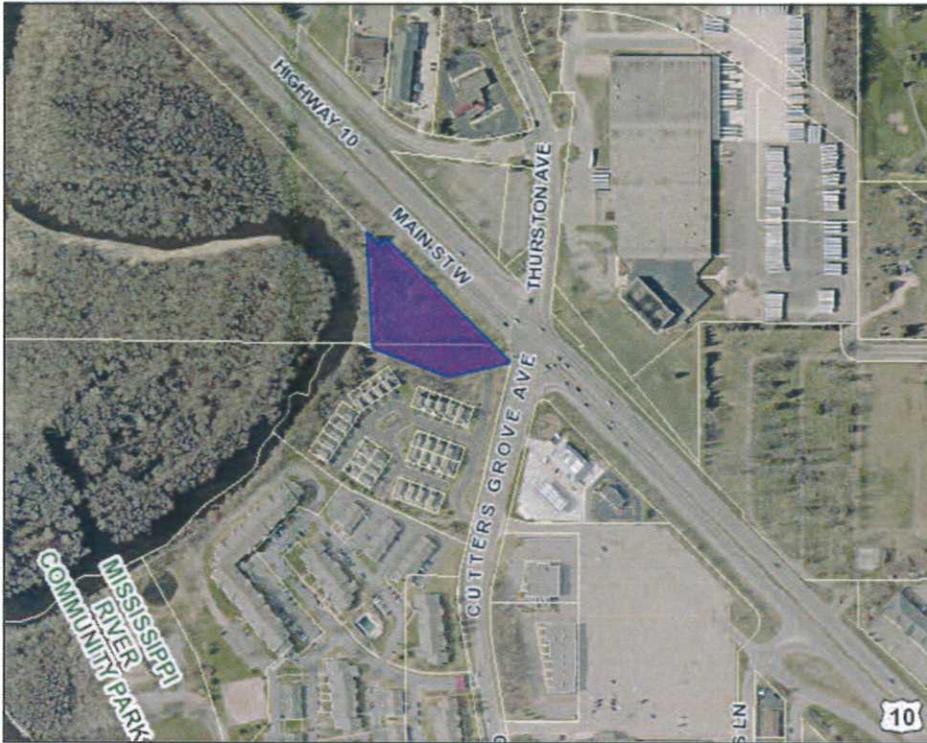
Current Owner - City of Anoka

City Contact - Doug Borglund, 763-576-2723

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 - Doug Borglund, 763-576-2723

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



Scattered Sites

Site Characteristics -

- The City of Anoka owns other properties in various locations across the city that could be marketed 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

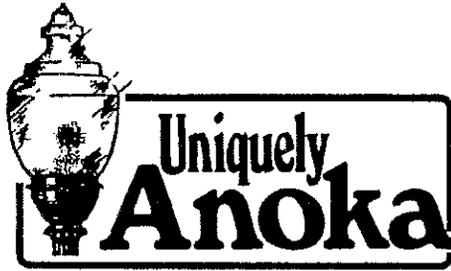
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Doug Borglund, 763-576-2723

Appraiser's Opinion of Value - \$

***Broker Contact** - None



**Anoka Business & Landowners Association
Meeting Minutes
September 6, 2016**

Present: Peter Beberg, Mike Cofrin, Steve Jenson, Dick Mussell, Jim Neilson, Dan Pinewski.
Absent: Laura Johnson, Kathy Kujawa, Tiffany Talbot.

Guests: Doug Borglund, Jeff Weaver, Paul Schley, Randy Schuster, Mark Anderson.

The regular ABLA Board meeting was called to order by President Peter Beberg.

The Meeting Minutes from the August 2, 2016 Board of Directors meeting were discussed. Steve Jenson made a motion to accept the minutes as presented. Dan Pinewski seconded the motion. All ayes.

New Business:

Business Uses or Non-Uses in the CBD Directive to City Council-Peter Beberg stated that the association was asked to discuss this issue. Doug Borglund stated that the question comes from the drug paraphernalia ordinance. The city is looking to see if there are any other types of business that should be discussed as they are trying to get ahead of the curve. Discussion was held. Jeff Weaver stated that lots of issues are occurring on 2nd Avenue and Jackson Street with the head shops and the tobacco shops. Peter Turok asked the Board if they felt there were types of businesses in the historic downtown area that they felt shouldn't be allowed. Discussion was held. Pete Beberg asked if a liquor store downtown would be something that should not be allowed. Jeff Weaver stated that the liquor stores in Anoka were city owned and that there is no proposal for any more locations to be added. Steve Jenson stated that with all the new and increasing population downtown, we don't want to stop too much. Dick Mussell discussed medical marijuana and felt they should be added to the list. Jeff Weaver asked if tobacco shops in the downtown area should also be something not allowed. Peter Beberg stated that he thought the Board would support those two. Peter Turok asked what the next steps of the city would be. Doug Borglund stated that city staff would bring this to the planning commission and then to city council. Peter Turok asked city staff to keep ABLA updated on this issue.

Halloween Stamp Event Update-Peter Turok stated that the committee continues to work on this event set for Thursday, September 29th. Final details are coming together. He stated that the banner that the association is having done is all set. He urged the Board to attend the event. A wrap up on the event will be given at the next Board meeting.

Gray Ghost Run Committee Update-Peter Turok stated that the Gray Ghost Run Committee has begun to meet and plan the event set for October 29th. He stated the group would be looking

at the shirt bids at their next meeting. He asked any Board members that were able to help at the event to let him know.

Update on downtown Police Presence -Peter Beberg introduced Officer Paul Schley from the Anoka Police Department and asked him to update the Board on the downtown area. Officer Schley is the downtown business liaison officer, a position that started 8 months ago. Officer Schley stated that the homeless issue was not getting worse but better. He discussed the new ordinance on drug paraphernalia that goes into effect on September 12th. Discussion was held. Steve Jenson asked if texting officers was something that would be allowed. Officer Schley stated that he has that capability and people can text him when they are having any issues. He then updated the Board on his day to day patrolling of the downtown area, parks, ramps and foot patrol. He then discussed the current cameras in the downtown area. He passed out photos showing the current coverage. He stated that there are pockets of areas that are not covered by the current cameras. He then showed a proposal for future cameras from the city and also possible cameras that would be put on private buildings. Mark Anderson stated that the 10 new cameras proposed by the city would cost up to \$40,000. He stated that the city is interested in connecting to some private property owners buildings, use their internet and a 110 power source that would give them the coverage they would like to see. He asked if it would be possible for the city to partner with private property owners to cover the blind spots that the city cameras can't hit. Discussion was held. Steve Jenson stated he was all for it. Jeff Weaver also stated he would allow those cameras on his buildings as well. Discussion was held. Mr. Anderson stated that this was the first opportunity for this proposal to be discussed. He will continue to work on this and get proposals set and report back to the Board.

Other Business-

Development News-Doug Borglund from the City of Anoka updated the Board on happenings in Anoka.

Mr. Borglund stated that the city is working on a purchase agreement on 2 acres on North Ferry Street.

He stated that the city is working with a developer for a residential product on 11th Avenue.

Mr. Borglund stated that the city has received a letter of interest for 2 residential sites near Greenhaven.

Finally, Mr. Borglund stated that there has been no activity on the Anoka Shopping Center town home project.

Other Business-

Peter Turok updated the Board on the ABLA Social Media offerings. He stated that the sites are up on Facebook, LinkedIn and Twitter.

With no further business, the meeting was adjourned on a motion by Dick Mussell and seconded by Jim Neilson. All ayes.

Respectfully submitted,

Peter Turok
Executive Secretary
Anoka Business & Landowners Association

Executive's Update

It's October and that means Halloween in Anoka. Well for us it means the Gray Ghost Run. See you on the 4th!

City/Private Property Owners Camera Discussion-The discussion on this topics continues. Mark Anderson from the city is working with city staff to put together the parameters of what that agreement will look like. I'll update.

Halloween Stamp Event Wrap Up-The event will be wrapped up by the time we meet. *A reminder if you get this before Septembers 29, the event kicks off at 11 am at the City Hall River Plaza.* I'll update.

Gray Ghost Run Committee Update-The group continues to meet. Race registrations are coming in. We'll talk about volunteer needs for the event set for October 29th. I'll update.

Development News-Doug Borglund 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.