ECONOMIC DEVELOPMENT COMMISSION
ANNUAL REPORT-2012

Introduction

The 2012 goals focused upon development of the Historic Rum River District and the Homestead at Anoka, property acquisition and TIF district in the Commuter Rail Transit Village, development of a grocery store and completion of a Fiscal Impact Study and Financial Management Plan.

There is about 4.8 million square feet of industrial space in the city. The vacancy rate for all industrial space dropped from 5.1% in 2011 to 1.4% in 2012 primarily due to the re-occupancy of the former Pioneer Packaging buildings by new owners Allina and RMS Surgical Inc. as well as reuse of the E. Street Makers building. The Anoka Enterprise Park vacancy dropped from 8.5% to 3.3% in 2012 for the same reason. The largest vacancy remaining is the HOM building.

The overall vacancy rate in the historic core area of the Central Business District decreased from 17.7% in 2011 to 15.7% in 2012. Much of that is due to the high second floor vacancy. The vacancy rate for main floor space declined from 6.1% to 3.5% during this same period. Several businesses moved within the district to the old Post Office building at 300 East Main Street. New businesses within the district include Boutique Des Saisons, CoCoRies, Concita Bodyworkz, Fine Living, Genesis Winemaking, Kyle's Kollectibles, Les Junc, MaGillyCuddy's Irish Pub, The Thrift Cellar, Twin Cities Fashion and Creative Souls.

The vacancy rate for other adjacent retail properties dropped from 9.5% to 4.9% and the rate for adjacent office space was 4.7%, slightly lower than 2011. Vacancy of government buildings remained very low at 0.4% with the full reuse of Sandburg School. The overall vacancy rate for the larger Central Business District decreased from 6.5% in 2011 to 5.7% in 2012. Second floor areas in the Historic Core continue to run vacancy rates of over 40%. At noted last year, this un-renovated space has been vacant since the 1960's. However, recent renovations at the northeast corners of Jackson Street and Main Street have shown that this space can be used for offices. The former is still vacancy but ready for occupancy and the latter is fully occupied.

Throughout the entire city there were 75 new businesses identified in 2012. Many of these are home occupations and some are refills of space vacated during the year. (See **Attachment 1**)

The demand for housing continued to be soft in 2012. The Rottlund senior condominium is fully sold and occupied. Since Rottlund is out of business the City is marketing parcels #1, #2 and #4 for development.

The Volunteers of America completed construction of their 59 unit assisted living apartment with occupancy beginning around December 1. The 120-bed skilled nursing facility will open early in 2013.

During 2012 the Economic Development Commission held 12 regular meetings. Several subcommittee meetings for Anoka Development Day (August 9) and Celebrate Anoka Day (September 10) were held. The meetings of February 9 and July 12 were cablecast from the City

Council Chambers and included the annual meeting and review of City Council goals for 2012-13. All other meetings were held in the Council Conference Room in City Hall. Several presentations were made to the City Council during the year including the proclamation of Business Day (August 20) , presentation of the Stout Scholarship and quarterly report (October 17) and the Annual Report (December 17).

There was no change in the membership of the Economic Development Commission in 2012. Please see attached the historical list of members (**Attachment 2**) and Chairpersons (**Attachment 3**).

The major accomplishments for 2012:

After reviewing last year, the following could be considered accomplishments for 2012.

1. Developed phase one of The Homestead At Anoka project in the Anoka Station area.
2. Approved plans, sold Castle Field and began development of HealthPartners Clinic.
3. Approved Memo of Understanding, tax abatement and bonding for rms Surgical project.
4. Approved plans, sale and agreement for Caribou Coffee development.
5. Acquired the Wells Fargo Bank Drive-Thru facility in the Historic Rum River District.
6. Acquired the Carpenters Hall in the South Ferry Street District.
7. Established Greens of Anoka TIF District around Municipal Golf Course.
8. Modified HRA TIF Plan adding South Ferry Street and South Central Business District.
9. Preparation and distribution of City of Anoka Development Opportunities information.
10. Completed Council adoption of Financial Management Plan.
11. Completed 29 business calls among industrial, commercial and services businesses.
12. Published four issues of the city newsletter called "City View."
13. Published the annual Community Resource & Residents Guide.
14. Held 29th Annual Celebrate Anoka Day (Business Development & Appreciation Day).
15. Held 1st Annual Anoka Development Day
16. Produced six Advance Anoka programs through QCTV. (See **Attachment 4**)
17. Completed Development Impact Study.
18. Restructured the City Website to attract businesses and developers.
19. Carried out a multifaceted promotion of Northstar Commuter Rail services.

Major Research & Reports

1. Updated CBD Space, Occupancy and Vacancy Report.
2. Updated Industrial Vacancy Report.
3. Development Impact Study from Building Permits for 1946-2012. (See **Attachment 5**)

Major Projects in Planning

1. Completed surveys for Parking Study (See **Attachment 6**)
2. Greens of Anoka Plan (Committee under HRA)
3. Commuter Rail Transit Village Plan (Planning Commission)
4. South Ferry Street Plan (Committee under Planning Commission)

Other events, activities or factors in 2012:

- Planned/participated in special events:
  - Held Anoka Enterprise Park Annual Meeting with approximately 40 in attendance. (March 14)
- Promoted Northstar at other events (See **Attachment 7**)
- Worked with other marketing agencies:
  - Coordinated marketing efforts among Chamber, RDA, ABLA and City.
  - Provided Twin Cities Gateway with information and photos for its website.

Business calls completed during 2012 included:

During 2012 the Business Call Team visited 29 companies and developers including manufacturers (1), brokers/developers/promoters (1), retailers (15), services businesses (4) and restaurants (3). In most cases, specific issues of current interest were discussed and follow-up done where needed. (See **Attachment 8**)

Marketing events/meetings during 2012 included:

- Staff maintains regular liaison relationships with the following groups via monthly or quarterly meetings.
  - Anoka Business & Landowners Association Board Meetings (Bob – 8)
  - Anoka Area Chamber of Commerce Board Meetings (Bob – 9)
  - Rediscover Anoka Marketing Committee (Pam – 9)
  - Rediscover Anoka Construction Committee (Pam – 5)
  - HRA staff support (Bob – 7)
  - Planning Commission (Erik – monthly)
  - Waste Reduction & Recycling Board (Pam – monthly)
  - Heritage Preservation Commission (Erik – monthly)
  - Planning Commission TIF reviews (Bob – 2)
  - Parking AdvisoryBoard parking study (Bob – 2)
  - Ribbon Cuttings (Bob, Pam, or Erik – 14)
  - Northstar Marketing Committee (Pam – quarterly)
  - Anoka County Solid Waste Advisory Task Force (Pam – monthly)

- Staff met several times regarding projects including the following:
  - Volunteers of America (numerous contacts, meetings)
  - Frauenschuh/Health Partners (numerous contacts, meetings)
  - Austin Grove/ATK Federal (a few contacts, meetings)
  - School District re: Sandburg School reuse (numerous contacts)
  - Wells Fargo/Agent re: purchase
  - Suburban Medical Supply (Mitch Madsen)
  - Anoka Enterprise Park Annual Meeting (March 16)
  - Sites searches (deli, restaurant, medical equipment, others)

- Planning for re-plating at Anoka Feed Mill
- Reshetar lease/purchase inquiry (several contacts and meetings)
- Walker Management re: proposal for old Riverway Clinic site
- Caribou Coffee/agent re: plans and deal for shop
- SMR Surgical re: purchase, investments, financing new headquarters
- Shingobee re: grocery store sites

- 29th Annual Business Day (now Celebrate Anoka Day - September 10)
  - Golf Tournament, appetizers, prizes, and awards.
  - Stout Scholarship funds of $1200 presented to City Council on October 17.

- 1st Annual Anoka Development Day (August 9)
  - Bus tour of available development sites
  - 45 participants including 12 developers

- Staff/EDC representations on these City committees
  - EDC chair to Chairpersons Communication Board
  - Staff to Department Head Staff Meeting
  - Staff to Development Review Committee
  - Staff to CRTV Project Management Team
  - Staff to Technology Committee
  - Staff to Anoka Employees Club
  - Staff to Employees Special Events Committee
  - Staff to Castle Field Capital Fundraising Committee

Staff Training

- Erik – Anoka Area Chamber of Commerce Leadership Academy

Attachments

1. List of new businesses
2. Historical Roster of EDC Members: 1982-2012
3. EDC Chairpersons: 1982-2012
4. Advance Anoka Program Schedule for 2012
5. Economic Impact Study
6. Parking Study surveys
7. Northstar Promotions
8. Business Call list for 2012

NEW BUSINESSES IN 2012

ATTACHMENT 1

UPDATED	BUSINESS	ADDRESS	ADDRESS II
03/20/2012	ADJ Construction LLC	1335 Eighth Ln.	Anoka, MN 55303
3/22/2012	AJ Investments	900 E. Main St.	Anoka, MN 55303
02/14/2012	Anoka Christian Music Academy LLC	752 Grant St.	Anoka, MN 55303
01/27/2012	Armin Enterprises LLC	2310 N. Ferry St.	Anoka, MN 55303
01/24/2012	Be First Fitness	1824 Porter Ave.	Anoka, MN 55303
05/16/2012	Best Systems Roofing Inc.	2371 Seventh Ave. No. 200	Anoka, MN 55303
10/09/2012	Boardroom of Depanthers LLC	2168 7th Ave. N., No. 903	Anoka, MN 55303
09/14/2012	Body Mind & Spirit	2215 Third Ave	Anoka, MN 55303
10/11/2012	Boutique Des Saisons	2013 2nd Ave.	Anoka, MN 55303
04/23/2012	CoCoRies	1926 2nd Ave. S.	Anoka, MN 55303
01/18/2012	Coldwell Banker Burnet	901 W. Hwy. 10	Anoka, MN 55303
05/30/2012	Computer Whatever	440 Bunker Lk Blvd	Anoka, MN 55303
04/03/2012	Concita Bodyworkz	300 E. Main St., #204	Anoka, MN 55303
05/21/2012	Crystal Clear Window Cleaning	3202 Sprague Ave.	Anoka, MN 55303
01/27/2012	D & D Recycling LLC	316 E. Main St. No. 110	Anoka, MN 55303
04/11/2012	Eboardroom.com Inc.	2140 Fourth Ave. N.	Anoka, MN 55303
10/25/2012	Einstein SEO LLC	655 W. Main St, Ste. 2	Anoka, MN 55303
02/07/2012	Esquire Realty LLC	2820 Lincoln Place	Anoka, MN 55303
11/06/2012	Ethico Properties LLC	470 McKinley St.	Anoka, MN 55303
01/20/2012	Fight Arena51 Inc.	1922 First Ave So #202	Anoka, MN 55303
01/24/2012	Figurz	1030 Grant Circle S.	Anoka, MN 55303
05/11/2012	Fine Living	214 E. Main St.	Anoka, MN 55303
03/20/2012	Fine Spaces LLC	802 Birch St.	Anoka, MN 55303
03/20/2012	Finer Finishes LLC	2100 7th Ave.	Anoka, MN 55303
05/21/2012	Freeman Training Consultants LLC	823 Charlotte Dr.	Anoka, MN 55303
10/30/2012	Gadaa Transportation LLC	439 Garfield St. W.	Anoka, MN 55303
06/06/2012	Genesis Winemaking	2005 2nd Ave. N.	Anoka, MN 55303
01/20/2012	Genius Plowing LLC	720 Oakwood Dr.	Anoka, MN 55303
05/16/2012	Gold Star Express LLC	919 38th Ave.	Anoka, MN 55303
05/01/2012	Goose Graphic Design	3208 Sprague Ave.	Anoka, MN 55303
05/29/2012	Green Care Lawn Aeration	1415 Third Ave.	Anoka, MN 55303
01/24/2012	Honest-1 Auto Care	2701 Fairoak Ave.	Anoka, MN 55303
10/25/2012	James Matheson LLC	1426 Fourth Ave.	Anoka, MN 55303
04/17/2012	Jellybean & Julia's	440 Pierce St.	Anoka, MN 55303
04/17/2012	Jem Sales LLC	2535 N. Ferry St.	Anoka, MN 55303
02/07/2012	JHBuildings Services LLC	1016 Monroe St.	Anoka, MN 55303
04/17/2012	Johnson Technology Sales & Service	3502 14th Ave N.	Anoka, MN 55303
02/07/2012	Jones Family Dentistry LLC	736 E. River Rd.	Anoka, MN 55303
10/11/2012	Kyle's Kollectibles	1925 2nd Ave. S.	Anoka, MN 55303
01/20/2012	Knowledge Enterprises Inc.	3357 Aldrich Ave.	Anoka, MN 55303
08/22/2012	Kwik Trip	2900 Cutters Grove Ave	Anoka, MN 55303
11/13/2012	Lakes Painting S.C.	1923 Green Ave	Anoka, MN 55303
08/22/2012	Les Junc LLC	216 E. Main St.	Anoka, MN 55303
04/03/2012	Lifeline CPR	341 Coolidge St.	Anoka, MN 55303
03/20/2012	MaGillyCuddy's of Anoka LLC	2016 1st Ave N	Anoka, MN 55303
06/04/2012	Marked By Imagination, Inc.	2526 N. Ferry St.	Anoka, MN 55303
03/27/2012	Meaningful Consulting LLC	3274 Seventh Ave.	Anoka, MN 55303
04/11/2012	Merino's Construction Inc.	1304 Seventh Ave No. #206	Anoka, MN 55303
04/17/2012	Metro Maintenance & Floor Care	1839 Shaw Ave.	Anoka, MN 55303
01/27/2012	Michael Morrison Enterprises LLC	2310 N. Ferry St.	Anoka, MN 55303
06/04/2012	MTM Cleaners & Tailors	6 Bridge Sq.	Anoka, MN 55303
05/21/2012	Physician's Medicolegal Resources LLC	1160 Benton St.	Anoka, MN 55303
01/20/2012	Pure Life Massage	646 E. River Road No. 2	Anoka, MN 55303
06/04/2012	Realty Executive Advantage	2121 N. Ferry St.	Anoka, MN 55303

08/23/2012	Red Line Express LLC	820 W. Main St., No. 121	Anoka, MN 55303
03/20/2012	Reinmann Inc.	548 Pierce St.	Anoka, MN 55303
5/27/2012	Results that Matter	2621 Fairoak Ave.	Anoka, MN 55303
10/25/2012	Rightway Recycling	1820 5th Ave., No. 7	Anoka, MN 55303
02/21/2012	Shakers Events LLC	3101 Sixth Ave	Anoka, MN 55303
03/20/2012	Shepherdess Naturals LLC	2010 2nd Ave. N.	Anoka, MN 55303
05/22/2012	Solecaj LLC	738 38th Ave	Anoka, MN 55303
01/27/2012	Strehlo Exteriors LLC	1000 Lincoln St. No. 309	Anoka, MN 55303
10/30/2012	Sunflake	907 Blackoaks Lane	Anoka, MN 55303
01/13/2012	Thrift Cellar, The	1922 1st Ave. N.	Anoka, MN 55303
03/20/2012	Thrift Monkey LLC	530 W. Main St., No. 2	Anoka, MN 55303
10/09/2012	TN Co. LLC	2625 9th Ave. N.	Anoka, MN 55303
11/06/2012	Tony & Sons Construction LLC	2226 State Ave.	Anoka, MN 55303
10/09/2012	Torgies Drywall LLC	1038 Grant St.	Anoka, MN 55303
05/12/2012	Twin Cities Fashion Online	2013 2nd Ave.	Anoka, MN 55303
05/22/2012	United Innovations LLC	3731 Thurston Ave, Ste. 100	Anoka, MN 55303
07/09/2012	Unique Travel World Wide	PO Box 807	Anoka, MN 55303
05/29/2012	Vantage Youth Sports Performance LLC	1708 Sixth Ave. S.	Anoka, MN 55303
01/18/2012	Village Ranch	12 Bridge Square	Anoka, MN 55303
11/06/2012	Wizer Investments LLC	470 McKinley St.	Anoka, MN 55303

ATTACHMENT 2

HISTORICAL ROSTER OF EDC MEMBERS (as of 12/31/2012)

Name	Years of Service	Term of Service
1. Dr. Gene Dvoracek*	**30.3**	**10/8/82-present**
2. Gary Fahnhorst	**22.5**	**8/20/90-present**
3. Tom Redmann	**21.8**	**4/11/91-present**
4. Howard Rosenwinkel*	18.1	10/8/82-2/9/95; 4/20/98-1/5/04
5. Bill Ayers*	17.3	10/8/82-1/31/00
6. Pat Riley	14.9	2/11/93-1/4/08
7. Gerald Cotten	**13.9**	**1/19/99-present**
8. Harlan Boushek*	10.8	10/8/82-9/10/93
9. James Mattson	9.0	2/5/87-1/31/96
10.Bonnie Stoll	8.0	2/10/00-2/13/08
11.Betty Hardle*	7.0	10/8/82-10/9/89
12. Peter Beberg	**6.8**	**3/9/06-present**
13.Carl Anderson*	6.4	10/8/82-3/28/89
14.Bill Bunker*	6.2	10/8/82-11/13/86; 11/18/93-1/9/97
15.Dean Botts	6.0	1/31/01-1/31/07
16.Lisa Rambol	4.8	3/5/00-12/31/04
17.Steven Munstenteiger*	4.3	10/8/82-2/1/87
18.Ray Rudrud*	4.3	10/8/82-2/1/87
19.Clayton Gosswiller	4.2	2/5/87-4/30/91
20. Andrew Peterson	**3.7**	**4/6/09-present**
21.Ronald Svedjan	3.7	7/11/91-4/10/95
22.Mimi Doran	3.2	6/13/05-7/09/08
23. Crystal Trutnau	**3.1**	**12/10/09-present**
24.Barbara Deeds Baldwin	**3.0**	**1/10/2010-present**
25.Wayne Johnson	3.1	1/11/90-2/11/93
26.Edward Latuff	3.0	12/19/94-12/15/97
27.Carol Owens	2.8	2/5/87-11/10/89
28.Jessica Thunder	**2.7**	**5/13/2010-present**
29.Peter Turok	2.7	2/8/96-10/8/98
30.Charles Kallemeyn	2.1	12/18/96-1/31/00
31. Paul Pierce	2.0	1/14/1999-12/14/2000
32.Carl Youngquist	2.0	1/19/99-1/31/01
33.Michael Baldwin	1.9	3/18/96-1/31/98
34.Stewart Lasky	1.8	1/5/04-11/1/05
35.Pam Weaver	1.8	3/8/07-12/31/08
36.Lynn Hopkins	1.5	3/13/08-8/3/09
37. Daniel Gould	1.4	10/6/08-3/8/2010
38.Harold Fjerstad	1.1	5/11/89-6/10/90
39.Carolyn Hiller	1.1	1/11/90-2/10/91
40. Denice Lacher	0.8	3/13/08-12/31/08
41.Richard Raymond	0.7	6/8/95-2/7/96
42. Brian McClelland	0.6	4/6/09-10/25/09

*Charter Member in 1982. **Present members in Bold**

ECONOMIC DEVELOPMENT COMMISSION
CHAIR & VICE CHAIRPERSONS
1982-2012

Year	Chair	Vice-Chair
2012	Andrew Peterson	Barbara Baldwin
2011	Tom Redmann	Andrew Peterson
2010	Dr. Gene Dvoracek	Andrew Peterson
2009	Peter Beberg	Gary Fahnhorst
2008	Mimi Doran/Peter Beberg	Peter Beberg/(vacant)
2007	Bonnie Stoll	Peter Beberg
2006	Tom Redmann	Dean Botts
2005	Dr. Gene Dvoracek	Tom Redmann
2004	Dean Botts	Pat Riley
2003	Lisa Rambol	Dean Botts
2002	Bonnie Stoll	Lisa Rambol
2001	Dr. Gene Dvoracek	Tom Redmann
2000	Jerry Cotten	Tom Redmann
1999	Paul Pierce	Pat Riley
1998	Charles Kallemeyn/Tom Redmann	Tom Redmann/(vacant)
1997	Buster LaTuff	Gary Fahnhorst
1996	Buster LaTuff	Gary Fahnhorst
1995	Dr. Gene Dvoracek	Pat Riley
1994	Tom Redmann	Ron Svedjan
1993	Tom Redmann	Ron Svedjan
1992	Gary Fahnhorst	Tom Redmann
1991	Harlan Boushek	Wayne Johnson
1990	Clayton Gosswiller	Harlan Boushek
1989	James Mattson	Carol Owens
1988	James Mattson	Carol Owens
1987	Dr. Gene Dvoracek	Clayton Gosswiller
1986	Howard Rosenwinkel	Steve Munstenteiger
1985	Carl Anderson	Howard Rosenwinkel
1984	Dr. Gene Dvoracek	Bills Ayers
1983	Ray Rudrud	Dr. Gene Dvoracek
1982	Ray Rudrud	(vacant)

ATTACHMENT 4

ADVANCE ANOKA BUSINESS JOURNAL

2012 PRODUCTIONS

Month On Air	Business News	Business Interviews	Special Feature 1	Special Feature 2
Jan/Feb	Health Partners VOA Project Kwik Trip Station	Nic Nac Paddywac Kelissa Shea Teasers Salon Thrift Cellar	For Lease 100 E Main	E Main Project Greg Lee
March /April	VOA Construction Kwik Trip Castle Field Health Partners East Main St.	Chema Malu Mad Hatter Tea Room Fine Living	2nd Avenue Lots Brian Merz, Erik Thorvig	VOA Groundbreaking Home Show
May/June	VOA Health Partners Caribou Castle Field	Twin Cities Fashion Woodsmans Grill Lazy Turtle	E. Main St. Kwik Trip	Car Show Aquatic/Sr. Center Concerts in Park
July/Aug	Health Partners Kwik Trip Caribou E. Main Street.	The Artique Marsh Optical MTM Cleaners	Castle Field Groundbreaking Celebrate Anoka /Dev. Day	Fireworks/Social Riverfest/Sidewalk Farmers Market
Sept/Oct.	Health Partners VOA Construction KWIK Trip Ribbon Cutting	None	Castle Field Fundraiser Celebrate Anoka Footage /Dev. Day	Anoka Halloween
Nov/Dec	Health Partners VOA	Les Junc Boutique Des Saisons Genesis Winemaking	E. Main St. Ribbon Cutting	Tree Lighting & Holiday Promo

ATTACHMENT 5

DEVELOPMENT IMPACT STUDY

An Analysis of City of Anoka Building Permits
For 1946-2012

December 13, 2012

Development Impact Study

I. Introduction

The Economic Development Commission raised questions about the value of development in 2012 and recent years for comparison. Data was gathered about building permit values from 1946-2012 for commercial, industrial, residential and public buildings. These data are illustrated in the attached graphs.

II. Data Analysis

These data include the building permit values of record for the City of Anoka each year from 1946-2012 for commercial (retail, office), industrial (manufacturing, warehouse), residential (all densities) and tax exempt public buildings including city, county, school district and churches.

Here are some caveats about the data. They include investments in construction but not values associated with land or building acquisitions, equipment or soft costs associated with development. Therefore, these data understate the actual full costs of development or real estate investment. They may also understate, to some extent, the actual construction costs as they provide the basis for permit fees which some people would try to minimize.

However, overall, the data is quite representative of the relative pattern of investments over the years.

III. Graphic Summary

Attached are a series of graphs which summarize the building permit data for 1946-2012.

Graph 1 shows the total value of all building permits in the City of Anoka between 1946 and 2012. The blue line shows the actual dollar values in each year while the red line shows those same values normalized or adjusted for inflation to illustrate their buying power in 2012 dollars. The red line is the best representation of the relative investments each year over time. From this graph we may conclude:

A. There were peaks of development in the 1950's, early 1970's, and then generally rising through the 1980s and 1990s with another peak in 2012.

B. The extreme peak in about 1969 was due to the construction of the Anoka High School along with some other major developments while the peak in 1997 was largely due to the Anoka-Metro Regional Treatment Center.
C. There has been a gradual decline in investments since 2000 which is due to the near build out of the City and slowing due to the obstacles of redevelopment.

Graph 2 shows all building permits normalized to 2012 with separate lines for commercial, industrial, residential and public buildings. From this graph we may conclude:

A. Different types of development occurred each year with some years having major public building construction and others with either residential or industrial development.
B. Major public buildings occurred sporadically, while residential projects were fairly continuous between 1960 and 1990 and industrial projects were strong in the 1960s and 1970s with expansions among a few major companies and very strong in the 1990s with development of the Anoka Enterprise Park (AEP).

Graph 3 shows in isolation the commercial and industrial permit values for 1946-2012. From this graph we may conclude:

A. Commercial development has generally been less than $5 million per year except in 1966, 1969, 1972, 1977, 1992 and the record setting development in 2012 which is primarily due to the VOA nursing home business and the Health Partners Clinic. In regard to VOA, the nursing home was categorized as commercial (although tax exempt) and the assisted living apartment as residential.
B. Industrial development rose in the 1960s and then peaked in the last half of the 1990s with development of the Anoka Enterprise Park. This graph shows how large the Enterprise Park development over the last 66 years.

Graphs 4-7 show in isolation the separate patterns for residential, public building, commercial and industrial development. For these graphs we may conclude:

A. Graph 4 shows big years for residential development between 1967 and 1972 ranging from $10.7 to $34.3 million annually. This was due to both single family and apartment development as Anoka became a suburban community. Otherwise, residential projects valued less than $10 million

annually with a continuous decline since the late 1980s leveling off below $5 million per year since 2006.

B. Graph 5 shows big years for public buildings in 1953 (new High School), 1955 (City Hall), 1959 (High School expansion), 1960 (Court House expansion), 1969 (new High School), 1976 (Court House expansion), 1979 (AMRTC building, United Methodist expansion), 1981 (County ramp and jail), 1991 (Anoka County Government Center), 1997 (new Anoka-Metro Regional Treatment Center), 1999 (County Library, Zion Lutheran expansion), 2001 (Anoka Technical College renovation, new Secondary Technical Education Program building), 2002 (City Public Safety Center, County Human Services Center) and 2006 (City of Anoka Parking Ramp).

C. Graph 6 shows a few big years for commercial development in the 1960s and 1970s including 1966 (Anoka Electric Coop building at Main/Ferry, First National Bank at 3rd/Main), 1969 (Northwestern Bell at 5th/Monroe, Northern Bank at 3rd/Jackson), 1972 (Holiday Inn, Professional Building at 4th/Jackson) and 2012 (VOA Skilled Nursing Facility, HealthPartners Medical Clinic).

D. Graph 7 show big years for industrial development between 1967 and 1972 and again in the late 1990s including 1967 (Federal Cartridge & Cornelius Company expansions), 1968 (Federal expansions), 1969 (Cornelius expansion), 1971 (Hoffman Electric expansion), 1972 (Federal and ThermoServ expansions), 1979 (Cornelius expansion, MnDot Garage), 1994 (Federal expansion, Lund Industries), 1995 (Federal expansion and 8 projects in the Anoka Enterprise Park), 1996 (8 projects in Anoka Enterprise Park), 1997 (11 projects in the AEP), 1998 (6 projects in AEP), 1999 (Federal, SarTec, Copper Sales, Lund Industries and Machine/Process Design expansions and one new project in AEP) and 2001 (RCIS expansion and three new projects in AEP).

IV. Summary and Conclusions

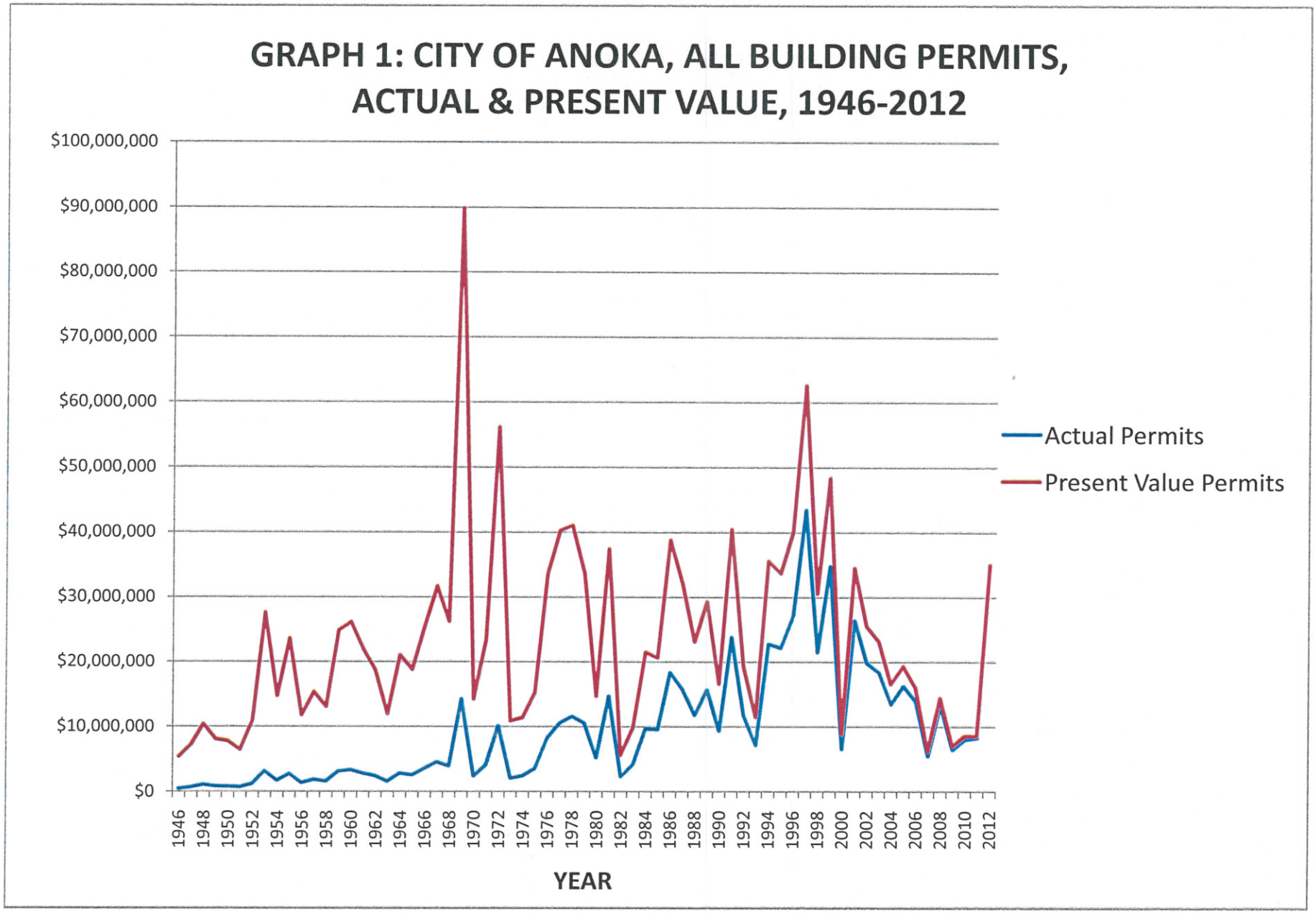
The City of Anoka has enjoyed continuous economic growth since 1946 due in part to the diversity of land uses and a strong blend of residential, commercial, industrial and public developments. Being the county seat is a strong advantage to diversify the economy through the Government Center and attendant supportive services

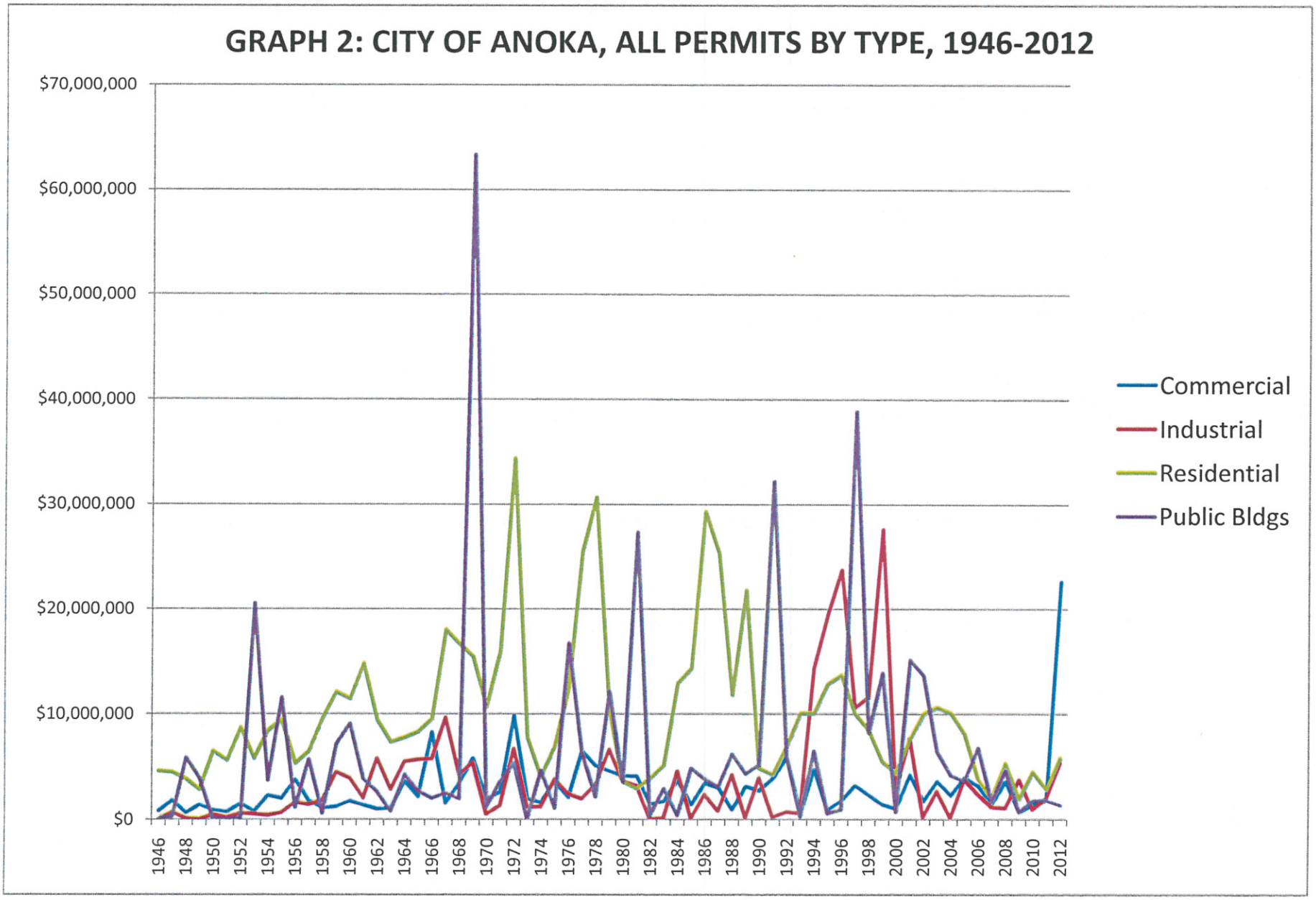
and convenient retail. Being the epicenter of the largest School District in the State and home to the Anoka Technical College adds to Anoka's regional center identity that flourished in the past. The strong tradition of industrial development has carried forward from settlement days to the present adding high quality jobs attracting workers from the surrounding area.

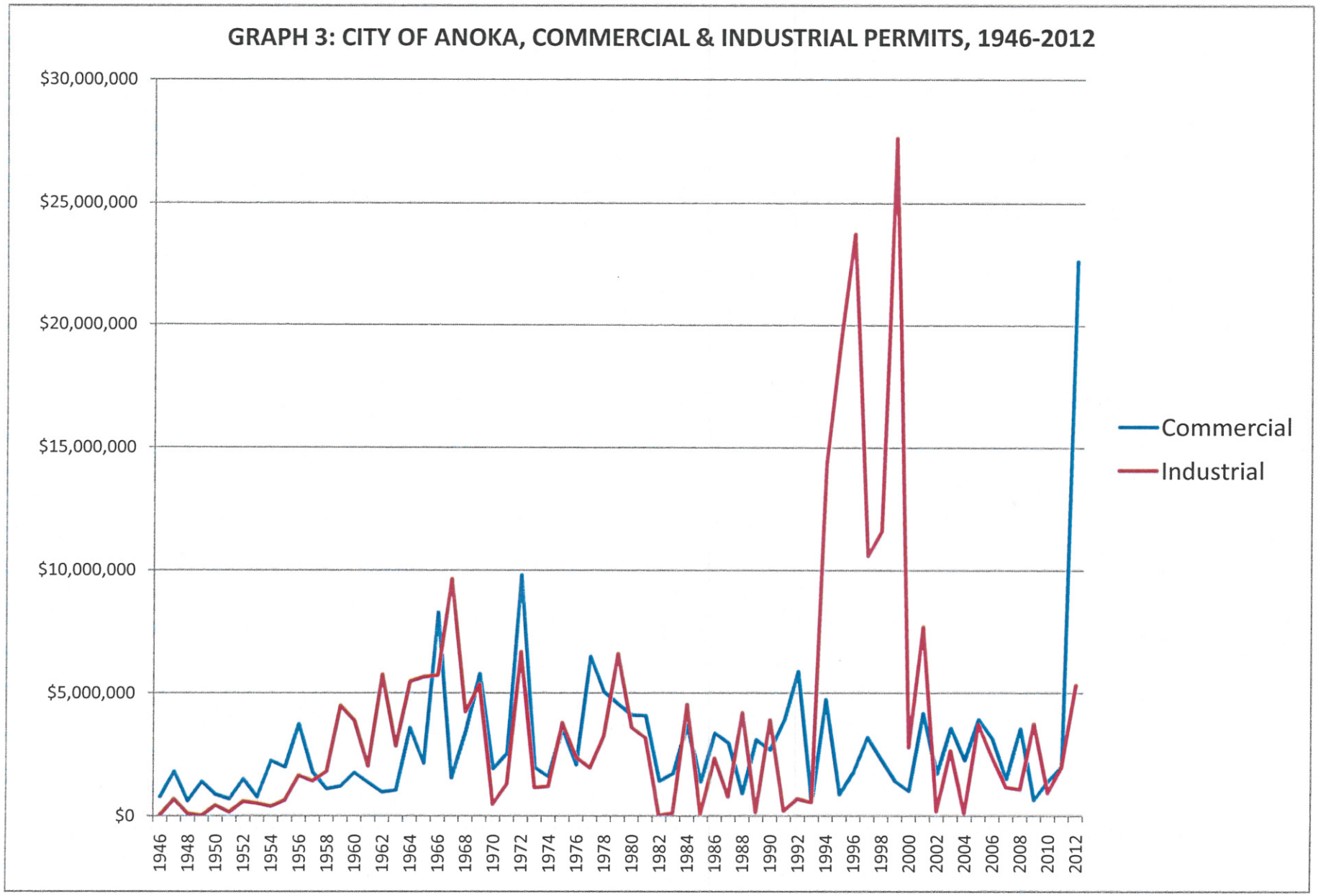
At the present time, the City is fortunate to have about 20 sites ready for a variety of developments which may capture near term markets. Many of these are the result of long-term redevelopment activities.

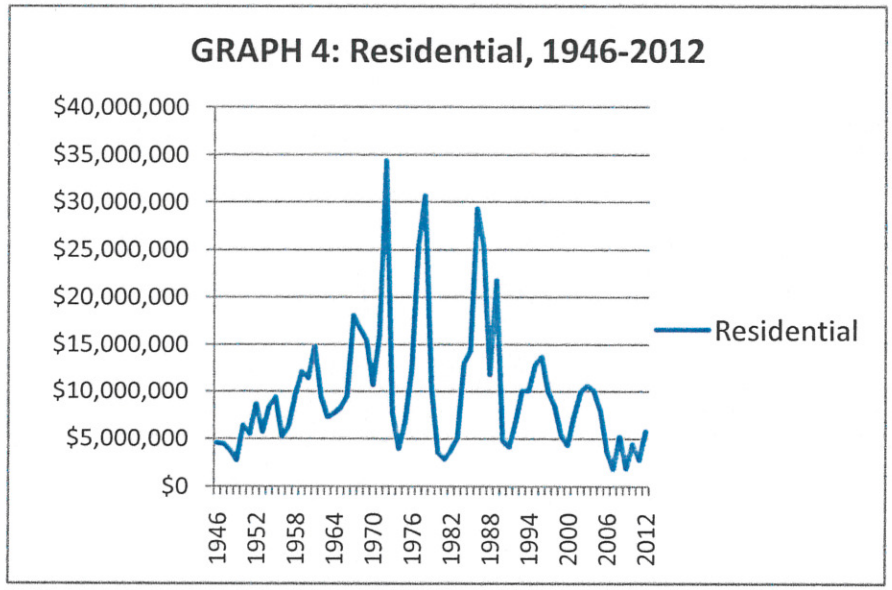
However, going forward it will become more important to foster economic restructuring in response to changing market conditions in housing, commerce and industry. Sometimes the market will accomplish this without assistance, but many times the City must act as the catalyst for change by removing the obstacles to redevelopment. Some of Anoka's future growth may come through development of currently tax exempt property (City and State-owned land) and redevelopment of older neighborhoods.

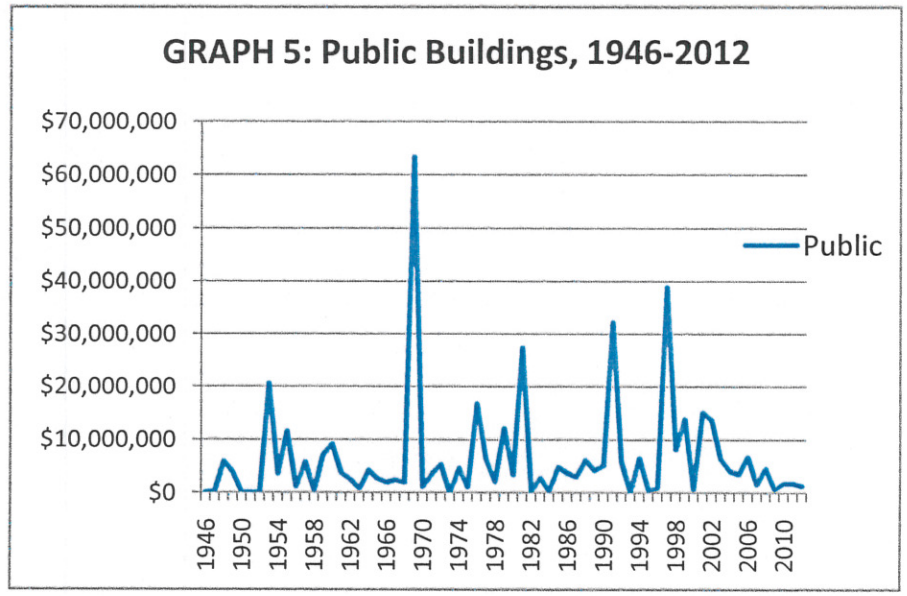
The attached article offers the larger historical context for information in this study.

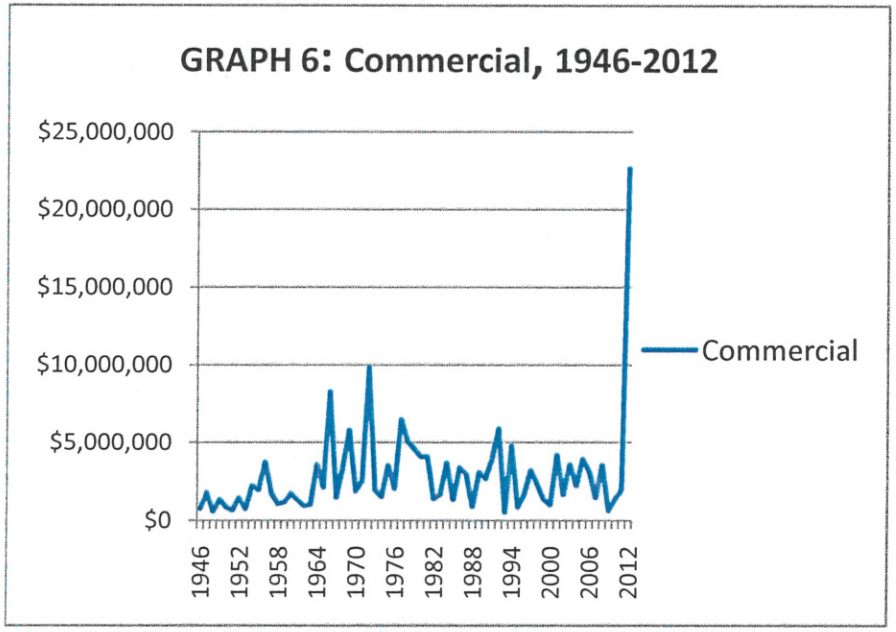

GRAPH 1: CITY OF ANOKA, ALL BUILDING PERMITS, ACTUAL & PRESENT VALUE, 1946-2012
$100,000,000
$90,000,000
$80,000,000
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
1946
1948
1950
1952
1954
1956
1958
1960
1962
1964
1966
1968
1970
1972
1974
1976
1978
1980
1982
1984
1986
1988
1990
1992
1994
1996
1998
2000
2002
2004
2006
2008
2010
2012
YEAR
Actual Permits
Present Value Permits

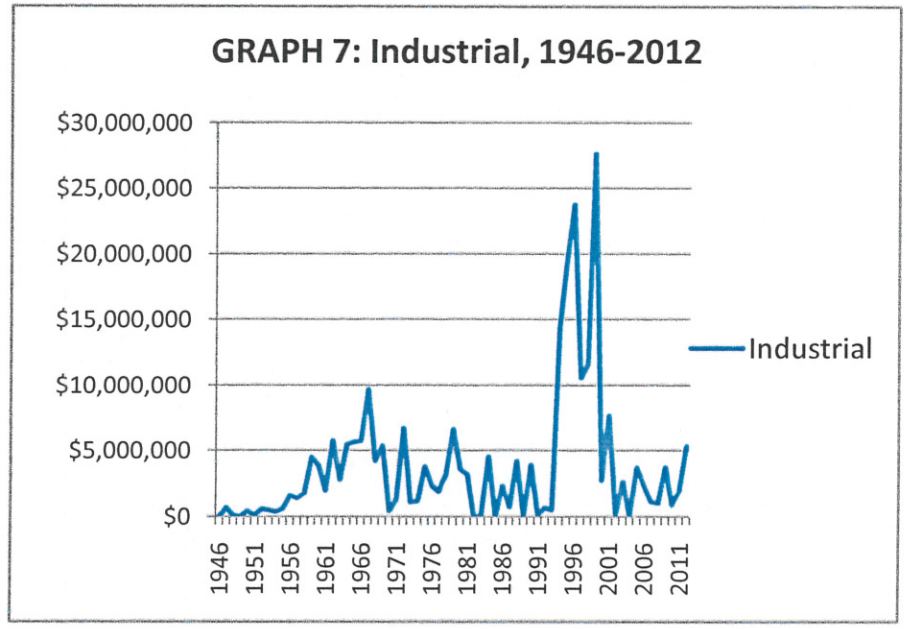

GRAPH 2: CITY OF ANOKA, ALL PERMITS BY TYPE, 1946-2012
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
1946
1948
1950
1952
1954
1956
1958
1960
1962
1964
1966
1968
1970
1972
1974
1976
1978
1980
1982
1984
1986
1988
1990
1992
1994
1996
1998
2000
2002
2004
2006
2008
2010
2012
Commercial
Industrial
Residential
Public Bldgs


GRAPH 3: CITY OF ANOKA, COMMERCIAL & INDUSTRIAL PERMITS, 1946-2012
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
1946
1948
1950
1952
1954
1956
1958
1960
1962
1964
1966
1968
1970
1972
1974
1976
1978
1980
1982
1984
1986
1988
1990
1992
1994
1996
1998
2000
2002
2004
2006
2008
2010
2012
Commercial
Industrial


GRAPH 4: Residential, 1946-2012
$40,000,000
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
1946
1952
1958
1964
1970
1976
1982
1988
1994
2000
2006
2012
Residential

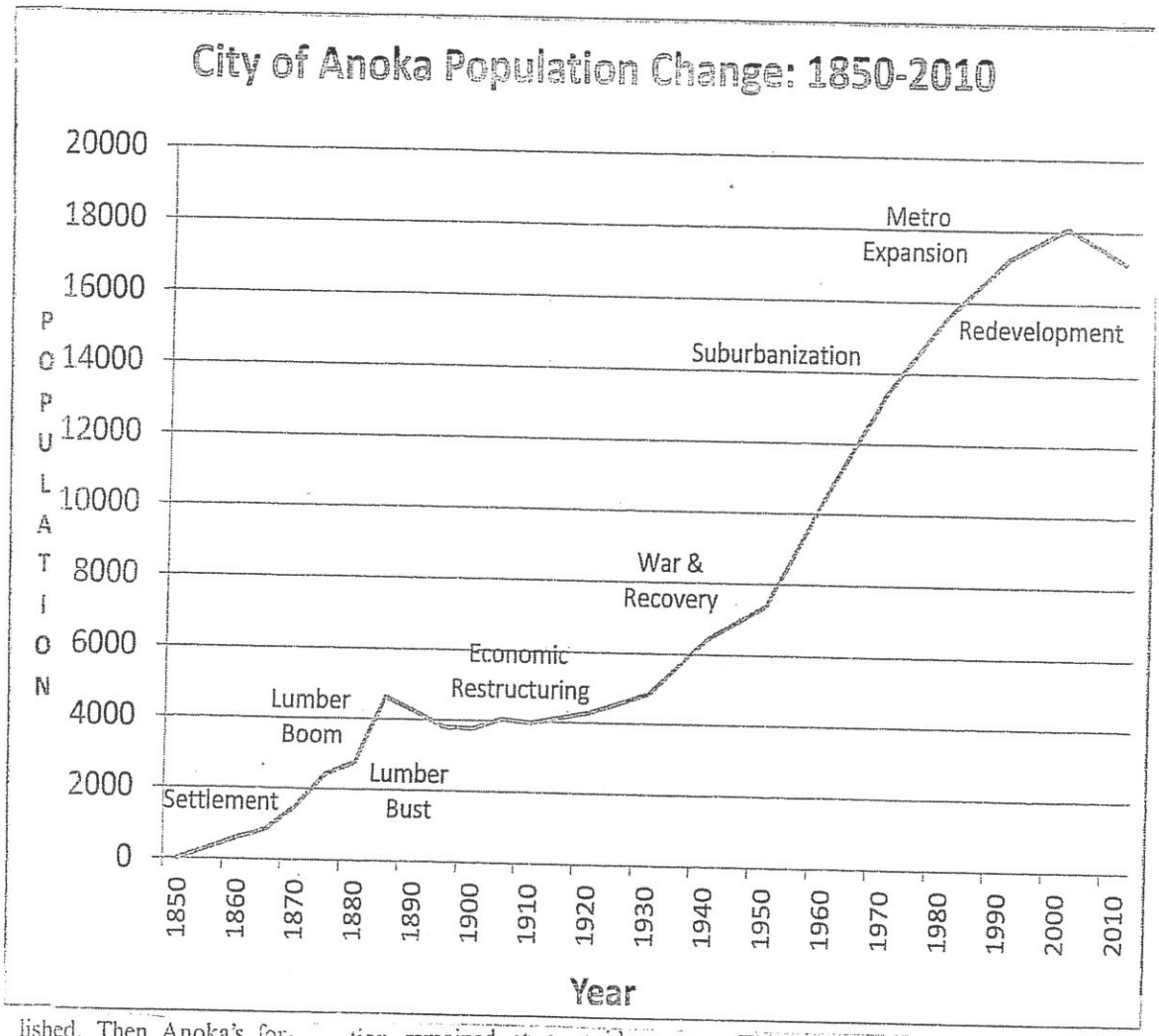

GRAPH 5: Public Buildings, 1946-2012
$70,000,000
$60,000,000
$50,000,000
$40,000,000
$30,000,000
$20,000,000
$10,000,000
$0
1946
1950
1954
1958
1962
1966
1970
1974
1978
1982
1986
1990
1994
1998
2002
2006
2010
Public


GRAPH 6: Commercial, 1946-2012
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
1946
1952
1958
1964
1970
1976
1982
1988
1994
2000
2006
2012
Commercial


GRAPH 7: Industrial, 1946-2012
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
1946
1951
1956
1961
1966
1971
1976
1981
1986
1991
1996
2001
2006
2011
Industrial

How did the city of Anoka's population grow?

by Bob Kirchner



The city of Anoka has experienced population growth and decline since its founding. And housing construction is a factor in both.

The graph with this article shows that pattern of population change in the city since 1850.

During the settlement period (1850-1865) New England Yankees came to Anoka in search of opportunities. They found them by establishing Anoka's lumber milling industry. noka had a reason to be and housing and commercial development followed.

During the lumber boom period (1865-1885) Swedish immigrants were drawn to work in the Rum River pineries and Anoka's lumber mills. The population exploded 445 percent from 849 to 4,629 people. A persistent housing shortage created a construction boom that continued nearly 20 years.

But by 1885 the timber ran out and the lumber industry collapsed. During the lumber bust period (1885-1900) Anoka experienced a long economic stagnation. Job losses translated into a population decline of 19 percent or 860 people.

Then the city went through a period of economic restructuring (1900-1920) becoming an agricultural market while attracting new industries. During these 20 years slow job growth produced only a 14 percent population increase.

In 1920 Federal Cartridge Company was established. Then Anoka's fortunes caught a second wind.

The war and recovery period (1920-1950) ushered in sustained population growth. World War II brought government contracts and more jobs to Federal Cartridge. During this time, Anoka's population rose 72 percent from 4,287 to 7,396. Housing construction surged again.

This pattern of growth accelerated during the suburbanization period (1950-1980). Following the war, many rural Minnesotans migrated to the metro area including Anoka. Anoka matured into a city with suburban style lots and homes.

The city doubled its geographic area through annexation. The population grew 104 percent reaching 15,110. Housing construction remained at a rapid pace to meet this strong demand.

During the metro expansion period (1980-2000) Anoka continued to grow, but more slowly. Metro migration along with global immigration brought a new mix of peoples to Anoka from places as close as northeast Minneapolis and as far as Africa and Asia.

Over the last 10 years (2000-2010) Anoka built out to its borders. No further annexation is possible. The population is aging in place although enlivened by metro migrants as well as immigrants from Africa, Central America and Eastern Europe.

During this last decade Anoka's population declined 5.2 percent from 18,076 to 17,142. This is the first population loss in 100 years. This may be dubbed the redevelopment period.

So Anoka has developed for many reasons: lumber, agriculture, industry, migration and immigration.

What will be the next major stimulus for population growth?

If there is one it may come from housing development. Recent studies show Anoka lacks housing for young growing families, singles and seniors. It's a matter of housing balance.

The challenge will be finding the right locations for single family homes and high quality apartments and condominiums.

But through good planning and thoughtful design, we can develop homes for more Anokans who may enjoy our small town way of life.

Bob Kirchner is a local historian, seminary student and city of Anoka's part-time community development director.

PARKING SURVEYS

Date	Days	Hours	Location	Event
7/14/12	Sat	1:30 pm	Walker & NCBD Ramps and perimeter	Riverfest
8/2,3,6/12	Th,F,M	10:00 am 12:30 pm 3:30 pm	Walker and NCBD Ramps	Ramp parking on Thursday, Friday, Monday
8/3/12 & 8/10/12	F F	10:00 am 12:30 pm 3:30 pm 4:30 pm 6:30 pm 8:00 pm 9:30 pm	Walker & NCBD Ramps	Ramp parking on Friday
8/11/12	Sat	3:30 pm 4:30 pm 6:30 pm 8:00 pm 9:30 pm	NCBD Ramp	North ramp parking on Saturday
8/14/12	Tues	7-8:15 am	Monroe Street Area	Employee parking
8/16/12	Thu	7-8:15 am	Anoka County Area	Employee parking
10/20/12	Sat	7:30 pm	Parking perimeter	Halloween parade
10/22/12	Mon	7:30 pm 7:30 pm	NCBD Ramp/Jackson St Walk Ramp/Monroe St	Bar/Rest. parking School Board Mtg

10/26/12	Fri	1:00 pm	Parking perimeter	Halloween Parade
10/27/12	Sat	1:30-2 pm	Parking perimeter	Halloween Parade
10/30/12 10/31/12 11/1/12	T Wed Th	9:30 am 12:30 pm 3:30 pm 6:30 pm	NCBD & Walker Ramps, area north of Madison, west of 3rd, south of Harrison, east of River	Work week parking
11/16/12 11/17/12	F Sat	3:30 pm 5:00 pm 6:30 pm 8:00 pm 9:30 pm 11:00 pm 12:30 am	NCBD Ramp and area north of Main Street, west of 3rd Avenue, south of Van Buren, east of Rum River	North side weekend bar/restaurant parking

ATTACHMENT 7

ANOKA
REAL. CLASSIC.

City of Anoka
2012 Northstar Commuter Rail Promotions

- January – March 2012 City View
  Article: The Cure for the Common Commute

- Continuous promotion/information provided at www.ci.anoka.mn.us.

- Social Media – Facebook and Twitter

- 2012-2013 Anoka Community Resource & Residents' Guide – Northstar Commuter Rail general article (distribution 10,000).

- March 14 2012 – Anoka Enterprise Park Annual Meeting – latest information provided.

- March 24, 2012 – North Suburban Home Improvement Show
  Brochures, schedules, safety tips handed out at city booth.

- April 28, 2012 – Spring Recycling Drop off Day – brochures included in handouts.

- May 17, 2012 - Staff / Council / Boards & Commissions greeted public officials at the station.

- July 24, 2012 – Staff hosted Northstar Booth at Anoka County Fair (1/2 day)

- Promote rides to Twins Baseball games through various media

- Promote rides to Vikings' home games through various media

- Promote rides to Holidazzle Parades through various media

- Electronic Reader Board on Main Street
  Message: "Stuck in Traffic? Get on Board the Northstar"

- Staff attends quarterly marketing meetings at Sherburne County Government Center.

ATTACHMENT 8

2012 BUSINESS CALLS & ADVANCE ANOKA CABLE PROGRAM

#	Date	Company	Attendees	Type of Business
1	12/6/11	Atlas Staffing Greg Sofie	Carolyn Braun, Erik Thorvig	Service
2	12/19/11	Walker Methodist Denny O'Donnell, Greg Oppegard	Carolyn Braun, Erik Thorvig, Jim Robinson	Church
3	1/3/12	RJM Bruce	Bob Kirchner, Erik Thorvig	Developer
4	1/6/12	Nic Nac Paddywac's Owners Susan and Tricia	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
5	1/6/12	Kelissa Shea Owner Heather Johnson	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
6	1/10/12	Teaser's Hair Salon Erin Emmans	Pam Bowman, Chris Carpenter (Advance Anoka)	Service
7	1/10/12	Thrift Store Erin Emmans	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
8	1/25/12	Weaver Brothers Jeff Weaver	Carolyn Braun, Erik Thorvig	Property
9	2/15/12	GrassRoots Coop Pat Nudd	Bob Kirchner, Commissioner Fahnhorst, Councilmember Freeburg, Councilmember Schmidt, Commissioner Peterson	Retail/Deli
10	3/7/12	Chema Malu	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
11	3/7/12	The Mad Hatter Tea Room	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail/Service
12	3/7/12	Fine Living	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
13	3/12/12	Paul Pierce – 1500 S. Ferry Street	Carolyn Braun, Erik Thorvig	Property
14	4/6/12	Woodsmans Grill Pat Jackson, Lisa Wehrle	Gary Fahnhorst, Pam Bowman	Restaurant
15	4/20/12	Anoka Classic Car Show Brad Holmbo	Pam Bowman, Chris Carpenter (Advance Anoka)	Event
16	4/20/12	Twin Cities Fashion Owner Tia Kras	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
17	4/20/12	Woodsmans' Grill Lisa Wehrle – Mktg. director	Pam Bowman, Chris Carpenter (Advance Anoka)	Restaurant
18	4/20/12	Lazy Turtle Arts, Crafts & More Owner Gary Olson	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
19	5/7/12	Anoka Grain & Feed The Petersen Family	Erik Thorvig, Bob Kirchner	Retail
20	6/18/12	The Artique Debbie Mucklow – Owner	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
21	6/18/12	Marsh Optical Jane Thelen – Owner	Pam Bowman, Chris Carpenter (Advance Anoka)	Service/Retail
22	6/18/12	MTM Cleaners Max Pozdniakov - Owner	Pam Bowman, Chris Carpenter (Advance Anoka)	Service
23	7/3/12	Woodsmans Grill Pat - owner	Bob Kirchner, Pam Bowman, Barbara Deeds Baldwin	Restaurant
24	7/18/12	DecoPac Kim Roy, Mike McGlynn	Pam Bowman, Erik Thovig, Jeff Weaver, John LeTourneau, Larry Norland	Distribution
25	10/17/12	Mate Precision Tooling Duane Vandenberghe, Bill Dahlquist	Carolyn Braun, Erik Thorvig, Deb Erar	Manufacturing
26	10/18/12	Transformation House Betty Mathews	Carolyn Braun, Erik Thorvig	Service
27	10/18/12	Les Junc Carole Peterson	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
28	10/18/12	Boutique Des Saisons Char Heck	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail
29	10/18/12	Genesis Winemaking Lisa Arend	Pam Bowman, Chris Carpenter (Advance Anoka)	Retail/Service