

**ANOKA**  
REAL. CLASSIC.

**State of the City**

*Very Good!*



# ANOKA CITY COUNCIL



Mayor Phil Rice  
(center)

Council Members  
(L to R):

- Mark Freeburg
- Steve Schmidt
- Jeff Weaver
- Carl Anderson

*February 9, 2016*

*Greg Lee*

*City Manager*



# DEVELOPMENT HIGHLIGHTS

# 2015



## Development Highlights

### ROUND LAKE COMMONS Top Car Wash

- 3201 Round Lake Blvd.
- 1,800 sq. ft. retail building
- 4,000 sq. ft. tunnel car wash
- Opened in February 2015



# 2015



# Development Highlights

## MAIN MOTOR

- New express lube and service facility
- Expanded showroom and parking lot
- Completed spring of 2015



# 2015-2016



# Development Highlights

## WALKER PLAZA II

- 73 unit senior housing at 2<sup>nd</sup> Ave & Monroe St.
- 3-story mix of assisted, memory care suites
- Compliments Walker Plaza 1, built in 1980s
- Skyway connection
- Completion end of summer 2016



# 2015-2016



# Development Highlights

## VOLUNTEERS OF AMERICA

### Homestead at Anoka Phase II

- Under construction
- 65 Senior Apartments
- 24 Memory Care Beds
- \$25 million+ project
- Completion expected end of March



# 2015-2016



# Development Highlights

## RUM RIVER SHORES NORTH

- 67 single family lots
- Private swimming pool
- Home value range of \$350K-\$500K
- Construction began spring of 2015



# 2016



# Development Highlights

## COTTAGES PROJECT

- To provide veteran housing with services
- Preliminary design work completed
- Developer in process of applying for state and federal funding



# 2016



# Development Highlights

## GLADSTONE COOPERATIVE

- 59-Unit Senior Cooperative by Hearth Development
- Located in the Historic Rum River District
- Construction to begin summer of 2016



# 2016



# Development Highlights

## EAGLE BROOK CHURCH

- Remodeling 53,000 sq. ft. of existing commercial building (former Kmart)
- Adding 918-seat auditorium/worship area; 51 trees, 88 shrubs
- Removal of 25,000 sq. ft. from existing building
- Construction begins spring 2016





# PUBLIC IMPROVEMENTS

# 2015



# Public Improvements

## **STREET RENEWAL PROGRAM - Monroe St.**

0.80 miles of street

Replacement of all neighborhood infrastructure

Total Project Cost: \$1.64M

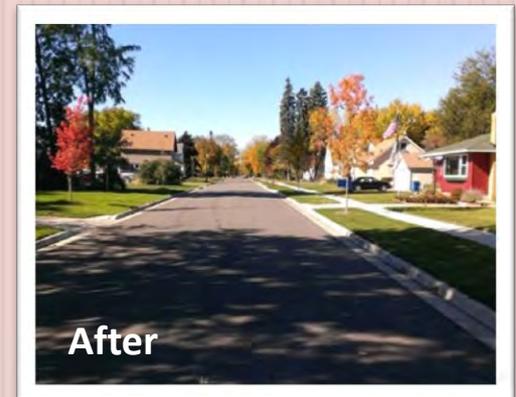
## **STREET RENEWAL PROGRAM - Slab Town**

South of railroad tracks, west of 47

1.95 miles of street

Replacement of all neighborhood infrastructure

Total Project Cost: \$3.63M



# 2015

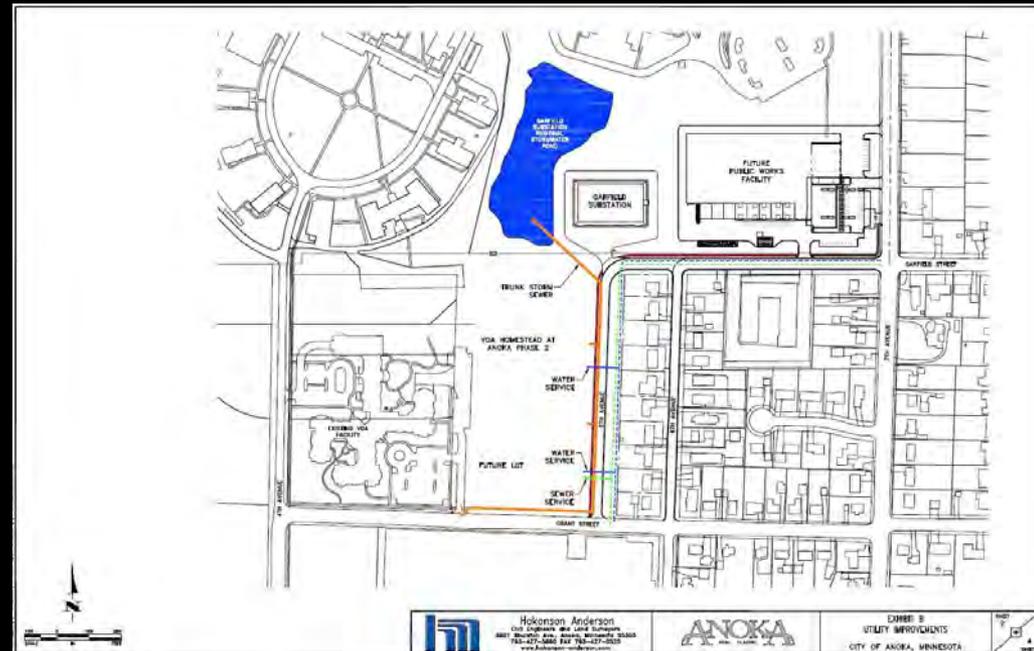


# Public Improvements

## GARFIELD STREET EXTENSION/5<sup>TH</sup> AVE PROJECT

Will serve VOA Phase  
II Development, and  
Rum River Shores  
Development

Total Project Cost:  
\$1.13M



# 2015



# Public Improvements

## MISSISSIPPI RIVER TRAIL

- Final portion completing the Mississippi River trail through Anoka
- Construction of two bridges allowing access to Kings Island



# 2016



# Public Improvements

## STREET RENEWAL PROGRAM

- 1.2 miles
- Cost \$4.3 million
- Bonnell Fields parks improvements including field configuration and irrigation



*Photo courtesy of ABC Newspapers*

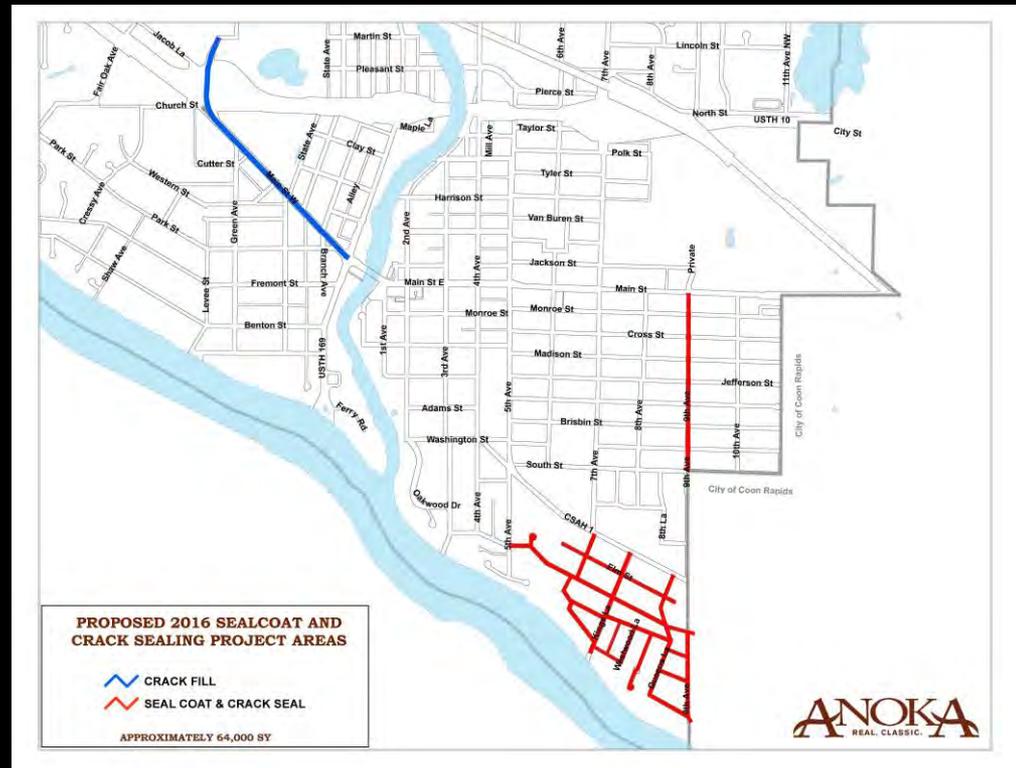
# 2016



# Public Improvements

## STREET MAINTENANCE PROGRAM

- Crack fill
- Seal coat & crack fill



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# Construction & Public Improvement Values



2015 Construction Values (approx.)  
= \$43,430,570

2015 Public Improvement Values  
= \$10,679,000

# Planned Development

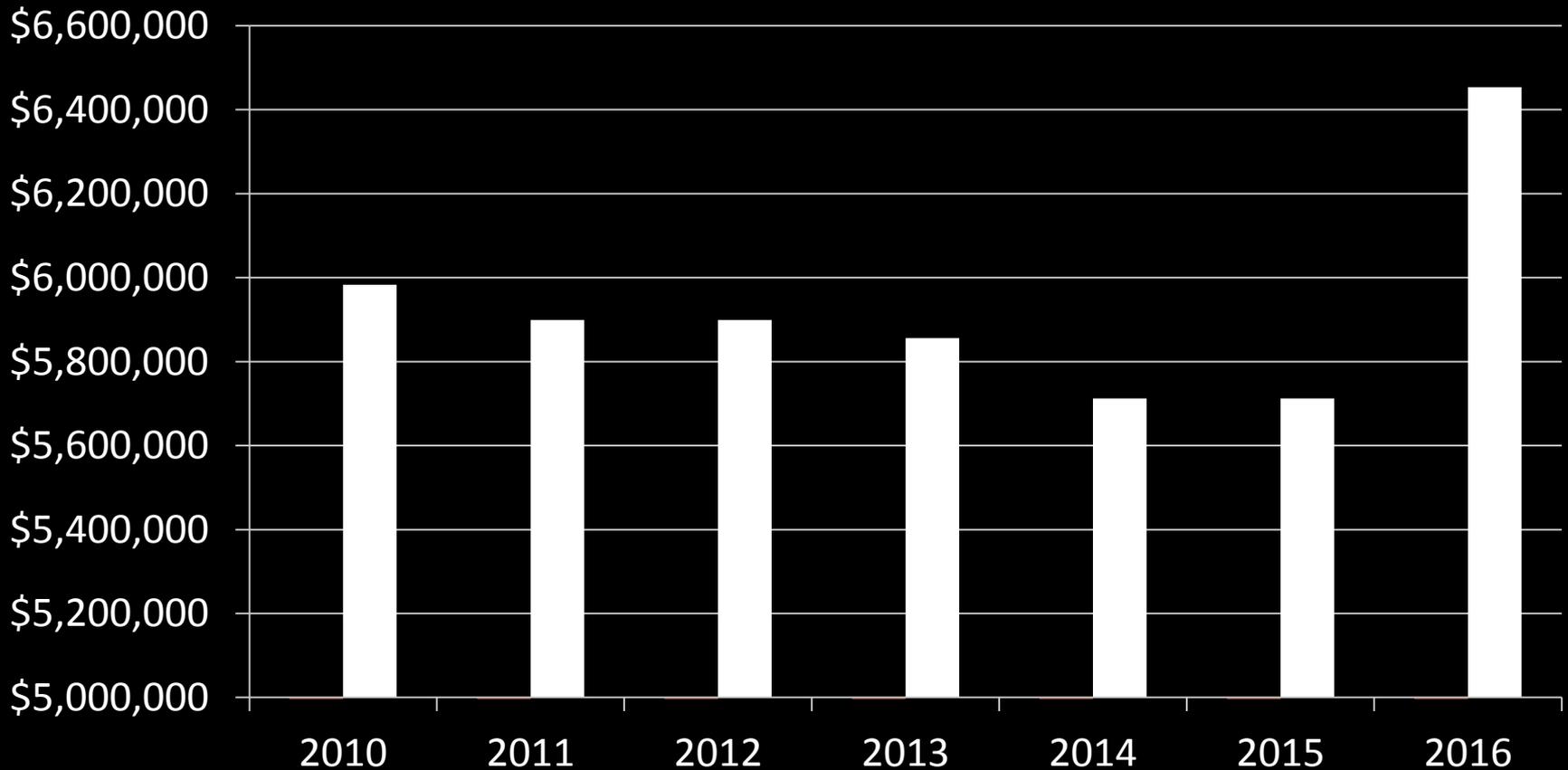


Location	Residential Units	Office Sq. Ft.	Commercial Acres	Industrial Sq. Ft.	Retail Sq. Ft.
Greens of Anoka	489				
Anoka Station	831	255,000		68,000	36,000
Anoka Enterprise Park				906,500	
So. of Anoka High School	80				
11 <sup>th</sup> Ave/Sunny Acres	45				
No. of CSAH 116	111		12.5		
Historic Rum River District	120	5,000	2.44		18,000
<b>TOTAL</b>	<b>1,676</b>	<b>260,000</b>	<b>14.94</b>	<b>974,500</b>	<b>54,000</b>

# Tax Levy 2010 - 2016



## HISTORIC LEVY



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