



City Council - Regular Meeting

Monday, April 18, 2016 - 7:00 p.m.

Council Chambers

(meeting will be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL MINUTES**
 - 3.1 April 4, 2016 Regular Mtg.
4. **OPEN FORUM** **The open forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers must be adhered to.*
 - 4.1 Proclamation; Arbor Day. Tree City USA Award.
5. **PUBLIC HEARING(S)**
 - 5.1 Modification to TIF District.
RES/Approving Modification to TIF District/Greens of Anoka and Commuter Rail Transit Village.
6. **CONSENT AGENDA**
 - 6.1 Verified Bills.
 - 6.2 Revising & Setting Council Calendars.
7. **REPORTS OF OFFICERS, BOARDS & COMMISSIONS**
 - 7.1 Waste Reduction & Recycling Board - Annual Report.
 - 7.2 Planning Commission:
 - 7.2.A RES/Site Plan Amendment; 424 West Main Street.
 - 7.2.B ORD/Rezoning; 6058 Hwy 10. (1st reading)
 - 7.2.C RES/Preliminary Plat; 6058 Hwy 10.
 - 7.2.D RES/Variance & Site Plan; 6058 Hwy 10; Planned Unit Development Size.
 - 7.2.E ORD/Planned Unit Development; 6058 Hwy 10. (1st reading)
8. **PETITIONS, REQUESTS & COMMUNICATION**
9. **ORDINANCES & RESOLUTIONS**
 - 9.1 RES/Approving Modification to TIF District/Greens of Anoka and Commuter Rail Transit Village (ACTED UPON AFTER PUBLIC HEARING).
 - 9.2 ORD/Second Amendment to Purchase Agreement; Hearth Development I, LLC. (2nd Reading)

10. UNFINISHED BUSINESSES

11. NEW BUSINESS

12. UPDATES & REPORTS

12.1 Tentative Agendas.

ADJOURNMENT

COUNCIL MEMO FORM

3.1

Meeting Date	April 18, 2016
Agenda Section	Council Minutes
Item Description	Various City Council Meeting Minutes
Submitted By	Amy Oehlers, City Clerk

BACKGROUND INFORMATION

Included in your packet are minutes (s) of previous Council meetings, worksessions, special meetings, etc. Minutes must be approved by the City Council and are kept permanently in the official City Council Minute Book.

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Approval of minutes.

**REGULAR MEETING OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL CHAMBERS
APRIL 4, 2016**

1. CALL TO ORDER

Mayor Rice called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

2. ROLL CALL

Present at roll call: Mayor Rice, Councilmembers Anderson, Freeburg, Schmidt, and Weaver.

Staff present: City Manager Greg Lee; Finance Director Lori Yager; Housing Manager Darin Berger; Electric Utility Director Dan Voss; City Attorney Scott Baumgartner; and Recording Secretary Cathy Sorensen.

Absent at roll call: None.

3. COUNCIL MINUTES

- 3.1 Minutes of March 21, 2016, Worksession.
Minutes of March 21, 2016, Regular Meeting.

Motion by Councilmember Schmidt, seconded by Councilmember Weaver, to waive the reading and approve the March 21, 2016 Worksession and the March 21, 2016, Regular Meeting minutes.

Vote taken. All ayes. Motion carried.

4. OPEN FORUM

- 4.1 USPS First Day of Issue and Unveiling Event of Jack O'Lanterns Forever Stamps.

Heritage Preservation Commissioner Bart Ward shared background information announcing the U.S. Postal Service (USPS) First Day of Issue and Unveiling event of the Jack O'Lanterns Forever Stamps. He provided more information about the event, stating the USPS would be issuing its first ever Halloween-themed postage stamps in 2016. Mr. Ward stated with the help from Anoka Postmaster Dan Stark, City staff, the Anoka Area Chamber of Commerce, Anoka Business & Landowners Association, Anoka County Historical Society, and Anoka Halloween, Inc., enough information was gathered and delivered to officials in Washington, DC to initiate their interest.

John Freeburg, Anoka, said the event will take place on Thursday, September 29, 2016 in City Hall Plaza (or Green Haven in case of inclement weather) beginning at 11 a.m., and will include the unveiling of all four stamps as well as other events. He noted this is a very special event as no other area city has been named as the unveiling city. Mr. Freeburg said since most unveilings occur in Washington D.C., New York, or Philadelphia so this event will draw attendance from the USPS.

Councilmember Anderson asked if the stamps can be acquired ahead of the issuance date. Mr. Freeburg said the stamps can only be acquired on the date of issuance.

Councilmember Weaver applauded Mr. Ward, Mr. Freeburg and others who worked to bring this event to the City of Anoka. He said they should be commended.

Councilmember Freeburg thanked Mr. Freeburg for all his work.

4.2 Barbara Steenberg; Relating to the Parking Lot/Grounds at The Mad Hatter, 1632 S. Ferry Street.

Barbara Steenberg said she contacted City Hall to request being formally placed on the Council agenda to speak under Open Forum regarding concerns about the parking lot and grounds at The Mad Hatter. She shared that her husband sustained an injury on that property last February and a claim related to this occurrence has been filed with the League of Minnesota Cities. Mrs. Steenberg said her presence at this meeting is to convey her concerns about the parking lot and grounds at this location and to ensure that the City is aware that this accident has affected real people. She said she feels it is not right to be disregarded by both insurance agencies with regard to the landscaping area where Mr. Steenberg fell and broke his arm. Mrs. Steenberg said she disagreed with the insurance agencies' statement that there have been no other instances of concern and that the area is free of defects and not a likely hazard. She said she has filed a data request with the City requesting City code for parking lot construction and slope and asked what constitutes a hazard. Mrs. Steenberg referred to an individual using good judgment and caution and that they understood there was snow in the area but questioned the part regarding an unimproved area. She said he hopes there would be some type of fencing, shrubs or raised course of boulders to help prevent this occurring in the future and referred to possible legal counsel as she was incensed that they were being treated as irresponsible.

City Attorney Scott Baumgartner said the League of Minnesota Cities (LMC) has completed their review and is denying the claim, stating they have their own protocol and are in charge of their investigations. He said it appears that Mrs. Steenberg has some questions pertaining to the letter from the LMC and suggested she direct her questions back to the LMC.

Mrs. Steenberg asked if the LMC has to respond to her questions. Mr. Baumgartner said he is unsure and suggested contacting her attorney for advice but noted the LMC is usually more cooperative than not.

Mr. Baumgartner said he reviewed Mrs. Steenberg's Minnesota Data Practices Act request for information, adding the Act can be very confusing with regard to public and private data. He said the request was for certain portions of the code that may or may not be applicable to this instance so he contacted Mr. O'Reilly at the LMC to inquire about the City's responsibility to provide information as part of a claim with the potential for litigation. He said Mr. O'Reilly stated that since the code is available on the City's website links were provided to Mrs. Steenberg to both the City code and building code. Mr. Baumgartner noted the City does not have to determine what to compile for a requestor.

Mrs. Steenberg said a photograph was shared with staff as part of the data practices request but said she will review the request again. She said whether the City is legally bound or not something needs to be done to the parking lot because 95% of slip/falls are ruled against the victim and it may not make sense to pursue this legally. She said she had hoped they would be treated fairly but noted there is still time to do this right and correct the problem.

- 4.3 Heritage Preservation Commissioner Barbara Thurston shared information on the upcoming Home and Garden tour that highlights all historic neighborhoods and encouraged homeowners to be part of the tour. She said 314 Monroe Street will be highlighted and added a raffle for a dinner by Cork will be offered. Commissioner Thurston said tickets will be pre-sold at Riverfest July 10 from 1-5pm and volunteers are needed to help host or to sponsor. She said this is the only fundraiser the HPC conducts as the City does not fund them and the goal is to pay for signs for the nine historic districts that include backgrounds on naming of these historic neighborhoods.

5. PUBLIC HEARING(S)

- 5.1 Parallel Generation Electric Rates.
RES/Approving Parallel Generation Electric Rates for 2016.

RESOLUTION

Electric Utility Director Dan Voss shared a staff report with background information to the Council the revised Schedule PG (Parallel Generation) Rate Schedule for 2016 along with how the rate was calculated based on 2015 actual sales in accordance with the Minnesota Public Utilities Commission. This schedule is available to all customers who have qualified small production generators connected to the City of Anoka's electric facilities. Mr. Voss noted we have two customers, Bauer's Berry Farm and Susan Merriweather, tied into our systems.

Mayor Rice opened the public hearing at 7:38 p.m.

Being no comments Mayor Rice closed the public hearing at 7:38 p.m.

NOTE: By motion from Councilmember Freeburg, which was seconded by Councilmember Schmidt, and by a unanimous vote of the Council, agenda item 9.1 was moved up on the agenda and acted upon at this point.

Motion by Councilmember Schmidt, seconded by Councilmember Weaver, to adopt a resolution approving parallel generation rate and street light rate for 2016.

Upon a roll call vote: Mayor Rice, Councilmembers Anderson, Freeburg, Schmidt, and Weaver voted in favor. Motion carried.

6. CONSENT AGENDA

Motion by Councilmember Freeburg, seconded by Councilmember Anderson, to approve Consent Agenda 6.1 through 6.3.

6.1 Approved Verified Bills.

6.2 Revising and Setting Council Calendars.

6.3 Cancellation of Liquor Licenses for Legal Grounds, Inc., dba; River City Saloon (Change in Ownership).

Vote taken. All ayes. Motion carried.

Councilmember Schmidt highlighted the Board and Commissioner appreciation event on April 14 at Green Haven and the Local Board of Appeal and Equalization on April 18. p.m.

7. REPORTS OF OFFICERS, BOARDS AND COMMITTEES

None.

8. PETITIONS, REQUESTS AND COMMUNICATION

None.

9. ORDINANCES AND RESOLUTIONS

9.1 RES/Approving Parallel Generation Electric Rates for 2016.

ACTED UPON AFTER PUBLIC HEARING

9.2 RES/Award Sale of Bonds; G.O. Public Facility Crossover Refunding Bond Sale.

RESOLUTION

Finance Director Lori Yager shared a staff report with background information to the Council stating the first and second readings for this item were held on March 7 and March 21, 2016. Shelly Eldridge with Ehlers and Associates reviewed details of the sale results for the G.O. Public Facility Crossover Refunding Bonds, Series 2016. The current G. O. Public Facility bonds are callable on February 1, 2017. The average coupon interest rate for the remaining debt is over 3.9%. The 2016A G.O. Public Facility Crossover Refunding Bond proceeds will pay for the existing debt from the bonds issued for improvements to the Green Haven Event Center and the Golf Course in 2008 and the costs of the issuance of the new debt.

Ms. Eldridge said they took bids earlier in the day and complimented staff for their work, adding the City was affirmed their AA2 rating. She said they received six bids from across the nation and the winning bid was United Bankers Bank of Minneapolis at \$1,539,400 for 11 years. Ms. Eldridge said they estimated 1.92 or 25% lower than anticipated, which means in cash flow the City would save \$131,000 over the remaining life of bonds but now is saving \$181,000. She noted they are lowering par rates and are receiving a premium bid totaling \$53,000, which results in a savings of almost 10%.

Motion by Councilmember Schmidt, seconded by Councilmember Freeburg, to adopt a resolution awarding the sale of \$1,510,000 general obligation public facilities refunding bonds, Series 2016A; fixing their form and specifications; directing their execution and delivery; and providing for their payment.

Upon a roll call vote: Mayor Rice, Councilmembers Anderson, Freeburg, Schmidt, and Weaver voted in favor. Motion carried.

9.3 RES/Approving 2016 Street Maintenance Project; Through the Joint Powers Agreement with the City of Coon Rapids.

RESOLUTION

City Manager Greg Lee shared a staff report with background information to the Council stating in 2004, the cities of Coon Rapids, Andover, Brooklyn Center, Columbia Heights and Fridley joined together to solicit bids for street maintenance services. The Joint Powers Agreement was amended in 2006, 2008, 2010, and 2011 when Ham Lake, East Bethel, Anoka, and Mahtomedi joined the group. In 2015, the Sixth Amendment was authorized to allow the opting out period to 30 days for the Street Maintenance Project. In 2016 the City of Anoka will be crack sealing and seal coating residential streets in the neighborhoods east of 5th Avenue and south of East River Road. The seal coating protects the existing asphalt surface from deteriorating and helps extend the pavement life.

Mr. Lee shared the complete bid tabulation and the street maintenance work the City of Anoka is planning on performing includes crack sealing and seal coating.

Councilmember Freeburg inquired about plans for 9th Avenue. Mr. Lee said 9th Avenue is a higher volume street that can bleed through so they may do a microseal instead where they seal over a paved surface that does not involve aggregate like chip seal.

Mayor Rice said this is typical to spreading asphalt and covering it with light gravel and allowing traffic to drive over the street and pack the asphalt down. He noted the areas that will be done just as a microseal.

Motion by Councilmember Weaver, seconded by Councilmember Freeburg, to adopt a resolution approving 2016 Street Maintenance Project through the Joint Powers Agreement with the City of Coon Rapids.

Councilmember Schmidt asked about the bid for the entire project. Mr. Lee said the bid is based on the number of streets and totals \$105,000, noting our budget is typically \$100,000.

Ms. Yager noted they have some carry over from last year in addition to the \$150,000 budgeted for this year so they have funds for additional projects.

Mayor Rice said the City street crews do this type of work as well. Mr. Lee agreed but said typically not on projects of this level and size, especially with lane closures.

Councilmember Freeburg said there are lots of cracks on new road at 2nd Avenue. Mr. Lee said staff will review and update Council.

Councilmember Weaver said there have been some serious frost heaving that has occurred in some City streets.

Upon a roll call vote: Mayor Rice, Councilmembers Anderson, Freeburg, Schmidt, and Weaver voted in favor. Motion carried.

9.4 ORD/Second Amendment to Purchase Agreement; Hearth Development I, LLC.
(1st Reading)

Housing Manager Darin Berger shared a staff report with background information to the Council stating on February 2, 2015, the City of Anoka and Hearth Development entered into a purchase agreement for 1.57 acres of land at the southeast corner of 2nd Avenue and Harrison Street. Hearth Development wishes to build the Gladstone Cooperative, a 59-unit senior cooperative on that site. The purchase agreement outlined a date of closing of August 31, 2015. Hearth Development has been actively marketing the building, however, had not reached

the necessary amount of reservations to be able to proceed with purchase of the property. Therefore, back on September 8, 2015, the developer asked to extend the closing date to March 1, 2016 to allow sufficient time to obtain the necessary amount of reservations to receive financing. Since then, they have been working through the financing process with HUD, which has taken more time than expected. At this point, Hearth Development would like to push the closing date back to on or before June 1, 2016.

Mr. Berger shared the other amendments including changing the broker information from Cassidy Turley Commercial, Midwest, to Welsh/Colliers and DTZ and changing the entity name from Hearth Development I, LLC to Hearth Development, LLC, per their request.

Heather Harstad, Hearth Development, provided an overall project update including marketing efforts and reservation numbers. She said they are asking for a June 1 extension in order to complete all HUD required documents. She said they hope to break ground soon as they have 25 reservations, which have dropped off some so hopefully once people can see the project they can more easily select a unit. Ms. Harstad said they are approximately one month out on building plans.

Councilmember Schmidt asked if they need more than 25 units for the project to happen. Ms. Harstad said they initially needed 70% of the total units but they HUD liked the project so much they were able to skip the pre-application process. She said they still need full construction plans and have the budgets, contractors, and management agreements in place and that this is the last step. She said they are not so dependent and have demonstrated a large interest in the community.

Councilmember Freeburg asked if this project is one level shorter than projected. Ms. Harstad said it is, adding they will have 43 units instead of 59 as originally projected.

Councilmember Freeburg said he is excited to see this project happen and that activity will help with the marketing.

Motion by Councilmember Freeburg, seconded by Councilmember Anderson, to hold first reading of an ordinance an ordinance approving second amendment to purchase agreement with Hearth Development, LLC.

Mayor Rice said he is looking forward to this exciting project.

Upon a roll call vote: Mayor Rice, Councilmembers Anderson, Freeburg, and Schmidt voted in favor. Councilmember Weaver abstained. Motion carried.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

None.

12. UPDATES AND REPORTS

12.1 Tentative Agenda(s).

The Council reviewed the tentative agendas of the upcoming Council meetings.

12.2 Staff and Council Input.

Mr. Lee gave a City Hall parking lot update, stating the barricades are in and City crews have completed the removal to save money. He said the construction will be done by a contractor and be completed by July 1 in time for Riverfest. He asked for the public's patience during construction.

Councilmember Anderson asked where everyone is parking during construction. Mr. Lee said people have been directed to park on the top level of the parking ramp.

Councilmember Weaver asked about the price difference in parking permits. Ms. Yager said the price point is no longer offered at a discount and was only for those parking in the dirt area of the lot, adding the fee is now \$12-\$13 for hard surface. She noted there are 53 stalls on the top level of the ramp, 11 of which are being used by City staff.

Mayor Rice inquired about the County's ramp pricing. Ms. Yager said their pricing is about the same but they have mostly covered parking which the City charges \$24-\$27 for covered parking.

Mr. Lee said the MnDOT feasibility study for the grade separation project at Ferry Street will be completed by August 2015 and will continue on to the design phase.

Councilmember Anderson inquired about the Hanson Boulevard grade separation project in Coon Rapids and suggested reviewing their plans. Mr. Lee said MnDOT was involved in that project too and noted this one is fairly unique and difficult. He said they have not ruled out an underpass yet and are still reviewing all options.

13. ADJOURNMENT

Councilmember Freeburg made a motion to adjourn the Regular Council meeting. Councilmember Schmidt seconded the motion.

Vote taken. All ayes. Motion carried.

Time of adjournment: 8:07 p.m.

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

Approval Attestation:

Amy T. Oehlers, City Clerk

DRAFT

COUNCIL MEMO FORM

4.1

Meeting Date	April 18, 2016
Agenda Section	Open Forum
Item Description	Proclamation; Arbor Day. Tree City USA Award
Submitted By	Mark Anderson

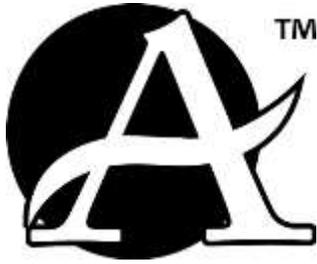
BACKGROUND INFORMATION

The City of Anoka has been issued the Tree City USA Award for 2015 year by the Minnesota Department of Natural Resources and the National Arbor Day Foundation. This Award is for the City's continued commitment to trees and forestation in our community. The City has again, for the 34rd consecutive year, met the specific criteria to qualify for this award. Last year the City observed Arbor Day by planting a tree Franklin Elementary School. For 2016 we will be planting a tree at St. Stephens School in Anoka at 9:45am on April 29, 2016.

We are fortunate to have a Mayor, Council, Park Board, and Planning Commission that actively promotes trees in our City.

COUNCIL ACTION REQUESTED

Acknowledge Tree City USA award as presented and Proclaim Arbor Day.



PROCLAMATION

ANOKA ARBOR MONTH & DAY

MAY 2016

Because trees symbolize the link between mankind and the environment, it is only fitting that we recognize their contributions by honoring them.

WHEREAS, trees are deserving of recognition for their contributions to our City's environment, as well as the beauty they have provided to our parks, streets, commercial, industrial and residential areas within our City; and

WHEREAS, trees have played a major role in the growth and development of our City, beginning with the early logging and lumber industry, to the past and present reforestation efforts by the City and its residents; and

WHEREAS, trees rather than buildings, are the best measure of our City's concern for a positive "quality of life" for its residents; and

WHEREAS, the trees we enjoy in our City today are there because we care and share in the responsibility to plant new trees and take care of them; and

WHEREAS, it is a genuine concern of this City and our residents that future generations of children will come to know the joy of trees and continue to reap the benefits that trees provide.

NOW, THEREFORE BE IT PROCLAIMED, that I, Phil Rice, the Mayor of the City of Anoka, do hereby call upon all citizens of Anoka to plant trees for future generations as our parents, grandparents and great-grandparents have done in the past; and

FURTHER, I do hereby proclaim the month of April as **ARBOR MONTH** in the City of Anoka and April 29, 2016, as **ARBOR DAY**.

Phil Rice, Mayor
City of Anoka - Minnesota
April 18, 2016

Education

A tree grows at Franklin

Published April 30, 2015 at 6:00 am

His love for the earth and his enthusiasm for the environment sowing lively seeds of learning, Tom Hammer enlisted Franklin Elementary School kindergarten students to help him plant a tree at the school April 24.



Cameron Cobb and all of his kindergarten classmates each dropped a shovelful of soil on to the newly-planted hackberry tree. Photos by Sue Austreng

The day – already declared Arbor Day in the City of Anoka by Mayor Phil Rice – came as a climactic finish to Earth Week, a week in which students had already planted seedlings in small pots indoors, learned about roots and bark, leaves, branches and vines and the importance of trees to the environment.



Hammer, a local landscaper and lifelong resident of Anoka, introduced the children to the hackberry, a native tree to Minnesota that would grow 50-70 feet high, “almost to the top of your school” he told them, the children craning their necks to see the top of the historic three-story brick school building behind them.

Next, Hammer told the youngsters that the first industry in Anoka was logging.

“They’d cut the trees down to make wood to build houses. Trees are very important to us,” he said, and then asked the children, “Where do birds live?”

In one voice dozens of kindergarten students shouted, “In the trees” Hammer chuckled with pride and told them they were absolutely right.

Next, Hammer told the children that trees “clean our air and give us back oxygen, they give us shade on hot summer days and keep us cool.”

And then, one by one, Hammer gave each of the kindergarten students a shovel to fill the hole in which the hackberry tree’s root ball rested in the ground.

Several children then helped Hammer pour water around the base of the newly-planted tree.

“Trees are our friends and this is your tree – you helped plant it today,” he said and invited the children to think of a name for their hackberry tree.

After agreeing that its name should be Huck the Hackberry, Hammer charged them with helping him to keep the tree safe.

“You are going to be my eyes and ears on that tree,” he told them. “If you see older kids scratching up the bark or climbing the tree you tell them ‘Get away from that tree. That’s my tree. I helped plant it.’ And we’ll keep that tree safe.”

The April 24 tree planting event was the 35th one conducted since the city of Anoka received its designation as Tree City USA back in 1981. Every year since, a tree has been planted at an Anoka school in honor of that designation.

Tree City USA status is achieved when communities meet four core standards of sound urban forestry management: maintaining a tree board or department, having a community tree ordinance, spending at least \$2 per capita on urban forestry, and celebrating Arbor Day.

To learn more about Tree City USA visit arborday.org and click on “Tree City USA.”



Sue.Austreng@ecm-inc.com

Filed Under: [Anoka-Hennepin School District 11, franklin elementary school](#)

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SEASON LONG COLOR

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2015 4 24



TREE CITY USA
Arbor Day Foundation

2015 4 24



TREE CITY US
Arbor Day Foundation

2015 4 24

COUNCIL MEMO FORM

5.1 & 9.1

Meeting Date	April 18, 2016
Agenda Section	Public Hearing
Item Description	Adopting Modification to TIF Plans
Submitted By	Lori Yager, Finance

BACKGROUND INFORMATION:

The city of Anoka is proposing modifications to the Tax Increment Financing Plans for the Greens of Anoka Tax Increment Financing District and the Commuter Rail Transit Village Tax Increment Financing District to allow for increment to be used for the purchase of property in another TIF district.

TIF law requires that if increment is to be used for the purchase of property, that it must be specifically authorized in the TIF Plan. The purpose of this modification is to authorize the purchase of property located in another TIF district with increment from the Greens of Anoka and Commuter Rail Transit Village Tax Increment Financing Districts.

FINANCIAL IMPACT

Proposed spending on land in another TIF district is approximately \$1.7 million with \$1 million coming from the Commuter Rail Transit Village TIF district and \$700,000 coming from the Greens of Anoka TIF district. The property being purchased is the Riverplace Counseling Center.

COUNCIL ACTION REQUESTED:

Open for public hearing, accept public comments, close public hearing, council discussion, approve resolution for modification of Greens of Anoka and Commuter Rail Transit Village Tax Increment Financing Districts.



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
RESOLUTION**

RES-2016-XX

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION ADOPTING A MODIFICATION TO THE TAX INCREMENT FINANCING PLANS FOR THE GREENS OF ANOKA TAX INCREMENT FINANCING DISTRICT AND THE COMMUTER RAIL TRANSIT VILLAGE TAX INCREMENT FINANCING DISTRICT.

BE IT RESOLVED by the City Council of the City of Anoka, Minnesota, as follows:

Section 1. Recitals

1.01. The City Council (the "Council") of the City of Anoka (the "City") has heretofore established the Greens of Anoka and the Commuter Rail Transit Village Tax Increment Financing Districts (the "TIF Districts") and adopted Tax Increment Financing Plans therefor. It has been proposed that the City adopt a Modification to the Tax Increment Financing Plans (the "TIF Plan Modifications") for the TIF Districts, all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.124 to 469.133, and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Modifications, and presented for the Council's consideration.

1.02. The City has investigated the facts relating to the TIF Plan Modifications and has caused the TIF Plan Modifications to be prepared.

1.03. The City has performed all actions required by law to be performed prior to the adoption and approval of the proposed TIF Plan Modifications, including, but not limited to, notification of Anoka County and Independent School District No. 11, having taxing jurisdiction over the property in the TIF Districts, a review of and written comment on the TIF Plan Modifications by the City Planning Commission on April 5, 2016 and the holding of a public hearing upon published notice as required by law.

1.04. The City is not modifying the boundaries of the TIF Districts.

Section 2. Findings for the TIF Plan Modifications

2.01. The Council hereby reaffirms the original findings for the TIF Districts, namely that when the TIF Districts were established, they were established as redevelopment districts. In addition, the City makes the following findings:

2.02. It is found and determined, and it is the reasoned opinion of the City, that:

(i) *The proposed redevelopment described in the TIF Plan Modifications would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.* The major purpose of the TIF Plan Modifications is to identify parcels for acquisition within the

existing tax increment financing districts within the City. The authority to purchase property within other tax increment financing districts in the City will provide needed flexibility and will further enable the redevelopment within the District and further the goals set in the establishment of the Districts.

(ii) *The TIF Plan Modifications conform to the general plan for the redevelopment of the City as a whole.* The TIF Plan Modifications were reviewed and commented upon by the City's Planning Commission on April 5, 2016, and were approved by the Commission on that same date.

(iii) *The TIF Plan Modifications will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Project by private enterprise.* The projects to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

Section 3. Public Purpose

3.01. The adoption of the TIF Plan Modifications conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up, to provide employment opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose. These public purposes and benefits exceed any benefits expected to be received by private developers, who will receive assistance only in the amount needed to make the proposed development financially feasible.

Section 4. Approval and Adoption of the TIF Plan Modifications

4.01. The TIF Plan Modifications, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the City Manager.

4.02. City staff is authorized to file the TIF Plan Modifications with the Commissioner of Revenue, the Office of the State Auditor and the Anoka County Auditor.

4.03. City staff, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the TIF Plan Modifications and for this purpose to negotiate, draft, prepare and present to this Council for its consideration all further modifications, resolutions, documents and contracts necessary for this purpose.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Adopted by the Anoka City Council on April 18, 2016.

ATTEST:

Greg Lee, City Manager

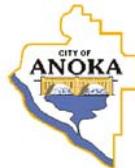
Phil Rice, Mayor

(Seal)



*As of April 12, 2016
Draft for Public Hearing*

Tax Increment Financing Plan
for the modification of
the Commuter Rail Transit Village
Tax Increment Financing District
(a redevelopment district)
within
Municipal Development District No. 1



City of Anoka
Anoka County
State of Minnesota

Adopted: May 16, 2011
Public Hearing for Modification #1: April 18, 2016



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(for reference purposes only)

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Section 1 - Tax Increment Financing Plan for the Commuter Rail Transit Village Tax Increment Financing District

Subsection 1-1. Foreword

The City of Anoka (the "City"), staff and consultants have prepared the following information to expedite the establishment of the Commuter Rail Transit Village Tax Increment Financing District (the "District"), a redevelopment tax increment financing district, located in Municipal Development District No. 1.

Subsection 1-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 to 469.134, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1799, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Municipal Development District No. 1.

Subsection 1-3. Statement of Objectives

The District currently consists of 102 parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the redevelopment of the area into a mixed-use development consisting of approximately 699 residential units and approximately 375,500 square feet of office, retail and industrial uses in the City. Please see Appendix A for further District information. The City has not entered into an agreement or designated a developer at the time of preparation of this TIF Plan, but development is likely to begin in 2011. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Municipal Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Municipal Development District No. 1 and the District.

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels for the purpose of scatter-site redevelopment currently in any City or Housing and Redevelopment Authority Tax Increment Financing District within the City, as timing of the specific purchases may not allow for prior modification of the TIF Plan.

Subsection 1-4. Development Program Overview

1. Property to be Acquired - The City currently owns 25 parcels of property within the District. The remaining property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the

necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

(AS MODIFIED APRIL 18, 2016)

As of the date of this modification, the City has entered into contracts with the following developer for the following development activities:

- 1. The Homestead at Anoka, Inc., dated December 16, 2014. Development consists of a continuum of care senior housing community.**

Subsection 1-5. Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District.

The City currently owns 25 parcels and vacated right-of-way to be included in the District. The City may acquire additional parcels within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels for the purpose of scattered-site redevelopment currently within any City or Housing and Redevelopment Authority Tax Increment Financing District within the City, as the timing of specific purchases may not allow for prior modification of the TIF Plan. It is the intent that the City may acquire any parcel within the existing Districts and modified areas including interior and adjacent street rights of way to further the redevelopment objectives of preventing or removing blight within Municipal Development District No. 1.

Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: carry out land acquisition; demolition of structures; rehabilitation of housing and commercial units; relocation; construction of new residential and commercial units; site improvements; storm sewer improvements; provide land for needed public streets, sidewalks, alley ways, utilities and facilities to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan.

Subsection 1-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1799*, as amended, inclusive, finds that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1)* as defined below:

- (a) *"Redevelopment district" means a type of tax increment financing district consisting of a project, or portions of a project, within which the authority finds by resolution that one or more of the following conditions, reasonably distributed throughout the district, exists:*
- (1) *parcels consisting of 70 percent of the area in the district are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;*
 - (2) *The property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way;*
 - (3) *tank facilities, or property whose immediately previous use was for tank facilities, as defined in Section 115C, Subd. 15, if the tank facility:*
 - (i) *have or had a capacity of more than one million gallons;*
 - (ii) *are located adjacent to rail facilities; or*
 - (iii) *have been removed, or are unused, underused, inappropriately used or infrequently used; or*
 - (4) *a qualifying disaster area, as defined in Subd. 10b.*
- (b) *For purposes of this subdivision, "structurally substandard" shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.*
- (c) *A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs or other similar reliable evidence. The municipality may not make such a determination without an interior inspection of the property, but need not have an independent, expert appraisal prepared of the cost of repair and rehabilitation of the building. An interior inspection of the property is not required, if the municipality finds that (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard.*
- (d) *A parcel is deemed to be occupied by a structurally substandard building for purposes of the finding under paragraph (a) or by the improvement described in paragraph (e) if all of the following conditions are met:*

- (1) *the parcel was occupied by a substandard building or met the requirements of paragraph (e), as the case may be, within three years of the filing of the request for certification of the parcel as part of the district with the county auditor;*
 - (2) *the substandard building or the improvements described in paragraph (e) were demolished or removed by the authority or the demolition or removal was financed by the authority or was done by a developer under a development agreement with the authority;*
 - (3) *the authority found by resolution before the demolition or removal that the parcel was occupied by a structurally substandard building or met the requirement of paragraph (e) and that after demolition and clearance the authority intended to include the parcel within a district; and*
 - (4) *upon filing the request for certification of the tax capacity of the parcel as part of a district, the authority notifies the county auditor that the original tax capacity of the parcel must be adjusted as provided by § 469.177, subdivision 1, paragraph (f).*
- (e) *For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots or other similar structures.*
- (f) *For districts consisting of two or more noncontiguous areas, each area must qualify as a redevelopment district under paragraph (a) to be included in the district, and the entire area of the district must satisfy paragraph (a).*

In meeting the statutory criteria the City relies on the following facts and findings:

- The District is a redevelopment district consisting of 102 parcel(s).
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix F).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111 or 273.112 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Subsection 1-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2014, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2039, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

(AS MODIFIED APRIL 18, 2016)

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The date of receipt by the City of the first tax increment was in 2014. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2039, or when the TIF Plan is satisfied. The city reserves the right to decertify the District prior to the legally required date.

Subsection 1-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2010 for taxes payable 2011.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2014) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2011, assuming the request for certification is made before June 30, 2011. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Municipal Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2014. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	\$1,777,110	
Original Estimated Net Tax Capacity (ONTC)	\$424,237	
Fiscal Disparities Contribution	\$0	
Estimated Captured Tax Capacity (CTC)	\$1,352,873	
Original Local Tax Rate	113.065%	Pay 2011
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$1,529,626	
Percent Retained by the City	100%	

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found that some building permits have been issued in the past 18 months, but none that should increase the original tax capacity. Please see Appendix H for the building permits that were issued.

Subsection 1-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District may be financed through the combination of pay-as-you-go notes, interfund loans and bonds. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

<u>SOURCES OF FUNDS</u>	<u>TOTAL</u>
Tax Increment	\$36,852,253
<u>Interest</u>	<u>\$250,000</u>
TOTAL	\$37,102,253

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$26,102,253. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 1-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate the redevelopment of the area into a mixed-use development consisting of approximately 699 residential units and approximately 375,500 square feet of office, retail and industrial uses. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described below. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

<u>USES OF TAX INCREMENT FUNDS</u>	<u>TOTAL</u>
Land/Building Acquisition	\$3,335,253
Site Improvements/Preparation	\$840,000
Public Utilities	\$1,900,000
Public Parking Facilities	\$11,952,000
Streets and Sidewalks	\$4,400,000
<u>Administrative Costs (up to 10%)</u>	<u>\$3,675,000</u>
PROJECT COST TOTAL	\$26,102,253
<u>Interest</u>	<u>\$11,000,000</u>
PROJECT AND INTEREST COSTS TOTAL	\$37,102,253

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 1-9.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25 percent of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Municipal Development District No. 1, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in this TIF Plan.

Subsection 1-11. Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities. If the calculations pursuant to *M.S., Section 469.177, Subd. 3, clause a*, (outside the District) are followed, the following method of computation shall apply:

- (1) *The original net tax capacity and the current net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. Where the original net tax capacity is equal to or greater than the current net tax capacity, there is no captured net tax capacity and no tax increment determination. Where the original net tax capacity is less than the current net tax capacity, the difference between the original net tax capacity and the current*

net tax capacity is the captured net tax capacity. This amount less any portion thereof which the authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.

- (2) *The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the lesser of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the authority.*

The City will choose to calculate fiscal disparities by clause a.

According to *M.S., Section 469.177, Subd. 3*:

- (c) *The method of computation of tax increment applied to a district pursuant to paragraph (a) or (b) shall remain the same for the duration of the district, except that the governing body may elect to change its election from the method of computation in paragraph (a) to the method in paragraph (b).*

Subsection 1-12. Business Subsidies

Pursuant to *M.S., Section 116J.993, Subd. 3*, the following forms of financial assistance are not considered a business subsidy:

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3*;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- (7) Assistance for housing;
- (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
- (9) Assistance for energy conservation;
- (10) Tax reductions resulting from conformity with federal tax law;
- (11) Workers' compensation and unemployment compensation;
- (12) Benefits derived from regulation;
- (13) Indirect benefits derived from assistance to educational institutions;
- (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
- (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
- (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section*

469.174, Subd. 19;

- (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
- (18) General changes in tax increment financing law and other general tax law changes of a principally technical nature.
- (19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
- (20) Funds from dock and wharf bonds issued by a seaway port authority;
- (21) Business loans and loan guarantees of \$150,000 or less; and
- (22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
- (23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The City will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 1-13. County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the City within forty-five days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 1-14. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	2010/Pay 2011 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Anoka County	264,429,080	1,352,873	0.5116%
City of Anoka	10,341,381	1,352,873	13.0821%
Anoka-Hennepin ISD No. 11	133,720,845	1,352,873	1.0117%

IMPACT ON TAX RATES

	Pay 2011 Extension Rates	Percent of Total	CTC	Potential Taxes
Anoka County	0.412840	36.51%	1,352,873	558,520
City of Anoka	0.430200	38.05%	1,352,873	582,006
Anoka-Hennepin ISD No. 11	0.239990	21.23%	1,352,873	324,676
Other	<u>0.047620</u>	<u>4.21%</u>	<u>1,352,873</u>	64,424
Total	1.130650	100.00%		1,529,626

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2011 rate. The total net capacity for the entities listed above are based on actual Pay 2011 figures. The District will be certified under the actual Pay 2011 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$36,852,253;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. The Anoka Police Department expects approximately 400-600 new calls per year, with completion of the development. However, with the elimination of abandoned buildings, the new development will mitigate some of the additional calls expected. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or require that the City hire additional personnel.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction and many will be required to include sprinkler systems. The existing buildings, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as lack of sprinkler systems. With completion of the development, all buildings will be up to current City code. The City does not expect that the proposed development will result in new capital investments in vehicles or facilities.

There is an expected impact of the District on public infrastructure due to the development. The development is expected to impact traffic movements in the area. There are transportation

improvements that include an underpass, railroad crossing enhancements, structured parking, a pedestrian overpass and trail connection planned for the project. Those costs are estimated to be up to \$22,000,000, of which the future development(s) will pay a portion as well as increment generated from the District will be used to write down those costs. The current infrastructure for sanitary sewer, storm sewer and water will also need to be upgraded to handle the additional volume generated from the proposed development(s). The costs associated with the upgrade will be paid, in part, by tax increments, developer contributions and the additional revenue generated through additional fees charged to the new occupants. Based on the development plans, there are additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. Those costs are estimated to be \$35,000 annually and will be covered through the increase in use fees collected from the new development. The development in the District is expected to contribute an estimated \$1,050,000 in sanitary sewer (SAC) and water (WAC) connection fees which will be paid towards the Metro Sewer CMES costs.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. If there is any general obligation debt issued in relation to this project, there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$7,823,733;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$13,454,758;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 1-15. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the City's findings:

- Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District, LHB Inc., 2011;
- City of Anoka, Economic Report, Robert Kirchner, City of Anoka, June, 2007;
- Market Analysis and Market Snapshot, Arnett Muldrow and Associates, 2008;
- Minnesota Sales and Use Tax Statistics, Minnesota Department of Revenue, 1998, 2000, 2003-2006.

Subsection 1-16. Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the Authority with tax increments;
3. Principal and interest received on loans or other advances made by the Authority with tax increments;
4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

Subsection 1-17. Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S. Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a redevelopment district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 10*, must be documented in writing and retained. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2)(A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 1-18. Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District; or
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469.177, Subd. 11*, the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 1-19. Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing

plan, no additional tax increment may be taken from that parcel and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.

The City or a property owner must improve parcels within the District by approximately May 2015 and report such actions to the County Auditor.

Subsection 1-20. Use of Tax Increment

The City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. To finance, or otherwise pay the capital and administration costs of Municipal Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.134*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the City or for the benefit of Municipal Development District No. 1 by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4*.

Tax increments generated in the District will be paid by Anoka County to the City for the Tax Increment Fund of said District. The City will pay to the developer(s) annually an amount not to exceed an amount as specified in a developer's agreement to reimburse the costs of land acquisition, public improvements, demolition and relocation, site preparation, and administration. Remaining increment funds will be used for City administration (up to 10 percent) and for the costs of public improvement activities outside the District.

Subsection 1-21. Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Municipal Development District No. 1 or the District.

Subsection 1-22. Requirements for Agreements with the Developer

The City will review any proposal for private development to determine its conformance with the Development Program and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the City to demonstrate the conformance of the development with City plans and ordinances. The City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 25 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 25 percent of the acreage, the City concluded an agreement for the development or redevelopment of the property acquired and which provides recourse for the City should the development or redevelopment not be completed.

Subsection 1-23. Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the District. The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 1-24. Administration of the District

Administration of the District will be handled by the City Manager.

Subsection 1-25. Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6*, the OSA will direct the County Auditor to withhold the distribution of tax

increment from the District.

Subsection 1-26. Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination, reliance has been placed upon written representation made by the developer to such effects and upon City staff awareness of the feasibility of developing the project site(s) within the District. A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix D, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

Subsection 1-27. Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Municipal Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.134*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.
2. Pooling Limitations. At least 75 percent of tax increments from the District must be expended on activities in the District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities within said district or to pay, or secure payment of, debt service on credit enhanced bonds. Not more than 25 percent of said tax increments may be expended, through a development fund or otherwise, on activities outside of the District except to pay, or secure payment of, debt service on credit enhanced bonds. For purposes of applying this restriction, all administrative expenses must be treated as if they were solely for activities outside of the District.
3. Five Year Limitation on Commitment of Tax Increments. Tax increments derived from the District shall be deemed to have satisfied the 75 percent test set forth in paragraph (2) above only if the five year rule set forth in *M.S., Section 469.1763, Subd. 3*, has been satisfied; and beginning with the sixth year following certification of the District, 75 percent of said tax increments that remain after expenditures permitted under said five year rule must be used only to pay previously committed expenditures or credit enhanced bonds as more fully set forth in *M.S., Section 469.1763, Subd. 5*.
4. Redevelopment District. At least 90 percent of the revenues derived from tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation of redevelopment and renewal and renovation districts under *M.S., Section 469.176 Subd. 4j*. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary for development of

the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the City, including the cost of preparation of the development action response plan, may be included in the qualifying costs.

Subsection 1-28. Summary

The City of Anoka is establishing the District to preserve and enhance the tax base, redevelop substandard areas, and provide employment opportunities in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113, telephone (651) 697-8500.

Appendix A

Project Description

This TIF District consists of approximately 100 acres of land with 102 parcels and 50 buildings surrounding the Northstar Commuter Rail Station at 2718 4th Avenue North in the City of Anoka. This is an old industrial area with a mixture of industrial, residential uses and vacant public land.

This area has a long industrial history. There was a rail spur at this location that extended to downtown Anoka. This spur was used to bring in or ship a wide variety of products including feed, lumber, coal, oil and construction materials. A Phase One Environmental Site Assessment has identified 25 locations of known or suspected contamination sites. There are many old buildings and land uses incompatible with a residential and commercial area.

The City has been actively planning and investing in this area since 1996. The purpose of the TIF District is to redevelop this area into a Commuter Rail Transit Village consisting of high density residential, office, retail and light industrial uses as noted below. It is anticipated that the redevelopment will take place over a 10 year period.

OVERALL DEVELOPMENT POTENTIAL (Land Use Concept revised as of 3/8/2011)

Residential (699 Units)

- Volunteers of America (323)
 - 120 Skilled Nursing Facility Rooms/Beds
 - 101 Congregate Housing
 - 12 Twin Homes
 - 48 Brownstone Town Homes
 - 42 Apartments
- Other Residential (376)
 - 36 Lofts and Live/Work
 - 220 Apartments
 - 120 Condominiums

Commercial (375,500 sq. ft.)

- 147,500 Multi-Story Office
- 103,000 Commercial/Retail
- 110,000 Office/Industrial/Flex
- 15,000 Commercial Rehab

Appendix B

Maps of Municipal Development District No. 1 and the District

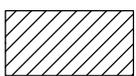
**Municipal Development District
No. 1
City of Anoka
Anoka County, Minnesota**

The boundaries of Municipal Development District No. 1 are coterminous with the municipal boundaries of the City of Anoka, Minnesota

Boundaries of Municipal Development District No. 1



Legend



Commuter Rail
Transit Village
TIF District

CRTV TIF Parcel Map



Not Included
in District

Highway 10

Appendix C

Description of Property to be Included in the District

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

Map I.D. #	Property ID	Owner	Address
1	01-31-25-14-0010	Central Bank	2632 N. Ferry St
2	01-31-25-14-0011	Gregory L. Bauer	2622 N. Ferry St
3	01-31-25-14-0012	SherryWoodward/DWLarson	2627 Front Ave
4	01-31-25-14-0013	Susan Spieker	2620 N. Ferry St
5	01-31-25-14-0014	Trilogy Custom Homes LLC	2614 N. Ferry St
6	01-31-25-14-0015	Donald M. Larson	2606 N. Ferry St
7	01-31-25-14-0016	Donald M. Larson	2600 N. Ferry St
8	06-31-24-23-0041	Trilogy Custom Homes LLC	2620 Front Ave
9	06-31-24-23-0042	Trilogy Custom Homes LLC	63 Pleasant St
10	06-31-24-23-0043	Trilogy Custom Homes LLC	55 Pleasant St
11	06-31-24-23-0044	Trilogy Custom Homes LLC	39 Pleasant St
12	06-31-24-23-0045	Dabae L Larson	33 Pleasant St
13	06-31-24-23-0046	Thane Devereaux	---
14	06-31-24-23-0071	Donald M Larson/Woodward	2632 Front St
15	06-31-24-23-0072	Donald M Larson/Woodward	2632 Front St
16	06-31-24-23-0005	Thomas/Joan Van Sloun	2727 4th Ave
17	06-31-24-23-0003	City of Anoka	---
18	06-31-24-23-0004	James/Kimberly Lindahl	2701 4th Ave
19	06-31-24-23-0098	City of Anoka (SouthStation)	2718 4th Ave
20	06-31-24-24-0088	City of Anoka (PuWorks)	501 Pierce St
20a	06-31-24-24-0087	City of Anoka	501 Pierce St
21	06-31-24-24-0089	City of Anoka (PubWorks)	501 Pierce St
22	06-31-24-24-0060	Thomas/JA Crute	559 North St
23	06-31-24-24-0061	Gary/Beverly Reimann	548 Pierce St
24	06-31-24-24-0062	Carol Petry	540 Pierce St
25	06-31-24-24-0063	Patricia L. Steele	549 North St
26	06-31-24-24-0064	Perry/Lori Ann Flesner	537 North St
27	06-31-24-24-0065	Richard Duclos	529 North St
28	06-31-24-24-0066	Carolyn L. Allen	523 North St
29	06-31-24-24-0069	Kathryn A. Johnson	2610 5th Ave
30	06-31-24-24-0081	Registre Inc	---
31	06-31-24-24-0083	Registre Inc	514 Pierce St
32	06-31-24-24-0084	James J Abeler II	---
33	06-31-24-23-0010	Clear Waters Home LLC	2612 4th Ave
34	06-31-24-23-0082	Jack D. Wheeler	2616 4th Ave
35	06-31-24-23-0081	James J. Abeler	---
36	06-31-24-23-0097	Scott/Virginia Manning	2615 5th Ave
37	06-31-24-23-0073	Elizabeth Ann Manning	443 North St

Map I.D. #	Property ID	Owner	Address
38	06-31-24-23-0075	Jarrold/Vesta Watkins	2621 5th Ave
39	06-31-24-23-0083	James/Barbara Abeler	440 Pierce St
40	06-31-24-23-0092	Larry/Shirley Graham	415 Pierce St
41	06-31-24-23-0093	Larry/Shirley Graham	415 Pierce St
42	06-31-24-23-0094	Larry/Shirley Graham	415 Pierce St
43	06-31-24-23-0095	City of Anoka	
44	06-31-24-23-0096	City of Anoka	
45	06-31-24-24-0072	Alexander J. McNeil	---
46	06-31-24-24-0017	Michael/Amanda Ryan	2672 6th Ave
47	06-31-24-24-0019	AA & JA Anderson	---
48	06-31-24-24-0020	AA & JA Anderson	611 Pierce St
49	06-31-24-24-0071	J & A Dev. LLC	---
50	06-31-24-24-0074	Adrian A/Judy A Anderson	---
51	06-31-24-24-0077	Craig/Sally Syring	2714 6th Ave
52	06-31-24-24-0078	CLD Oil Inc.	2706 6th Ave
53	06-31-24-24-0034	Cyril/Thelma Dehn Trust	647 Buchanan St
54	06-31-24-24-0036	Ronald J. Dehn	615 Buchanan St
55	06-31-24-24-0035	Cyril/Thelma Dehn Trust	---
56	06-31-24-24-0075	Cyril/Thelma Dehn Trust	---
57	06-31-24-24-0003	Cyril/Thelma Dehn Trust	---
58	06-31-24-24-0001	Anoka County	---
59	06-31-24-24-0002	Anoka County	---
60	06-31-24-24-0076	Anoka County	---
61	06-31-24-24-0038	Delores Masloski	2726 6th Ave
62	06-31-24-24-0039	Andy N. Phillips	2808 6th Ave
63	06-31-24-24-0043	Daniel Nordin	2812 6th Ave
64	06-31-24-24-0044	Alexander/Nathan Hahn	2820 6th Ave
65	06-31-24-24-0045	Elizabeth J. Joslin Trustee	2824 6th Ave
Break in Sequence			
68	06-31-24-24-0052	Dehn Oil Company	2820 5th Ave
69	06-31-24-24-0053	Dehn Oil Company	---
70	06-31-24-24-0054	Hoffmann Enclosures	2707 6th Ave
71	06-31-24-24-0055	Hoffmann Enclosures	---
72	06-31-24-24-0056	Richard D. Spartz	2804 5th Ave
73	06-31-24-24-0057	Hoffmann Enclosures	---
74	06-31-24-24-0070	City of Anoka	520 Johnson St
75	06-31-24-23-0074	City/Anoka-Station North	---
76	06-31-24-22-0009	City of Anoka	4th/Grant
77	06-31-24-22-0010	Grant Properties	Johnson St
78	06-31-24-21-0080	City of Anoka	2905 6th Ave
79	06-31-24-21-0084	Wm/Thomas Matros	505 Johnson St
80	06-31-24-21-0086	Dean Hanson	517 Johnson St
81	06-31-24-21-0087	Ovation Studio of Music	521 Johnson St
82	06-31-24-21-0090	Grant Properties	2939 6th Ave

Map I.D. #	Property ID	Owner	Address
83	06-31-24-22-0006	City of Anoka (9.35 Ac.)	Ponding
84	06-31-24-22-0035	City of Anoka	W. of 4th Ave
85	06-31-24-22-0018	Anoka County	W. of 4th Ave
86	06-31-24-22-0015	City of Anoka	3002 4th Ave
87	06-31-24-21-0092	City of Anoka	N. of Grant
88	06-31-24-21-0068	City of Anoka	Lot w. of 6th
89	06-31-24-21-0069	City of Anoka	Lot w. of 6th
90	06-31-24-21-0070	City of Anoka	Lot w. of 6th
91	06-31-24-21-0071	City of Anoka	Lot w. of 6th
92	06-31-24-21-0072	City of Anoka	Lot w. of 6th
93	06-31-24-21-0073	City of Anoka	Lot w. of 6th
94	06-31-24-21-0074	City of Anoka	Lot w. of 6th
95	06-31-24-21-0075	City of Anoka	Lot w. of 6th
96	06-31-24-21-0076	City of Anoka	Lot w. of 6th
97	06-31-24-21-0077	City of Anoka	Lot w. of 6th
i	5th Ave vacated	City of Anoka	N. of Grant
ii	Northview Ln vac.	City of Anoka	N. of Grant
98	06-31-24-22-0016	Anoka County	N. of Grant
99	06-31-24-22-0012	Anoka County	N. of Grant
100	06-31-24-22-0011	Anoka County	N. of Grant
101	06-31-24-21-0093	Anoka County	N. of Grant
102	06-31-24-23-0007	James/Barbara Abeler	2665 4th Ave
103	06-31-24-23-0025	James/Barbara Abeler	2665 4th Ave

Appendix D

Estimated Cash Flow for the District



Commuter Rail Transit VillageRedevelopment Tax Increment District

City of Anoka

"CRTV District"

ASSUMPTIONS AND RATES

DistrictType:	Redevelopment
District Name/Number:	CRTV Tax Increment Financing District
County District #:	
First Year Construction or Inflation on Value	2012
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	0.00%
Interest Rate:	2.50%
Present Value Date:	1-Feb-13
First Period Ending	1-Aug-13
Tax Year District was Certified:	Pay 2011
Cashflow Assumes First Tax Increment For District:	2014
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2039
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Outside(A)
Incremental or Total Fiscal Disparities	Incremental
Fiscal Disparities Contribution Ratio	39.9721% Pay 2011
Fiscal Disparities Metro-Wide Tax Rate	129.327% Pay 2011

Maximum/Frozen Local Tax Rate:	113.065%	Pay 2011
Current Local Tax Rate: (Use lesser of Current or Max.)	113.065%	Pay 2011
State-wide Tax Rate (Comm./Ind. only used for total taxes)	49.0430%	Pay 2011
Market Value Tax Rate (Used for total taxes)	0.25315%	Pay 2011

PROPERTY TAX CLASSES AND CLASS RATES:		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		0.75%
Non-Homestead Residential (Non-H Res.)		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
A	15 Parcels					1,204,100	100%	1,204,100	Pay 2011	Various	15,858	Rental	15,051	
B	06-31-24-23-0005					2,555,500	100%	2,555,500	Pay 2011	Non-H Res.	31,944	Non-H Res.	31,944	
C	2 Parcels					256,400	100%	256,400	Pay 2011	C/I Pref.	3,912	C/I Pref.	3,912	
D	4 Parcels					4,589,200	100%	4,589,200	Pay 2011	Exempt	-	C/I	91,784	
E	23 Parcels					3,680,500	100%	3,680,500	Pay 2011	Various	48,401	C/I Pref.	72,860	
F	06-31-24-24-0072					338,600	100%	338,600	Pay 2011	C/I Pref.	6,022	C/I Pref.	6,022	
G	5 Parcels					656,600	100%	656,600	Pay 2011	C/I	11,539	C/I	11,539	
H	10 Parcels					1,196,600	100%	1,196,600	Pay 2011	Various	15,286	C/I Pref.	23,182	
I	5 Parcels					669,700	100%	669,700	Pay 2011	Various	6,697	C/I	13,394	
J	8 Parcels					2,214,800	100%	2,214,800	Pay 2011	C/I	26,843	C/I	26,843	
K	7 Parcels					4,678,000	100%	4,678,000	Pay 2011	C/I	81,057	C/I	91,215	
L	06-31-24-22-0006					277,000	100%	277,000	Pay 2011	Exempt	-	Hmstd. Res.	2,770	
M	2 Parcels					951,000	100%	951,000	Pay 2011	Exempt	-	Hmstd. Res.	9,510	
N	16 Parcels					1,503,900	39%	586,521	Pay 2011	Exempt	-	Hmstd. Res.	5,865	
O	2 Parcels					917,300	100%	917,300	Pay 2011	C/I	18,346	C/I	18,346	
				0	0	25,689,200		24,771,821			265,905		424,237	

Note:

1. Base values are based upon review of County website on 3/28/2011 and City assessor's estimate.
2. See pages 1-1 through 1-4 for individual parcel detail.



Commuter Rail Transit VillageRedevelopment Tax Increment District
 City of Anoka
 "CRTV District"

PROJECT INFORMATION (Project Tax Capacity)												
Area/Phase	New Use	Total Sq. Ft./Units	Market Value Sq. Ft./Units	Market Value	Property Tax Class	Project Tax Capacity	Percentage Complete 2011	Percentage Completed 2012	Percentage Completed 2013	Percentage Completed 2014	Percentage Completed 2015	First Year Full Taxes Payable
A	Apartments	100	150,000	15,000,000	Non-H Res.	187,500	8%	8%	8%	50%	100%	2017
B	Apartments	1	2,555,500	2,555,500	Non-H Res.	31,944	100%	100%	100%	100%	100%	2014
C	Retail	1	256,400	256,400	C/I Pref.	4,378	100%	100%	100%	100%	100%	2014
D	Office/Ind	50,000	75	3,750,000	C/I Pref.	74,250	100%	100%	100%	100%	100%	2014
D	Retail	34,000	125	4,250,000	C/I Pref.	84,250	20%	20%	20%	50%	100%	2017
E	Office	80,000	150	12,000,000	C/I Pref.	239,250	31%	31%	31%	50%	100%	2017
F	Office/Ind	60,000	75	4,500,000	C/I Pref.	89,250	8%	8%	8%	50%	100%	2017
G	Office	1	70,500	70,500	C/I Pref.	1,058	100%	100%	100%	100%	100%	2014
G	Office	1	468,800	468,800	C/I Pref.	8,626	100%	100%	100%	100%	100%	2014
G	Office	1	98,300	98,300	C/I Pref.	1,475	100%	100%	100%	100%	100%	2014
G	Office	1	19,000	19,000	C/I	380	100%	100%	100%	100%	100%	2014
H/I	Retail	30,000	125	3,750,000	C/I Pref.	74,250	21%	21%	21%	50%	100%	2017
J	Retail	39,000	100	3,900,000	C/I Pref.	77,250	57%	100%	100%	100%	100%	2014
J	Apartments	120	80,000	9,600,000	Rental	120,000	0%	50%	0%	50%	100%	2017
K	Office	67,500	100	6,750,000	C/I Pref.	134,250	70%	70%	70%	100%	100%	2016
K	Lofts	18	150,000	2,700,000	Hmstd. Res.	27,000	0%	0%	0%	50%	100%	2017
K	Live/Work	18	200,000	3,600,000	Hmstd. Res.	36,000	0%	50%	100%	100%	100%	2015
L	Condos	60	250,000	15,000,000	Hmstd. Res.	150,000	2%	2%	50%	100%	100%	2016
M	Condos	60	250,000	15,000,000	Hmstd. Res.	150,000	7%	7%	50%	100%	100%	2016
N	Twin Homes	12	175,000	2,100,000	Hmstd. Res.	21,000	72%	72%	72%	100%	100%	2016
N	Town Homes	48	150,000	7,200,000	Hmstd. Res.	72,000	0%	0%	0%	50%	100%	2017
N	Apartments	143	100,000	14,300,000	Non-H Res.	178,750	10%	100%	100%	100%	100%	2014
O	Retail	15,000	50	750,000	C/I Pref.	14,250	100%	100%	100%	100%	100%	2014
TOTAL				127,618,500		1,777,110						
Subtotal Residential		580		87,055,500		974,194						
Subtotal Commercial/Ind.		375,505		40,563,000		802,916						

Note:

1. Market values are based upon estimates from City Assessor.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	187,500	0	187,500	211,997	0	0	37,973	249,969	2,499.69
Apartments	31,944	0	31,944	36,117	0	0	6,469	42,586	42,586.45
Retail	4,378	1,750	2,628	2,971	2,263	2,147	649	8,031	8,030.75
Office/Ind	74,250	29,679	44,571	50,394	38,383	36,414	9,493	134,685	2.69
Retail	84,250	33,676	50,574	57,181	43,553	41,319	10,759	152,811	4.49
Office	239,250	95,633	143,617	162,380	123,680	117,335	30,378	433,773	5.42
Office/Ind	89,250	35,675	53,575	60,574	46,138	43,771	11,392	161,875	2.70
Office	1,058	423	635	718	547	519	178	1,962	1,961.50
Office	8,626	3,448	5,178	5,855	4,459	4,230	1,187	15,731	15,730.92
Office	1,475	589	885	1,001	762	723	249	2,735	2,734.98
Office	380	152	228	258	196	186	48	689	688.81
Retail	74,250	29,679	44,571	50,394	38,383	36,414	9,493	134,685	4.49
Retail	77,250	30,878	46,372	52,430	39,934	37,886	9,873	140,123	3.59
Apartments	120,000	0	120,000	135,678	0	0	24,302	159,980	1,333.17
Office	134,250	53,663	80,587	91,116	69,400	65,840	17,088	243,444	3.61
Lofts	27,000	0	27,000	30,528	0	0	6,835	37,363	2,075.70
Live/Work	36,000	0	36,000	40,703	0	0	9,113	49,817	2,767.60
Condos	150,000	0	150,000	169,598	0	0	37,973	207,570	3,459.50
Condos	150,000	0	150,000	169,598	0	0	37,973	207,570	3,459.50
Twin Homes	21,000	0	21,000	23,744	0	0	5,316	29,060	2,421.65
Town Homes	72,000	0	72,000	81,407	0	0	18,227	99,634	2,075.70
Apartments	178,750	0	178,750	202,104	0	0	36,200	238,304	1,666.46
Retail	14,250	5,696	8,554	9,672	7,366	6,989	1,899	25,925	1.73
TOTAL	1,777,110	320,942	1,456,167	1,646,416	415,065	393,774	323,066	2,778,321	

Note: 1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.



**Commuter Rail Transit VillageRedevelopment Tax Increment District
City of Anoka
"CRTV District"**

TAX INCREMENT CASH FLOW															
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 0%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date	
							-	-	-	-	-			08/01/13	
							-	-	-	-	-			02/01/14	
100%	721,705	(424,237)	-	297,468	113%	336,332	168,166	(605)	-	167,560	161,431	0.5	2014	08/01/14	
							168,166	(605)	-	167,560	320,869	1	2014	02/01/15	
100%	816,205	(424,237)	-	391,968	113%	443,178	221,589	(798)	-	220,791	528,363	1.5	2015	08/01/15	
							221,589	(798)	-	220,791	733,296	2	2015	02/01/16	
100%	1,330,360	(424,237)	-	906,123	113%	1,024,507	512,254	(1,844)	-	510,410	1,201,197	2.5	2016	08/01/16	
							512,254	(1,844)	-	510,410	1,663,321	3	2016	02/01/17	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	2,344,770	3.5	2017	08/01/17	
							764,813	(2,753)	-	762,059	3,017,806	4	2017	02/01/18	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	3,682,534	4.5	2018	08/01/18	
							764,813	(2,753)	-	762,059	4,339,054	5	2018	02/01/19	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	4,987,470	5.5	2019	08/01/19	
							764,813	(2,753)	-	762,059	5,627,880	6	2019	02/01/20	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	6,260,384	6.5	2020	08/01/20	
							764,813	(2,753)	-	762,059	6,885,080	7	2020	02/01/21	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	7,502,063	7.5	2021	08/01/21	
							764,813	(2,753)	-	762,059	8,111,429	8	2021	02/01/22	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	8,713,272	8.5	2022	08/01/22	
							764,813	(2,753)	-	762,059	9,307,684	9	2022	02/01/23	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	9,894,759	9.5	2023	08/01/23	
							764,813	(2,753)	-	762,059	10,474,585	10	2023	02/01/24	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	11,047,253	10.5	2024	08/01/24	
							764,813	(2,753)	-	762,059	11,612,852	11	2024	02/01/25	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	12,171,467	11.5	2025	08/01/25	
							764,813	(2,753)	-	762,059	12,723,186	12	2025	02/01/26	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	13,268,094	12.5	2026	08/01/26	
							764,813	(2,753)	-	762,059	13,806,274	13	2026	02/01/27	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	14,337,811	13.5	2027	08/01/27	
							764,813	(2,753)	-	762,059	14,862,785	14	2027	02/01/28	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	15,381,277	14.5	2028	08/01/28	
							764,813	(2,753)	-	762,059	15,893,369	15	2028	02/01/29	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	16,399,139	15.5	2029	08/01/29	
							764,813	(2,753)	-	762,059	16,898,664	16	2029	02/01/30	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	17,392,023	16.5	2030	08/01/30	
							764,813	(2,753)	-	762,059	17,879,291	17	2030	02/01/31	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	18,360,543	17.5	2031	08/01/31	
							764,813	(2,753)	-	762,059	18,835,853	18	2031	02/01/32	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	19,305,296	18.5	2032	08/01/32	
							764,813	(2,753)	-	762,059	19,768,943	19	2032	02/01/33	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	20,226,866	19.5	2033	08/01/33	
							764,813	(2,753)	-	762,059	20,679,136	20	2033	02/01/34	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	21,125,822	20.5	2034	08/01/34	
							764,813	(2,753)	-	762,059	21,566,993	21	2034	02/01/35	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	22,002,718	21.5	2035	08/01/35	
							764,813	(2,753)	-	762,059	22,433,064	22	2035	02/01/36	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	22,858,096	22.5	2036	08/01/36	
							764,813	(2,753)	-	762,059	23,277,882	23	2036	02/01/37	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	23,692,485	23.5	2037	08/01/37	
							764,813	(2,753)	-	762,059	24,101,969	24	2037	02/01/38	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	24,506,398	24.5	2038	08/01/38	
							764,813	(2,753)	-	762,059	24,905,834	25	2038	02/01/39	
100%	1,777,110	(424,237)	-	1,352,873	113%	1,529,625	764,813	(2,753)	-	762,059	25,300,338	25.5	2039	08/01/39	
							764,813	(2,753)	-	762,059	25,689,973	26	2039	02/01/40	
Total							36,985,400	(133,147)	-	36,852,253					
Present Value From 02/01/2013							25,782,791	(92,818)	-	25,689,973					
Present Value Rate							2.50%								



Commuter Rail Transit VillageRedevelopment Tax Increment District

City of Anoka

"CRTV District"

CRTV TIF DISTRICT PARCEL LIST

TIF							
Code No.	Map #	PIN #	Owner	Property Address	Base Class	P2011 TMV	P2011 NTC
1	A	01-31-25-14-0010	Central Bank	2632 N. Ferry	3AP	96,800	1,452
2	A	01-31-25-14-0011	Gregory L. Bauer	2622 N. Ferry	4BB1	10,000	125
3	A	01-31-25-14-0012	SherryWoodward/DWLarson	2627 Front Ave	4BB1	112,100	1,401
4	A	01-31-25-14-0013	Susan Spieker (o)	2620 N. Ferry	1A	145,300	1,453
5	A	01-31-25-14-0014	Trilogy Custom Homes LLC	2614 N. Ferry	4B1	100,000	1,250
6	A	01-31-25-14-0015	Donald M. Larson	2606 N. Ferry	3AP	111,700	1,676
7	A	01-31-25-14-0016	Donald M. Larson	2600 N. Ferry	3AN	111,700	2,043
8	A	06-31-24-23-0041	Trilogy Custom Homes LLC	2620 Front Ave	4BB1	58,000	725
9	A	06-31-24-23-0042	Trilogy Custom Homes LLC	63 Pleasant St	4B4	25,000	313
10	A	06-31-24-23-0043	Trilogy Custom Homes LLC	55 Pleasant St	4BB1	80,000	1,000
11	A	06-31-24-23-0044	Trilogy Custom Homes LLC	39 Pleasant St	4B4	25,000	313
12	A	06-31-24-23-0045	Dabae L Larson	33 Pleasant St	4BB1	117,400	1,468
13	A	06-31-24-23-0046	Thane Devereaux	---	4B4	7,500	94
14	A	06-31-24-23-0071	Donald M Larson/Woodward	2632 Front St	4BB1	171,100	2,139
15	A	06-31-24-23-0072	Donald M Larson/Woodward	2632 Front St	4BB1	32,500	406
A Subtotal						1,204,100	15,858
16	B	06-31-24-23-0005	Thomas/Joan Van Sloun	2727 4th Ave	4A	2,555,500	31,944
17	C	06-31-24-23-0003	City of Anoka	---	5E	23,300	-
18	C	06-31-24-23-0004	James/Kimberly Lindahl	2701 4th Ave	3AP	233,100	3,912
C Subtotal						256,400	3,912
19	D	06-31-24-23-0098	City of Anoka (SouthStation)	2718 4th Ave	5E	1,118,600	-
20	D	06-31-24-24-0088	City of Anoka (PuWorks)	501 Pierce St	5E	242,400	-
20a	D	06-31-24-24-0087	City of Anoka	501 Pierce St	5E	1,400	-
21	D	06-31-24-24-0089	City of Anoka (PubWorks)	501 Pierce St	5E	3,226,800	-
D Subtotal						4,589,200	-
22	E	06-31-24-24-0060	Thomas/JA Crute (o)	559 North	1A	175,500	1,755
23	E	06-31-24-24-0061	Gary/Beverly Reimann (o)	548 Pierce	1A	92,300	923
24	E	06-31-24-24-0062	Carol Petry (o)	540 Pierce	1A	134,000	1,340
25	E	06-31-24-24-0063	Patricia L. Steele	549 North	3AP	149,700	2,246



Commuter Rail Transit VillageRedevelopment Tax Increment District
City of Anoka
 "CRTV District"

CRTV TIF DISTRICT PARCEL LIST

TIF Code No.	Map #	PIN #	Owner	Property Address	Base Class	P2011 TMV	P2011 NTC
26	E	06-31-24-24-0064	Perry/Lori Ann Flesner (o)	537 North	1A	195,500	1,955
27	E	06-31-24-24-0065	Richard Duclos (o)	529 North	1A	159,800	1,598
28	E	06-31-24-24-0066	Carolyn L. Allen (o)	523 North	1A	174,600	1,746
29	E	06-31-24-24-0069	Kathryn A. Johnson (o)	2610 5th Ave	1A	119,700	1,197
30	E	06-31-24-24-0081	Registre Inc	---	3AN	15,000	300
31	E	06-31-24-24-0083	Registre Inc	514 Pierce	3AP	253,300	4,316
32	E	06-31-24-24-0084	James J Abeler II	---	3AN	76,200	1,524
33	E	06-31-24-23-0010	Clear Waters Home LLC (o)	2612 4th Ave	4B1	159,100	1,989
34	E	06-31-24-23-0082	Jack D. Wheeler (o)	2616 4th Ave	1A	206,200	2,062
35	E	06-31-24-23-0081	James J. Abeler	---	3AP	63,200	948
36	E	06-31-24-23-0097	Scott/Virginia Manning (o)	2615 5th Ave	4B1	130,900	1,636
37	E	06-31-24-23-0073	Elizabeth Ann Manning (o)	443 North	4B1	238,800	2,985
38	E	06-31-24-23-0075	Jarrod/Vesta Watkins (o)	2621 5th Ave	1A	109,100	1,091
39	E	06-31-24-23-0083	James/Barbara Abeler	440 Pierce St	3AP	691,400	13,394
40	E	06-31-24-23-0092	Larry/Shirley Graham	415 Pierce St	3AN	20,900	418
41	E	06-31-24-23-0093	Larry/Shirley Graham	415 Pierce St	3AN	69,700	1,394
42	E	06-31-24-23-0094	Larry/Shirley Graham	415 Pierce St	3AP	216,700	3,584
43	E	06-31-24-23-0095	City of Anoka		5E	3,400	-
44	E	06-31-24-23-0096	City of Anoka		5E	225,500	-
E Subtotal						3,680,500	48,401
45	F	06-31-24-24-0072	Alexander J. McNeil	---	3AP	338,600	6,022
46	G	06-31-24-24-0017	Michael/Amanda Ryan	2672 6th Ave	3AP	70,500	1,058
47	G	06-31-24-24-0019	AA & JA Anderson	---	3AN	64,600	1,292
48	G	06-31-24-24-0020	AA & JA Anderson	611 Pierce St	3AP	404,200	7,334
49	G	06-31-24-24-0071	J & A Dev. LLC	---	3AP	98,300	1,475
50	G	06-31-24-24-0074	Adrian A/Judy A Anderson	---	3AN	19,000	380
G Subtotal						656,600	11,539
51	H	06-31-24-24-0077	Craig/Sally Syring (o)	2714 6th Ave	1A	182,500	1,825
52	H	06-31-24-24-0078	CLD Oil Inc.	2706 6th Ave	3AP	170,300	2,656
53	H	06-31-24-24-0034	Cyril/Thelma Dehn Trust	647 Buchanan	3AN	111,800	2,186



Commuter Rail Transit VillageRedevelopment Tax Increment District
City of Anoka
"CRTV District"

CRTV TIF DISTRICT PARCEL LIST

TIF Code No.	Map #	PIN #	Owner	Property Address	Base Class	P2011 TMV	P2011 NTC
54	H	06-31-24-24-0036	Ronald J. Dehn	615 Buchanan	3AP	292,800	5,106
55	H	06-31-24-24-0035	Cyril/Thelma Dehn Trust	---	3AP	62,500	938
56	H	06-31-24-24-0075	Cyril/Thelma Dehn Trust	---	3AN	70,600	1,412
57	H	06-31-24-24-0003	Cyril/Thelma Dehn Trust	---	3AP	77,500	1,163
58	H	06-31-24-24-0001	Anoka County	---	5E	73,800	-
59	H	06-31-24-24-0002	Anoka County	---	5E	73,800	-
60	H	06-31-24-24-0076	Anoka County	---	5E	81,000	-
H Subtotal						1,196,600	15,286
61	I	06-31-24-24-0038	Delores Masloski (o)	2726 6th Ave	1A	169,600	1,696
62	I	06-31-24-24-0039	Andy N. Phillips (o)	2808 6th Ave	1A	186,700	1,867
63	I	06-31-24-24-0043	Daniel Nordin (o)	2812 6th Ave	1A	96,700	967
64	I	06-31-24-24-0044	Alexander/Nathan Hahn	2820 6th Ave	1A	119,400	1,194
65	I	06-31-24-24-0045	Elizabeth J. Joslin Trustee(o)	2824 6th Ave	1A	97,300	973
I Subtotal						669,700	6,697
68	J	06-31-24-24-0052	Dehn Oil Company	2820 5th Ave	3AP	123,700	1,856
69	J	06-31-24-24-0053	Dehn Oil Company	---	3AP	12,700	191
70	J	06-31-24-24-0054	Hoffmann Enclosures	2707 6th Ave	3AP	303,300	5,316
71	J	06-31-24-24-0055	Hoffmann Enclosures	---	3AN	357,600	7,152
72	J	06-31-24-24-0056	Richard D. Spartz	2804 5th Ave	3AP	302,300	5,296
73	J	06-31-24-24-0057	Hoffmann Enclosures	---	3AN	139,100	2,782
74	J	06-31-24-24-0070	City of Anoka	520 Johnson	3AP	250,000	4,250
75	J	06-31-24-23-0074	City/Anoka-Station North	---	5E	726,100	-
J Subtotal						2,214,800	26,843
76	K	06-31-24-22-0009	City of Anoka	4th/Grant	5E	357,300	-
77	K	06-31-24-22-0010	Grant Properties	Johnson St	3AN	118,900	2,378
78	K	06-31-24-21-0080	City of Anoka	2905 6th Ave	5E	124,400	-
79	K	06-31-24-21-0084	Wm/Thomas Matros	505 Johnson	3AP	123,800	1,857
80	K	06-31-24-21-0086	Dean Hanson	517 Johnson	3AP	203,200	3,314
81	K	06-31-24-21-0087	Ovation Studio of Music	521 Johnson	3AP	216,600	3,582
82	K	06-31-24-21-0090	Grant Properties	2939 6th Ave	3AP	3,533,800	69,926



Commuter Rail Transit VillageRedevelopment Tax Increment District
City of Anoka
 "CRTV District"

CRTV TIF DISTRICT PARCEL LIST

TIF Code No.	Map #	PIN #	Owner	Property Address	Base Class	P2011 TMV	P2011 NTC
K Subtotal						4,678,000	81,057
83	L	06-31-24-22-0006	City of Anoka (9.35 Ac.)	Ponding	5E	277,000	-
84	M	06-31-24-22-0035	City of Anoka	W. of 4th Ave	5E	826,000	-
85	M	06-31-24-22-0018	Anoka County	W. of 4th Ave	5E	125,000	-
M Subtotal						951,000	-
86	N	06-31-24-22-0015	City of Anoka	3002 4th Ave	5E	440,700	-
87	N	06-31-24-21-0092	City of Anoka	N. of Grant	5E	249,100	-
88	N	06-31-24-21-0068	City of Anoka	Lot w. of 6th	5E	20,800	-
89	N	06-31-24-21-0069	City of Anoka	Lot w. of 6th	5E	20,800	-
90	N	06-31-24-21-0070	City of Anoka	Lot w. of 6th	5E	20,800	-
91	N	06-31-24-21-0071	City of Anoka	Lot w. of 6th	5E	20,800	-
92	N	06-31-24-21-0072	City of Anoka	Lot w. of 6th	5E	22,200	-
93	N	06-31-24-21-0073	City of Anoka	Lot w. of 6th	5E	22,200	-
94	N	06-31-24-21-0074	City of Anoka	Lot w. of 6th	5E	22,200	-
95	N	06-31-24-21-0075	City of Anoka	Lot w. of 6th	5E	20,800	-
96	N	06-31-24-21-0076	City of Anoka	Lot w. of 6th	5E	20,800	-
97	N	06-31-24-21-0077	City of Anoka	Lot w. of 6th	5E	18,400	-
98	N	06-31-24-22-0016	Anoka County	N. of Grant	5E	268,500	-
99	N	06-31-24-22-0012	Anoka County	N. of Grant	5E	80,000	-
100	N	06-31-24-22-0011	Anoka County	N. of Grant	5E	186,600	-
101	N	06-31-24-21-0093	Anoka County	N. of Grant	5E	69,200	-
N Subtotal						1,503,900	-
102	O	06-31-24-23-0007	James/Barbara Abeler	2665 4th Ave	3AN	861,700	17,234
103	O	06-31-24-23-0025	James/Barbara Abeler	2665 4th Ave	3AN	55,600	1,112
O Subtotal						917,300	18,346
TOTAL DISTRICT						25,689,200	265,905

TIF Plan Budget

Sources	
Tax Increment	\$ 36,852,253
Interest	\$ 250,000
Land Sale Proceeds/Lease Revenue	\$ -
TOTAL	\$ 37,102,253
Uses	
Land/Building Acquisition	\$ 3,346,142
Site Improvements/Preparation	\$ 837,097
Public Utilities	\$ 1,885,690
Public Parking Facilities	\$ 11,952,000
Streets and Sidewalks	\$ 4,397,720
Administrative Costs (up to 10%)	\$ (1,622)
PROJECT COST TOTAL	\$ 22,417,027
Interest	\$ 11,000,000
PROJECT AND INTEREST COSTS TOTAL	\$ 33,417,027
Additional Project Costs needed	\$ 3,685,225

Appendix E

Minnesota Business Assistance Form (Minnesota Department of Employment and Economic Development)

A Minnesota Business Assistance Form (MBAF) should be used to report and/or update each calendar year's activity by April 1 of the following year.

Please see the Minnesota Department of Employment and Economic Development (DEED) website at <http://www.deed.state.mn.us/Community/subsidies/MBAFForm.htm> for information and forms.

Appendix F

Redevelopment Qualifications for the District

Appendix F

**Redevelopment Qualifications for the District
Commuter Rail Transit Village**
May 16, 2011

Step One

At least 70% of the area of the district consists of occupied parcels.

A parcel is occupied if at least 15% of the area contains improvements.

Parcel Address	Parcel Number	Size Sq. Ft.	Occupied Sq. Ft. (Approx.)	Percent Occupied	Greater Than 15%
2632 N Ferry Street	01-31-25-14-0010	17,700	8,514	48.10%	17,700
2622 N Ferry Street	01-31-25-14-0011	6,539	2,357	36.05%	6,539
2627 Front Avenue	01-31-25-14-0012	5,717	2,470	43.20%	5,717
2620 N Ferry Street	01-31-25-14-0013	12,256	3,589	29.28%	12,256
2614 N Ferry Street	01-31-25-14-0014	12,255	4,110	33.54%	12,255
2606 N Ferry Street	01-31-25-14-0015	12,256	3,069	25.04%	12,256
2600 N Ferry Street	01-31-25-14-0016	12,256	1,589	12.97%	0
2620 Front Avenue	06-31-24-23-0041	19,692	10,535	53.50%	19,692
63 Pleasant Street	06-31-24-23-0042	16,880	6,110	36.20%	16,880
55 Pleasant Street	06-31-24-23-0043	14,157	5,936	41.93%	14,157
39 Pleasant Street	06-31-24-23-0044	14,157	7,887	55.71%	14,157
33 Pleasant Street	06-31-24-23-0045	13,545	6,331	46.74%	13,545
-	06-31-24-23-0046	8,301	2,673	32.20%	8,301
2632 Front Street	06-31-24-23-0071	21,733	9,178	42.23%	21,733
2632 Front Street	06-31-24-23-0072	14,996	3,889	25.93%	14,996
2727 Fourth Avenue	06-31-24-23-0005	212,103	72,970	34.40%	212,103
-	06-31-24-23-0003	10,841	4,320	39.85%	10,841
2701 Fourth Avenue	06-31-24-23-0004	18,000	17,400	96.67%	18,000
2718 4th Avenue	06-31-24-23-0098	204,399	204,399	100.00%	204,399
501 Pierce Street	06-31-24-24-0088	51,367	51,367	100.00%	51,367
501 Pierce Street	06-31-24-24-0087	436	436	100.00%	436
501 Pierce Street	06-31-24-24-0089	268,899	268,899	100.00%	268,899
559 North Street	06-31-24-24-0060	23,809	14,560	61.15%	23,809
548 Pierce Street	06-31-24-24-0061	5,656	3,474	61.42%	5,656
540 Pierce Street	06-31-24-24-0062	7,545	4,980	66.00%	7,545
549 North Street	06-31-24-24-0063	18,630	8,920	47.88%	18,630
537 North Street	06-31-24-24-0064	18,140	10,940	60.31%	18,140
529 North Street	06-31-24-24-0065	15,941	10,670	66.93%	15,941
523 North Street	06-31-24-24-0066	16,722	9,940	59.44%	16,722
2610 Fifth Avenue	06-31-24-24-0069	12,524	8,940	71.38%	12,524
-	06-31-24-24-0081	4,400	2,900	65.91%	4,400
514 Pierce Street	06-31-24-24-0083	14,302	9,478	66.27%	14,302
-	06-31-24-24-0084	21,937	18,310	83.47%	21,937
2612 Fourth Avenue	06-31-24-23-0010	15,095	5,671	37.57%	15,095
2616 Fourth Avenue	06-31-24-23-0082	25,883	8,356	32.28%	25,883
-	06-31-24-23-0081	11,387	9,178	80.60%	11,387
2615 Fifth Avenue	06-31-24-23-0097	7,229	4,737	65.53%	7,229
433 North Street	06-31-24-23-0073	11,854	7,028	59.29%	11,854
2621 Fifth Avenue	06-31-24-23-0075	9,481	6,846	72.21%	9,481
440 Pierce Street	06-31-24-23-0083	51,220	48,778	95.23%	51,220
415 Pierce Street	06-31-24-23-0092	4,273	4,070	95.25%	4,273
415 Pierce Street	06-31-24-23-0093	10,273	8,455	82.30%	10,273
415 Pierce Street	06-31-24-23-0094	17,836	16,145	90.52%	17,836
-	06-31-24-23-0095	708	600	84.75%	708
-	06-31-24-23-0096	60,726	53,650	88.35%	60,726
-	06-31-24-24-0072	40,094	38,130	95.10%	40,094
2672 Sixth Avenue	06-31-24-24-0017	9,305	9,920	106.61%	9,305
-	06-31-24-24-0019	11,503	5,833	50.71%	11,503
611 Pierce Street	06-31-24-24-0020	14,413	11,178	77.55%	14,413
-	06-31-24-24-0071	15,615	15,600	99.90%	15,615
-	06-31-24-24-0074	44,266	43,909	99.19%	44,266
2714 Sixth Avenue	06-31-24-24-0077	14,380	5,970	41.52%	14,380
2706 Sixth Avenue	06-31-24-24-0078	26,817	27,402	102.18%	26,817
647 Buchanan Street	06-31-24-24-0034	39,832	6,900	17.32%	39,832
617 Buchanan Street	06-31-24-24-0036	25,097	15,934	63.49%	25,097
-	06-31-24-24-0035	21,173	3,000	14.17%	0
-	06-31-24-24-0075	22,683	2,700	11.90%	0
-	06-31-24-24-0003	24,466	1,800	7.36%	0
-	06-31-24-24-0001	13,499	0	0.00%	0

**Redevelopment Qualifications for the District
Commuter Rail Transit Village
May 16, 2011**

Step One

At least 70% of the area of the district consists of occupied parcels.

A parcel is occupied if at least 15% of the area contains improvements.

Parcel Address	Parcel Number	Size Sq. Ft.	Occupied Sq. Ft. (Approx.)	Percent Occupied	Greater Than 15%
-	06-31-24-24-0002	13,499	0	0.00%	0
-	06-31-24-24-0076	27,979	12,416	44.38%	27,979
2726 Sixth Avenue	06-31-24-24-0038	32,297	8,000	24.77%	32,297
2808 Sixth Avenue	06-31-24-24-0039	26,868	7,400	27.54%	26,868
2812 Sixth Avenue	06-31-24-24-0043	18,876	6,800	36.02%	18,876
2820 Sixth Avenue	06-31-24-24-0044	10,490	5,500	52.43%	10,490
2824 Sixth Avenue	06-31-24-24-0045	10,412	8,400	80.68%	10,412
2820 Fifth Avenue	06-31-24-24-0052	18,000	17,000	94.44%	18,000
-	06-31-24-24-0053	3,996	2,850	71.32%	3,996
2707 Sixth Avenue	06-31-24-24-0054	81,196	77,015	94.85%	81,196
-	06-31-24-24-0055	106,313	83,600	78.64%	106,313
2804 Fifth Avenue	06-31-24-24-0056	37,234	34,157	91.74%	37,234
-	06-31-24-24-0057	34,244	20,000	58.40%	34,244
520 Johnson Street	06-31-24-24-0070	48,863	41,700	85.34%	48,863
-	06-31-24-23-0074	140,419	128,851	91.76%	140,419
4th/Grant	06-31-24-22-0009	166,999	34,480	20.65%	166,999
Johnson Street	06-31-24-22-0010	41,576	36,690	88.25%	41,576
2905 6th Avenue	06-31-24-21-0080	29,785	10,450	35.08%	29,785
505 Johnson Street	06-31-24-21-0084	17,858	13,000	72.80%	17,858
517 Johnson Street	06-31-24-21-0086	11,642	9,980	85.72%	11,642
521 Johnson Street	06-31-24-21-0087	27,838	13,591	48.82%	27,838
2939 Sixth Avenue	06-31-24-21-0090	366,816	365,037	99.52%	366,816
Ponding	06-31-24-22-0006	437,481	103,430	23.64%	437,481
West of 4th Avenue	06-31-24-22-0035	427,812	21,066	4.92%	0
West of 4th Avenue	06-31-24-22-0018	83,955	10,650	12.69%	0
3002 4th Avenue (Incls ROW fm 98)	06-31-24-22-0015	175,107	103,390	59.04%	175,107
North of Grant (Incls ROW fm 87)	06-31-24-21-0092	155,285	33,530	21.59%	155,285
Lot West of 6th	06-31-24-21-0068	16,120	5,925	36.76%	16,120
Lot West of 6th	06-31-24-21-0069	12,065	1,875	15.54%	12,065
Lot West of 6th	06-31-24-21-0070	12,061	1,875	15.55%	12,061
Lot West of 6th	06-31-24-21-0071	12,056	1,875	15.55%	12,056
Lot West of 6th	06-31-24-21-0072	12,854	2,000	15.56%	12,854
Lot West of 6th	06-31-24-21-0073	12,849	2,000	15.57%	12,849
Lot West of 6th	06-31-24-21-0074	12,844	2,000	15.57%	12,844
Lot West of 6th	06-31-24-21-0075	12,713	1,875	14.75%	0
Lot West of 6th	06-31-24-21-0076	12,031	1,875	15.58%	12,031
Lot West of 6th	06-31-24-21-0077	10,645	1,601	15.04%	10,645
North of Grant	06-31-24-22-0016	114,563	12,450	10.87%	0
North of Grant	06-31-24-22-0012	61,498	8,850	14.39%	0
North of Grant	06-31-24-22-0011	84,142	25,004	29.72%	84,142
North of Grant	06-31-24-21-0093	102,968	17,160	16.67%	102,968
2665 Fourth Avenue	06-31-24-23-0007	56,918	41,305	72.57%	56,918
2665 Fourth Avenue	06-31-24-23-0025	40,240	12,000	29.82%	40,240
Total		4,816,606	2,511,583		4,008,489
PERCENT OCCUPIED* =					83.22%

Occupied can include buildings, parking lots, streets and utilities.

**Redevelopment Qualifications for the District
Commuter Rail Transit Village**
May 16, 2011

Step Two

More than 50% of the buildings are structurally substandard.
Substandard if repairs exceed 15% of cost of replacement.

Parcel Address	Parcel Number	Number of Buildings	Buildings Substandard
2632 N Ferry Street	01-31-25-14-0010	0	0
2622 N Ferry Street	01-31-25-14-0011	1	1
2627 Front Avenue	01-31-25-14-0012	1	1
2620 N Ferry Street	01-31-25-14-0013	1	0
2614 N Ferry Street	01-31-25-14-0014	1	1
2606 N Ferry Street	01-31-25-14-0015	0	0
2600 N Ferry Street	01-31-25-14-0016	0	0
2620 Front Avenue	06-31-24-23-0041	1	1
63 Pleasant Street	06-31-24-23-0042	0	0
55 Pleasant Street	06-31-24-23-0043	1	1
39 Pleasant Street	06-31-24-23-0044	1	1
33 Pleasant Street	06-31-24-23-0045	1	1
-	06-31-24-23-0046	0	0
2632 Front Street	06-31-24-23-0071	0	0
2632 Front Street	06-31-24-23-0072	1	1
2727 Fourth Avenue	06-31-24-23-0005	1	0
-	06-31-24-23-0003	0	0
2701 Fourth Avenue	06-31-24-23-0004	1	0
2718 4th Avenue	06-31-24-23-0098	0	0
501 Pierce Street	06-31-24-24-0088	0	0
501 Pierce Street	06-31-24-24-0087	0	0
501 Pierce Street	06-31-24-24-0089	2	1
559 North Street	06-31-24-24-0060	1	1
548 Pierce Street	06-31-24-24-0061	1	1
540 Pierce Street	06-31-24-24-0062	1	0
549 North Street	06-31-24-24-0063	0	0
537 North Street	06-31-24-24-0064	1	0
529 North Street	06-31-24-24-0065	1	0
523 North Street	06-31-24-24-0066	1	0
2610 Fifth Avenue	06-31-24-24-0069	1	0
-	06-31-24-24-0081	0	0
514 Pierce Street	06-31-24-24-0083	1	1
-	06-31-24-24-0084	0	0
2612 Fourth Avenue	06-31-24-23-0010	1	1
2616 Fourth Avenue	06-31-24-23-0082	1	0
-	06-31-24-23-0081	0	0
2615 Fifth Avenue	06-31-24-23-0097	1	1
433 North Street	06-31-24-23-0073	1	1
2621 Fifth Avenue	06-31-24-23-0075	1	1
440 Pierce Street	06-31-24-23-0083	1	0
415 Pierce Street	06-31-24-23-0092	0	0
415 Pierce Street	06-31-24-23-0094	0	0
-	06-31-24-23-0095	1	0
-	06-31-24-23-0096	0	0
-	06-31-24-24-0072	0	0
2672 Sixth Avenue	06-31-24-24-0017	0	0
-	06-31-24-24-0019	1	1
611 Pierce Street	06-31-24-24-0020	0	0
-	06-31-24-24-0071	1	0
-	06-31-24-24-0074	0	0
2714 Sixth Avenue	06-31-24-24-0077	0	0
2706 Sixth Avenue	06-31-24-24-0078	1	0
647 Buchanan Street	06-31-24-24-0034	2	2
617 Buchanan Street	06-31-24-24-0036	0	0
-	06-31-24-24-0035	2	2
-	06-31-24-24-0075	0	0

Redevelopment Qualifications for the District Commuter Rail Transit Village May 16, 2011			
Step Two			
More than 50% of the buildings are structurally substandard. Substandard if repairs exceed 15% of cost of replacement.			
-	06-31-24-24-0003	0	0
-	06-31-24-24-0001	0	0
-	06-31-24-24-0002	0	0
-	06-31-24-24-0076	0	0
2726 Sixth Avenue	06-31-24-24-0038	0	0
2808 Sixth Avenue	06-31-24-24-0039	1	0
2812 Sixth Avenue	06-31-24-24-0043	1	0
2820 Sixth Avenue	06-31-24-24-0044	1	0
2824 Sixth Avenue	06-31-24-24-0045	1	0
2820 Fifth Avenue	06-31-24-24-0052	1	0
-	06-31-24-24-0053	1	0
2707 Sixth Avenue	06-31-24-24-0054	0	0
-	06-31-24-24-0055	1	1
2804 Fifth Avenue	06-31-24-24-0056	0	0
-	06-31-24-24-0057	1	1
520 Johnson Street	06-31-24-24-0070	0	0
-	06-31-24-23-0074	1	1
4th/Grant	06-31-24-22-0009	0	0
Johnson Street	06-31-24-22-0010	0	0
2905 6th Avenue	06-31-24-21-0080	0	0
505 Johnson Street	06-31-24-21-0084	0	0
517 Johnson Street	06-31-24-21-0086	1	0
521 Johnson Street	06-31-24-21-0087	1	0
2939 Sixth Avenue	06-31-24-21-0090	1	1
Ponding	06-31-24-22-0006	1	0
West of 4th Avenue	06-31-24-22-0035	0	0
West of 4th Avenue	06-31-24-22-0018	0	0
3002 4th Avenue (Incls ROW fm 98)	06-31-24-22-0015	0	0
North of Grant (Incls ROW frm 87)	06-31-24-21-0092	0	0
Lot West of 6th	06-31-24-21-0068	0	0
Lot West of 6th	06-31-24-21-0069	0	0
Lot West of 6th	06-31-24-21-0070	0	0
Lot West of 6th	06-31-24-21-0071	0	0
Lot West of 6th	06-31-24-21-0072	0	0
Lot West of 6th	06-31-24-21-0073	0	0
Lot West of 6th	06-31-24-21-0074	0	0
Lot West of 6th	06-31-24-21-0075	0	0
Lot West of 6th	06-31-24-21-0076	0	0
Lot West of 6th	06-31-24-21-0077	0	0
North of Grant	06-31-24-22-0016	0	0
North of Grant	06-31-24-22-0012	0	0
North of Grant	06-31-24-22-0011	0	0
North of Grant	06-31-24-21-0093	0	0
2665 Fourth Avenue	06-31-24-23-0007	0	0
2665 Fourth Avenue	06-31-24-23-0025	1	0
Total		49	25
		PERCENT BLIGHTED =	51.02%

Appendix G

Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Commuter Rail Transit Village Tax Increment Financing District (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Commuter Rail Transit Village Tax Increment Financing District is a redevelopment district as defined in M.S., Section 469.174, Subd. 10(a)(1).*

The District consists of 102 parcels, with plans to redevelop the area for mixed-use purposes, including approximately 699 residential units and approximately 375,500 square feet of office retail and industrial uses in the City. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix F of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that there are high costs associated with redevelopment in this area due to the existence of contaminated land, majority of the parcels are occupied by existing buildings which require relocation of existing uses, environmental remediation and demolition, there are incompatible land uses and the area requires extensive public improvements in infrastructure. No developers have shown an interest in undertaking the comprehensive redevelopment outlined by the City. Therefore, the City has actively planned and invested in this area since 1996 and would not have gone forward with pursuing redevelopment of this area into a commuter rail transit village without assistance in part from tax increment financing.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the high costs of land assembly, environmental remediation and public improvements make the area financially infeasible for redevelopment without public assistance. This project has been outlined for redevelopment for the past 15 years without success. The City reasonably determines that no other redevelopment of similar scope is anticipated on this site without tax increment assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.

- b. If the proposed development occurs, the total increase in market value will be \$102,849,079 (see Appendix D and the table below)
- c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$25,782,791 (see Appendix D and the table below).
- d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$77,066,288 (the amount in clause b less the amount in clause c) without tax increment assistance.

But-For Analysis	
Current Market Value	24,777,821
New Market Value - Estimate	127,618,500
Difference	102,849,079
Present Value of Tax Increment	25,782,791
Difference	77,066,288
Value Likely to Occur Without TIF is Less Than:	77,066,288

- 3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

- 4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Municipal Development District No. 1 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

Through the implementation of the TIF Plan, the City will increase the availability of safe and decent life-cycle housing in the City, the clean up of contaminated land, the replacement of old substandard buildings with high density residential, office, retail and light industrial uses.

(AS MODIFIED APRIL 18, 2016)

The Council hereby reaffirms the original findings for the TIF Districts, namely that when the TIF Districts were established, they were established as redevelopment districts. In addition, the City makes the following findings:

It is found and determined, and it is the reasoned opinion of the City, that:

(i) *The proposed redevelopment described in the TIF Plan Modifications would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future. The major purpose of the TIF Plan Modifications is to identify parcels for acquisition within the existing tax increment financing districts within the City. The authority to purchase property within other tax increment financing districts in the City will provide needed flexibility and will further enable the redevelopment within the District and further the goals set in the establishment of the Districts.*

(ii) *The TIF Plan Modifications conform to the general plan for the redevelopment of the City as a whole. The TIF Plan Modifications were reviewed and commented upon by the City's Planning Commission on April 5, 2016, and were approved by the Commission on that same date.*

(iii) *The TIF Plan Modifications will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Project by private enterprise. The projects to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.*

Appendix H
Prior Planned Improvements

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00678

DATE ISSUED: 09/08/2010

REPRINTED ON 2/15/2011

ADDRESS : 2620 FERRY ST
PIN : 013125140013
LEGAL DESC : MARTINS ADD TO ANOKA
: LOT 3 BLOCK 2
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : RE-ROOFING
VALUATION : \$ 6,500.00

APPLICANT

BAUER, GREG
9340 W HWY 10
RAMSEY, MN 55303-
(612) 747-6943

ROOFING PERMIT FEE, RESI	50.00
STATE SURCHARGE, OTHER	5.00
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	60.00
PAID WITH CHECK #	13722

OWNER

BAUER, GREG
9340 W HWY 10
RAMSEY, MN 55303-

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

*Passed
9/29/10*

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00362

DATE ISSUED: 06/01/2010

REPRINTED ON 2/15/2011

ADDRESS : 2614 FERRY ST
PIN : 013125140014
LEGAL DESC : MARTINS ADD TO ANOKA
: LOT 4 BLOCK 2
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : WINDOW REPLACEMENT
VALUATION : \$ 500.00

NOTE: REPLACE 1 WINDOW AND REMOVE 2. REPLACE 2 EXTERIOR DOORS.

APPLICANT

TRILOGY CUSTOM HOMES LLC
9340 HIGHWAY 10
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

WINDOW REPL FEE, RESI	50.00
STATE SURCHARGE, OTHER	0.50
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	55.50
PAID WITH CHECK #	13626

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

**CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-**

PERMIT NO.: 2010-00364

DATE ISSUED: 06/01/2010

(763) 576-2720 FAX: (763) 576-2727

ADDRESS : 2614 FERRY ST
PIN : 013125140014
LEGAL DESC : MARTINS ADD TO ANOKA
: LOT 4 BLOCK 2
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : RE-ROOFING
VALUATION : \$ 2,000.00

NOTE: REROOF HOUSE AND DETACHED GARAGE.

APPLICANT

TRILOGY CUSTOM HOMES LLC
9340 HIGHWAY 10
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

ROOFING PERMIT FEE, RESI	50.00
STATE SURCHARGE, OTHER	0.50
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	55.50
PAID WITH CHECK #	13626

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00366

DATE ISSUED: 06/01/2010

REPRINTED ON 2/15/2011

ADDRESS : 2614 FERRY ST
PIN : 013125140014
LEGAL DESC : MARTINS ADD TO ANOKA
: LOT 4 BLOCK 2
PERMIT TYPE : PLUMBING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : REPLACEMENT
VALUATION : \$ 1,500.00

NOTE: REPLACE OLD CAST IRON TUBS WITH FIBERGLASS. REPLACE TOILETS WITH LOW FLUSH, REPLACE LAVS.
NUMBER OF FIXTURES 8

APPLICANT

TRILOGY CUSTOM HOMES LLC
9340 HIGHWAY 10
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

PLUMBING PERMIT FEE	56.00
STATE SURCHARGE, PLBG/VAL	0.75
TOTAL	56.75
PAID WITH CHECK #	13626

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date
This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00677

DATE ISSUED: 09/08/2010

REPRINTED ON 2/15/2011

ADDRESS : 2614 FERRY ST
PIN : 013125140014
LEGAL DESC : MARTINS ADD TO ANOKA
: LOT 4 BLOCK 2
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : RE-ROOFING
VALUATION : \$ 6,500.00

APPLICANT

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-
(612) 747-6943

ROOFING PERMIT FEE, RESI	50.00
STATE SURCHARGE, OTHER	5.00
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	60.00
PAID WITH CHECK #	13721

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant

Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

*Passed
9/29/10*

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00077

DATE ISSUED: 02/08/2010

REPRINTED ON 2/15/2011

ADDRESS : 2620 FRONT AV
PIN : 063124230041
LEGAL DESC : RIVERSIDE ADD TO ANOKA
: LOT 3 BLOCK 1
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : ALTERATION/REMODEL
VALUATION : \$ 15,000.00

NOTE: REPLACER ALL INT. DOORS & TRIM, WALL BOARD & FEFINISH FLOOR, REPLACE 12 WINDO AND EXTERIOR DOORS, REPLACE CVABINETS AND COUNTER TOPS.

NEW FURNACE AND AC. PERMIT TO BE PULLED BY MECH. CONTRACTOR

APPLICANT

TRILOGY CUSTOM HOMES LLC
6575 141ST AVE NW, STE 102
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

BUILDING PERMIT FEE	251.25
PLAN REVIEW FEE	163.31
STATE SURCHARGE, VALUATION	7.50
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	427.06
PAID WITH CHECK #	13522

OWNER

LARSON DONALD MARVIN
12007 HICKORY ST
ZIMMERMAN, MN 55398

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

*Passed
10/27/10*

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-

PERMIT NO.: 2010-00195

DATE ISSUED: 04/06/2010

(763) 576-2720 FAX: (763) 576-2727

REPRINTED ON 2/15/2011

ADDRESS : 2620 FRONT AV
PIN : 063124230041
LEGAL DESC : RIVERSIDE ADD TO ANOKA
: LOT 3 BLOCK 1
PERMIT TYPE : PLUMBING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : REPLACEMENT
VALUATION : \$ 1,800.00

NOTE: REPLACE NEW FIXTURES IN KITCHEN AND TOILET, SINK, AND LAUNDRY TUB. 7 FIXTURES: TOILET, LAVATORY, SINK, LAUNDRY TUB, WATER HEATER, DISHWASHER, ICE MAKER.
 NUMBER OF FIXTURES 7

APPLICANT

A. JOHNSON PLUMBING
 17285 211TH AVE NW
 BIG LAKE, MN 55309-
 (612) 221-8430
 Minnesota State License #: 62446-PM

PLUMBING PERMIT FEE	49.00
STATE SURCHARGE, PLBG/VAL	0.90
TOTAL	49.90
PAID WITH CHECK #	6734

OWNER

LARSON DONALD MARVIN
 12007 HICKORY ST
 ZIMMERMAN, MN 55398

*Passed
 9/29/10*

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

 Signature of Applicant Date
 This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00454

DATE ISSUED: 06/21/2010

REPRINTED ON 2/15/2011

ADDRESS : 2620 FRONT AV
PIN : 063124230041
LEGAL DESC : RIVERSIDE ADD TO ANOKA
: LOT 3 BLOCK 1
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : SIDING REPLACEMENT
VALUATION : \$ 1,500.00

APPLICANT

TRILOGY CUSTOM HOMES LLC
9340 HIGHWAY 10
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

SIDING PERMIT FEE, RESI	50.00
STATE SURCHARGE, OTHER	0.50
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	55.50
PAID WITH CHECK #	13639

OWNER

LARSON DONALD MARVIN
12007 HICKORY ST
ZIMMERMAN, MN 55398

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2010-00363

DATE ISSUED: 06/01/2010

REPRINTED ON 2/15/2011

ADDRESS : 55 PLEASANT ST
PIN : 063124230043
LEGAL DESC : RIVERSIDE ADD TO ANOKA
: LOT 2 BLOCK 2
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : SIDING REPLACEMENT
VALUATION : \$ 2,000.00

NOTE: RESIDING HOUSE AND DETACHED GARAGE.

APPLICANT

TRILOGY CUSTOM HOMES LLC
9340 HIGHWAY 10
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

SIDING PERMIT FEE, RESI	50.00
STATE SURCHARGE, OTHER	0.50
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	55.50
PAID WITH CHECK #	13626

OWNER

BAUER, GREG
9340 HIGHWAY 10
ANOKA, MN 55303-

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

*Passed
10/27/10*

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-

PERMIT NO.: 2010-00365

DATE ISSUED: 06/01/2010

(763) 576-2720 FAX: (763) 576-2727

ADDRESS : 55 PLEASANT ST
PIN : 063124230043
LEGAL DESC : RIVERSIDE ADD TO ANOKA
: LOT 2 BLOCK 2
PERMIT TYPE : BUILDING
PROPERTY TYPE : RESIDENTIAL
CONSTRUCTION TYPE : WINDOW REPLACEMENT
VALUATION : \$ 500.00

APPLICANT

TRILOGY CUSTOM HOMES LLC
9340 HIGHWAY 10
RAMSEY, MN 55303-
(763) 753-5173
Minnesota State License #: 20630482

WINDOW REPL FEE, RESI	50.00
STATE SURCHARGE, OTHER	0.50
RESIDENTIAL CITY SURCHARGE	5.00
TOTAL	55.50
PAID WITH CHECK #	13626

OWNER

BAUER, GREG
9340 HIGHWAY 10
ANOKA, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-
(763) 576-2720 FAX: (763) 576-2727

PERMIT NO.: 2009-01016

DATE ISSUED: 12/08/2009

REPRINTED ON 2/15/2011

ADDRESS : 501 PIERCE ST
PIN : 063124240059
LEGAL DESC : UNAVAILABLE
: LOT 0 BLOCK 0
PERMIT TYPE : BUILDING
PROPERTY TYPE : COMMERCIAL
CONSTRUCTION TYPE : ALTERATION/REMODEL
VALUATION : \$ 8,000.00

NOTE: ATTACH ANTENNAS TO EXISTING TOWER, INSTALL EQUIPMENT AT BASE OF TOWER, CONNECT ANTENNAS TO EQUIPMENT WITH WIRING AND EQUIPMENT TO TRANSFORMER ALSO

APPLICANT

CLEAR WIRELESS LLC
501 PIERCE ST
ANOKA, MN 55303-
(612) 328-3929

BUILDING PERMIT FEE	153.25
PLAN REVIEW FEE	99.61
STATE SURCHARGE, VALUATION	4.00
TOTAL	256.86
PAID WITH CASH	-0.02
PAID WITH CHECK #	147791

OWNER

CITY OF ANOKA
PUBLIC WORKS FACILITY
2015 1ST AVE N
ANOKA, MN 55303-

AGREEMENT AND SWORN STATEMENT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant Date

This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.

*Passed
6/7/10*



*As of April 12, 2016
Draft for Public Hearing*

**Tax Increment Financing Plan
for the modification of
the Greens of Anoka Tax Increment Financing District
(a redevelopment district)**

within

Municipal Development District No. 1

City of Anoka
Anoka County
State of Minnesota

Adopted: June 18, 2012
Modification No. 1: July 21, 2014
Modification No. 2: April 18, 2015



EHLERS

Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
651-697-8500 fax: 651-697-8555 www.ehlers-inc.com

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(for reference purposes only)

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**Section 1 - Tax Increment Financing Plan
for the Greens of Anoka Tax Increment Financing District**

Subsection 1-1. Foreword

The City of Anoka (the "City"), staff and consultants have prepared the following information to expedite the establishment of the Greens of Anoka Tax Increment Financing District (the "District"), a redevelopment tax increment financing district, located in Municipal Development District No. 1.

Subsection 1-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 to 469.134, inclusive, as amended, and *M.S.*, Sections 469.174 to 469.1799, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Municipal Development District No. 1.

Subsection 1-3. Statement of Objectives

The District currently consists of 11 parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the development of approximately 138 senior rental units, 60,000 sq/ft of office, and 8,000 sq/ft of retail in the City. Please see Appendix A for further District information. The City has not entered into an agreement or designated a developer at the time of preparation of this TIF Plan, but development is likely to occur in 2012. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Municipal Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Municipal Development District No. 1 and the District.

(AS MODIFIED JULY 21, 2014)

The District is being modified to include an additional 25 parcels and adjacent roads adjacent and internal rights-of-way, in order to facilitate continued redevelopment for housing and commercial uses. Contracts for this development have not been entered into at the time of preparation of this TIF Plan, but development is likely to begin in 2014. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Municipal Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Municipal Development District No. 1 and the District.

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels for the purpose of scatter-site redevelopment currently in any City or Housing and Redevelopment Authority Tax Increment Financing District within the City, as timing of the specific purchases may not allow for prior

modification of the TIF Plan.

Subsection 1-4. Development Program Overview

1. Property to be Acquired - The City currently owns 6 parcels of property within the District. The remaining property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

(AS MODIFIED JULY 21, 2014)

As of the date of this modification, the Authority has not entered into any contracts with developers.

(AS MODIFIED APRIL 18, 2016)

As of the date of this modification, the City has entered into contracts with the following developer for the following development activities:

1. Health Partners Services Inc., dated July 27, 2012. Development is the construction of a medical clinic.

Subsection 1-5. Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District. The following three parcels are currently located in the Thurston Corridor TIF District (County District H8) and will be removed from that district prior to approval of the Greens of Anoka TIF district:

01-31-25-24-0019 (former PID # 01-31-25-24-0004)
01-31-25-24-0020 (former PID # 01-31-25-24-0004)
01-31-25-24-0021 (former PID # 01-31-25-24-0004)

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Currently the City anticipates purchasing the following parcels within the district:

500 Greenhaven Road (PID #01-31-25-24-0001 and #01-31-25-24-0002)
550 Greenhaven Road (PID #01-31-25-24-0003)
637 W Main Street (PID # 01-31-25-24-0018)
721 Jacob Lane (PID#01-31-25-23-0004)

Currently the City anticipates purchasing the following parcels outside of the district but within Municipal Development District No. 1:

2750 Fairoak Avenue
2752 Fairoak Avenue
2802 Fairoak Avenue
2820 Fairoak Avenue
2828 Fairoak Avenue
881 Garfield St. W (Connexus Tower)

(AS MODIFIED JULY 21, 2014)

The District is being modified to add 25 parcels to the District and encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan (including existing parcels and the parcels for the area being added with this modification). Please see the map in Appendix B for further information on the location of the District.

In addition to the parcels previously authorized for purchase, the City authorises the following the following parcels within the district:

013125220012 3017 Verndale Ave #51
013125220015 2931 Verndale Ave #31
013125220013 3005 Verndale Ave #41
013125220016 2921 Verndale Ave #22
013125220048 2823 Euclid Ave #1
013125220047 2829 Euclid Ave #1
013125220051 2817 Euclid Ave #31
013125220054 2818 Verndale Ave #11
013125220049 2822 Verndale Ave #1
013125220070 2750 Euclid Ave #1
013125220053 2808 Verndale Ave #21
013125220017 2905 Verndale Ave #11
013125240001 500 Greenhaven Rd #101
013125220052 2807 Euclid Ave #41
013125220069
013125220055 2828 Verndale Ave #1
013125240003 550 Greenhaven Rd #101
013125220011 802 Garfield St W #61
363225330014 881 Garfield St W

It is the intent that the City, on behalf of the City, to acquire any parcel within the existing District and modified areas including interior and adjacent street rights of way to further the redevelopment objectives of preventing or removing blight within the Municipal Development District No. 1.

Any properties identified for acquisition will be acquired by the City, on behalf of the City, only in order to accomplish one or more of the following: carry out land acquisition; demolition of structures; rehabilitation

of housing and commercial units; relocation; construction of new residential and commercial units; site improvements; storm sewer improvements; provide land for needed public streets, sidewalks, alley ways, utilities and facilities to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan.

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels for the purpose of scattered-site redevelopment currently within any City or Housing and Redevelopment Authority Tax Increment Financing District within the City, as the timing of specific purchases may not allow for prior modification of the TIF Plan. It is the intent that the City may acquire any parcel within the existing Districts and modified areas including interior and adjacent street rights of way to further the redevelopment objectives of preventing or removing blight within Municipal Development District No. 1.

Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: carry out land acquisition; demolition of structures; rehabilitation of housing and commercial units; relocation; construction of new residential and commercial units; site improvements; storm sewer improvements; provide land for needed public streets, sidewalks, alley ways, utilities and facilities to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan.

Subsection 1-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1799*, as amended, inclusive, finds that the District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1)* as defined below:

(a) "Redevelopment district" means a type of tax increment financing district consisting of a project, or portions of a project, within which the authority finds by resolution that one or more of the following conditions, reasonably distributed throughout the district, exists:

(1) parcels consisting of 70 percent of the area in the district are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;

(2) The property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way;

(3) tank facilities, or property whose immediately previous use was for tank facilities, as defined in Section 115C, Subd. 15, if the tank facility:

(i) have or had a capacity of more than one million gallons;

(ii) are located adjacent to rail facilities; or

(iii) have been removed, or are unused, underused, inappropriately used or infrequently used; or

(4) a qualifying disaster area, as defined in Subd. 10b.

- (b) *For purposes of this subdivision, "structurally substandard" shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.*
- (c) *A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs or other similar reliable evidence. The municipality may not make such a determination without an interior inspection of the property, but need not have an independent, expert appraisal prepared of the cost of repair and rehabilitation of the building. An interior inspection of the property is not required, if the municipality finds that (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard.*
- (d) *A parcel is deemed to be occupied by a structurally substandard building for purposes of the finding under paragraph (a) or by the improvement described in paragraph (e) if all of the following conditions are met:*
- (1) the parcel was occupied by a substandard building or met the requirements of paragraph (e), as the case may be, within three years of the filing of the request for certification of the parcel as part of the district with the county auditor;*
 - (2) the substandard building or the improvements described in paragraph (e) were demolished or removed by the authority or the demolition or removal was financed by the authority or was done by a developer under a development agreement with the authority;*
 - (3) the authority found by resolution before the demolition or removal that the parcel was occupied by a structurally substandard building or met the requirement of paragraph (e) and that after demolition and clearance the authority intended to include the parcel within a district; and*
 - (4) upon filing the request for certification of the tax capacity of the parcel as part of a district, the authority notifies the county auditor that the original tax capacity of the parcel must be adjusted as provided by § 469.177, subdivision 1, paragraph (f).*
- (e) *For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots or other similar structures.*
- (f) *For districts consisting of two or more noncontiguous areas, each area must qualify as a redevelopment district under paragraph (a) to be included in the district, and the entire area of the district must satisfy paragraph (a).*

In meeting the statutory criteria the City relies on the following facts and findings:

- The District is a redevelopment district consisting of 11 parcels.

- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix F).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111 or 273.112 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

(AS MODIFIED JULY 21, 2014)

The City, in determining the need to modify the boundaries of a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1799*, as amended, inclusive, find that the expansion area to be included in the District, meet the qualifications of a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10a.* as follows:

In meeting the statutory criteria the City relied on the following facts and findings:

- The modified portion of the District qualifies as a redevelopment district, consisting of 25 parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures.
- An inspection of the buildings located within the modified portion of the District finds that more than 50 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix F).

Subsection 1-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2015, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2040, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

(AS MODIFIED JULY 21, 2014)

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The date of receipt by the City of the first tax increment will be in 2015. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2040, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

(AS MODIFIED APRIL 18, 2016)

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The date of receipt by the City of the first tax increment was in 2015. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes,

would terminate after December 31, 2040, or when the TIF Plan is satisfied. The city reserves the right to decertify the District prior to the legally required date.

Subsection 1-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2011 for taxes payable 2012.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2015) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2012, assuming the request for certification is made before June 30, 2012. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Municipal Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2015. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	\$766,986	
Original Estimated Net Tax Capacity (ONTC)	\$63,731	
Estimated Captured Tax Capacity (CTC)	\$703,255	
Original Local Tax Rate	120.914%	Pay 2012
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$850,334	
Percent Retained by the City	100%	

Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$366,317.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the

TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found that some building permits have been issued in the past 18 months, but none that should increase the original tax capacity. Please see Appendix H for the building permits that were issued.

(AS MODIFIED JULY 21, 2014)

The certified original local tax rate for the original boundary of the TIF District is 120.914%, which is the rate for taxes payable in 2012. The estimates utilize the rate for taxes payable in 2012, which is the rate that will be used by Anoka County to disperse tax increment to the original and TIF District expansion.

Project Estimated Tax Capacity upon Completion (PTC)	\$1,216,812	
Original Estimated Net Tax Capacity (ONTC)	\$145,354	
Estimated Captured Tax Capacity (CTC)	\$1,071,458	
Original Local Tax Rate	120.914%	Pay 2012
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$1,295,543	
Percent Retained by the City	100%	

*Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$366,051.

The City has reviewed the expansion area to be included in the District and determined that the only permits that have been issued during the 18 months immediately preceding approval of the TIF Plan by the City which will not increase the base value of the property.

Subsection 1-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

<u>SOURCES OF FUNDS</u>	<u>TOTAL</u>
Tax Increment	\$15,018,421
Interest	\$1,501,842
TOTAL	\$16,520,263

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$10,313,038. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

(AS MODIFIED JULY 21, 2014)

In light of the expansion of the District, the total estimated tax increment revenues for the District are expected to be approximately \$21,000,000, as shown in the table below:

<u>SOURCES OF FUNDS</u>	<u>TOTAL</u>
Tax Increment	\$22,500,000
<u>Interest</u>	<u>\$2,250,000</u>
TOTAL	\$24,750,000

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$15,750,000. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of this Modification.

Subsection 1-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate the development of approximately 138 senior rental units, 60,000 sq/ft of office, and 8,000 sq/ft of retail in the City. In addition, significant road (Greenhaven Road, Jacob Lane and Fair oak Avenue) and other public improvements in and adjacent to the TIF District will need to be completed (see further description of road and public improvements in Appendix A - Project Description). The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

<u>USES OF TAX INCREMENT FUNDS</u>	<u>TOTAL</u>
Land/Building Acquisition	\$7,611,196
Utilities	\$200,000
Other Qualifying Improvements	\$1,000,000
<u>Administrative Costs (up to 10%)</u>	<u>\$1,501,842</u>
PROJECT COST TOTAL	\$10,313,038
<u>Interest</u>	<u>\$6,207,225</u>
PROJECT AND INTEREST COSTS TOTAL	\$16,520,263

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 1-9 Sources of Revenue.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25 percent of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of Municipal Development District No. 1, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in this TIF Plan.

(AS MODIFIED JULY 21, 2014)

The total uses of funds has been revised to reflect the addition of parcels to the District and includes the additional costs in various categories needed to facilitate additional housing units and commercial facilities in the District. The revised cumulative uses of tax increment funds is summarized below:

<u>USES OF TAX INCREMENT FUNDS</u>	<u>TOTAL</u>
Land/Building Acquisition	\$10,300,000
Utilities	\$200,000
Other Qualifying Improvements	\$3,000,000
<u>Administrative Costs (up to 10%)</u>	<u>\$2,250,000</u>
PROJECT COST TOTAL	\$15,750,000
<u>Interest</u>	<u>\$9,000,000</u>
PROJECT AND INTEREST COSTS TOTAL	\$24,750,000

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 1-9.

Estimated capital and administrative costs listed above are subject to change among categories by modification of the TIF Plan without hearings and notices as required for approval of the initial TIF Plan, so long as the total capital and administrative costs combined do not exceed the total listed above. Further, the City may spend up to 25 percent of the tax increments from the District for activities (described in the table above) located outside the boundaries of the District but within the boundaries of the Project (including administrative costs, which are considered to be spend outside the District), subject to all other terms and conditions of this TIF Plan.

Subsection 1-11. Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities. If the calculations pursuant to *M.S., Section 469.177, Subd. 3, clause a*, (outside the District) are followed, the following method of computation shall apply:

- (1) The original net tax capacity and the current net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. Where the original net*

tax capacity is equal to or greater than the current net tax capacity, there is no captured net tax capacity and no tax increment determination. Where the original net tax capacity is less than the current net tax capacity, the difference between the original net tax capacity and the current net tax capacity is the captured net tax capacity. This amount less any portion thereof which the authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.

- (2) *The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the lesser of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the authority.*

The City will choose to calculate fiscal disparities by clause a.

According to *M.S., Section 469.177, Subd. 3*:

- (c) *The method of computation of tax increment applied to a district pursuant to paragraph (a) or (b) shall remain the same for the duration of the district, except that the governing body may elect to change its election from the method of computation in paragraph (a) to the method in paragraph (b).*

Subsection 1-12. Business Subsidies

Pursuant to *M.S., Section 116J.993, Subd. 3*, the following forms of financial assistance are not considered a business subsidy:

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3*;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- (7) Assistance for housing;
- (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
- (9) Assistance for energy conservation;
- (10) Tax reductions resulting from conformity with federal tax law;
- (11) Workers' compensation and unemployment compensation;
- (12) Benefits derived from regulation;
- (13) Indirect benefits derived from assistance to educational institutions;
- (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;

- (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
- (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;
- (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
- (18) General changes in tax increment financing law and other general tax law changes of a principally technical nature;
- (19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
- (20) Funds from dock and wharf bonds issued by a seaway port authority;
- (21) Business loans and loan guarantees of \$150,000 or less;
- (22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
- (23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The City will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 1-13. County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the City within forty-five days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 1-14. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE			
	2011/Pay 2012 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Anoka County	290,464,995	703,255	0.2421%
City of Anoka	12,178,840	703,255	5.7744%
Anoka-Hennepin ISD No. 11	119,531,666	703,255	0.5883%

IMPACT ON TAX RATES

	<u>Pay 2012 Extension Rates</u>	<u>Percent of Total</u>	<u>CTC</u>	<u>Potential Taxes</u>
Anoka County	0.411460	34.03%	703,255	289,361
City of Anoka	0.503680	41.66%	703,255	354,215
Anoka-Hennepin ISD No. 11	0.233250	19.29%	703,255	164,034
Other	<u>0.060750</u>	<u>5.02%</u>	<u>703,255</u>	<u>42,723</u>
Total	1.209140	100.00%		850,334

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2012 rate. The total net capacity for the entities listed above are based on actual Pay 2012 figures. The District will be certified under the actual Pay 2012 rates.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$15,018,421;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. The Anoka Police Department tracks all calls for service including property location and crimes. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City expects an additional 200 calls per year once the entire proposed development is completed. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or require that the City hire additional officers.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. The existing buildings, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as access, and lack of sprinklers.

It is expected that the District will have an impact on public infrastructure. In addition, the development is expected to impact traffic movements in the area. The increment, in part, will be used to finance the improvements needed to facilitate the development. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute to sanitary sewer (SAC) and water (WAC) connection fees.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district

levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$2,897,053;

- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$5,110,767;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

(AS MODIFIED JULY 21, 2014)

The charts below include the captured tax capacity for the original and modified area of the District.

IMPACT ON TAX BASE			
	2003/Pay 2014 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Anoka County	219,563,287	1,295,543	0.5901%
City of Anoka	8,019,820	1,295,543	16.1543%
Anoka Hennepin ISD No. 11	113,284,723	1,295,543	1.1436%

IMPACT ON TAX RATES				
	Pay 2012 Extension Rates	Percent of Total	CTC	Potential Taxes
Anoka County	0.411460	34.03%	1,295,543	533,064
City of Anoka	0.503680	41.66%	1,295,543	652,539
Anoka Hennepin ISD No. 11	0.233250	19.29%	1,295,543	302,185
Other	0.060750	5.02%	1,295,543	78,704
Total	1.20914	100.00%		1,566,493

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2012 rate. The total net capacity for the entities listed above are based on actual Pay 2014 figures.

- (1) It is estimated that the total amount of tax increment that will be generated over the life of the District is \$22,500,000;
- (2) Minimal impact on police protection, fire protection and emergency medical services is expected as part

of this modification. With the addition of the new parcels to the District, the older buildings will be replaced with new development. This new development should lead to fewer police calls and public safety issues. The existing buildings were not sprinklered and will be replaced with structures that will be sprinklered, which will substantially assist in fire protection. In addition, a new road will be built that will assist in alternate routes to Highway 10 if service is needed in certain areas of the City.

- (3) It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same is \$4,340,250;
- (4) It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is \$7,656,750;
- (5) No requests for additional information from the county or school district regarding the proposed modification for this District were received.

Subsection 1-15. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the City's findings:

- Greens of Anoka Redevelopment Plan;
- Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District, LHB Inc., 2011.

(AS MODIFIED JULY 21, 2014)

- Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District as a Redevelopment District, LHB, Inc., June, 2014.

Subsection 1-16. Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
 2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the Authority with tax increments;
 3. Principal and interest received on loans or other advances made by the Authority with tax increments;
 4. Interest or other investment earnings on or from tax increments;
 5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
 6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.
- Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S. Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a redevelopment district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 10*, must be documented in writing and retained. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2)(A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 1-17. Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District; or
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469.177, Subd. 11*, the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 1-18. Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing plan, no additional tax increment may be taken from that parcel and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.

The City or a property owner must improve parcels within the District by approximately June 2016 and report such actions to the County Auditor.

Subsection 1-19. Use of Tax Increment

The City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. To finance, or otherwise pay the capital and administration costs of Municipal Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.134*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the City or for the benefit of Municipal Development District No. 1 by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4*.

Subsection 1-20. Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Municipal Development District No. 1 or the District.

Subsection 1-21. Requirements for Agreements with the Developer

The City will review any proposal for private development to determine its conformance with the Development Program and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the City to demonstrate the conformance of the development with City plans and ordinances. The City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 25 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 25 percent of the acreage, the City

concluded an agreement for the development or redevelopment of the property acquired and which provides recourse for the City should the development or redevelopment not be completed.

Subsection 1-22. Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the District. The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 1-23. Administration of the District

Administration of the District will be handled by the City Manager.

Subsection 1-24. Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6*, the OSA will direct the County Auditor to withhold the distribution of tax increment from the District.

Subsection 1-25. Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination, reliance has been placed upon City staff awareness of the feasibility of developing the project site(s) within the District. A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix D, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

Subsection 1-26. Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Municipal Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.134*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for

conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.

2. Pooling Limitations. At least 75 percent of tax increments from the District must be expended on activities in the District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities within said district or to pay, or secure payment of, debt service on credit enhanced bonds. Not more than 25 percent of said tax increments may be expended, through a development fund or otherwise, on activities outside of the District except to pay, or secure payment of, debt service on credit enhanced bonds. For purposes of applying this restriction, all administrative expenses must be treated as if they were solely for activities outside of the District.
3. Five Year Limitation on Commitment of Tax Increments. Tax increments derived from the District shall be deemed to have satisfied the 75 percent test set forth in paragraph (2) above only if the five year rule set forth in *M.S., Section 469.1763, Subd. 3*, has been satisfied; and beginning with the sixth year following certification of the District, 75 percent of said tax increments that remain after expenditures permitted under said five year rule must be used only to pay previously committed expenditures or credit enhanced bonds as more fully set forth in *M.S., Section 469.1763, Subd. 5*.
4. Redevelopment District. At least 90 percent of the revenues derived from tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation of redevelopment and renewal and renovation districts under *M.S., Section 469.176 Subd. 4j*. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary for development of the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the City, including the cost of preparation of the development action response plan, may be included in the qualifying costs.

Subsection 1-27. Summary

The City of Anoka is establishing the District to preserve and enhance the tax base, redevelop substandard areas, and provide employment opportunities in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113, telephone (651) 697-8500.

Appendix A

Project Description

In 2012 the Anoka City Council approved the Greens of Anoka Redevelopment Plan. The plan consisted of a six month study of an area generally bounded by State Avenue to the east, Highway 10 to the south, Thurston Avenue to the west and BNSF rail line to the north. Within this area are two established residential neighborhoods, Highland Park and Slab Town. This plan revealed opportunities for commercial and residential redevelopment to occur within the project study area. The plan provided for an east-west parkway connection that would act as an alternative route from Highway 10. Improvements and removal of residential streets are also shown as a result of new development. Changes to the Green Haven Golf Course are also anticipated over time.

The Greens of Anoka Redevelopment project area is approximately 233 acres and contains a mix of residential, commercial, industrial, and institutionally zoned land including the Green Haven Golf Course, Highland Park and Calvary Cemetery. The TIF District will only encompass approximately 15.8 acres of this redevelopment area and will consist of approximately 138 senior rental units, 60,000 sq/ft of office, and approximately 8,000 sq/ft of retail to be constructed over a 25 year period. In addition, significant road improvements (Greenhaven Road, Jacob Lane and Fairoak Avenue) and other public improvements will be required in and around the TIF District to address access and traffic flow issues as follows:

Greenhaven Road: Full road reconstruction from Highway 10 to Green Haven Club house along with installation of center landscaped medians, turn lanes, and sidewalk. (Approximate cost: \$1,000,000)

Jacob Lane: Widen right-of-way to 80' and extend new road with new utilities between senior housing and medical office site to connect with Greenhaven Road. (Approximate cost: \$343,200, however there are unknown costs at this time due to major grade differences between the medical office building site and future road location)

Extension of new 80' wide parkway from Fairoak Avenue to Thurston Avenue and adjacent intersection modifications (Approximate cost: \$1,274,110)

Stormwater ponding on the golf course to handle run-off from new Jacob Lane (Approximately cost \$150,000)

Extend Fairoak Avenue to Garfield Street and re-align the intersection of Garfield Street and Fairoak Avenue and add enhancements to Fairoak Avenue. (Approximate cost: \$238,750)

The Greens of Anoka study included a financial analysis. One of the suggested implementation steps was to consider creating a tax increment district within the study area as an additional revenue source. The Greens of Anoka District would utilize tax increment revenue to pay for, in part, costs including property acquisition, site preparation, and construction of infrastructure including streets, sanity sewer, and storm sewer. Other sources of revenue would come from the sale of City owned property in the project area. Because the study was funded through a grant from the Metropolitan Council, other future grant funds may become available. Improvements to Green Haven Golf Course are not eligible uses of tax increment funds.

(AS MODIFIED JULY 21, 2014)

In 2012 the Anoka City Council approved the Greens of Anoka Redevelopment Plan. The plan consisted of a six month study of an area generally bounded by State Avenue to the east, Highway 10 to the south, Thurston Avenue to the west and BNSF rail line to the north. Within this area are two established residential neighborhoods, Highland Park and Slab Town. This plan revealed opportunities for commercial and residential redevelopment to occur within the project study area. The plan provided for an east-west parkway connection that would act as an alternative route from Highway 10. Improvements and removal of residential streets are also shown as a result of new development. Changes to the Green Haven Golf Course are also anticipated over time.

The Greens of Anoka Redevelopment project area is approximately 233 acres and contains a mix of residential, commercial, industrial, and institutionally zoned land including the Green Haven Golf Course, Highland Park and Calvary Cemetery. The original TIF District encompassed approximately 15.8 acres of this redevelopment area and will consist of approximately 138 senior rental units, 60,000 sq/ft of office, and approximately 8,000 sq/ft of retail to be constructed over a 25 year period. The modification area consists of approximately 15 additional acres. The modification are includes older apartments that have been identified as redevelopment properties. The Greens of Anoka plan shows 28 townhome units, 36 senior apartments and 33,353 square feet of new development over a 25 year period. In addition, significant road improvements (Greenhaven Road, Jacob Lane and Fairoak Avenue) and other public improvements will be required in and around the TIF District to address access and traffic flow issues as follows:

Greenhaven Road: Full road reconstruction from Highway 10 to Green Haven Club house along with installation of center landscaped medians, turn lanes, and sidewalk. (Approximate cost: \$1,000,000)

Jacob Lane: Widen right-of-way to 80'' and extend new road with new utilities between senior housing and medical office site to connect with Greenhaven Road. (Approximate cost: \$343,200, however there are unknown costs at this time due to major grade differences between the medical office building site and future road location)

Extension of new 80' wide parkway from Fairoak Avenue to Thurston Avenue and adjacent intersection modifications (Approximate cost: \$1,274,110)

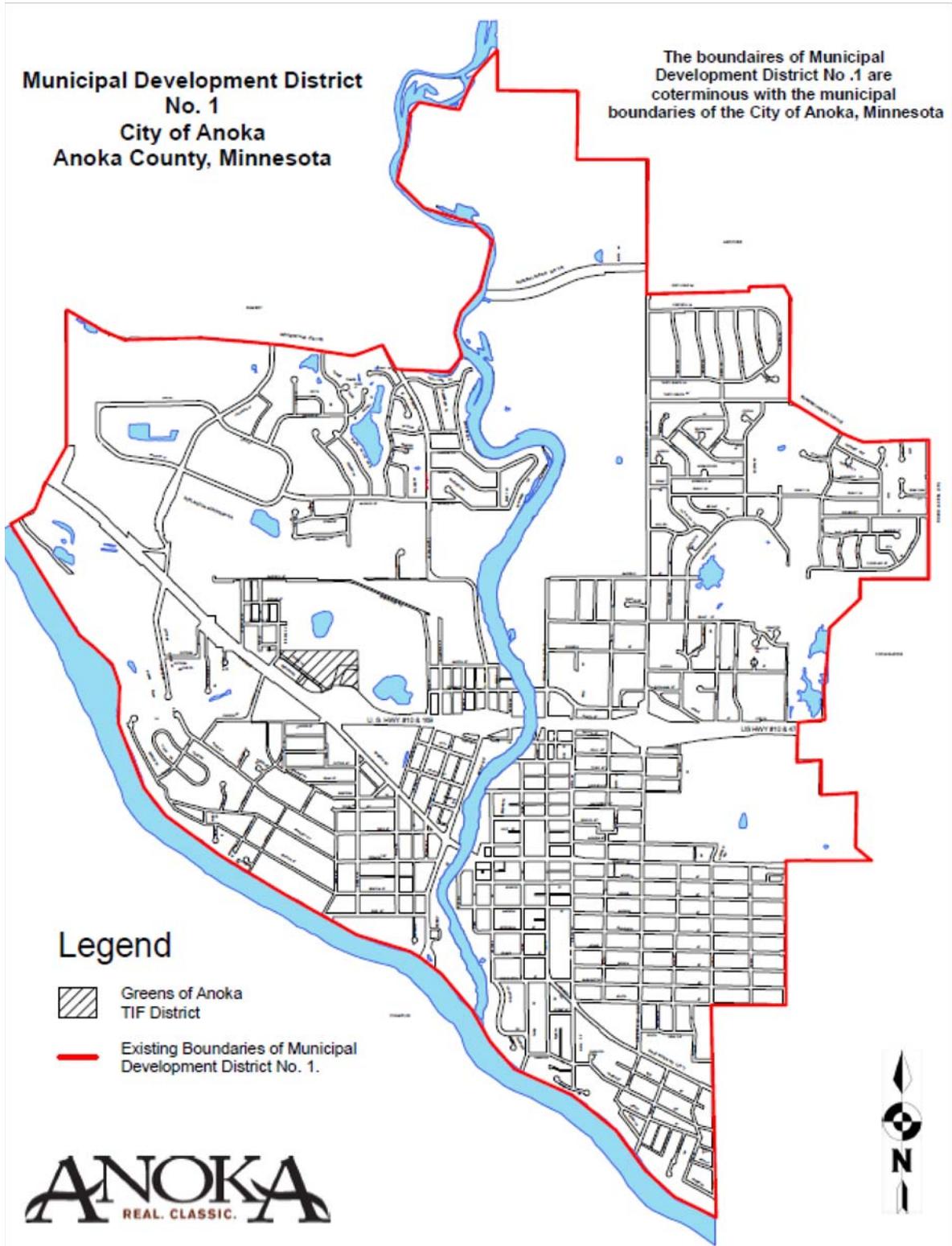
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Extend Fairoak Avenue to Garfield Street and re-align the intersection of Garfield Street and Fairoak Avenue and add enhancements to Fairoak Avenue. (Approximate cost: \$238,750)

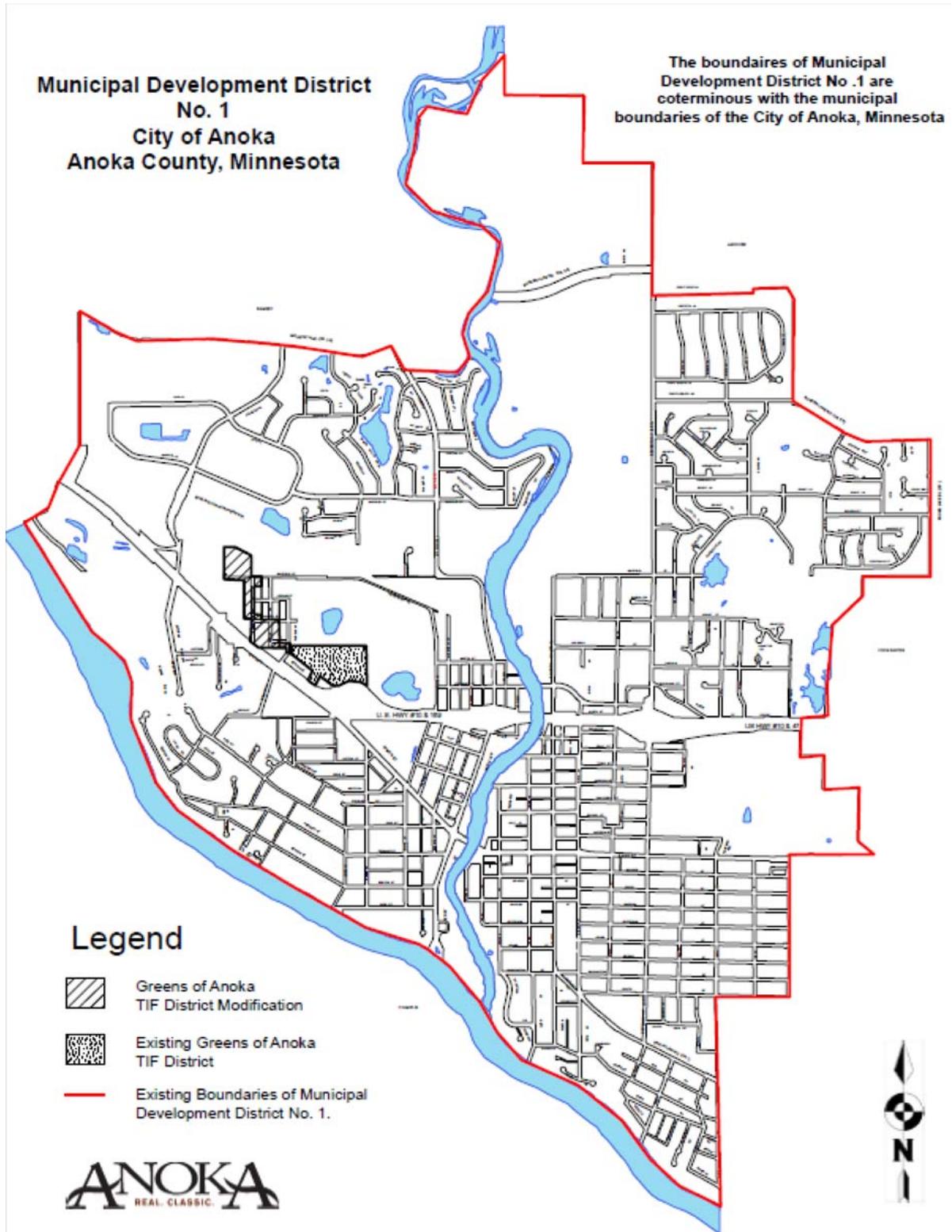
The Greens of Anoka study included a financial analysis. One of the suggested implementation steps was to consider creating a tax increment district within the study area as an additional revenue source. The Greens of Anoka District would utilize tax increment revenue to pay for, in part, costs including property acquisition, site preparation, and construction of infrastructure including streets, sanity sewer, and storm sewer. Other sources of revenue would come from the sale of City owned property in the project area. Because the study was funded through a grant from the Metropolitan Council, other future grant funds may become available. Improvements to Green Haven Golf Course are not eligible uses of tax increment funds.

Appendix B

Map of Municipal Development District No. 1 and the District



(AS MODIFIED JULY 21, 2014)



Appendix C

Description of Property to be Included in the District

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

<u>Parcel Numbers</u>	<u>Address</u>	<u>Owner</u>
013125240001	500 Greenhaven Road #101	Meadows at Greenhaven, LLC
013125240002	500 Greenhaven Road	Meadows at Greenhaven, LLC
013125240003	550 Greenhaven Road	540 Greenhaven Rd Anoka MN 55303 LLC
**013125240019	601 Jacob Lane	City of Anoka
**013125240021		City of Anoka
* 013125240023	641 Jacob Lane	City of Anoka
013125240022		City of Anoka
**013125240020		City of Anoka
013125240006		City of Anoka
013125240018	637 West Main Street	Day Marvin
013125230004	721 Jacob Lane	Ivan & Yemiliya Kozhoker

* Parcel 01-31-25-24-0023 will be replatted in the future to allow for a portion to be developed. The remaining portion will continue to be tax exempt since it is part of the City's golf course and club house (parking).

** These four parcels are currently in the Thurston Corridor TIF District (County District H8) and will be removed from that district prior to approval of the Greens of Anoka TIF district.

(AS MODIFIED JULY 21, 2014)

The District is being modified to include 25 additional parcels and encompasses all property and adjacent rights-of-way and abutting roadways as identified in the table below.

<u>Parcel Numbers</u>	<u>Address</u>	<u>Owner</u>
01-31-25-22-0010*		City of Anoka
01-31-25-22-0050		Engels Construction, Inc.
01-31-25-22-0068*	2749 Fair oak Ave.	Mary Macaraig
01-31-25-22-0023	763 Brighton St.	Ray Waterhouse
01-31-25-22-0067		Engels Construction, Inc.
01-31-25-22-0048	2823 Euclid Ave. #1	Nielsen Estates, LLC
01-31-25-22-0049	2822 Verndale Ave. #1	Dara Dalthorp
01-31-25-22-0047	2829 Euclid Ave. #1	Rudell & Judith Wicklander
01-31-25-22-0055	2828 Verndale Ave. #1	Dara Dalthorp
01-31-25-22-0070*	2750 Euclid Ave. #1	Sam Beard
01-31-25-22-0069		Sam Beard
36-32-25-33-0014*	881 Garfield St. W	Connexus Energy
01-31-25-22-0051	2817 Euclid Ave. #31	Oakdale, LLP
01-31-25-22-0054	2818 Verndale Ave. #11	Oakdale, LLP
01-31-25-22-0053	2808 Verndale Ave. #21	Oakdale, LLP
01-31-25-22-0052	2807 Euclid Ave. #41	Oakdale, LLP
01-31-25-22-0012*	3017 Verndale Ave. #51	James Adams
01-31-25-22-0011*	802 Garfield St. W. #61	James Adams
01-31-25-22-0015*	2931 Verndale Ave. #31	ACCAP
01-31-25-22-0013*	3005 Verndale Ave. #41	ACCAP
01-31-25-22-0016*	2921 Verndale Ave. #22	ACCAP
01-31-25-22-0017*	2905 Venrdale Ave. #11	ACCAP
01-31-25-22-0046	2820 Euclid Ave. #101	Oakdale II, LLP
01-31-25-22-0045	2804 Euclid Ave. #1	Lynch Properties, LLC
01-31-25-22-0009*	3030 Verndale Ave.	City of Anoka

* These nine parcels have been knocked down from the Thurston Corridor TIF District (County District H8) and will be removed from that district prior to approval of the Greens of Anoka TIF district.

Appendix D

Estimated Cash Flow for the District

(AS MODIFIED JULY 21, 2014)



2014 District Expansion - 3% Inflation

City of Anoka, MN

ASSUMPTIONS AND RATES

DistrictType:	Redevelopment
District Name/Number:	Greens of Anoka - Expansion 1
County District #:	X1
First Year Construction or Inflation on Value	2013
Existing District - Specify No. Years Remaining	26
Inflation Rate - Every Year:	3.00%
Interest Rate:	4.00%
Present Value Date:	1-Feb-14
First Period Ending	1-Aug-14
Tax Year District was Certified:	Pay 2012
Cashflow Assumes First Tax Increment For Development:	2015
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2040
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Outside(A)
Incremental or Total Fiscal Disparities	Total
Fiscal Disparities Contribution Ratio	34.6596% Pay 2014
Fiscal Disparities Metro-Wide Tax Rate	163.1210% Pay 2014
Maximum/Frozen Local Tax Rate:	120.914% Pay 2012
Current Local Tax Rate: (Use lesser of Current or Max.)	127.560% Pay 2014
State-wide Tax Rate (Comm./Ind. only used for total taxes)	53.0000% Pay 2014
Market Value Tax Rate (Used for total taxes)	0.20597% Pay 2014

Tax Rates	
Exempt Class Rate (Exempt)	0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)	
First \$150,000	1.50%
Over \$100,000	2.00%
Commercial Industrial Class Rate (C/I)	2.00%
Rental Housing Class Rate (Rental)	1.25%
Affordable Rental Housing Class Rate (Aff. Rental)	
First \$100,000	0.75%
Over \$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)	
First \$500,000	1.00%
Over \$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)	
First \$500,000	1.00%
Over \$500,000	1.25%
Agricultural Non-Homestead	1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
01-31-25-24-0001	Meadows Greenhaven LLC	500 Grennhave Rd			1,585,000	100%	1,585,000	Pay 2012	Rental	19,813	Rental	19,813	
01-31-25-24-0002	Meadows Greenhaven LLC	500 Grennhave Rd			81,700	100%	81,700	Pay 2012	Rental	1,021	Rental	1,021	
01-31-25-24-0003	MeadowsGreenhaven LLC	500 Grennhave Rd			471,900	100%	471,900	Pay 2012	Rental	5,899	Rental	5,899	
01-31-25-24-0003	MeadowsGreenhaven LLC	500 Grennhave Rd			207,300	100%	207,300	Pay 2012	C/I Pref.	3,396	C/I Pref.	3,396	
01-31-25-24-0018	Day Marvin	637 W Main St			425,300	100%	425,300	Pay 2012	C/I Pref.	7,756	C/I Pref.	7,756	
01-31-25-23-0004	Ivan & Yemiliya Kozhoker	721 Jacob Lane			156,400	100%	156,400	Pay 2012	Hmstd. Res.	1,564	Hmstd. Res.	1,564	
01-31-25-23-0004	Healthpartners	601 Jacob Lane			1,302,800	100%	1,302,800	Pay 2012	C/I Pref.	25,306	C/I Pref.	25,306	
Original Parcel Total					4,230,400	100%	4,230,400	Pay 2015		64,755		64,755	
01-31-25-22-0010	City of Anoka		0	0	0	100%	0	Pay 2015	Exempt	-	Exempt	-	
01-31-25-22-0050	Engels Construction Inc		34,800		34,800	100%	34,800	Pay 2015	C/I	696	C/I Pref.	522	
01-31-25-22-0068	Mary Macraig		28,000	82,200	110,200	100%	110,200	Pay 2015	Hmstd. Res.	1,102	Hmstd. Res.	1,102	
01-31-25-22-0023	Ray Waterhouse		28,000	90,200	118,200	100%	118,200	Pay 2015	Hmstd. Res.	1,182	Hmstd. Res.	1,182	
01-31-25-22-0067	Engels Construction Inc		111,900		111,900	100%	111,900	Pay 2015	C/I	2,238	C/I	2,238	
01-31-25-22-0048	Nielsen Estates LLC	2823 Euclid Ave	37,600	146,400	184,000	100%	184,000	Pay 2015	Rental	2,300	Rental	2,300	
01-31-25-22-0049	Rudell & Judith Wicklander	2829 Euclid Ave	41,800	146,400	188,200	100%	188,200	Pay 2015	Rental	2,353	Rental	2,353	
01-31-25-22-0047	Dara & Paul Dalthorp	2822 Verndale Ave	37,600	146,900	184,500	100%	184,500	Pay 2015	Rental	2,306	Rental	2,306	
01-31-25-22-0055	Dara & Paul Dalthorp	2828 Verndale Ave	41,800	146,600	188,400	100%	188,400	Pay 2015	Rental	2,355	Rental	2,355	
01-31-25-22-0070	Sam Beard	2750 Euclid Ave	20,900	174,600	195,500	100%	195,500	Pay 2015	Rental	2,444	Rental	2,444	
01-31-25-22-0069	Sam Beard	2750 Euclid Ave	9,000	20,900	29,900	100%	29,900	Pay 2015	Rental	374	Rental	374	
36-32-25-33-0014	Connexus Energy	881 Garfield St W	291,700	0	291,700	100%	291,700	Pay 2015	C/I	5,834	C/I	5,834	
01-31-25-22-0051	Oakdale LLP	2817 Euclid Ave	57,400	306,800	364,200	100%	364,200	Pay 2015	Rental	4,553	Rental	4,553	
01-31-25-22-0054	Oakdale LLP	2818 Verndale Ave	57,400	306,800	364,200	100%	364,200	Pay 2015	Rental	4,553	Rental	4,553	
01-31-25-22-0053	Oakdale LLP	2808 Verndale Ave	57,400	306,800	364,200	100%	364,200	Pay 2015	Rental	4,553	Rental	4,553	
01-31-25-22-0052	Oakdale LLP	2807 Euclid Ave	57,400	306,800	364,200	100%	364,200	Pay 2015	Rental	4,553	Rental	4,553	
01-31-25-22-0012	James & Lnda Adams	3017 Verndale	71,500	307,100	378,600	100%	378,600	Pay 2015	Rental	4,733	Rental	4,733	
01-31-25-22-0011	James & Lnda Adams	802 Garfield St W	71,500	307,100	378,600	100%	378,600	Pay 2015	Rental	4,733	Rental	4,733	
01-31-25-22-0015	ACCAP	2931 Verndale Ave	80,200	332,800	413,000	100%	413,000	Pay 2015	Aff. Rental	3,098	Aff. Rental	3,098	
01-31-25-22-0013	ACCAP	3005 Verndale Ave	80,200	322,800	403,000	100%	403,000	Pay 2015	Aff. Rental	3,023	Aff. Rental	3,023	
01-31-25-22-0016	ACCAP	2921 Verndale Ave	80,200	332,800	413,000	100%	413,000	Pay 2015	Aff. Rental	3,098	Aff. Rental	3,098	
01-31-25-22-0017	ACCAP	2905 Verndale Ave	80,200	332,800	413,000	100%	413,000	Pay 2015	Aff. Rental	3,098	Aff. Rental	3,098	
01-31-25-22-0046	Oakdale LLP	2820 Euclid Ave	137,000	547,000	684,000	100%	684,000	Pay 2015	Rental	8,550	Rental	8,550	
01-31-25-22-0045	Lynch Properties LLC	2804 Euclid Ave	137,000	587,000	724,000	100%	724,000	Pay 2015	Rental	9,050	Rental	9,050	

01-31-25-22-0009	City of Anoka	3030 Verdale Ave	111,600	0	111,600	100%	111,600	Pay 2015	Exempt	-	Exempt	-
			1,762,100	5,250,800	11,243,300		11,243,300			145,528		145,354

Note:

1. Base values are based upon review of County website on 6/12/2014 and upon county report for taxes payable in 2014.



2014 District Expansion - 3% Inflation
City of Anoka, MN
0

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2013	Percentage Completed 2014	Percentage Completed 2015	Percentage Completed 2016	First Year Full Taxes Payable
Original District	St Apt	95,000	95,000	91	8,645,000	Rental	108,063	1,188	100%	100%	100%	100%	2015
Original District	Office	150	150	60,000	9,000,000	C/I	180,000	3	100%	100%	100%	100%	2015
Original District	St Apt	95,000	95,000	47	4,465,000	Rental	55,813	1,188	100%	100%	100%	100%	2015
Original District	Retail	150	150	7,079	1,061,850	C/I Pref.	20,487	3	100%	100%	100%	100%	2015
Original District	Existing Rental	135,100	135,100	1	135,100	Rental	1,689	1,689	100%	100%	100%	100%	2015
Total Original District					23,306,950		366,051						
Expansion 1	Townhouses	225,000	225,000	28	6,300,000	Rental	78,750	2,813	0%	100%	100%	100%	2016
Expansion 1	Sr Apt	95,000	95,000	36	3,420,000	Rental	42,750	1,188	0%	100%	100%	100%	2016
Expansion 1	Office	33,353	33,353	150	5,002,950	C/I	100,059	667	0%	100%	100%	100%	2016
TOTAL					38,029,900		587,610						
Subtotal Residential				203	22,965,100		287,064						
Subtotal Commercial/Ind.				67,229	15,064,800		300,546						

Note:

1. Market values are based upon estimates from the City.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
St Apt	108,063	0	108,063	137,845	0	0	17,806	155,651	1,710.45
Office	180,000	62,387	117,613	150,027	101,767	95,400	18,537	365,731	6.10
St Apt	55,813	0	55,813	71,194	0	0	9,197	80,391	1,710.45
Retail	20,487	7,101	13,386	17,076	11,583	10,858	2,187	41,704	5.89
Existing Rental	1,689	0	1,689	2,154	0	0	278	2,432	2,432.43
0	366,051	0	366,051	466,934	0	194,007	48,005	708,947	#DIV/0!
Townhouses	78,750	0	78,750	100,454	0	0	12,976	113,430	4,051.06
Sr Apt	42,750	0	42,750	54,532	0	0	7,044	61,576	1,710.45
Office	100,059	34,680	65,379	83,397	56,570	53,031	10,305	203,304	1,355.36
TOTAL	953,661	104,168	849,492	1,083,613	169,920	353,296	126,336	1,733,164	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	1,733,164
less State-wide Taxes	(353,296)
less Fiscal Disp. Adj.	(37,043)
less Market Value Taxes	(126,336)
less Base Value Taxes	(239,133)
Annual Gross TIF	977,356

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	11,243,300
New Market Value - Est.	38,029,900
Difference	26,786,600
Present Value of Tax Increment	12,120,663
Difference	14,665,937
Value likely to occur without Tax Increment is less than:	14,665,937

Appendix E

Minnesota Business Assistance Form (Minnesota Department of Employment and Economic Development)

A Minnesota Business Assistance Form (MBAF) should be used to report and/or update each calendar year's activity by April 1 of the following year.

Please see the Minnesota Department of Employment and Economic Development (DEED) website at <http://www.deed.state.mn.us/Community/subsidies/MBAFForm.htm> for information and forms.

Appendix F

Redevelopment Qualifications for the District

City of Anoka, Minnesota - Greens of Anoka Tax Increment Financing District Redevelopment Tax Increment Qualifications					
May 17, 2012					
Step One					
At least 70% of the area of the district consists of occupied parcels.					
A parcel is occupied if at least 15% of the area contains improvements.					
Parcel Name	Parcel Number	Size Sq. Ft.	Occupied Sq. Ft. (Approx.)	Percent Occupied	Greater Than 15%
500 GREENHAVEN RD #101	01-31-25-24-0001	52,812	31,287	59.24%	52,812
500 GREENHAVEN RD	01-31-25-24-0002	8,614	6,325	73.43%	8,614
550 GREENHAVEN RD #101	01-31-25-24-0003	30,839	24,640	79.90%	30,839
601 JACOB LN	01-31-25-24-0019	149,211	24,608	16.49%	149,211
	01-31-25-24-0021	3,095	0	0.00%	0
641 JACOB LN	01-31-25-24-0023 (Part)	347,558	150,525	43.31%	347,558
	01-31-25-24-0022	8,658	0	0.00%	0
	01-31-25-24-0020	14,760	6,457	43.75%	14,760
	01-31-25-24-0006	32,921	10,002		
637 W Main St	01-31-25-24-0018	29,965	21,273	70.99%	29,965
721 Jacob Lane	01-31-25-23-0004	11,430	2,779	24.31%	11,430
Total		689,863	277,896		645,189
PERCENT OCCUPIED* =					93.52%

Occupied can include buildings, parking lots, and utilities.

Step Two				
More than 50% of the buildings are structurally substandard.				
Substandard if repairs exceed 15% of cost of replacement.				
Parcel Name	Parcel Number	Number of Buildings	Buildings Substandard	
500 GREENHAVEN RD #101	01-31-25-24-0001	1	1	
500 GREENHAVEN RD	01-31-25-24-0002	0		
550 GREENHAVEN RD #101	01-31-25-24-0003	1		
601 JACOB LN	01-31-25-24-0019	1	1	
	01-31-25-24-0021	0		
641 JACOB LN	01-31-25-24-0023 (Part)	2	1	
	01-31-25-24-0022	0		
	01-31-25-24-0020	0		
	01-31-25-24-0006	0		
637 W Main St	01-31-25-24-0018	1	1	
721 Jacob Lane	01-31-25-23-0004	1		
Total		7	4	
PERCENT BLIGHTED =			57.14%	

(AS MODIFIED JULY 21, 2014)

**City of Anoka, Minnesota - Greens of Anoka Tax Increment Financing District
Redevelopment Tax Increment Qualifications**

July 8, 2014

Step One

At least 70% of the area of the district consists of occupied parcels.

A parcel is occupied if at least 15% of the area contains improvements.

Parcel Address	Parcel Number	Size Sq. Ft.	Occupied Sq. Ft. (Approx.)	Percent Occupied	Greater Than 15%
881 GARFIELD ST W	36-32-25-33-0014	154,745	76,413	49.38%	154,745
	01-31-25-22-0010	3,904	3,904	100.00%	3,904
802 GARFIELD ST W #61	01-31-25-22-0011	17,079	7,804	45.69%	17,079
3017 VERNDALE AVE #51	01-31-25-22-0012	15,217	10,990	72.22%	15,217
3005 VERNDALE AVE #41	01-31-25-22-0013	15,256	9,272	60.78%	15,256
2931 VERNDALE AVE #31	01-31-25-22-0015	15,178	10,485	69.08%	15,178
2921 VERNDALE AVE #22	01-31-25-22-0016	15,217	9,232	60.67%	15,217
2905 VERNDALE AVE #11	01-31-25-22-0017	15,646	8,269	52.85%	15,646
3030 Verndale	01-31-25-22-0009	23,826	1,200	5.04%	0
763 BRIGHTON ST	01-31-25-22-0023	10,925	2,121	19.41%	10,925
2828 VERNDALE AVE #1	01-31-25-22-0055	8,698	4,752	54.63%	8,698
2822 VERNDALE AVE #1	01-31-25-22-0049	8,698	4,891	56.23%	8,698
2818 VERNDALE AVE #11	01-31-25-22-0054	14,427	9,145	63.39%	14,427
2808 VERNDALE AVE #21	01-31-25-22-0053	14,289	10,270	71.87%	14,289
2829 EUCLID AVE #1	01-31-25-22-0047	9,526	4,868	51.10%	9,526
2823 EUCLID AVE #1	01-31-25-22-0048	7,869	3,864	49.10%	7,869
2817 EUCLID AVE #31	01-31-25-22-0051	14,358	8,659	60.31%	14,358
2807 EUCLID AVE #41	01-31-25-22-0052	14,358	7,708	53.68%	14,358
	01-31-25-22-0050	8,836	0	0.00%	0
	01-31-25-22-0067	28,785	0	0.00%	0
2820 EUCLID AVE #101	01-31-25-22-0046	23,194	16,976	73.19%	23,194
2804 EUCLID AVE #1	01-31-25-22-0045	23,194	16,481	71.06%	23,194
2750 EUCLID AVE #1	01-31-25-22-0070	5,436	3,065	56.38%	5,436
	01-31-25-22-0069	5,557	4,237	76.25%	5,557
2749 FAIROAK AVE	01-31-25-22-0068	11,203	3,119	27.84%	11,203
Total		485,421	237,725		423,974
PERCENT OCCUPIED* =					87.34%

Occupied can include buildings, parking lots, and utilities.

Step Two

More than 50% of the buildings are structurally substandard.
 Substandard if repairs exceed 15% of cost of replacement.

Parcel Name	Parcel Number	Number of Buildings	Buildings Substandard
881 GARFIELD ST W	36-32-25-33-0014	0	
	01-31-25-22-0010	0	
802 GARFIELD ST W #61	01-31-25-22-0011	1	1
3017 VERNDALE AVE #51	01-31-25-22-0012	1	1
3005 VERNDALE AVE #41	01-31-25-22-0013	1	1
2931 VERNDALE AVE #31	01-31-25-22-0015	1	1
2921 VERNDALE AVE #22	01-31-25-22-0016	1	1
2905 VERNDALE AVE #11	01-31-25-22-0017	1	1
3030 Verndale	01-31-25-22-0009	0	
763 BRIGHTON ST	01-31-25-22-0023	1	
2828 VERNDALE AVE #1	01-31-25-22-0055	1	1
2822 VERNDALE AVE #1	01-31-25-22-0049	1	1
2818 VERNDALE AVE #11	01-31-25-22-0054	1	
2808 VERNDALE AVE #21	01-31-25-22-0053	1	
2829 EUCLID AVE #1	01-31-25-22-0047	1	1
2823 EUCLID AVE #1	01-31-25-22-0048	1	
2817 EUCLID AVE #31	01-31-25-22-0051	1	
2807 EUCLID AVE #41	01-31-25-22-0052	1	
	01-31-25-22-0050	0	
	01-31-25-22-0067	0	
2820 EUCLID AVE #101	01-31-25-22-0046	1	
2804 EUCLID AVE #1	01-31-25-22-0045	1	
2750 EUCLID AVE #1	01-31-25-22-0070	0	
	01-31-25-22-0069	1	1
2749 FAIROAK AVE	01-31-25-22-0068	1	
Total		19	10
		PERCENT BLIGHTED =	52.63%

Appendix G

Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for the Greens of Anoka Tax Increment Financing District (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that the Greens of Anoka Tax Increment Financing District is a redevelopment district as defined in M.S., Section 469.174, Subd. 10(a)(1).*

The District consists of 11 parcels, with plans to redevelop the area for mixed-use purposes, including approximately 138 senior rental units, 60,000 sq/ft of office and 8,000 sq/ft of retail in the City. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix F of the TIF Plan.)

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: For parcels that will receive tax increment assistance, this finding is supported by the fact that the private development sector cannot justify the higher than market land assembly costs to complete any type of development on the various sites (i.e. high density rental, office or retail). The land assembly costs for several of the parcels is higher due to existence of buildings that are occupied. Because these parcels are improved with buildings, the land cost is higher than a greenfield/vacant site. In addition, since they are occupied there will be costs associated with relocating existing tenants and owners, as well as environmental remediation and demolition costs. In order to accommodate some of the new development, extensive roadway and public improvements will be required to address traffic flow and access issues, etc. No developers have shown an interest in undertaking the comprehensive redevelopment outlined by the City, without some form of assistance.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: For the parcels that will receive tax increment assistance, this finding is justified on the grounds that the high costs of land acquisition, relocation of existing tenants and owners, environmental remediation, demolition and extensive roadway and public improvements make the area financially infeasible for redevelopment without public assistance. The private development sector cannot justify paying higher than market price for land, therefore the City reasonably determines that no other redevelopment of similar scope is anticipated without tax increment assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
- b. If the proposed development occurs, the total increase in market value will be \$18,819,770 (see Appendix D and the table below).
- c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$8,150,848 (see Appendix D and the table below).
- d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$10,668,922 (the amount in clause b less the amount in clause c) without tax increment assistance.

But-For Analysis	
Current Market Value	4,508,480
New Market Value - Estimate	23,328,250
Difference	18,819,770
Present Value of Tax Increment	8,150,848
Difference	10,668,922
Value Likely to Occur Without TIF is Less Than:	10,668,922

3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Municipal Development District No. 1 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

Through the implementation of the TIF Plan, the City will increase the availability of safe and decent life-cycle housing in the City, the cleanup of contaminated land, the replacement of old substandard buildings with high density residential, office, retail and light industrial uses.

(AS MODIFIED JULY 21, 2014)

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for the Greens of Anoka Tax Increment Financing District (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that the Greens of Anoka Tax Increment Financing District is a redevelopment district as defined in M.S., Section 469.174, Subd. 10(a)(1).* The District will be expanded to include 25 additional parcels, with plans to continue redevelopment of the area. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance. (See Appendix F of the TIF Plan.)
2. *The proposed redevelopment described in the TIF Plan Modification would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.* The major purpose of the TIF Plan Modification is to add 25 parcels and adjacent roads and adjacent and internal rights-of-way to the City's Greens of Anoka Tax Increment Financing District. The addition of the parcels to the District will further enable the redevelopment within the District and further the goals set in the establishment of the Greens of Anoka Tax Increment District. The land assembly costs for several of the parcels is higher due to existence of buildings that are occupied. Because these parcels are improved with buildings, the land cost is higher than a greenfield/vacant site. In addition, since they are occupied there will be costs associated with relocating existing tenants and owners, as well as environmental remediation and demolition costs. In order to accommodate some of the new development, extensive roadway and public improvements will be required to address traffic flow and access issues, etc. No developers have shown an interest in undertaking the comprehensive redevelopment outlined by the City, without some form of assistance.
3. *The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan:* For the parcels that will receive tax increment assistance, this finding is justified on the grounds that the high costs of land acquisition, relocation of existing tenants and owners, environmental remediation, demolition and extensive roadway and public improvements make the area financially infeasible for redevelopment without public assistance. The private development sector cannot justify paying higher than market price for land, therefore the City reasonably determines that no other redevelopment of similar scope is anticipated without tax increment assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District, as expanded, will increase without the use of tax increment financing is \$0.
- b. If the proposed development occurs, the total increase in market value of the District, as expanded, will be \$26,786,600 (see Appendix D and the table below).
- c. The present value of tax increments from the District, as expanded, for the maximum duration of the district permitted by the TIF Plan is estimated to be \$12,120,663 (see Appendix D and the table below).
- d. Even if some development other than the proposed development were to occur, the Council finds

that no alternative would occur that would produce a market value increase greater than \$14,665,937 (the amount in clause b less the amount in clause c) without tax increment assistance.

But-For Analysis	
Current Market Value	11,243,300
New Market Value - Estimate	38,029,900
Difference	26,786,600
Present Value of Tax Increment	12,120,663
Difference	14,665,937
Value Likely to Occur Without TIF is Less Than:	14,665,937

4. *The Tax Increment Plan Modification conforms to the general plan for the redevelopment of the City as a whole.* The Tax Increment Plan Modification was reviewed and commented upon by the City’s Planning Commission on July 1, 2014, and was approved by the Commission on that same date.
5. *The Tax Increment Plan Modification will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Project by private enterprise.* The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

(AS MODIFIED APRIL 18, 2016)

The Council hereby reaffirms the original findings for the TIF Districts, namely that when the TIF Districts were established, they were established as redevelopment districts. In addition, the City makes the following findings:

It is found and determined, and it is the reasoned opinion of the City, that:

(i) *The proposed redevelopment described in the TIF Plan Modifications would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future. The major purpose of the TIF Plan Modifications is to identify parcels for acquisition within the existing tax increment financing districts within the City. The authority to purchase property within other tax increment financing districts in the City will provide needed flexibility and will further enable the redevelopment within the District and further the goals set in the establishment of the Districts.*

(ii) *The TIF Plan Modifications conform to the general plan for the redevelopment of the City as a whole. The TIF Plan Modifications were reviewed and commented upon by the City’s Planning Commission on April 5, 2016, and were approved by the Commission on that same date.*

(iii) *The TIF Plan Modifications will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Project by private enterprise. The projects to be assisted by the District will result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.*

(AS MODIFIED JULY 21, 2014)

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-

PERMIT NO.: 2013-00510

DATE ISSUED: 06/11/2013

(763) 576-2720 FAX: (763) 576-2727

ADDRESS : 2820 EUCLID AV PIN : 013125220046 LEGAL DESC : UNAVAILABLE : LOT BLOCK PERMIT TYPE : PLUMBING PROPERTY TYPE : MULTI FAMILY (3+ UNITS) CONSTRUCTION TYPE : REPLACEMENT VALUATION : \$ 8,000.00 NOTE: REPLACE WATER HEATER NUMBER OF FIXTURES 1	
APPLICANT NORTHLAND MECHANICAL CONTRACTING 9001 SCIENCE CENTER DRIVE NEW HOPE, MN 55428- (763) 544-5100 Minnesota State License #: PC643880	PLUMBING PERMIT FEE 25.00 STATE SURCHARGE, PLBG/VAL 5.00 TOTAL 30.00 PAID WITH CHECK # 095202
OWNER OAKDALE II LLP 15113 NOWTHEN BLVD RAMSEY, MN 55303	<i>Closed No Inspection called for 4/21/14 RW</i> FILE COPY
AGREEMENT AND SWORN STATEMENT I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Signature of Applicant _____ Date _____ This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced.	

SEPARATE PERMITS REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE.

COUNCIL MEMO FORM

6.1

Meeting Date	April 18, 2016
Agenda Section	Consent Agenda
Item Description	Verified Bills
Submitted By	Lori Yager, Finance Director

CONSENT AGENDA

Consent agenda contains several separate items which are acted upon by the Council in one motion. Upon request, any Consent Agenda item may be removed, and if necessary, placed somewhere else on the agenda or on a future agenda for Council discussion & action.

BACKGROUND INFORMATION

Each Council meeting the City Council is presented with two lists of bills. One list has been paid prior to the meeting to take advantage of discounts and to prevent late fees. The other list is for payments which are prepared to be paid. City Council ratification of the prepaid bills and approval of the bills to be paid is required.

If you have questions about a particular bill, please call me at 576-2771.

FINANCIAL IMPACT

Will vary from meeting to meeting.

COUNCIL ACTION REQUESTED

Approval of the Consent Agenda will mean ratification and approval of the Bill List(s).

**Paid Bill List for Ratification
Bill List for April 18, 2016**

Page 1 of 2

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>		<i>Amount</i>
135657	CenturyLink	7633236665	Mar Communications	101	General Fund	\$90.16
135660	Interstate Disposal	7286	Hauling / Disposal	101	General Fund	\$383.19
135663	MN Tactical Officer's Assoc	03/31/2016	MTOA Registration Fee	101	General Fund	\$1,840.00
135669	Signature Mechanical, Inc.	23623	Replace Pipe and Fittings	101	General Fund	\$819.00
135853	Polaris Sales Inc.	INV-09530-J566	Polaris Ranger	101	General Fund	\$25,761.43
<i>Fund Total</i>						\$28,893.78
135849	City of Blaine	03/08/2016	Lodging Fees	290	Lodging Tax	\$695.13
<i>Fund Total</i>						\$695.13
135658	Cintas	470723862	Uniforms	600	Electric	\$124.28
135846	Anoka Co Highway Depart	04/01/2016	Permit # 16-275	600	Electric	\$150.00
135848	Cintas	470830633	Uniforms	600	Electric	\$123.53
135854	Pro Staff	102-1023318	Tem Svc - D Anderson	600	Electric	\$174.00
<i>Fund Total</i>						\$571.81
135671	Water Laboratories Inc	8103	Coliform Only	601	Water	\$150.00
135671	Water Laboratories Inc	8102	Coliform Only	601	Water	\$150.00
<i>Fund Total</i>						\$300.00
135852	MN Pollution Control Agenc	9900042468	Training - B Bendiske	602	Sewer Treatment	\$300.00
<i>Fund Total</i>						\$300.00
135659	Ferguson Waterworks	0172075	Straw	603	Storm Water	\$87.20
<i>Fund Total</i>						\$87.20
135656	Bernick's	275564	Merchandise for Resale	609	Liquor Stores	\$165.60
135666	Republic Services #899	0899-002833519	Apr 2016 BV West	609	Liquor Stores	\$376.78
135668	RITE	4390	2016 Maintenance	609	Liquor Stores	\$746.42
135668	RITE	4390	2016 Maintenance	609	Liquor Stores	\$746.41
135670	Varner Transportation	03/31/16 - East	Mar 2016 Freight - East	609	Liquor Stores	\$541.20
135670	Varner Transportation	03/31/16 - West	Mar 2015 Freight - West	609	Liquor Stores	\$589.60
135847	Better Values Liquor	04/08/2016	Petty Cash	609	Liquor Stores	\$19.27
135847	Better Values Liquor	04/08/2016	Petty Cash	609	Liquor Stores	\$180.25
135847	Better Values Liquor	04/08/2016	Petty Cash	609	Liquor Stores	\$3.48
135847	Better Values Liquor	04/08/2016	Petty Cash	609	Liquor Stores	\$21.56
135847	Better Values Liquor	04/08/2016	Petty Cash	609	Liquor Stores	\$81.25
<i>Fund Total</i>						\$3,471.82
135661	Lehmann's Repair	189758	Parts	614	Golf	\$30.54

**Paid Bill List for Ratification
Bill List for April 18, 2016**

Page 2 of 2

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>		<i>Amount</i>
135662	Menard Cashway Lumber	12290	Parts / Supplies	614	Golf	\$29.53
135664	Reinders, Inc.	3036113-03	Accuseed	614	Golf	\$288.19
135851	Lowe's	909253	TL Washer	614	Golf	\$381.63
						\$729.89
<i>Fund Total</i>						
135655	Ace Solid Waste	March 2016	Mar 2016 Garbage Svc	616	Refuse	\$5,122.40
135667	Republic Services #899	8998000127 Mar	Mar 2016 Garbage Svc	616	Refuse	\$3,612.30
						\$8,734.70
<i>Fund Total</i>						
135665	Republic Services #899	0899-002825090	Apr 2016 Recycling	617	Recycling	\$17,528.54
						\$17,528.54
<i>Fund Total</i>						
135848	Cintas	470723866	Mats / Misc	701	Vehicle Maintenance	\$79.86
135848	Cintas	470720473	Uniforms	701	Vehicle Maintenance	\$79.86
135850	Dehn Oil Company Inc	25068709 CM	Diesel	701	Vehicle Maintenance	(\$752.96)
135850	Dehn Oil Company Inc	25080776	Diesel	701	Vehicle Maintenance	\$3,092.83
135850	Dehn Oil Company Inc	25080777	Gasohol	701	Vehicle Maintenance	\$8,692.28
135855	Zarnoth Brush Works	0159026-IN	Gutter Brooms	701	Vehicle Maintenance	\$806.50
						\$11,998.37
<i>Fund Total</i>						
<i>Grand Total</i>						\$73,311.24

PAYROLL

PP 8

BILL LIST DATE

04/18/16

GROSS PAYROLL - REG	\$308,397.79
LESS EMPLOYEE SHARE OF BENEFITS	<u>(\$2,225.00)</u>
	\$306,172.79
EMPLOYER SHARE HEALTH INSURANCE	\$21,457.00
EMPLOYER SHARE FICA & MEDICARE	\$17,108.92
EMPLOYER SHARE PERA	<u>\$29,970.36</u>
	\$68,536.28
TOTAL PAYROLL	\$374,709.07

Bill List for April 18, 2016

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135694	Border State Electric Sup	910979114	Parts / Supplies	101	General Fund \$89.20
135697	Bureau of Crim. Apprehe	293667	CJDN Connect/Oper Unit	101	General Fund \$780.00
135698	Carr's Tree Service, Inc	93220	Week of 03/07/2016	101	General Fund \$2,676.31
135702	CenturyLink	612E340310 Apr 16	Communications	101	General Fund \$320.62
135702	CenturyLink	612E340311 Apr 16	Communications	101	General Fund \$320.62
135702	CenturyLink	612E340312 Apr 16	Communications	101	General Fund \$92.28
135702	CenturyLink	612E340040 Apr 16	Communications	101	General Fund \$76.96
135702	CenturyLink	612E340312 Apr 16	Communications	101	General Fund \$92.27
135702	CenturyLink	612E340068 Apr 16	Communications	101	General Fund \$320.62
135704	Cintas	470730634	Uniforms	101	General Fund \$9.22
135704	Cintas	470727249	Uniforms	101	General Fund \$53.00
135704	Cintas	470727249	Uniforms	101	General Fund \$9.22
135704	Cintas	470727251	Mats	101	General Fund \$139.02
135704	Cintas	470730634	Uniforms	101	General Fund \$53.00
135704	Cintas	470730636	Mats	101	General Fund \$139.02
135704	Cintas	470730638	Mats	101	General Fund \$41.80
135704	Cintas	470731561	Mats	101	General Fund \$129.51
135704	Cintas	470728198	Mats	101	General Fund \$129.51
135704	Cintas	470724785	Mats / Misc	101	General Fund \$129.51
135704	Cintas	470727253	Mats	101	General Fund \$41.80
135706	City of Andover	04/01/2016	Mar 16 Traffic Signal Lights	101	General Fund \$64.50
135708	City of Champlin	60302 2nd Qtr	2016 2nd Qtr Fire Dept Alloc	101	General Fund \$147,982.75
135711	CMT Diversified Janitoria	2959	Clean Windows / Tiles	101	General Fund \$1,932.00
135713	Comcast	0231037 Apr 2016	Internet	101	General Fund \$16.82
135713	Comcast	0231037 Apr 2016	Internet	101	General Fund \$16.82
135714	Commers The Water Co	65574	Solar Salt	101	General Fund \$52.75
135715	Coops Locksmith	42047	Keys	101	General Fund \$4.00
135715	Coops Locksmith	42067	Keys	101	General Fund \$8.00
135716	Cottens Automotive	188373	Oil	101	General Fund \$40.44
135718	D. Ervasti Sales Co.	13184	Chalk / Mound / Home Plate	101	General Fund \$1,448.96
135725	ECM Publishers	327837	Hwy 10 Rezoning	101	General Fund \$48.38
135725	ECM Publishers	331788	Personnel - Pub Svc	101	General Fund \$162.00
135725	ECM Publishers	327835	Fellowship Place Hearing	101	General Fund \$48.38
135725	ECM Publishers	327834	208 Clay St Variance	101	General Fund \$59.13
135725	ECM Publishers	327836	Hwy 10 Variance & PUD	101	General Fund \$53.75

Bill List for April 18, 2016

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135725	ECM Publishers	4362 - 04/01/16	Acct ACU7483 Subscription	101	General Fund \$56.00
135729	Fastenal Company	MNTC8139049	Supplies	101	General Fund \$4.79
135729	Fastenal Company	MNTC8139074	Parts / Supplies	101	General Fund \$11.42
135729	Fastenal Company	MNTC8139130	Parts / Supplies	101	General Fund \$89.26
135729	Fastenal Company	MNTC8139067	Parts / Supplies	101	General Fund \$5.36
135730	Ferguson Waterworks	0183479	Mino Rooter	101	General Fund \$995.00
135731	Ferrellgas	RNT6395691	2016 Rental - Fire Training	101	General Fund \$12.00
135733	FINKEN WATER CENT	25116TF	Artesian Water	101	General Fund \$87.15
135733	FINKEN WATER CENT	23823TF	Artesian Water	101	General Fund \$107.55
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	101	General Fund \$160.00
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	101	General Fund \$128.00
135738	Genz-Ryan Plumbing &	04/06/16	Permit Overpayment	101	General Fund \$26.02
135740	Grainger	9066455743	Supplies	101	General Fund \$55.02
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	101	General Fund \$2,754.81
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	101	General Fund \$456.00
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	101	General Fund \$196.00
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	101	General Fund \$114.00
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	101	General Fund \$399.00
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	101	General Fund \$109.98
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	101	General Fund \$128.38
135746	Hicken, Scott & Howard	9001-02M 3/31/16	Legal Svcs - Criminal	101	General Fund \$11,942.02
135751	Innovative Office Solutio	IN1135722	Supplies	101	General Fund \$36.39
135751	Innovative Office Solutio	IN1135722	Supplies	101	General Fund \$33.00
135751	Innovative Office Solutio	IN1135722	Supplies	101	General Fund \$8.50
135751	Innovative Office Solutio	IN1135722	Supplies	101	General Fund \$50.40
135751	Innovative Office Solutio	IN1136387	Supplies	101	General Fund \$39.05
135751	Innovative Office Solutio	IN1135721	Supplies	101	General Fund \$794.50
135751	Innovative Office Solutio	IN1127893	Supplies	101	General Fund \$2.75
135751	Innovative Office Solutio	IN1127893	Supplies	101	General Fund \$61.80
135751	Innovative Office Solutio	IN1127893	Supplies	101	General Fund \$13.14
135752	Interstate All Battery Cen	1901201004426	Batteries	101	General Fund \$37.90
135753	J.H. Larson Electric Com	S101168977.001	Parts / Supplies	101	General Fund \$112.00
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$180.31
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$131.88
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$921.73

Bill List for April 18, 2016

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$653.10
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$1,168.51
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$180.31
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	101	General Fund \$132.16
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$98.28
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$122.00
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$10.57
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$44.53
135761	Marco, Inc	INV3221495	Copiers	101	General Fund \$196.80
135761	Marco, Inc	INV3232338	Service Camera	101	General Fund \$62.50
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$20.92
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$35.00
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$336.55
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$38.48
135761	Marco, Inc	INV3237224	Copiers	101	General Fund \$242.51
135762	Maus Group	308	Mar 2016 Svc	101	General Fund \$5,140.26
135763	Menard Cashway Lumbe	13081	Parts / Supplies	101	General Fund \$217.99
135763	Menard Cashway Lumbe	13157	Supplies	101	General Fund \$69.80
135763	Menard Cashway Lumbe	12865	Parts / Supplies	101	General Fund \$25.58
135763	Menard Cashway Lumbe	12773	Parts / Supplies	101	General Fund \$95.30
135763	Menard Cashway Lumbe	12737	Supplies	101	General Fund \$37.86
135764	MN Department of Labor	24617003005	2016 1st Qtr Permit Surcharg	101	General Fund (\$57.72)
135764	MN Department of Labor	24617003005	2016 1st Qtr Permit Surcharg	101	General Fund \$1,443.03
135765	MN Dept of Health	561272 03/25/16	Permit # 561272	101	General Fund \$50.00
135770	Nat'l Tactical Officers	20160280	Swat Leader Training-Whitake	101	General Fund \$675.00
135772	Northern Sanitary Supply	179902	Supplies	101	General Fund \$134.22
135772	Northern Sanitary Supply	179786	Supplies	101	General Fund \$54.60
135772	Northern Sanitary Supply	179930	Sr Center - Cups	101	General Fund \$77.59
135774	Ohman, Leon	04/07/2016	Contract Bldg Inspection Svcs	101	General Fund \$1,462.50
135777	Petco	OA065622	Dog Sup-lies	101	General Fund \$99.59
135780	Postmaster	04/04/2016	Postage	101	General Fund \$100.00
135781	Presto Graphics	55282	Private Stamp	101	General Fund \$26.00
135781	Presto Graphics	55238	Vector Neck Wallets	101	General Fund \$414.00
135784	Reinders, Inc.	3036648-00	Proscap / EC Grow	101	General Fund \$3,888.00
135784	Reinders, Inc.	3036648-00	Proscap / EC Grow	101	General Fund \$3,888.00

Bill List for April 18, 2016

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135785	RI-TEC	3363Q-IN	Parts / Supplies	101	General Fund \$125.00
135792	SimplexGrinnell	82345374	Service	101	General Fund \$732.00
135792	SimplexGrinnell	82345375	Service Fire Alarm Panel	101	General Fund \$250.10
135792	SimplexGrinnell	82363704	Program/Update Panel	101	General Fund \$488.00
135795	St. Croix	2289	CO2 Cylinder	101	General Fund \$879.50
135795	St. Croix	2288	Valves	101	General Fund \$79.00
135795	St. Croix	2288	Valves	101	General Fund \$49.50
135795	St. Croix	2288	Valves	101	General Fund \$128.50
135796	Streicher's	I1201734	Gloves / Hoods / Etc	101	General Fund \$551.92
135796	Streicher's	I1202590	Gloves / Protectors	101	General Fund \$55.98
135799	Taser International	SI1432740	Supplies	101	General Fund \$676.96
135801	Ted Hagfors	1605	Electrical Inspections	101	General Fund \$1,027.80
135804	Thyssen Krupp Elevator	3002478032	Elevator Maintenance	101	General Fund \$116.70
135804	Thyssen Krupp Elevator	3002478032	Elevator Maintenance	101	General Fund \$116.70
135804	Thyssen Krupp Elevator	3002478032	Elevator Maintenance	101	General Fund \$116.70
135804	Thyssen Krupp Elevator	3002478032	Elevator Maintenance	101	General Fund \$116.70
135805	TimeSaver Off Site Sec.	M22005	3/21/16 Council Workshop	101	General Fund \$379.43
135805	TimeSaver Off Site Sec.	M22004	3/7/16 Council Meeting	101	General Fund \$212.60
135807	Todd McMorran	17317	Mar 2016 Greenhaven	101	General Fund \$677.46
135808	U.S. Bank	March 2016	Amazon	101	General Fund \$54.48
135808	U.S. Bank	March 2016	Patron ParamountArt	101	General Fund \$360.00
135808	U.S. Bank	March 2016	AW Direct	101	General Fund \$327.38
135808	U.S. Bank	March 2016	Brownells	101	General Fund \$101.16
135808	U.S. Bank	March 2016	CDW Government	101	General Fund \$107.21
135808	U.S. Bank	March 2016	DoMyOwnPestControl	101	General Fund \$247.91
135808	U.S. Bank	March 2016	MN Chiefs of Police	101	General Fund \$109.90
135808	U.S. Bank	March 2016	American Precision	101	General Fund \$171.95
135808	U.S. Bank	March 2016	Best Buy	101	General Fund \$182.10
135808	U.S. Bank	March 2016	Arc Svcs	101	General Fund \$650.00
135808	U.S. Bank	March 2016	GG Telecom	101	General Fund \$17.00
135808	U.S. Bank	March 2016	Daytrippers	101	General Fund \$437.25
135808	U.S. Bank	March 2016	Aramark Arboretum	101	General Fund \$256.37
135808	U.S. Bank	March 2016	Daytrippers	101	General Fund \$516.75
135808	U.S. Bank	March 2016	GG Telecom Fee	101	General Fund \$0.34
135808	U.S. Bank	March 2016	OfficeMax	101	General Fund \$51.39

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135808	U.S. Bank	March 2016	ISD 15 Comm Ed	101	General Fund \$262.50
135809	United Refrigeration, Inc.	50468283-00	Parts / Supplies	101	General Fund \$45.82
135816	Vista Outdoor Sales LLC	INV00332208	Supplies	101	General Fund \$2,702.70
135820	Wruck Sewer and Portab	689	ADA Portable Toilet Cleaning	101	General Fund \$569.79
135823	Zahl Equipment Compan	0215872-IN	Mo Inspect UST Systems	101	General Fund \$191.75
135823	Zahl Equipment Compan	0215871-IN	Mo Inspect UST Systems	101	General Fund \$196.75
135824	Zee Medical Service	54095968	Supplies	101	General Fund \$23.00
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$494.77
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$221.62
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$99.91
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$35.18
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$136.86
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$66.49
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$326.57
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$52.21
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	101	General Fund \$51.57
135838	Anoka Co - ES	04/06/2016	Solid Waste Hauler License	101	General Fund \$100.00
135839	Anoka Co Sheriffs Office	03/24/16	First Aid Essentials Class	101	General Fund \$60.00
135839	Anoka Co Sheriffs Office	04/01/2016	First Responder Class-Stopka	101	General Fund \$108.00
135841	Anoka Hennepin School	April 2016	Community Ed Support	101	General Fund \$5,340.00
135844	Aspen Mills	179345	Uniform - A Minkel	101	General Fund \$12.35
135844	Aspen Mills	179044	Uniform - E Peterson	101	General Fund \$188.70
135844	Aspen Mills	179043	Explorer Supplies	101	General Fund \$81.80
Fund Total					\$220,767.18
135716	Cottens Automotive	190374	Battery	210	Police Forfeitur \$94.08
135771	North Star Towing & Rep	45403	Tow 11 Fuslon 103TNX	210	Police Forfeitur \$75.00
135771	North Star Towing & Rep	46794	Tow 01 Cavalier 318JLM	210	Police Forfeitur \$75.00
135843	Armor Thane Bedliners I	12709	Access Cover Unit 420	210	Police Forfeitur \$350.00
Fund Total					\$594.08
135727	Emerald Fence	16002	Oakwood Cemetery Repair	225	Cemetery \$1,129.00
Fund Total					\$1,129.00
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	250	Ramp \$88.66
Fund Total					\$88.66
135749	IDC Automatic	D317042-IN	Adjust Photo Eye on Door	260	Parking \$477.50
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	260	Parking \$964.70

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135804	Thyssen Krupp Elevator	3002478032	Elevator Maintenance	260 Parking	\$116.70
					\$1,558.90
					<i>Fund Total</i>
135693	Bolton & Menk, Inc	0188516	Anoka/Green Haven Pkwy	482 Greens of Ano	\$4,599.42
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	482 Greens of Ano	\$92.34
					\$4,691.76
					<i>Fund Total</i>
135693	Bolton & Menk, Inc	0188517	Anoka Riverdale Dr Frontage	485 Enterprise Par	\$10,553.00
135725	ECM Publishers	331365	Fellowship Bids	485 Enterprise Par	\$112.88
135732	Finance & Commerce	742681910	Fellowship Place Util Ext	485 Enterprise Par	\$102.80
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	485 Enterprise Par	\$92.34
					\$10,861.02
					<i>Fund Total</i>
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	487 South Ferry	\$430.92
					\$430.92
					<i>Fund Total</i>
135672	Misc Vendor	000201604126298	01-080200-03	600 Electric	\$25.00
135673	Misc Vendor	000201604126299	01-192500-13	600 Electric	\$78.91
135674	Misc Vendor	000201604126300	01-220030-10	600 Electric	\$17.49
135675	Misc Vendor	000201604126301	01-254150-00	600 Electric	\$95.82
135676	Misc Vendor	000201604126302	01-528190-02	600 Electric	\$36.00
135677	Misc Vendor	000201604126303	04-205530-05	600 Electric	\$11.94
135678	Misc Vendor	000201604126304	21-353760-01	600 Electric	\$15.00
135679	Misc Vendor	000201604126305	21-625590-02	600 Electric	\$87.26
135698	Carr's Tree Service, Inc	93223	Week of 03/17/2016	600 Electric	\$827.04
135698	Carr's Tree Service, Inc	93219	Week of 03/07/2016	600 Electric	\$4,608.13
135698	Carr's Tree Service, Inc	93221	Week of 03/07/2016	600 Electric	\$666.99
135698	Carr's Tree Service, Inc	93222	Week of 03/14/2016	600 Electric	\$4,418.64
135702	CenturyLink	612E341069 Apr 16	Communications	600 Electric	\$127.00
135702	CenturyLink	612E340312 Apr 16	Communications	600 Electric	\$92.27
135702	CenturyLink	612E340060 Apr 16	Communications	600 Electric	\$352.00
135704	Cintas	470727248	Uniforms	600 Electric	\$121.48
135707	City of Champlin	10311860001-04/16	Stormwater/Street Lights	600 Electric	\$92.55
135709	City of Champlin	March 2016	Mar 2016 Tax	600 Electric	\$7,050.00
135710	City of Coon Rapids	March 2016	Mar 2016 Tax	600 Electric	\$2,248.71
135713	Comcast	0231037 Apr 2016	Internet	600 Electric	\$16.82
135721	Dakota Supply Group	C017481	Lights for Parking Ramp	600 Electric	\$1,616.46
135721	Dakota Supply Group	C035318	Parts / Supplies	600 Electric	\$215.24
135723	Diversified Inspections	262013	Safety Inspections	600 Electric	\$4,372.00

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Check #	Vendor Alpha Name	Invoice #	Description	Fund	Amount
135725	ECM Publishers	327830	Parellal Gen Rate	600 Electric	\$26.88
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	600 Electric	\$32.00
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	600 Electric	\$224.00
135736	First-Shred	179794	Executive Bin	600 Electric	\$34.80
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	600 Electric	\$92.34
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	600 Electric	\$32.00
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	600 Electric	\$146.64
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	600 Electric	\$18.34
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	600 Electric	\$18.34
135750	Impact	112287	Mail Prep - Mar 2016	600 Electric	\$7,024.49
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	600 Electric	\$180.32
135761	Marco, Inc	INV3237224	Copiers	600 Electric	\$86.88
135761	Marco, Inc	INV3237224	Copiers	600 Electric	\$11.16
135763	Menard Cashway Lumbe	12776	Parts / Supplies	600 Electric	\$17.98
135782	Pro Staff	102-1022417	Temp Svc - S Fedick	600 Electric	\$672.00
135795	St. Croix	2288	Valves	600 Electric	\$128.50
135797	Stuart C Irby Co	S009452147.001	Parts / Supplies	600 Electric	\$1,211.96
135808	U.S. Bank	March 2016	Spee-Dee Delivery	600 Electric	\$204.59
135808	U.S. Bank	March 2016	Crown Plastics	600 Electric	\$252.63
135808	U.S. Bank	March 2016	Blacks Linemen Supply	600 Electric	\$177.77
135808	U.S. Bank	March 2016	Arcman Corp	600 Electric	\$444.45
135817	Wesco	790538	Parts / Supplies	600 Electric	\$725.90
135817	Wesco	788626	Parts / Supplies	600 Electric	\$362.95
135817	Wesco	788625	Parts / Supplies	600 Electric	\$641.00
135821	Xcel Energy	3265 Apr 2016	Facilities Agreement	600 Electric	\$5,250.00
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	600 Electric	\$51.57
			Fund Total		\$45,262.24
135699	CCP Industries Inc.	IN01660639	Supplies	601 Water	\$236.95
135702	CenturyLink	612E340317 Apr 16	Communications	601 Water	\$117.00
135702	CenturyLink	612E340135 Apr 16	Communications	601 Water	\$70.54
135702	CenturyLink	612E340312 Apr 16	Communications	601 Water	\$92.28
135702	CenturyLink	612E348047 Apr 16	Communications	601 Water	\$68.40
135704	Cintas	470727250	Uniforms	601 Water	\$173.39
135713	Comcast	0231037 Apr 2016	Internet	601 Water	\$16.82
135726	Egan Mechanical Contra	JC10134834	Reconfigure Lighting & Power	601 Water	\$956.89

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>		<i>Amount</i>
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	601	Water	\$96.00
135739	Gopher State One-Call	6030154	Locating Service	601	Water	\$228.38
135743	Hawkins Water Treatme	3861394	Supplies	601	Water	\$460.00
135743	Hawkins Water Treatme	3859697	Chlorine	601	Water	\$346.68
135743	Hawkins Water Treatme	3861362	Chemicals	601	Water	\$3,936.40
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	601	Water	\$32.00
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	601	Water	\$91.64
135747	Hirshfield's Inc	22086121 CM	Duplicate Payment	601	Water	(\$35.14)
135747	Hirshfield's Inc	28041056	Everclear	601	Water	\$136.98
135763	Menard Cashway Lumbe	12733	Roller Covers	601	Water	\$10.97
135763	Menard Cashway Lumbe	13156	Parts / Supplies	601	Water	\$126.00
135795	St. Croix	2289	CO2 Cylinder	601	Water	\$879.50
135808	U.S. Bank	March 2016	Home Depot	601	Water	\$54.58
135811	USA Blue Book	I36316	Parts / Supplies	601	Water	\$149.23
135812	Verizon Wireless	9763109049	Communications	601	Water	\$70.02
135813	Vessco, Inc.	65814	Pumphead / PFPE Lubricant	601	Water	\$396.00
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	601	Water	\$51.57
Fund Total						\$8,763.08
135699	CCP Industries Inc.	IN01660639	Supplies	602	Sewer Treatm	\$236.96
135702	CenturyLink	612E340312 Apr 16	Communications	602	Sewer Treatm	\$92.27
135702	CenturyLink	612E340090 Apr 16	Communications	602	Sewer Treatm	\$68.40
135702	CenturyLink	612E340101 Apr 16	Communications	602	Sewer Treatm	\$68.40
135702	CenturyLink	612E340117 Apr 16	Communications	602	Sewer Treatm	\$68.40
135702	CenturyLink	612E340287 Apr 16	Communications	602	Sewer Treatm	\$392.79
135702	CenturyLink	612E348001 Apr 16	Communications	602	Sewer Treatm	\$8.40
135704	Cintas	470730635	Uniforms	602	Sewer Treatm	\$137.25
135713	Comcast	0231037 Apr 2016	Internet	602	Sewer Treatm	\$16.82
135716	Cottens Automotive	190637	Supplies	602	Sewer Treatm	\$17.99
135739	Gopher State One-Call	6030154	Locating Service	602	Sewer Treatm	\$228.37
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	602	Sewer Treatm	\$18.34
135758	Leone's Building Service	76594	Apr 2016 Cleaning Svc	602	Sewer Treatm	\$180.31
135766	MN Pollution Control Age	04/05/2016	Certification - M Mihelich	602	Sewer Treatm	\$45.00
135773	Nuss Truck & Equipment	10279	2017 Mack Truck	602	Sewer Treatm	\$116,089.00
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	602	Sewer Treatm	\$51.57
Fund Total						\$117,720.27

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135725	ECM Publishers	331364	Annual Meeting	603	Storm Water \$129.00
135728	Erosion Products, LLC	2683	Straw Wattle	603	Storm Water \$475.00
					\$604.00
					<i>Fund Total</i>
135691	Bernick's	286636	Merchandise for Resale	609	Liquor Stores \$92.80
135691	Bernick's	289234	Merchandise for Resale	609	Liquor Stores \$245.05
135691	Bernick's	289233	Merchandise for Resale	609	Liquor Stores \$46.80
135691	Bernick's	287932	Merchandise for Resale	609	Liquor Stores \$285.10
135695	Breakthru Beverage Min	2080128606 CM	Merchandise for Resale	609	Liquor Stores (\$24.16)
135695	Breakthru Beverage Min	1080450764	Merchandise for Resale	609	Liquor Stores \$56.00
135695	Breakthru Beverage Min	1080452674	Merchandise for Resale	609	Liquor Stores \$6,644.21
135695	Breakthru Beverage Min	1080453156	Merchandise for Resale	609	Liquor Stores \$4,316.07
135695	Breakthru Beverage Min	1080457065	Merchandise for Resale	609	Liquor Stores \$112.00
135712	Coca-Cola Bottling Comp	0198217319	Merchandise for Resale	609	Liquor Stores \$420.40
135712	Coca-Cola Bottling Comp	0108220519	Merchandise for Resale	609	Liquor Stores \$404.24
135713	Comcast	0048092 Mar 2016	Internet / Cable	609	Liquor Stores \$96.96
135719	Dahlheimer Beverage, L	124643	Merchandise for Resale	609	Liquor Stores \$48.00
135719	Dahlheimer Beverage, L	1197045	Merchandise for Resale	609	Liquor Stores \$5,486.34
135719	Dahlheimer Beverage, L	1197046 CM	Merchandise for Resale	609	Liquor Stores (\$111.35)
135719	Dahlheimer Beverage, L	1197045	Merchandise for Resale	609	Liquor Stores \$184.80
135719	Dahlheimer Beverage, L	124183	Merchandise for Resale	609	Liquor Stores \$743.80
135719	Dahlheimer Beverage, L	124451	Merchandise for Resale	609	Liquor Stores \$16.55
135719	Dahlheimer Beverage, L	124282	Merchandise for Resale	609	Liquor Stores \$32.40
135719	Dahlheimer Beverage, L	124652 CM	Merchandise for Resale	609	Liquor Stores (\$23.00)
135719	Dahlheimer Beverage, L	124313 CM	Merchandise for Resale	609	Liquor Stores (\$136.40)
135719	Dahlheimer Beverage, L	124349	Merchandise for Resale	609	Liquor Stores \$68.00
135719	Dahlheimer Beverage, L	123944 CM	Merchandise for Resale	609	Liquor Stores (\$185.60)
135719	Dahlheimer Beverage, L	1193893	Merchandise for Resale	609	Liquor Stores \$5,264.21
135719	Dahlheimer Beverage, L	1193984 CM	Merchandise for Resale	609	Liquor Stores (\$282.25)
135719	Dahlheimer Beverage, L	1193962 CM	Merchandise for Resale	609	Liquor Stores (\$166.55)
135719	Dahlheimer Beverage, L	1193912	Merchandise for Resale	609	Liquor Stores \$2,804.04
135719	Dahlheimer Beverage, L	1193982	Merchandise for Resale	609	Liquor Stores \$9,454.95
135719	Dahlheimer Beverage, L	1193959	Merchandise for Resale	609	Liquor Stores \$10,449.03
135719	Dahlheimer Beverage, L	1193913	Merchandise for Resale	609	Liquor Stores \$42.00
135719	Dahlheimer Beverage, L	123983 CM	Merchandise for Resale	609	Liquor Stores (\$297.20)
135719	Dahlheimer Beverage, L	1193899 CM	Merchandise for Resale	609	Liquor Stores (\$113.25)

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135719	Dahlheimer Beverage, L	1193982	Merchandise for Resale	609	Liquor Stores \$16.80
135719	Dahlheimer Beverage, L	1193997	Merchandise for Resale	609	Liquor Stores \$668.60
135719	Dahlheimer Beverage, L	1193914 CM	Merchandise for Resale	609	Liquor Stores (\$65.10)
135725	ECM Publishers	329293	Better Value Advtsg	609	Liquor Stores \$15.00
135725	ECM Publishers	331869	BV Online Advtsg	609	Liquor Stores \$15.00
135725	ECM Publishers	329293	Better Value Advtsg	609	Liquor Stores \$15.00
135725	ECM Publishers	327833	Liquor Financials	609	Liquor Stores \$94.07
135725	ECM Publishers	327833	Liquor Financials	609	Liquor Stores \$94.06
135725	ECM Publishers	331869	BV Online Advtsg	609	Liquor Stores \$15.00
135737	Flat Earth Brewing Comp	14905	Merchandise for Resale	609	Liquor Stores \$40.00
135741	Granite City Jobbing Co.	1570	Merchandise for Resale	609	Liquor Stores \$36.56
135741	Granite City Jobbing Co.	2916	Merchandise for Resale	609	Liquor Stores \$82.17
135741	Granite City Jobbing Co.	2916	Merchandise for Resale	609	Liquor Stores \$65.30
135741	Granite City Jobbing Co.	2916	Merchandise for Resale	609	Liquor Stores \$1,778.43
135741	Granite City Jobbing Co.	2244	Merchandise for Resale	609	Liquor Stores \$17.18
135741	Granite City Jobbing Co.	2244	Merchandise for Resale	609	Liquor Stores \$570.71
135741	Granite City Jobbing Co.	1570	Merchandise for Resale	609	Liquor Stores \$77.94
135741	Granite City Jobbing Co.	1570	Merchandise for Resale	609	Liquor Stores \$1,387.54
135741	Granite City Jobbing Co.	2244	Merchandise for Resale	609	Liquor Stores \$20.65
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	609	Liquor Stores \$277.02
135754	J.J. Taylor Distributing C	2474084	Merchandise for Resale	609	Liquor Stores \$2,881.60
135754	J.J. Taylor Distributing C	2491290	Merchandise for Resale	609	Liquor Stores \$552.13
135754	J.J. Taylor Distributing C	2474085	Merchandise for Resale	609	Liquor Stores \$1,049.97
135754	J.J. Taylor Distributing C	2491289	Merchandise for Resale	609	Liquor Stores \$744.40
135755	Johnson Bros Liquor Co	5406430	Merchandise for Resale	609	Liquor Stores \$2,467.70
135755	Johnson Bros Liquor Co	5406425	Merchandise for Resale	609	Liquor Stores \$5,536.06
135755	Johnson Bros Liquor Co	5406426	Merchandise for Resale	609	Liquor Stores \$4,520.00
135755	Johnson Bros Liquor Co	5406427	Merchandise for Resale	609	Liquor Stores \$605.88
135755	Johnson Bros Liquor Co	5402210	Merchandise for Resale	609	Liquor Stores \$32.25
135755	Johnson Bros Liquor Co	5401184	Merchandise for Resale	609	Liquor Stores \$1,029.65
135755	Johnson Bros Liquor Co	5402211	Merchandise for Resale	609	Liquor Stores \$32.25
135755	Johnson Bros Liquor Co	5406429	Merchandise for Resale	609	Liquor Stores \$418.35
135755	Johnson Bros Liquor Co	5406428	Merchandise for Resale	609	Liquor Stores \$3,939.76
135755	Johnson Bros Liquor Co	5406431	Merchandise for Resale	609	Liquor Stores \$3,209.30
135755	Johnson Bros Liquor Co	5406432	Merchandise for Resale	609	Liquor Stores \$2,070.57

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Check #	Vendor Alpha Name	Invoice #	Description	Fund	Amount
135755	Johnson Bros Liquor Co	569516 CM	Merchandise for Resale	609	Liquor Stores (\$32.75)
135755	Johnson Bros Liquor Co	567960 CM	Merchandise for Resale	609	Liquor Stores (\$254.75)
135755	Johnson Bros Liquor Co	5401183	Merchandise for Resale	609	Liquor Stores \$2,643.45
135759	M. Amundson LLP	213860	Merchandise for Resale	609	Liquor Stores \$300.00
135759	M. Amundson LLP	213860	Merchandise for Resale	609	Liquor Stores \$14.50
135759	M. Amundson LLP	213860	Merchandise for Resale	609	Liquor Stores \$639.94
135768	Muzak	52292709	April 2016 Music - West	609	Liquor Stores \$79.81
135769	My Alarm Center	7024244	2016 2nd Qtr - BV West	609	Liquor Stores \$251.42
135775	Paustis & Sons	8541707-IN	Merchandise for Resale	609	Liquor Stores \$5.25
135775	Paustis & Sons	8540833-IN	Merchandise for Resale	609	Liquor Stores \$8.75
135775	Paustis & Sons	8540832-IN	Merchandise for Resale	609	Liquor Stores \$10.50
135775	Paustis & Sons	8540832-IN	Merchandise for Resale	609	Liquor Stores \$256.55
135775	Paustis & Sons	8541707-IN	Merchandise for Resale	609	Liquor Stores \$327.00
135775	Paustis & Sons	8542451-IN	Merchandise for Resale	609	Liquor Stores \$553.01
135775	Paustis & Sons	8542451-IN	Merchandise for Resale	609	Liquor Stores \$8.75
135775	Paustis & Sons	8540833-IN	Merchandise for Resale	609	Liquor Stores \$169.55
135776	Pepsi Cola	54984226	Merchandise for Resale	609	Liquor Stores \$161.10
135778	Phillips Wine & Spirits	2952741	Merchandise for Resale	609	Liquor Stores \$120.00
135778	Phillips Wine & Spirits	234600 CM	Merchandise for Resale	609	Liquor Stores (\$120.00)
135778	Phillips Wine & Spirits	2949119	Merchandise for Resale	609	Liquor Stores \$56.00
135778	Phillips Wine & Spirits	2952740	Merchandise for Resale	609	Liquor Stores \$129.00
135778	Phillips Wine & Spirits	2952743	Merchandise for Resale	609	Liquor Stores \$96.00
135778	Phillips Wine & Spirits	2953645	Merchandise for Resale	609	Liquor Stores \$587.00
135778	Phillips Wine & Spirits	2953646	Merchandise for Resale	609	Liquor Stores \$320.00
135778	Phillips Wine & Spirits	2954502	Merchandise for Resale	609	Liquor Stores \$118.30
135778	Phillips Wine & Spirits	2954503	Merchandise for Resale	609	Liquor Stores \$118.30
135778	Phillips Wine & Spirits	2949118	Merchandise for Resale	609	Liquor Stores \$112.00
135778	Phillips Wine & Spirits	2952742	Merchandise for Resale	609	Liquor Stores \$256.45
135781	Presto Graphics	54800	Tasting Lists	609	Liquor Stores \$54.50
135781	Presto Graphics	54800	Tasting Lists	609	Liquor Stores \$54.49
135783	Red Bull Distribution Co	K-15631397	Merchandise for Resale	609	Liquor Stores \$121.00
135783	Red Bull Distribution Co	K-15625379	Merchandise for Resale	609	Liquor Stores \$153.50
135783	Red Bull Distribution Co	K-15360062 CM	Merchandise for Resale	609	Liquor Stores (\$22.50)
135786	RITE	12328	CardDefender Annual Svc	609	Liquor Stores \$256.50
135786	RITE	12328	CardDefender Annual Svc	609	Liquor Stores \$256.50

Bill List for April 18, 2016

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135787	RJM Distributing Inc.	IND010103	Merchandise for Resale	609	Liquor Stores \$480.00
135789	Shamrock Group, Inc	1988811	Merchandise for Resale	609	Liquor Stores \$2.00
135789	Shamrock Group, Inc	1988811	Merchandise for Resale	609	Liquor Stores \$89.60
135790	Shamrock Group, Inc	1988974	Merchandise for Resale	609	Liquor Stores \$51.20
135794	Southern Wine & Spirits	1393093	Merchandise for Resale	609	Liquor Stores \$1,508.00
135794	Southern Wine & Spirits	9075638 CM	Merchandise for Resale	609	Liquor Stores (\$181.50)
135794	Southern Wine & Spirits	1390750	Merchandise for Resale	609	Liquor Stores \$434.00
135794	Southern Wine & Spirits	1393092	Merchandise for Resale	609	Liquor Stores \$2,870.22
135794	Southern Wine & Spirits	1390751	Merchandise for Resale	609	Liquor Stores \$476.00
135794	Southern Wine & Spirits	1393091	Merchandise for Resale	609	Liquor Stores \$3,785.04
135800	Techtron Engineering, In	16119	Testing - 839 E River Rd	609	Liquor Stores \$4,800.00
135802	The Wine Company	420769-00	Merchandise for Resale	609	Liquor Stores \$448.00
135802	The Wine Company	420769-00	Merchandise for Resale	609	Liquor Stores \$13.20
135803	Thorpe Dist. Company	1053729	Merchandise for Resale	609	Liquor Stores \$9,314.10
135803	Thorpe Dist. Company	1060572	Merchandise for Resale	609	Liquor Stores \$72.00
135803	Thorpe Dist. Company	1060572	Merchandise for Resale	609	Liquor Stores \$4,529.58
135803	Thorpe Dist. Company	1060571	Merchandise for Resale	609	Liquor Stores \$5,981.82
135803	Thorpe Dist. Company	1060357	Merchandise for Resale	609	Liquor Stores \$144.00
135803	Thorpe Dist. Company	1053730	Merchandise for Resale	609	Liquor Stores \$11,625.75
135803	Thorpe Dist. Company	00040096	Merchandise for Resale	609	Liquor Stores \$4,511.45
135803	Thorpe Dist. Company	1057174	Merchandise for Resale	609	Liquor Stores \$4,117.80
135808	U.S. Bank	March 2016	Accent Store Fixtu	609	Liquor Stores \$60.35
135815	Vinocopia, Inc.	0148513-IN	Merchandise for Resale	609	Liquor Stores \$616.00
135815	Vinocopia, Inc.	0148513-IN	Merchandise for Resale	609	Liquor Stores \$16.00
135819	Wine Merchants	7075110	Merchandise for Resale	609	Liquor Stores \$360.00
135819	Wine Merchants	7075111	Merchandise for Resale	609	Liquor Stores \$360.00
135837	American Bottling Comp	7421219018	Merchandise for Resale	609	Liquor Stores \$219.56
135842	Aramark	1718434541	Mats / Misc	609	Liquor Stores \$48.33
135842	Aramark	1718434957	Mats / Misc	609	Liquor Stores \$59.03
135845	Bellboy Corporation	52777100	Merchandise for Resale	609	Liquor Stores \$1,877.03
135845	Bellboy Corporation	93685000	Merchandise for Resale	609	Liquor Stores \$57.54
135845	Bellboy Corporation	93649000	Merchandise for Resale	609	Liquor Stores \$49.00
135845	Bellboy Corporation	52972500	Merchandise for Resale	609	Liquor Stores \$3.10
135845	Bellboy Corporation	93685000	Merchandise for Resale	609	Liquor Stores \$34.25
135845	Bellboy Corporation	52972300	Merchandise for Resale	609	Liquor Stores \$12.40

Bill List for April 18, 2016

<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135845	Bellboy Corporation	52972300	Merchandise for Resale	609	Liquor Stores \$1,081.50
135845	Bellboy Corporation	52894700	Merchandise for Resale	609	Liquor Stores \$9.30
135845	Bellboy Corporation	52894700	Merchandise for Resale	609	Liquor Stores \$720.52
135845	Bellboy Corporation	52777100	Merchandise for Resale	609	Liquor Stores \$20.15
135845	Bellboy Corporation	93649000	Merchandise for Resale	609	Liquor Stores \$141.08
135845	Bellboy Corporation	52777400	Merchandise for Resale	609	Liquor Stores \$1,445.38
135845	Bellboy Corporation	93717500	Merchandise for Resale	609	Liquor Stores \$17.00
135845	Bellboy Corporation	52972500	Merchandise for Resale	609	Liquor Stores \$435.98
135845	Bellboy Corporation	93717500	Merchandise for Resale	609	Liquor Stores \$90.65
Fund Total					\$150,901.32
135692	Black Clover Enterprises,	57641	Merchandise for Resale	614	Golf \$714.14
135692	Black Clover Enterprises,	57641	Merchandise for Resale	614	Golf \$96.00
135692	Black Clover Enterprises,	57641	Merchandise for Resale	614	Golf \$336.00
135696	Bridgestone Sports Inc	1002479191	Merchandise for Resale	614	Golf \$519.96
135696	Bridgestone Sports Inc	1002481302	Merchandise for Resale	614	Golf \$298.96
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	614	Golf \$32.00
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	614	Golf \$228.00
135744	HealthPartners	900028207	Drug Screens / Pre Plcmt	614	Golf \$716.00
135745	Hennepin Technical Coll	00350306	PPE / Respirator Training	614	Golf \$18.34
135748	Hornung's Golf Products,	380622	Merchandise for Resale	614	Golf \$81.75
135751	Innovative Office Solutio	IN1127893	Supplies	614	Golf \$202.08
135763	Menard Cashway Lumbe	12860	Parts / Supplies	614	Golf \$126.42
135767	MTI Distributing Compan	1054317-00	Supplies	614	Golf \$371.67
135784	Reinders, Inc.	3036297-00	Green Marker	614	Golf \$233.68
135791	Signature Concepts	742356	Merchandise for Resale	614	Golf \$1,079.62
135793	South Bay Design	040116	Quarterly Hosting Chgs	614	Golf \$360.00
135798	Sundog Distributing (US	2502205-IN	Merchandise for Resale	614	Golf \$817.48
135806	Titleist	902257270	Merchandise for Resale	614	Golf \$172.86
135806	Titleist	902046979	Merchandise for Resale	614	Golf \$260.46
135806	Titleist	902219688	Merchandise for Resale	614	Golf \$78.56
135808	U.S. Bank	March 2016	ProPump & Controls	614	Golf \$747.26
135814	VGM Club	03/23/2016	VGM Club Membership Dues	614	Golf \$500.00
135818	Wilson Golf	4519883067	Merchandise for Resale	614	Golf \$339.94
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	614	Golf \$57.63
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	614	Golf \$155.13

Bill List for April 18, 2016

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
					\$8,543.94
<i>Fund Total</i>					
135702	CenturyLink	612E340312 Apr 16	Communications	701	Vehicle Mainte \$92.28
135704	Cintas	470730637	Mats / Misc / Uniforms	701	Vehicle Mainte \$82.54
135704	Cintas	470727252	Mats / Misc / Uniforms	701	Vehicle Mainte \$84.59
135713	Comcast	0231037 Apr 2016	Internet	701	Vehicle Mainte \$16.82
135716	Cottens Automotive	189699	Parts / Supplies	701	Vehicle Mainte \$26.44
135716	Cottens Automotive	189275	Parts / Supplies	701	Vehicle Mainte \$111.76
135716	Cottens Automotive	189202	Parts / Supplies	701	Vehicle Mainte \$148.37
135716	Cottens Automotive	187903	Air Hose	701	Vehicle Mainte \$33.49
135724	East Main Auto & Tire	32872	Oil Change Unit 415	701	Vehicle Mainte \$35.95
135724	East Main Auto & Tire	32810	Service Unit 473	701	Vehicle Mainte \$829.43
135724	East Main Auto & Tire	32804	Oil Change Unit 419	701	Vehicle Mainte \$34.20
135724	East Main Auto & Tire	32865	Oil Change Unit 417	701	Vehicle Mainte \$35.95
135724	East Main Auto & Tire	32849	Service Unit 498	701	Vehicle Mainte \$97.20
135724	East Main Auto & Tire	32818	Wiper Blades Unit 415	701	Vehicle Mainte \$48.96
135724	East Main Auto & Tire	32813	Repair Brakes	701	Vehicle Mainte \$356.58
135729	Fastenal Company	MNTC8138926	Parts / Supplies	701	Vehicle Mainte \$49.63
135734	First Advantage LNS Oc	2528651603	Annual Enrollment	701	Vehicle Mainte \$64.00
135760	Main Motors Sales	316645	Glass	701	Vehicle Mainte \$312.10
135788	Royal Tire Inc	403-595704	Tires	701	Vehicle Mainte \$484.52
135835	Ace Solid Waste	1668688	Apr 2016 Garbage Svc	701	Vehicle Mainte \$51.57
135836	ALLDATA	S1297718 04/16	All Makes Data Subscription	701	Vehicle Mainte \$1,500.00
					\$4,496.38
<i>Fund Total</i>					
135713	Comcast	0231847 Apr 2016	Internet	702	IT \$67.97
135808	U.S. Bank	March 2016	Amazon	702	IT \$32.54
135810	UPS Freight	00007AF825146	Freight Charges	702	IT \$22.02
135840	Anoka County Treasury	B160402A	May 2016 Broadband	702	IT \$300.00
					\$422.53
<i>Fund Total</i>					
135757	League of MN Cities Insu	C0041801-1	Claim Payment	715	Insurance \$604.70
					\$604.70
<i>Fund Total</i>					
135701	Center Point Energy	7876503-9 Apr 201	Youth First Utilities	801	Youth First \$33.43
135717	Culligan	114099724568-04/16	Youth First	801	Youth First \$37.44
135722	Definitive Technology Sol	301403267	Youth First Copier	801	Youth First \$145.00
135735	First Student	751-C-050994	YF - Transportation	801	Youth First \$316.88
135779	POPP.com, Inc.	10009601-Apr 2016	Youth First - Anoka	801	Youth First \$58.54

Bill List for April 18, 2016

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<i>Check #</i>	<i>Vendor Alpha Name</i>	<i>Invoice #</i>	<i>Description</i>	<i>Fund</i>	<i>Amount</i>
135779	POPP.com, Inc.	10009601-Apr 2016	Youth First - Ramsey	801 Youth First	\$178.04
135822	Youth First	04/12/2016	YF - Fundraising MPB	801 Youth First	\$162.60
135822	Youth First	04/12/2016	YF - School Release Days	801 Youth First	\$325.00
135822	Youth First	04/12/2016	YF - Misc	801 Youth First	\$13.27
135822	Youth First	04/12/2016	YF - Food	801 Youth First	\$14.79
135822	Youth First	04/12/2016	YF - Food	801 Youth First	\$572.31
135822	Youth First	04/12/2016	YF - School Release Days	801 Youth First	\$228.00
135822	Youth First	04/12/2016	YF - Social Event	801 Youth First	\$61.77
135822	Youth First	04/12/2016	YF - Social Event	801 Youth First	\$28.36
135822	Youth First	04/12/2016	YF - Social Event	801 Youth First	\$47.95
135822	Youth First	04/12/2016	YF - Fundraising MPB	801 Youth First	\$134.03
135822	Youth First	04/12/2016	YF - Subscription	801 Youth First	\$69.48
Fund Total					\$2,426.89
135727	Emerald Fence	16003	Castle Field Fence	802 Castle Field As	\$19,413.00
Fund Total					\$19,413.00
135805	TimeSaver Off Site Sec.	M22034	3/14/16 HRA Meeting	830 HRA	\$146.65
Fund Total					\$146.65
135700	Center for Energy & Envi	13597	Home Improvement Loan	835 Residential	\$550.00
135700	Center for Energy & Envi	13597	Home Improvement Loan	835 Residential	\$550.00
135700	Center for Energy & Envi	13597	Home Improvement Loan	835 Residential	\$175.00
Fund Total					\$1,275.00
135742	Hawkins & Baumgartner,	04/05/2016	March 2016 Legal Svc	847 South Busines	\$569.43
Fund Total					\$569.43
000000	City of Anoka		Utilities – Mar 2016		32,602.10
000000	Comm of Revenue		Sales & Use Tax		120,319.81
000000	MMPA		Purchased Power - Mar 2016		1,478,364.06
Grand Total					\$2,232,556.92

COUNCIL MEMO FORM

6.2

Meeting Date	April 18, 2016
Agenda Section	Consent Agenda
Item Description	Monthly Council Calendars
Submitted By	Amy Oehlers, City Clerk

CONSENT AGENDA

Consent agenda contains several separate items which are acted upon by the Council in one motion. Upon request, any Consent Agenda item may be removed, and if necessary, placed somewhere else on the agenda or on a future agenda for Council discussion & action.

BACKGROUND INFORMATION

Attached are the proposed meeting calendars/schedule(s).

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Approval of the Consent Agenda will mean approval of the City Council Calendars/Schedule(s), as may be amended from time to time.

ANOKA CITY COUNCIL CALENDAR



Friday	01*	Annual Mayor's Prayer Breakfast	Lord of Life Church in Ramsey	7:30 a.m.
Monday	04	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Wednesday	13*	Fire Board Annual Mtg	City Hall Council Chambers	9:00 a.m.
Thursday	14*	Anoka Board/Commission Appreciation Event	Green Haven Golf Course & Event Center, 2800 Greenhaven Rd, Anoka	5:00 p.m. - 7:00 p.m.
Monday	18	Anoka Board of Appeals & Equalization Mtg	City Hall Council Chambers	5:30 p.m.
Monday	18	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Monday	25	City Council Worksession	City Hall Council Worksession Room	5:00 p.m.
Friday	29	Arbor Tree Planting	St. Stephen's School, 506 Jackson St, Anoka	10:00 a.m.
Saturday	30*	Spring Recycling Drop Off Day	501 Pierce St, Anoka	8:00 - Noon

THIS CALENDAR IS POSTED IN ORDER TO COMPLY WITH THE OPEN MEETING LAW, WHICH INDICATES A MEETING MUST BE POSTED WHEN A MAJORITY OF COUNCILMEMBERS WILL OR MAY BE IN ATTENDANCE. NO OFFICIAL BUSINESS OF NON-REGULAR OR NON-SPECIAL MEETINGS WILL BE CONDUCTED AND NO RECORD OF THOSE EVENT WILL BE KEPT.

**ASTERIK DATES ARE OPTIONAL MEETINGS FOR THE CITY COUNCIL AND QUORUMS MAY OR MAY NOT BE PRESENT.*

ANOKA CITY COUNCIL CALENDAR



Monday	02	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Tuesday	02*	Police Department Awards Ceremony	Anoka Public Safety Center	6:00 p.m.
Thursday	05*	Ribbon Cutting Ceremony; Chema Malu and Monica's Closet	208 E Main St, Anoka	10:00 a.m.
Fri/Sat	06-07*	Diva Days	Downtown Anoka	TBD
(Tentative) Wednesday	11*	County Police Memorial Service	Anoka County Govt Center	Noon - 1:00 p.m.
Thursday	19*	Employee Appreciation Breakfast	Sparky's Café, 12 Bridge Sq, Anoka	7:00 a.m. - 8:30 a.m.
Thursday	19*	Fire Department Awards Ceremony	Champlin City Hall	6:00 p.m.
Monday	16	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Saturday	21*	Walk A Mile In Her Shoes Event	Anoka City Hall Plaza	10:00 a.m. - 1:00 p.m.
Monday	23	City Council Worksession	Council Worksession Room	5:00 p.m.
Monday	30	Closed for Memorial Day	City Offices	All Day

THIS CALENDAR IS POSTED IN ORDER TO COMPLY WITH THE OPEN MEETING LAW, WHICH INDICATES A MEETING MUST BE POSTED WHEN A MAJORITY OF COUNCILMEMBERS WILL OR MAY BE IN ATTENDANCE. NO OFFICIAL BUSINESS OF NON-REGULAR OR NON-SPECIAL MEETINGS WILL BE CONDUCTED AND NO RECORD OF THOSE EVENT WILL BE KEPT.

**ASTERIK DATES ARE OPTIONAL MEETINGS FOR THE CITY COUNCIL AND QUORUMS MAY OR MAY NOT BE PRESENT.*

COUNCIL MEMO FORM

7.1

Meeting Date	April 18, 2016
Agenda Section	Reports of Officers, Boards and Commissions
Item Description	Waste Reduction & Recycling Board Annual Report
Submitted By	Pam Bowman, Communications & Recycling Coordinator

BACKGROUND INFORMATION:

WRRB Chairperson Vicki Violet will present the WRRB's annual report.

2015 Major Accomplishments:

- Achieved 85.2% (1294 tons) of our 1519 tons recycling goal. Tonnage goal is based on 190 lbs. per person for single family households and 175 lbs. per person for multi-family households.
- Constructed and donated an aluminum can recycling cage for Anoka High School activities department.
- Implemented recycling and/or organics collections at community events (Ice Cream Social, etc.).
- Sponsored three "reuse" craft projects at Anoka Winterfest.
- WRRB members participated in the Pick-A-Park program at George Green and Rudy Johnson parks.
- Hosted special electronics collections events at multi-family residences.
- Enhanced promotion of holiday lights collection – promoted in Light up the Night Parade.
- Captured 4.2 tons of recycling in city parks/averted from the garbage.
- Hosted annual spring & fall recycling events.
- Hosted Climb Theatre environmental performance at Lincoln Elementary School.
- Produced and distributed a spring and fall RAW newsletter.

2016 Projects/Activities:

- Spring Recycling Drop off Day is Sat., April 30 at 501 Pierce St. from 8 a.m. – Noon. (Attachment).
- Using enhancement grants of \$16,752.00 through Anoka County to support a summer intern who will work to enhance recycling efforts at multi-family residences, senior buildings, community events, and city parks.
- Producing two issues of the RAW newsletter.
- Adding one or two paper shredding events and a potential Fix-It Clinic event.
- Recently hosted a Climb Theatre environmental performance at Franklin Elementary School.
- Considering the purchase of two park benches made from recycled materials to place along the trail at Mississippi River Community Park.
- Fall Recycling Drop off Day is Sat., Sept. 24 at 501 Pierce St., from 8 a.m. – Noon.

Yard Waste Reminder: Residents contract for yard waste through their private garbage hauler or can utilize the Anoka County Compost Site off Hanson & Bunker Lake Blvd in Coon Rapids.

FINANCIAL IMPACT: Program costs are funded by qualifying SCORE funds and/or additional grants.

COUNCIL REQUESTED ACTION: None.

SPRING RECYCLING DROP OFF EVENT



**SATURDAY,
APRIL 30, 2016
8 A.M.—NOON
501 PIERCE ST.,
ANOKA
(PUBLIC WORKS FACILITY)**



FREE PAPER SHREDDING ON-SITE! (5 box/bag limit)

Mixed paper (no laminated or carbon), envelopes, and file folders.
Paper clips and staples are fine.
NO 3-ring binders.

NOT ACCEPTED AT EVENT

- No child car seats
- No furniture or household goods
- No garbage
- No compost materials
- No building materials or construction debris
- No household hazardous waste (paint, oil, propane, etc.).

Household Hazardous Waste is NOT accepted. For proper disposal options, call Anoka County's Recycling & Resource Solutions Dept. at 763-323-5730.

We reserve the right to refuse items.

The following items will be accepted from residents residing in Anoka County. Small businesses within the City of Anoka may bring up to a pick-up truck load of accepted materials under the same following terms and conditions.

Accepted for FREE

- **Appliances (major household).** Such as refrigerator, freezer, washer, dryer, stove, microwave, dishwasher, water heater/softener, dehumidifier, & air conditioner. No commercial units. *Sponsored by AMU and WRRB.*
- **Batteries.** Lead acid (car, boat, and motorcycle).
- **Bicycles.** Any condition.
- **Carpeting (residential only).** Must be dry (cover as needed during transport) and rolled, maximum 6 ft. width. Rolls must be bound with duct tape, string or twine. Separated urethane foam padding accepted. *NO rubber backed carpet/pad, carpet tile, scraps/trimmings, tacks, nails, staples, etc.*
- **Cell Phones, Eyeglasses, Ink Cartridges, and Hearing Aids.** Cell phone chargers accepted, no other accessories. Collected by the Anoka Lions.
- **Clothing and Accessories.** Must be in good, useable condition.
- **Computer towers (CPU), laptops, tablets, keyboards, mice, wires, cables & cords.**
- **Fluorescent Lamps, Bulbs, Ballasts.** Limit of 30 FREE (\$.40-\$1.00 ea. thereafter). Do NOT tape lamps together.
- **Scrap Metal.** Remove all non-metal parts. No auto hulks.
- **Single-sort Materials.** Cardboard, mixed papers, plastic food/beverage containers #1-#7, boxboard, aluminum/tin cans, glass food and beverage bottles/jars and phone books.

Accepted for a FEE

- **Electronics.** Cash or check payable to Green Lights Recycling.
 - \$20 ea. = TV & computer monitors up to 28"
 - \$35 ea. = TV & computer monitors 29" and over
 - \$40 ea. = Console TVs
 - \$20 ea. = Treadmill
 - \$10 ea. = Desk top printers; \$35 large printers (over 40 lbs.)
 - \$5 ea. (additional) = Wooden TVs
 - \$5 ea. = DVD/VCR/CD players, stereos, record players, small copiers speakers, vacuums, small kitchen appliances, game consoles, etc.
- **Household Batteries.** \$1.25/lb.
- **Carbon Monoxide Detectors.** \$1.00
- **Mattresses/Box Springs.** \$10 ea. Cash or check payable to City of Anoka. Any condition, but MUST be dry, cover during transport if needed.
- **Tires.** Cash or check payable to First State Tire Disposal.
 - \$1 ea. = Passenger up to 16" on/off rims
 - \$1 ea. = ATV or motorcycle tires on/off rim
 - \$2.50 ea. = 16"&17" (light truck) tires on/off rims
 - \$6/\$7 ea. = Semi-truck off rims/on rims
 - Extra charge for larger/specialty tires

Directions to Public Works Facility - 501 Pierce St. (East of the Anoka Northstar Station)
From East/West: Hwy. 10 to 7th Ave., No. to Pierce St., turn left
From South of Hwy. 10: 7th Ave., No. to Pierce St., turn left
From North of Hwy. 10: 7th Ave., So. to Pierce St., turn right
We appreciate your patience—lines are longest at 8 a.m.

Thank you to our dedicated volunteers: The Anoka Lions, the Waste Reduction & Recycling Board, students of Anoka High School! We appreciate your help.



CONTACT BEFORE 12 p.m. on Friday, April 29, 2016
Phone: 763-576-2725 E-mail: pbowman@ci.anoka.mn.us

COUNCIL MEMO FORM

7.2 A

Meeting Date	April 18, 2016
Agenda Section	Reports of Officers, Boards & Commissions
Item Description	RES/Site Plan Amendment; 424 West Main Street
Submitted By	Chuck Darnell, Associate Planner

BACKGROUND INFORMATION

The applicant, Ben Kotrba, is proposing to remodel the existing building at 424 West Main Street. As part of the remodel, the applicant will be enclosing the existing covered patio on the east side of the building, adding a small addition near the existing building entrance, and replacing the exterior façade. The applicant previously submitted plans for site plan review, and those plans were approved by the City Council on September 21, 2015.

The applicant has proposed to change the primary exterior opaque materials from what was originally reviewed and approved during the site plan review process in 2015. The other portions of the original site plan review have not changed. Therefore, the purpose of this review and approval of a site plan amendment is to approve the changes to the exterior opaque building materials.

The subject property is located in the Main Street Mixed Use – West Main (MS – WM) zoning district. Within the MS-WM zoning district, 75% of each façade (excluding service side) shall consist of brick, stone, decorative masonry, or similar materials. The applicant is meeting that 75% requirement, but has changed a portion of the exterior walls from a stone material, which was included in the original approval, to an exterior grade tile. Stone will still remain on the north, west, and east facades of the building, with exterior grade tile being used in other portions of the facades. A majority of the exterior materials on north façade of the building, which fronts directly onto Main Street, will remain stone.

The applicant has also proposed to change the remaining 25% of the north, west, and east facades from metal paneling to cement board. The use of metal paneling was approved in September 2015 as an “alternative” design material, as it is not normally allowed in the West Main Street district. Cement board is an allowable exterior building material, so the use of this material in that remaining 25% of the facades is more consistent with the zoning ordinance.

The Planning Commission considered and recommended approval of the site plan amendment at the April 5, 2016 regular meeting with the conditions outlined in the attached resolution. Other attachments include the staff report and other materials from the April 5, 2016 Planning Commission meeting.

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Adopt the resolution approving the site plan amendment for the property at 424 West Main Street.



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
RESOLUTION**

RES-20xx-xxx

**SITE PLAN AMENDMENT
424 WEST MAIN STREET**

WHEREAS, Ben Kotrba has submitted an application for an amendment to the previously approved site plan for the property at 424 West Main Street, legally described as follows:

GEO. W. BRANCHES ADDITION LOT 15 BLK 4 BRANCHES ADD, ANOKA COUNTY, MN

WHEREAS, the property is located in the Main Street Mixed Use District, West Main Street Sub-district (WM); and

WHEREAS, Anoka City Code, Chapter 74, Article V, Division 5, Section 74-265 states that the primary exterior opaque materials on each elevation of a building, except for the service side, must be brick, stone, decorative masonry or similar materials; and

WHEREAS, the City of Anoka approved a site plan application for this property on September 21, 2105; and

WHEREAS, the applicant has requested to amend the site plan by changing a portion of the exterior building materials on the north, west, and east elevations to an exterior grade tile which still counts toward and meets the required 75% of the elevations that must be brick, stone, decorative masonry or similar materials; and

WHEREAS, the Planning Commission discussed this item on April 5, 2016 and recommended approval of the site plan amendment with the following conditions:

1. The remodeled façade may include cement board in place of the metal paneling and shall be consistent with the elevation drawings, dated February 26, 2016.
2. The existing six foot wood trash enclosure shall be replaced by a six foot tall masonry wall enclosure with gate, and shall be compatible in materials and colors with the architectural character of the building.
3. The applicant shall apply for applicable building and sign permits, as required by ordinance.
4. The signage on the property shall be in compliance with the standards of the Main Street Mixed Use West Main Sub-district, which allows a maximum of 200 square feet of signage.

5. A minimum of 25% of the north elevation will be maintained as window space. Any signage in the windows will take away from that minimum and be counted as signage.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council hereby approves the site plan amendment with the conditions as recommended by the Planning Commission stated herein.

BE IT FURTHER RESOLVED, that the Anoka City Council hereby directs the City Clerk to file a copy of this resolution in the office of the Anoka County Recorder.

Adopted by the Anoka City Council this the 18th day of April 2016.

ATTEST:

Amy T. Oehlers, City Clerk

Phil Rice, Mayor

STAFF REPORT



Application A2016-4
Site Plan Amendment
Ben Kotrba
424 West Main Street

BACKGROUND

The applicant, Ben Kotrba, is proposing to remodel the existing building at 424 West Main Street. As part of the remodel, the applicant will be enclosing the existing covered patio on the east side of the building, adding a small addition near the existing building entrance, and replacing the exterior façade. The applicant previously submitted plans for site plan review, and those plans were approved by the City Council on September 21, 2015.

The applicant has proposed to change the primary exterior opaque materials from what was originally reviewed and approved during the site plan review process in 2015.

The property is located in the Main Street Mixed Use – West Main Sub-District (MS-WM) zoning district.

Enclosed for your review:

- Site Location Map
- Site Photos
- Elevation Drawings – Dated February 26, 2016

SITE PLAN ANALYSIS

A majority of the plans from the original site plan approval have not changed. Therefore, this review will focus on the main aspects of the site plan that have changed, which are the architecture and exterior building materials.

Architecture

Within the MS-WM zoning district, 75% of each façade (excluding service side) shall consist of brick, stone, decorative masonry, or similar materials. No more than 25% of the façade may consist of pre-approved accent materials. The service side is the only exception, and this façade is not required to be brick, stone, decorative masonry, or similar materials. Also, the façade facing Main Street must consist of a minimum of 25% windows.

Based on the elevation drawings dated February 26, 2016, the building materials on each façade will be as follows:

Elevation	Total Square Footage		Materials
North (Facing Main Street)	509.8 sf	Opaque: 73%	Primary: 77%
		Glass: 27%	Accent: 23%
South (Service Side)	426.8 sf		Primary: 94%
			Accent: 6%
West	564.7 sf		Primary: 87%
			Accent: 13%
East	564.7 sf		Primary: 77%
			Accent: 25%

The primary materials that will be used on the north, west, and east facades will be stone and exterior grade ceramic tile. The stone will be included on the north elevation on the prominent architectural feature that includes the Dairy Queen signage. This stone will also be used along the lower 3 feet of the north, west, and east facades. Along each elevation, the 3 feet of stone will be capped with limestone.

The exterior grade ceramic tile will be used on the remainder of the north, west, and east facades that are classified as being primary opaque materials on the elevation drawings. The majority of the tile will be tan in color, and the grout is being specially colored to create a consistent look along the façade. The applicant is attempting to have the grout lines blend in with the tile to create unified look along each façade. The exterior grade tile is also located around the drive-through window in colors of brown and blue, and the use of tile in this area was approved during the site plan review process in 2015. Staff believes that this tile satisfies the exterior material requirements because it could be considered to be a similar material to decorative masonry.

The elevation drawings also include the use of metal paneling on the top of the north, west and east facades. This material was previously reviewed and approved by the City Council as an alternative design or material, as allowed in the Main Street Mixed Use – West Main Sub-District. The south façade, which is the service side of the building, will be primarily EIFS (Exterior Insulation Finish System).

The elevation drawings also include proposed signage. The applicant is proposing a Dairy Queen Logo and “Grill and Chill” slogan sign on the prominent architectural feature on the north façade of the building. The applicant is also proposing to include 4 wall signs on the east façade and 1 wall sign on the west façade. There is also an existing pylon sign on the property. The size of the proposed and existing signage is as follows:

Type of Sign	Size (Square Feet)
Logo/Slogan Sign (on North Façade)	45.1
Wall Signs (5 total)	75
Pylon Sign (Existing)	60

The total amount of signage proposed is 180.1 square feet. The total signage allowed in the Main Street Mixed Use – West Main Sub-District is 200 square feet. No more than 150 square feet of signage can be attached to the building, and no more than 60 square feet of signage can be located on ground or pylon signs. The proposed signage meets these requirements.

Signage in the Main Street Mixed Use – West Main Sub-District is also regulated by architectural standards. Signage shall be designed to be integral with the architectural character of the building to which they belong. The architectural appearance of the sign shall not be so dissimilar to the existing signage on surrounding buildings as to cause impairment in property value or constitute a blighting influence. Staff believes that the proposed signage will be integral with the building, and will not be so dissimilar to the existing signage on buildings in the surrounding area. A majority of the signs on the building are located on the west and east facades, which do not front onto Main Street. The façade that does front onto Main Street includes a 45.1 square foot illuminated sign, which is proposed to be located on the prominent architectural feature on the north façade of the building.

RECOMMENDATION

Staff recommends approval of the site plan amendment with the inclusion of the original conditions that still apply. Those conditions are as follows:

1. The remodeled façade shall be consistent with the elevation drawings, dated February 26, 2016.
2. The existing 6' wood trash enclosure shall be replaced by a 6' tall masonry wall enclosure with gate, and shall be compatible in materials and colors with the architectural character of the building.
3. The applicant shall apply for applicable building and sign permits, as required by ordinance.

COMMISSION ACTION

- The Commission may recommend approval of the site plan amendment, with any necessary conditions
- The Commission may recommend denial of the site plan amendment with required findings.
- The Commission may postpone the application with reason, such as the need for additional information.

Chuck Darnell
Associate Planner

Site Map
424 West Main Street
Site Plan Amendment Application - April 5, 2016





348-NBZ

03/29/2016



Alan Smith Inc
CARS & TRUCKS
5-9696

03/29/2016



Dairy Queen

OPEN 5 buck lunch!

FROZEN
ROANES

03/29/2016

Dairy Queen.

Hot EATS Cool TREATS
**SMORES
BLIZZARD
IS BACK**
brazier FOODS

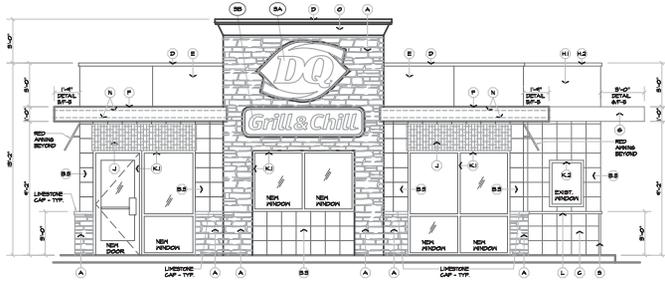
DRIVE THRU

Blizzard
THICK
Blizzard
DQ

Christian Sales Inc
USED CARS & TRUCKS
576-9696

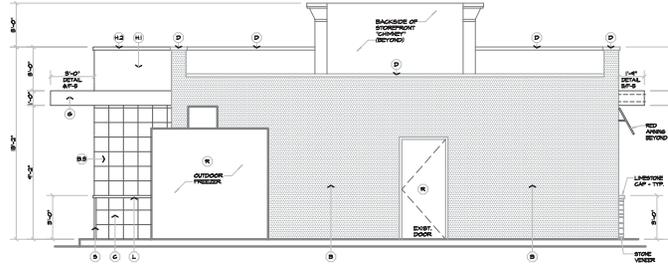
DO NOT
BLOCK
STREET

03/29/2016



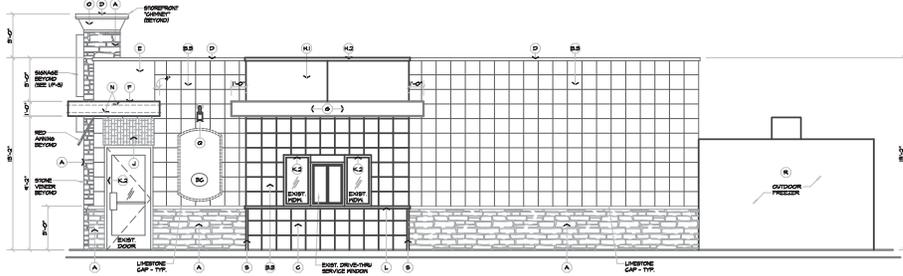
1 EXTERIOR ELEVATION (NORTH)

F-5 SCALE: 1/4" = 1'-0"



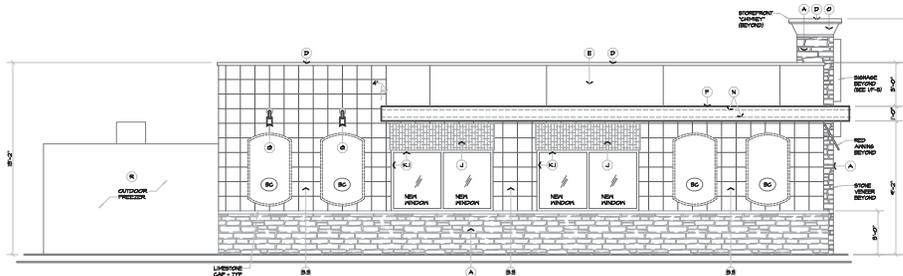
2 EXTERIOR ELEVATION (SOUTH)

F-5 SCALE: 1/4" = 1'-0"



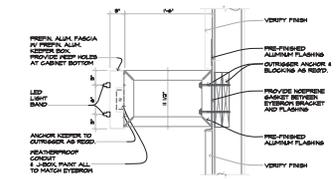
3 EXTERIOR ELEVATION (WEST)

F-5 SCALE: 1/4" = 1'-0"



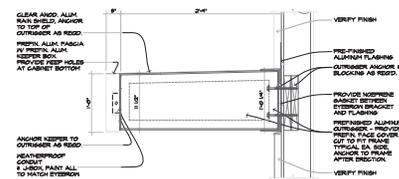
4 EXTERIOR ELEVATION (EAST)

F-5 SCALE: 1/4" = 1'-0"



5 METAL CANOPY DETAIL

F-5 SCALE: 1" = 1'-0"



6 METAL CANOPY DETAIL

F-5 SCALE: 1" = 1'-0"

EXTERIOR ELEVATION NOTES:

- A SIMULATED STONE
SUPPLIER: BORAL STONE
STYLE: GANTTRY LEDGE STONE - NET STACK
COLOR: CHARDONNAY #20006
CONTACT: #800-252-1242
- B NOT USED
- C EXTERIOR INSULATION FINISH SYSTEM (EIFS)
MAIN FINISH
MANUFACTURER: STO CORPORATION
COLOR: NAI-0084 MATCHES BEN. MOORE
SANDY BROWN #681
FINISH: BOB STO MEDIUM SAND
HIGH IMPACT FINISH FROM #84* TO GRADED
CONTACT: BOB TAYSON # 888/706-3487
- D NOT USED
- E EXTERIOR CERAMIC TILE
SUPPLIER: MID-STATE TILE #820/252-1242
MANUFACTURER: CRISBEVILLE TILE
COLOR: MAPLE SUGAR #C850 (12" X 12")
GROUT: MAPLE #44 PALE LINER
- F METAL PANEL
MANUFACTURER: ALPOLIC
COLOR: UN-GLAD, 24 GA. STEEL, ALMOND
FINISH: KYMAR 500
(SUPPLIERS AT ALPOLIC PANELS TO BE DO RED)
- G METAL PANEL
SUPPLIER: NU-LOOK PRODUCTS, INC.
COLOR: UN-GLAD, 24 GA. STEEL, MATTE BLACK
FINISH: KYMAR 500
(CONTACT: NU-LOOK # 852/882-8787)
- H NOT USED
- I EXTERIOR PAINT (GEMENT BOARD SYSTEM)
MANUFACTURER: BENJAMIN MOORE
COLOR: EVENING BLUE #0266-30
FINISH: SEMI-GLOSS
PRODUCT: AURA EXTERIOR SEMI-GLOSS
PRIMER: AURA EXTERIOR SEMI-GLOSS
(APPLIED TO HANDPANEL, VERTICAL SIDING
GEMENT BOARD - SMOOTH FINISH METAL
CHANNEL TRIM SYSTEM TO BE USED)
- J FABRIC AWNING
MANUFACTURER: COOL PLANET AWNINGS
MATERIAL: SURELLA
COLOR: JOCKEY RED
FRAME: 1" SQ. ALUM. TUBE (FIELD ALL LENTS #
BRND SMOOTH CLEAR SATIN ANODIZED FINISH.
(CONTACT: SHERRIE KINSEY #971/964-000)
- K NOT USED
- L WINDOW FRAME - (OR EQUAL)
MANUFACTURER: YKK AP AMERICA, INC.
PHONE: #800-485-8581
STYLE: 214 127
COLOR: DARK BRONZE SATIN ANODIZED ALUM.
GLAZING: CLEAR, 1" INSULATED LOW-E
GLAZING PAINT: (IF REQUIRED)
MANUFACTURER: BENJAMIN MOORE
COLOR: BITEWISSET CHOCOLATE #214-10
PRODUCT: AURA EXTERIOR SATIN #81
FINISH: SATIN/SOFT GLOSS
- M NOT USED
- N STYRE LIGHTING
MANUFACTURER: MORGAN HOPE
STYLE: LED-FIN WITH BLACK TRACK
MODEL: LED-MH-DV-128 (BLUE LED)
PROVIDED BY SEN. CONTRACTOR #
INSTALLED THROUGH HLG INC.
(AVAILABLE THROUGH HLG INC.)
RETIALLED PER MFRS. REQSMENTS.
- O CORNICE MATERIAL
MANUFACTURER: PYPON LTD.
PRODUCT: HLD #512-16
COLOR: PAINT IV FINISH #1
- P NOT USED
- Q EXTERIOR LIGHT FIXTURE - (SEE SH. F-6)
- R METAL PANEL
MANUFACTURER: BENJAMIN MOORE
COLOR: SANDY BROWN #246
PRIMER: FIRST COAT AURA EXTERIOR SATIN #81
PRODUCT: MORGAN SOFT GLOSS ACRYLIC #808
- S CORNER GUARD
2 1/2" ANGLE, STAINLESS STEEL.

BUILDING MATERIALS

ELEVATION	TOTAL SQ. FT.	OPAQLE: 512.8 SQ. FT. (19%)	GLASS: 187 SQ. FT. (27%)	PRIMARY: 842.4 SQ. FT. (78%)	ACCENT: 116.4 SQ. FT. (28%)
NORTH ELEVATION (FACING MAIN STREET)	504.9 TOTAL SQ. FT.				
SOUTH ELEVATION (FACING BACK ALLEY)	428.8 TOTAL SQ. FT.				
WEST ELEVATION	564.1 TOTAL SQ. FT.				
EAST ELEVATION	564.1 TOTAL SQ. FT.				

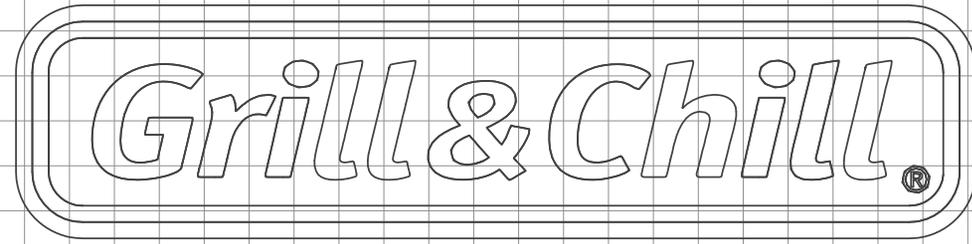
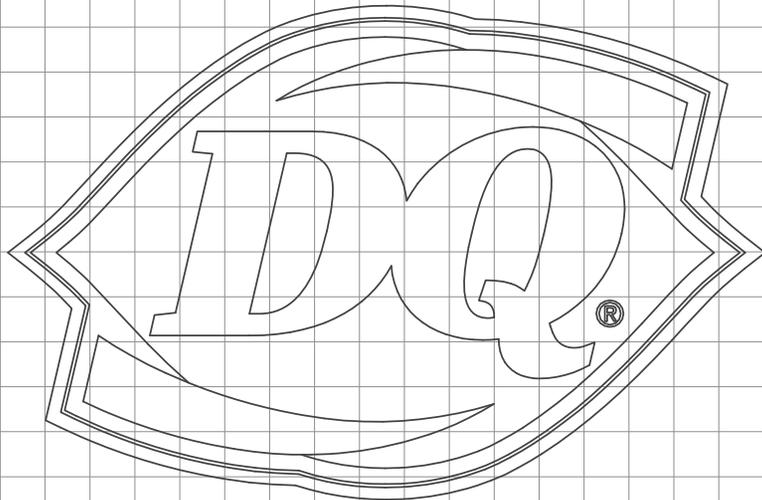
** 844.8 SQ. FT. OF FINISH 'B' (EIFS) IS BEING USED AT SOUTH SIDE (REAR) OF BUILDING - INCLUDED IN PRIMARY.

CB FOODSERVICE DESIGNS, INC.
111 COLLEGE AVENUE NORTH
ST. JOSEPH, MINNESOTA 56374
P: 800/851-0400
E: INFO@CBSD.COM (MT) CINDY@CBSD.COM

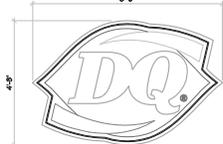
DATE: 02/16/2016
SCALE: AS SHOWN
DRAWN BY: J. JOHNSON
CHECKED BY: J. JOHNSON
REVISIONS:
1 - REVISION FOR ADD EXTERIOR WINDOW BOARDS
2 - REVISION TO ADD EXTERIOR WINDOW BOARDS

EXTERIOR ELEVATIONS
"DAIRY QUEEN" / "GRILL & CHILL"
ANOKA, MN. (424 MAIN STREET)

SHEET NO.
F-5



#3A (SHT. F-1)
8'-0"



EXISTING DAIRY QUEEN LOGO (ILLUM.)
(PROFILE) = 14.1 SQ. FT.
(RECTANGULAR) = 27.8 SQ. FT.

#3B (SHT. F-1)
8'-0"



NEW GRILL & CHILL BOWTIE SIGN (ILLUM.)
(PROFILE) = 17.2 SQ. FT.
(RECTANGULAR) = 17.9 SQ. FT.

#3C (SHT. F-1)

36" x 60"
90 FT. (PROFILE) = 14.8 SF
90 FT. (RECTANGULAR) = 15.0 SF



FOOD SERVICE/IMAGE DRAWINGS ONLY

THIS DRAWING IS PREPARED TO GIVE DIRECTION TO THE ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS, FOR THE REQUIREMENTS NECESSARY FOR THE SPECIFIED FIXTURES, FURNISHINGS, AND EQUIPMENT INCORPORATED INTO THIS STORE. THIS DRAWING MAY BE INSERTED INTO THE CONSTRUCTION DOCUMENT PACKAGE PROVIDED THAT IT IS ACCOMPANIED BY THE APPROPRIATE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, & MECHANICAL DRAWINGS, ENGINEERED PLUMBING, ELECTRICAL, & M.V.A.G. DRAWINGS ARE NOT INCLUDED IN THIS DRAWING PACKAGE.

GENERAL CONSTRUCTION NOTES

THIS PLAN IS SUBJECT TO ALL LOCAL CONDITIONS AND VERIFICATION OF DIMENSIONS PRIOR TO CONSTRUCTION:

- 1) GENERAL CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES.
- 2) DIMENSIONS GIVEN TO ELECTRICAL BOXES AND PLUMBING SHUT-OFFS ETC. ARE CRITICAL FOR EQUIPMENT PLACEMENT.
- 3) ALL NEW MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MFRS RECOMMENDATIONS AND SPECIFICATIONS.
- 4) GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ADDITIONAL COSTS OR WORK AS A RESULT OF ANY DISCREPANCIES (BETWEEN EXISTING FIELD CONDITIONS AND DRAWINGS) WHICH ARE NOT BROUGHT TO THE ATTENTION OF C.B. FOODSERVICE, INC. PRIOR TO BIDDING AND CONSTRUCTION.
- 5) GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY MATERIALS OR WORK DAMAGED BY THE GENERAL CONTRACTOR DURING CONSTRUCTION.
- 6) IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE FOODSERVICE PLANS, THE CONTRACTOR SHALL NOTIFY C.B. FOODSERVICE DESIGNS, INC. FAILURE TO DO SO, BEFORE BIDDING, CONSTRUCTION AND/OR FABRICATION OF THE WORK, THEN HOLDS G.C. RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS, DISCREPANCIES, OR OMISSIONS AND THE COST OF RECTIFYING SAME.
- 7) ALL 6/8'S TO BE 5/8" FIRE CODE TYPE "X" UNLESS OTHERWISE NOTED.
- 8) GENERAL CONTRACTOR TO SCHEDULE A PRECONSTRUCTION MEETING WITH ALL SUB-CONTRACTORS TO DISCUSS JOB RESPONSIBILITIES AND REGULATIONS.

EXTERIOR BUILDING SIGNAGE

PROMO BOARD

COUNCIL MEMO FORM

7.2 B

Meeting Date	April 18, 2016
Agenda Section	Reports of Officers, Boards & Commissions
Item Description	ORD/Rezoning; 6058 Highway 10; 1 st Reading
Submitted By	Chuck Darnell, Associate Planner

BACKGROUND INFORMATION

The City of Anoka is proposing to change the zoning classification of a city-owned property located at 6058 Highway 10. The property is currently zoned R-6 Manufactured Home, but that zoning district does not accommodate many types of redevelopment. Staff has proposed that the zoning classification be changed to R-3 Medium and High Density Residential.

The Planning Commission considered and recommended approval of the change in zoning classification at the April 5, 2016 regular meeting. The Planning Commission determined that the rezoning met the criteria required to change the zoning classification of the property, based on the following findings:

- 1) The proposed change addresses a changing condition, as the previous use of the property as a manufactured home park no longer exists and the property is now vacant.
- 2) The proposed amendment is consistent with the Comprehensive Plan policies, in that the area is guided for High Density Residential land use and the proposed R-3 zoning district would allow for that type of development to occur.
- 3) The subject property is located adjacent to a variety of different land uses and zoning districts, and the rezoning will allow for development of a form that is more consistent with the surrounding neighborhood, therefore protecting the health, safety, and welfare of the public.
- 4) The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities to the subject property.
- 5) The area of the property is large enough to manage stormwater on site and any future development will meet City Code regulations, which will not result in any adverse impacts to the natural environment.
- 6) The subject property is located adjacent to a variety of different land uses and zoning districts, and the rezoning will allow for development of a form that is more consistent with the surrounding neighborhood, therefore not having any adverse impacts on other property in the vicinity.
- 7) The subject property is suitable for the proposed zoning classification.
- 8) The need for the proposed rezoning is warranted, as the rezoning would be more consistent with the 2030 Comprehensive Plan and is more compatible with other property in the vicinity.

Attachments include the staff report and other materials from the April 5, 2016 Planning Commission meeting.

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Approve the first reading of an ordinance rezoning the property at 6058 Highway 10 to R-3 Medium and High Density Residential.



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
ORDINANCE**

ORD-2016-XXXX

AN ORDINANCE AMENDING CHAPTER 74, ARTICLE III, SECTION 74-62 OF THE ANOKA CITY CODE REGARDING THE CITY OF ANOKA ZONING MAP.

The Council of the City of Anoka ordains:

SECTION 1. This ordinance applies to the subject property legally described as follows:

See Exhibit A

SECTION 2. The City Council finds in support of rezoning the property described in SECTION 1 of this ordinance.

SECTION 3. The subject property legally described in SECTION 1 shall hereafter have the zoning classification of R-3 Medium and High Density Residential apply to it.

SECTION 4. The Zoning Administrator is hereby authorized and directed to record said amendments to the Official Zoning Map.

SECTION 5. This Ordinance shall be in full force and effective upon passage and seven days after publication.

ATTEST:

Introduced: April 18, 2016
Adopted: _____
Published: _____
Effective: _____

Phil Rice, Mayor

	Aye	Nay	Abstain	Absent
Rice	_____	_____	_____	_____
Anderson	_____	_____	_____	_____
Freeburg	_____	_____	_____	_____
Schmidt	_____	_____	_____	_____
Weaver	_____	_____	_____	_____

Amy T. Oehlers, City Clerk

EXHIBIT A

All that part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 32, Range 25, including Lot 14, Lot 32 and part of Lot 26, Auditor's Subdivision Number 96, formerly part of Lot 6, Auditor's Subdivision Number 29, Anoka County, Minnesota, described as follows, to -wit: Commencing at a point on the East and West Quarter section line distant 2272.00 feet East of the West Quarter section corner of said Section 35; thence to the right with a deflection angle of 113 degrees 14 minutes and South 23 degrees 14 minutes West a distance of 733.06 feet to the Southwesterly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the point of beginning of the tract hereby to be described; thence South 23 degrees 14 minutes West to the Southwesterly corner of that tract deeded by Roger W. Dickenson and Minnie E. Dickenson to Milton T. Werner and Bertha E. Werner as recorded in Book 230 of Deeds, page 86; thence Southeasterly on a line which would pass through the Southeasterly corner of that tract described in Book 214 of Deeds, page 378 to an intersection with a line drawn parallel with and 150 Westerly of the Easterly line of said tract described in Book 214 of Deeds, page 378; thence South 23 degrees 14 minutes; West on a line parallel with the Southwesterly extension of the Easterly line of said tract of land recorded in Book 214 of Deeds, page 378, for a distance of 368 feet, more or less, to the high water line in a Ravine connecting to the Mississippi River; thence Easterly along said high water line in Ravine to a point on the Westerly line of Lot 8, Auditor's Subdivision Number 29, extended Southerly, said West line being the West line of that tract of land deeded to Henry H. and Myrtle Wilson, his wife, be William Pipenhagen and Eda Pipenhagen, his wife, dated May 26, 1938 and recorded in Book 172 of Deeds, page 76; thence Northerly on said extended Westerly line and West line a distance of 223 feet, more or less, to the Southerly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the Northeasterly corner of that tract of land deeded to Palmer R. and Marjorie Martinson by Roger W. Dickenson and Minnie V. Dickenson, his wife, and recorded in Book 244 of Deeds, page 630; thence Northwesterly along the Southerly line of said State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6 to the point of beginning.
Anoka County, Minnesota

STAFF REPORT



Application A2016-6
Zoning Classification Amendment
City of Anoka
6058 Highway 10

BACKGROUND

The City of Anoka is proposing to change the zoning classification of a city-owned property located at 6058 Highway 10. The City has a developer that is interested in locating on this site, but the current zoning classification does not accommodate the type of development that is being proposed. The property is currently zoned R-6 Manufactured Home. Staff is bringing forward this change in zoning classification, which would result in an amendment to the official zoning map, for the Planning Commission to discuss and consider. Staff is proposing that the zoning classification be changed to R-3 Medium and High Density Residential.

Enclosed for your review:

- Site Location Map
- Site Photos

ZONING CLASSIFICATION AMENDMENT

The Planning Commission and City Council must consider the following criteria when considering a change to the zoning classification of a property:

1. *Whether the proposed amendment corrects an error or addresses a changing condition, trend or fact.*

Staff Findings: The subject property was previously used as a manufactured home park, which was named Woodlyn Court. The Woodlyn Court manufactured home park closed in 2007 as required by the Minnesota Department of Public Health due to issues with the health and safety. The City of Anoka purchased the property in 2015, after the previous manufactured home park had been closed. The property has remained under the zoning classification of R-6 Manufactured Home, based on the previous use.

The subject property is adjacent to a variety of uses and zoning districts on the west, north, south, and southeast. To the west in Ramsey, there are adjacent properties zoned for both Employment and Residential. The Anoka Technical College campus is located to the north of the subject property, and is zoned M-1 Light Industrial. To the south and south east lies open space that is zoned R-F and includes the Mississippi River oxbow. This area connects to the Mississippi River Park further to the east, with other properties zoned R-3 Medium and High Density Residential on the other side of the open space and park areas. Based on land use compatibility of the surrounding properties in the vicinity, it is appropriate for the zoning to be changed to R-3 Medium and High Density Residential. The future use of the property will continue to be residential, as it was used

under the R-6 Manufacture Home zoning, but the change in zoning classification will allow for other types of residential development.

2. *Whether the proposed amendment is consistent with the Comprehensive Plan policies.*

Staff Findings: The subject property is guided for High Density Residential in the future land use section of the 2030 Comprehensive Plan. The change in zoning classification to R-3 Medium and High Density Residential is consistent with the guided future land use of the subject property. It is also consistent with how other properties in the surrounding area are zoned and guided for future land use. The existing residential areas on the other side of the Mississippi River Park and oxbow are also zoned R-3 Medium and High Density Residential, and are also guided for High Density Residential.

Areas that are guided for High Density Residential in the 2030 Comprehensive Plan are intended to be used for townhouses, apartment buildings, or any type of housing or development allowed in a Planned Unit Development. This is consistent with the types of housing that are permitted in the R-3 Medium and High Density Residential zoning district, which include two to six family attached dwellings, townhouses, and apartments.

The proposed change in zoning code classification is also consistent with a number of other Comprehensive Plan policies, including:

- Land Use Chapter Goal: *Consider physical development within a community-wide framework which recognizes the unique aspects of the City's setting and ensures top quality design of new construction and development.*
- Land Use Chapter Goal: *Assure that the City's land development regulations provide for efficiency, compatibility, compliance, variety, flexibility, and innovations.*
- Economic Development Chapter Goal: *Diversify and Expand the Tax Base: To strengthen the tax base through balanced land use and business diversification*

3. *Whether the proposed amendment will protect the health, safety and welfare of the public.*

Staff Findings: The proposed change in zoning classification does not change the ultimate use of the property, which is currently residential and will maintain that way. However, the intent of the R-3 Medium and High Density Residential zoning district is to allow development at medium and high density in areas consistent with the comprehensive plan and planning policies. The proposed change in zoning classification is consistent with the 2030 Comprehensive Plan. Given that this area is located adjacent to residential, light industrial, and open space zoning districts, the proposed zoning to R-3

would allow for uses that are more consistent with the surrounding neighborhood and better protect the health, safety and welfare of the public.

4. *Whether the City and other service providers will be able to provide sufficient public safety, transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.*

Staff Findings: The property was previously accessed directly from Highway 10, and the access to the site was a right-in, right-out. A similar type of access will be maintained for future development of the property. The site is currently accessible for public safety vehicles, and any future development will be required to maintain access that is adequate to allow for public safety vehicles to enter and move through the property. This area is included in the Anoka Solution plans, and as shown in the plans may have a frontage road along Highway 10 in the future. Future development of the site will allow for the future construction of this frontage road, which will eventually provide for full access out of the property.

Since purchasing the property in 2015, the City of Anoka has located and sealed a number of wells that were associated with the previous use of the property. The City of Anoka is planning to provide upgraded public utilities to the site that will serve any future development, and these utilities will connect in to the existing system. There will be no impact on levels of service elsewhere in the city.

The planned improvements to the roadway and upgraded utilities will be sufficient to support the type of development that could occur under the proposed R-3 Medium and High Density zoning district.

5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, noise, storm water management and vegetation.*

Staff Findings: The total area of the property is 4.28 acres, which is large enough to accommodate stormwater management on the property. Any future development permitted in the R-3 zoning district will be required to meet regulations in the Anoka City Code related to the natural environment, and any adverse impacts that may occur will be mitigated through future site plan review.

6. *Whether the proposed amendment will have significant adverse impacts on other property in the vicinity of the subject tract.*

Staff Finding: The subject property is adjacent to a variety of uses and zoning districts on the west, north, south, and southeast. Based on land use compatibility of the surrounding properties in the vicinity, it is appropriate for the zoning to be changed to R-3 Medium and High Density Residential. The future use of the property will continue to be residential, as it was used under the R-6 Manufacture Home zoning, but the change in

zoning classification will allow for other types of residential development. The types of development permitted in the R-3 zoning district, along with specific architectural requirements, will result in high quality new construction that should not have any adverse impacts on other properties in the surrounding area.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

Staff Findings: The property has direct access to a major roadway and is situated near large, public open spaces, both of which are locational requirements of high density residential areas as described in the 2030 Comprehensive Plan. The R-3 Medium and High Density Residential will allow for the type of development and housing that meets the guidelines and criteria for High Density Residential areas in the 2030 Comprehensive Plan.

8. *The need for the proposed use at the proposed location.*

Staff Finding: The proposed zoning change is consistent with the 2030 Comprehensive Plan and is more compatible with other property in the vicinity of the subject property.

RECOMMENDATION

Based on the findings described above, staff believes that the request meets the criteria required to change the zoning classification of the property.

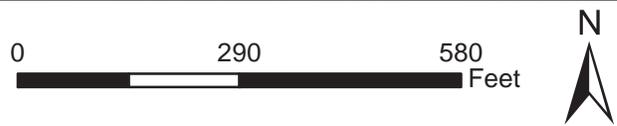
Staff recommends approval of the change in zoning classification of the property at 6058 Highway 10 to R-3 Medium and High Density Residential. This will also require an amendment to the official zoning map.

COMMISSION ACTION

- The Commission may recommend approval of the change in zoning classification, with any necessary conditions
- The Commission may recommend denial of the change in zoning classification with required findings.
- The Commission may postpone the application with reason, such as the need for additional information.

Chuck Darnell
Associate Planner

Site Map
6058 Highway 10
Zoning Classification Amendment Application - April 5, 2016



COUNCIL MEMO FORM

7.2 C

Meeting Date	April 18, 2016
Agenda Section	Reports of Officers, Boards & Commissions
Item Description	RES/Preliminary Plat; 6058 Highway 10
Submitted By	Chuck Darnell, Associate Planner

BACKGROUND INFORMATION

The City of Anoka is the applicant requesting a preliminary plat, to be titled Fellowship Place, of the property located at 6058 Highway 10. This is the site of a former manufactured home park which is now vacant, and the City of Anoka is the current owner. The subject property is proposed to be zoned R-3 Medium and High Density Residential. Lot area and size requirements in the R-3 zoning district are based on the type of dwelling that will be erected upon the lot, and the lots that are proposed are of a sufficient size to meet the requirements.

Lots

The preliminary plat encompasses 4.28 acres which includes 2 existing lots. The preliminary plat includes:

	Lot Size	Future Use
Lot 1	1.12 acres	Available to Redevelop
Lot 2	1.86 acres	Available to Redevelop
Outlot A	0.82 acres	Maintained as Vacant Land (Includes Bluff Area)
ROW	0.48 acres	Future Frontage Road as Shown in Anoka Solution Plans

Easements

The preliminary plat includes five easements for drainage and utilities on Lot 1 and Lot 2. The preliminary plat also includes six other easements that will ultimately be recorded as separate documents, which include easements for slope maintenance, roadway improvements, cross-access, cross-parking, and river access. Details on these easements can be seen in the Planning Commission staff report.

The Planning Commission held a public hearing on April 5, 2016 and recommended approval. Since that time, staff has determined two minor changes that will need to be reflected on the final plat. Those include a wider drainage and utility easement on Lot 1 and 2 to allow for utility access and still preserve trees on the site, and the change of the area shown as right-of-way to Outlot B.

Attachments include the preliminary plat, and the staff report and other materials from the April 5, 2016 Planning Commission meeting.

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Adopt the resolution approving the preliminary plat for Fellowship Place.



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
RESOLUTION**

RES-2016-XX

**PRELIMINARY PLAT
FELLOWSHIP PLACE**

WHEREAS, the City of Anoka proposes to plat the 4.28-acre site located at 6058 Highway 10. The plat creates right-of-way and 3 lots legally described as follows:

Lot 1, Block 1, Fellowship Place
Lot 2, Block 1, Fellowship Place
Outlot A, Block 1, Fellowship Place

WHEREAS, the preliminary plat meets all applicable city zoning and subdivision ordinances; and

WHEREAS, the Anoka Planning Commission held a public hearing on April 5, 2016 after proper legal notice and the Planning Commission recommended approval of the preliminary plat.

NOW, THEREFORE, BE IT RESOLVED that the Anoka City Council hereby approves the preliminary plat for Fellowship Place.

Adopted by the Anoka City Council this the 18th day of April 2016.

ATTEST:

Amy T. Oehlers, City Clerk

Phil Rice, Mayor

STAFF REPORT



Application A2016-7
Preliminary Plat
Fellowship Place
City of Anoka

BACKGROUND

The City of Anoka proposes to replat city-owned land that is located on the western edge of the City. The land that will be replatted encompasses the property that is addressed 6058 Highway 10. The name of the plat will be Fellowship Place. The purpose of the plat is to create a development parcel in the center of the existing property, and plat other areas as future right-of-way and as outlot to preserve environmental features of the site. The City of Anoka currently owns all of the land in the plat.

The parcels within the plat are Abstract. Abstract parcels are land that has not been registered.

City code requires every proposed subdivision to be submitted to the City in the form of a preliminary plat for Planning Commission and City Council approval. If the preliminary plat is approved, the applicant must submit a subsequent (or concurrent) final plat application for City Council review and approval.

Enclosed for your review:

- Site Location Map
- Site Photos
- Preliminary Plat

Surrounding Land Uses

	EXISTING USES	ZONING DISTRICT DESIGNATION	EXISTING LAND USE DESIGNATION
NORTH	Anoka Technical College Campus	M-1 Light Industrial	Public/Semi-Public
WEST	Auto Sales	Ramsey – E-1 Employment District	Commercial
SOUTH	Open Space/Park	R-F	Vacant Public/Semi-Public
EAST	Open Space/Park	R-F	Vacant Public/Semi-Public

PRELIMINARY PLAT ANALYSIS

The plat encompasses 4.28 acres and encompasses 2 existing properties.

Lots

The plat contains the lots described as follows:

Lot 1, Block 1:

Size: 1.12 acres.

Existing Use: Vacant land owned by the City of Anoka.

Future Use: Will be available to redevelop based on potential underlying R-3 Medium and High Density Residential zoning district.

Lot 2, Block 1:

Size: 1.86 acres.

Existing Use: Vacant land owned by the City of Anoka.

Future Use: Will be available to redevelop based on potential underlying R-3 Medium and High Density Residential zoning district.

Outlot A:

Size: 0.82 acres.

Existing Use: Vacant land owned by the City of Anoka.

Future Use: Will be maintained as vacant land. Outlot A includes the area of the existing property that is defined as a bluff and protected under Mississippi River Critical Corridor Area regulations.

Right-of-Way:

Size: 0.48 acres.

Existing Use: Vacant land owned by the City of Anoka.

Future Use: Will be preserved for the future frontage road that is included in the Anoka Solution plans. The size of the ROW shown on the plat has been reviewed by the firm that developed the Anoka Solution plans, and will accommodate the future frontage road as it is currently designed.

Easements

The preliminary plat contains five easements which are described as follows:

- 1) 7 foot drainage and utility easement along the west property lines of Lot 1 and Lot 2.
- 2) 10 foot drainage and utility easement along the north property lines of Lot 1 and Lot 2.
- 3) Expanded drainage and utility easements on the northeast portions of both Lot 1 and Lot 2 for future shared stormwater management.

- 4) 30 foot drainage and utility easement along the east property line of Lot 2.
- 5) 30 foot drainage and utility easement along the south property line of Lot 2.

The preliminary plat also contains six additional easements that are shown on the preliminary plat, but will need to be recorded as separate documents, as follows:

- 1) 10 foot roadway and pedestrian easement along the north property lines of Lot 1 and Lot 2. This easement will accommodate all of the construction limits for the construction of the future frontage road. As currently designed, all frontage road improvements including sidewalks will occur in the area that is being shown as right-of-way in the plat.
- 2) Slope easement along the east property line of Lot 2 encompassing the bluff area on the east side of Lot 2 and all areas within 30 feet of the bluff line. This will allow for access for any future bluff maintenance that may be required.
- 3) 30 foot slope easement along the south property line of Lot 2. This will allow for access for any future bluff maintenance that may be required.
- 4) 30 foot ingress and egress easement along the adjoining property lines of Lot 1 and Lot 2. This will provide for a shared access point onto Highway 10 and allow for shared maintenance of the roadway that may follow along the adjoining property lines.
- 5) Cross parking easement on Lot 2. This will allow for Lot 1 to utilize space on Lot 2 for parking.
- 6) 10 foot access easement over Outlot A to provide for access to the Mississippi River from Lot 2. This will allow for the future owner of Lot 2 to access the river and the 10 foot width will accommodate the size stairway and landing that is allowable under Mississippi River Critical Corridor Area regulations.

Streets/Access/Traffic

The access to the site currently is directly onto Highway 10. Direct access will be maintained onto Highway 10 in the interim, with access being changed in the future to the frontage road that is included in the Anoka Solution plans. The current access point will serve both Lot 1 and Lot 2, and an ingress/egress easement will be recorded between the two lots to provide for shared access and maintenance.

RECOMMENDATION

Staff recommends approval of the preliminary plat for Fellowship Place with no conditions.

COMMISSION ACTION

- The Commission may recommend approval of the preliminary plat, with any necessary conditions
- The Commission may recommend denial of the preliminary plat with required findings.
- The Commission may postpone the application with reason, such as the need for additional information.

Chuck Darnell
Associate Planner

Site Map
6058 Highway 10
Preliminary Plat Application - April 5, 2016



Preliminary Plat of FELLOWSHIP PLACE for CITY OF ANOKA

EXISTING PROPERTY DESCRIPTION:
PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. T15-12016 DATED NOVEMBER 23, 2015)

All that part of the Northeast Quarter of Section 35, Township 32, Range 25, including Lot 14, Lot 32 and part of Lot 26, Auditor's Subdivision Number 96, formerly part of Lot 6, Auditor's Subdivision Number 29, Anoka County, Minnesota, described as follows, to-wit: Commencing at a point on the East and West Quarter section line distant 2272.00 feet East of the West Quarter section corner of said Section 35; thence to the right with a deflection angle of 113 degrees 14 minutes and South 23 degrees 14 minutes West a distance of 733.06 feet to the Southwesterly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the point of beginning of the tract hereby to be described; thence South 23 degrees 14 minutes West to the Southwesterly corner of that tract deeded by Roger W. Dickenson and Minnie E. Dickenson to Milton T. Werner and Bertha E. Werner as recorded in Book 230 of Deeds, page 86; thence Southeasterly on a line which would pass through the Southeasterly corner of that tract described in Book 214 of Deeds, page 378 to an intersection with a line drawn parallel with and 150 West of the Easterly line of said tract described in Book 214 of Deeds, page 378; thence South 23 degrees 14 minutes West on a line parallel with the Southwesterly extension of the Easterly line of said tract of land recorded in Book 214 of Deeds, page 378, for a distance of 368 feet, more or less, to the high water line in a Ravine connecting to the Mississippi River; thence Easterly along said high water line in Ravine to a point on the West line of Lot 8, Auditor's Subdivision Number 29, extended Southerly, said West line being the West line of that tract of land deeded to Henry H. and Myrtle Wilson, his wife, be William Pipenhagen and Eda Pipenhagen, his wife, dated May 26, 1938 and recorded in Book 172 of Deeds, page 76; thence Northerly on said extended West line and West line to a distance of 223 feet, more or less, to the Southerly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the Northeast corner of that tract of land deeded to Palmer R. and Marjorie Morrison by Roger W. Dickenson and Minnie E. Dickenson, his wife, and recorded in Book 244 of Deeds, page 630; thence Northwesterly along the Southerly line of said State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6 to the point of beginning.

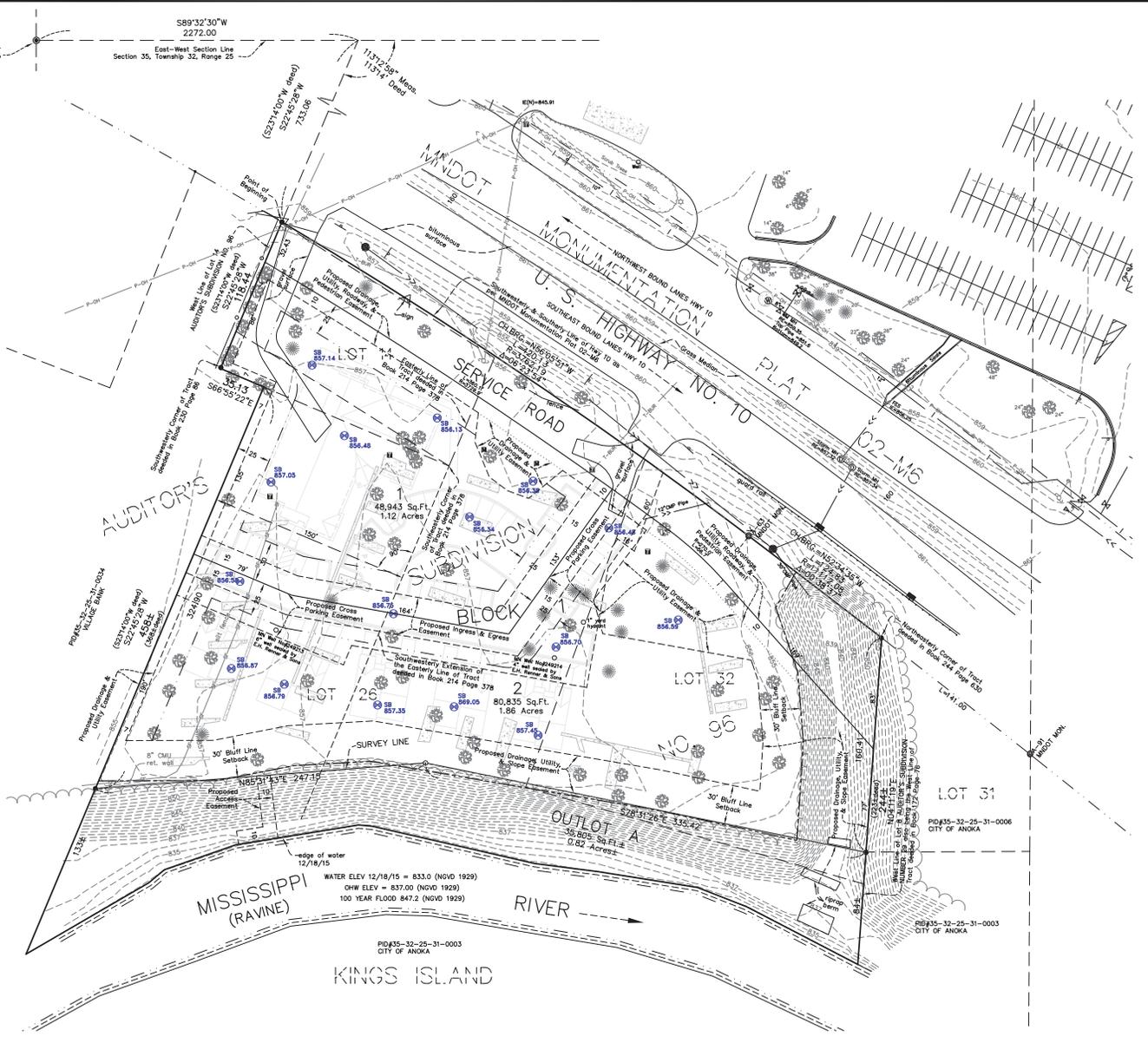
NOTES:

- The professional surveyor has made no investigation or independent search for assessments of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 153440124. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002).
- Proposed improvements as shown were provided by others.
- This preliminary plat was prepared based on an ALTA/ACSM Survey prepared by Hakanson Anderson Associates Inc., dated December 29, 2015.
- All easements as depicted, except drainage & utility easements, will need to be created by separate documents.

Municipality: City of Anoka	Existing Setbacks: (R-6 Manufactured Home) See City Code for particular zoning
Existing Zoning: R-6 Manufactured Home	Proposed Setbacks: 25 Feet Front Yard 23 Feet Side Yard 30 Feet Rear Yard
Proposed Zoning: PUD	Lot Summary: Number of Lots: 2 + 1 Outlot Largest Lot: 1,856 acres Smallest Lot: 1,124 acres Average Lot Area: 1,490 acres
Proposed Use: Office/Residential	Owner/Subdivider: City of Anoka 2015 First Avenue N. Anoka, MN 55303
Road Mileage: 0 LF or 0.00 Miles	Designer/Surveyor: Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
Street Lighting: none required	
Proposed Utilities: Sewer: Municipal (to be available) Water: Municipal (to be available)	
Plot Area: Total Area: 188,502 sq.ft. = 4.28 acres Proposed RW: 20,319 sq. ft. = 0.48 acres Park Area: 0 sq. ft. = 0.00 acres	

LEGEND

- = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420
- = DENOTES FOUND IRON MONUMENT
- ⊙ = DENOTES FOUND CAST IRON MONUMENT
- ⊗ = DENOTES FOUND RIGHT OF WAY MONUMENT
- = DENOTES CATCHBASIN
- ⊕ = DENOTES UTILITY POLE
- = DENOTES GUY WIRE
- P-OH = DENOTES OVERHEAD ELECTRIC
- ⊥ = DENOTES TELEPHONE PEDESTAL
- = DENOTES BURIED GAS
- = DENOTES TELECOMMUNICATION LINE
- = DENOTES EDGE OF WOODS
- = DENOTES STREET SIGN
- ⊕ = DENOTES SOIL BORING (BY OTHERS)



DATE	REVISION
03/08/16	Revise Drainage & Utility Easements
03/21/16	Revise Plat Name

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Brian R. Person
Brian R. Person, PLS
Date: 02/26/16 Lic. No. 49138

BOOK/PAGE	BOOK/PAGE
BRP	
SMM	DATE: 02/26/16
DEED/RE	FILE NO.
CRC	AN1110

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

Part of the Northeast Quarter,
of the Southwest Quarter,
Section 35, Township 32, Range
25, Anoka County, Minnesota

Preliminary Plat for City of Anoka	SHEET 1 OF 1 SHEETS
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COUNCIL MEMO FORM

7.2 D

Meeting Date	April 18, 2016
Agenda Section	Reports of Officers, Boards & Commissions
Item Description	RES/Variance & Site Plan; 6058 Highway 10; Planned Unit Development Size
Submitted By	Chuck Darnell, Associate Planner

BACKGROUND INFORMATION

The applicant, Dennis Medved, has submitted an application for a variance and site plan review as part of a planned unit development (PUD) to develop townhomes and an office building on the property at 6058 Highway 10. The property will be used as the new facilities for Riverplace Counseling Center.

The applicant is requesting a variance to create a PUD that is smaller than the minimum total district area of 5 acres that is required by Anoka City Code. The area that would be included in the proposed PUD is 3.8 acres. The Planning Commission considered the variance request and made the following findings of fact:

- 1) The property owner proposes to use the property in a reasonable manner, as the type of proposed development is permitted in the zoning districts and is meeting most requirements of the zoning ordinance, other than those that will be addressed in the PUD.
- 2) The physical circumstances of the lot create a practical difficulty in complying with the 5 acre size requirement. The subject site is surrounded by public open space and is adjacent to the Mississippi River, and the smaller size of the PUD preserves more of these environmentally sensitive areas.
- 3) The variance will not alter the essential character of the locality, as the surrounding land uses are varied and the proposed PUD size is not so dissimilar from the size of other sites in the surrounding area.

The Planning Commission recommended approval of the variance and site plan with the conditions included on the attached resolution.

The applicant is also requesting that the PUD be created as Planned Residential Development-5 (PRD-5) with mixed land uses, as allowed under Anoka City Code. PRD-5 would be based on the underlying zoning district of R-3 Medium and High Density Residential. The mixed land use would encompass the office building, which is allowed because offices are a use that is permitted in one of the City's four types of PUDs and the office use will not occupy more than one-third of the area within PRD-5.

The Planning Commission considered and recommended approval of the PUD at the April 5, 2016 regular meeting. The Planning Commission found that the proposed development met the criteria required of a PUD, in that it conformed with the goals of the City's comprehensive plan, was in substantial conformity with the original district, was designed in such a manner as to form a desirable and unified environment within its own boundaries, and did not have any negative impacts on the surrounding area or public infrastructure.

Attachments include a resolution to approve the variance and site plan, as well as the staff report and other materials from the April 5, 2016 Planning Commission meeting.

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Adopt the resolution approving the variance and site plan for the property at 6058 Highway 10.



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
RESOLUTION**

RES-2016-xxx

**VARIANCE, SITE PLAN
6058 HIGHWAY 10**

Property Owner: City of Anoka

Legal Description: See Exhibit A

WHEREAS, Dennis Medved has requested a variance and site plan review as part of a proposed planned unit development which will allow for the construction of townhomes and an office building at 6058 Highway 10; and

WHEREAS, townhomes are permitted in the underlying zoning district, and offices are permitted within the site as part of a proposed planned unit development; and

WHEREAS, the applicant has requested a variance to reduce the size of the planned unit development from the 5 acre minimum to 3.8 acres; and

WHEREAS, the Planning Commission discussed the variance on April 5, 2016 and made the following findings of fact:

1. The property owner proposes to use the property in a reasonable manner, as the type of proposed development is permitted in the zoning districts and is meeting most requirements of the zoning ordinance, other than those that will be addressed in the planned unit development.
2. The physical circumstances of the lot create a practical difficulty in complying with the 5 acre size requirement. The subject site is surrounded by public open space and is adjacent to the Mississippi River, and the smaller size of the planned unit development preserves more of these environmentally sensitive areas.
3. The variance will not alter the essential character of the locality, as the surrounding zoning districts and land uses are varied and the proposed planned unit development size is not so dissimilar from the size of other sites in the surrounding area.

WHEREAS, the Planning Commission recommended approval of the variance and site plan with the following conditions:

1. The completed site must be consistent with the approved site plan.
2. All necessary building and sign permits shall be obtained.

3. An updated landscaping plan, to be approved by City staff, shall be submitted along with building permits showing the relocation of the 11 trees that are currently shown to be placed in the right-of-way.
4. The applicant shall obtain all necessary federal and state permits for the use of the site prior to construction or occupation.
5. The completed site improvements must be constructed to be consistent with the conditions of approval included on the Lower Rum River Watershed Management Organization permit.
6. The applicant shall submit building plans prior to the construction of the additional 4 townhome units to allow for the City to verify consistency with the approved site plan.
7. The applicant shall preserve an area of the site for outdoor recreation.
8. The applicant shall maintain the landscaping on the property to ensure proper growth and survival.

NOW, THEREFORE, BE IT RESOLVED, that based on the findings above, the Anoka City Council hereby approves the variance and site plan at 6058 Highway 10, as legally described above, with the conditions as recommended by the Planning Commission stated herein.

BE IT FURTHER RESOLVED, that the Anoka City Council hereby directs the City Clerk to file a copy of this resolution in the office of the Anoka County Recorder.

Adopted by the Anoka City Council this the 18th day of April 2016.

ATTEST:

Amy T. Oehlers, City Clerk

Phil Rice, Mayor

EXHIBIT A

All that part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 32, Range 25, including Lot 14, Lot 32 and part of Lot 26, Auditor's Subdivision Number 96, formerly part of Lot 6, Auditor's Subdivision Number 29, Anoka County, Minnesota, described as follows, to -wit: Commencing at a point on the East and West Quarter section line distant 2272.00 feet East of the West Quarter section corner of said Section 35; thence to the right with a deflection angle of 113 degrees 14 minutes and South 23 degrees 14 minutes West a distance of 733.06 feet to the Southwesterly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the point of beginning of the tract hereby to be described; thence South 23 degrees 14 minutes West to the Southwesterly corner of that tract deeded by Roger W. Dickenson and Minnie E. Dickenson to Milton T. Werner and Bertha E. Werner as recorded in Book 230 of Deeds, page 86; thence Southeasterly on a line which would pass through the Southeasterly corner of that tract described in Book 214 of Deeds, page 378 to an intersection with a line drawn parallel with and 150 Westerly of the Easterly line of said tract described in Book 214 of Deeds, page 378; thence South 23 degrees 14 minutes; West on a line parallel with the Southwesterly extension of the Easterly line of said tract of land recorded in Book 214 of Deeds, page 378, for a distance of 368 feet, more or less, to the high water line in a Ravine connecting to the Mississippi River; thence Easterly along said high water line in Ravine to a point on the Westerly line of Lot 8, Auditor's Subdivision Number 29, extended Southerly, said West line being the West line of that tract of land deeded to Henry H. and Myrtle Wilson, his wife, be William Pipenhagen and Eda Pipenhagen, his wife, dated May 26, 1938 and recorded in Book 172 of Deeds, page 76; thence Northerly on said extended Westerly line and West line a distance of 223 feet, more or less, to the Southerly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the Northeasterly corner of that tract of land deeded to Palmer R. and Marjorie Martinson by Roger W. Dickenson and Minnie V. Dickenson, his wife, and recorded in Book 244 of Deeds, page 630; thence Northwesterly along the Southerly line of said State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6 to the point of beginning.
Anoka County, Minnesota

STAFF REPORT



Application A2016-8
Variance, Site Plan Review & Planned Unit Development
Dennis Medved
6058 Highway 10

BACKGROUND

The applicant, Dennis Medved, has submitted an application for a variance and planned unit development to develop townhomes and an office building on the property at 6058 Highway 10. The property will be used as the new facilities for Riverplace Counseling Center, which will be relocating from their current location on Ferry Street. The subject property is currently owned by the City of Anoka, and ownership will transition to the applicant once the City finalizes the purchase of the existing Riverplace Counseling Center properties on Ferry Street.

The applicant is requesting a variance to create a planned unit development that is smaller than the minimum total district area of 5 acres that is required by Anoka City Code. The area that would be included in the proposed planned unit development is 3.8 acres.

The applicant is also requesting that the district be created as a Planned Residential District (PRD) with mixed land uses, as allowed under Anoka City Code Chapter 74 Article V Division 1 Section 74-192 (e) (2). The PRD would be based on the underlying zoning district of R-3 Medium and High Density Residential. The mixed land use would encompass the office building, which is permitted as an allowable mixed land use in a planned unit development district.

Enclosed for your review:

- Site Location Map
- Site Photos
- Site Plan package including site plan, floor plans, elevations, landscape plan, existing conditions and removals plan, grading and drainage plan, erosion control plan, and utility plan.
- Minnesota Department of Natural Resources comments
- Minnesota Department of Transportation comments
- Approved Lower Rum River Watershed Management Organization permit

VARIANCE REVIEW

In considering a request for a variance, the City must make findings of fact for the following:

1. *The proposed variance is in harmony with the general purpose and intent of the zoning ordinance.*

The purpose of planned unit development districts is to provide for various types and combinations of land uses that take advantage of large-scale site planning, and to

encourage and permit unified planning to achieve a compatible mixture and variety of land uses within the planned unit development district and with the existing and anticipated development in the surrounding area. The proposed development achieves these goals by incorporating a variety of land uses and combining the land uses through unified site planning. The size of the development site is smaller than the minimum size that is required, which is 5 acres. However, the size of the site is driven by the surrounding land uses. The development site could have been increased, but this would have expanded further into land that is environmentally sensitive and used as public open space and park land.

The proposed development will follow other zoning regulations, which will result in the development itself being in harmony with the general purpose and intent of the zoning ordinance. The smaller size of the development site will allow for more sensitive areas to be preserved as open space, and will not have any impact on the ability of the development itself to be in harmony with the general purpose and intent of the zoning ordinance.

2. *The proposed variance is consistent with the comprehensive plan.*

There are various statements and goals in the 2030 Comprehensive Plan that relate to this request.

- Land Use Chapter Goal: *Consider physical development within a community-wide framework which recognizes the unique aspects of the City's setting and ensures top quality design of new construction and development.*
- Land Use Chapter Goal: *Assure that the City's land development regulations provide for efficiency, compatibility, compliance, variety, flexibility, and innovations.*
- Economic Development Chapter Goal: *Diversify and Expand the Tax Base: To strengthen the tax base through balanced land use and business diversification*

The applicant is improving the property by constructing new buildings that will provide for both residential and commercial uses. The 2030 Comprehensive Plan and City goals listed above support the proposed variance to create a planned unit development district that is smaller than the minimum size of 5 acres. The development of land in the City must take into account the unique aspects of the City's setting, and the subject site is unique in its proximity to the Mississippi River and environmentally sensitive areas. Allowing for a smaller size also meets the goal of providing for flexibility and efficiency when considering land development regulations. Therefore, in general, the granting of variance would be consistent with the 2030 Comprehensive Plan.

Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties. Findings for a practical difficulty are:

1. *That the property owner proposes to use the property in a reasonable manner not permitted by this ordinance.*

The applicant is proposing to develop a vacant property in the City, and is attempting to develop the site in a reasonable manner. The applicant has taken into account the unique setting of the property in terms of its proximity to the Mississippi River. The applicant has also worked with the City of Anoka to preserve space within the site for environmentally sensitive areas, such as bluffs and riverfront areas. The proposed use is also reasonable because both of the proposed uses of the property are permitted in planned unit development districts. The only aspect of the proposed development that is not permitted by the zoning ordinance is the size. However, the smaller size is necessitated by the reasons listed above and still puts the property to use in a reasonable manner.

2. *That the plight of the landowners is due to physical circumstances unique to the property not created by the landowner.*

The staff report has suggested that decreasing the size of the planned unit development district is a reasonable request, therefore this analysis should determine if the shape of the lot or other unique physical circumstances creates the need for a variance.

The site is surrounded on the south and east by a bluff, which is an area where the slope of a natural topographic feature rises at least 25 feet above the ordinary high water level and averages a 30% grade or greater. Past the bluff lies the Mississippi River and other land that is currently owned by the City of Anoka and used as public open space. The site is constrained by these natural topographic and environmental features, which are unique to the property and were not created by the landowner. The size of the proposed planned development could have been expanded to meet the 5 acres, but any expansion would have included areas that are not developable. The proposed size of 3.8 acres also preserves more of these environmentally sensitive areas under public ownership. Staff believes these physical circumstances are unique to the lot and were not created by the land owner, which results in the need for a variance.

3. *The proposed variance, if granted, will not alter the essential character of the locality.*

The property is located in an area with a variety of surrounding zoning districts and land uses. The property is constrained by unique physical circumstances that create the need for a variance to allow for a smaller planned unit development district. The smaller size of the planned unit development district will not alter the essential character of the locality. The subject site is vacant, but was previously developed as a mobile home park

within a very similar amount of space as is being proposed with the 3.8 acre planned unit development district. The surrounding area includes parcels and development sites similar in size. Therefore, the proposed variance will not alter the essential character of the locality.

SITE PLAN ANALYSIS

Architecture

The applicant is proposing to construct ten townhomes along the south side of the Lot 2 which will back up to the river. The townhomes will be 2 stories and will each be 1,672 square feet. The applicant is also requesting approval of 4 additional townhome units that would be constructed in a future phase of development on Lot 2. A 9,025 square foot office building will also be constructed on Lot 1.

The north side of the office building, which fronts onto and is visible from Highway 10, will include cultured stone along the lower portion of the façade. Brick will be used in areas to define prominent architectural features, such as the variation in roof lines. The use of cultured stone and brick has been incorporated on other elevations around prominent architectural features and near the entrances of the building. The remaining façade will be lap siding with shake style asphalt shingles on the roof. The building also has a number of variations in roofline which provides for articulation in the façade.

The townhomes will be constructed of similar materials to match the office building, including lap siding and shake style asphalt shingles on the roof. The townhomes will be constructed in groups of two, and will be slightly offset from each other to provide for articulations in the front façade. The townhomes will not meet the exterior material requirements for the R-3 Medium and High Density residential district, and this will be addressed in the planned unit development district.

Zoning Requirements

The following are the setbacks outlined in the R-3 Medium and High Density Residential zoning district. The proposed townhomes will follow these setbacks.

	Required	Proposed
Front Yard Setback	35'	30'
Side Yard Setback	15'	20'
Rear Yard Setback	30'	27'

Source: Chapter 74, Article V, Division 2, Section 74-215 of Anoka City Code

The setbacks that don't meet the requirements will be addressed in the planned unit development district.

The following table shows the lot size, and the percentage of impervious surface in the R-3 zoning district.

Minimum Lot Size	Proposed Lot Size	Maximum Lot Coverage	Proposed Lot Coverage
45,000 sf With expansion: 63,000 sf	1.86 acres (81,022 sf)	30%	22.9% With expansion: 31.9%

The lot coverage that exceeds 30% after expansion will be addressed in the planned unit development district.

The following are the setbacks outlined in the B-4 Limited Business zoning district. The proposed office building will follow these setbacks, as it is included in the development as a permitted mixed land use in a planned unit development district because it is permitted in the B-4 Limited Business zoning district.

	Required	Proposed
Front Yard Setback	25'	25'
Side Yard Setback	10'	25'
Rear Yard Setback	10'	45'

Source: Chapter 74, Article V, Division 3, Section 74-239 of Anoka City Code

The following table shows the lot size, and the percentage of impervious surface in the B-4 zoning district.

Minimum Lot Size	Proposed Lot Size	Maximum Lot Coverage	Proposed Lot Coverage
Large enough to meet ordinance requirements	1.12 acres (48,787 sf)	40% Building Coverage	18.5% Building Coverage

The maximum building height allowed by City Code is 35' in the R-3 district and 40' in the B-4 district. The total height of the proposed townhomes is 27' and the total height of the proposed office building is 28, both of which are under the maximum heights required.

Access/Circulation

The site previously had two access points onto Highway 10. One access point will remain for the development, and the two lots will have a shared ingress/egress easement to maintain that

access point and the drive lane that follows the property lines between the two lots. Circulation through the property will be accommodated with drive lane that enters the property from Highway 10 and serves the townhomes on the south side of the development site. There will also be a loop drive lane from the primary drive lane that loops in front of the proposed office building to provide access to that building. All drive lanes are proposed to be 24' wide, which meets minimum width requirements for two-way traffic. Also, all drive and parking areas will be bounded by B612 concrete curb and gutter to meet City Code requirements.

Parking

Anoka City Code requires that townhomes have a minimum of two parking spaces, and that at least one space per unit shall consist of an enclosed garage. The proposed townhomes will each have one attached garage space, and will also each have a driveway that will provide for the second required parking space.

The proposed office building will be 9,205 square feet. City Code requires that office buildings provide a minimum of one parking space for each 200 square feet of office space. This equates to a requirement of at least 46 parking spaces to serve the office building. On Lot 1, which the office building will be located on, there are 32 proposed parking spaces. On Lot 2, there are 9 additional parking spaces, plus the 10 spaces that also serve as driveways and parking spaces for the townhomes. These parking spaces on Lot 2 will be utilized by the office building under a shared parking easement. This will be possible because the counseling center does not allow for residents that will be living in the townhomes to store vehicles on site during their time at the facility. Therefore, these spaces will be available for parking to serve the office building.

In total, 51 exterior parking spaces are located on the property and there are 10 enclosed garage spaces (one in each townhome unit). Of the 51 exterior parking spaces, 41 are solely for the office use. 5 of the 10 parking spaces that also serve as driveways for the townhome units would be required to meet the minimum 46 spaces that are required for the office building. Staff believes that the 5 spaces that are truly required to be shared to meet the minimum of 46 parking spaces for the office building will not cause any issues for the development as a whole.

Grading, Drainage and Utility Plans

The plans have been reviewed by the Engineering Department and their comments have been incorporated into the proposed plans. Stormwater infiltration basins are being utilized in two spaces on the east and west side of the drive lane that enters the site from Highway 10. These two stormwater basins will be constructed for volume retention, rate control, and water quality treatment to meet the Lower Rum River Watershed Management Organization (LRRWMO) stormwater requirements. The applicants have obtained the necessary approvals and permits from the Lower Rum River Watershed Management Organization. Also, a temporary berm will be created with excess fill in the area that has been platted as right-of-way for the future frontage road. This will serve as temporary screening from Highway 10, but will be removed in the future at the time that the frontage road is constructed.

Landscaping

There are 70 existing trees on the property, and 28 trees will be removed during construction. The applicant placed buildings on the site to preserve as many of the existing trees as possible, with a specific intent of preserving trees along the perimeters of the site to provide screening and maintain as much coverage as possible in the areas closest to the bluff line. The applicant will be replanting 40 trees, which exceeds the 1:1 replacement ratio required by City Code. Currently, the landscaping plan shows 11 trees in the area that has been platted as right-of-way for the future frontage road. Those trees should be relocated from this area, and a proposed condition of approval will be that the applicant submit a new landscaping plan showing these trees relocated to other suitable areas on the site.

The applicant will also be introducing other shrubs, perennials, and ornamental grasses on the site. The shrubs and perennials will be clustered along the perimeters and front facades of the office building and townhome units. The trees are located in similar areas, as other areas further from the structures will have existing trees that will be maintained during and after construction.

The total number of plants by type is as follows:

	Number	Type
Deciduous Trees	25	Autumn Blaze Maple, River Birch, Common Hackberry, Prairiefire Crabapple, Japanese Tree Lilac
Evergreen Trees	15	Austrian Pine, Black Hills Spruce
Shrubs	49	Viburnum, Honeysuckle, Spirea, Lilac
Perennials	56	Astilbe, Reed Grass, Daylily, Hosta

The landscaping proposed around the north side of the parking lot includes trees that will grow to mature heights that will provide for screening of the parking lot from the public right of way. The applicant is also proposing to construct a 6' high privacy fence along the west property lines to provide for additional screening from adjoining properties.

Lighting

Any lighting used to illuminate the off-street parking area shall be arranged as to reflect the light away from any adjacent properties, streets, or highways.

Waste Enclosures/Open Storage

The applicant has identified that the waste enclosure will be located near the southwest corner of Lot 1. The waste enclosure will be located 5' from the property line, and will be constructed to be compatible with the principal buildings on the property, as required by City Code. There is no open storage proposed

PLANNED RESIDENTIAL DEVELOPMENT ANALYSIS

The applicant is proposing to rezone the 3.8 acre development area to Planned Residential District-5 (PRD-5). For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the original zoning district may be considered as guidelines only and may be departed from in the approval of a planned unit development. The underlying zoning for this property is R-3 Medium and High Density Residential. The development site will include residential and office uses. The residential use of the development site will include townhomes, which are a permitted use in the R-3 zoning district. The office use of the development site is allowable as a mixed land use within a planned unit development, because offices are a use that is permitted in one of the City's four types of planned unit developments and the office use will not occupy more than one-third of the area within the planned unit development.

Anoka City Code outlines six findings the Planning Commission and Council must make for approval of the PRD.

1. The proposed development conforms with the goals and objectives of the City's comprehensive plan, and any applicable redevelopment plans.

The underlying future land use designation in the 2030 Comprehensive Plan is High Density Residential. This land use designation encourages development that is compatible with the abutting traffic conditions and adjacent land uses. The proposed development conforms with a number of the guidelines and criteria for development within high density residential areas. The development has direct access onto a principle arterial roadway, and is located near a large, public open space. Townhomes are also a type of dwelling unit that are listed in the criteria for high density residential areas. However, some design aspects of the site do not conform to the high density residential guidelines. The guidelines list the minimum density as 11 units per acre, but the residential portion of the site will be 7.5 units per acre when fully developed.

There are various other statements and goals in the 2030 Comprehensive Plan that relate to this development.

- Land Use Chapter Goal: *Consider physical development within a community-wide framework which recognizes the unique aspects of the City's setting and ensures top quality design of new construction and development.*
- Land Use Chapter Goal: *Assure that the City's land development regulations provide for efficiency, compatibility, compliance, variety, flexibility, and innovations.*
- Economic Development Chapter Goal: *Diversify and Expand the Tax Base: To strengthen the tax base through balanced land use and business diversification*

Though the residential density does not meet the minimum as listed in the high density residential guidelines, staff believes that the mixed use aspect and other aspects of this proposed development outweigh the density and meet the expectations and goals of the land use and economic development sections of the 2030 Comprehensive Plan.

2. *The proposed development is in substantial conformity with the purpose and intent of the original district, and departures from the original district regulations are justified by the design of the development.*

For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the original zoning district may be considered as guidelines only and may be departed from in the approval of a planned unit development. The following are the items that vary from the underlying zoning.

- Building Setbacks
- Lot Coverage
- Building Materials

Building Setbacks – In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Specifically, the purpose of a front yard setback is to create separation from buildings and the street and from buildings across the street. The front yard setback would be 5' less than the required setback, and the rear yard setback would be 3' less than the required setback. Because the property to the north is part of the same development, the smaller front yard setback will not create issues in the separation of uses. Also, only 4 of the 10 proposed townhomes have front yards smaller than the required 35'. The rear yard setback is not being met in 6 of the 10 proposed townhomes, but the townhomes back up to open space. Therefore, there are no adverse impacts on the adjoining properties by having front and rear yard setbacks less than 35' and 30', respectively.

Lot Coverage – Impervious surface coverage controls are established to control for stormwater runoff, and to allow for rain and water to be managed on site to reduce stormwater runoff and water pollution. The proposed development will exceed the maximum impervious surface coverage of 30% once the 4 additional townhomes and associated parking areas are constructed. The impervious surface coverage once the additional townhomes are developed will be 31.9%. However, all stormwater runoff will be managed on the development site in two basins on the east and west side of the drive lane accessing the site from Highway 10. These basins will provide for a volume of 11,434 cubic-feet, when only 4,392 cubic-feet were required by the Lower Rum River Watershed Management Organization. Therefore, staff believes that the increase of impervious surface coverage to 31.9% will not create any adverse impacts on surrounding areas.

Building Materials – The proposed townhomes will not meet the exterior material requirements for the R-3 Medium and High Density residential district. The proposed office building does meet the exterior material requirements for the B-4 Limited Business district. The office building, which fronts onto and is more visible from Highway 10, will include cultured stone along the lower portion of the façade. Brick will be used in areas to define prominent architectural features, such as the variation in roof lines. The use of cultured stone and brick has been incorporated on other elevations around prominent architectural features and near the entrances of the building. The remaining façade will be lap siding with shake style asphalt shingles on the roof. The proposed townhomes will be constructed to be compatible with the office building, and will use the same types of building materials. Staff believes that the departures of these requirements of the underlying zoning district are justified as they are compatible with the design of the overall development and still produce a product that will look appealing and fit with the general character of the surrounding area.

3. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.*

The project area is 3.8 acres, and has been split into two lots to separate the mixed land uses that are included in the development. The proposed development has been designed in such a manner as to create desirable relationship between the buildings that will be located on the site. The residential uses will be setback further from Highway 10 to create separation from the roadway, and have also been located on the lot to take advantage of the views of the Mississippi River. The office use in the development has been located closer to Highway 10, which is a more suitable location for that type of use and building. The shared drive lanes and parking areas throughout the development will reduce the overall need for parking and the impervious surface coverage, while still providing the minimum number of parking spaces for the land uses. The occupants of the residential uses will have access to the Mississippi River, and will be in close proximity to open space and park land. For the reasons described above, staff believes that the proposed development is desirable in form and creates a unified environment within its own boundaries.

4. *The development will not create an excessive burden on parks, schools, streets, or other public facilities and utilities, which serve or are proposed to serve the development.*

The development plan has been reviewed by the city's engineering, fire and building departments. The City of Anoka is planning to provide upgraded public utilities to the site that will serve the development, and these utilities will connect in to the existing system. There will be no impact on levels of service elsewhere in the city. The development has also been planned to allow for the future construction of Highway 10 improvements that are included in the Anoka Solution plans. The development should not create an excess burden on parks. Because the development will be used as a counseling center and there will be no families living in the residential units, there will be no impact on the schools.

5. *The development will not have undue adverse impacts on neighboring properties.*

The property is located in an area with a variety of surrounding zoning districts and land uses. These land uses include commercial, industrial, and open space. The development will consist of new construction of buildings that will be constructed with durable, attractive building materials. The new buildings will be compatible with the surrounding area, and will not have any adverse impacts on neighboring properties.

6. *The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interests.*

The City of Anoka will require a development agreement for the project. The agreement will ensure that all necessary improvements to the private buildings, roadways, grading, and landscaping are to be completed.

RECOMMENDATION

Staff believes the request meets the criteria required to grant a variance based on the findings listed above. Staff also believes that the development meets the criteria required to approve a planned unit development.

Staff recommends approval of the variance with the following conditions:

- 1.) The completed site must be consistent with the approved site plan.
- 2.) All necessary building and sign permits shall be obtained.
- 3.) The applicant shall obtain all necessary federal and state permits for the use of the site prior to construction or occupation.
- 4.) The completed site improvements must be constructed to be consistent with the conditions of approval included on the Lower Rum River Watershed Management Organization permit.

Staff recommends approval of the planned unit development and the rezoning of the 3.8 acre development area to Planned Residential District-5 (PRD-5) with the following conditions:

- 1.) The completed site must be consistent with the approved site plan.
- 2.) All necessary building and sign permits shall be obtained.
- 3.) An updated landscaping plan, to be approved by City staff, shall be submitted along with building permits showing the relocation of the 11 trees that are currently shown to be placed in the right-of-way.
- 4.) The applicant shall obtain all necessary federal and state permits for the use of the site prior to construction or occupation.
- 5.) The completed site improvements must be constructed to be consistent with the conditions of approval included on the Lower Rum River Watershed Management Organization permit.

- 6.) The applicant shall submit building plans prior to the construction of the additional 4 townhome units to allow for the City to verify consistency with the approved site plan.

COMMISSION ACTION

- The Commission may recommend approval of the variance and planned residential development, with any necessary conditions
- The Commission may recommend denial of the variance and planned residential development with required findings.
- The Commission may postpone the application with reason, such as the need for additional information.

Chuck Darnell
Associate Planner

Site Map

6058 Highway 10

Variance & Planned Unit Development Application - April 5, 2016





03/29/2016



03/29/2016



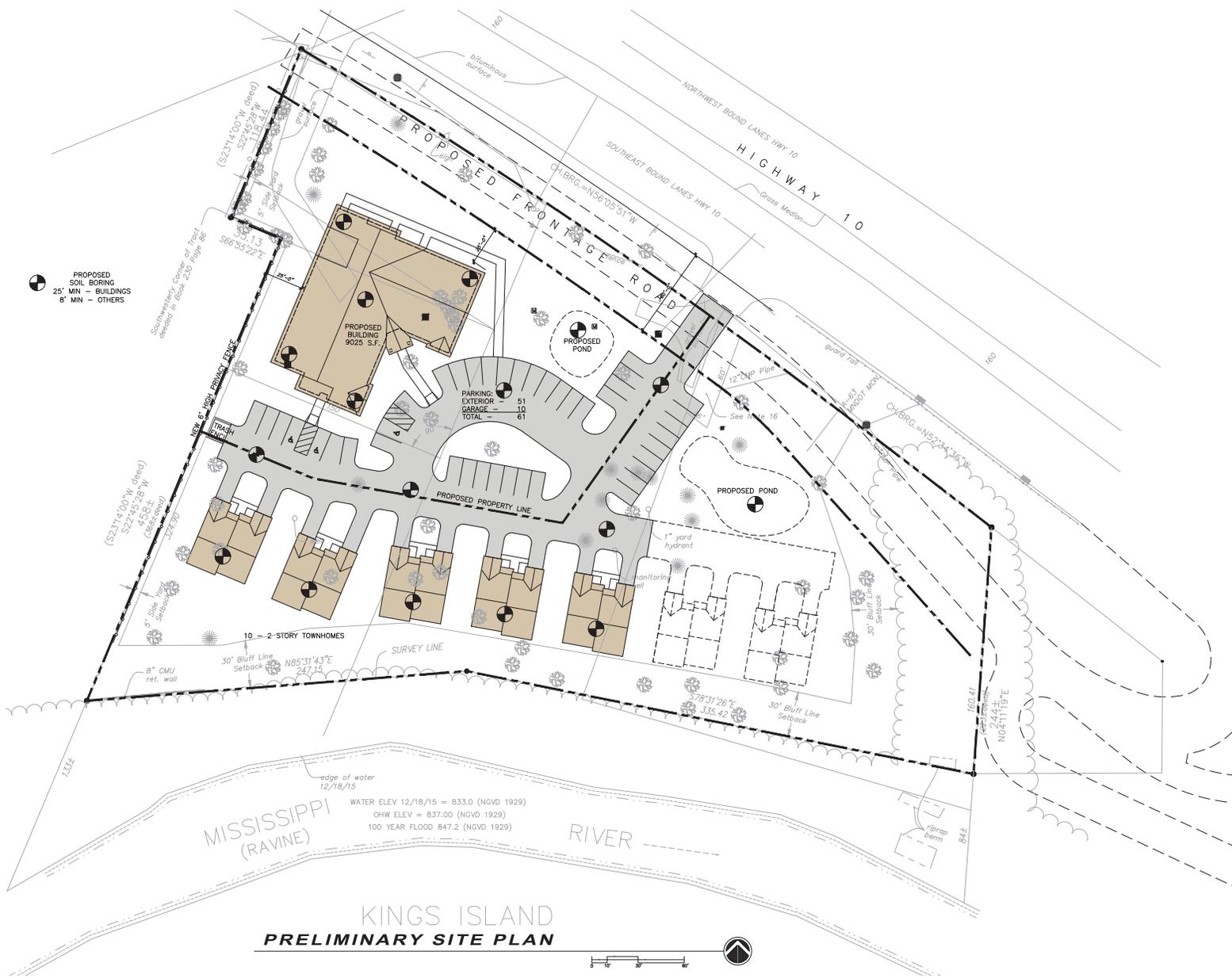
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PROPOSED SOIL BORING
 25' MIN - BUILDINGS
 8' MIN - OTHERS

Southwesterly Corner of Project
 measured in Book 230 Page 86

MISSISSIPPI (RAVINE) RIVER
 WATER ELEV 12/18/15 = 833.0 (NGVD 1929)
 OHW ELEV = 837.00 (NGVD 1929)
 100 YEAR FLOOD 847.2 (NGVD 1929)

KINGS ISLAND
PRELIMINARY SITE PLAN



CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
 Name: A. New, A.M. # 20071
 Date: _____

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 SHEET NO. 1023

Proposed New Facility for:
Riverplace Counseling Center
 Anoka, MN

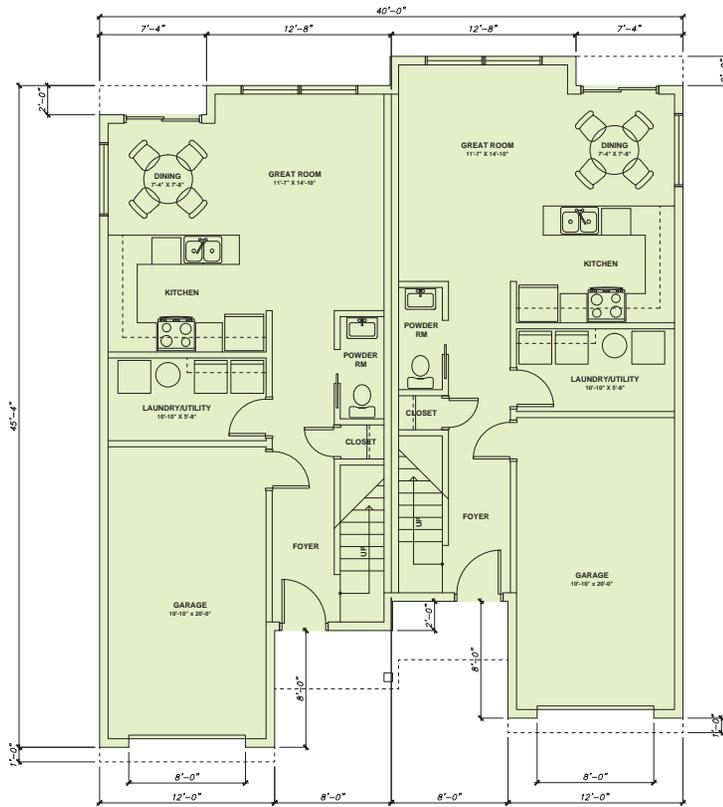
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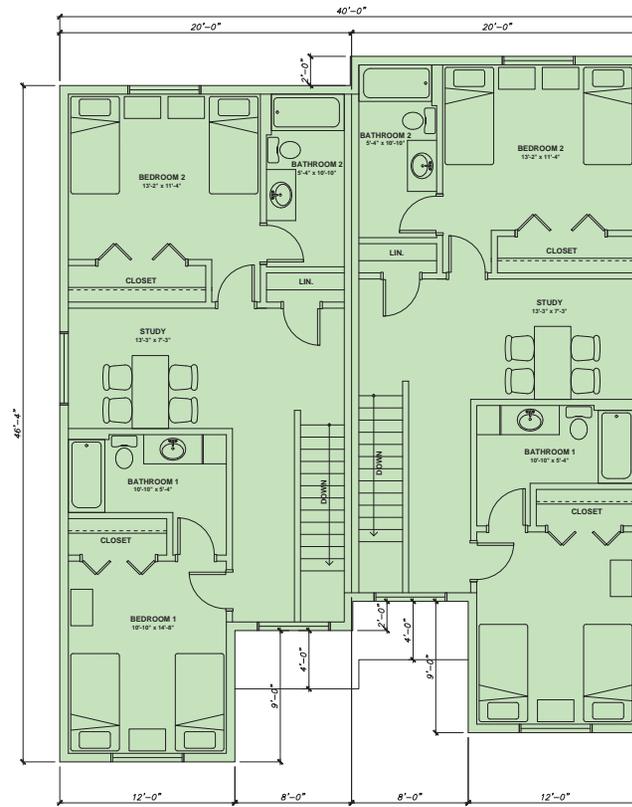
PRELIMINARY SITE PLAN

- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BID SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

DATE: 09 FEB 2016
A1.1
 PROJECT NO. 15044



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MINNESOTA.
 Name: A. New, AIA # 20001
 Date: _____

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 DRAWN BY: JTB/ML
 DATE: _____

**Proposed New Facility for:
 Riverplace Counseling Center
 Anoka, MN**

REVISIONS

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PRELIMINARY FLOOR PLAN

- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BD SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

DATE: 09 FEB 2016
A2.2
 PROJECT NO. 15044

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
4	ABM	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2-1/2" B&B
6	RB	Betula nigra	River Birch, 3 stem clumps	8'-10' ht. B&B
3	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
9	AP	Pinus nigra	Austrian Pine	6' ht. B&B
6	BHS	Picea glauca densata	Black Hills Spruce	6' ht. B&B
4	PFC	Malus 'Prairiefire'	Prairiefire Crabapple	1-1/2" B&B
8	JTL	Syringa reticulata	Japanese Tree Lilac	1-1/2" B&B
SHRUBS				
1	OV	Viburnum sargentii 'Onondaga'	Onondaga Viburnum	5 Gal. Pot
5	EMH	Lonicera xylosteum 'Emerald Mound'	Emerald Mound Honeysuckle	2 Gal. Pot
16	GMS	Spiraea japonica 'Goldmound'	Goldmound Spirea	2 Gal. Pot
8	NFS	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	2 Gal. Pot
2	PPL	Syringa vulgaris 'Prairie Petite'	Prairie Petite Lilac	5 Gal. Pot
12	SJ	Juniperus sabina 'Scandia'	Scandia Juniper	5 Gal. Pot
5	TY	Taxus x media 'Tauntonii'	Taunton Spreading Yew	5 Gal. Pot
PERENNIALS & ORNAMENTAL GRASSES				
12	AST	Astilbe, sp.	Mixed pink & red species	1 Gal. Pot
19	KFG	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	3 Gal. Pot
10	JBD	Hemerocallis, sp.	Janice Brown Daylily	1 Gal. Pot
15	H	Hosta, sp.	Mixed species in sets of 3	1 Gal. Pot
7	B	Boulders	Accent boulders set 1/3 into grade	24"-32" dia.

SOD
Highland sod only, no peat sod accepted. Select a blend tolerant to salt and drought. Located around building only.

SEED
Turf seed shall be selected for drought tolerance and sun/shade conditions. Infiltration basins shall be seeded with specific blends for the moisture and soil conditions.

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices. Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, including seeded and sodded areas to be manually watered until established.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.

Open top of burlap on B&B materials; remove pot on potted plants; spill and break apart peat pots.

Prune plants as necessary — per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted. Sod shall be northern grown and hardy.

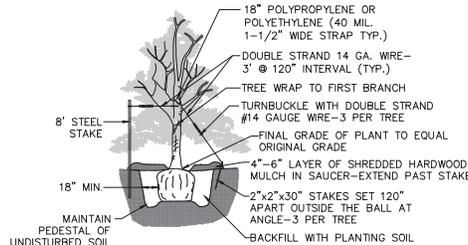
Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 3" - 4" of 1-1/2" washed River Rock mulch and 4" vertical (commercial grade) black steel edging. The edging shall be placed and staked with smooth lines or curves as shown on the plan. Weed barrier shall not be placed around or adjacent to perennials or ornamental grasses. Weed barrier may be omitted if weeds can be managed by using Preen or an equivalent weed pre-emergent and preventative.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

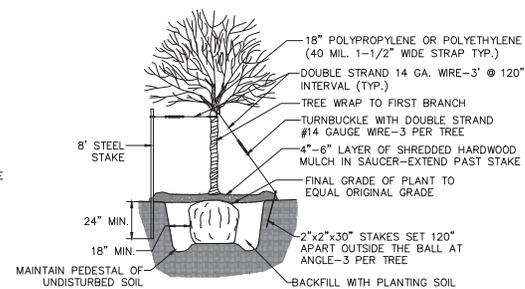
Save all existing trees shown on the plan. Protection fencing shall be used if necessary.

Soil testing shall be completed by the Landscape Contractor to ensure that soils are suitable to be used in planting areas. Where proposed green areas are replacing previous pavement or compacted areas, subsurface base shall be removed to a depth of 4 feet minimum and replaced with soils that will sustain proper growing conditions.



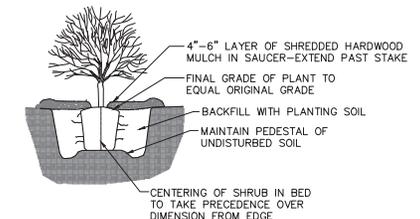
- NOTES:
1. TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
 2. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 3. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 4. CONFIR TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
 5. NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



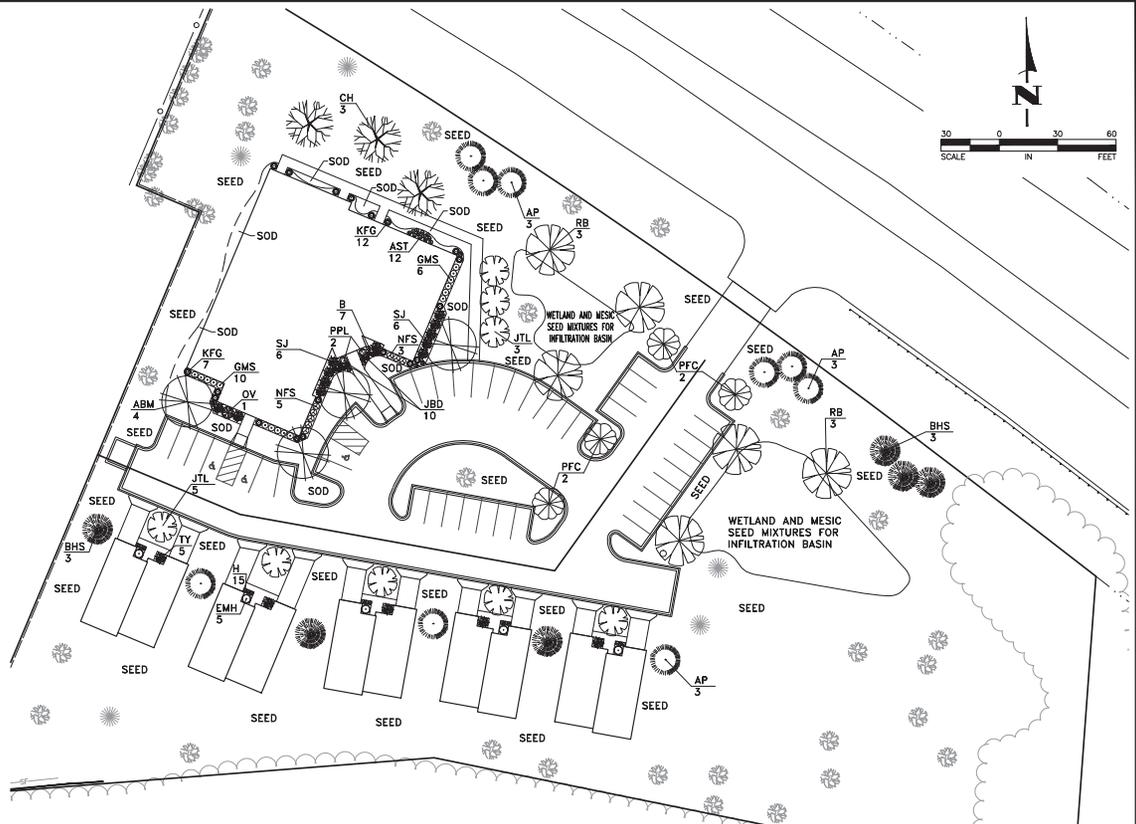
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1. TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
 2. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 3. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL



- NOTES:
1. HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).
 2. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL



Mar. 10, 2016 - 1:20pm
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DATE	REVISION
5/3/16	ISSUED FOR CITY REVIEW

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Debra Brodsho
Debra Brodsho
REG. NO. 23849 DATE 3/3/16

BRODSHO CONSULTING
Landscape Architecture Site Planning
698 NORTHBRIDGE COURT
EAGAN, MN 55123
PHONE: 651-488-8203
FAX: 651-456-5748

RIVERPLACE COUNSELING CENTER

LANDSCAPE PLAN

CITY OF ANOKA, MINNESOTA

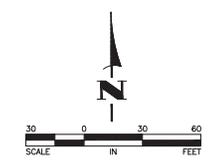
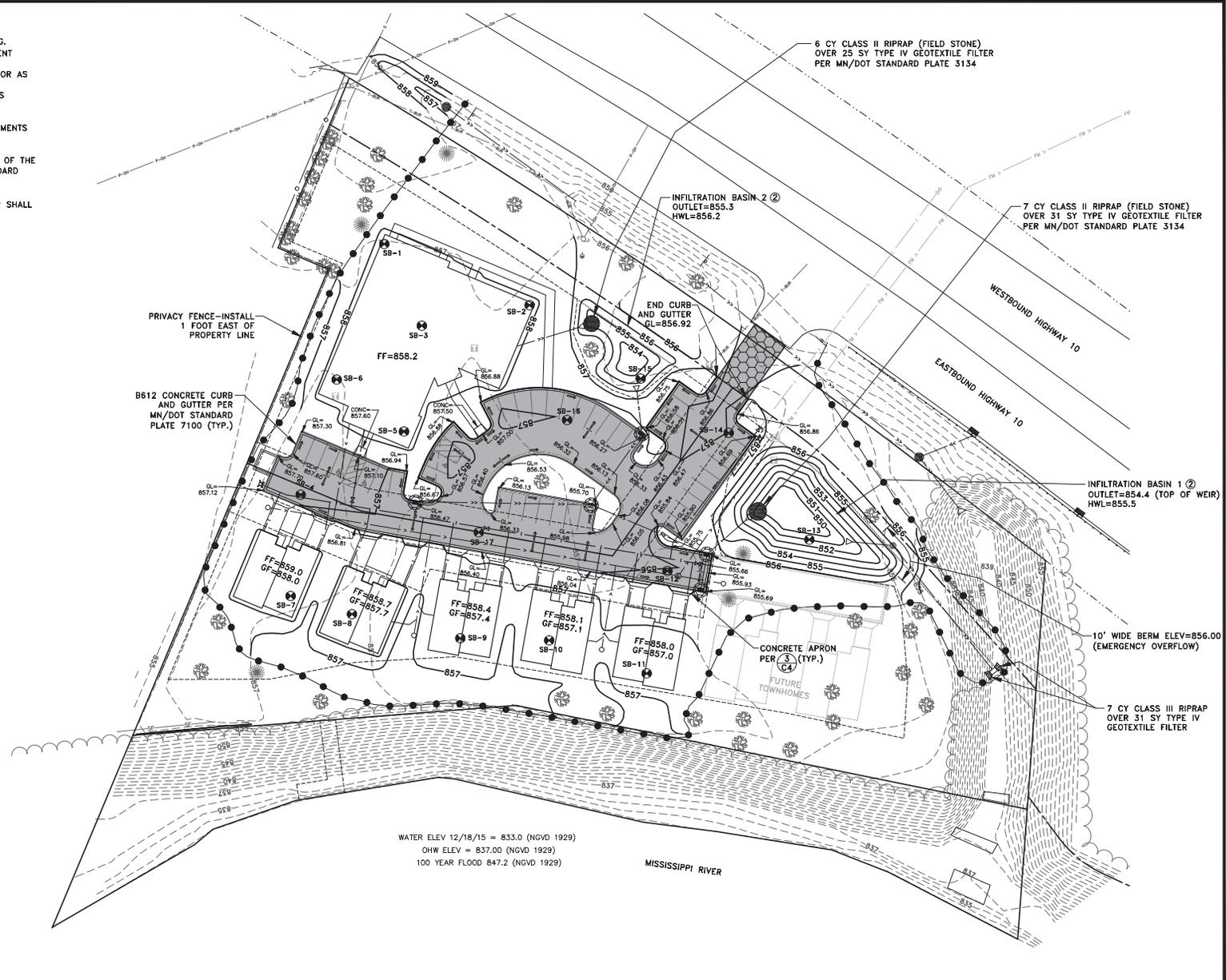
SHEET
L1
OF
L1
SHEETS
AN215

- GENERAL NOTES:
1. SEE THE UTILITY PLAN FOR STORM SEWER INFORMATION.
 2. DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 3. PROJECT IS LOCATED WITHIN THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION BOUNDARIES.
 4. CONTRACTOR SHALL SWEEP ALL DEBRIS FROM HIGHWAY 10 AS NECESSARY OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
 5. CONTRACTOR SHALL REMOVE ALL EROSION CONTROL FEATURES ONCE SITE IS STABILIZED.
 6. SLOPES SHALL BE A MAXIMUM OF 4:1.
 7. SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTIONS 2611 AND 2621 OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS", 2013 EDITION.
 8. STREET AND STORM SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".

- REFERENCE NOTES:
- ① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER (A/C4).
 - ② INFILTRATION BASINS SHALL BE CONSTRUCTED PER (S/C4).

LEGEND

- ROCK CONSTRUCTION ENTRANCE ①
- INLET PROTECTION DEVICE
- PROPOSED BITUMINOUS PAVEMENT PER (A/C4), (S/C6) AND (A/C6)
- SILT FENCE PER (S/C4)
- DRAINAGE ARROW
- PROPOSED SPOT ELEVATION



WATER ELEV 12/18/15 = 833.0 (NGVD 1929)
 OHW ELEV = 837.00 (NGVD 1929)
 100 YEAR FLOOD 847.2 (NGVD 1929)

Mar. 24, 2016 - 2:40pm
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DATE	REVISION
3/3/16	ISSUED FOR CITY REVIEW
3/16/16	REVISED PER LRMWD REVIEW
3/24/16	REVISED UTILITIES

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

David J. Johnson, P.E.
 Date 2/26/16 Lic. No. 23461

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 www.hakanson-anderson.com

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: C.J.J.

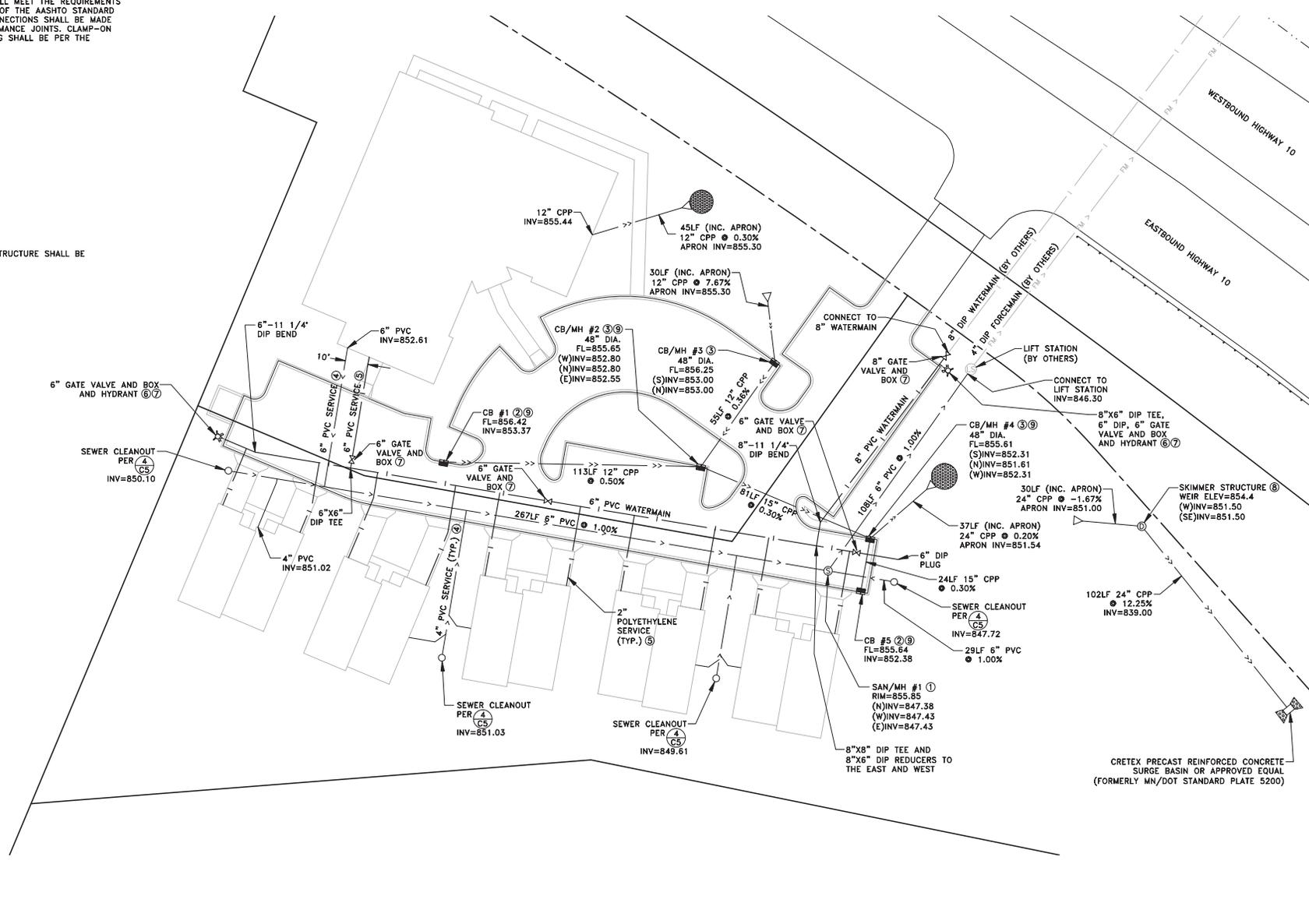
RIVERPLACE COUNSELING CENTER

GRADING, DRAINAGE AND EROSION CONTROL PLAN
 CITY OF ANOKA, MINNESOTA

SHEET C2 OF C6 SHEETS

GENERAL NOTES:
 1. CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT WATERTIGHT PERFORMANCE JOINTS. CLAMP-ON BANDS WILL NOT BE ALLOWED. PIPE BEDDING SHALL BE PER THE MANUFACTURER'S RECOMMENDATION.

- REFERENCE NOTES:
 ① CONSTRUCT MANHOLE PER (6/CS).
 ② CONSTRUCT CATCH BASIN PER (1/CB).
 ③ CONSTRUCT CATCH BASIN/MANOLE PER (2/CB).
 ④ CONSTRUCT SEWER SERVICE PER (1/CS).
 ⑤ CONSTRUCT WATER SERVICE PER (6/CB).
 ⑥ CONSTRUCT HYDRANT PER (5/CS).
 ⑦ CONSTRUCT VALVE PER (3/CS).
 ⑧ CONSTRUCT SKIMMER STRUCTURE PER (5/CB).
 ⑨ CONNECTION BETWEEN THE PIPE AND THE STRUCTURE SHALL BE WATERTIGHT PER ASTM F2510/F2510M.



Mar. 24, 2016 - 2:47pm
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DATE	REVISION
3/3/16	ISSUED FOR CITY REVIEW
3/24/16	REVISED UTILITIES

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 Date 2/26/16 Craig J. Johnson, P.E. Lic. No. 23461


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RIVERPLACE COUNSELING CENTER
 CITY OF ANOKA, MINNESOTA

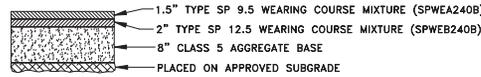
UTILITY PLAN
 SHEET C3
 OF C6 SHEETS
 AN215

GENERAL CONSTRUCTION AND SOILS NOTES:

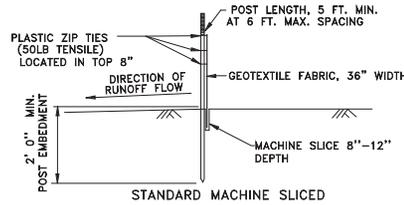
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT, SIDEWALK AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE "GEO TECHNICAL EXPLORATION REPORT" COMPLETED BY HAUGO GEOTECHNICAL SERVICES AND DATED MARCH 1, 2016 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT CUT VERTICALLY TO THE BOTTOM OF INPLACE SURFACING OR TOP OF GRADING SUBGRADE, WHICHEVER IS DEEPER, AT A 1(V)/2(H) TO THE BOTTOM OF EXCAVATION.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPECIFICATION 2104.3.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS. THE ASPHALT EMULSION MAY BE FURTHER DILUTED IN THE FIELD IN ACCORDANCE WITH MN/DOT SPECIFICATION 2357.
8. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28 SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE STATED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTIONS.
9. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF MN/DOT SPECIFICATIONS 2360 AND 3139.
10. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND EITHER SOD OR SEED MIXTURE 25-131 AND TYPE 1 MULCH MATERIAL, DISK ANCHORED.

GENERAL EROSION CONTROL NOTES:

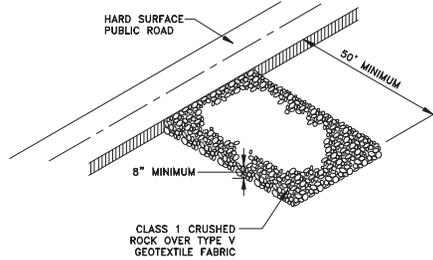
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.
8. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.



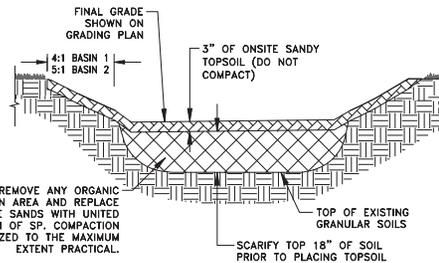
1 PAVEMENT SECTION
NO SCALE



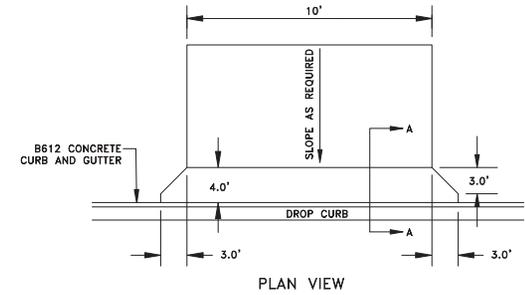
2 SILT FENCE DETAILS
C4



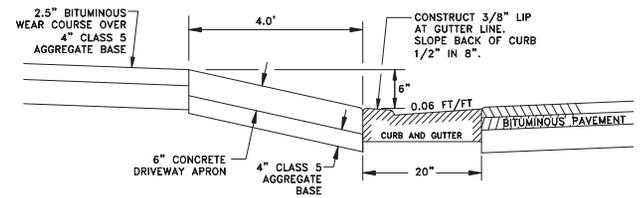
4 ROCK CONSTRUCTION ENTRANCE
C4



5 INFILTRATION BASIN
NO SCALE



PLAN VIEW



SECTION A-A

3 DRIVEWAY DETAILS
C4

LEGEND

---	906	EXISTING CONTOUR
---	906	PROPOSED CONTOUR
---	---	PROPERTY LINE
---	---	EXISTING RIGHT-OF-WAY
---	---	PROPOSED RIGHT-OF-WAY
---	---	PROPOSED EASEMENT LINE
---	P-OH	OVERHEAD ELECTRIC
---	T-BUR	UNDERGROUND TELEPHONE
---	G	GAS MAIN
---	---	POWER POLE
---	---	GUY WIRE
---	---	UTILITY PEDESTALS
---	---	SIGN
---	---	EXISTING STORM SEWER
---	---	EXISTING CATCH BASIN
---	---	PROPOSED STORM SEWER
---	---	PROPOSED SANITARY SEWER
---	---	PROPOSED WATERMAIN
---	---	PROPOSED CATCH BASIN
---	---	PROPOSED STORM SEWER APRON
---	---	PROPOSED WATER VALVE
---	---	PROPOSED HYDRANT
---	---	CONIFEROUS AND DECIDUOUS TREES
---	---	CONCRETE CURB & GUTTER
---	SB-5	SOIL BORING-SEE GEOTECHNICAL REPORT
---	---	DETAIL NUMBER
---	---	SHEET NUMBER

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DATE	REVISION
3/3/18	ISSUED FOR CITY REVIEW

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Date 2/26/16 **CHRIS J. JOHNSON, P.E.** Lic. No. 23461

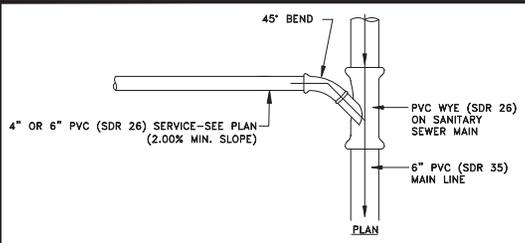
REVISION BY: TAE
 DRAWN BY: TAE
 CHECKED BY: C.J.J.

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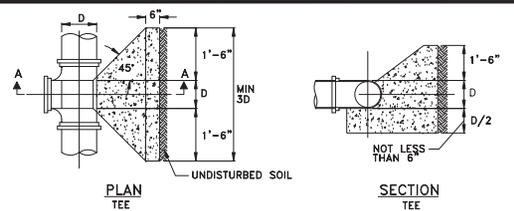
RIVERPLACE COUNSELING CENTER

CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
 CITY OF ANOKA, MINNESOTA

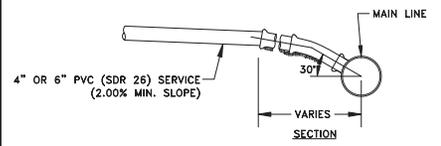
SHEET C4 OF C6 SHEETS



1 TYPICAL PVC SEWER SERVICE
NO SCALE

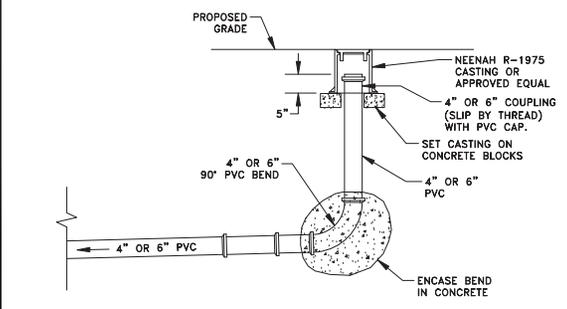


2 WATERMAIN THRUST BLOCKING DETAIL
NO SCALE

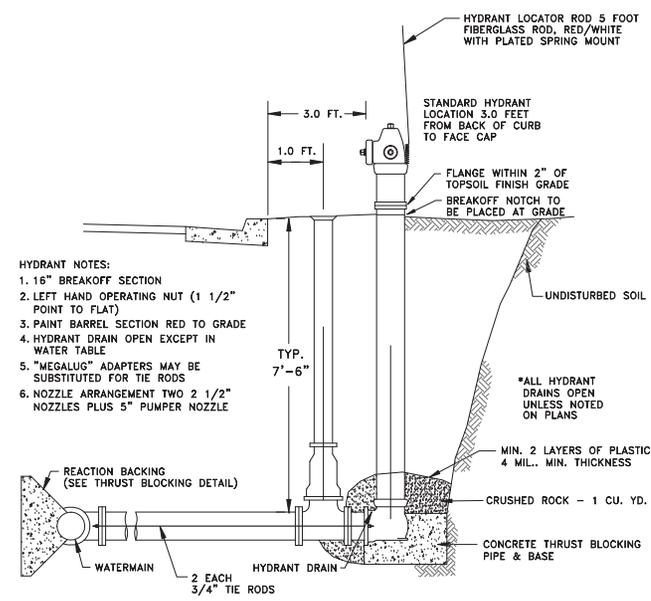


3 TYPICAL RESILIENT WEDGE VALVE & BOX INSTALLATION
10" DIA. AND SMALLER WATERMAIN
NO SCALE

REFERENCE NOTES:
 ① HIGH DENSITY POLYETHYLENE ADJUSTMENT RINGS SHALL BE USED FOR ALL SANITARY SEWER MANHOLES AND STORM SEWER MANHOLES WITH SOLID LIDS (NON-INLET TYPE). ALL INLET TYPE STORM SEWER CASTINGS SHALL USE CONCRETE ADJUSTMENT RINGS. THE CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. A MAXIMUM OF 3 RINGS SHALL BE USED FOR ADJUSTMENT. THE MINIMUM ADJUSTMENT HEIGHT SHALL BE 4 INCHES AND THE MAXIMUM ADJUSTMENT HEIGHT SHALL BE 8 INCHES.
 ② ALL PIPE BENDS AND FITTINGS REQUIRE THRUST BLOCKING AND SERIES 2000PV MEGALUG MECHANICAL JOINT RESTRAINTS AS MANUFACTURED BY EBBA IRON, INC. OR APPROVED EQUAL.
 ③ CONTRACTOR SHALL USE A VALVE STEM ALIGNMENT TUBE TOOL TO MAINTAIN VERTICAL ALIGNMENT WHEN BACKFILLING THE VALVE BONNET AND VALVE BOX ASSEMBLY. THE ALIGNMENT TUBE SHALL CONSIST OF METAL PIPE WITH A SQUARE NUT RECEIVER SECURELY FASTENED TO THE END FOR PLACEMENT ON THE VALVE OPERATING NUT.

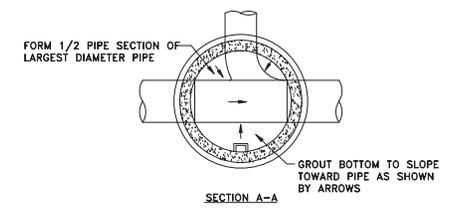


4 SANITARY SEWER CLEANOUT
NO SCALE



5 HYDRANT DETAIL
NO SCALE

HYDRANT NOTES:
 1. 1 1/2" BREAKOFF SECTION
 2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
 3. PAINT BARREL SECTION RED TO GRADE
 4. HYDRANT DRAIN OPEN EXCEPT IN WATER TABLE
 5. "MEGALUG" ADAPTERS MAY BE SUBSTITUTED FOR THE RODS
 6. NOZZLE ARRANGEMENT TWO 2 1/2" NOZZLES PLUS 5" PUMPER NOZZLE



6 STANDARD SANITARY SEWER MANHOLE
48" DIAMETER, ECCENTRIC CONE
NO SCALE

Mar. 02, 2016 - 3:48pm
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DATE	REVISION
3/3/18	ISSUED FOR CITY REVIEW

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 Date 2/26/16
 Craig J. Johnson, P.E.
 Lic. No. 23461

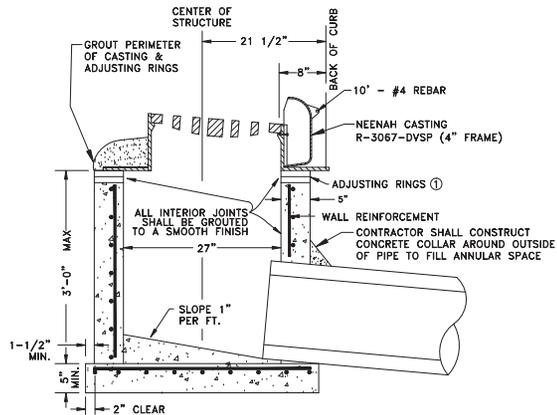
DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: C.J.J.

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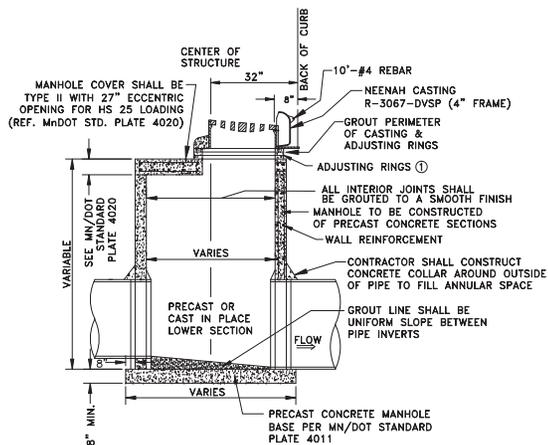
RIVERPLACE COUNSELING CENTER

DETAILS
 CITY OF ANOKA, MINNESOTA

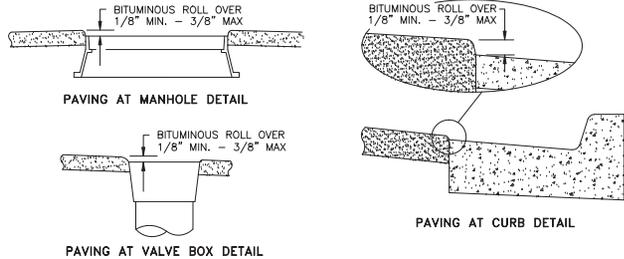
SHEET C5
 OF C6 SHEETS
 AN215



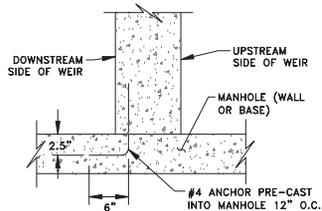
1 STANDARD CATCH BASIN
 (REF. Mn/DOT STANDARD PLATE 4006 DESIGN H)
 NO SCALE



2 STANDARD CATCH BASIN MANHOLE
 NO SCALE

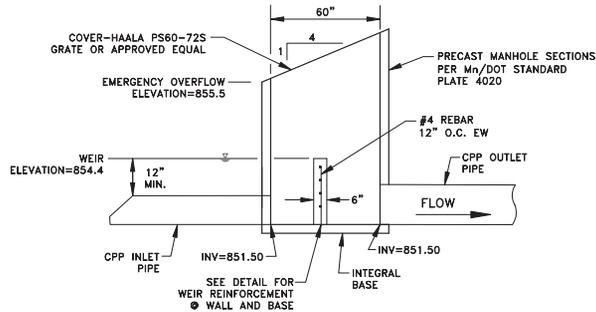


3 PAVING DETAILS
 N.T.S.

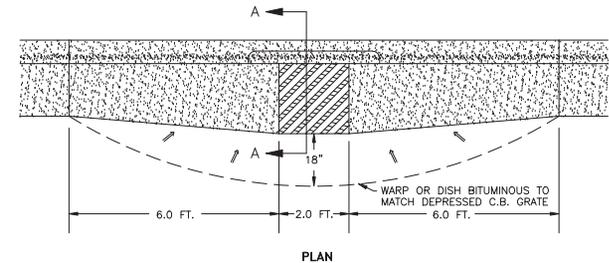


NOTES:
 1. THE FOLLOWING MAY BE USED AS AN ALTERNATIVE TO THE PRE-CAST ANCHORS: HVA ADHESIVE ANCHOR SYSTEM, WITH HVA ADHESIVE CAPSULES AND #5 REBAR, AS MANUFACTURED BY HILTI CORP OR APPROVED EQUAL.
 2. REINFORCEMENT BARS IN WEIR NOT SHOWN.

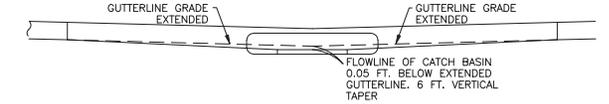
WEIR REINFORCEMENT
 WALL AND BASE



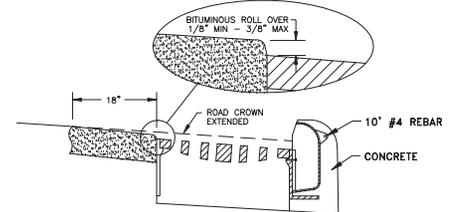
5 SKIMMER STRUCTURE DETAIL
 NO SCALE



PLAN

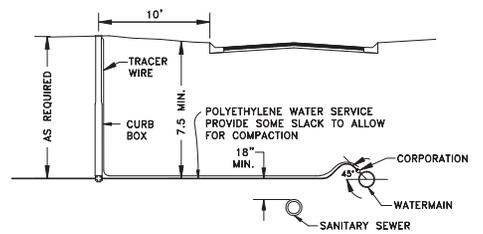


PROFILE



SECTION A-A

CURB CONSTRUCTION AT
 CATCH BASIN DETAIL



6 WATER SERVICE DETAIL
 NO SCALE

REFERENCE NOTES:
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 Eric J. Johnson, P.E.
 Lic. No. 23461

DESIGNED BY:	TAE
DRAWN BY: <td>TAE</td>	TAE
CHECKED BY: <td>CJJ</td>	CJJ



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DETAILS
 CITY OF ANOKA, MINNESOTA

SHEET C6
 OF C6
 SHEETS

COUNCIL MEMO FORM

7.2 E

Meeting Date	April 18, 2016
Agenda Section	Reports of Officers, Boards & Commissions
Item Description	ORD/Planned Unit Development; 6058 Highway 10; 1 st Reading
Submitted By	Chuck Darnell, Associate Planner

BACKGROUND INFORMATION

See Council Memo for Agenda Item 7.2.D

Attachments include an ordinance to rezone the property to Planned Residential Development-5 (PRD-5).

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Approve the first reading of an ordinance rezoning the property at 6058 Highway 10 to Planned Residential Development-5 (PRD-5).



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
ORDINANCE**

ORD-2016-XXXX

AN ORDINANCE AMENDING CHAPTER 74, ARTICLE III, SECTION 74-62 OF THE ANOKA CITY CODE REGARDING THE CITY OF ANOKA ZONING MAP.

The Council of the City of Anoka ordains:

SECTION 1. This ordinance applies to the subject property legally described as follows:

See Exhibit A

SECTION 2. The City Council finds in support of rezoning the property described in SECTION 1 of this ordinance.

SECTION 3. The subject property legally described in SECTION 1 shall hereafter have the zoning classification of Planned Residential Development-5 (PRD-5) apply to it.

SECTION 4. The Zoning Administrator is hereby authorized and directed to record said amendments to the Official Zoning Map.

SECTION 5. This Ordinance shall be in full force and effective upon passage and seven days after publication.

ATTEST:

Introduced: April 18, 2016
Adopted: _____
Published: _____
Effective: _____

Phil Rice, Mayor

	Aye	Nay	Abstain	Absent
Rice	_____	_____	_____	_____
Anderson	_____	_____	_____	_____
Freeburg	_____	_____	_____	_____
Schmidt	_____	_____	_____	_____
Weaver	_____	_____	_____	_____

Amy T. Oehlers, City Clerk

EXHIBIT A

All that part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 32, Range 25, including Lot 14, Lot 32 and part of Lot 26, Auditor's Subdivision Number 96, formerly part of Lot 6, Auditor's Subdivision Number 29, Anoka County, Minnesota, described as follows, to -wit: Commencing at a point on the East and West Quarter section line distant 2272.00 feet East of the West Quarter section corner of said Section 35; thence to the right with a deflection angle of 113 degrees 14 minutes and South 23 degrees 14 minutes West a distance of 733.06 feet to the Southwesterly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the point of beginning of the tract hereby to be described; thence South 23 degrees 14 minutes West to the Southwesterly corner of that tract deeded by Roger W. Dickenson and Minnie E. Dickenson to Milton T. Werner and Bertha E. Werner as recorded in Book 230 of Deeds, page 86; thence Southeasterly on a line which would pass through the Southeasterly corner of that tract described in Book 214 of Deeds, page 378 to an intersection with a line drawn parallel with and 150 Westerly of the Easterly line of said tract described in Book 214 of Deeds, page 378; thence South 23 degrees 14 minutes; West on a line parallel with the Southwesterly extension of the Easterly line of said tract of land recorded in Book 214 of Deeds, page 378, for a distance of 368 feet, more or less, to the high water line in a Ravine connecting to the Mississippi River; thence Easterly along said high water line in Ravine to a point on the Westerly line of Lot 8, Auditor's Subdivision Number 29, extended Southerly, said West line being the West line of that tract of land deeded to Henry H. and Myrtle Wilson, his wife, be William Pipenhagen and Eda Pipenhagen, his wife, dated May 26, 1938 and recorded in Book 172 of Deeds, page 76; thence Northerly on said extended Westerly line and West line a distance of 223 feet, more or less, to the Southerly line of State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6, said point being the Northeasterly corner of that tract of land deeded to Palmer R. and Marjorie Martinson by Roger W. Dickenson and Minnie V. Dickenson, his wife, and recorded in Book 244 of Deeds, page 630; thence Northwesterly along the Southerly line of said State Trunk Highway Number 10 as shown on Minnesota Department of Transportation Monumentation Plat 02-M6 to the point of beginning.
Anoka County, Minnesota

COUNCIL MEMO FORM

9.2

Meeting Date	April 18, 2016
Agenda Section	Ordinance and Resolutions
Item Description	ORD/Second Amendment to Purchase Agreement; Hearth Development (2 nd Reading)
Submitted By	Darin Berger, Housing Manager

BACKGROUND INFORMATION

On February 2, 2015, the City of Anoka and Hearth Development entered into a purchase agreement for 1.57 acres of land at the southeast corner of 2nd Avenue and Harrison Street. Hearth Development wishes to build the Gladstone Cooperative, a 44-unit (previously proposed 59 units) senior cooperative on that site.

The purchase agreement outlined a date of closing of August 31, 2015. Hearth Development has been actively marketing the building, however, had not reached the necessary amount of reservations to be able to proceed with purchase of the property. Therefore, back on September 8, 2015, the developer asked to extend the closing date to March 1, 2016 to allow sufficient time to obtain the necessary amount of reservations to receive financing. Since then, they have been working through the financing process with HUD, which has taken more time than expected. At this point, Hearth Development would like to push the closing date back to on or before June 1, 2016.

Also being amended is:

- Section 12: Commission, which changes the broker information from Cassidy Turley Commercial, Midwest, to Welsh/Colliers and DTZ. These changes should have been addressed in the first amendment which was approved in September 2015.
- Entity name will be changed from Hearth Development I, LLC to Hearth Development, LLC, per their request.

There is one amendment since your 1st Reading of this ordinance at the April 4, 2016 meeting:

The # of units was initially 59 units; that has been changed to 44 units, per Hearth Development.

FINANCIAL IMPACT

The purchase price is \$295,000 with a brokerage fee of \$39,200 owed to Cassidy Turley. Net proceed is \$255,800. Proceeds of the sale will go to the Thurston Corridor (Enterprise Park) Tax Increment Finance District as funds from this district were used for the original purchase of the property.

COUNCIL ACTION REQUESTED

Approve the second reading and adopt the ordinance approving the 2nd amendment to the purchase agreement with Hearth Development.



2015 First Avenue, Anoka, MN 55303
Phone: (763) 576-2700 Website: www.ci.anoka.mn.us

**CITY OF ANOKA, MINNESOTA
ORDINANCE**

ORD-2016-XXXX

**AN ORDINANCE APPROVING SECOND AMENDMENT TO PURCHASE
AGREEMENT WITH HEARTH DEVELOPMENT I, LLC.**

THE COUNCIL OF THE CITY OF ANOKA ORDAINS:

SECTION 1:

WHEREAS, the City of Anoka owns real property identified in Exhibit A of the attached Purchase Agreement; and

WHEREAS, Hearth Development I, LLC proposes to construct at 44-unit senior cooperative on the property identified in Exhibit A of the attached Purchase Agreement; and

WHEREAS, Hearth Development I, LLC and the City of Anoka entered into a purchase agreement dated February 2, 2015; and

WHEREAS, each party wishes to amend said agreement; and

WHEREAS, the Council has determined in accordance with Section 13.05 of the City Charter that it would be in the best interest of the City of Anoka to sell the real property owned by the City of Anoka to Hearth Development I, LLC pursuant to the terms of the attached amended Purchase Agreement.

NOW, THEREFORE, the Council of the City of Anoka, Minnesota, ordains:

1. The City Council hereby approves the sale of said real property pursuant to the attached Purchase Agreement.
2. The City Council authorizes and directs the Mayor and City Clerk to execute a deed and all of the documents necessary to complete the sale.

Section 2: This Ordinance shall be in full force and effective upon passage and seven (7) days after publication.

ATTEST:

Phil Rice, Mayor

Introduced: _____
Adopted: _____
Published: _____
Effective: _____

Amy T. Oehlers, City Clerk

	Aye	Nay	Abstain	Absent
Rice	_____	_____	_____	_____
Anderson	_____	_____	_____	_____
Freeburg	_____	_____	_____	_____
Schmidt	_____	_____	_____	_____
Weaver	_____	_____	_____	_____

SECOND AMENDMENT TO PURCHASE AGREEMENT BETWEEN CITY OF ANOKA AND ~~HEARTH DEVELOPMENT I, LLC~~ HEARTH DEVELOPMENT, LLC.

This Second Amendment to Purchase Agreement (this “Amendment”) is entered into and made effective as the later date of signature by the Parties on the signature page, by and between the City of Anoka (“Seller”), and ~~Hearth Development I, LLC~~ Hearth Development, LLC or its assigns (“Buyer”) (together, Seller and Buyer are the “Parties”).

RECITALS

WHEREAS, the Parties previously entered into a certain Purchase Agreement dated February 2, 2015, pursuant to which Seller agreed to sell Buyer and Buyer agreed to purchase from Seller vacant land as depicted in Exhibit A to the Purchase Agreement; and

WHEREAS, the Seller and Buyer executed First Amendment to Purchase Agreement dated September 21, 2015 to amend the Purchase Agreement to reflect a new date of closing of March 1, 2016.

WHEREAS, the Seller and Buyer wish to amend the Purchase Agreement to reflect a new date of closing.

NOW THEREFORE, in consideration of the foregoing, and all of the covenants and agreements set forth herein and in the Purchase Agreement, which Seller and Buyer acknowledge are adequate and sufficient consideration, Seller and Buyer hereby amend the Purchase Agreement as follows:

PURCHASE AGREEMENT

4. PRICE AND TERMS. The purchase price for the Property shall be Two-Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00) (the “**Purchase Price**”), which Buyer shall pay as follows: Earnest money of Ten Thousand and no/100 Dollars (\$10,000.00), the receipt and sufficiency of which is hereby acknowledged; and the remaining balance of Two Hundred Eighty Five Thousand and 00/100 Dollars (\$285,000.00) paid on or before ~~August 31, 2015~~ ~~March 1, 2016~~ **June 1, 2016** the “**DATE OF CLOSING.**” Buyer shall have until the DATE OF CLOSING within which to complete its due diligence. Thereafter, the earnest money shall become non-refundable.

12. COMMISSION. Seller and Buyer represent and warrant to each other that they have not engaged the services of any broker in connection with the sale and purchase contemplated by this agreement EXCEPT that Seller has engaged the services of Julie Lux (Welsh/Colliers) and Jim McCaffrey (DTZ) ~~of Cassidy Turley Commercial, Midwest, Minneapolis, Minnesota~~ (“Seller’s Agent”). At Closing, Seller shall be responsible for payment of a sales commission in the amount of \$39,200 to Seller’s Agent”), **which shall be paid as follows: \$19,600 to Welsh/Colliers and \$19,600 to DTZ.** The forfeiture of the Earnest Money and accrued interest thereon shall not inure to the benefit of any broker. Each party agrees to indemnify and hold the other harmless from any claim, damage, cost or expense for such brokerage commission or

finder's fee incurred as a result of any brokerage agreement entered into by such party, and to pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

SELLER:

City of Anoka

Date _____

By _____

Its _____

BUYER:

Hearth Development, LLC

Date _____

By _____

Its _____

COUNCIL MEMO FORM

12.1

Meeting Date	April 18, 2016
Agenda Section	Updates & Reports
Item Description	Tentative Agendas
Submitted By	Amy Oehlers, City Clerk

BACKGROUND INFORMATION

Attached are the tentative agenda(s) for future meeting(s).

FINANCIAL IMPACT

None.

COUNCIL ACTION REQUESTED

Request Council review and discuss upcoming agenda(s).



City Council - Worksession
Monday, April 25, 2016 - 5:00 p.m.
Council Worksession Room
(meeting will not be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL BUSINESS and/or DISCUSSION ITEMS**
 - 3.1 Discussion: Special Events Ordinance/Policy.
 - 3.2 Discussion; Related to Rental Licensing.
 - 3.3 Discussion; Interim Use Permit; Accessory Structures.
 - 3.4 Discussion; Sidewalk Snow & Ice Control.
4. **ADJOURNMENT**



City Council - Regular Meeting Monday, May 2, 2016 - 7:00 p.m. Council Chambers

(meeting will be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL MINUTES**
 - 3.1 April 18, 2016 Local Board of Appeals & Equalization Mtg.
April 18, 2016 Regular Mtg.
4. **OPEN FORUM** **The open forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers must be adhered to.*
5. **PUBLIC HEARING(S)**
 - 5.1 Public Hearing; Issuance of an On-Sale Intoxicating Liquor & Sunday Liquor License to MN Tavern Development Group, LLC, dba; 201 Tavern & Grill, 201 Jackson St, Suite 102.
RES/ Issuance of an On-Sale Intoxicating Liquor & Sunday Liquor License to MN Tavern Development Group, LLC, dba; 201 Tavern & Grill, 201 Jackson St, Suite 102.
 - 5.2 Public Improvement Hearing; Stormwater Pollution Prevention Annual Report. (SWPPP)
6. **CONSENT AGENDA**
 - 6.1 Verified Bills.
 - 6.2 Revising & Setting Council Calendars.
7. **REPORTS OF OFFICERS, BOARDS & COMMISSIONS**
 - 7.1 Planning Commission:
 - 7.1.A ORD/Rezoning; 6058 W Hwy 10. (2nd reading)
 - 7.1.B RES/Final Plate; 6058 W Hwy 10.
 - 7.1.C ORD/Planned Unit Development; 6058 W Hwy 10. (2nd reading)
8. **PETITIONS, REQUESTS & COMMUNICATION**

9. ORDINANCES & RESOLUTIONS

- 9.1 RES/ Issuance of an On-Sale Intoxicating Liquor & Sunday Liquor License to MN Tavern Development Group, LLC, dba; 201 Tavern & Grill, 201 Jackson St, Suite 102. (ACTED UPON AFTER PUBLIC HEARING)
- 9.2 RES/Recommended Approval of an LG214 Premise Permit; Northstar Search & Rescue @ 10K Brewing.
- 9.3 RES/Joint Powers Agreement/BCA; Data Services.
- 9.4 RES/Approval of Purchase Agreement; Dennis & Beverly Medved.
- 9.5 RES/Fellowship Place Utility Extensions; Accept Bids and Award Construction Contract.
- 9.6 RES/Purchase of an Easement at Anoka Technical College for Drainage & Utility Purposes.
- 9.7 ORD/Amending Chpt 46; Offenses & Miscellaneous Provisions, Article III. Offenses Involving Public Safety. (1st Reading)

10. UNFINISHED BUSINESSES

11. NEW BUSINESS

- 11.1 Revision to Policy #2010-02; Special Events.
- 11.2 Consideration of Issuance of a Special Events License; Bodies by Bob Fitness, 5K Run.
- 11.3 Consideration of Issuance of a Special Events License; 10 K Brewing, "Homegrown Beer Festival".
- 11.4 Consideration of Issuance of a Special Events License; MN Brewery Running Series; "5K-10K Fun Run".
- 11.5 Consideration of Issuance of a Special Events License; Anoka Masonic Lodge' "Get Out The Grill Out".

12. UPDATES & REPORTS

- 12.1 1st Quarter Financial Report.
- 12.2 Tentative Agendas.

ADJOURNMENT



City Council - Regular Meeting

Monday, May 16, 2016 - 7:00 p.m.

Council Chambers

(meeting will be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL MINUTES**
 - 3.1 May 2, 2016 Regular Mtg.
4. **OPEN FORUM** **The open forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers must be adhered to.*
5. **PUBLIC HEARING(S)**
 - 5.1
6. **CONSENT AGENDA**
 - 6.1 Verified Bills.
 - 6.2 Revising & Setting Council Calendars.
7. **REPORTS OF OFFICERS, BOARDS & COMMISSIONS**
 - 7.1 Planning Commission:
 - 7.1.A RES/Variance Extension; 208 Clay St.
 - RES/Conditional Use Permit; 637 W Main St.
8. **PETITIONS, REQUESTS & COMMUNICATION**
9. **ORDINANCES & RESOLUTIONS**
 - 9.1 ORD/Amending Chpt 46; Offenses & Miscellaneous Provisions, Article III. Offenses Involving Public Safety. (2nd Reading)
10. **UNFINISHED BUSINESSES**
11. **NEW BUSINESS**
12. **UPDATES & REPORTS**
 - 12.1 Tentative Agendas.

ADJOURNMENT



City Council - Worksession
Monday, May 23, 2016 - 5:00 p.m.
Council Worksession Room
(meeting will not be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL BUSINESS and/or DISCUSSION ITEMS**
 - 3.1 Discussion; Equipment Replacement Plan (ERP).
 - 3.2 Discussion; Capital Improvement Plan (CIP).
 - 3.3 Discussion: Review of City's Purchasing Policy.
4. **ADJOURNMENT**