



CITY OF ANOKA

**Housing & Redevelopment Authority**

**Monday, April 13<sup>th</sup>, 2015**

**Anoka City Hall**

**Council Chambers**

**5:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Approval of the Agenda
- IV. Approval of Minutes
  - A. March 9<sup>th</sup>, 2015
- V. Open Forum
- VI. Oath of Office for Board Vacancy – Colleen Werdien
- VII. Closed Session
  - A. Determination of Purchase Price for 1510 2<sup>nd</sup> Avenue
- VIII. Unfinished Business
  - A. North Suburban Home Improvement Show Recap
  - B. Chairpersons Quarterly Meeting Recap
  - C. 633 East Main Street Commercial Loan Update
  - D. Other Updates
- IX. New Business
  - A. Review Quarterly Financial Report
  - B. Walker Plaza II
- X. Discussion Items
- XI. Tentative Agenda Items for Future Meetings
- XII. Adjournment

# **AGENDA ITEM IV. A.**

**CITY OF ANOKA  
HOUSING AND REDEVELOPMENT AUTHORITY  
MEETING MINUTES – MARCH 9, 2015**

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

**Roll Call:** Commissioners present were: Chair Carl Youngquist, Dave Bonthuis, Lori Manzoline. Absent: Commissioner Lynn Hopkins. Staff present were: Housing Manager Darin Berger.

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

UPON A VOICE VOTE, MOTION CARRIED.

**Approval of Minutes:**

**February 9, 2015, Regular Meeting:** MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER MANZOLINE, TO APPROVE THE FEBRUARY 9, 2015, REGULAR MEETING MINUTES AS PRESENTED.

UPON A VOICE VOTE, MOTION CARRIED.

**Open Forum:** No one appeared.

**Unfinished Business:**

**Update Regarding Walker Plaza II Project:** Housing Manager Darin Berger stated this project has continued to progress since the last Board meeting. Staff has been working with Walker on various elements of this project and the drawings have changed since the last meeting. He stated the plan still shows 72 units but it has been reconfigured building from L to T due to the maneuverability of the site. Mr. Berger stated staff anticipates Walker submitting their materials requesting a rezoning and site plan review by March 27. The HRA will give their input at our April 13 meeting, the Planning commission will review the project at their May 6 meeting, and the City Council will review it at their May 18 meeting followed by a second reading pertaining to the rezoning on June 1.

Mr. Berger shared other items of note:

- Walker Methodist and Kaas-Wilson Architects have called a neighborhood meeting to be held at Walker Plaza. This will take place on March 16, 2015, from 6:30-8:00 pm. The Walker Methodist team will use feedback gained from the neighborhood meeting as they move forward.
- A survey of the property was completed.
- Soil borings have been ordered.
- Walker submitted an RFP to an architect firm called CityDeskStudio to repurpose a skyway that is no longer in use.
- The Walker Methodist board has seen the current plans and drawings. They are on track to give final approval by the end of the month.

- Walker staff is interviewing contractors on March 12.

Action Requested: None at this time. This is informational only.

Commissioner Bonthuis noted the entrance design has been greatly improved. Mr. Berger agreed, stating they have created more of a drop off area instead of from the street, which also included the element in a new way. He noted the skyway is actually a rendering take from an RFP of a skyway previously at a property in Minneapolis and that they feel confident in getting this. He said this would be a huge cost savings as long as the structure is safe and architecturally sound.

Commissioner Bonthuis said the new parking area has an additional 10 stalls too which is good.

Mr. Berger shared other proposed site drawings and the proposed timeline for approvals.

Chair Youngquist commented on the height of the building in relation to the existing building. Mr. Berger said the existing building is featured behind the new one in the rendering as if standing on the south looking north so it can be compared to the current building.

Chair Youngquist said one concern the Board had was the height of the building as we did not want another tower so he was pleased that Walker listened and responded to our desire and hopes the Planning Commission and City Council appreciate those efforts.

Mr. Berger agreed the building blends better with the current neighborhood and transitions to the single-family homes nearby.

Chair Youngquist inquired about the ponds. Mr. Berger said ponding will be added as part of the storm water ponding, which will leave the area open and create a nice visual.

Commissioner Bonthuis asked if there is any chance the area around the ponds will be grass. Mr. Berger said this area will be grass, adding this was originally thought about as future expansion area and adding the foundation for future possible development but noted as Walker looked at this they created a T format for the building instead and have no plans for expansion at this time.

Chair Youngquist concurred with Commissioner Bonthuis regarding the concerns early on as seemed they were hiding the entrance. He said this is a great improvement that adds curb appeal and said he is very pleased.

Commissioner Manzoline asked if the parking stalls are for residents or for staff. Mr. Berger said the stalls will be for both, stating the plan shows a decrease in underground parking from 50 to 30 stalls with 22 surface stalls for a total of 52 stalls for the 72 planned units. He said there is other public parking nearby on the street and at the current Walker Plaza, adding many of the intended tenants will not be drivers as the units are more assisted living.

Commissioner Manzoline said she understands the ratio but believes this is a large decrease in parking.

Chair Youngquist agreed but said he is not sure how many employees they plan to have but is confident the Planning Commission will review the parking plan.

Commissioner Bonthuis noted there is a potential for a parking ramp just east of the site by Sandburg School so that could accommodate some parking in the future.

Mr. Berger said Walker is still working on the number of employee, etc., so they should have a better idea on parking needs soon. He said Walker has a formula for staffing numbers based on unit breakdown so they should know final staffing numbers soon.

Chair Youngquist compared Riverway staffing and parking stalls and the current Walker Plaza facility parking stalls.

**North Suburban Home Improvement Show Update:** Mr. Berger stated the North Suburban Home Improvement Show Committee has continued their efforts gearing up for this year's show. Our floor plan allows for 100 exhibitor booths and since Friday, we are full. As mentioned last month, in addition to our regular marketing efforts we have secured a billboard on Highway 10 and are working with WCCO again this year. Mr. Berger encouraged everyone to come to the Andover Community Center on Saturday, March 21 from 9am-3pm. Free admission includes 100+ exhibitors, limited door prizes, demonstrations and a kids' workshop sponsored by Lowe's. Mr. Berger reminded the Board's role as greeters, stating details will be finalized after the next meeting and encouraged attendees to bring a food donation.

Chair Youngquist said this is a fun event each year, adding WCCO must be having a good impact on marketing just like last year. Mr. Berger agreed, stating they had 1,800 attendees last year with the increased marketing and while they have cut back this year on marketing efforts, what they are doing is more focused.

Chair Youngquist asked if the City is still working with the cities of Coon Rapids, Andover, and others. Mr. Berger said the event includes five sponsors; Andover, Coon Rapids, Anoka County, Anoka Chamber, and Anoka.

Chair Youngquist said it is nice to see this joint effort.

Commissioner Bonthuis commented on the nice flyer and asked how it is distributed. Mr. Berger said the flyer is distributed in many places including QCTV's Coffee Corner.

Chair Youngquist said he liked the reminder on the flyer about the food shelf donations.

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

**Housing and Redevelopment Authority Board Vacancy:** Mr. Berger said he there is currently a vacancy on this Board. Potential applicants will be asked to fulfill a partial term that goes

through 2015. The deadline for applications was March 6 but as of Thursday, March 5, no applications had been received.

Chair Youngquist noted the vacancy is due to the passing of Commissioner Merrywayne Elvig and that the appointment will be done by the Council at the recommendation of the Mayor and approval of Council, not by the HRA Board.

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

**Other Updates:** None.

**New Business:**

**Resolution Adopting a Modification to the Redevelopment Project Plan for Redevelopment Project No. 1, Adopting a Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 2 and Establishing South Central Business Tax Increment Financing District and Adopting a Tax Increment Financing Plan:** Mr. Berger stated Ehlers and Associates notified the HRA that there are five parcels in the HRA's South Central Business Tax Increment Financing District that were already in the Tax Increment District No. 2 (County District E9 – Walker Plaza & M2 – Riverspointe). These parcels can only be in one TIF district.

Mr. Berger shared a resolution modifying the TIF Plan by removing the parcels from the old district, therefore, allowing the HRA to use them in the new district. He noted the resolution contained language establishing the South Central Business Tax Increment Financing District. Details regarding project description, estimated cash flow, description of property in the district, property to be acquired and more were shared in the TIF Plan prepared by Ehlers and Associates.

Action Requested: Adopt a Resolution Adopting a Modification to the Redevelopment Project Plan for Redevelopment Project No. 1, Adopting a Modification to the Tax Increment Financing Plan for Tax Increment Financing District No. 2 and Establishing South Central Business Tax Increment Financing District and Adopting a Tax Increment Financing Plan by motion, second and vote.

Commissioner Bonthuis asked if the HRA owns Lots 9 and 11. Mr. Berger said the HRA does not own Lots 3, 11, 7, 14, 15, but we do own Lot 9. He outlined what the school and City owns with the existing parking and said we included Lots 6, 10, and 16 for potential future improvements.

MOTION BY COMMISSIONER MANZOLINE, SECONDED BY COMMISSIONER BONTHUIS, TO ADOPT RESOLUTION NO. 2015-02 ADOPTING A MODIFICATION TO THE REDEVELOPMENT PROJECT PLAN FOR REDEVELOPMENT PROJECT NO. 1, ADOPTING A MODIFICATION TO THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 2 AND ESTABLISHING SOUTH CENTRAL BUSINESS TAX INCREMENT FINANCING DISTRICT AND ADOPTING A TAX INCREMENT FINANCING PLAN.

Chair Youngquist noted this item will go before the City Council for approval. Mr. Berger said the Council will hold a public hearing on March 16, which the Board called for in February.

UPON A VOICE VOTE, MOTION CARRIED.

**Resolution Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the South Central Business Tax Increment Financing District:** Mr. Berger shared Resolution No. 2015-03 authorizing an interfund loan for costs associated with the South Central Business Tax Increment Financing District.

This resolution would allow the HRA to borrow up to \$2 million from the Tax Increment Redevelopment District #2 (County District E9 – Walker Plaza and M2 – Riverspointe). These funds would be repaid at an interest rate of 3.5% from the revenue generated through the new TIF district after the improvements have been made.

Adopting this resolution would give the HRA the ability to advance any funds for administrative or other “qualified costs” prior to the first increment coming in.

Action Requested: Adopt Resolution No. 2015-3 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the South Central Business Tax Increment Financing District by motion, second, and vote.

Commissioner Bonthuis asked if the cash flow analysis came from Finance Director Lori Yager. Mr. Berger said yes but noted Ehlers and Associates helped by inputting our figures into their program.

Commissioner Bonthuis asked how the \$2 million figure is established. Mr. Berger the figure is what we are looking at based on an educated estimate, adding we are giving ourselves options if needed.

MOTION BY COMMISSIONER MANZOLINE, SECONDED BY COMMISSIONER BONTHUIS, TO ADOPT A RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE OF CERTAIN COSTS IN CONNECTION WITH THE SOUTH CENTRAL BUSINESS TAX INCREMENT FINANCING DISTRICT.

Chair Youngquist noted Mr. Berger has reached a good comfort level with TIF financing. Mr. Berger said this project has been a good learning curve and that Ehlers and Associates has been a great help.

Commissioner Bonthuis asked if the regulations come from the federal or state level. Mr. Berger said the regulations are specific to State statute.

UPON A VOICE VOTE, MOTION CARRIED.

Commissioner Bonthuis asked if the State has a right to overturn the Board’s actions. Mr. Berger said the State has the authority to audit and noted the school district and Anoka County

were sent letters asking for their comments period. He said the County had no input and the school's only question was regarding the possibility of losing any parking. He said the State has oversight by asking for input from others. Mr. Berger noted Ehlers and Associates is well versed in this and have attorneys who work just on TIF plans, adding while TIF is very intricate it is a very helpful tool.

**Discussion Items:** None.

**Tentative Agenda Items for Future Meetings:** Mr. Berger said the Board may be holding a worksession next month and he will keep the Board informed as to the topics.

**Adjournment:** MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER MANZOLINE, TO ADJOURN. The motion carried, the meeting was adjourned at 5:42 p.m.

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

# **AGENDA ITEM VI. A.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** April 13<sup>th</sup>, 2015  
**Re:** Oath of Office

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The Anoka City Council appointed Colleen Werdien at their March 16<sup>th</sup>, 2015 meeting. The appointment is a partial term, lasting through 2015. Our new Board member will be taking her Oath of Office at tonight's meeting.

**Action Requested: No action is necessary.**



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

## OATH OF OFFICE

STATE OF MINNESOTA )

COUNTY OF ANOKA )

CITY OF ANOKA )

I, Colleen Weirden, do solemnly swear that I will support the Constitution of the United States of America, the Constitution of the State of Minnesota, and the Charter of the City of Anoka and that I will faithfully and impartially discharge the duties as a member of the City of Anoka's Housing & Redevelopment Authority, to which I have been appointed, to the best of my knowledge and ability, so help me God.

\_\_\_\_\_  
Signature

ATTEST:

\_\_\_\_\_  
Staff Liaison, Darin Berger

Appointed by the Anoka City Council on March 16, 2015.

Term Expires: 12/31/2015

Subscribed and sworn before me this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

(stamp)

# **AGENDA ITEM VII. A.**

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# Memo

**To:** HRA Board Members

**From:** Darin Berger, Housing Manager

**Date:** April 13<sup>th</sup>, 2015

**Re:** **CLOSED SESSION:** Determination of Purchase Price for 1510 2<sup>nd</sup> Ave

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The HRA Board will now adjourn to discuss a possible real estate transaction in a closed session.

# **AGENDA ITEM VIII. A.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** April 13<sup>th</sup>, 2015  
**Re:** North Suburban Home Improvement Show Recap

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As you know, the 17<sup>th</sup> Annual North Suburban Home Improvement Show was held Saturday, March 21<sup>st</sup> at the Andover YMCA Community Center. This year's event was a huge success and drew around 1400 attendees. In addition to high attendance numbers, there was also nearly 427 pounds of food and \$123.00 donated to ACBC Food Shelf that was collected by Cub Scout Pack 609. Attached are the results of our surveys for your review.

Save the date for next year: March 12<sup>th</sup>, 2016. Make note that this is earlier than it traditionally has been in years past.

Thanks to all that attended, our sponsors, and to all that helped to make this event a continued success!

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

## Consumer Survey Results North Suburban Home Improvement Show 2015

### Rate the following:

Rating Scale	1) Layout & Design	2) Event Location	3) Staff Assistance	4) Parking	5) Exhibitors
5 = Best	235	297	237	169	225
4 =	73	32	52	75	75
3 =	17	7	14	56	21
2 =	2	4	6	17	2
1 =	4	6	5	15	3
n/a =	92	80	102	89	88

### How did you hear about this event?

WCCO Radio = 24	OTHER:	Channel 5= 2	Andover firefighter=1
WCCO website = 3	Same weekend= 2	Drive By = 1	TV Commerical=1
Email = 6	Facebook= 6	Word of Mouth= 4	Family Sheriff Dept=1
Billboard = 28	YMCA= 18	Mailing=1	CR City Hall=1
Street Signs = 72	Andover paper=1	TV Morning Show=1	Been here many years=1
Anoka Shopper = 167	Coon Rapids email= 1	Community Center=1	JD Construction=1
Website = 21	Family= 6	Union Herald=4	Mpls newspaper=1
Utility Bill Insert = 61	Work= 2	Coupon sent in mail=1	KSTP = 1
	Andover mag.= 2	Poster=2	flyer= 2
	City employee= 1	Isanti County News=2	
	Anoka Union= 1		

### What did you like best about the event?

Knowledgeable=1	Variety= 136	Openess= 3	Size= 3	Layout=6
Saw a friend=1	Build-n-grow= 1	Candy= 1	Sheriff's car seat assistance= 1	Lots of New Stuff=1
Anoka City Resources=1	Atmosphere= 3	People= 19	References=2	Credit Unions=1
Chance to get many est. in 1 place	Wood stuff= 1	Info= 7	Free Entrance=13	No Pressure approach=8
Solar/Roof=1	Lots of booths= 2	Remodeling vendors= 1	Ease of Finding Exhibits=3	Drain Cleaning vendor=1
Seems busier than recent shows1	Freebies= 15	Organization= 5	Improvement Ideas=5	All in One Place=1
Lots of Competition=1	Landscape=8	Ideas= 7	Local Exhibitors=5	Contacts for Windows,Garages=2
	Location= 39	Tree service= 1	Drawings=2	Local Govt. information=1
	Friendly and helpful=5	Vendors= 50	Options=1	Gardening Booths=3
	Everything= 12	Local companies=7	Fairy Garden/Flowers=2	Plumbing info booth=1
	Popcorn= 6	Food= 4	Kids Workshop=12	

### What could make the event better next year?

More Sessions= 1	more diveristy in exhibitors= 4	More exhibits=12	Variety on home repair=2
Food= 23	more product displays= 2	warmer weather=2	Garage repair=1
More=3	DIY support= 3	Music/Entertainment=2	Less trying to sell me=1
Nothing= 52	More landscape ideas= 11	Forest Rangers Booth=1	More innovative products=1
Cement work= 1	City booth explaining tree disease= 1	Smaller Show=1	Parking for YMCA members=1
Workshops= 1	Food Customer Relations=1	Add Menards, Home Depot=3	Security when kids wandering from parents=1
More candy/giveaways= 1	Video demos= 1	Professional painters=1	More handyman/concrete ideas=2
Signs= 1	Parking=14	More floor people=1	Longer hours=3
More decoration= 1	Later Hours=8	All events are very informal=1	More kids stuff=2
Not sure= 2	Similar displays grouped=1	Mix of vendors=1	More drawings
More contractors= 1	Free Water=2	Free Coffee/lunch/water=5	
Solar power booths= 3	Garden/Plant Ideas=2	See more title examples versus the board remodeling booth=1	
Bigger= 9	Air Circulation Stuff=1	Larger space=1	Low interest improvements in C.R.-would be nice if other cities offer that.
More hands on demos=3	More Kitchen Remodelers=2	Outdoor power equipment=1	

### Did you participate and enjoy the kids workshop?

YES = 45

NO or N/A = 304

### Was there adequate variety of vendors? If not what would you want added to the show?

YES = 270

NO = 23

#### Additions:

Food	Growing flowers=4	More natural resources help	More DIY Products	garage fixup/storage
Cement work	More would be better=2	Handyman Services	Needs bridework person	Pet products
Interior design-tile,counters,light	Irrigation Companies	More Landscaping ideas=5	More garden stuff	Green energy efficient booths
More handcraft wood products	Entertaining Ideas	Kitchen Remodelers=2	More window coverings-less windows	
Solar options=2	Interior Design/Consults	More Plumbing/Electrical=2	Blacktop/concrete=2	More room=1
Patio awnings	Flooring=3	Painters	Tree removal	By-the-Yard/lawn furniture=1
Hot tub vendors	Decking=3	Gadgets	Maybe a donut guy	Pool/spa

### Would you come back next year?

YES = 394

NO or N/A = 5

# **AGENDA ITEM VIII. B.**

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# Memo

**To:** HRA Board Members

**From:** Darin Berger, Housing Manager

**Date:** April 13<sup>th</sup>, 2015

**Re:** Chairpersons Quarterly Meeting Recap

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Chairman Youngquist attended the quarterly Chairpersons Communication Board meeting on April 1<sup>st</sup> and will now give a brief recap of what was discussed.

**Action Requested: No action necessary at this time. Informational only.**

# **AGENDA ITEM VIII. C.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** April 13<sup>th</sup>, 2015  
**Re:** 633 East Main Street Commercial Loan Update

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In July of 2014, the HRA Board allocated funds for a loan of up to \$100,000 for a property located at 633 East Main Street. Since then, preliminary demolition work and asbestos removal have been done. Staff met with Community Pride Bank on April 1<sup>st</sup> to discuss how the process will look as we move forward this spring. Financing is in place and the closing of both loans will be taking place in the next month. From there, we anticipate a construction period of four months.

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



# 633 E. Main Street















# **AGENDA ITEM IX. A.**



2015 1st Avenue North  
Anoka, MN 55303  
(763) 576-2743

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## Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** April 13<sup>th</sup>, 2015  
**Re:** Review of Quarterly Financial Report

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Attached for the Board's review is the 2015 First Quarter Financials. The City's Finance Director, Lori Yager, will be in attendance to present the report and answer any questions you might have.

**Action Requested: Review and comment on the 2015 First Quarter Financials.**

**2015 FINANCIAL REPORT - MARCH**

**HRA FUND**

Year To Date   3 Months   25% of Year

	<u>2015 Budget</u>	<u>Year to Date</u>	Percentage Received/ Expended
<u>Revenues</u>			
Property Taxes	\$ 200,500	\$ 48,120	24.00%
Interest Earnings	4,000	3,212	80.30%
Other Miscellaneous	<hr/>	834	<hr/>
Total	\$ 204,500	\$ 52,166	25.51%
<u>Expenditures</u>			
Personnel Services	\$ 61,075	\$ 13,429	21.99%
Supplies	3,000	0	0.00%
Professional	23,955	1,870	7.81%
Contractual Services	1,620	405	25.00%
Improvement Projects	100,000	0	0.00%
Contingency	<hr/>	0	<hr/>
Total	\$ 197,150	\$ 15,704	7.97%
<b>Sources (Uses) of Fund</b>			
<b>Balance</b>	<b>\$7,350</b>	<b>\$36,462</b>	496.08%

**HRA Central Business TIF District**

Year To Date   3 Months   25% of Year

	<u>2015 Budget</u>	<u>Year to Date</u>	Percentage Received/ Expended
<u>Revenues</u>			
Property Taxes	\$ 290,000	\$ 69,600	24.00%
Interest Earnings	5,000	247	4.94%
Other Miscellaneous	<hr/>	0	<hr/>
Total	\$ 299,830	\$ 69,847	23.30%
<u>Expenditures</u>			
Personnel Services	\$ 3,715	\$ 929	25.00%
Professional	16,995	5,061	29.78%
Contractual	2,000	0	0.00%
Redevelopment	600,000	0	0.00%
Blighted/Scattered Site Housing	<hr/>	0	<hr/>
Total	\$ 722,710	\$ 5,990	0.83%
<b>Sources (Uses) of Fund</b>			
<b>Balance</b>	<b>(\$422,880)</b>	<b>\$63,857</b>	-15.10%

**HRA Business Core TIF District**  
 Year To Date 3 Months 25% of Year

	<u>2015 Budget</u>	<u>Year to Date</u>	Percentage Received/ Expended
<u>Revenues</u>			
Property Taxes	\$ 7,500	\$ 1,800	
Interest Earnings	10	22	220.00%
	\$ 7,510	\$ 1,822	24.26%
 <u>Expenditures</u>			
Personnel Services	\$ 15	\$ 15	100.00%
Professional	1,510	1,711	113.31%
Contractual Services	0	0	
Interest expense	4,830	0	
	\$ 6,355	\$ 1,726	27.16%
 <b>Sources (Uses) of Fund</b>			
<b>Balance</b>	<b>\$1,155</b>	<b>\$96</b>	

CITY OF ANOKA  
 SCHEDULE OF HOUSING AND REDEVELOPMENT AUTHORITY  
 March 31, 2015

	830 HRA	834 Commercial	835 Housing	840 TAX INCR.	845 TAX INCR.	2015 TOTAL	Year End 2014 TOTAL	Year End 2013 TOTAL
CASH	511,553	54,380	183,565	14,753	1,825	766,076	794,606	1,109,935
TAXES RECEIVABLE:	52,408			69,247	1,810	123,465	8,914	14,207
ACCOUNTS RECEIVABLE					0	0	1,567	1,324
INTEREST RECEIVABLE					0	0	2,461	3,913
LOANS RECEIVABLE	100,496	12,301	125,207			238,004	268,072	242,749
DUE FROM OTHER FUNDS	0		0	138,000		138,000	138,000	336,600
LAND	400,531			1,299,537		1,700,068	1,700,068	1,110,295
<b>TOTAL ASSETS</b>	<b>1,064,988</b>	<b>66,681</b>	<b>308,772</b>	<b>1,521,537</b>	<b>3,635</b>	<b>2,965,613</b>	<b>2,913,688</b>	<b>2,819,023</b>
ACCOUNTS PAYABLE	292		0	2,616		2,908	66,904	29,772
ACCRUED WAGES PAYABLE						0	495	1,482
DUE TO OTHER FUNDS				0	138,000	138,000	138,000	336,600
DUE TO OTHER GOVERNMENTS				0		0	0	50,045
DEFERRED REVENUE	104,983	15,196	131,691	-353	10	251,527	238,684	233,151
<b>TOTAL LIABILITIES</b>	<b>105,275</b>	<b>15,196</b>	<b>131,691</b>	<b>2,263</b>	<b>138,010</b>	<b>392,435</b>	<b>444,083</b>	<b>651,050</b>
FUND BALANCE:								
DECEMBER 31, 200X	923,251	51,084	174,324	1,455,417	(134,471)	2,469,605	2,167,973	2,062,319
PRIOR PERIOD ADJ					96	103,573	301,632	105,654
INCOME (LOSS)	36,462	401	2,757	63,857				
<b>TOTAL FUND BALANCE</b>	<b>959,713</b>	<b>51,485</b>	<b>177,081</b>	<b>1,519,274</b>	<b>(134,375)</b>	<b>2,573,178</b>	<b>2,469,605</b>	<b>2,167,973</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>1,064,988</b>	<b>66,681</b>	<b>308,772</b>	<b>1,521,537</b>	<b>3,635</b>	<b>2,965,613</b>	<b>2,913,688</b>	<b>2,819,023</b>



# **AGENDA ITEM IX. B.**



2015 1st Avenue North  
Anoka, MN 55303  
(763) 576-2743

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# Memo

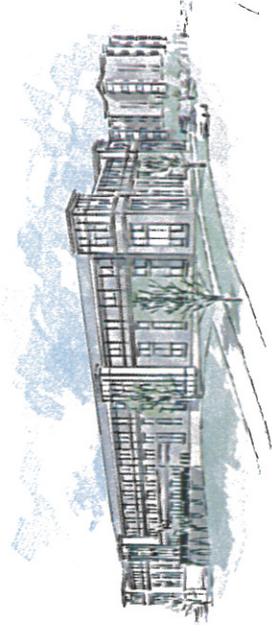
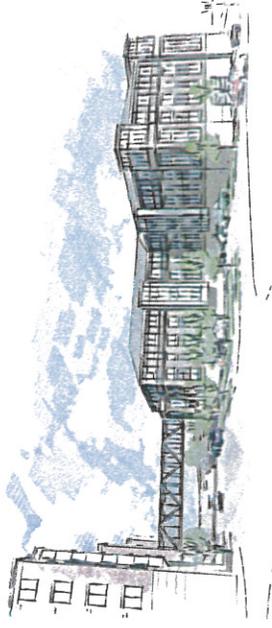
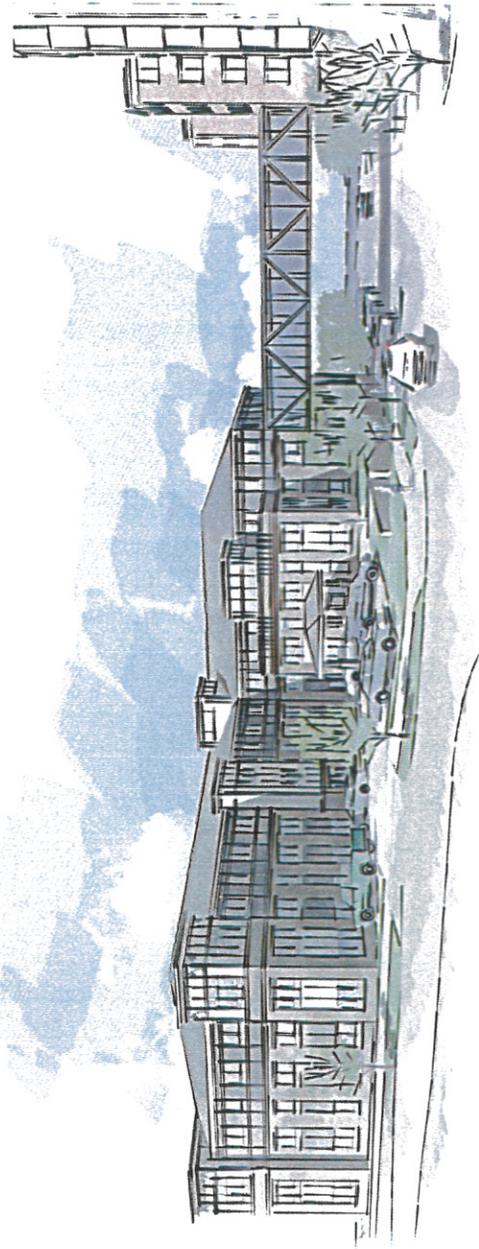
**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** April 13<sup>th</sup>, 2015  
**Re:** Walker Plaza II

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Kaas Wilson Architects and Walker Methodist submitted their applications and supporting documentation for approval of their site plan and rezoning on March 27<sup>th</sup>, 2015. The Planning Commission will review these materials and give their recommendation at their May 5<sup>th</sup> meeting. From there, the Council will review and determine approvals at their May 18<sup>th</sup> and June 1<sup>st</sup> (2<sup>nd</sup> reading) meetings. Prior to these meetings being held, Staff wanted comments from the HRA Board based on the drawings and site plans provided in your packet.

**Action Requested: Review and comment on the preliminary drawings for the proposed Walker Plaza II project.**

# PROJECT ANOKA



Cover Sheet  
Walker Plaza II Senior Living  
102 Mainway, Anoka, MN

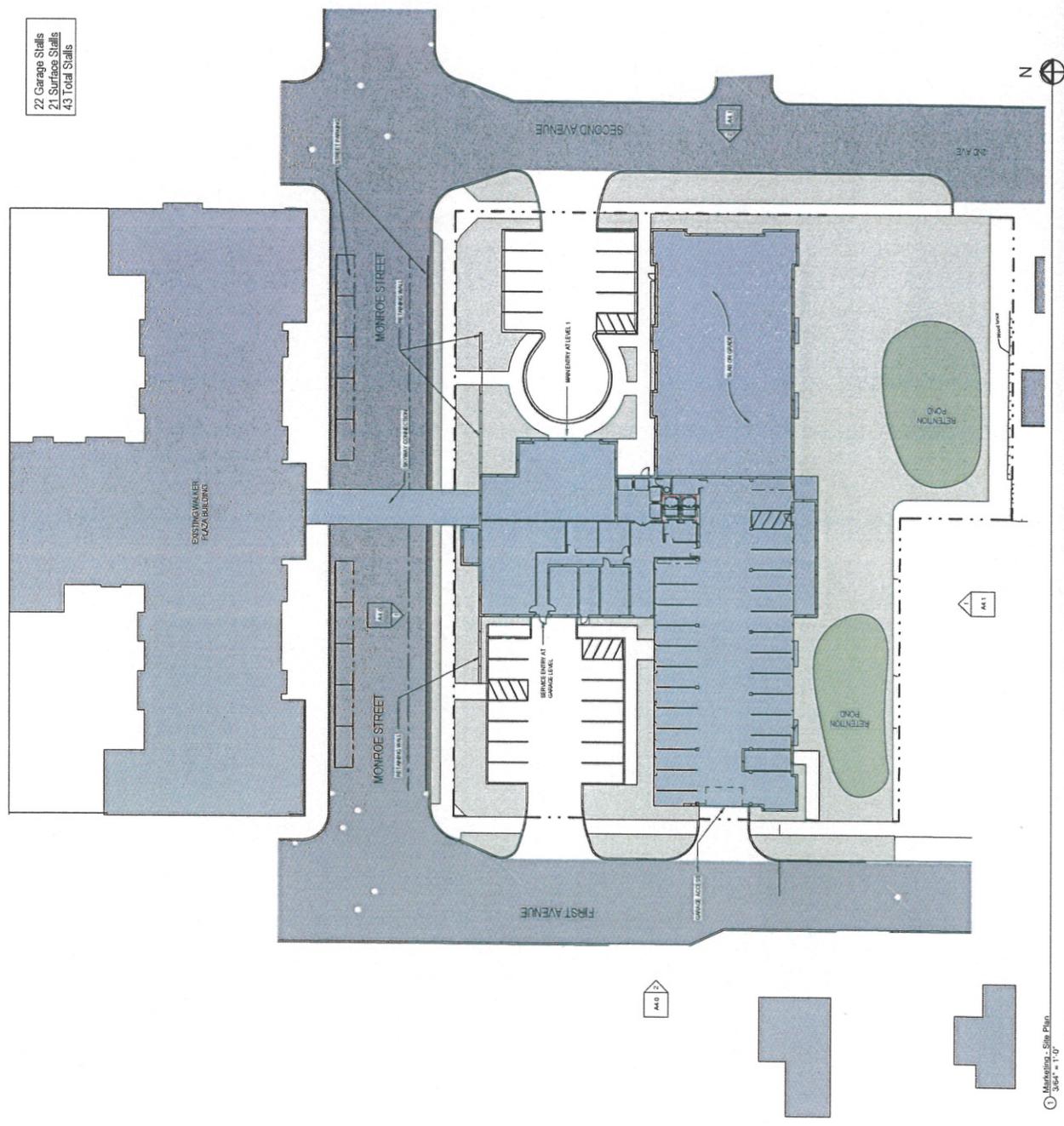
Walker Methodist



walker  
methodist



KWS  
kass  
wilson  
architects



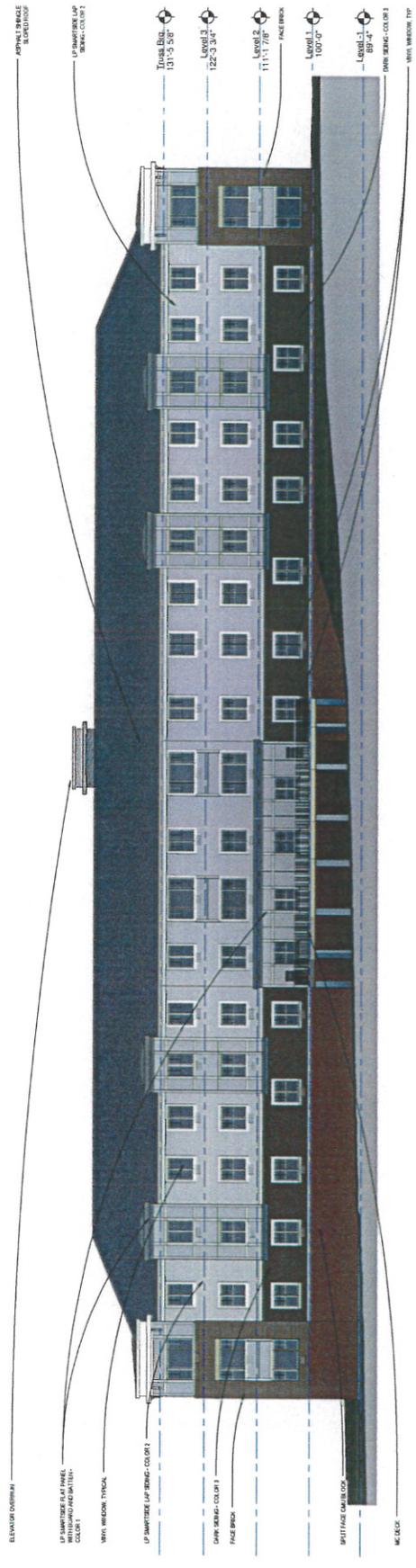
22 Garage Stalls  
 21 Surface Stalls  
 43 Total Stalls

UNIT MIX		
Unit Type	Count	Comments
ASSISTED LIVING 2B	18	1 BEDROOM
ASSISTED LIVING 2A	18	1 BEDROOM
ASSISTED LIVING 1B	18	1 BEDROOM
ASSISTED LIVING 1A	18	1 BEDROOM
ASSISTED LIVING 1C	18	1 BEDROOM
ASSISTED LIVING 1D	18	1 BEDROOM
ASSISTED LIVING 1E	18	1 BEDROOM
ASSISTED LIVING 1F	18	1 BEDROOM
ASSISTED LIVING 1G	18	1 BEDROOM
ASSISTED LIVING 1H	18	1 BEDROOM
ASSISTED LIVING 1I	18	1 BEDROOM
ASSISTED LIVING 1J	18	1 BEDROOM
ASSISTED LIVING 1K	18	1 BEDROOM
ASSISTED LIVING 1L	18	1 BEDROOM
ASSISTED LIVING 1M	18	1 BEDROOM
ASSISTED LIVING 1N	18	1 BEDROOM
ASSISTED LIVING 1O	18	1 BEDROOM
ASSISTED LIVING 1P	18	1 BEDROOM
ASSISTED LIVING 1Q	18	1 BEDROOM
ASSISTED LIVING 1R	18	1 BEDROOM
ASSISTED LIVING 1S	18	1 BEDROOM
ASSISTED LIVING 1T	18	1 BEDROOM
ASSISTED LIVING 1U	18	1 BEDROOM
ASSISTED LIVING 1V	18	1 BEDROOM
ASSISTED LIVING 1W	18	1 BEDROOM
ASSISTED LIVING 1X	18	1 BEDROOM
ASSISTED LIVING 1Y	18	1 BEDROOM
ASSISTED LIVING 1Z	18	1 BEDROOM





2. Entry Elevation  
3/32" = 1'-0"



1. South Elevation  
3/32" = 1'-0"

**LANDSCAPE PLANT LIST:**

Qty	Species Name	Common Name	Size	Block	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
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28	...	...	...	...	...
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32	...	...	...	...	...
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42	...	...	...	...	...
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64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
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83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
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88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
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94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

**SHRUBS:**

Qty	Species Name	Common Name	Size	Block	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
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21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
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31	...	...	...	...	...
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34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
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40	...	...	...	...	...
41	...	...	...	...	...
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43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
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49	...	...	...	...	...
50	...	...	...	...	...
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54	...	...	...	...	...
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56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
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86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	...
91	...	...	...	...	...
92	...	...	...	...	...
93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

**PERENNIALS:**

Qty	Species Name	Common Name	Size	Block	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
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14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
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42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
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51	...	...	...	...	...
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60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	