

CITY OF ANOKA



CITY OF ANOKA

**Housing & Redevelopment Authority**

**Monday, August 10<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. July 13<sup>th</sup>, 2015 Regular Meeting
  - B. July 13<sup>th</sup>, 2015 Worksession
- V. Open Forum
- VI. Unfinished Business
  - A. Greens of Anoka Update
  - B. 633 East Main Street Commercial Loan Update
  - C. Walker Methodist Plaza Gardens Update
  - D. Urban Land Institute Minnesota Workshop Follow-Up
  - E. Other Updates
- VII. New Business
  - A. Adoption of 2016 Budget & Levy
- VIII. Discussion Items
- IX. Tentative Agenda Items for Future Meetings
- X. Adjournment

# **AGENDA ITEM IV. A.**

**CITY OF ANOKA  
HOUSING AND REDEVELOPMENT AUTHORITY  
MEETING MINUTES JULY 13, 2015**

**Call to Order:** Chair Carl Youngquist called the meeting to order at 5:02 p.m.

**Roll Call:** Commissioners present were: Chair Carl Youngquist, Dave Bonthuis, Lori Manzoline, Colleen Werdien. 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:**

**June 8, 2015, Regular Meeting:** MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER WERDIEN, TO APPROVE THE JUNE 8, 2015, REGULAR MEETING MINUTES AS PRESENTED.

Chair Youngquist noted the June 22 worksession with Urban Land Institute (ULI) was a very good meeting with an excellent moderator who led a discussion on the importance of Main Street.

UPON A VOICE VOTE, MOTION CARRIED.

Chair Youngquist recapped the reason for the special meeting regarding Walker Methodist Plaza.

**June 15, 2015, Special Meeting:** MOTION BY COMMISSIONER MANZOLINE, SECONDED BY COMMISSIONER BONTHUIS, TO APPROVE THE JUNE 15, 2015, SPECIAL MEETING MINUTES AS PRESENTED.

UPON A VOICE VOTE, MOTION CARRIED.

Commissioner Bonthuis asked how the ULI was scheduled. Housing Manager Darin Berger said ULI approached the City first and met with staff that portrayed a good feel of the intent. He said they identified panelists who would be beneficial to us and felt the outcome was very positive.

Commissioner Bonthuis thanked the ULI group and City staff for a productive meeting.

Commissioner Werdien inquired about next steps. Mr. Berger said they discussed rehabilitation of second story businesses and while there is no immediate official reaction the intent was to have guidance as we move forward.

Commissioner Werdien spoke about the City actually purchasing properties and exploring that need. Mr. Berger purchasing properties is part of the current Scattered Site Replacement (SSR)

program for that same purpose and explained how the HRA stepped in when the private market does not. He said the program was used a lot when there was a high number of foreclosures and offered assistance with rehabilitation or demolition. He said now that the market has shifted there is not as an immediate goal as there once was, adding home prices have increased significantly and purchasing was not a model we could sustain very long.

Chair Youngquist agreed we may need to retool the program, noting it began to assist with fire suppression. He thanked Mr. Berger for his due diligence. He agreed there were a lot of points and good things discussed and the moderator and panel were all very knowledgeable. He said they spoke about programs Richfield and Coon Rapids were doing and how Anoka may want to incorporate some of their ideas as well. He said the purpose was education and we should follow-up on some of the discussion points.

**Open Forum:** No one appeared.

**Unfinished Business:**

**633 East Main Street Loan Update:** Mr. Berger stated that in July 2014, the City of Anoka HRA approved financing of up to \$100,000 for the renovation of the property located at 633 East Main Street.

Since the original use of a single-family house there have been many additions and changes on this property. The existing structure has been vacant since approximately 2006 and was originally built in the early 1900s. The property was purchased in August of 2013 for the future site of Its About Sleep, a locally owned business that is currently located across the street.

As a reminder, under the program guidelines, a maximum of \$25,000 can be used for exterior rehabilitation only and a maximum of \$75,000 can be used for limited interior rehabilitation as defined in our Revolving Loan Fund Program Plan. Both must be paid back within a 10-year period. These funds are available at 2% interest and require a match of equal or greater by a participating lender. The HRA is partnering with Community Pride Bank of Ham Lake on this project. They have already provided pre-approval services and will continue working with the HRA to service the loan until it is fully repaid. Staff shared the executed Participation Agreement between the HRA and Community Pride Bank.

The funds will be used for replacement of the HVAC system, electrical and plumbing, floor leveling/accessibility improvements, door and window replacement, parking lot repair and landscaping, and repairs/replacement of the façade.

Mr. Berger stated since the last Board meeting the front portion of this building has been demolished by Sauter and Sons as planned. Once demolished it was determined an engineer should be consulted regarding the footings before moving forward. This was a minor setback that required City approval and has since been resolved. The first payment by the HRA of \$28,386.87 was made on June 29, 2015. Eligible improvements are as follows:

- Mosaic Masonry: \$19,300.82 – concrete, brick work, footings, stucco
- Menards: \$9,086.05 – trusses for roof structure

The project completion date is still on track for some time in September or October.

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

Chair Youngquist confirmed the original loan amount of \$100,000.

**Walker Methodist Plaza Gardens Update:** Mr. Berger stated staff has been working with Walker Methodist to finalize all details for this project. Building a skyway above City roads requires a License Agreement between the City of Anoka and Walker Methodist. This will require approval and a resolution passed by the City Council on July 20, which staff shared with the Board. Closing is set to take place on Wednesday, July 22, 2015. This was slightly delayed due to the sale of the bonds and the 4<sup>th</sup> of July holiday coinciding.

Mr. Berger shared that formal invitations were mailed out last week for the groundbreaking ceremony on Wednesday, August 5 from 2-4:00 p.m., with a presentation from 2-2:30 p.m., groundbreaking at 2:30 p.m., and refreshments and celebration from 2:45-4:00 p.m.

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

Commissioner Bonthuis noted the term regarding the license for the skyway had the facility classified as a hospital. Mr. Berger said that was a draft and the term has been corrected as they used language from when the Mercy Hospital applied for a skyway license.

**Other Updates:** Mr. Berger said there were no other updates at this time.

**New Business:**

**Receive Quarterly Financial Report from Finance Director:** Finance Director Lori Yager presented the 2015 second quarter financials to the Board. She noted expenditures are only 20% to budget due to charging a portion of Mr. Berger's salary to the City for his current duties with code enforcement. She said this budget is for Scattered Site activities.

Commissioner Bonthuis noted this is similar to a contingency fund. Ms. Yager agreed and said the funds can be replenished from the General Fund.

Ms. Yager reviewed the TIF District accounts noting there are still some funds available for redevelopment or blighted housing projects. She said we are loaning internally to the new district to help pay for the costs of projects like the Walker Methodist Plaza Gardens.

Ms. Yager reviewed the COR downtown district stating there is nothing available but the HRA could use old funds for second floor businesses if needed as the district is not generating any new income yet.

Ms. Yager noted assets have continued to grow and the HRA has a lot of land available for resale, most from the Riverway Clinic. She stated the cash balance has decreased slightly and was used towards projects in the City.

Action Requested: Review and comment on the 2015 second quarter financials.

Commissioner Bonthuis asked how those funds are reflected. Ms. Yager said the transactions reduces land available and increases cash available.

Chair Youngquist asked if the 2017 timetable is still in effect for the TIF district. Ms. Yager said we can only collect increment until 2017 but the district will remain open longer because of the \$250,000 will be paid back and available for use in the future. She said the loans are paid back and can be spent throughout the City, adding we first thought the deadline was 2015 but have now confirmed it is 2017. Mr. Yager noted we do not have to spend all the increment in 2017 but it just has to be spent on TIF associated projects.

Chair Youngquist noted the Board will be meeting in a worksession following the regular meeting to review the 2016 proposed HRA budget.

**Discussion Items:** None.

**Quarterly Loan Program Activity Summary from Center for Energy and Environment:**

Mr. Berger stated the Center for Energy and Environment (CEE) administers all City of Anoka Housing and Redevelopment Authority funded loans. Staff has provided a report of loan activity for the period of April 1 through June 30, 2015, for Board review and comment.

Staff has also included an activity report from last year during this same period. It is worth noting the increase in the number of closed loans; year-to-date loan funds expended, and leveraged funds. He reviewed numbers and said people are utilizing these resources and even if not used are considering home improvements, even if they do the project on their own.

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

Chair Youngquist commented on the new report format, stating it is very easy to read. Mr. Berger agreed and said this report will be shared quarterly from now on.

Chair Youngquist said he is pleased with the activity as we believed these tools were not being utilized by residents but it appears the program is being used and is very encouraging.

Commissioner Manzoline shared an example of how she utilized the mechanical grant program to purchase a new air conditioning unit and how pleased she was with CEE. She said the program paid 25% of the cost in the form of the rebate and is truly worth looking into.

**Tentative Agenda Items for Future Meetings:**

None.

**Adjournment:** MOTION BY COMMISSIONER MANZOLINE, SECONDED BY COMMISSIONER BONTHUIS, TO ADJOURN. The motion carried, the meeting was adjourned at 5:37 p.m.

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

# **AGENDA ITEM IV. B.**

**CITY OF ANOKA  
HOUSING AND REDEVELOPMENT AUTHORITY  
MEETING MINUTES – JULY 13, 2015**

**Call to Order:** Chair Carl Youngquist called the meeting to order at 5:40 p.m.

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

**Approval of the Agenda:** THE AGENDA WAS APPROVED AS PRESENTED.

**2016 Budget Discussion:** Housing Director Darin Berger and Finance Director Lori Yager gave an overview of the proposed 2016 budget.

**Adjournment:** MOTION BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER MANZOLINE, TO ADJOURN. The motion carried, the meeting was adjourned at 7:12 p.m.

# **AGENDA ITEM VI. A.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** August 10<sup>th</sup>, 2015  
**Re:** Greens of Anoka Update

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There has been a request to update the Board as to where the City of Anoka is at with the Greens of Anoka Redevelopment Plan. Before getting into that Staff will provide some brief background for the Board.

- A task force was formed made up of City Council, HRA, Planning Commission, Heritage Preservation Commission, Economic Development Commission, Park Board and Greenhaven Men's Club members in May of 2011.
- One of the key goals established by the City Council for the 2011-2012 fiscal year was to explore ways to sell city-owned property and ultimately move more tax-exempt properties onto the tax rolls. The sale of strategic pieces of land for development around Greenhaven Golf Course could provide an opportunity to create more taxable land.
- The HRA also had specific goals for the project area, including the determination of appropriate future land uses, identifying design standards for redevelopment, recommending improvements to the surrounding neighborhoods, and outlining a strategy for transportation and connectivity improvements in the area. One of the primary goals established by the HRA for this project is to create distinctive, high-quality redevelopment surrounding the Greenhaven Golf Course. Additionally, developing a more integrated residential and commercial development pattern for the area, better connected to the community is a key goal.

Since this plan was completed in early 2012 there has been some advancement and some changes. Much of this has and will be driven by potential improvements made to Highway 10. The City of Anoka is continuing to work closely with MnDot, Metropolitan Council, Anoka County and the City of Ramsey to plan, design, and implement fiscally responsible safety and operation improvements to benefit all Highway 10 corridor users. Staff has provided some recent concept drawings specific to Greens of Anoka Development Opportunities. Keep in mind these are DRAFT concepts for discussion purposes only at this point.

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



Existing topography change from Fairoak Avenue down to Hole #16 could allow for walk-out or exposed basement units.

Twinhomes should have architectural interest with a mix of materials, roof lines and four-sided, quality architecture.

One-level twinhomes are appropriate housing types geared toward seniors.

Townhomes should provide a strong pedestrian environment with access to private yard space, the golf course and open green spaces.



# Greens of Anoka Development Opportunities

Concept A

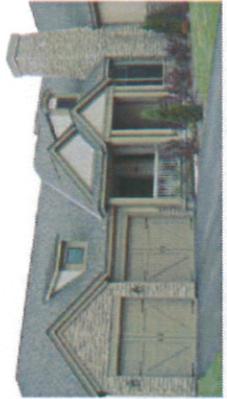
Twinhome: 38  
 Townhome: 15  
 Total # of Units: 53







Existing topography change from Fairoak Avenue down to Hole #16 could allow for walk-out or exposed basement units.



Twinhomes should have architectural interest with a mix of materials, roof lines and four-sided, quality architecture.



One-level twinhomes are appropriate housing types geared toward seniors.



Townhomes should provide a strong pedestrian environment with access to private yard space, the golf course and open green spaces.

# Greens of Anoka Development Opportunities

Concept C

Single Family: 4  
 Twinhome: 6  
 Townhome: 47  
 Total # of Units: 57



# **AGENDA ITEM VI. B.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** August 10<sup>th</sup>, 2015  
**Re:** 633 East Main Street Commercial Loan Update

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As this project progresses, Staff has been in contact with both the property owner, and the bank. All demolition, footings & foundations, water, sewer, back fill and concrete slab work have been completed.

Beginning August 14<sup>th</sup>, framing and shingling will take place and last about one week.

Towards the end of August, the initial grading for the parking drive lanes and green space are scheduled. During this time the curb & sidewalk work, brick, stucco and windows/door installation will also take place.

Final touches on the project will occur during September and the beginning of October when the electrical, HVAC, plumbing, remaining interior finish work and landscaping are completed.

**Action Requested: No action necessary, informational only.**





08/06/2015



08/06/2015



# **AGENDA ITEM VI. C.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** August 10<sup>th</sup>, 2015  
**Re:** Walker Methodist Plaza Gardens Update

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On August 3<sup>rd</sup>, the City Council passed a resolution approving the license agreement with Walker Plaza Gardens, LLC for construction of a skyway over City-owned right-of-way. This was the final Council approval needed for this project and we are now awaiting the closing. Pre-closing of the bond issue is set for August 12<sup>th</sup>, and closing will take place the following day on August 13<sup>th</sup>, 2015. Weis Builders is anxiously awaiting the Notice to Proceed and plans to begin work on Monday, August 17<sup>th</sup>, 2015. This will be the beginning of a 12-month construction period.

The groundbreaking for this project was held on August 5<sup>th</sup>, and was a great success.

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

# **AGENDA ITEM VI. D.**

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# Memo

**To:** HRA Board Members  
**From:** Darin Berger, Housing Manager  
**Date:** August 10<sup>th</sup>, 2015  
**Re:** Urban Land Institute Minnesota Workshop Follow-Up

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The HRA Board expressed interest in further discussing the feedback and observations that resulted from the workshop involving various boards and commissions and the Urban Land Institute. I have included the memo that summarizes some of the ideas and observations generated that evening for your review.

One that the HRA Board felt we could focus on pertains to Anoka's downtown being an important asset and can be a key to the City's future success. More specifically, better utilization of second story space leading to added vibrancy in our downtown. The vacancy rate for second story space in the downtown is currently around 40%. Staff is drafting a letter to send to property owners in the Core Downtown District to determine if there are needs or roadblocks we can assist with. If the needs are monetary, the Board can decide if they have interest in potentially funding some projects through a loan or grant. Staff has consulted with Ehlers, Inc. to determine if it is possible to use TIF Funds from another district as a potential funding source. The Riverspointe District is a potential source of those funds.

Once Staff has received feedback from property owners the Board can make a decision how to proceed. The hope is that this can occur at our September or October Board Meeting once more information is received.

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

## MEMORANDUM

**TO:** Tim Cruikshank, City Manager

**FROM:** Gordon Hughes and Cathy Bennett, ULI Minnesota

**DATE:** July 20, 2015

**SUBJECT:** ULI Minnesota *Navigating Your Competitive Future* Workshop

On behalf of ULI Minnesota, thank you for the opportunity to meet with the City Council, Planning Commission, EDC, HRA and City staff on June 22, 2015. Our ULI MN workshop team enjoyed our dialogue with you and appreciated your hospitality. We also appreciated the time that you spent with us in preparation for this workshop.

As a follow up to the workshop, we would like to take a moment to summarize some of the **key observations** expressed during our panel discussion and dialogue.

- **Data on demographics, employment and jobs in Anoka, presented at the workshop, offered a point of reference for trends that will affect the City in coming years.** Please feel free to contact us if you have any follow up questions on the data presented at the workshop or any of the materials which we provided.
- **Anoka has a number of key strengths and assets to leverage.** Anoka benefits from a historic and definable downtown that virtually all cities yearn for and try to replicate. It has great residential neighborhoods and an excellent school district. The Mississippi and Rum Rivers afford the quaintness characteristic of small river towns. Yet, Anoka enjoys close proximity to downtown Minneapolis and the benefits offered by a more urban environment. These assets position Anoka to be a desirable development/redevelopment location.
- **Notwithstanding this strong position, the City should realize that the Great Recession has seriously affected the development community.** Qualified developers who remain in business are selective about the communities in which they work and are looking for predictability and flexibility. Cities which embrace collaborative approaches to solving problems, identify and pursue partnerships, manage development risks, improve decision making skills and develop clear expectations will be attractive locations for great (re)development.
- **The Next Generation is not just looking for a community, but also a sense of place which includes jobs, social and technological connectedness, sustainability, diversity, affordability and access to state of the art technology.** Walkability and access to amenities and gathering spaces, are particularly important to the Next Generation. **These characteristics are also important to Boomers in their selection of communities for the next phase of their lives.** While the Next Generation is initially interested in renting,

as they age, their interests expand to include quality schools, safe neighborhoods and quality housing that they can purchase at an affordable price. This generation is particularly affected by large student debt which hampers their ability to invest in housing as compared with prior generations. The Next Generation finds out about communities through their phones and other technological resources rather than traditional communication vehicles. They are interested in serving their communities, but often not in the traditional ways of prior generations, such as serving on planning commissions.

- **Technology is a vehicle for communication but not a substitute for human connections.** Facilities like Coco in Minneapolis or other co-working spaces can provide interesting settings for collaboration and networking for those operating technology based or home based businesses. Similar venues could be an opportunity for Anoka.
- **Anoka's downtown is an important asset and can be a key to the City's future success.** A big advantage for Anoka is the intact downtown which will continue to offer new retailing opportunities especially for those looking for necessary/convenience goods in close by, walkable locations. Panelists noted that it is an affordable version of 50<sup>th</sup> and France and in some respects more similar to greater Minnesota communities rather than other suburbs. Although vacancy is low, better utilization of second story space would add to downtown's vibrancy. These spaces can provide great places for artists' residences or co-working places. Accessibility to second story spaces was viewed as a major impediment to better utilization. Identifying ways to collaborate between building/owners for a shared elevator could prove advantageous for those looking to invest in second story build outs.
- **Clusters/nodes of "energy" provide great downtown places.** Such nodes do not necessarily provide "one of everything". But, when combined, they can create a great sense of place. Panelists referenced Travail in Robbinsdale as an example of how one business has contributed to the vibrancy of that city's downtown. Finding and building off these niche destination uses will generate the additional "out of town" visitors and interest.
- **Difficulties with accessing private capital have increased the complexity of development deals.** It will be critical that the City's response to private development and redevelopment remains collaborative while reasonable risks are considered to achieve community goals. A risk position on the part of the City is not necessarily a bad strategy as long as the City evaluates its risk tolerance, plans accordingly and focuses on a well-reasoned vision for Anoka.
- **Cities can provide needed resources and partnerships that promote great (re)development.** Developers want to develop where they're wanted – i.e. cities that are interested in great projects and are willing to work with the development community to achieve them. . ULI MN's (Re)Development-Ready Guide offers many suggestions for preparing properties for (re)development.

- **Successful communities develop a clear vision, react appropriately to opportunities, create innovative financial tools and leverage their key assets.** Leadership and “consistency of vision” are keys to successful communities, especially the alignment of policy direction between elected officials, appointed officials and staff. Developers’ greatest enemies are uncertainty and risk. Both developers and lenders are even more risk averse now, so communities that can be very clear about their expectations and have policies and procedures that expedite approvals for projects that are consistent with their vision will prevail. At the same time, communities must balance their vision with the realities of the market place and search for outcomes that are win-win for both the city and the development community.
- **Successful communities are characterized by a professional staff and competent councils and advisory commissions** that can guide developers through the entitlement process and craft winning solutions for the city and the developer. A positive relationship with local school districts is also a key attribute of successful communities.

Based on these observations, Anoka may wish to pursue the following **ideas**:

- **Continue to refine the financial and/or land use role the City would consider for future development and redevelopment opportunities.** As noted earlier, quality developers will seek out communities that have crafted a well-reasoned and predictable partnership model with respect to public/private ventures – especially those cities which are viewed by private lenders as being committed to the ultimate success of a project. Whatever the approach, it is important for the City to align available resources and communicate them effectively to the (re)development community. The policies and practices outlined in the ULI MN (Re)Development-Ready Guide will assist the City in establishing (re)development policies and practices that use scarce public dollars to attract private investment, grow jobs, and build tax base for the well-being of your city.
- **Build on the successes in downtown.** Cities with successful downtown strategies 1) have developed a clear understanding of their downtown inventory, 2) have identified “catalyst sites” that can leverage further (re)development opportunities 3) are strategic with their investments in order maximize their return to the City and 4) invest in marketing the unique character of the area to generate visitors and investors.
- **Historic designation for downtown.** Cities which have succeeded in achieving a historic designation for their downtowns often become eligible for grants and other financial assistance. Such a designation could be a vehicle for securing resources to address the impediments for better utilization of second story spaces. In addition, facilitating collaboration between building/owners for a shared elevator could prove advantageous for those looking to invest in second story build outs; similar to the joint fire suppression program that was implemented in the downtown area prior to the recession.

- **Involve the Next Generation in decision making.** As noted earlier, this generation is willing to contribute their opinions and expertise in making their community a better place. Cities which find new innovative ways to engage the Next Generation will benefit greatly from their contributions. Examples include using social media and creating temporary placemaking spaces deploying pop-up parks, vacant retail spaces or unsanctioned street furniture as ways to reprogram the public realm.

On behalf of ULI MN, thank you again for hosting this workshop.

# **AGENDA ITEM VII. A.**

## Memo

**To:** HRA Board Members  
**From:** Lori Yager, Finance Director  
**Date:** August 10, 2015  
**Re:** Approve 2016 Levy and budget

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Each year, the HRA sets a levy and asks the City Council to approve such levy. State Statute allows the HRA to tax up to .0185 of the previous years' taxable market value. Based on the 2015 market value, the maximum allowable levy is estimated to be \$219,980 for 2016. After discussion with the HRA board at the work session on July 13<sup>th</sup>, the decision was to levy \$219,900. This is a 10.5% increase over the previous year's levy. The levy will provide funding for HRA operating expenses as well as provide \$150,000 for housing and redevelopment programs.

In addition to the levy, the HRA may have the opportunity to sell property purchased for redevelopment in both the general and TIF funds. The HRA has budgeted for housing and redevelopment projects in both the general and TIF funds.

The HRA is required to pass two Resolutions, setting the Levy, collectible in 2016 and adopting the 2016 budget.

**Action Requested: Approve Resolution 2015-03 adopting the Levy collectible in 2016, and Approve Resolution 2015-04 adopting the 2016 Budget.**

CITY OF ANOKA, MINNESOTA  
2016 BUDGET

HOUSING & REDEVELOPMENT GENERAL FUND

REVENUE	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	2015 PROJECTED	2016 PROPOSED	PERCENT CHANGE
Property Taxes	\$ 187,844	\$ 196,318	\$ 193,613	\$ 193,006	\$ 200,500	\$ 199,492	\$ 221,400	10.42%
Intergovernmental Grants	91,208	7,462	-	-	-	-	-	
Interest Earnings	6,920	1,456	(5,354)	7,803	4,000	4,820	4,000	0.00%
Loan income	-	-	3,739	4,404	-	1,125	-	
Miscellaneous	101,000	14,185	5,044	-	-	9	-	
Transfers In	-	105,922	-	-	-	-	-	
<b>Total Revenue</b>	<b>\$ 386,972</b>	<b>\$ 325,343</b>	<b>\$ 197,042</b>	<b>\$ 205,213</b>	<b>\$ 204,500</b>	<b>\$ 205,446</b>	<b>\$ 225,400</b>	<b>10.22%</b>

EXPENDITURES

Employee Services	\$ 98,194	\$ 102,861	\$ 84,573	\$ 77,555	\$ 61,075	\$ 60,000	\$ 81,540	33.51%
Supplies	837	330	127	222	3,000	250	3,000	0.00%
Professional Services	122,576	40,128	23,509	14,332	23,955	6,959	23,565	-1.63%
Maintenance	4,860	9,758	9,228	9,210	9,120	6,180	9,120	0.00%
Housing Programs	6,874	15,766	64,940	17,459	100,000	2,000	150,000	50.00%
Capital Expense	310,657	24,013	-	-	-	-	-	
<b>Total Expenditure</b>	<b>\$ 543,998</b>	<b>\$ 192,856</b>	<b>\$ 182,377</b>	<b>\$ 118,778</b>	<b>\$ 197,150</b>	<b>\$ 75,389</b>	<b>\$ 267,225</b>	<b>35.54%</b>

Prior period adjustment

\$ (157,026) \$ 132,487 \$ 14,665 \$ 86,435 \$ 7,350 \$ 130,057 \$ (41,825) -669.05%

(67,758)

HRA GENERAL FUND BALANCE \$ 757,421 \$ 889,908 \$ 836,815 \$ 923,250 \$ 930,600 \$ 1,053,307 \$ 1,011,482

CITY OF ANOKA, MINNESOTA  
2016 BUDGET

**HOUSING & REDEVELOPMENT CENTRAL TIF DISTRICT**

REVENUE	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	2015 PROJECTED	2016 PROPOSED	PERCENT CHANGE
Property Taxes	\$ 281,668	\$ 291,576	\$ 304,427	\$ 281,278	\$ 290,000	\$ 293,164	\$ 301,500	3.97%
Intergovernmental Grants	10,813	-	-	-	-	-	-	
Interest Earnings	9,789	(49)	(13,383)	21,029	5,000	1,000	500	-90.00%
Loan income	-	17,500	-	-	4,830	-	4,465	-7.56%
Miscellaneous	-	-	-	-	-	-	-	
Transfers In	-	-	-	-	-	-	-	
<b>Total Revenue</b>	<b>\$ 302,270</b>	<b>\$ 309,027</b>	<b>\$ 291,044</b>	<b>\$ 302,307</b>	<b>\$ 299,830</b>	<b>\$ 294,164</b>	<b>\$ 306,465</b>	<b>2.21%</b>

**EXPENDITURES**

Employee Services	\$ 4,769	\$ 6,997	\$ 2,040	\$ 2,838	\$ 3,715	\$ 3,715	\$ 3,390	-8.75%
Professional Services	9,385	22,359	4,149	13,013	16,995	26,002	26,995	58.84%
Maintenance	-	6,782	-	-	2,000	2,666	2,000	0.00%
Loss on disposal of asset	27,543	12,205	201,281	-	100,000	-	100,000	0.00%
Housing Programs	(61,123)	-	-	-	600,000	250,000	200,000	-66.67%
Capital Expense	-	2,389	1,647	-	-	-	-	
<b>Total Expenditure</b>	<b>\$ (19,426)</b>	<b>\$ 50,732</b>	<b>\$ 209,117</b>	<b>\$ 15,851</b>	<b>\$ 722,710</b>	<b>\$ 282,383</b>	<b>\$ 332,385</b>	<b>-54.01%</b>

\$ 321,696 \$ 258,295 \$ 81,927 \$ 286,456 \$ (422,880) \$ 11,781 \$ (25,920) -93.87%

\$ 875,962 \$ 1,134,257 \$ 1,216,184 \$ 1,502,640 \$ 1,079,760 \$ 1,514,421 \$ 1,488,501

HRA TIF FUND BALANCE

CITY OF ANOKA, MINNESOTA  
2016 BUDGET

**HOUSING & REDEVELOPMENT BUSINESS CORE TIF**

REVENUE	2011 ACTUAL	2012 ACTUAL	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	2015 PROJECTED	2016 PROPOSED	PERCENT CHANGE
Property Taxes	\$ 13,063	\$ 5,305	\$ -	\$ -	\$ 7,500	\$ 20	\$ 40	-99.47%
Intergovernmental Grants	26	-	-	-	-	-	-	
Interest Earnings	2,596	(30)	(705)	140	10	35	30	200.00%
Loan income	-	-	-	-	-	-	-	
Transfers In	-	-	-	-	-	-	-	
<b>Total Revenue</b>	<b>\$ 15,685</b>	<b>\$ 5,275</b>	<b>\$ (705)</b>	<b>\$ 140</b>	<b>\$ 7,510</b>	<b>\$ 55</b>	<b>\$ 70</b>	<b>-99.07%</b>

**EXPENDITURES**

Employee Services	\$ 55	\$ 177	\$ 65	\$ 16	\$ 15	\$ 36	\$ 60	300.00%
Professional Services	1,383	1,371	1,484	10	1,510	1,700	10	-99.34%
Interest Expense	-	17,500	-	-	4,830	4,830	-	-100.00%
<b>Total Expenditure</b>	<b>\$ 1,438</b>	<b>\$ 19,048</b>	<b>\$ 1,549</b>	<b>\$ 26</b>	<b>\$ 6,355</b>	<b>\$ 6,566</b>	<b>\$ 70</b>	<b>-98.90%</b>

	\$ 14,247	\$ (13,773)	\$ (2,254)	\$ 114	\$ 1,155	\$ (6,511)	\$ -	-100.00%
<b>HRA GENERAL FUND BALANCE</b>	<b>\$ (118,558)</b>	<b>\$ (132,331)</b>	<b>\$ (134,585)</b>	<b>\$ (134,471)</b>	<b>\$ (133,316)</b>	<b>\$ (140,982)</b>	<b>\$ (140,982)</b>	

**HOUSING AND REDEVELOPMENT AUTHORITY, ANOKA, MN**

**RES. NO. 2015-03**

**A RESOLUTION ADOPTING A TAX LEVY COLLECTIBLE IN 2016**

BE IT RESOLVED by the Board of Commissioners (the “Commissioners”) of the Housing and Redevelopment Authority in and for the City of Anoka, Minnesota (the “Authority”), as follows:

Section 1. Recitals.

- 1.01 The Authority is authorized by Minnesota Statutes Section 469.033 to adopt a levy on all taxable property within its area of operation, which is the City of Anoka, Minnesota (the “City”)
- 1.02 The Authority is authorized to use the amounts collected by the levy for the purposes of Minnesota Statutes 469.001 to 469.047 (the “Levy”),

Section 2. Findings.

- 2.01 The Authority hereby finds that it is necessary and in the best interests of the City and the Authority to adopt the Levy to provide funds necessary to accomplish the goals of the Authority and in furtherance of its housing and redevelopment plans.

Section 3. Adoption of Levy.

- 3.01 The following sums of money are hereby levied for the current year, collectible in 2016, upon the taxable property of the City for the purposes of the Levy described in Section 1.02 above: total levy is **\$219,900**. The maximum levy allowable is .0185% of total tax capacity, which is projected to be approximately \$219,980.

Section 4. Report to City and Filing of Levy.

- 4.01 The Finance Director of the City of Anoka is hereby instructed to transmit a certified copy of this Resolution to the City Council for its consent to Levy.
- 4.02 After the City Council has consented by resolution to the Levy, the Finance Director of the City of Anoka is hereby instructed to transmit a certified copy of this Resolution to the County Auditor of Anoka County, Minnesota

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF ANOKA THIS 10<sup>TH</sup> DAY OF AUGUST 2015.

ATTEST:

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Lori Yager, City Finance Director

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Carl Youngquist, Chairperson

**HOUSING AND REDEVELOPMENT AUTHORITY, ANOKA, MN  
RESOLUTION**

**RES-2015-04**

**A RESOLUTION ADOPTING THE BUDGET FOR THE YEAR 2016**

BE IT RESOLVED by the Board of Commissioners (the "Commissioners") of the Housing and Redevelopment Authority in and for the City of Anoka, Minnesota (the "Authority") as follows:

1. The budget for the Housing and Redevelopment Authority for the year 2016 is hereby approved and adopted with appropriations for each of the various activities (which are more fully detailed in the City Manager's official copy of the 2016 budget) as follows:

General HRA.....	\$ 267,225
Central Business TIF District.....	\$ 332,385
Business Core TIF District .....	\$ <u>70</u>
 TOTAL .....	 <u>\$ 599,680</u>

2. Estimated 2016 gross revenues, as more fully detailed in the City Manager's official copy of the 2016 budget, are hereby found to be equal to or in excess of appropriations as required by the Anoka City Charter.
3. The HRA budget will be including in the official copy of the 2016 budget.

PASSED AND ADOPTED BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF ANOKA THIS 10th DAY OF AUGUST 2015.

ATTEST:

\_\_\_\_\_  
Darin Berger, Housing Manager

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Carl Youngquist, Chair