



City Council - Worksession
Monday, March 21, 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; Development Opportunities.
4. ADJOURNMENT

COUNCIL WORKSESSION MEMO

3.1

Meeting Date	March 21, 2016
Agenda Section	Council Business/Discussion Items
Item Description	Discussion; Development Opportunities
Submitted By	Greg Lee, City Manager

BACKGROUND INFORMATION

Approximately two years ago the staff developed an information packet titled “Development Opportunities”. This was developed to list and help market the numerous parcels that City had available for development.

With markets changing, earlier this year, staff determined that it would be advantageous to update this document and embark on a more aggressive marketing campaign to aid in the development of these parcels.

As part of the process to update this document, staff determined that there were numerous aspects involved in marketing and developing these parcels whereby Council direction and input would be beneficial. Staff also sought input from the Economic Development Commission as well as the Parks and Recreation Board.

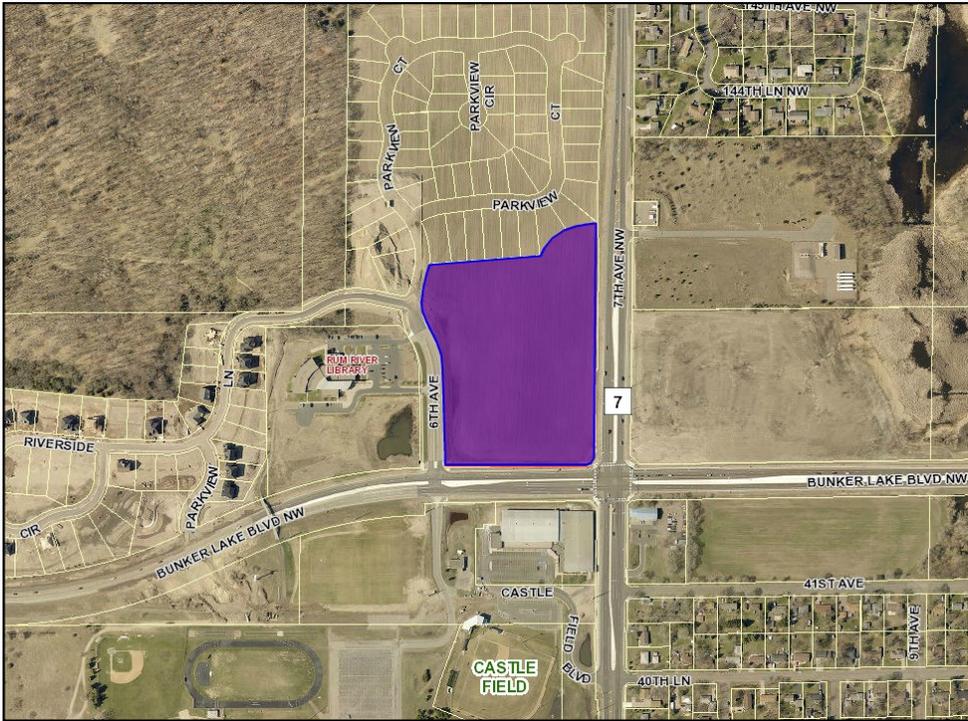
Attached is the current DRAFT of the updated Development Opportunities booklet.

Staff would like to discuss each parcel listed with the City Council. Staff is also looking for specific direction from the City Council and has listed questions we would like posed to the Council; which are highlighted in yellow.

The discussion and comments provided by the Economic Development Commission are attached in the form a DRAFT meeting minutes from their March 10, 2016 meeting. The Parks and Recreation Board had comments and concerns related to Site 10 – Rudy Johnson Park. Should this parcel be develop into something other than a park, the plan is to relocate Rudy Johnson Park to the parcel west of 4th Avenue along the Rum River and Rum River Regional Trail – between the railroad tracks and the state hospital.

COUNCIL ACTION REQUESTED

Staff is seeking direction from the City Council related to various aspects of the parcels listed in the DRAFT Development Opportunities booklet. Staff is also seeking input on how the City Council would like to proceed marketing this parcels.



PID -
30-32-24-34-0007

Zoning -
General Commercial

Size (Acres) -
14.2

Desired Land Use -
Restaurant/Retail/Office

Other Site Characteristics -

- Highly Visible Location
- New Access/Stoplight Approved for North Side of Site onto 7th Ave.
- Stormwater Capacity Available in Library Pond

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the desired land use of this site?

Current Owner - City of Anoka

City Contact - Chuck Darnell, 763-576-2716

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



PID -
Multiple

Zoning -
R-1 Single Family Residential

Size (Acres) -
Approx. 4.65

Desired Land Use -
Owner occupied condos

Other Site Characteristics -

- Close to Northstar Station
- Adjacent to Rum River
- Currently multiple property owners

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the desired land use of this site? Area currently zoned R-1. Would require rezoning to allow for condo development.
- 2) Would we consider commercial development on the NE corner of Ferry and Pleasant St? Business interested in relocating to city-owned parcels on corner.



Current Owner - City of Anoka/Private

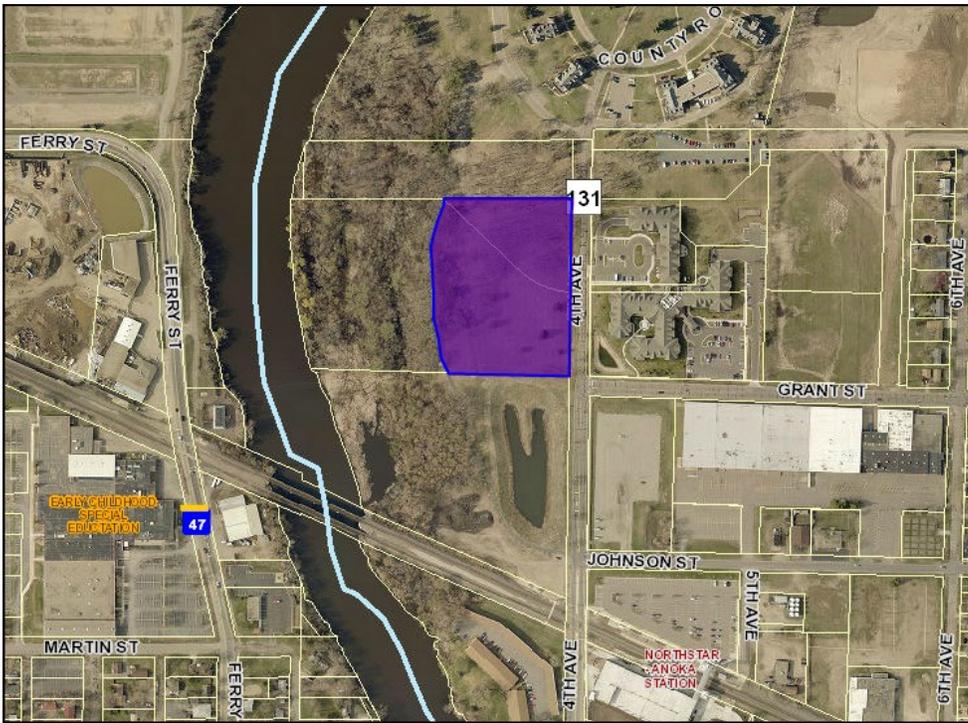
City Contact - Chuck Darnell, 763-576-2716

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$

Site 3 Rum River and 4th Avenue



PID -

06-31-24-22-0035

06-31-24-22-0018

Zoning -

Transit Oriented Development

Size (Acres) -

6.96

Desired Land Use -

Owner occupied condos or townhomes

Other Site Characteristics -

- Located adjacent to Rum River and in close proximity to Northstar Station
- City improvements to be completed in near future include Anoka Station Park and invasive species removal
- Utilities: Gas and sanitary sewer lines run north-south through property. Would have to be re-located or avoided.



QUESTIONS FOR CITY COUNCIL:

1) Move forward with marketing the site for owner occupied condos or townhomes?

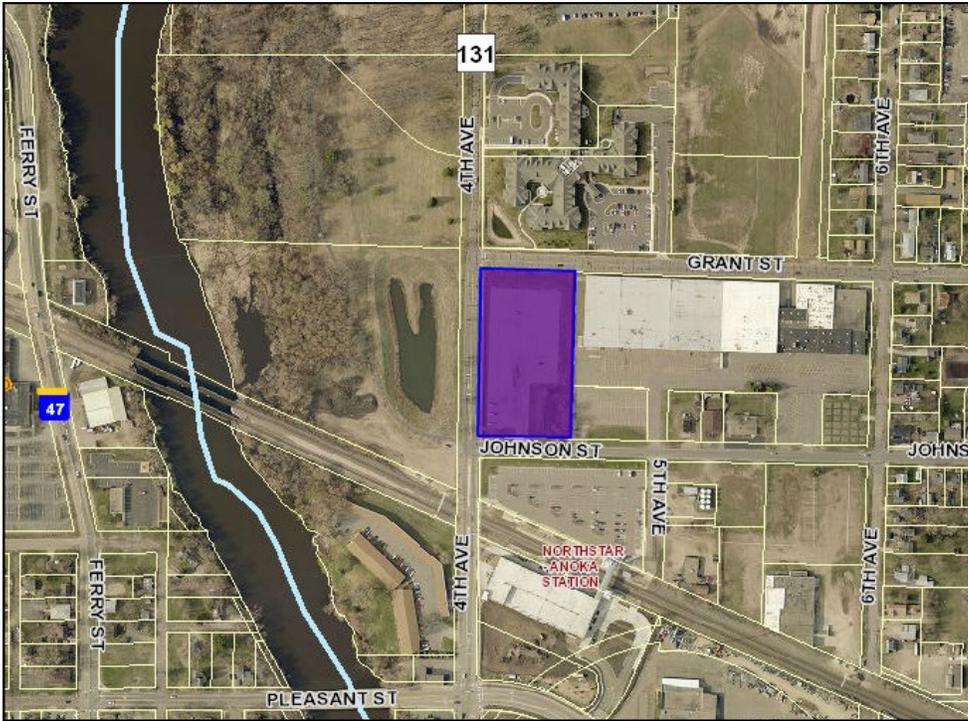
Current Owner - City of Anoka

City Contact - Chuck Darnell, 763-576-2716

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



PID -
06-31-24-22-0009

Zoning -
Transit Oriented Development

Size (Acres) -
3.09

Desired Land Use -
Apartments or Rowhomes

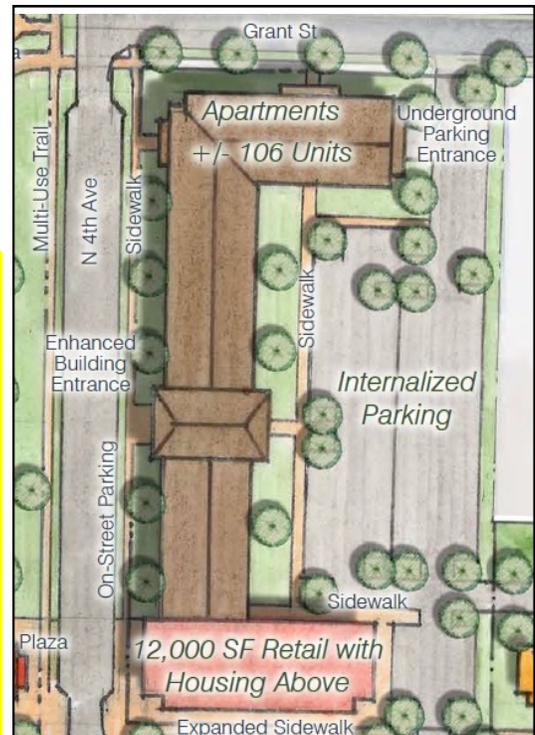
Other Site Characteristics -

- Adjacent to Northstar Station
- Stormwater capacity available in pond across 4th Ave.
- Access to site available from Grant St. and Johnson St.
- Utilities in place to serve the site

QUESTIONS FOR CITY COUNCIL:

1) Would we consider a project that would utilize Low Income Housing Tax Credits at this site? We have a developer interested in:

- Developing about 90 Unit Apartment at 60% AMI
- Rents: \$674 (1 BR), \$783 (2 BR), \$901 (3 BR)
- Minimum Incomes: \$18,198 (1 BR), \$21,141 (2BR), \$24,327 (3 BR)
- Maximum Incomes depend on family size



Current Owner - City of Anoka

Asking Price - \$500,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-23-0074

Zoning -
Transit Oriented Development

Size (Acres) -
2.55

Desired Land Use -
Market Rate Apartments

Other Site Characteristics -

- Adjacent to Northstar Station
- Utilities in place to serve the site
- Existing surface parking lot can be vacated with a 30 day notice



QUESTIONS FOR CITY COUNCIL:

1) None

Current Owner - City of Anoka

Asking Price - \$720,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-23-0103

Zoning -
Transit Oriented Development

Size (Acres) -
1.07

Desired Land Use -
Retail/Office/Showroom

Other Site Characteristics -

- Adjacent to Northstar Station
- Utilities in place to serve the site

QUESTIONS FOR CITY COUNCIL:

1) Should we reserve space at this location for the west liquor store relocation? Market study identified this as potential successful location.



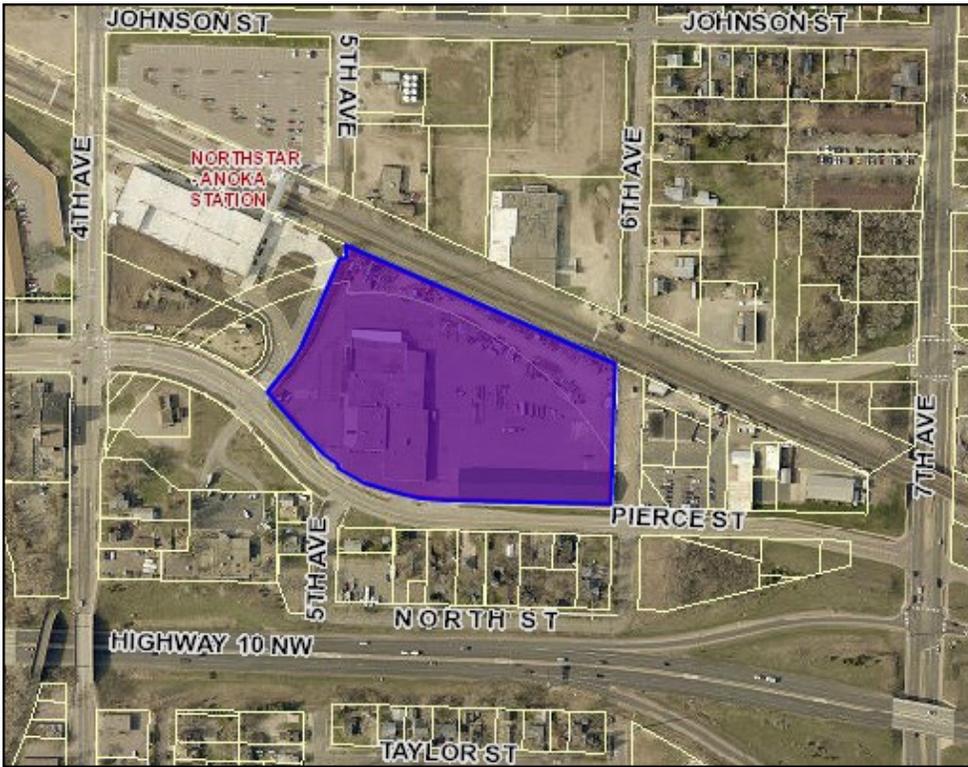
Current Owner - City of Anoka

City Contact - Chuck Darnell, 763-576-2716

Broker Contact - Rod Lee & Myles Borstad,
763-862-2005

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



PID -
06-31-24-24-0089
06-31-24-24-0088

Zoning -
Transit Oriented Development

Size (Acres) -
6.56

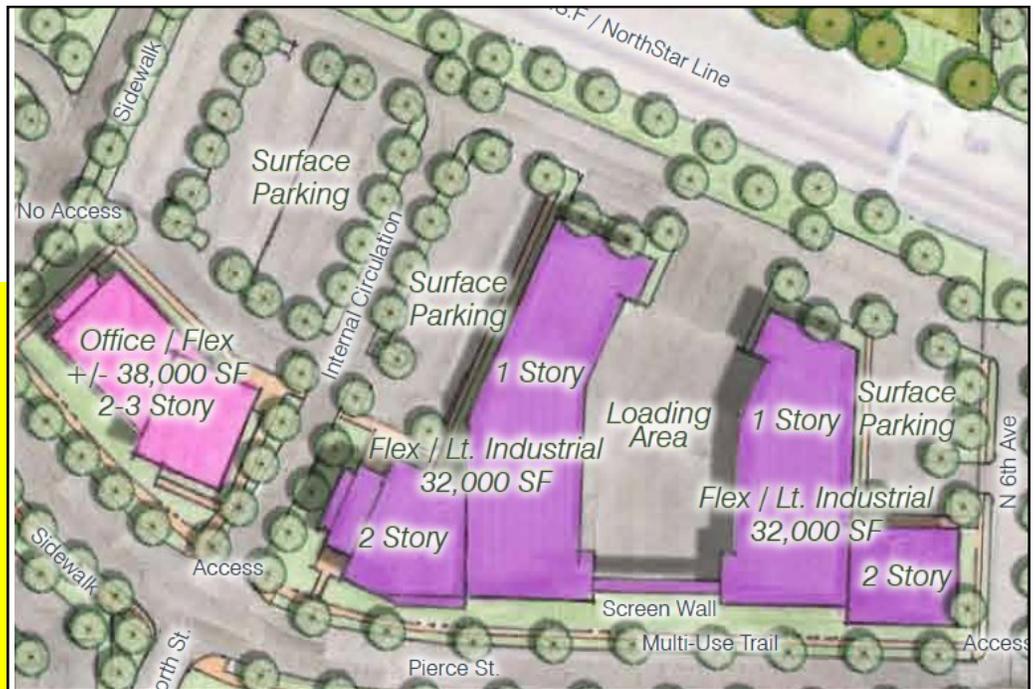
Desired Land Use -
Office/Light Manufacturing/
R&D

Other Site Characteristics -

- Adjacent to Northstar Station
- Existing Public Services shop able to relocate. Design-build in 18 months

QUESTIONS FOR CITY COUNCIL:

1) Should we continue to plan for Public Services shop relocation? Could prepare plans for new building to be ready to move when developer interest arises.



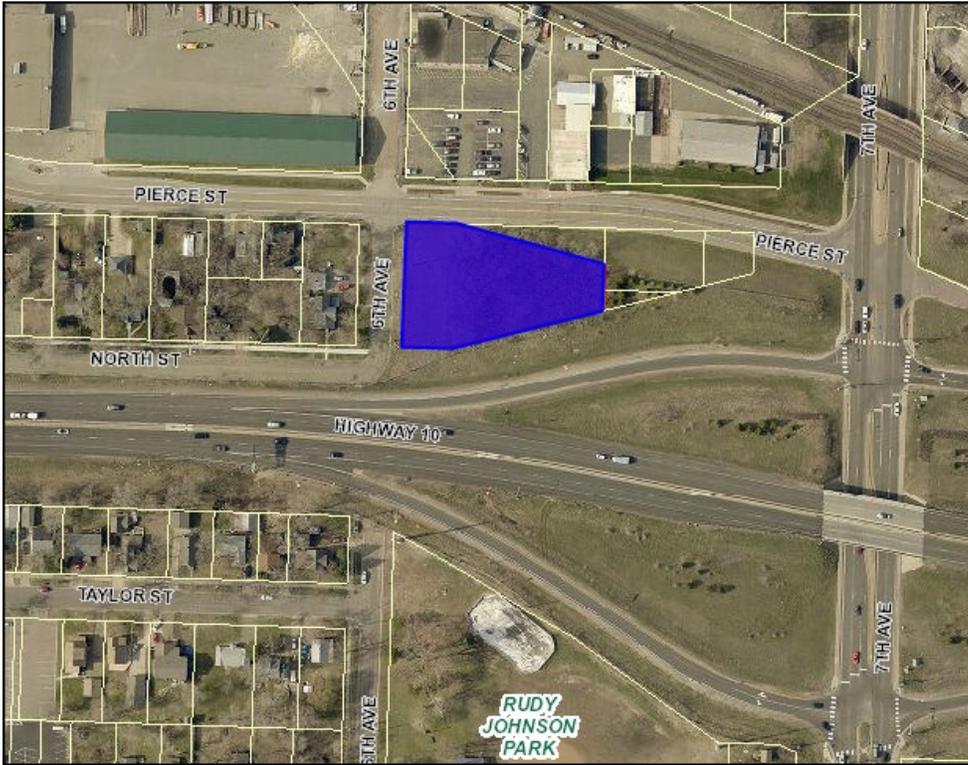
Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-24-0072

Zoning -
Transit Oriented Development

Size (Acres) -
0.75

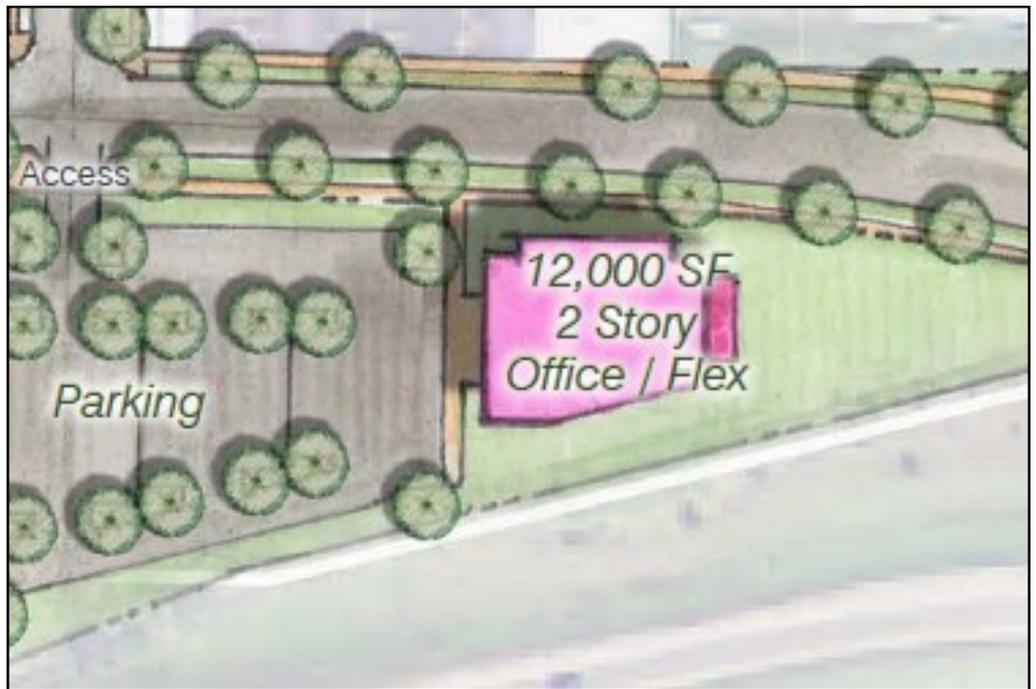
Desired Land Use -
Mixed Use/Residential/Retail/
Office

Other Site Characteristics -

- Near Northstar Station
- Highway 10 visibility
- Near Highway 10 access

QUESTIONS FOR CITY COUNCIL:

1) None



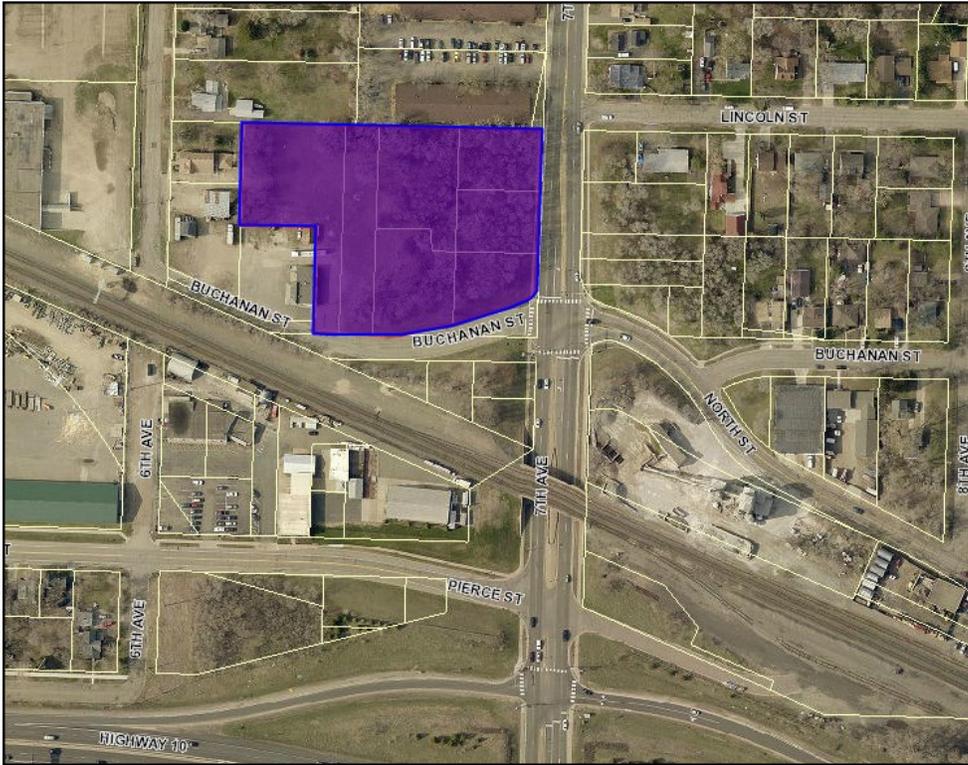
Current Owner - Private

Asking Price - \$225,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Randi Erickson, 612-701-9800



PID -

- 06-31-24-24-0034
- 06-31-24-24-0035
- 06-31-24-24-0003
- 06-31-24-24-0075
- 06-31-24-24-0076
- 06-31-24-24-0002
- 06-31-24-24-0001

Zoning -

Transit Oriented Development

Size (Acres) -

3.07

Desired Land Use -

Mixed Use/Residential/Retail/
Office

Other Site Characteristics -

- Near Northstar Station
- Visibility and access from 7th Avenue & Highway 10
- Access would be from Buchanan Street only



QUESTIONS FOR CITY COUNCIL:

1) Should the City acquire two county-owned parcels to create larger development site? Current market value about \$150,000. City limited to 25% of TIF revenues spent out of district

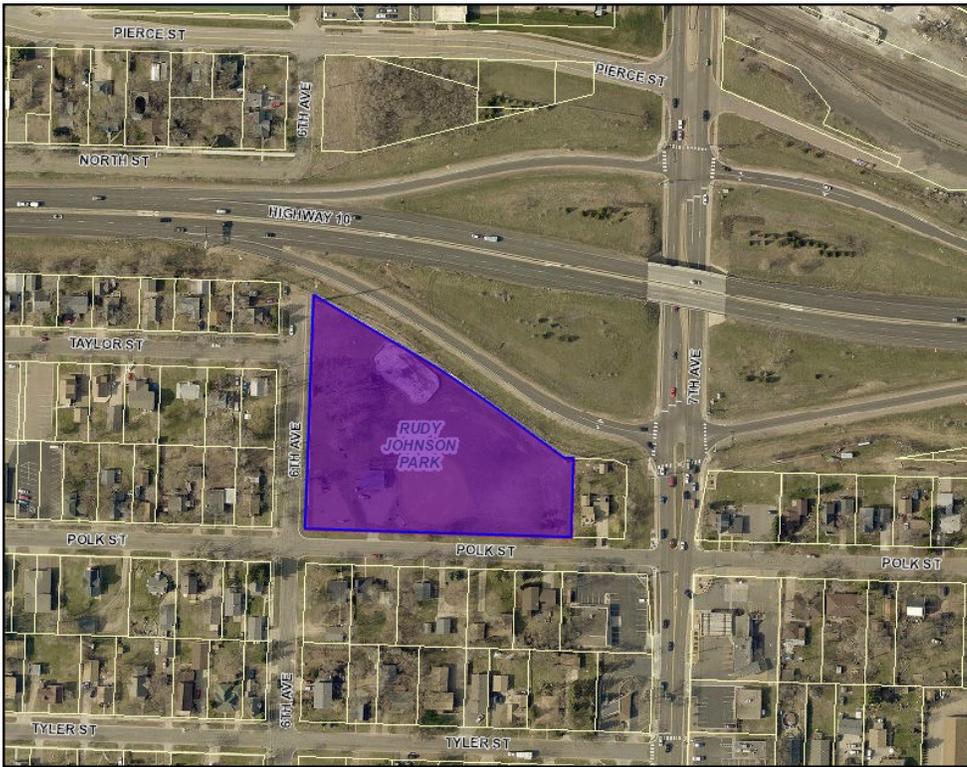
Current Owner - City of Anoka/Anoka County

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
06-31-24-31-0142

Zoning -
R-1 Single Family

Size (Acres) -
2.81

Desired Land Use -
Office

Other Site Characteristics -

- Visibility and access from Highway 10

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the desired land use of this site?
- 2) Should the redevelopment site include the parcel to the east on the corner of Polk Street and 7th Avenue?

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 05-31-24-23-0002

Zoning -
 R-3 Medium Density Residential

Size (Acres) -
 1.2

Desired Land Use -
 Commercial

Other Site Characteristics -

- Highway 10 visibility

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the desired land use of this site? Currently listed as commercial, but based on zoning, developer could propose townhomes for the site.
- Staff proposes to keep zoning as R-3 Medium Density Residential, and request a rezoning of the property if commercial development proposed.

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
05-31-24-23-0002

Zoning -
R-3 Medium Density Residential

Size (Acres) -
Approx. 3.9

Desired Land Use -
Attached or Detached Townhomes

Other Site Characteristics -

- Development density of approximately 25 town-home units
- Adjacent to wetland
- Scenic natural setting



QUESTIONS FOR CITY COUNCIL:

1) Any changes to the desired land use of this site?

Current Owner - City of Anoka

Asking Price - \$420,000

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 13

8th Avenue and Main Street



PID -

- 06-31-24-43-0029
- 06-31-24-43-0030
- 06-31-24-43-0031
- 06-31-24-43-0032
- 06-31-24-43-0033
- 06-31-24-43-0034
- 06-31-24-43-0035

Zoning -

Main Street Mixed Use

Size (Acres) -

2.02

Desired Land Use -

Commercial/Residential

Other Site Characteristics -

- Located on Main Street just east of Downtown Anoka
- Visibility from Main Street
- High traffic
- Anoka County has plans to update stoplight at intersection of Main Street & 9th Avenue
- Utilities will be upgraded to serve site in the City of Anoka's 2020 Street Renewal Project

QUESTIONS FOR CITY COUNCIL:

- 1) None

Current Owner - Private

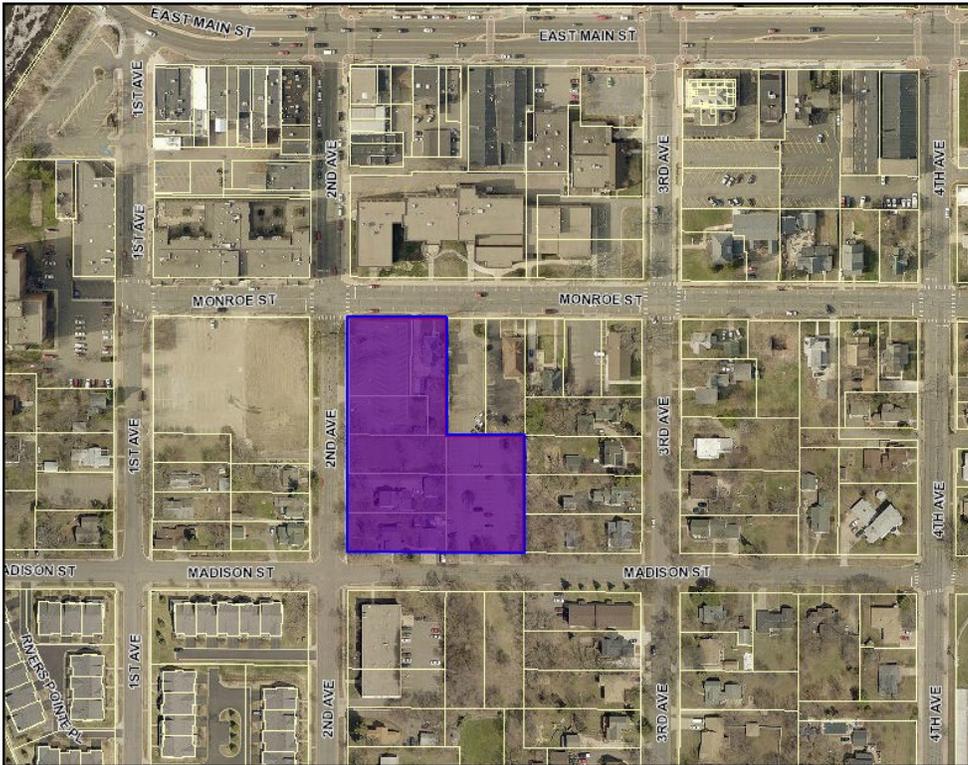
Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - AREA Real Estate, 612-460-4400

Site 14 2nd Avenue and Monroe Street



PID -

- 12-31-25-11-0053
- 12-31-25-11-0054
- 12-31-25-11-0055
- 12-31-25-11-0111
- 12-31-25-11-0112
- 07-31-24-22-0088
- 07-31-24-22-0105
- 07-31-24-22-0106

Zoning -

B-4 Limited Business/ R-1 Single Family

Size (Acres) -

2.1

Desired Land Use -

Residential/Office

Other Site Characteristics -

- Located 1 block south of Main Street
- Across from Anoka-Hennepin ISD offices
- 12 on-street parking stalls to be added on 2nd Ave.

QUESTIONS FOR CITY COUNCIL:

- 1) Any preference on type of development?
- 2) If there is no ramp, how should we proceed with development of this site?

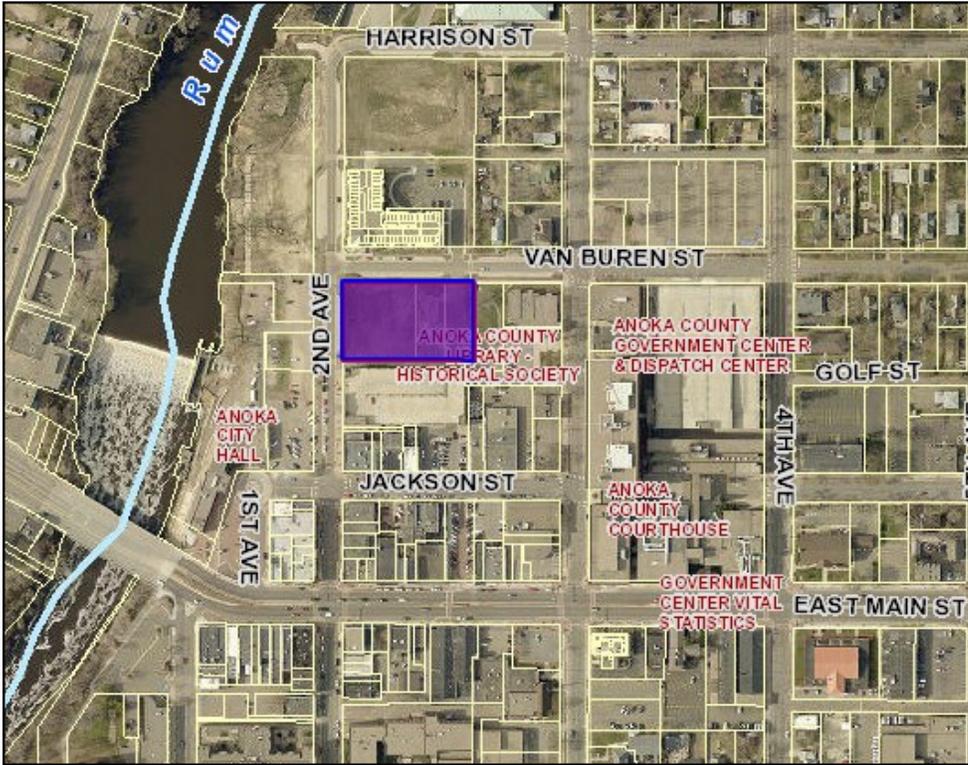
Current Owner - City of Anoka/Anoka HRA

Asking Price - Negotiable

City Contact - Darin Berger, 763-576-2724

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -

01-31-25-44-0117
 06-31-24-33-0113
 06-31-24-33-0114

Zoning -

Planned Residential Development

Size (Acres) -

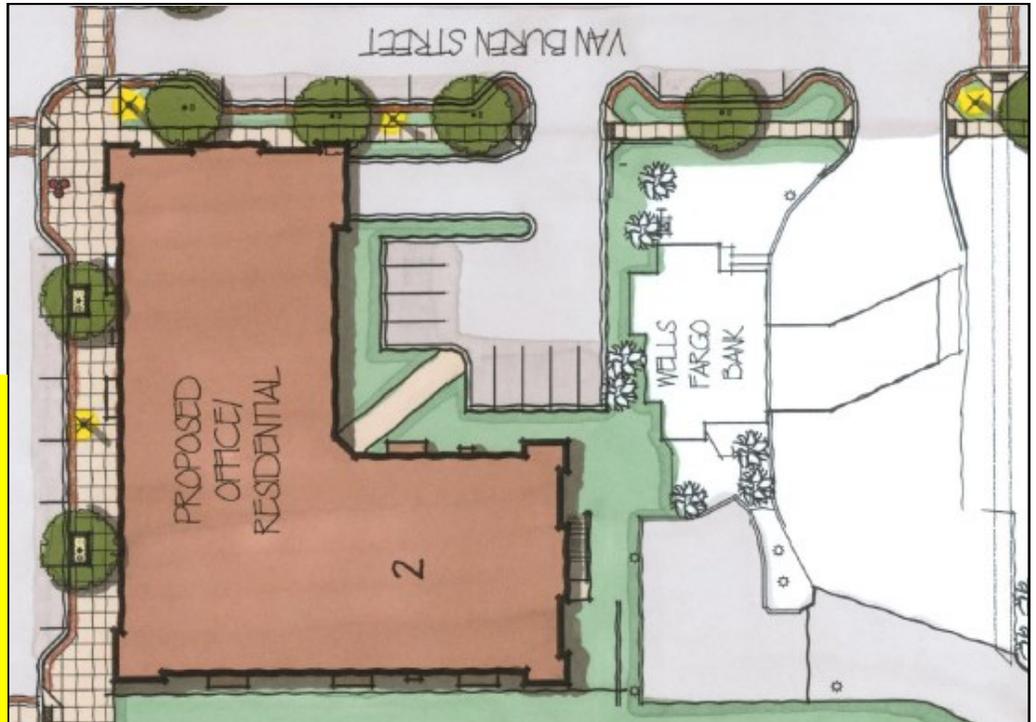
1.23

Desired Land Use -

Residential

Other Site Characteristics -

- Located in Historic Rum River District
- Close to Downtown and view of Rum River
- Riverfront park located across 2nd Avenue



QUESTIONS FOR CITY COUNCIL:

1) Should we hold off on marketing this site until more details known on potential project?

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Rod Lee & Myles Borstad,
 763-862-2005



PID -
01-31-25-44-0119

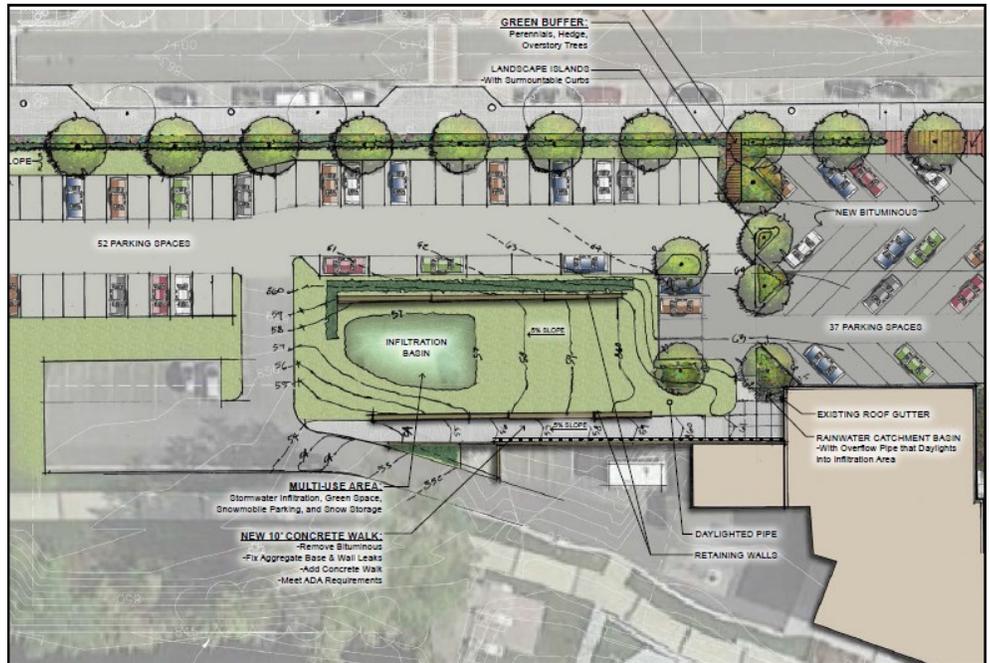
Zoning -
Planned Residential Development

Size (Acres) -
Approx. 15,000 sf.

Desired Land Use -
Riverfront Restaurant

Other Site Characteristics -

- Located in Historic Rum River District
- Close to Downtown and view of Rum River
- Adjacent to Riverfront Park
- Structure setback of 50' from Rum River - size of site could be adjusted



QUESTIONS FOR CITY COUNCIL:

1) Any changes to the desired land use of this site?

Current Owner - City of Anoka

City Contact - Chuck Darnell, 763-576-2716

Broker Contact - None

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



PID -
 12-31-25-12-0049
 12-31-25-12-0050
 12-31-25-12-0051
 12-31-25-12-0052

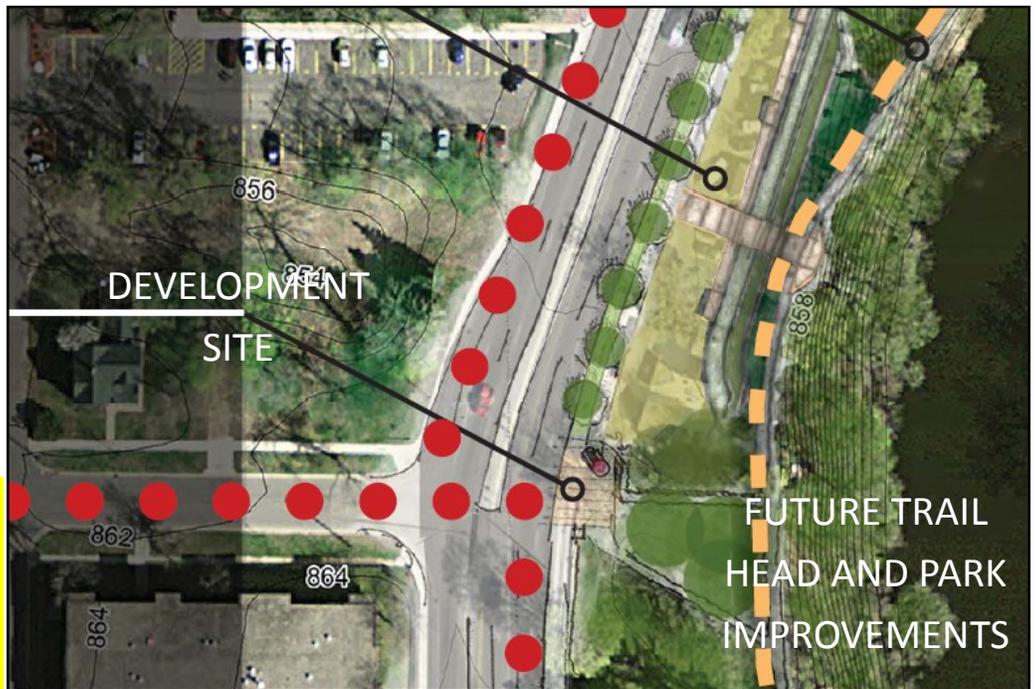
Zoning -
 R-4 High Density Residential

Size (Acres) -
 0.71

Desired Land Use -
 Residential/Office

Other Site Characteristics -

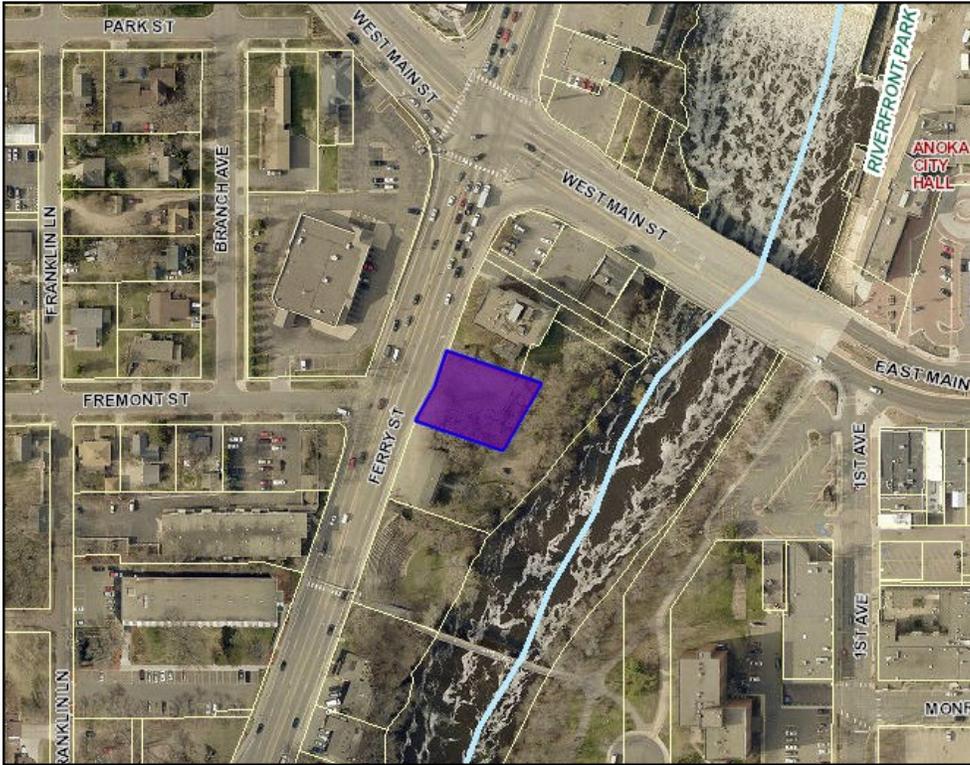
- High visibility on Ferry Street
- Future city park on east side of Ferry Street will provide views of the Rum River
- Topography lends itself to underground parking, accessed from Franklin Lane



QUESTIONS FOR CITY COUNCIL:

1) None

Current Owner - City of Anoka HRA	Asking Price - Negotiable
City Contact - Darin Berger, 763-576-2724	Appraiser's Opinion of Value - \$
Broker Contact - None	



PID -
 12-31-25-11-0002

Zoning -
 South Ferry Riverfront District

Size (Acres) -
 0.31

Desired Land Use -
 Residential/Commercial/Office

Other Site Characteristics -

- High visibility on Ferry Street/ Hwy 169
- Adjacent to Rum River
- Future city park on east side of Ferry Street

QUESTIONS FOR CITY COUNCIL:

1) Staff proposes that the City preserve this site for a potential Walker expansion, and not market to the general public. Any concerns with that approach?



Current Owner - City of Anoka HRA	Asking Price - Negotiable
City Contact - Darin Berger, 763-576-2724	Appraiser's Opinion of Value - \$
Broker Contact - None	



PID -

01-31-25-31-0049

Zoning -

Main Street Mixed Use

Size (Acres) -

2.15

Desired Land Use -

Grocery/Senior Housing/
Townhomes

Other Site Characteristics -

- Located on Main Street
- Visibility from Main Street
- Located on same site as West Main Shopping Center
- Vacant land at the rear of site is available
- Utilities to serve the site to cost approximately \$75,000

QUESTIONS FOR CITY COUNCIL:

- 1) Any changes to the desired land use of this site?

Current Owner - Private

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Heidi Brownlee, 612-310-3133



PID -
01-31-25-13-0001

Zoning -
R-1 Single Family Residential

Size (Acres) -
1.61

Desired Land Use -
Villas/Townhomes

Other Site Characteristics -

- Adjacent to Green Haven Golf Course
- Stormwater capacity available in Loch Lake
- Access to the site from State Avenue

QUESTIONS FOR CITY COUNCIL:

1) Any changes to the desired land use of this site?



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
01-31-25-24-0037

Zoning -
R-1 Single Family Residential

Size (Acres) -
Approx. 3.75

Desired Land Use -
Residential/Medical/Office

Other Site Characteristics -

- Adjacent to Green Haven Golf Course
- Access to the site from Green Haven Road
- Existing maintenance facility to relocate

QUESTIONS FOR CITY COUNCIL:

1) Should the City hold off on cooperative interest until Gladstone moves forward?



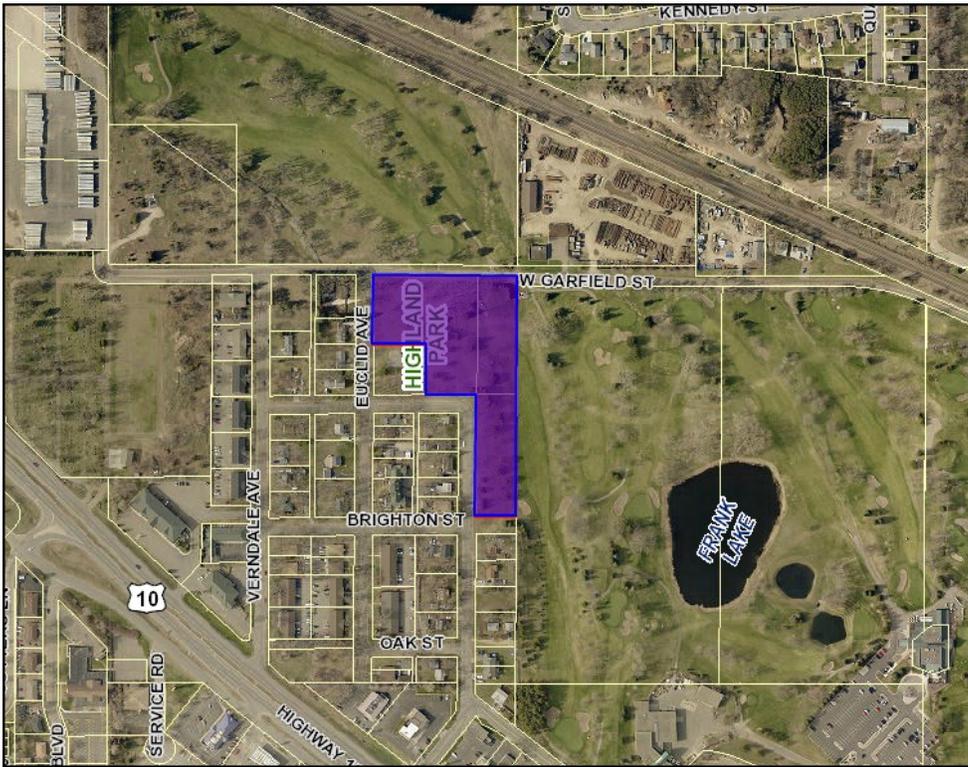
Current Owner - City of Anoka

City Contact - Chuck Darnell, 763-576-2716

Broker Contact - Rod Lee & Myles Borstad,
763-862-2005

Asking Price - Negotiable

Appraiser's Opinion of Value - \$



PID -

- 01-31-25-22-0001
- 01-31-25-22-0002
- 01-31-25-22-0037

Zoning -

R-1 Single Family Residential

Size (Acres) -

4.7

Desired Land Use -

Villas/Townhomes

Other Site Characteristics -

- Adjacent to Green Haven Golf Course



Concept A

Concept B



QUESTIONS FOR CITY COUNCIL:

1) Any preference on type of development at this site?

Current Owner - City of Anoka

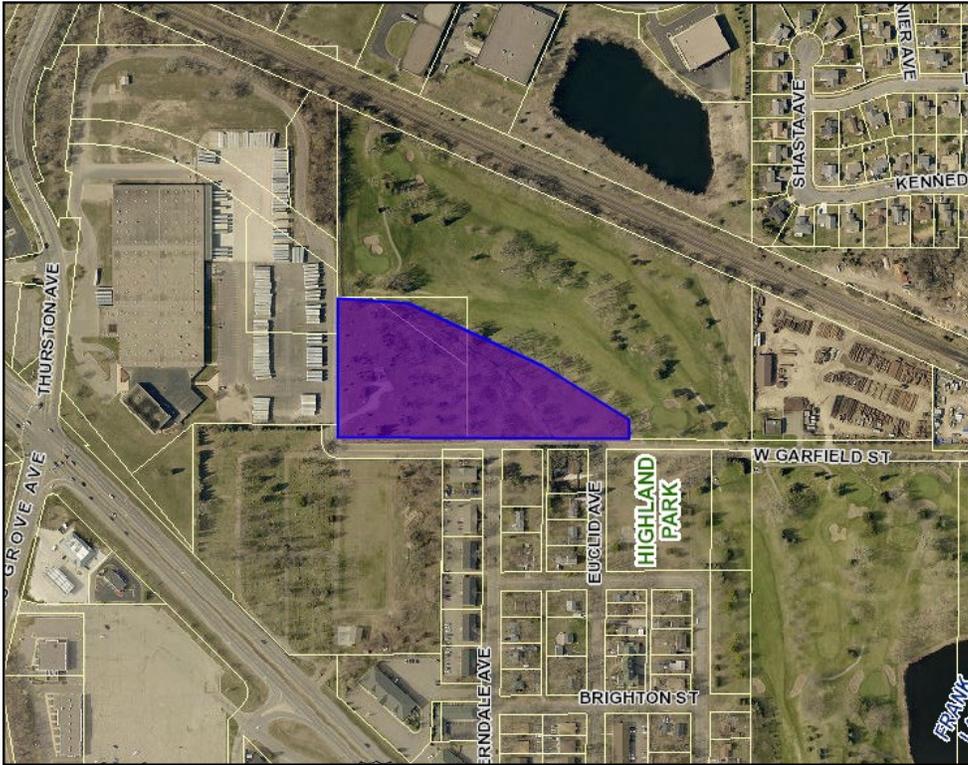
Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None

Site 23 West Side of Green Haven



PID -
36-32-25-33-0014

Zoning -
R-F Rural Farm/
R-1 Single Family Residential

Size (Acres) -
Approx. 6.1

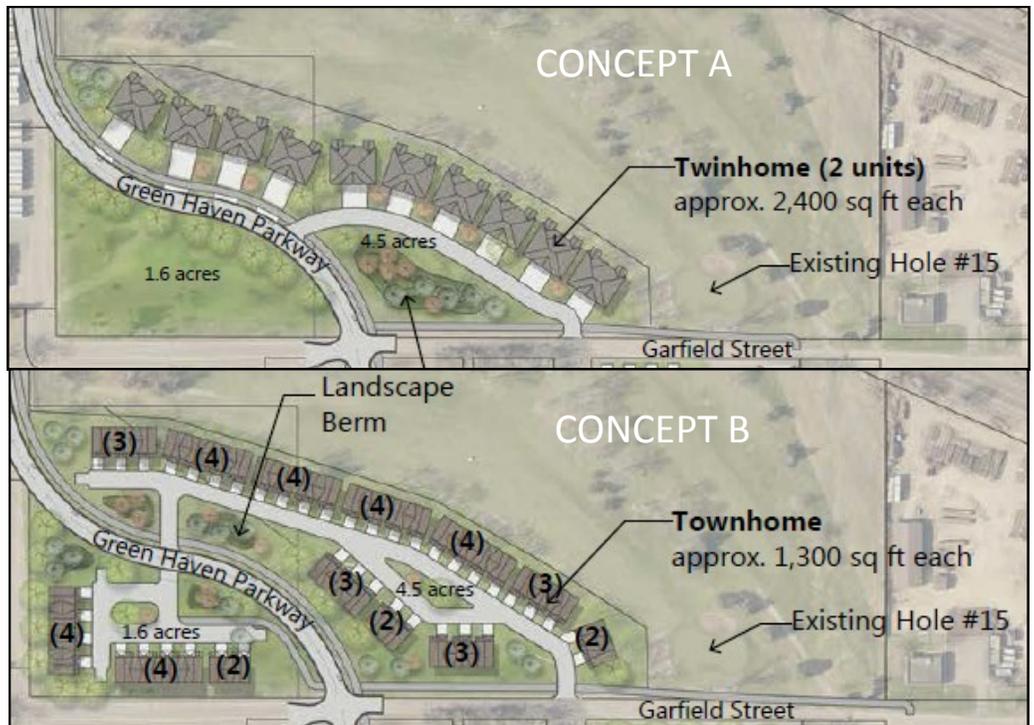
Desired Land Use -
Villas/Townhomes

Other Site Characteristics -

- Adjacent to Green Haven Golf Course
- Future Greenhaven Parkway to be constructed to access the site

QUESTIONS FOR CITY COUNCIL:

- 1) Any preference on type of development at this site?



Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
36-32-25-32-0004

Zoning -
M-1 Light Industrial

Size (Acres) -
9.3 Acres

Desired Land Use -
Office/Manufacturing/
Warehouse

Other Site Characteristics -

- Located in the Anoka Enterprise Park
- Large vacant site
- Build to suit

QUESTIONS FOR CITY COUNCIL:

1) None

Current Owner - Private

Asking Price - Unknown

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - Sherman Malkerson
952-525-1000



PID -
 35-32-25-43-0002
 35-32-25-44-0005
 35-32-25-44-0006

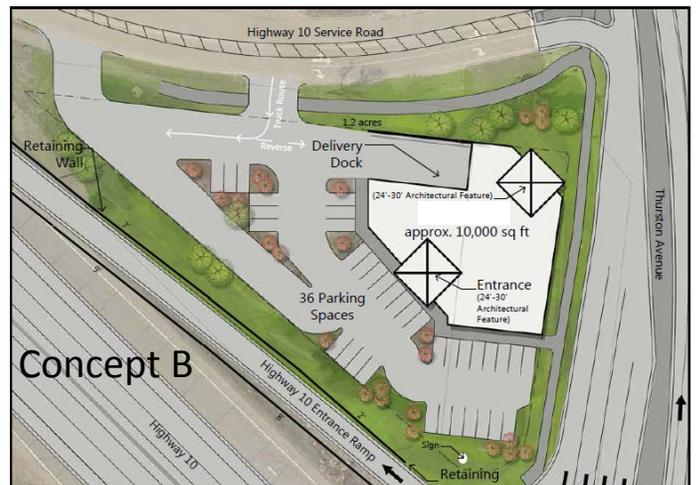
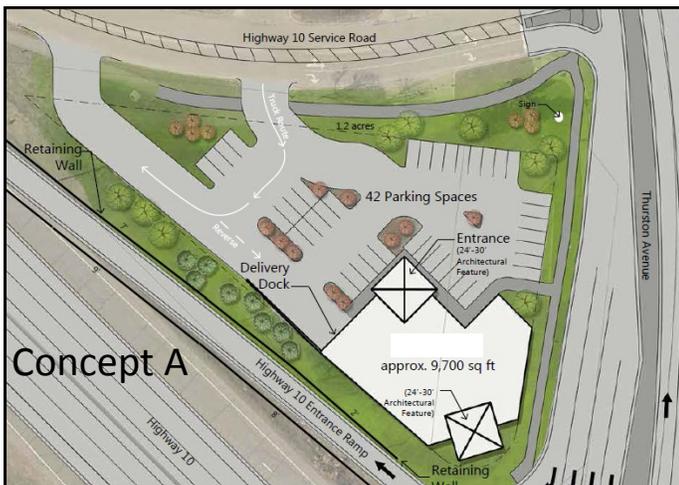
Zoning -
 M-2 General Industrial

Size (Acres) -
 1.78

Desired Land Use -
 Commercial/Office

Other Site Characteristics -

- Highway 10 visibility



QUESTIONS FOR CITY COUNCIL:

1) Should this site be preserved as a potential location for the west liquor store?

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



PID -
 35-32-25-44-0002
 02-31-25-11-0035

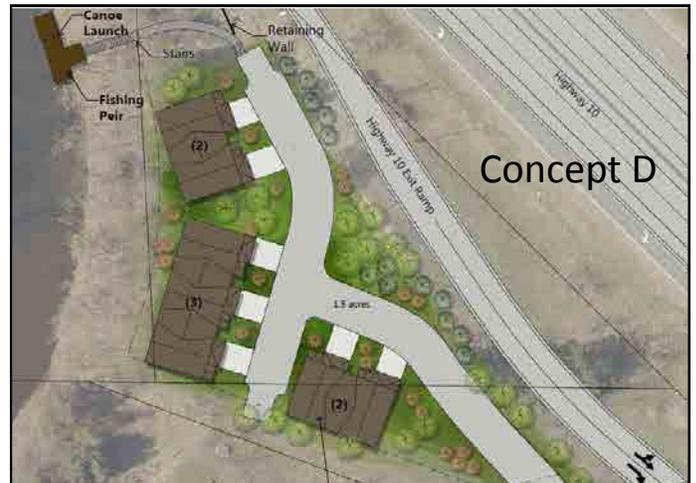
Zoning -
 B-1 Highway Business

Size (Acres) -
 1.91

Desired Land Use -
 Apartment/Townhomes

Other Site Characteristics -

- Highway 10 visibility
- Adjacent to Mississippi River



QUESTIONS FOR CITY COUNCIL:

1) Any preference on type of development at this site?

Current Owner - City of Anoka

Asking Price - Negotiable

City Contact - Chuck Darnell, 763-576-2716

Appraiser's Opinion of Value - \$

Broker Contact - None



**Scattered Sites
Various Locations**

Site Characteristics -

- The City of Anoka owns other properties in various locations across the city that could be marketed for smaller-scale infill development
- Sites are located in existing residential areas
- Most sites would be suitable for infill single-family residential, with one opportunity for higher density development at the corner of Garfield Street and Verndale Avenue

Property	PID	Zoning	Size
Bob Ehlen Park	02-31-25-44-0010	R-1 Single Family Residential	0.31 Acres
Bob Ehlen Park	02-31-25-44-0011	R-1 Single Family Residential	0.31 Acres
Bob Ehlen Park	02-31-25-44-0012	R-1 Single Family Residential	0.37 Acres
205/207 Fremont Street	01-31-25-43-0057	R-4 High Density Residential	0.18 Acres
SE Corner of Garfield Street & Verndale Avenue	01-31-25-22-0009	R-3 Medium & High Density Residential	0.55 Acres
SW Corner of Washington Street & 8th Avenue	Multiple Parcels	R-1 Single Family Residential	Varies

QUESTIONS FOR CITY COUNCIL:

1) Should the City market any of the sites listed above for infill development?

Current Owner - City of Anoka	Asking Price - Negotiable
City Contact - Chuck Darnell, 763-576-2716	Appraiser's Opinion of Value - \$
Broker Contact - None	

CITY OF ANOKA
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
MARCH 10, 2016

Call to Order: Chairperson Kelly called the EDC meeting to order at 7:30 a.m. at Anoka City Hall, 2015 First Avenue North in the City of Anoka.

Roll Call: EDC Members present were: Tracy Kelly, Gary Fahnhorst, Andy Peterson, Tom Redmann, and Kelsey Swokowski. EDC members absent were: Jerry Cotton, Dr. Gene Dvoracek, Jason Peters, and Jessica Thunder. Staff present: City Manager Greg Lee.

Approval of Minutes: MOTION BY COMMISSIONER FAHNHORST, SECONDED BY COMMISSIONER KELSEY SWOKOWSKI, TO APPROVE THE MINUTES OF THE JANUARY 14, 2016 AND FEBRUARY 11, 2016 EDC MEETINGS, AS PRESENTED. MOTION CARRIED.

OLD BUSINESS:

Projects Update: Mr. Lee noted that a proposal was brought forward from Riverplace Counseling Center at the February 16th City Council Worksession regarding a purchase of property and provided details. He stated that additional information on the intent of the river walk can be found on the City website. He noted that this would be a major step towards that goal to create the river walk and open the views as people come across the bridge from Champlin into Anoka. He stated that the approvals for the property along Highway 10 where Riverplace intends to move, specifically rezoning and review of the site plan, would occur in April and the final purchase agreement would go before the City Council in May.

Chairperson Kelly noted that QCTV has a program titled *News and Views* and advised that there is a current segment in which Councilmember Weaver provides additional information.

Mr. Lee noted that he would provide an email link to the program to the Commission following the meeting today. He stated that staff is still working with Graco in attempt to purchase a portion of their property to provide access from Bunker Lake Boulevard to the City owned site. He noted that at this time it appears Graco is unwilling to sell but advised that staff is continuing negotiations.

Chairperson Kelly asked if there is any update on the future relocation of the City owned liquor store.

Mr. Lee stated that the City Council will discuss that item on their meeting on March 21st. He noted that originally the intent had been to relocate to the previous Vineyard but the market study had shown that site to be unfavorable because of the competition with

Coborn's in Ramsey. He stated that the market study has shown site at 4th Avenue and Pleasant as the most desirable site. He noted that the meeting the Council will discuss whether they agree with that statement and location and whether they would like to reserve that site for the relocation.

Chairperson Kelly stated that he was actually referring to the activity at the other liquor store.

Mr. Lee noted that in regard to the east liquor store the City is working with the property owner to the west and has a concept to enter into the property to complete a phase two environmental analysis of that site. He noted that there will need to be quite a few drill holes and therefore the attorneys for both parties are working to draft an agreement for the restoration that would need to be done after the drilling. He explained that the City wants to ensure that due diligence is followed before purchasing the site. He noted that if the City does purchase the site the existing building would be razed and the site would be paved to provide additional parking and then building would then be expanded in the next two years.

City of Anoka Marketing – Development Opportunities Booklet Update: Mr. Lee stated that the current booklet was provided in the packet and noted that staff is in the process of updating the booklet. He asked for any input or comments, noting that the information will move forward to the City Council on March 21st at their worksession in order to gain their input. He briefly reviewed the sites and information found in the booklet, noting that the numbering will be updated.

Commissioner Fahnhorst asked how much control the City would have once the properties are zoned for the intended use.

Mr. Lee replied that if the property is privately owned and zoned correctly, the City would not have much control but noted that if the City owns the property the City would have all the control in whether they would want that type of development in that location.

Chairperson Kelly stated that the City of Ramsey has put a lot of effort into development surrounding their rail station and noted that it would be helpful to know how many people are utilizing that station. He noted that the site near the rail station in Anoka could be considered a premium location in the next ten years.

Mr. Lee stated that the planning staff is beginning discussions with the Ramsey staff in order to determine their vacancy rates and gather additional information related to that activity. He continued to briefly summarize the properties and information included in the booklet. He provided additional details on the parking ramp near the rail station. He referenced the site that will be discussed by the Council at their upcoming worksession to determine if they would like to reserve that site for a future liquor store.

Commissioner Peterson referenced Pleasant and Ferry and asked if that would be considered for a liquor store, noting that Ferry has a much higher traffic count than 4th.

He acknowledged that the site is not owned by the City at this time but access would be better.

Mr. Lee stated that the City does own two sites on Ferry near Pleasant. He was unsure if the market study reviewed those locations but noted that he would review that possibility as he agreed that the roadway has a much higher traffic count. He noted that MnDOT has started a study to determine if a grade separation could be done at the rail crossing at Ferry Street and advised that MnDOT is already asking questions about the City owned properties in that area, noting that perhaps the plan would be to move east which could impact the eastern portion of those properties. He stated that the Ferry Street rail crossing is probably the busiest and most dangerous at grade rail crossing in the State, noting that he was unaware of any other two lane roadway in the State, which has a daily traffic count that exceeds 21,000 vehicles. He acknowledged that it will be difficult and expensive. He continued to review properties and information in the current booklet.

Commissioner Fahnhorst asked if the parks receive a lot of use and whether a study has been done to determine use.

Mr. Lee stated that he would be interested to know that information as well. He stated that there is some use of Rudy Johnson park by the School District but noted that there will have to be a conversation to determine how the District would adjust if that park is relocated. He continued to review the properties and information included in the current booklet. He provided an update on the amount of presales received for a proposed housing development.

Commissioner Peterson referenced the available sites near the golf course and asked if those could be marketed to a developer as a package to ensure consistent development of those lots.

Mr. Lee stated that in a perfect situation it would be ideal for one developer to purchase those lots and create a master plan. He noted that another site was just added with the purchase of the Connexus tower site. He stated that the goal with the booklet is to show developers that the City is ready and prepared with the information necessary for developers to determine what they could do with the site.

Commissioner Redmann referenced site 21, which houses the equipment to manage the golf course and asked if they need that big of a building.

Mr. Lee noted that the building would be relocated and the new building would be smaller. He stated that there is a site plan that has been created and noted that the next step would be to develop the construction plans for the relocated building. He noted that this would be similar to the relocated public works building, where plans will be ready so that the building can be relocated when a developer is ready. He stated that he may ask a former employee to work with him as a consultant in order to provide background information on prior land deals that the City had made in order to acquire that knowledge. He stated that HOM Furniture is looking to lease part of their building to a medical sales

collection agency that will employ about 150 people. He noted that the City owns a lot to the east of that building that HOM Furniture is looking to purchase to provide temporary parking to that user while they ultimately expand and reconfigure their building. He continued to review the properties and information included in the marketing booklet.

Commissioner Fahnhorst asked how the land acquisitions have been made over time, whether that was an intent or whether they occurred because of circumstances that arose.

Mr. Lee stated that he does not have the full knowledge of how the City came to own this amount of property but provided an example of the Conexus tower site that was needed for one item but then can be sold. He stated that this City Council is very supportive in the marketing and sale of these properties.

Commissioner Peterson referenced Bonnell Park, which was previously utilized by the school and asked if that park is regularly used.

Commissioner Redmann provided background information noting that the park was originally used for the two middle schools for physical education space but use decreased and there is now an antiquated irrigation system.

Mr. Lee stated that Bonnell Field will be torn up in the next month or so to install a 72 inch storm water pipe under the property. He stated that the site will be lowered down two feet to encourage water to drain into the new pipe. He stated that the area will also act as an overflow area for large storm water events that will eventually drain into the large pipe. He noted that a new irrigation system and fields will ultimately be constructed. He stated that originally the agreement was for the School District to install and maintain the irrigation system but once that use stopped the condition deteriorated. He explained that because the pipe needed to be installed the City agreed to install a new irrigation system with this construction and in essence the clock will be reset on the agreement. He stated that this will handle a lot of the water that is traveling to Goodrich Field but noted that this will not be the ultimate fix for that drainage problem as another fix will be needed in the future to fully resolve the issue at Goodrich Field.

NEW BUSINESS:

Hiring a Deputy Community Development Director: Mr. Lee reported that the City is in the process of hiring a Deputy Community Development Director, noting that the employee would hold the “deputy” title for one year as there is currently a Planning Director. He noted that after that one year period the employee would hold the title of Community Development Director. He advised that interviews will begin today for the position and hoped to have the hiring process complete in the next one to two months. He stated that there are 12 applicants, noting that a lot of the applicants are highly qualified.

COMMUNICATIONS AND REPORTS:

Marketing and Communications Updates:

- Discover Anoka: Commissioner Peterson reported that the group met earlier this week with discussions beginning for the annual sidewalk sale that will be one week prior to the Anoka County Fair. He stated that the group also discussed Diva Days, updates to the website and whether the group would like to add marketing to the website. He stated that opportunities to advertise in Riverfest were also discussed.
- ABLA – March 1st Meeting: Mr. Lee stated that he was not present for the meeting but did include the executive update in the Commission packet.
- Winterfest – Post Event Meeting February 26, 2016: Chairperson Kelly stated that the event was well attended and noted that there was a comment that additional activities should be added to cater to all the different age groups.
- Anoka Enterprise Park Annual Meeting – March 16, 2016: Chairperson Kelly stated that Clark Palmer sent out an email asking for RSVP's for the meeting, which will be held at Greenhaven around lunchtime.

Mr. Lee noted that the agenda for the meeting was included in the Commission packet.

MISCELLANEOUS:

Discuss Next Agenda: April 14, 2016.

Chairperson Kelly stated that a cablecast meeting will need to take place this year and asked that a proposed date be provided at the next meeting for discussion. He noted that an item should be on the agenda that would be beneficial to the general public. He asked Commissioners to bring suggestions for that type of agenda item to the next meeting. He stated that he would also be interested in inviting Open to Business and the Anoka Area Chamber of Commerce to attend a meeting to provide a presentation and have a discussion in the future. He noted that Open to Business provided a presentation one year ago and thought it would be beneficial to check in and see the progress that has been made during that year.

Commissioner Peterson believed it would also be helpful to have a presentation on the available HRA funding as that is vital to economic development, noting that there are programs available for business development that are very attractive. He believed that May would be a good month for the cablecast before the summer schedules come into play.

Commissioner Fahnhorst stated that perhaps September would be a good month in order to provide additional time for the new Deputy Community Development Director to come up to speed.

Mr. Lee noted that perhaps May might not be the best choice as that could possibly be the first month for the new Deputy Community Development Director.

Chairperson Kelly agreed that waiting until fall would be a better idea.

Commissioner Fahnhorst asked if TIF was still active.

Mr. Lee stated that perhaps it would be helpful for Ms. Yager to attend a meeting and provide a presentation on TIF activity. He noted that perhaps that would be a good idea for an agenda item for the cablecast meeting.

Chairperson Kelly noted that the annual volunteer appreciation dinner will be held on April 14th.

Adjournment: The meeting was adjourned upon a motion by Commissioner Redmann, a second by Commissioner Peterson, and a unanimous vote of those present at 9:05 a.m.

Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

ANOKA DEVELOPMENT OPPORTUNITIES – Associate Planner for the city, Chuck Darnell, presented three sites being considered for development. Darnell indicated he would be addressing City Council at its March 21, 2016, worksession to discuss marketing. The Park Board considered how these will affect city parks.

Site #3, Rum River and 4th Avenue (Anoka Station Park) – This potential development was just discussed by the Park Board and Planning Commission and involved the Anoka Station Park. Darnell indication this would be the ideal situation developed as high density residential owner-occupied townhomes. The site could accommodate a couple hundred units at the most, but will likely be smaller than that. This area is zoned Transit Oriented Development and allows for same types of multi-family development, ideally condos and townhomes. The previous developer did not meet this vision, so we rejected it.

Site #10, 7th Avenue and Highway 10 (Rudy Johnson Park) – Darnell stated this site would suit office or commercial use due to its proximity to Highway 10. There still seems to be some interest in the site.

LaCasse stated any money generated from this property sale would go toward park development of the Anoka Station Park. We will lose the skating and athletic facilities. With the elimination of Rudy Johnson Park at this site, there will be no park facilities for the neighborhood except those provided by the schools. It was noted that people may not use our parks as they used to in that kids do not visit parks without their parents. Therefore, if we can provide a safe alternative route to the Anoka Station Park, it is hoped the new park would serve as a replacement for the Rudy Johnson Park neighborhood.

Nelson felt it could be weird locating an office site at that location. Darnell stated the site is currently zoned R-1 Single Family Residential. It could be market driven as well. LaCasse received confirmation from Darnell that the development of this property could include the parcel to the east on the corner of Polk Street and Seventh Avenue. That historic home was built in 1939. She too felt this could be an odd development choice.

Kallstrom thought there was more turnover with younger families. She and her family goes to the closest park. If not accessible, they do not go. If we want young families to move into the neighborhood, we have to provide something for them.

Shoemaker felt an office building at this location would create a huge traffic congestion and did not make sense in this neighborhood. Taking this park out of this neighborhood is not fair to Anoka.

Kallstrom asked why this park is not being used by the neighborhood and what can be done to address that. Blankenship added that if this property went from a park to a business, as an area property owner, she would not be happy. Shoemaker felt it possible that if a business moved in, as a property owner she would move to another place and rent out her neighborhood home, which would make this a bad situation for the neighborhood and city.

Skogquist did not believe that the city's mindset is "Don't get rid of our parks ever". However, there are no parks in this area without crossing a road. Providing a safe connection to the new Anoka Station Park would be a positive step. However, Rudy Johnson Park, while small, seems to fit the needs of this neighborhood. Washington School playground has become a middle-school park. There is a playground but no ball fields or ice skating opportunities.

Kallstrom felt strongly that having a park in this neighborhood is a good thing.

Throne presented four points:

- The schools use this Rudy Johnson Park space for their physical education curriculums/activities.
- When he travels through a community, he likes to see parks and ball games going on. He would rather see open space rather than a development. Open space along a highway is good and has value for the community.
- There are some ball games played at this park. LaCasse stated about a dozen games; some T-ball and younger-aged girls' fast pitch.

- It seems like Anoka wants to develop every single piece of property. Some years ago people thought it of value to save undeveloped property for future generations. That is not being done any more. Blankenship recalled a point in time when the now Anoka Nature Preserve (then identified as the Rum River North Park) was an undeveloped green space and was the subject of considerable discord in an attempt to save it as such. Then that turned around, too.

Site #22, West Side of Green Haven, (Highland Park) – Darnell indicated this site is adjacent to the golf course and involves the development of the Greens of Anoka, proposed future plans along Highway 10, and reconstructing the area roadway. This is an opportunity for the city to acquire property near the golf course and vacant lands in order to market them for redevelopment. The area around Highland Park has been included in concepts as an area for redevelopment.

LaCasse indicated Highland Park is approximately 2.5 acres in size. Darnell added, with redevelopment, the park land will be pared down to approximately one acre.

Anderla stated this park is in much the same situation as that of Rudy Johnson Park as far as servicing that neighborhood. It is the only place they have to go other than trying to cross Highway 10. It is, in fact, worse than Rudy Johnson. It is truly the only safe park for the neighborhood.

Skogquist concurred a drastically reduced park, as is being proposed, is not sufficient for that neighborhood. It is totally inadequate.

Kallstrom stated there is information available that addresses the need for green space relevant to economic levels of households.

Blankenship asked if there is a developer involved in this instance. Darnell state, no, just a study done on the golf course area. Again, LaCasse confirmed this is part of the Greens of Anoka site.

Nelson felt perhaps any changes to Highland Park will be further along in the planning; just working on roads now. Darnell indicated we know what we are doing with the road, the development of which is in the immediate future.

Kallstrom felt strongly about the importance of providing an adequate park in this existing neighborhood.

Nelson advised members of the Park Board to attend this March 21 City Council work session and share your opinions with Council. It will be a good opportunity to share your views.

Darnell invited members of the Park Board to contact him if there is anything else he can respond to.

Darnell stated he will share the Park Board's concerns about this 7th Avenue/Highway 10 site with City Council. LaCasse indicated Council's work sessions are open to the public. All are welcome to attend this 5:00 p.m. meeting here in the City Hall Work Session Room. She will send out an e-mail to the Park Board confirming the time Council will meet. Darnell noted that this DEVELOPMENT OPPORTUNITIES item will be the only discussion at that meeting, and they will be discussing some twenty-eight sites throughout the city.