



**PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
Tuesday, April 5, 2016
7:00 P.M.**

AGENDA

1. Call to Order.

2. Approval of Minutes:

- a. Approval of March 2, 2016 Regular Meeting Minutes
- b. Approval of March 15, 2016 Work Session Minutes

3. New Business:

- a. Review of Modification to the Tax Increment Financing (TIF) Plans for the Commuter Rail Transit Village and Greens of Anoka TIF Districts

4. Old Business:

- a. A2016-4 – Site Plan Amendment
424 West Main Street

5. Public Hearings on Applications:

- b. A2016-5 – Variance Extension
208 Clay Street
- c. A2016-6 - Zoning Classification Amendment
6058 Highway 10
- d. A2016-7 - Preliminary Plat
6058 Highway 10
- e. A2016-8 – Variance, Site Plan, & Planned Unit Development
6058 Highway 10

6. Miscellaneous:

- a. Upcoming meetings:
Work Session - Tuesday, April 19 at 6:00 pm
Regular Meeting - Tuesday, May 3 at 7:00pm

7. Adjourn.



Auxiliary aids for handicapped persons are available upon request at least 96 hours in advance. Please call the City Manager's office at (763) 576-2710 to make arrangements.

NOT APPROVED
ANOKA PLANNING COMMISSION
REGULAR MEETING
ANOKA CITY HALL
TUESDAY, MARCH 2, 2016
7:00 P.M.

CALL TO ORDER:

The regular meeting of the Anoka Planning Commission was called to order at 7:00 p.m.

ROLL CALL:

Planning Commissioners present: Chair Don Kjonaas, Peter Rech, Karna Brewer, Borgie Bonthuis, Manley Brahs, and James Cook.

Planning Commissioner absent: Sandy Herrala

Staff present: Associate Planner Darnell

APPROVAL OF MINUTES:

- a. Approval of February 2, 2016 Regular Meeting Minutes

MOTION WAS MADE BY COMMISSIONER BREWER, SECONDED BY COMMISSIONER BONTHUIS, TO APPROVE THE REGULAR MEETING MINUTES OF FEBRUARY 2, 2016

5 ayes – 0 nays – 1 abstain (Brahs). Motion carried.

- b. Approval of February 16, 2016 Work Session Minutes

MOTION WAS MADE BY COMMISSIONER RECH, SECONDED BY COMMISSIONER BREWER, TO APPROVE THE WORK SESSION MINUTES OF FEBRUARY 16, 2016

6 ayes – 0 nays. Motion carried.

NEW BUSINESS:

None.

OLD BUSINESS:

- a. **A2016, Conditional Use Permit, 1030 McKinley Street**

Planning Commission Meeting Minutes

March 2, 2016

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Associate Planner Darnell reported the applicant, Peak Physique, owned by Tim Moes, is requesting a conditional use permit to operate a personal training studio at 1030 McKinley Street. The Planning Commission considered this application and held a public hearing during the regular meeting on February 2, 2016. At that meeting, the Planning Commission decided to postpone their recommendation in order for staff to complete further research on the covenants and restrictions associated with the property, as well as determine whether the Anoka Enterprise Park Architectural Review Board should have a role in reviewing or approving the establishment of this use on an Anoka Enterprise Park property.

Associate Planner Darnell reported staff completed additional research on the property restrictions as well as determine whether the Anoka Enterprise Park Architectural Review Board should have a role in reviewing or approving the establishment of this use on the property. All property in the Anoka Enterprise Park is subject to the Declaration of Covenant, Conditions, and Restrictions dated May 15, 1995 and filed with Anoka County as a document number 11660504. This Declaration of Covenants, Conditions, and Restrictions does restrict some uses, included in Section 2, and reads as follows:

2.2 Use. No Lot may be used for the following purposed: auto salvage yard; used material yard, exposed sales or storage; any use that would create an excess amount of sewage or runoff, or quality of sewage or runoff that would cause a disposal problem; unscreened outdoor storage of material; or the manufacture, storage or sale of explosives or similar dangerous products.

Based on this language, the proposed use is not restricted by the Anoka Enterprise Park covenants, but the warranty deed would restrict the use unless the City of Anoka provides written approval. The granting of a conditional use permit would serve as this written approval, and the proposed use would be allowed upon written approval from the City of Anoka.

Associate Planner Darnell reported the role Anoka Enterprise Architectural Review Board is to review constructions and alteration of improvements on property in the Anoka Enterprise Park. Because the conditional use permit application as proposed would not include any exterior changes to the building or suite, the Architectural Review Board would not have a role in reviewing or approving this planning application. Section 3.2 (a) states:

...no Improvement and no alteration which is visible from a Street or abutting Lot shall be constructed, erected, or maintained on a Lot unless and until the plans and specifications showing the nature, kind, shape, height, color, materials, and locations of the Improvement or alteration shall have been approved in writing by the Architectural Review Board.

Associate Planner Darnell stated the use that is being proposed is not restricted based on the Declaration of Covenants, Conditions, and Restrictions, but that the warranty deed for the property does restrict the use unless the City provides writing approval of the use.

Staff recommends approval of the conditional use permit at 1030 McKinley Street, which would satisfy the requirement of written approval of this type of use in the property's warranty deed, with the following conditions:

- 1) The personal training studio will operate in Suite 1036, which is located in the existing building on the east side of the property.
- 2) Any new signage must comply with the standards of M-1 Light Industrial District.
- 3) All parking stalls shall be maintained according to the originally approved site plan and standards set forth in the City Code. All vehicles on the lot shall be located in a designated parking stall.
- 4) If the fourth suite in the eastern building is leased out in the future, the property owner will allow the City to determine whether the proof of parking area will need to be utilized or whether the site can accommodate all of the users through joint parking.

Commissioner Brewer stated the conditions for approval do not have anything to do with the use of the building and asked how many conditions would have to be found unmet in order to deny the application. Associate Planner Darnell stated the conditions are solidifying what was proposed in the application and what is being proposed for the use itself.

Commissioner Brahs stated he could not find 1030 McKinley street and it may be on the west side of the building. Associate Planner Darnell stated the entire property at 1030 McKinley contains two buildings and the applicant would be in the building on the east in Suite 1036.

Commissioner Cook referred to page two of this application in the staff report and read "The property is intended to be used for office, warehouse, manufacturing and distribution purposes. No part of the property shall be used for an "adult use" business, as defined in Chapter 36 of the Anoka City Code. No part of the property shall be used for a retail or service business without prior written approval." He asked why the City of Anoka would provide a written letter of approval for a property that was never its intended use. The warranty deed does restrict the use and there is a conflict of interest. The City wants something for its stated purpose and then it appears they are requesting a letter so that the City can go against what the stated purpose for the property is.

Associate Planner Darnell stated this language was included in the warranty deed itself and may have been added there to provide for some flexibility with the City to allow another type of business and is consistent with the City code in that it has a conditional use listed as retail and service business which would require approval of a conditional use. The Planning Commission and City Council need to decide if the use being proposed meets the definition of complimentary to the permitted uses in the district.

Commissioner Cook stated it is not a complimentary use. A complimentary use would be a retail store that sells parts that help the businesses in the industrial park. Chair Kjonaas stated he agrees, but it is not clear in the covenants and rules of the association. This proposed use is allowable under City Code and within the rules of the industrial park.

Commissioner Bonthuis referred to the line in the warranty deed that stated the property shall not be used for an “adult use” business and stated that is what this application is. Commissioner Brewer stated that was in the deed to keep out adult bookstores.

Commissioner Brewer asked if the owner of the building is aware of the discussion. Associate Planner Darnell stated he has spoken to the owner and is supportive of the use. The suite has been vacant for four years.

Commissioner Brahs stated he spoke with one of the business owners in the industrial park who stated they are encouraging a wellness program for their employees and was excited to have this application go through.

Commissioner Rech stated he agrees with Commissioner Cook, but the space has been empty for four years and this may be the best use for the space.

MOTION WAS MADE BY COMMISSIONER BRAHS, SECONDED BY COMMISSIONER RECH, TO APPROVE THE APPLICATION A2016-1 CONDITIONAL USE PERMIT, 1030 MCKINLEY STREET, WITH THE FOLLOWING CONDITIONS:

- 1) The personal training studio will operate in Suite 1036, which is located in the existing building on the east side of the property.
- 2) Any new signage must comply with the standards of M-1 Light Industrial District.
- 3) All parking stalls shall be maintained according to the originally approved site plan and standards set forth in the City Code. All vehicles on the lot shall be located in a designated parking stall.
- 4) If the fourth suite in the eastern building is leased out in the future, the property owner will allow the City to determine whether the proof of parking area will need to be utilized or whether the site can accommodate all of the users through joint parking.

4 ayes – 2 nays (Brewer and Cook). Motion carried.

PUBLIC HEARINGS ON NEW APPLICATIONS:

- a. A2016-2, Variance, 1803 First Avenue**

Associate Planner Darnell reported the applicants, Jim and Sharon Smith, are requesting a variance to allow for the construction of a new garage and driveway at 1803 First Street, that will result in exceeding the impervious surface coverage of their lot. The property is located on a corner in the lot in the R-4 High Density Residential zoning district.

Associate Planner Darnell reported the applicant has an existing garage on the property that is nonconforming. The current garage is 13 feet by 23 feet (299 square feet), which is smaller than the minimum of 440 square feet required for garages that serve single family dwelling units in the R-4 zoning district. The garage is currently set back only two feet from the side property line and 12 feet from the front property line. Both of these setbacks are less than the minimum setbacks required. The garage is also in poor condition and is not usable for vehicle storage.

Associate Planner Darnell reported the applicant is proposing to demolish the existing garage and construct a new 24 foot by 32 foot (768 square feet) garage that would meet the minimum setback requirements. The applicant would also be replacing the existing gravel driveway, which is nonconforming, with a bituminous or concrete driveway to access the new garage. By relocating the garage, expanding the garage, and extending the driveway to access the new garage, the total impervious surface coverage of the lot increases to 40.1%. This request is to allow the total impervious surface coverage of the lot to be 40.1%.

Associate Planner Darnell reported on the findings for practical difficulty. If the applicant replaced the garage in the same footprint of the old garage, it would maintain several nonconformities and would not resolve the issues of vehicle storage. The relocation of the garage and driveway results in lot coverage of 40.1% that exceeds the maximum of 30% in the R-4 zoning district. However, the R-4 district does not specifically regulate what the impervious surface coverage should be for single-family dwellings. The standard impervious surface coverage maximum for single-family dwelling units in other districts is 35%, which the proposed plan still exceeds. Also, the proposed plans include a 24-foot wide driveway to access the garage that is also 24 feet wide. If this variance request is approved, staff would recommend the driveway width be reduced to 16 feet, to reduce the impervious surface coverage.

Associate Planner Darnell reported on several physical circumstances unique to the property. Given the existing garage size, the existing impervious surface coverage, and the unique size and location of the corner lot, staff believes there are physical circumstances unique to the lot not created by the land owner that result in the need of a variance. The garage will be an improvement to the property and neighborhood and not alter the essential character of the neighborhood.

Associate Planner Darnell stated staff believes the request meets the criteria required to grant a variance based on the findings in the staff report and there is a practical difficulty present. Staff is also supportive of removing the nonconformities associated with the size and location of the existing garage. Staff recommends approval of the variance with the following conditions:

- 1) The driveway shall be constructed at 16 feet wide to reduce the impervious surface coverage of the lot to 37.6%.
- 2) The applicant shall apply for a building permit and driveway permit.
- 3) The exterior materials of the new garage shall be compatible with the principal building.

Chair Kjonaas thanked the property owners for their work on improving the house and supports reducing the driveway to 16 feet.

Commissioner Brahs stated the homes in Anoka are old and supports young families that move into the City and improve the properties. Because of this, variances should be supported.

Commissioner Rech asked if any trees will be removed to build the propose garage. Associate Planner Darnell stated there may be one that will be removed. The tree replacement ratio for residential lots is 1:1 ratio for significant trees measuring eight inches in diameter and four and a half feet above the ground. The replacement of significant trees could be added as a condition of approval.

Chair Kjonaas opened the public hearing at 7:54 p.m.

Mr. Jeremy Smith, property owner of 1803 First Avenue, stated he is requesting this variance to have a functional garage and for it to maintain the value of his home. It would be difficult to resell the home with a one-stall garage. The lot has many mature trees and the tree in question would need to be removed.

Commissioner Brahs asked Mr. Smith about the proposed 24 foot width of the driveway and if he would be okay with a 16 foot width. Mr. Smith replied he would be fine with a 16-foot wide driveway and it would need to reduce down to 12 feet wide at the street to meet the curb cut out. This reduction could result in a lower impervious surface.

Mrs. Sharon Smith, owner of 1803 First Avenue, stated they are requesting a larger garage to store things to avoid building a shed on the property. Chair Kjonaas stated once this garage is built, they will not be able to build anything else on the property.

Chair Kjonaas asked about the fence on the property. Mrs. Smith stated the fence will come down and eventually be replaced.

Chair Kjonaas closed the public hearing at 8:02 p.m.

MOTION WAS MADE BY COMMISSIONER COOK, SECONDED BY COMMISSIONER BRAHS, TO APPROVE THE APPLICATION A2016-2 VARIANCE, 1803 FIRST AVENUE, WITH THE FOLLOWING CONDITIONS:

- 1) The driveway shall be constructed at 16 feet wide to reduce the impervious surface coverage of the lot to 37.6%.
- 2) The applicant shall apply for a building permit and driveway permit.
- 3) The exterior materials of the new garage shall be compatible with the principal building.

Associate Planner Darnell advised this application will be before the City Council on March 21, 2016.

MISCELLANEOUS:

Next work session will be Tuesday, March 15, 2016 at 6:00 p.m. with a meeting at 7:00 p.m. regarding the Anoka Station Park
Meeting with the Park Board on Tuesday, March 15, 2016 at 7:00 p.m.
Next regular meeting will be either be Tuesday, April 5, 2016 at 7:00 p.m.

Commissioner Brewer recommended when the variance request for 1803 First Avenue be presented to the City Council and a diagram shown of how the property will look with the 16-foot reduced driveway tapered down to the curb cut. Associate Planner agreed and stated he will also verify with the Engineering staff if the sewer at the end of the driveway is permanent and unable to be moved.

ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER BONTHUIS, SECONDED BY COMMISSIONER BREWER, TO ADJOURN THE MEETING.

6 ayes – 0 nays. Motion carried.

Time of adjournment: 8:06 p.m.

Submitted by Chuck Darnell, Associate Planner



**PLANNING COMMISSION
WORK SESSION
ANOKA CITY HALL COMMITTEE ROOM
Tuesday, March 15, 2016
6:00 P.M.**

CALL TO ORDER:

The Work Session of the Anoka Planning Commission was called to order at 6:00 p.m.

ROLL CALL:

Commissioners present: Chair Don Kjonaas, Borgie Bonthuis, Karna Brewer, Manley Brahs, Sandy Herrala, Peter Rech and James Cook.

Commissioners absent: None.

Staff present: Chuck Darnell, Associate Planner.

DISCUSSION ITEMS:

1. Update: River Walk and South Ferry Riverfront District

Associate Planner Darnell introduced the topic, reviewing a study that was completed in 2012 on the South Ferry Street Corridor, the River Walk concept plan, and the City's plans in implementing the recommendations from the South Ferry Street Corridor study.

The Commissioners reviewed a sketch that was recently created showing the proposed improvements in the South Ferry Street Corridor. The proposed improvements and concept plan for the study area are being referred to as the River Walk plans. The plans include increased pedestrian and trail amenities, consistent with the recommendations from the South Ferry Street Corridor study.

Commissioner Brewer asked about the connection over the Rum River near the south side of the park. Staff stated that an additional crossing was identified in the plans, but would likely be a longer term improvement. The focus for the City immediately will be the trail on the west side of the river.

Commissioner Herrala asked about the parking at the old Carpenter's Hall, and whether it will be continued to be used in that way. Staff stated that the Carpenter's Hall was

demolished and the parking lot will remain to serve the existing park and future park improvements.

Chair Kjonaas stated that the sidewalk along Ferry Street should also be addressed during this project, and that the existing conditions are unsafe and not pedestrian friendly.

Commissioner Herrala asked if individual bollards could be added along the edge of the sidewalk to create separation between vehicles and pedestrians. Commissioner Rech stated that a jersey barrier could be another type of barrier to increase safety.

Staff stated that the plans currently show the addition of boulevard space and tree plantings in areas along Ferry Street between the roadway and the sidewalk. This would increase space between the street and the sidewalk and potentially slow traffic.

Commissioner Cook and Commissioner Brewer mentioned that there had been pedestrian fatalities in this area, so pedestrian safety should be a focus of any improvements in the area.

Commissioner Herrala asked where the existing buildings and use would be relocated to. Staff stated that the City was working with the current owner on relocating to a site on Highway 10.

Chair Kjonaas stated that a riverboat based out of the Peninsula Point Park would draw more traffic and potentially increase pedestrian activity in the area. The commissioners discussed some of the details of how a riverboat type use could be accommodated in the area.

Commissioner Herrala asked whether there was any ability for vendors to operate in the future park areas. Staff stated that the use would have to be included in the South Ferry Riverfront District zoning regulations, and that the Planning Commission could consider whether that use would be allowed in the area in the future.

2. **Update: City Development Opportunity Booklet**

Associate Planner Darnell provided an overview of a marketing booklet that included information on all of the city-owned properties, as well as a few privately owned properties that are guided for redevelopment. Staff has been working on updating this booklet, and will be bringing forward all of the development sites that will be included in the booklet to the City Council on March 21st for their input and guidance on how the sites should be marketed. After the March 21st meeting, staff will begin to actively market sites that are immediately available for redevelopment.

Associate Planner Darnell stated that the Planning Commission should review the sites that are included in the booklet, and be aware of the redevelopment that could occur in the future

as any new development would come through the Planning Commission for approval.

Chair Kjonaas stated that the City owns a number of properties in the vicinity of the Anoka Northstar station, and that the City should preserve this land for development that will be of high quality and valuable. Commissioner Cook agreed and stated that the City should hold the land for desired development.

Commissioner Herrala asked whether the City would consider low-income housing in the areas around the transit station. Staff stated that they had received some interest in low-income housing, and that they would be bringing that information forward to the City Council for guidance.

Commissioner Rech and Commissioner Brewer described how affordable housing units are defined, and how they can be distributed differently throughout individual development sites.

Commissioner Brahs asked how the City was planning to market the development sites. Staff stated that they would likely identify brokers that would list the properties and market the sites for the City. The exact process will be finalized after the March 21st City Council meeting.

3. Other Staff Updates

Associate Planner Darnell reminded the Planning Commission of upcoming meetings.

4. Attend Park & Recreation Board Meeting for Update on Preliminary Anoka Station Park Plans

The Planning Commission was invited to attend the beginning of the Park and Recreation Board meeting to receive an update on the preliminary plans that City staff have been developing for the Anoka Station Park. Chair Kjonaas thanked the Park and Recreation Board for inviting the Planning Commission to the meeting, and informed the Park and Recreation Board members that the Planning Commission was interested in the proposed park plans because the park will serve future redevelopment in the area.

Lisa LaCasse, Recreation Supervisor, presented on the preliminary concept plans and provided an update on the potential park improvements that will be located in this area.

Time of adjournment 7: 25 p.m.

Submitted by: Chuck Darnell, Associate Planner

STAFF REPORT



New Business – April 5, 2016
TIF District Modification
Commuter Rail Transit Village (CRTV) & Greens of Anoka

BACKGROUND

Attached is a resolution relating to the modification of two of the City of Anoka's Tax Increment Financing (TIF) Plans. The two TIF district plans that are being modified are the Commuter Rail Transit Village (CRTV) and Greens of Anoka plans. State Statutes require review of these documents by the Planning Commission in order to establish that these plans conform to the general plans of the City. However, these are not land use planning documents. They are financial planning documents. All development plans to the CRTV and Greens of Anoka redevelopment areas will still be reviewed by the Planning Commission as they come forward.

ANALYSIS

The two Tax Increment Financing Plans for the CRTV and Greens of Anoka TIF districts are attached. These plans provide detailed analysis on the establishment, objectives, duration, and classification of the TIF districts. The plans also include details on the modifications that are being proposed. In general, the modifications that are being proposed are to authorize the acquisition of parcels currently in any City or Housing and Redevelopment Authority Tax Increment Financing District within the City using TIF funds generated in the CRTV and Greens of Anoka TIF districts.

The modifications are required to allow for the City to acquire property in the South Ferry Street TIF district. Specifically, three properties are proposed to be acquired in the South Ferry Street TIF district in the near future. The acquisition of these properties will allow for the City to eventually implement the recommendations from the South Ferry Street Corridor study, which was completed by the City in 2012. The City plans to acquire the properties and eventually construct pedestrian, trail, and park improvements along the South Ferry Street Corridor, consistent with the recommendations from the study. These improvements are also consistent with the City's comprehensive plan. Therefore, the modifications being proposed in the CRTV and Greens of Anoka TIF Plans conform with the general plans of the City.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution finding that the proposed TIF plans conform to the general plans for the development and redevelopment of the City.

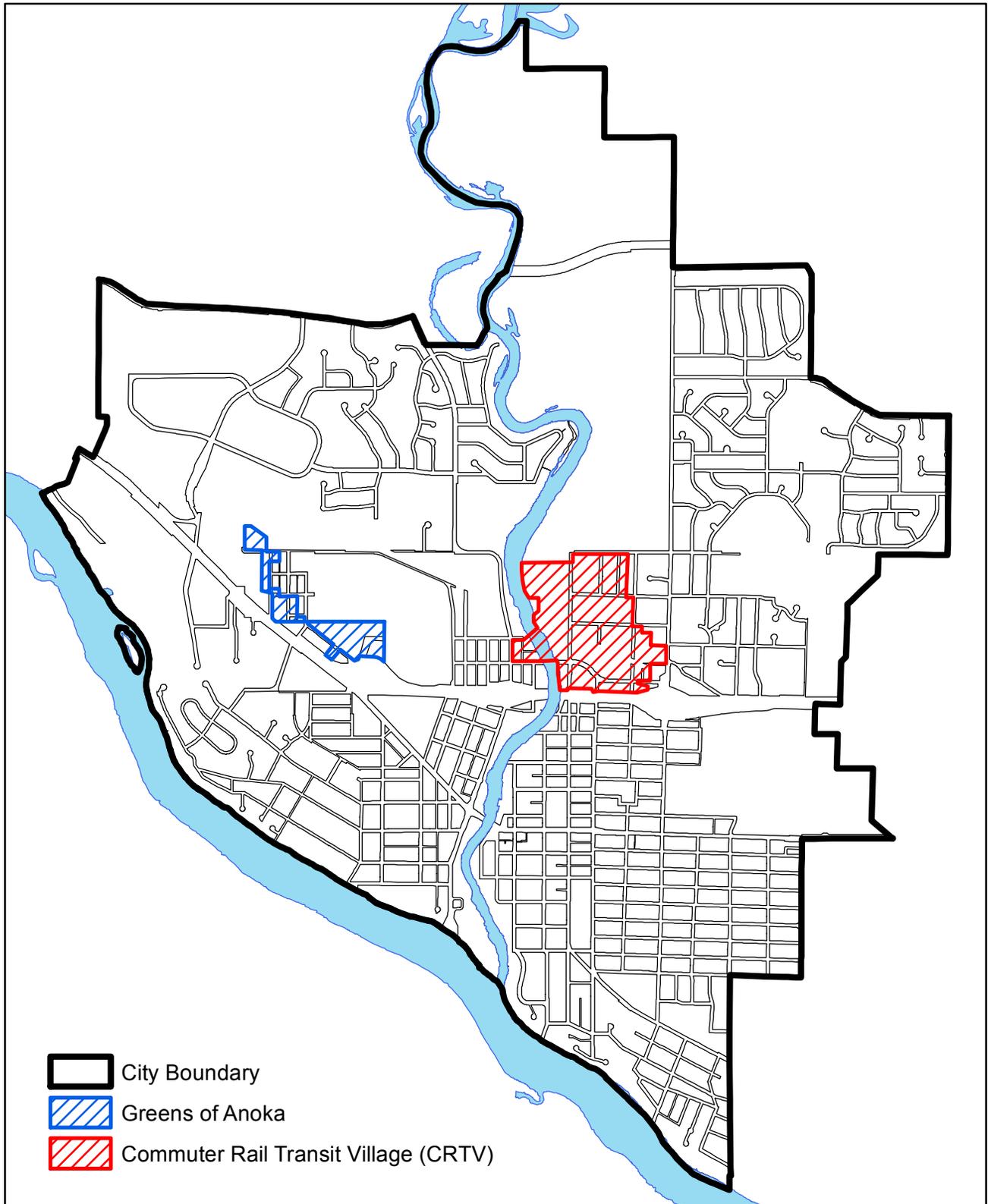
COMMISSION ACTION

- Adopt attached resolution.

Chuck Darnell
Associate Planner

City of Anoka - TIF Districts

Greens of Anoka & Commuter Rail Transit Village (CRTV)

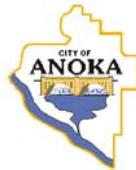


Map Created: March 28, 2016



*As of March 18, 2016
Draft for Planning Commission*

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



City of Anoka
Anoka County
State of Minnesota

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



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

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(for reference purposes only)

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

Subsection 1-1. Foreword

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

Subsection 1-2. Statutory Authority

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

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

Subsection 1-3. Statement of Objectives

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

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

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels currently in any City or Housing and Redevelopment Authority Tax Increment Financing District within the City.

Subsection 1-4. Development Program Overview

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

may acquire within the District or may lease land or facilities to a developer.

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

(AS MODIFIED APRIL 18, 2016)

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

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

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

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

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

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels currently within any City or Housing and Redevelopment Authority Tax Increment Financing District within the City. It is the intent that the City may acquire any parcel within the existing Districts and modified areas including interior and adjacent street rights of way to further the redevelopment objectives of preventing or removing blight within Municipal Development District No. 1.

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

Subsection 1-6. Classification of the District

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

(a) "Redevelopment district" means a type of tax increment financing district consisting of a project,

or portions of a project, within which the authority finds by resolution that one or more of the following conditions, reasonably distributed throughout the district, exists:

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

was done by a developer under a development agreement with the authority;

(3) the authority found by resolution before the demolition or removal that the parcel was occupied by a structurally substandard building or met the requirement of paragraph (e) and that after demolition and clearance the authority intended to include the parcel within a district; and

(4) upon filing the request for certification of the tax capacity of the parcel as part of a district, the authority notifies the county auditor that the original tax capacity of the parcel must be adjusted as provided by § 469.177, subdivision 1, paragraph (f).

(e) For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots or other similar structures.

(f) For districts consisting of two or more noncontiguous areas, each area must qualify as a redevelopment district under paragraph (a) to be included in the district, and the entire area of the district must satisfy paragraph (a).

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

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

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

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

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

(AS MODIFIED APRIL 18, 2016)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Subsection 1-10. Uses of Funds

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

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

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

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

Subsection 1-11. Fiscal Disparities Election

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

- (1) *The original net tax capacity and the current net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. Where the original net tax capacity is equal to or greater than the current net tax capacity, there is no captured net tax capacity and no tax increment determination. Where the original net tax capacity is less than the current net tax capacity, the difference between the original net tax capacity and the current net tax capacity is the captured net tax capacity. This amount less any portion thereof which the authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.*
- (2) *The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the lesser of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the*

authority.

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

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

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

Subsection 1-12. Business Subsidies

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

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3*;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- (7) Assistance for housing;
- (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
- (9) Assistance for energy conservation;
- (10) Tax reductions resulting from conformity with federal tax law;
- (11) Workers' compensation and unemployment compensation;
- (12) Benefits derived from regulation;
- (13) Indirect benefits derived from assistance to educational institutions;
- (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
- (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
- (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;
- (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
- (18) General changes in tax increment financing law and other general tax law changes of a principally technical nature.
- (19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
- (20) Funds from dock and wharf bonds issued by a seaway port authority;
- (21) Business loans and loan guarantees of \$150,000 or less; and
- (22) Federal loan funds provided through the United States Department of Commerce, Economic

- Development Administration; and
 (23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

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

Subsection 1-13. County Road Costs

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

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

Subsection 1-14. Estimated Impact on Other Taxing Jurisdictions

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

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

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

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

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

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

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

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

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

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

levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$7,823,733;

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

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

Subsection 1-15. Supporting Documentation

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

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

Subsection 1-16. Definition of Tax Increment Revenues

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

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

Subsection 1-17. Modifications to the District

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

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;

3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the City,

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

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

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

Subsection 1-18. Administrative Expenses

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

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

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

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

25, clause (1), from the District, whichever is less.

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

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

Subsection 1-19. Limitation of Increment

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

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

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

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

Subsection 1-20. Use of Tax Increment

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

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

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

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

Subsection 1-21. Excess Increments

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

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

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

Subsection 1-22. Requirements for Agreements with the Developer

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

development.

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

Subsection 1-23. Assessment Agreements

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

Subsection 1-24. Administration of the District

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

Subsection 1-25. Annual Disclosure Requirements

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

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

Subsection 1-26. Reasonable Expectations

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

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

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

Subsection 1-28. Summary

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

Appendix A

Project Description

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

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

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

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

Residential (699 Units)

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

Commercial (375,500 sq. ft.)

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

Appendix B

Maps of Municipal Development District No. 1 and the District

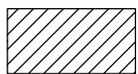
Municipal Development District No. 1 City of Anoka Anoka County, Minnesota

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

Boundaries of Municipal
Development District No. 1



Legend



Commuter Rail
Transit Village
TIF District

CRTV TIF Parcel Map



Appendix C

Description of Property to be Included in the District

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

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

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

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

Appendix D

Estimated Cash Flow for the District



Commuter Rail Transit VillageRedevelopment Tax Increment District

City of Anoka

"CRTV District"

ASSUMPTIONS AND RATES

| | | | | | |
|--|--|----------|--|----------|----------|
| DistrictType: | Redevelopment | | Maximum/Frozen Local Tax Rate: | 113.065% | Pay 2011 |
| District Name/Number: | CRTV Tax Increment Financing District | | Current Local Tax Rate: (Use lesser of Current or Max.) | 113.065% | Pay 2011 |
| County District #: | | | State-wide Tax Rate (Comm./Ind. only used for total taxes) | 49.0430% | Pay 2011 |
| First Year Construction or Inflation on Value | 2012 | | Market Value Tax Rate (Used for total taxes) | 0.25315% | Pay 2011 |
| Existing District - Specify No. Years Remaining | | | PROPERTY TAX CLASSES AND CLASS RATES: | | |
| Inflation Rate - Every Year: | 0.00% | | Exempt Class Rate (Exempt) | 0.00% | |
| Interest Rate: | 2.50% | | Commercial Industrial Preferred Class Rate (C/I Pref.) | | |
| Present Value Date: | 1-Feb-13 | | First \$150,000 | 1.50% | |
| First Period Ending | 1-Aug-13 | | Over \$150,000 | 2.00% | |
| Tax Year District was Certified: | Pay 2011 | | Commercial Industrial Class Rate (C/I) | 2.00% | |
| Cashflow Assumes First Tax Increment For District: | 2014 | | Rental Housing Class Rate (Rental) | 1.25% | |
| Years of Tax Increment | 26 | | Affordable Rental Housing Class Rate (Aff. Rental) | 0.75% | |
| Assumes Last Year of Tax Increment | 2039 | | Non-Homestead Residential (Non-H Res.) | 1.25% | |
| Fiscal Disparities Election [Outside (A), Inside (B), or NA] | Outside(A) | | Homestead Residential Class Rate (Hmstd. Res.) | | |
| Incremental or Total Fiscal Disparities | Incremental | | First \$500,000 | 1.00% | |
| Fiscal Disparities Contribution Ratio | 39.9721% | Pay 2011 | Over \$500,000 | 1.25% | |
| Fiscal Disparities Metro-Wide Tax Rate | 129.327% | Pay 2011 | Agricultural Non-Homestead | 1.00% | |

BASE VALUE INFORMATION (Original Tax Capacity)

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

Note:

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



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

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

Note:

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

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

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



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

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



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

CRTV TIF DISTRICT PARCEL LIST

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



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

CRTV TIF DISTRICT PARCEL LIST

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



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

CRTV TIF DISTRICT PARCEL LIST

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



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

CRTV TIF DISTRICT PARCEL LIST

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

TIF Plan Budget

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

Appendix E

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

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

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

Appendix F

Redevelopment Qualifications for the District Commuter Rail Transit Village

April 25, 2011

Step One

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

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

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

Appendix F

Redevelopment Qualifications for the District Commuter Rail Transit Village

April 25, 2011

Step One

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

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

| Parcel Address | Parcel Number | Size Sq. Ft. | Occupied Sq. Ft. (Approx.) | Percent Occupied | Greater Than 15% |
|-----------------------------------|------------------|------------------|----------------------------|------------------|------------------|
| 647 Buchanan Street | 06-31-24-24-0034 | 39,832 | 6,900 | 17.32% | 39,832 |
| 617 Buchanan Street | 06-31-24-24-0036 | 25,097 | 15,934 | 63.49% | 25,097 |
| - | 06-31-24-24-0035 | 21,173 | 3,000 | 14.17% | 0 |
| - | 06-31-24-24-0075 | 22,683 | 2,700 | 11.90% | 0 |
| - | 06-31-24-24-0003 | 24,466 | 1,800 | 7.36% | 0 |
| - | 06-31-24-24-0001 | 13,499 | 0 | 0.00% | 0 |
| - | 06-31-24-24-0002 | 13,499 | 0 | 0.00% | 0 |
| - | 06-31-24-24-0076 | 27,979 | 12,416 | 44.38% | 27,979 |
| 2726 Sixth Avenue | 06-31-24-24-0038 | 32,297 | 8,000 | 24.77% | 32,297 |
| 2808 Sixth Avenue | 06-31-24-24-0039 | 26,868 | 7,400 | 27.54% | 26,868 |
| 2812 Sixth Avenue | 06-31-24-24-0043 | 18,876 | 6,800 | 36.02% | 18,876 |
| 2820 Sixth Avenue | 06-31-24-24-0044 | 10,490 | 5,500 | 52.43% | 10,490 |
| 2824 Sixth Avenue | 06-31-24-24-0045 | 10,412 | 8,400 | 80.68% | 10,412 |
| 2820 Fifth Avenue | 06-31-24-24-0052 | 18,000 | 17,000 | 94.44% | 18,000 |
| - | 06-31-24-24-0053 | 3,996 | 2,850 | 71.32% | 3,996 |
| 2707 Sixth Avenue | 06-31-24-24-0054 | 81,196 | 77,015 | 94.85% | 81,196 |
| - | 06-31-24-24-0055 | 106,313 | 83,600 | 78.64% | 106,313 |
| 2804 Fifth Avenue | 06-31-24-24-0056 | 37,234 | 34,157 | 91.74% | 37,234 |
| - | 06-31-24-24-0057 | 34,244 | 20,000 | 58.40% | 34,244 |
| 520 Johnson Street | 06-31-24-24-0070 | 48,863 | 41,700 | 85.34% | 48,863 |
| - | 06-31-24-23-0074 | 140,419 | 128,851 | 91.76% | 140,419 |
| 4th/Grant | 06-31-24-22-0009 | 166,999 | 34,480 | 20.65% | 166,999 |
| Johnson Street | 06-31-24-22-0010 | 41,576 | 36,690 | 88.25% | 41,576 |
| 2905 6th Avenue | 06-31-24-21-0080 | 29,785 | 10,450 | 35.08% | 29,785 |
| 505 Johnson Street | 06-31-24-21-0084 | 17,858 | 13,000 | 72.80% | 17,858 |
| 517 Johnson Street | 06-31-24-21-0086 | 11,642 | 9,980 | 85.72% | 11,642 |
| 521 Johnson Street | 06-31-24-21-0087 | 27,838 | 13,591 | 48.82% | 27,838 |
| 2939 Sixth Avenue | 06-31-24-21-0090 | 366,816 | 365,037 | 99.52% | 366,816 |
| Ponding | 06-31-24-22-0006 | 437,481 | 103,430 | 23.64% | 437,481 |
| West of 4th Avenue | 06-31-24-22-0017 | 414,105 | 21,066 | 5.09% | 0 |
| West of 4th Avenue | 06-31-24-22-0018 | 83,955 | 10,650 | 12.69% | 0 |
| 3002 4th Avenue (Incls ROW fm 98) | 06-31-24-22-0015 | 187,827 | 94,510 | 50.32% | 187,827 |
| North of Grant (Incls ROW fm 87) | 06-31-24-21-0092 | 168,705 | 9,450 | 5.60% | 0 |
| Lot West of 6th | 06-31-24-21-0068 | 14,245 | 4,050 | 28.43% | 14,245 |
| Lot West of 6th | 06-31-24-21-0069 | 10,190 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0070 | 10,186 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0071 | 10,181 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0072 | 10,854 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0073 | 10,849 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0074 | 10,844 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0075 | 10,838 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0076 | 10,156 | 0 | 0.00% | 0 |
| Lot West of 6th | 06-31-24-21-0077 | 9,044 | 0 | 0.00% | 0 |
| North of Grant | 06-31-24-22-0016 | 108,713 | 6,600 | 6.07% | 0 |
| North of Grant | 06-31-24-22-0012 | 56,248 | 3,600 | 6.40% | 0 |
| North of Grant | 06-31-24-22-0011 | 81,772 | 22,634 | 27.68% | 81,772 |
| North of Grant | 06-31-24-21-0093 | 85,808 | 0 | 0.00% | 0 |
| 2665 Fourth Avenue | 06-31-24-23-0007 | 56,918 | 41,305 | 72.57% | 56,918 |
| 2665 Fourth Avenue | 06-31-24-23-0025 | 40,240 | 12,000 | 29.82% | 40,240 |
| Total | | 4,779,388 | 2,428,706 | | 3,660,870 |
| PERCENT OCCUPIED* = | | | | | 76.60% |

**Redevelopment Qualifications for the District
Commuter Rail Transit Village**

April 25, 2011

Step One

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

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

| Parcel Address | Parcel Number | Size Sq. Ft. | Occupied Sq. Ft. (Approx.) | Percent Occupied | Greater Than 15% |
|-------------------|------------------|-----------------|-------------------------------|---------------------|---------------------|
|-------------------|------------------|-----------------|-------------------------------|---------------------|---------------------|

Occupied can include buildings, parking lots, and utilities.

Redevelopment Qualifications for the District Commuter Rail Transit Village

April 25, 2011

Step Two

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

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

Appendix F

Redevelopment Qualifications for the District Commuter Rail Transit Village

April 25, 2011

| Step Two | | | |
|---|------------------|---------------------------|---------------|
| More than 50% of the buildings are structurally substandard. Substandard if repairs exceed 15% of cost of replacement. | | | |
| 647 Buchanan Street | 06-31-24-24-0034 | 2 | 2 |
| 617 Buchanan Street | 06-31-24-24-0036 | 0 | 0 |
| - | 06-31-24-24-0035 | 2 | 2 |
| - | 06-31-24-24-0075 | 0 | 0 |
| - | 06-31-24-24-0003 | 0 | 0 |
| - | 06-31-24-24-0001 | 0 | 0 |
| - | 06-31-24-24-0002 | 0 | 0 |
| - | 06-31-24-24-0076 | 0 | 0 |
| 2726 Sixth Avenue | 06-31-24-24-0038 | 0 | 0 |
| 2808 Sixth Avenue | 06-31-24-24-0039 | 1 | 0 |
| 2812 Sixth Avenue | 06-31-24-24-0043 | 1 | 0 |
| 2820 Sixth Avenue | 06-31-24-24-0044 | 1 | 0 |
| 2824 Sixth Avenue | 06-31-24-24-0045 | 1 | 0 |
| 2820 Fifth Avenue | 06-31-24-24-0052 | 1 | 0 |
| - | 06-31-24-24-0053 | 1 | 0 |
| 2707 Sixth Avenue | 06-31-24-24-0054 | 0 | 0 |
| - | 06-31-24-24-0055 | 1 | 1 |
| 2804 Fifth Avenue | 06-31-24-24-0056 | 0 | 0 |
| - | 06-31-24-24-0057 | 1 | 1 |
| 520 Johnson Street | 06-31-24-24-0070 | 0 | 0 |
| - | 06-31-24-23-0074 | 1 | 1 |
| 4th/Grant | 06-31-24-22-0009 | 0 | 0 |
| Johnson Street | 06-31-24-22-0010 | 0 | 0 |
| 2905 6th Avenue | 06-31-24-21-0080 | 0 | 0 |
| 505 Johnson Street | 06-31-24-21-0084 | 0 | 0 |
| 517 Johnson Street | 06-31-24-21-0086 | 1 | 0 |
| 521 Johnson Street | 06-31-24-21-0087 | 1 | 0 |
| 2939 Sixth Avenue | 06-31-24-21-0090 | 1 | 1 |
| Ponding | 06-31-24-22-0006 | 1 | 0 |
| West of 4th Avenue | 06-31-24-22-0017 | 0 | 0 |
| West of 4th Avenue | 06-31-24-22-0018 | 0 | 0 |
| 3002 4th Avenue (Inclds ROW fm 9E | 06-31-24-22-0015 | 0 | 0 |
| North of Grant (Inclds ROW frm 87) | 06-31-24-21-0092 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0068 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0069 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0070 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0071 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0072 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0073 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0074 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0075 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0076 | 0 | 0 |
| Lot West of 6th | 06-31-24-21-0077 | 0 | 0 |
| North of Grant | 06-31-24-22-0016 | 0 | 0 |
| North of Grant | 06-31-24-22-0012 | 0 | 0 |
| North of Grant | 06-31-24-22-0011 | 0 | 0 |
| North of Grant | 06-31-24-21-0093 | 0 | 0 |
| 2665 Fourth Avenue | 06-31-24-23-0007 | 0 | 0 |
| 2665 Fourth Avenue | 06-31-24-23-0025 | 1 | 0 |
| Total | | 51 | 25 |
| | | PERCENT BLIGHTED = | 49.02% |

Appendix G

Findings Including But/For Qualifications

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

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

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

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

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

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

Therefore, the City concludes as follows:

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

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

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

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

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

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

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

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

Appendix H
Prior Planned Improvements

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

PERMIT NO.: 2010-00678

DATE ISSUED: 09/08/2010

REPRINTED ON 2/15/2011

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

APPLICANT

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

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

OWNER

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

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant Date

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

*Passed
9/29/10*

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

PERMIT NO.: 2010-00362

DATE ISSUED: 06/01/2010

REPRINTED ON 2/15/2011

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

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

APPLICANT

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

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

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant Date

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

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

PERMIT NO.: 2010-00364

DATE ISSUED: 06/01/2010

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

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

NOTE: REROOF HOUSE AND DETACHED GARAGE.

APPLICANT

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

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

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant Date

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

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

PERMIT NO.: 2010-00366

DATE ISSUED: 06/01/2010

REPRINTED ON 2/15/2011

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

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

APPLICANT

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

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

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

*Passed
10/27/10*

AGREEMENT AND SWORN STATEMENT

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

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

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

PERMIT NO.: 2010-00677
DATE ISSUED: 09/08/2010

REPRINTED ON 2/15/2011

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

APPLICANT

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

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

OWNER

BAUER, GREG
9340 HIGHWAY 10
RAMSEY, MN 55303-

AGREEMENT AND SWORN STATEMENT

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

*Passed
9/29/10*

Signature of Applicant Date

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

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

PERMIT NO.: 2010-00077

DATE ISSUED: 02/08/2010

REPRINTED ON 2/15/2011

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

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

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

APPLICANT

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

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

OWNER

LARSON DONALD MARVIN
12007 HICKORY ST
ZIMMERMAN, MN 55398

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant Date

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

*Passed
10/27/10*

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

PERMIT NO.: 2010-00195

DATE ISSUED: 04/06/2010

REPRINTED ON 2/15/2011

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

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

APPLICANT

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

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

OWNER

LARSON DONALD MARVIN
12007 HICKORY ST
ZIMMERMAN, MN 55398

*Passed
9/29/10*

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant Date

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

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

PERMIT NO.: 2010-00454

DATE ISSUED: 06/21/2010

REPRINTED ON 2/15/2011

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

APPLICANT

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

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

OWNER

LARSON DONALD MARVIN
12007 HICKORY ST
ZIMMERMAN, MN 55398

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant

Date

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

*Passed
10/27/10*

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

PERMIT NO.: 2010-00363

DATE ISSUED: 06/01/2010

REPRINTED ON 2/15/2011

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

NOTE: RESIDING HOUSE AND DETACHED GARAGE.

APPLICANT

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

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

OWNER

BAUER, GREG
9340 HIGHWAY 10
ANOKA, MN 55303-

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant

Date

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

*Passed
10/27/10*

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-

PERMIT NO.: 2010-00365

DATE ISSUED: 06/01/2010

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

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

APPLICANT

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

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

OWNER

BAUER, GREG
9340 HIGHWAY 10
ANOKA, MN 55303-

AGREEMENT AND SWORN STATEMENT

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

Signature of Applicant Date

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

*Passed
10/27/10*

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

PERMIT NO.: 2009-01016

DATE ISSUED: 12/08/2009

REPRINTED ON 2/15/2011

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

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

APPLICANT

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

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

OWNER

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

AGREEMENT AND SWORN STATEMENT

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

*Passed
6/7/10*

Signature of Applicant Date

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



*As of March 2, 2016
Draft for Planning Commission*

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

within

Municipal Development District No. 1

City of Anoka
Anoka County
State of Minnesota

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



EHLERS

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

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(for reference purposes only)

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

Subsection 1-1. Foreword

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

Subsection 1-2. Statutory Authority

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

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

Subsection 1-3. Statement of Objectives

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

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

(AS MODIFIED JULY 21, 2014)

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

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

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels currently in any City or Housing and Redevelopment Authority Tax Increment Financing District within the City.

Subsection 1-4. Development Program Overview

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

(AS MODIFIED JULY 21, 2014)

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

(AS MODIFIED APRIL 18, 2016)

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

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

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

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

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

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

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

500 Greenhaven Road (PID #01-31-25-24-0001 and #01-31-25-24-0002)

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

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

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

Any properties identified for acquisition will be acquired by the City, on behalf of the City, only in order to accomplish one or more of the following: carry out land acquisition; demolition of structures; rehabilitation of housing and commercial units; relocation; construction of new residential and commercial units; site

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

(AS MODIFIED APRIL 18, 2016)

The District is being modified to authorize the acquisition of parcels currently within any City or Housing and Redevelopment Authority Tax Increment Financing District within the City. It is the intent that the City may acquire any parcel within the existing Districts and modified areas including interior and adjacent street rights of way to further the redevelopment objectives of preventing or removing blight within Municipal Development District No. 1.

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

Subsection 1-6. Classification of the District

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

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

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

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

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

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

(ii) are located adjacent to rail facilities; or

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

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

(b) For purposes of this subdivision, "structurally substandard" shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions,

or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.

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

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

- The District is a redevelopment district consisting of 11 parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings

are structurally substandard as defined in the TIF Act. (See Appendix F).

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

(AS MODIFIED JULY 21, 2014)

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

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

(AS MODIFIED APRIL 18, 2016)

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

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

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

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

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

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

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

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

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

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

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

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

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

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

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

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$10,313,038. Such bonds may be in the form of pay-as-you-

go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

(AS MODIFIED JULY 21, 2014)

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

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

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

Subsection 1-10. Uses of Funds

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

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

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

Subsection 1-11. Fiscal Disparities Election

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

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

authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.

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

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

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

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

Subsection 1-12. Business Subsidies

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

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3*;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- (7) Assistance for housing;
- (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
- (9) Assistance for energy conservation;
- (10) Tax reductions resulting from conformity with federal tax law;
- (11) Workers' compensation and unemployment compensation;
- (12) Benefits derived from regulation;
- (13) Indirect benefits derived from assistance to educational institutions;
- (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
- (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
- (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;
- (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation

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

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

Subsection 1-13. County Road Costs

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

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

Subsection 1-14. Estimated Impact on Other Taxing Jurisdictions

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

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

IMPACT ON TAX RATES

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

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

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

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

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

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

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

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

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

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

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

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

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

Subsection 1-15. Supporting Documentation

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

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

(AS MODIFIED JULY 21, 2014)

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

Subsection 1-16. Definition of Tax Increment Revenues

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

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

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

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

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

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

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

Subsection 1-17. Administrative Expenses

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

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

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

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

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

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

Subsection 1-18. Limitation of Increment

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

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

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

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

Subsection 1-19. Use of Tax Increment

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

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

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

Subsection 1-20. Excess Increments

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

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

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

Subsection 1-21. Requirements for Agreements with the Developer

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

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

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

Subsection 1-22. Assessment Agreements

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

Subsection 1-23. Administration of the District

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

Subsection 1-24. Annual Disclosure Requirements

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

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

Subsection 1-25. Reasonable Expectations

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

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

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

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

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

Subsection 1-27. Summary

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

Appendix A

Project Description

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

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

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

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

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

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

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

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

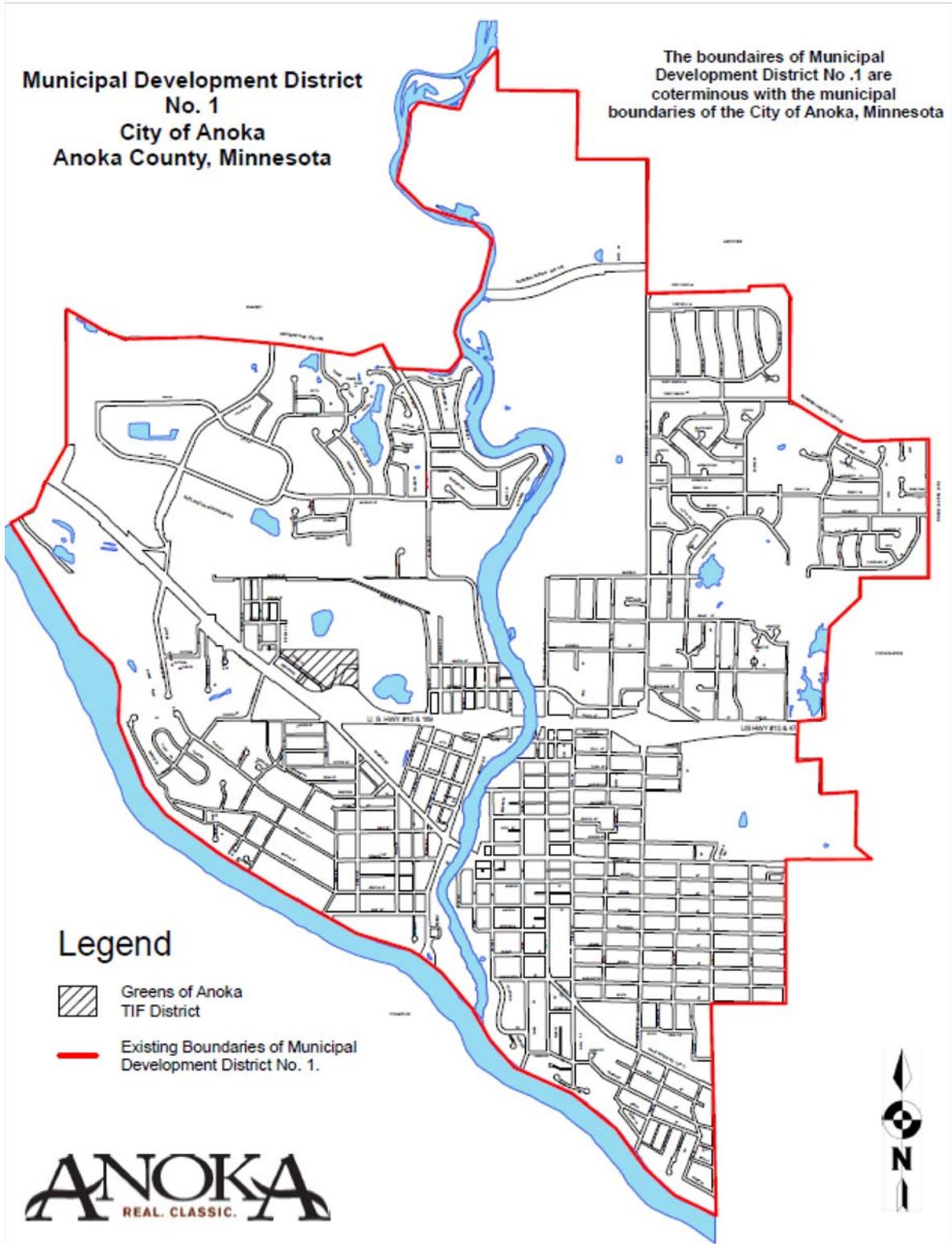
Stormwater ponding on the golf course to handle run-off from new Jacob Lane (Approximately cost \$150,000)

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

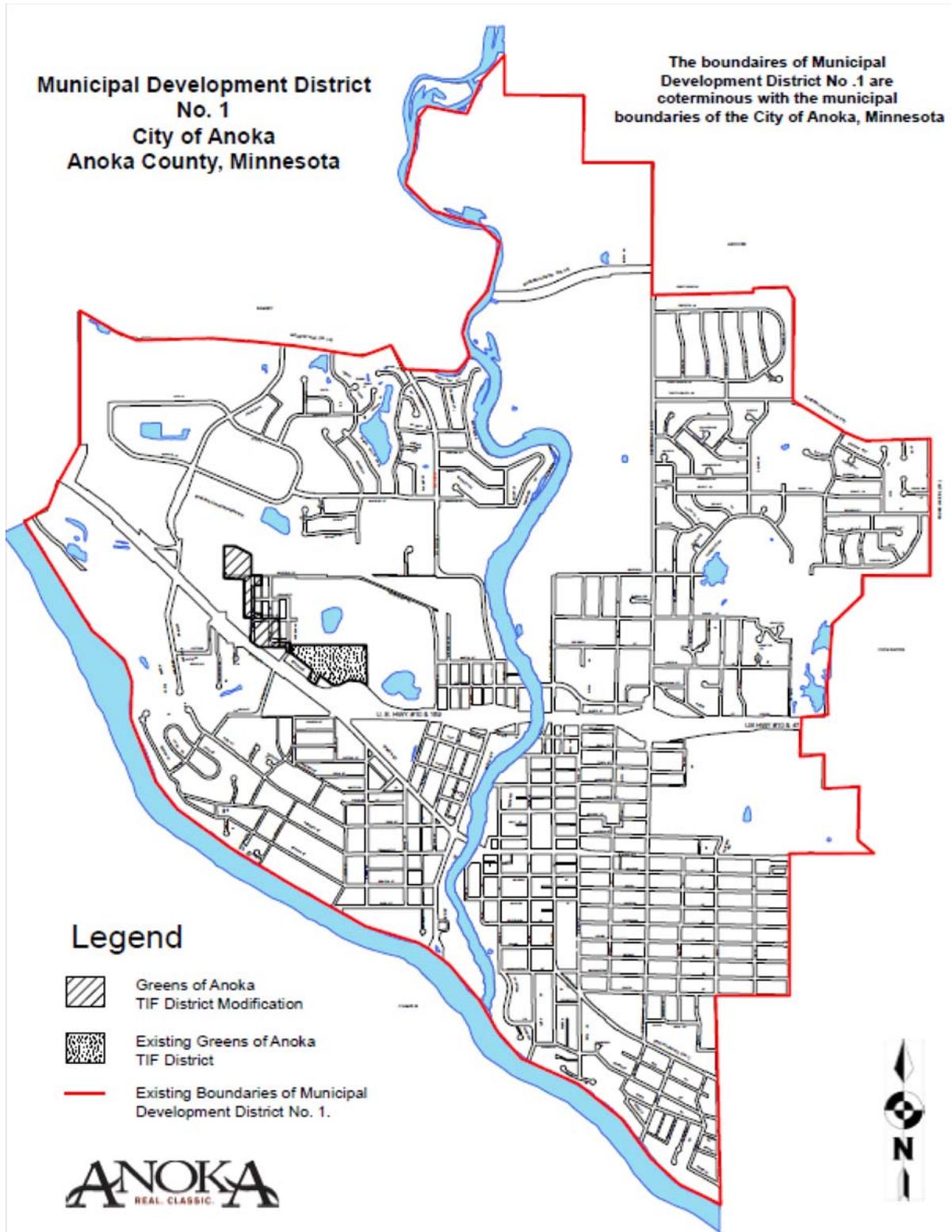
The Greens of Anoka study included a financial analysis. One of the suggested implementation steps was to consider creating a tax increment district within the study area as an additional revenue source. The Greens of Anoka District would utilize tax increment revenue to pay for, in part, costs including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

Appendix B

Map of Municipal Development District No. 1 and the District



(AS MODIFIED JULY 21, 2014)



Appendix C

Description of Property to be Included in the District

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

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

Appendix D

Estimated Cash Flow for the District

(AS MODIFIED JULY 21, 2014)



2014 District Expansion - 3% Inflation

City of Anoka, MN

ASSUMPTIONS AND RATES

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

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

BASE VALUE INFORMATION (Original Tax Capacity)

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

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

Note:

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



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

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

Note:

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

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

Note:

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

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

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



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

| TAX INCREMENT CASH FLOW | | | | | | | | | | | | | | |
|--------------------------------|----------------------|-----------------------|--------------------------------------|---------------------------|----------------|----------------------------|---------------------------------|---------------------|--------------------|-------------------------------|---------------------------|--------------------|----------|--------------|
| % of OTC | Project Tax Capacity | Original Tax Capacity | Fiscal Disparities Total | Captured Tax Capacity | Local Tax Rate | Annual Gross Tax Increment | Semi-Annual Gross Tax Increment | State Auditor 0.36% | Admin. at 10% | Semi-Annual Net Tax Increment | Semi-Annual Present Value | PERIOD ENDING Yrs. | Tax Year | Payment Date |
| | | | | | | | | | | | | | | 08/01/14 |
| | | | | | | | | | | | | | | 02/01/15 |
| 100% | 366,051 | (145,354) | - | 220,697 | 120.914% | 266,854 | 133,427 | (480) | (13,295) | 119,652 | 112,751 | 0.5 | 2015 | 08/01/15 |
| | | | | | | | 133,427 | (480) | (13,295) | 119,652 | 223,290 | 1 | 2015 | 02/01/16 |
| 100% | 598,591 | (145,354) | - | 453,238 | 120.914% | 548,028 | 274,014 | (986) | (27,303) | 245,725 | 445,851 | 1.5 | 2016 | 08/01/16 |
| | | | | | | | 274,014 | (986) | (27,303) | 245,725 | 664,047 | 2 | 2016 | 02/01/17 |
| 100% | 616,549 | (145,354) | - | 471,195 | 120.914% | 569,741 | 284,871 | (1,026) | (28,384) | 255,460 | 886,441 | 2.5 | 2017 | 08/01/17 |
| | | | | | | | 284,871 | (1,026) | (28,384) | 255,460 | 1,104,474 | 3 | 2017 | 02/01/18 |
| 100% | 635,045 | (145,354) | - | 489,691 | 120.914% | 592,105 | 296,053 | (1,066) | (29,499) | 265,488 | 1,326,623 | 3.5 | 2018 | 08/01/18 |
| | | | | | | | 296,053 | (1,066) | (29,499) | 265,488 | 1,544,415 | 4 | 2018 | 02/01/19 |
| 100% | 654,096 | (145,354) | - | 508,743 | 120.914% | 615,141 | 307,571 | (1,107) | (30,646) | 275,817 | 1,766,245 | 4.5 | 2019 | 08/01/19 |
| | | | | | | | 307,571 | (1,107) | (30,646) | 275,817 | 1,983,724 | 5 | 2019 | 02/01/20 |
| 100% | 673,719 | (145,354) | - | 528,365 | 120.914% | 638,868 | 319,434 | (1,150) | (31,828) | 286,456 | 2,205,164 | 5.5 | 2020 | 08/01/20 |
| | | | | | | | 319,434 | (1,150) | (31,828) | 286,456 | 2,422,261 | 6 | 2020 | 02/01/21 |
| 100% | 693,931 | (145,354) | - | 548,577 | 120.914% | 663,306 | 331,653 | (1,194) | (33,046) | 297,413 | 2,643,244 | 6.5 | 2021 | 08/01/21 |
| | | | | | | | 331,653 | (1,194) | (33,046) | 297,413 | 2,859,893 | 7 | 2021 | 02/01/22 |
| 100% | 714,749 | (145,354) | - | 569,395 | 120.914% | 688,478 | 344,239 | (1,239) | (34,300) | 308,700 | 3,080,355 | 7.5 | 2022 | 08/01/22 |
| | | | | | | | 344,239 | (1,239) | (34,300) | 308,700 | 3,296,494 | 8 | 2022 | 02/01/23 |
| 100% | 736,191 | (145,354) | - | 590,837 | 120.914% | 714,405 | 357,203 | (1,286) | (35,592) | 320,325 | 3,516,375 | 8.5 | 2023 | 08/01/23 |
| | | | | | | | 357,203 | (1,286) | (35,592) | 320,325 | 3,731,945 | 9 | 2023 | 02/01/24 |
| 100% | 758,277 | (145,354) | - | 612,923 | 120.914% | 741,110 | 370,555 | (1,334) | (36,922) | 332,299 | 3,951,188 | 9.5 | 2024 | 08/01/24 |
| | | | | | | | 370,555 | (1,334) | (36,922) | 332,299 | 4,166,132 | 10 | 2024 | 02/01/25 |
| 100% | 781,025 | (145,354) | - | 635,671 | 120.914% | 768,616 | 384,308 | (1,384) | (38,292) | 344,632 | 4,384,682 | 10.5 | 2025 | 08/01/25 |
| | | | | | | | 384,308 | (1,384) | (38,292) | 344,632 | 4,598,947 | 11 | 2025 | 02/01/26 |
| 100% | 804,456 | (145,354) | - | 659,102 | 120.914% | 796,947 | 398,473 | (1,435) | (39,704) | 357,335 | 4,816,754 | 11.5 | 2026 | 08/01/26 |
| | | | | | | | 398,473 | (1,435) | (39,704) | 357,335 | 5,030,290 | 12 | 2026 | 02/01/27 |
| 100% | 828,590 | (145,354) | - | 683,236 | 120.914% | 826,128 | 413,064 | (1,487) | (41,158) | 370,419 | 5,247,304 | 12.5 | 2027 | 08/01/27 |
| | | | | | | | 413,064 | (1,487) | (41,158) | 370,419 | 5,460,064 | 13 | 2027 | 02/01/28 |
| 100% | 853,447 | (145,354) | - | 708,094 | 120.914% | 856,184 | 428,092 | (1,541) | (42,655) | 383,896 | 5,676,240 | 13.5 | 2028 | 08/01/28 |
| | | | | | | | 428,092 | (1,541) | (42,655) | 383,896 | 5,888,178 | 14 | 2028 | 02/01/29 |
| 100% | 879,051 | (145,354) | - | 733,697 | 120.914% | 887,142 | 443,571 | (1,597) | (44,197) | 397,777 | 6,103,473 | 14.5 | 2029 | 08/01/29 |
| | | | | | | | 443,571 | (1,597) | (44,197) | 397,777 | 6,314,547 | 15 | 2029 | 02/01/30 |
| 100% | 905,422 | (145,354) | - | 760,069 | 120.914% | 919,029 | 459,515 | (1,654) | (45,786) | 412,074 | 6,528,920 | 15.5 | 2030 | 08/01/30 |
| | | | | | | | 459,515 | (1,654) | (45,786) | 412,074 | 6,739,089 | 16 | 2030 | 02/01/31 |
| 100% | 932,585 | (145,354) | - | 787,231 | 120.914% | 951,873 | 475,936 | (1,713) | (47,422) | 426,801 | 6,952,502 | 16.5 | 2031 | 08/01/31 |
| | | | | | | | 475,936 | (1,713) | (47,422) | 426,801 | 7,161,729 | 17 | 2031 | 02/01/32 |
| 100% | 960,563 | (145,354) | - | 815,209 | 120.914% | 985,702 | 492,851 | (1,774) | (49,108) | 441,969 | 7,374,144 | 17.5 | 2032 | 08/01/32 |
| | | | | | | | 492,851 | (1,774) | (49,108) | 441,969 | 7,582,394 | 18 | 2032 | 02/01/33 |
| 100% | 989,379 | (145,354) | - | 844,026 | 120.914% | 1,020,545 | 510,273 | (1,837) | (50,844) | 457,592 | 7,793,778 | 18.5 | 2033 | 08/01/33 |
| | | | | | | | 510,273 | (1,837) | (50,844) | 457,592 | 8,001,017 | 19 | 2033 | 02/01/34 |
| 100% | 1,019,061 | (145,354) | - | 873,707 | 120.914% | 1,056,434 | 528,217 | (1,902) | (52,632) | 473,684 | 8,211,338 | 19.5 | 2034 | 08/01/34 |
| | | | | | | | 528,217 | (1,902) | (52,632) | 473,684 | 8,417,534 | 20 | 2034 | 02/01/35 |
| 100% | 1,049,633 | (145,354) | - | 904,279 | 120.914% | 1,093,400 | 546,700 | (1,968) | (54,473) | 490,259 | 8,626,761 | 20.5 | 2035 | 08/01/35 |
| | | | | | | | 546,700 | (1,968) | (54,473) | 490,259 | 8,831,886 | 21 | 2035 | 02/01/36 |
| 100% | 1,081,122 | (145,354) | - | 935,768 | 120.914% | 1,131,474 | 565,737 | (2,037) | (56,370) | 507,330 | 9,039,991 | 21.5 | 2036 | 08/01/36 |
| | | | | | | | 565,737 | (2,037) | (56,370) | 507,330 | 9,244,016 | 22 | 2036 | 02/01/37 |
| 100% | 1,113,555 | (145,354) | - | 968,202 | 120.914% | 1,170,691 | 585,346 | (2,107) | (58,324) | 524,915 | 9,450,973 | 22.5 | 2037 | 08/01/37 |
| | | | | | | | 585,346 | (2,107) | (58,324) | 524,915 | 9,653,872 | 23 | 2037 | 02/01/38 |
| 100% | 1,146,962 | (145,354) | - | 1,001,608 | 120.914% | 1,211,084 | 605,542 | (2,180) | (60,336) | 543,026 | 9,859,657 | 23.5 | 2038 | 08/01/38 |
| | | | | | | | 605,542 | (2,180) | (60,336) | 543,026 | 10,061,406 | 24 | 2038 | 02/01/39 |
| 100% | 1,181,371 | (145,354) | - | 1,036,017 | 120.914% | 1,252,690 | 626,345 | (2,255) | (62,409) | 561,681 | 10,265,994 | 24.5 | 2039 | 08/01/39 |
| | | | | | | | 626,345 | (2,255) | (62,409) | 561,681 | 10,466,571 | 25 | 2039 | 02/01/40 |
| 100% | 1,216,812 | (145,354) | - | 1,071,458 | 120.914% | 1,295,543 | 647,771 | (2,332) | (64,544) | 580,896 | 10,669,942 | 25.5 | 2040 | 08/01/40 |
| | | | | | | | 647,771 | (2,332) | (64,544) | 580,896 | 10,869,325 | 26 | 2040 | 02/01/41 |
| Total | | | | | | | 22,261,519 | (80,141) | (2,218,138) | 19,963,240 | | | | |
| | | | Present Value From 01/08/2014 | Present Value Rate | 4.00% | | 12,120,663 | (43,634) | (1,207,703) | 10,869,325 | | | | |

Appendix E

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

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

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

Appendix F

Redevelopment Qualifications for the District

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

Occupied can include buildings, parking lots, and utilities.

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

(AS MODIFIED JULY 21, 2014)

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

July 8, 2014

Step One

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

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

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

Occupied can include buildings, parking lots, and utilities.

Step Two

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

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

Appendix G

Findings Including But/For Qualifications

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

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

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

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

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

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

Therefore, the City concludes as follows:

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

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

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

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

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

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

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

(AS MODIFIED JULY 21, 2014)

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

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

Therefore, the City concludes as follows:

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

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

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

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

Appendix H
Prior Improvements

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

PERMIT NO.: 2012-00426
DATE ISSUED: 05/11/2012

| | | | | | | | | | | | |
|--|--|---------------------|-------|-----------------|-------|----------------------------|------|-------|--------|----------------|--------|
| REPRINTED ON 05/17/2012 | | | | | | | | | | | |
| ADDRESS : 721 JACOB LN PIN : 013125230004 LEGAL DESC : UNAVAILABLE : LOT BLOCK PERMIT TYPE : BUILDING PROPERTY TYPE : RESIDENTIAL CONSTRUCTION TYPE : DECK VALUATION : \$ 3,000.00 NOTE: DECK. | | | | | | | | | | | |
| APPLICANT | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">BUILDING PERMIT FEE</td> <td style="text-align: right;">83.25</td> </tr> <tr> <td>PLAN REVIEW FEE</td> <td style="text-align: right;">54.11</td> </tr> <tr> <td>STATE SURCHARGE, VALUATION</td> <td style="text-align: right;">1.50</td> </tr> <tr> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">138.86</td> </tr> <tr> <td>PAID WITH CASH</td> <td style="text-align: right;">138.86</td> </tr> </table> | BUILDING PERMIT FEE | 83.25 | PLAN REVIEW FEE | 54.11 | STATE SURCHARGE, VALUATION | 1.50 | TOTAL | 138.86 | PAID WITH CASH | 138.86 |
| BUILDING PERMIT FEE | 83.25 | | | | | | | | | | |
| PLAN REVIEW FEE | 54.11 | | | | | | | | | | |
| STATE SURCHARGE, VALUATION | 1.50 | | | | | | | | | | |
| TOTAL | 138.86 | | | | | | | | | | |
| PAID WITH CASH | 138.86 | | | | | | | | | | |
| OWNER | | | | | | | | | | | |
| AGREEMENT AND SWORN STATEMENT I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. | | | | | | | | | | | |
| _____ Signature of Applicant | _____ Date | | | | | | | | | | |
| This permit becomes null and void if construction authorized is not commenced within 180 days, or if construction is suspended for a period of 180 days at any time after work is commenced. | | | | | | | | | | | |

SEPARATE PERMITS REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE.

(AS MODIFIED JULY 21, 2014)

CITY OF ANOKA
2015 FIRST AVENUE
ANOKA, MN 55303-

PERMIT NO.: 2013-00510

DATE ISSUED: 06/11/2013

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

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

SEPARATE PERMITS REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE.

**PLANNING COMMISSION
CITY OF ANOKA, MINNESOTA**

RESOLUTION NO. 2016-01

**RESOLUTION OF THE CITY OF ANOKA PLANNING COMMISSION
FINDING THAT A MODIFICATION TO THE TAX INCREMENT FINANCING
PLANS FOR THE GREENS OF ANOKA TAX INCREMENT FINANCING
DISTRICT AND THE COMMUTER RAIL TRANSIT VILLAGE TAX
INCREMENT FINANCING DISTRICT CONFORM TO THE GENERAL PLANS
FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY.**

WHEREAS, the City Council for the City of Anoka, Minnesota, (the "City") has proposed to adopt a Modification to the Tax Increment Financing Plans for the Greens of Anoka Tax Increment Financing District and the Commuter Rail Transit Village Tax Increment Financing District (the "TIF Plan Modifications") and has submitted the TIF Plan Modifications to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the TIF Plan Modifications to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the TIF Plan Modifications conform to the general plans for the development and redevelopment of the City as a whole.

Dated: April 5, 2016

Chair

ATTEST:

Secretary

STAFF REPORT



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

BACKGROUND

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

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

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

Enclosed for your review:

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

SITE PLAN ANALYSIS

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

Architecture

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

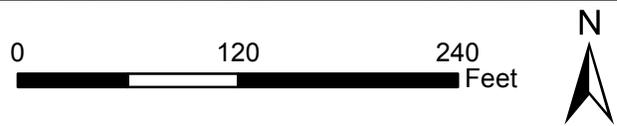
1. The remodeled façade shall be consistent with the elevation drawings, dated February 26, 2016.
2. The existing 6' wood trash enclosure shall be replaced by a 6' tall masonry wall enclosure with gate, and shall be compatible in materials and colors with the architectural character of the building.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

COMMISSION ACTION

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

Chuck Darnell
Associate Planner

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



Map Created: March 30, 2016



348-NBZ

CHEVROLET
MAIN MOTOR

CHEVROLET

03/29/2016



EVERY DAY
SPECIALS & PRICES
\$2.99 - \$5.99

RES) (BAREST)

03/29/2016



Dairy Queen

COMBOS

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OPEN 41 YEAR!

6 buck lunch!

FROZEN DRINKS

03/29/2016

Dairy Queen.

Hot Eats COOL TREATS

**SMORES
BLIZZARD
IS BACK**

brazier FOODS

DRIVE THRU

BLIZZARD
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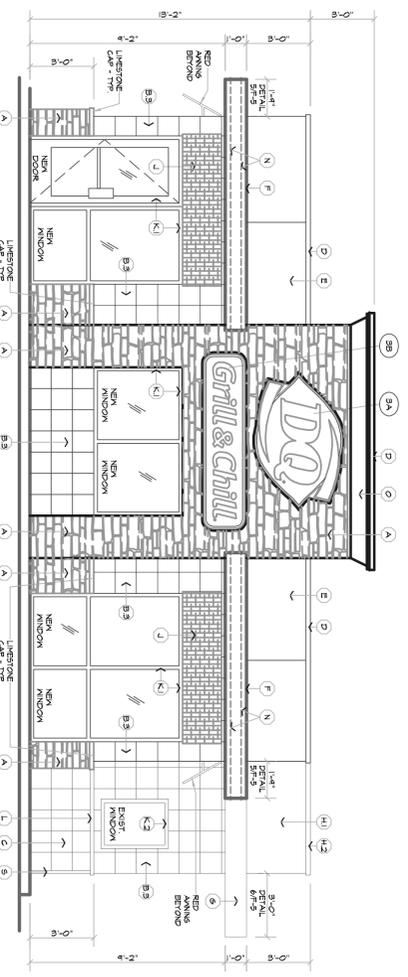
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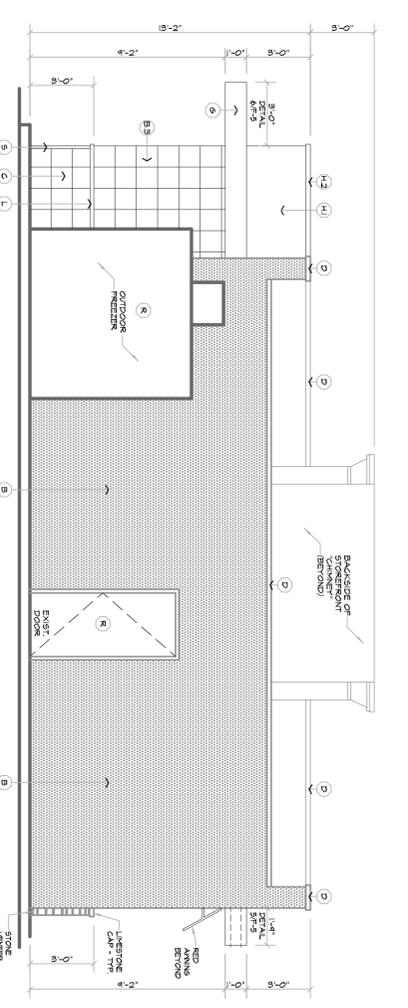
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DO NOT
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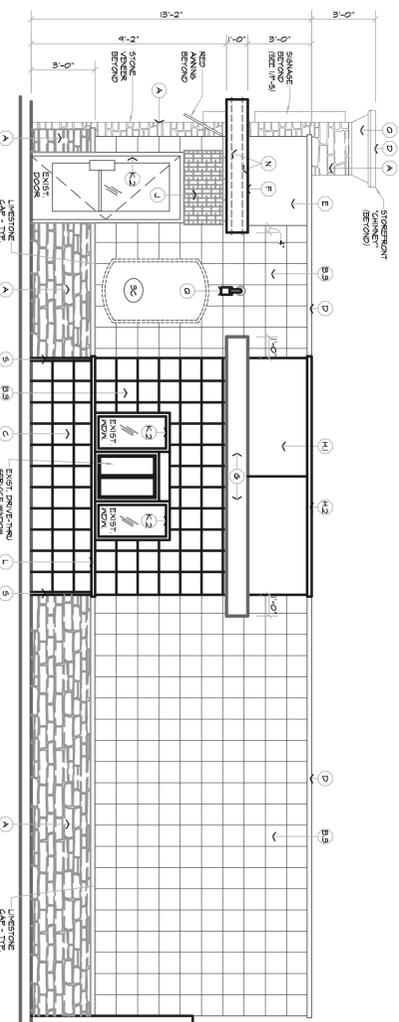
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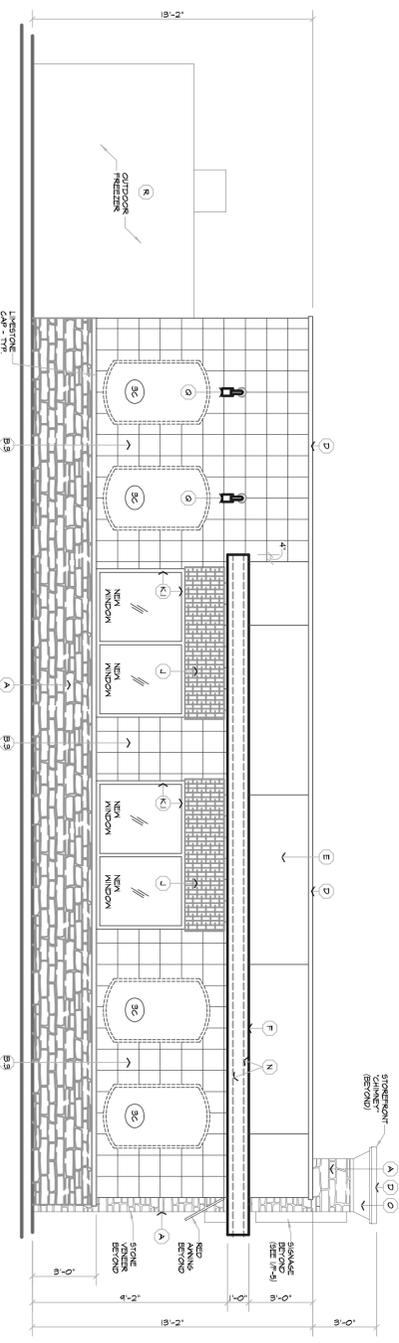
1 EXTERIOR ELEVATION (NORTH)
F-5 SCALE: 1/4" = 1'-0"



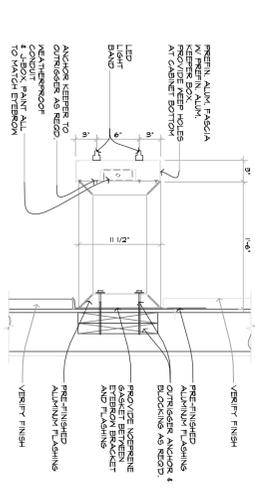
2 EXTERIOR ELEVATION (SOUTH)
F-5 SCALE: 1/4" = 1'-0"



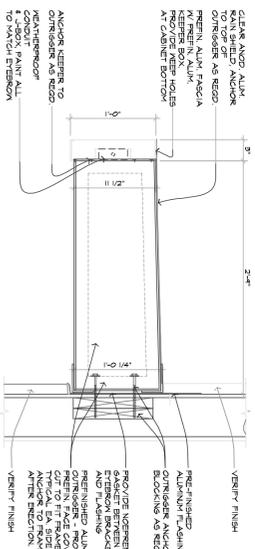
3 EXTERIOR ELEVATION (WEST)
F-5 SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION (EAST)
F-5 SCALE: 1/4" = 1'-0"



5 METAL CANOPY DETAIL
F-5 SCALE: 1" = 1'-0"



6 METAL CANOPY DETAIL
F-5 SCALE: 1" = 1'-0"

EXTERIOR ELEVATION NOTES:

- 1 SIMULATED STONE, SPLIT LITE, BORAL STONE STYLE, COUNTRY LEDGE STONE - NET STACK COLOR: CHANDONWAY #20006
- 2 MANUFACTURER: STG CORPORATION
- 3 MANUFACTURER: YKK AP AMERICA, INC.
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BUILDING MATERIALS

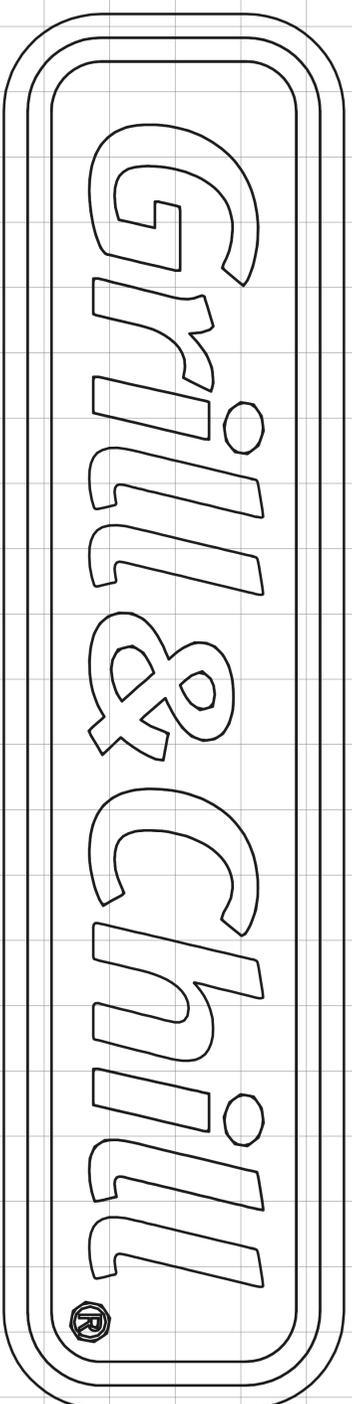
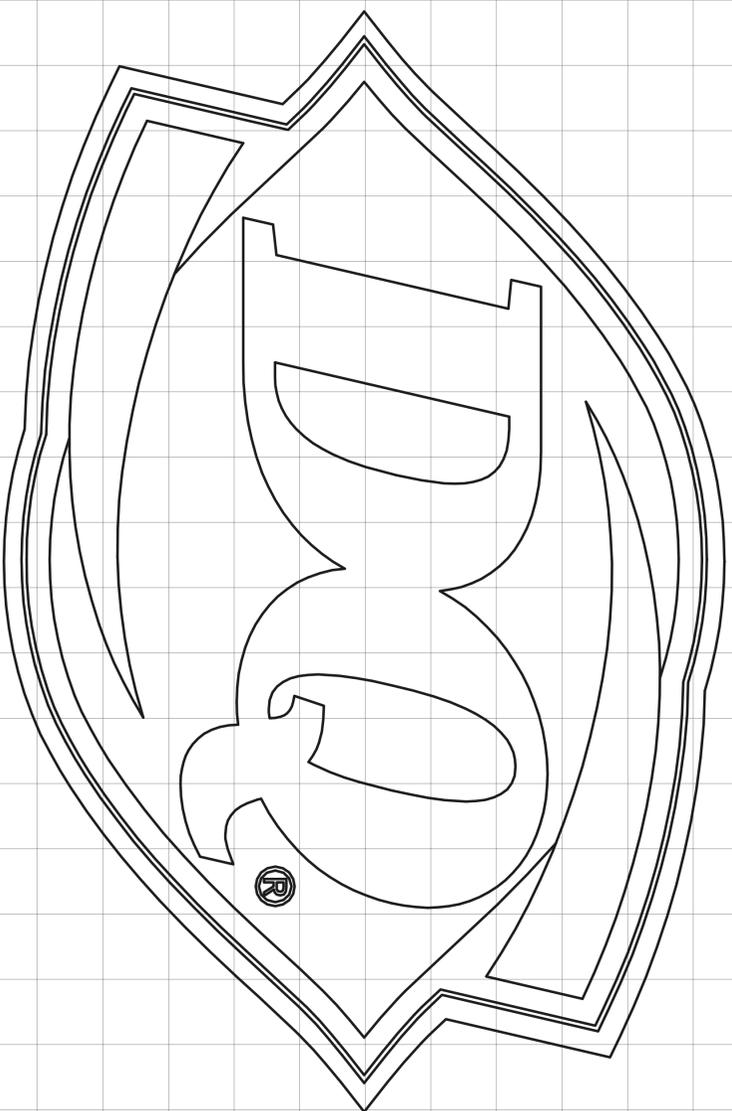
| ELEVATION | AREA (SQ. FT.) | FINISH | ACCENT (SQ. FT.) |
|--------------------------------------|---------------------|-----------------------------|-----------------------------|
| NORTH ELEVATION (FACING MAIN STREET) | 509.8 TOTAL SQ. FT. | OPAQE, 972.8 SQ. FT. (19%) | ACCENT: 116.4 SQ. FT. (23%) |
| SOUTH ELEVATION (FACING BACK ALLEY) | 436.8 TOTAL SQ. FT. | ACCENT: 28.0 SQ. FT. | ACCENT: 400.8 SQ. FT. |
| WEST ELEVATION | 564.1 TOTAL SQ. FT. | ACCENT: 14.5 SQ. FT. (13%) | ACCENT: 456.7 SQ. FT. (77%) |
| EAST ELEVATION | 564.1 TOTAL SQ. FT. | ACCENT: 126.0 SQ. FT. (23%) | ACCENT: 438.1 SQ. FT. (78%) |

** 944.9 SQ. FT. OF FINISH 'B' (EL.F.S.) IS BEING USED AT SOUTH SIDE (REAR) OF BUILDING - INCLUDED IN PRIMARY.

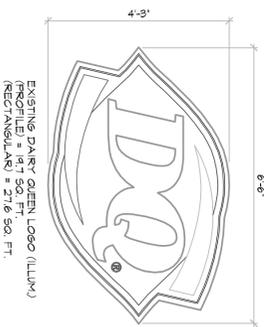
DATE: 02/19/16
SCALE: AS SHOWN
DRAWN BY: ERIK NEISSER
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CB FOODSERVICE DESIGNS, INC
111 COLLEGE AVENUE NORTH
SUITE 4
ST. JOSEPH, MINNESOTA 56374
320/551-0400
ERIK@CBFSD.COM (or) CINDI@CBFSD.COM

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



#3A (SHT. F-1)



EXISTING DAIRY QUEEN LOGO (ILLUM.)
(RECTANGULAR) = 6'8" SO. FT.
(RECTANGULAR) = 4'3" SO. FT.

#3B (SHT. F-1)



NEW GRILL & CHILL BOYDIE SIGN (ILLUM.)
(RECTANGULAR) = 6'5" SO. FT.
(RECTANGULAR) = 2'4" SO. FT.

#3C (SHT. F-1)



36" X 60"
SO. FT. (RECTANGULAR) = 14.6 SF
SO. FT. (RECTANGULAR) = 15.0 SF

EXTERIOR BUILDING SIGNAGE

PROMO BOARD

FOOD SERVICE/IMAGE DRAWINGS ONLY

THIS DRAWING IS PREPARED TO GIVE DIRECTION TO THE CONTRACTOR AND TO PROVIDE A VISUAL CHECK FOR THE ENGINEER. FOR THE REQUIREMENTS NECESSARY FOR THE SPECIFIED FIXTURES, FINISHINGS, AND EQUIPMENT INCORPORATED INTO THIS STORE, THIS DRAWING MUST BE INSERTED INTO THE DRAWING SET OF THE STORE. THIS DRAWING IS TO BE ACCOMPANIED BY THE APPROPRIATE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, & MECHANICAL DRAWINGS, ENGINEERED PLUMBING, AND MECHANICAL DRAWINGS ARE NOT INCLUDED IN THIS DRAWING PACKAGE.

GENERAL CONSTRUCTION NOTES

- THIS PLAN IS SUBJECT TO ALL LOCAL CONDITIONS AND VERIFICATION OF DIMENSIONS PRIOR TO CONSTRUCTION.
- 1) GENERAL CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES.
 - 2) DIMENSIONS GIVEN TO ELECTRICAL BOXES AND PLUMBING SHUT-OFFS ETC. ARE CRITICAL FOR EQUIPMENT PLACEMENT.
 - 3) ALL NEW MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MFR'S RECOMMENDATIONS AND SPECIFICATIONS.
 - 4) GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ADDITIONAL COSTS OR DELAYS INCURRED AS A RESULT OF THE RETENTION OF US (FOODSERVICE, INC.) PRIOR TO BIDDING AND CONSTRUCTION.
 - 5) GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY MATERIALS OR WORK DAMAGED BY THE GENERAL CONTRACTOR DURING CONSTRUCTION.
 - 6) IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE FOODSERVICE PLANS, THE CONTRACTOR SHALL NOTIFY US (FOODSERVICE DESIGNS, INC.) IMMEDIATELY TO DO SO. RESPONSIBILITY FOR THE RESULTS OF ANY SUCH ERRORS, DISCREPANCIES, OR OMISSIONS AND THE COST OF RECTIFYING SAME.
 - 7) ALL G.M.S. TO BE 5/8" FIRE CODE TYPE "X" UNLESS OTHERWISE NOTED.
 - 8) GENERAL CONTRACTOR TO SCHEDULE A PRECONSTRUCTION MEETING WITH ALL SUB-CONTRACTORS TO DISCUSS JOB RESPONSIBILITIES AND REGULATIONS.

TITLE SHEET/ SIGNAGE DETAILS

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

DATE: 02/19/16
SCALE: AS SHOWN

DRAWN BY: ERIC NEISSER
NO. 1 REVISOR
2 REVISOR

DATE:
02/23/16
02/26/16

1 REVISOR PER ADD & FRANCHISEE COMMENTS
2 REVISOR TO ADD EXTERIOR PROMO BOARDS

CB FOODSERVICE DESIGNS, INC
111 COLLEGE AVENUE NORTH
SUITE 4
ST. JOSEPH, MINNESOTA 56314
320/551-0400
ERIK@CBFSD.COM (or) CINDI@CBFSD.COM



SHEET NO.
T-1

STAFF REPORT



Application A2016-8
Variance Extension
Anoka County Housing & Redevelopment Authority
208 Clay Street

BACKGROUND

The applicant, Anoka County, has submitted a request for an extension of a previously approved variance at the property at 208 Clay Street. The applicant had previously applied for two variances to construct a new single family house on the property, and the City of Anoka approved the variances on May 18, 2015. The variances that were approved were to reduce the required front yard setback from 25 feet to 13.5 feet and to increase the amount of imperious surface coverage from 35% to 39.8%.

Normally, variances expire if the applicant fails to utilize the variance by initiation of construction within one year from the date of its authorization. Anoka City Code allows for an applicant to file a written request for an extension, prior to the expiration of the variance. The Planning Commission shall review and make a recommendation to the City Council, who then may extend the deadline for initiation of construction.

The applicant has requested an extension of 6 months. The applicant is in need of an extension due to delays in determining how to treat the shared garage that is located along the east side of the property. The existing garage is shared with the neighboring property owner, and the garage is currently located over the property line between the two properties. The applicant has developed new plans for how to treat the garage, which will change the originally approved site plans that were reviewed during the variance review in 2015.

Enclosed for your review:

- Site Location Map
- Site Photos
- Extension Request Letter (Submitted by Applicant)
- Site Plan (Submitted by Applicant)
- Drainage & Landscaping Plan (Submitted by Applicant)

VARIANCE EXTENSION REVIEW

Anoka City Code states that variances shall be valid only for the reason for which they were granted. In considering this variance extension request, the City must determine whether this is the case because the site plan has changed from what was originally reviewed and approved by the City Council.

The original site plan included the preservation of the existing shared garage, which is constructed over the east property line and is shared with the neighboring property owner. The applicant had originally proposed to re-side their portion of the garage, and was to work with the

other property owner in determining a design/color that would be appropriate. The applicant is now proposing to split the existing garage along the partition wall, and construct a new garage on the property at 208 Clay Street. The portion of the existing garage that will be maintained will stay under ownership of the neighboring property owner.

These changes differ from what was originally reviewed and approved by the Planning Commission and City Council in the following ways:

1. The existing garage will be split along the partition wall, with the neighboring property owner's portion of the existing garage remaining.
2. A new garage that meets the minimum size requirements for garages in the R-1 Single Family Residential zoning district will be constructed on the property at 208 Clay Street.
3. A new driveway will be constructed to access the new garage, and a portion of the existing driveway will be maintained to access the portion of the existing garage that will remain.
4. The landscaping plan shows the addition of one tree to provide for a replacement of the existing maple tree on the northeast corner of the property that will be lost during construction.

In considering the original variance request, the Planning Commission and City Council made the following findings of fact:

1. The proposed variance is in harmony with the general purpose and intent of the zoning ordinance. The front yard setback will be reduced to 13.5 feet. The house to the west is setback approximately 12.2 feet and the house to the east is setback approximately 22 feet. The proposed 13.5 foot setback is similar to the house to the west and therefore shouldn't look dissimilar as to not still meet the general purpose and intent which is to provide adequate separation to the buildings across Clay Street. Impervious surface maximums are created to prevent drainage issues as a result of increase stormwater runoff. Conditions of approval address the concern for drainage along the west property line and between the driveway and garage.
2. The proposed variance is consistent with the Comprehensive Plan. The staff report on file outlines several goals in the Land Use and Housing Chapters that this plan accomplishes.
3. A practical difficulty exists and the owner has demonstrated the request is reasonable, there are physical circumstances unique to the property and the request will not alter the essential character of the neighborhood. Variances would be required to construct a house as it is not feasible possible to meet the 25 foot front and rear yard setback requirements when the lot is 65 feet deep. The home could be moved an additional 2.6'

closer to the rear lot line, however the proposed 13.5' front yard setback is consistent with the reduced housing setbacks already present on Clay Street and provides additional recreational space in the rear yard.

The applicant is proposing a house that is 24'x24' which meets the minimum width requirements. Therefore the applicant is minimizing the footprint of the home to the greatest extent possible. The garage is also smaller than what is typically required. Therefore the impervious surface variance request is not a result of an unreasonable request by the applicant.

The front yard setback will be reduced to 13.5 feet. The house to the west is setback approximately 12.2 feet and the house to the east is setback approximately 22 feet. The proposed 13.5 foot setback is similar to the house to the west and therefore shouldn't look so dissimilar. Although the house could be moved an additional 2.6 feet to the rear property line, the greater setback allows more back yard for personal and recreational enjoyment.

The additional impervious surface is only 207 square feet more than what is permitted. The additional hard surface will be from the new home construction and not the addition of a larger driveway, patio or some other type of large paved area. Therefore the additional hard surface will alter the essential character of the neighborhood because it's a result of the homes footprint.

Staff Findings: The front yard setback variance has not changed, and the changes in the site plan have no impact on the construction of the single family home that required the 13.5 foot front yard setback. The proposed new garage will be setback 32 feet from the front property line, while still meeting the required side and rear yard setbacks for accessory structures. The portion of the existing garage that will remain will actually extend 2 feet into the property at 208 Clay Street, even though it will remain under ownership by the neighboring property owner. The proposed new garage will be setback 5 feet from the property line, but will then only be 3 feet from the existing garage. Staff has verified that there are not building or fire code issues with accessory structures being located 3 feet apart.

The variance to increase the impervious surface coverage to 39.8% was previously approved because the additional hard surface that caused the increase was due to the new home construction and not the addition of a larger driveway or paved area. The proposed new garage will necessitate a new driveway. However, the size of the proposed driveway is actually smaller than the existing concrete driveway that would have remained under the originally approved site plan. The existing driveway on the property at 208 Clay Street is 687 square feet. The proposed driveway to access the new garage is 542 square feet. An additional 83 square feet of the existing driveway will remain to provide access to the portion of the existing garage that will be maintained. Therefore, the total amount of paved surface that is proposed on the property is 625 square feet, which is a reduction in paved surface from the originally approved site plan.

Based on the findings listed above, staff believes that the original reasons for approving the variances are still valid, even with the proposed changes to the site plan. The same practical difficulties exist at the property. The applicant has demonstrated that the request is still reasonable, that there are physical circumstances unique to the property causing the need for the variances, and that the request as proposed will still not alter the essential character of the neighborhood.

RECOMMENDATION

Staff recommends approval of the variance extension with the inclusion of the original conditions that still apply. Those conditions are as follows:

1. The structure shall be compatible in scale, mass, form and color with adjacent structures and the pattern of the surrounding neighborhood.
2. The house building lines, variable rooflines, door and window placement shall minimize blank wall mass and house orientation to the street must present a balanced and pleasing view from all sides.
3. Landscaping shall be consistent with the landscaping plans dated March 23, 2016. The landscaping shall include a minimum of 2 trees and 8 shrubs. One of these trees will serve as the replacement for the existing tree on the northeast corner of the property that will be removed during construction. Trees shall be a minimum 2 1/2 inches in diameter if deciduous, or six (6) feet in height if coniferous, measured at 4.5 feet above ground. Replacement trees shall be balled and burlap. Landscaping must be complete prior to Certificate of Occupancy and have a warranty period of one year from installation.
4. The applicant shall install a French drain or something similar as approved by the City's Engineering Department, on the interior fence line between 208 Clay Street and the property to the west. The applicant shall also submit a drainage plan to address potential run-off from the drive-way to the house. This plan shall be approved by the City's engineering department.
5. Exterior materials (siding, soffit, doors and windows) should be maintenance free. Brick, aluminum, vinyl, steel and stucco are preferred.
6. The applicant shall reconstruct the west side of the existing garage that will remain under different ownership to be of similar building materials to the other sides of the existing garage. Each party shall work together to determine a design/color that is appropriate.
7. Façade treatments - The following 7 elements shall be used as design features on the home.
 - Roof overhangs (minimum 12 inches on front, side and rear elevations)
 - Front façade containing no garage doors as garage is a separate structure
 - Decorative front door (minimum 25% glazing)
 - Accent siding, colored shakes on front gable, to match front door
 - Window grids, permanent, on front four windows only.
 - Gable accent or decorative gable vents
 - Change in elevation of roof ridge

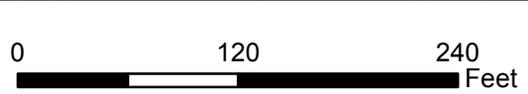
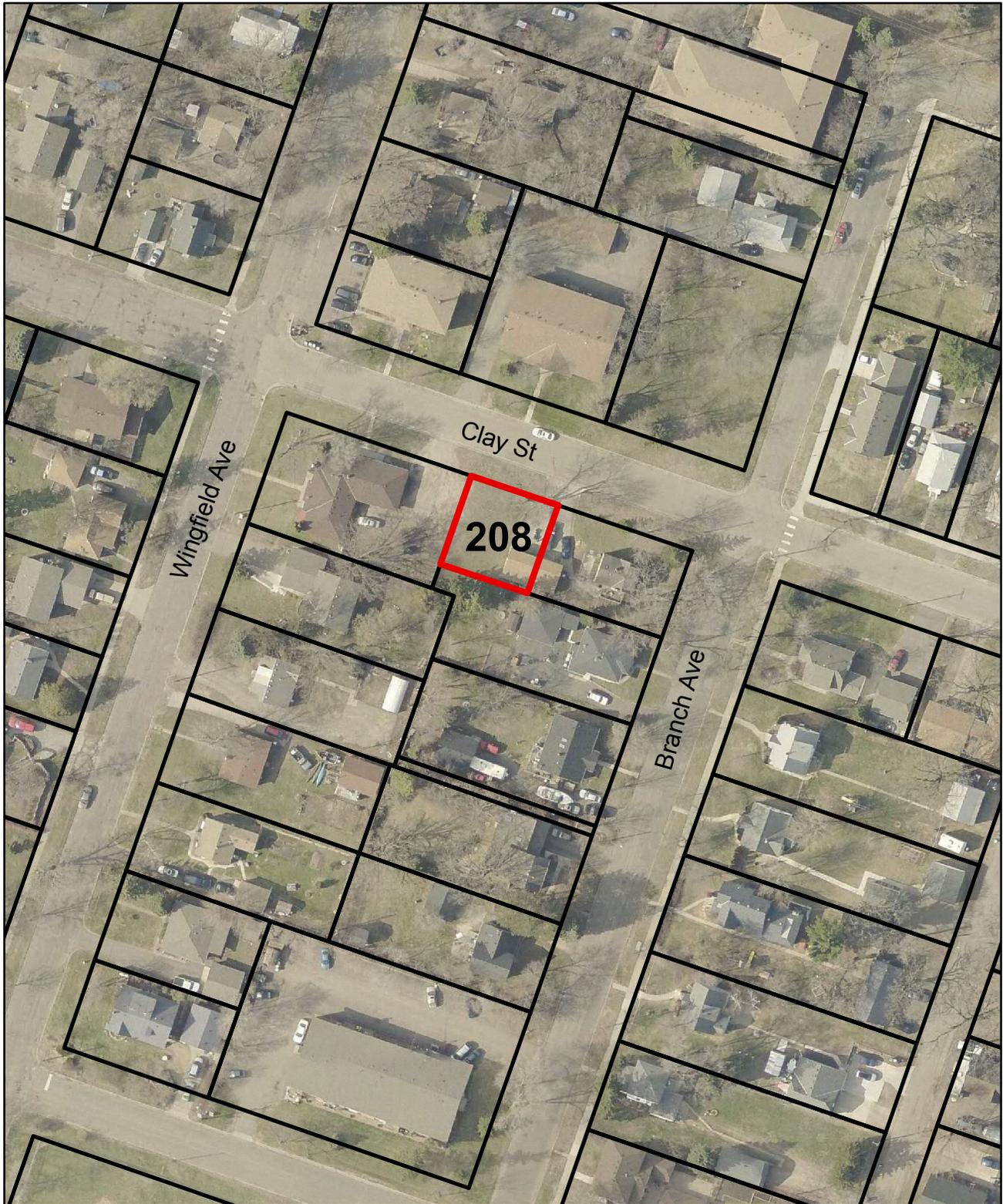
A2016-8 Staff Report
April 5, 2016
Page 5 of 5

COMMISSION ACTION

- The Commission may recommend approval of variance with any necessary conditions.
- The Commission may recommend denial of the variance with required findings.
- The Commission may postpone the application with reason.

Chuck Darnell
Associate Planner

Site Map
208 Clay Street
Variance Extension Application - April 5, 2016



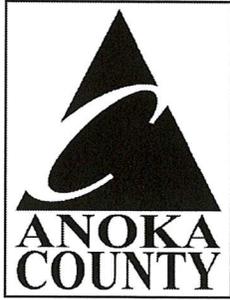
Map Created: March 23, 2016



03/29/2016



03/29/2016



COUNTY OF ANOKA

COMMUNITY AND GOVERNMENTAL RELATIONS

GOVERNMENT CENTER
325 MAIN STREET, SUITE W250 • ANOKA, MINNESOTA 55303
(763) 323-5700

March 15, 2016

BARB McKUSICK
Community Development Coordinator
Direct #763-323-5722

Chuck Darnell, Associate Planner
City of Anoka
2015 First Avenue South
Anoka, MN 55303

Sent Electronically 2/26/16 & 3/15/16

RE: 208 Clay Street, Anoka, MN

Dear Mr. Darnell,

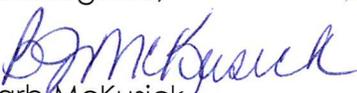
At the May 18, 2015, Anoka City Council Meeting, the Anoka County HRA was granted a variance for a construction project on the property located at 208 Clay Street, Anoka, MN.

As of this date, the Anoka County HRA has not had the opportunity to start the project due to issues relating to the shared garage that the property shares with the neighboring property owned by Mr. Jochim. As requested by you in our telephone conversation this morning, please consider this letter our request for an extension to our CPU/variance for the property located at 208 Clay Street, Anoka, MN.

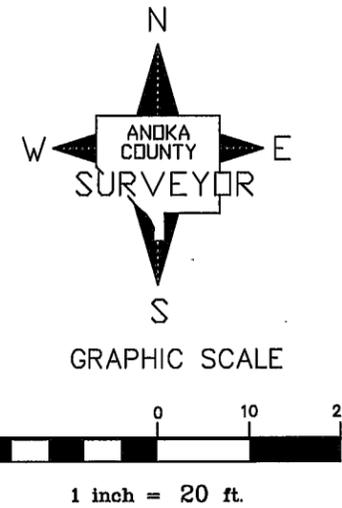
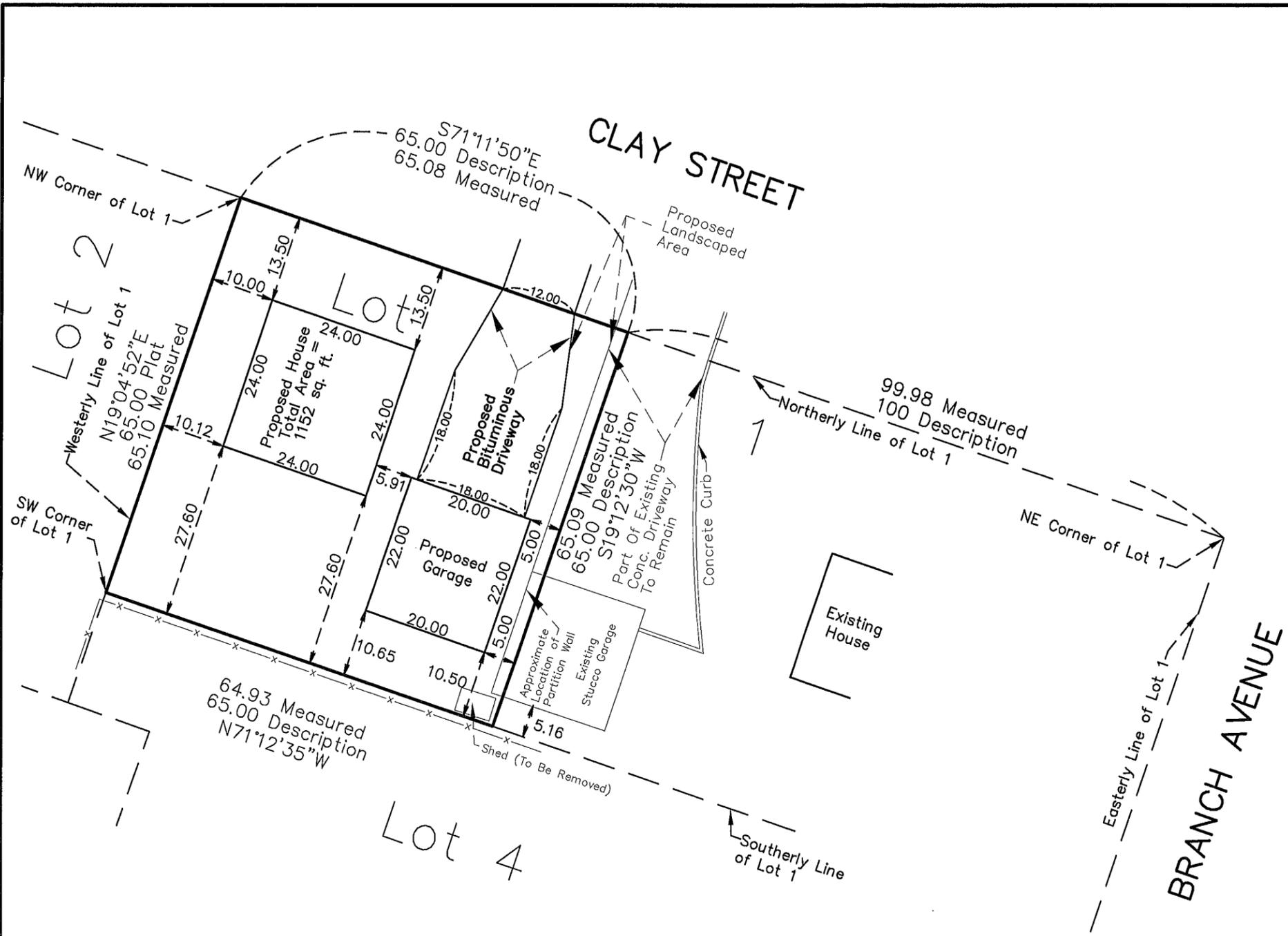
We are requesting from the Planning and Zoning Commission a six (6) month extension for our project. This will allow us to continue discussions with city staff, Mr. Jochim and complete our mandated bidding process. As discussed, this request will be placed on the April 5, 2016, Planning and Zoning Commission agenda with an April 18, 2016, City Council Meeting date.

Thank you for your consideration of this request.

Kind regards,


Barb McKusick
Community Development Coordinator

Cc: Chris Carney, Anoka County Attorney
Steve Nash, Anoka County Attorney
Karen Skepper, Community and Government Relations



OPTION D3

Note: The location of the existing partition wall is approximate and is based on the split of the exterior wall. The survey crew was not able to access the garage to locate the partition.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Larry D. Houm
 LARRY D. HOIUM

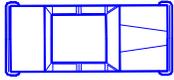
Date MARCH 18, 2016 License No. 18165

That part of Lot 1, AUDITOR'S SUBDIVISION NUMBER 63, Anoka County, Minnesota, described as follows:

Commencing at a point on the northerly line of said Lot 1, which line is the line between the said lot and Clay Street, said point being 100 feet westerly from the northeast corner of said Lot 1, being the corner of the intersection of Clay Street and Branch Avenue; thence southerly and parallel with the easterly line of said Lot 1, which east line is the line between the said lot and Branch Avenue, for a distance of 65 feet to the southerly line of said Lot 1; thence in a westerly direction on the said southerly line of Lot 1 for a distance of 65 feet to the southwest corner of said Lot 1; thence northerly on the westerly line of said Lot 1 for a distance of 65 feet to the northwest corner of said Lot 1; thence easterly on the said northerly line of Lot 1 a distance of 65 feet to the place of commencement.

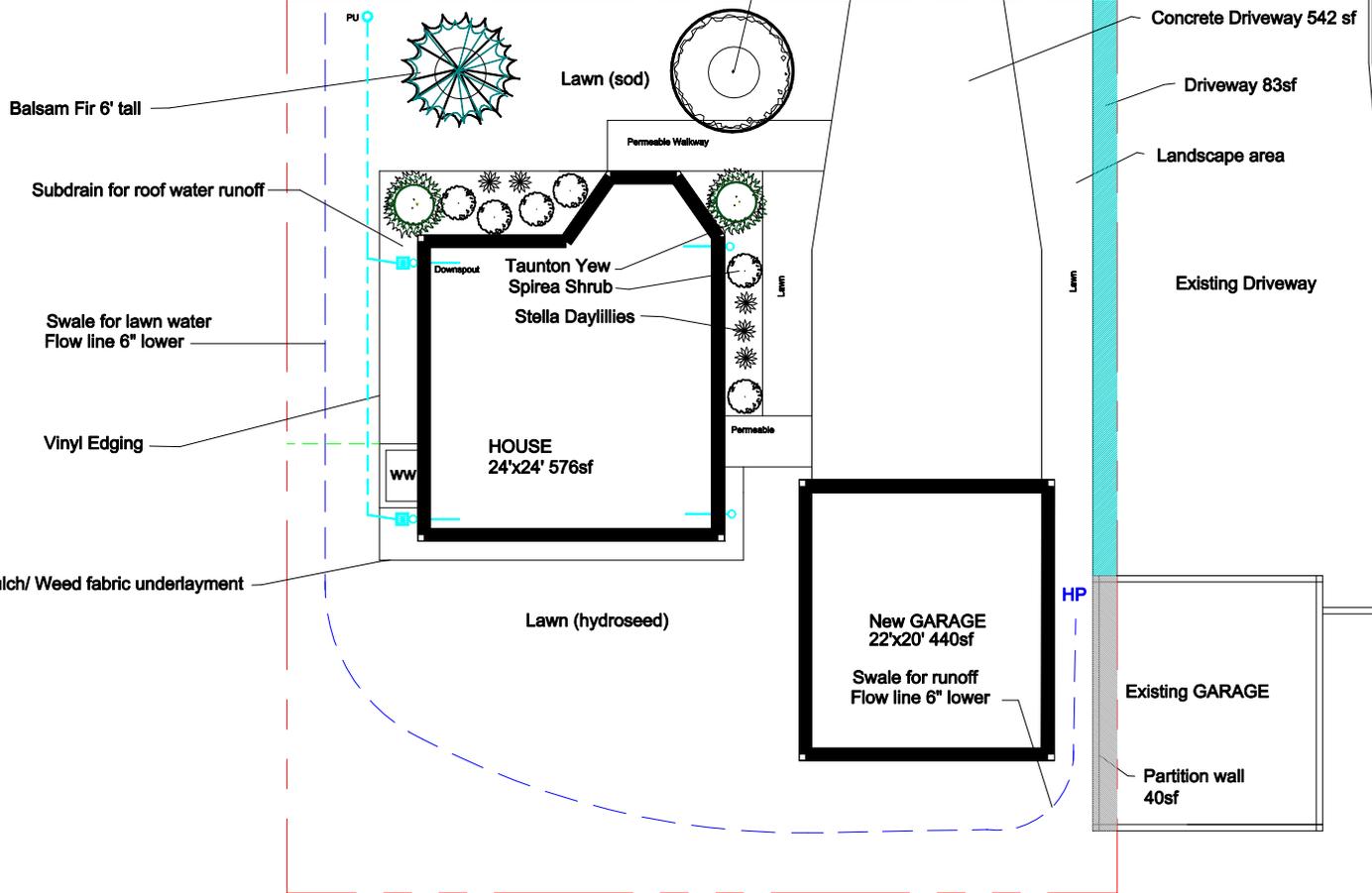
P.I.N.01-31-25-41-0033

| | |
|--|--------------------|
| ANOKA COUNTY SURVEYOR'S OFFICE | |
| 2100 3RD AVENUE NORTH, ROOM 224 ANOKA, MN. 55308 763-323-5511 | |
| LAYOUT SKETCH for ANOKA COUNTY COMMUNITY DEVELOPMENT | |
| DATE : March 17, 2016 | SHEET 1 OF 1 SHEET |



CLAY STREET

Maple 'Autumn Blaze' 2"



Parcel Area 4232 sf
 Impervious Area 1,681sf
 Impervious Area 39.72

208 Clay Street Anoka

A Plus Outdoor Services

Jeff Weber - 651-755-5785



Date March 23, 2016



STAFF REPORT



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

BACKGROUND

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

Enclosed for your review:

- Site Location Map
- Site Photos

ZONING CLASSIFICATION AMENDMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

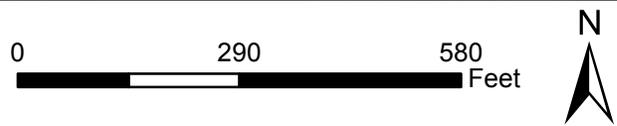
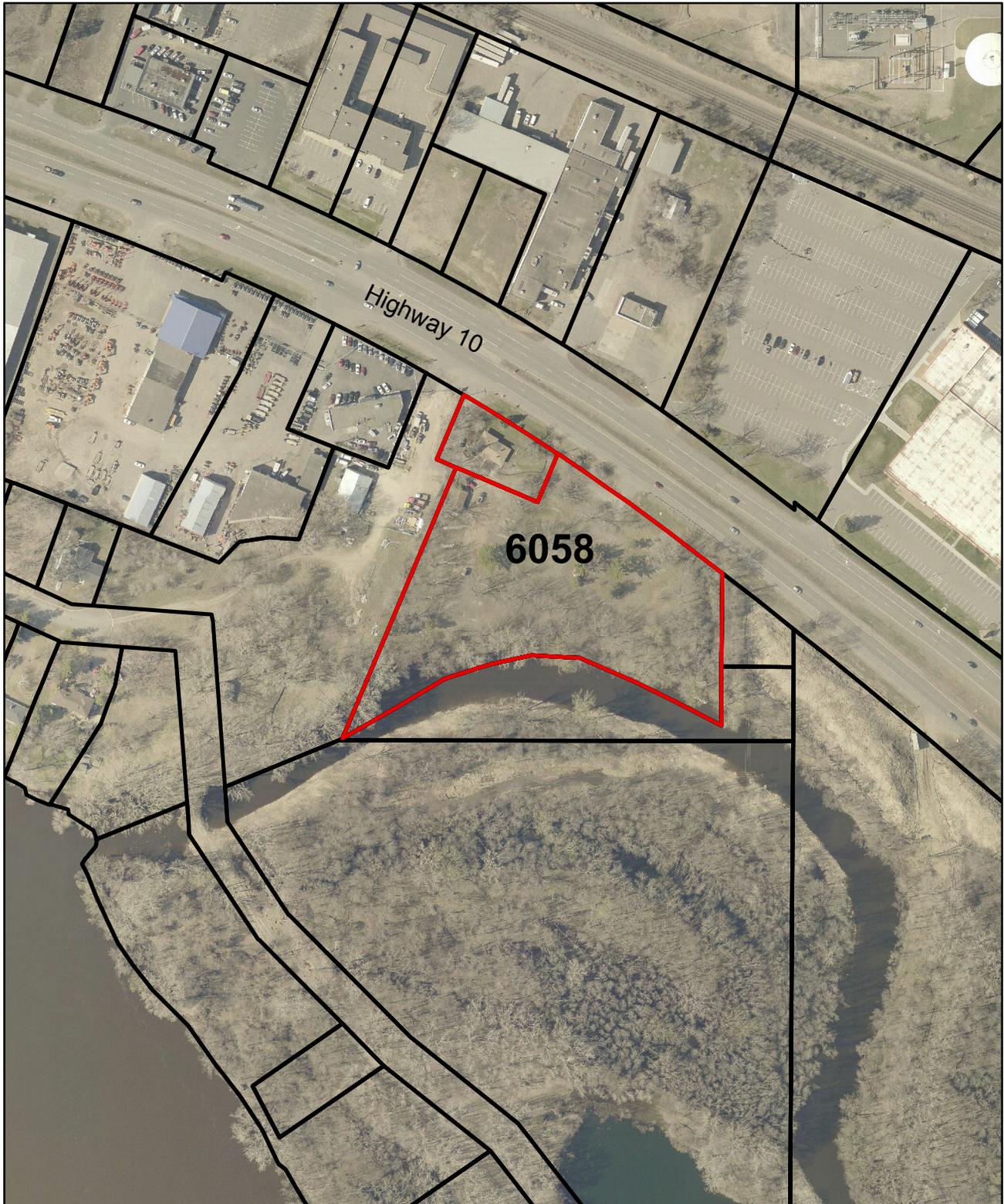
Staff recommends approval of the change in zoning classification of the property at 6058 Highway 10 to R-3 Medium and High Density Residential. This will also require an amendment to the official zoning map.

COMMISSION ACTION

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

Chuck Darnell
Associate Planner

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





03/29/2016



03/29/2016



03/29/2016



03/29/2016



03/29/2016

STAFF REPORT



Application A2016-7
Preliminary Plat
Fellowship Place
City of Anoka

BACKGROUND

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

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

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

Enclosed for your review:

- Site Location Map
- Site Photos
- Preliminary Plat

Surrounding Land Uses

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

PRELIMINARY PLAT ANALYSIS

The plat encompasses 4.28 acres and encompasses 2 existing properties.

Lots

The plat contains the lots described as follows:

Lot 1, Block 1:

Size: 1.12 acres.

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

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

Lot 2, Block 1:

Size: 1.86 acres.

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

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

Outlot A:

Size: 0.82 acres.

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

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

Right-of-Way:

Size: 0.48 acres.

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

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

Easements

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

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

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

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

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

Streets/Access/Traffic

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

RECOMMENDATION

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

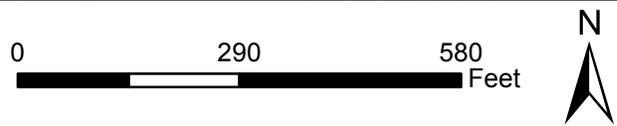
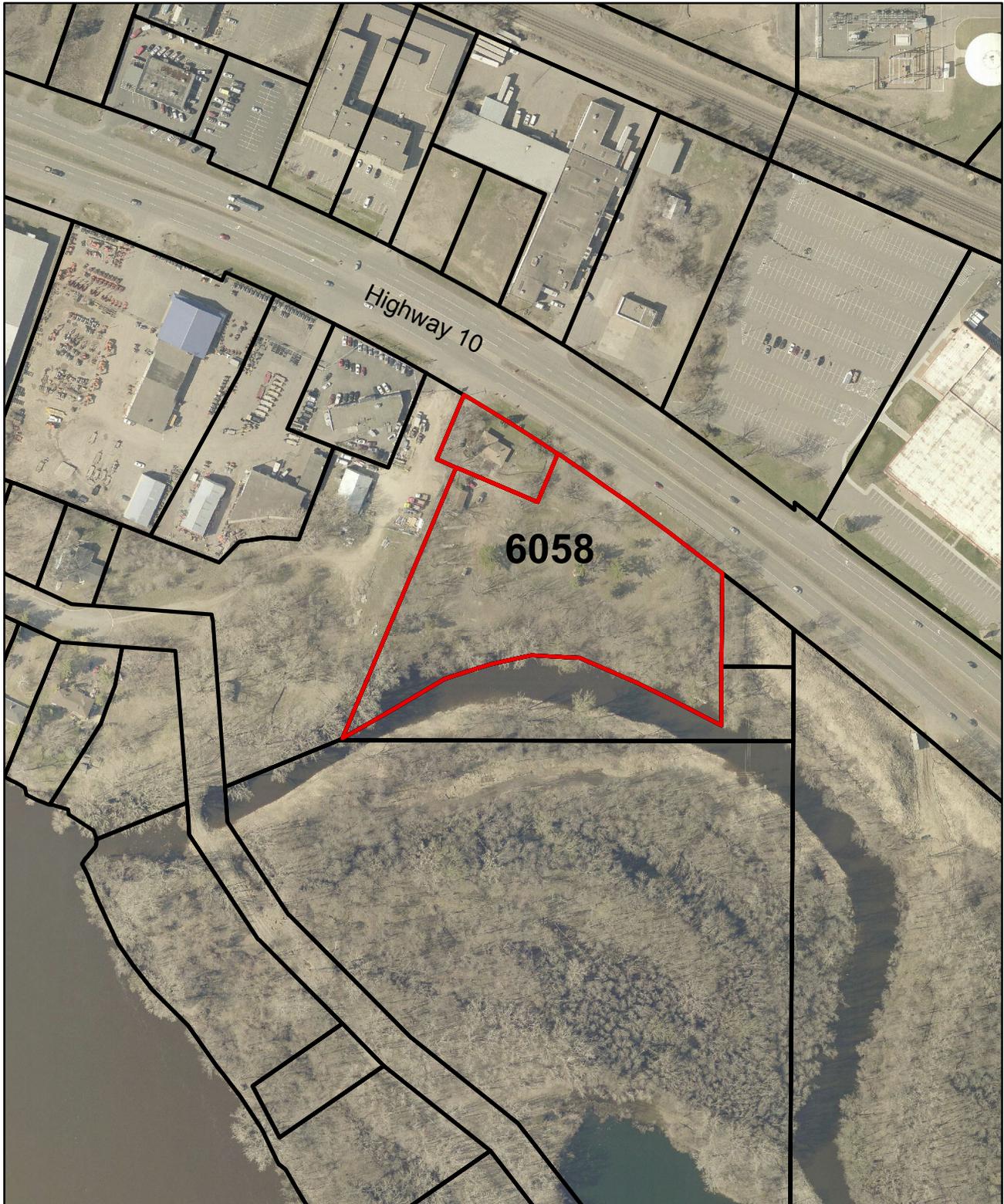
A2016-7 Staff Report
April 5, 2016
Page 4 of 4

COMMISSION ACTION

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

Chuck Darnell
Associate Planner

Site Map
6058 Highway 10
Preliminary Plat Application - April 5, 2016



Map Created: March 23, 2016

Preliminary Plat of FELLOWSHIP PLACE for CITY OF ANOKA

West Quarter Corner
Sec. 25, Twn. 32, Rng. 25

S89°32'30"W
2272.00

East-West Section Line
Section 35, Township 32, Range 25

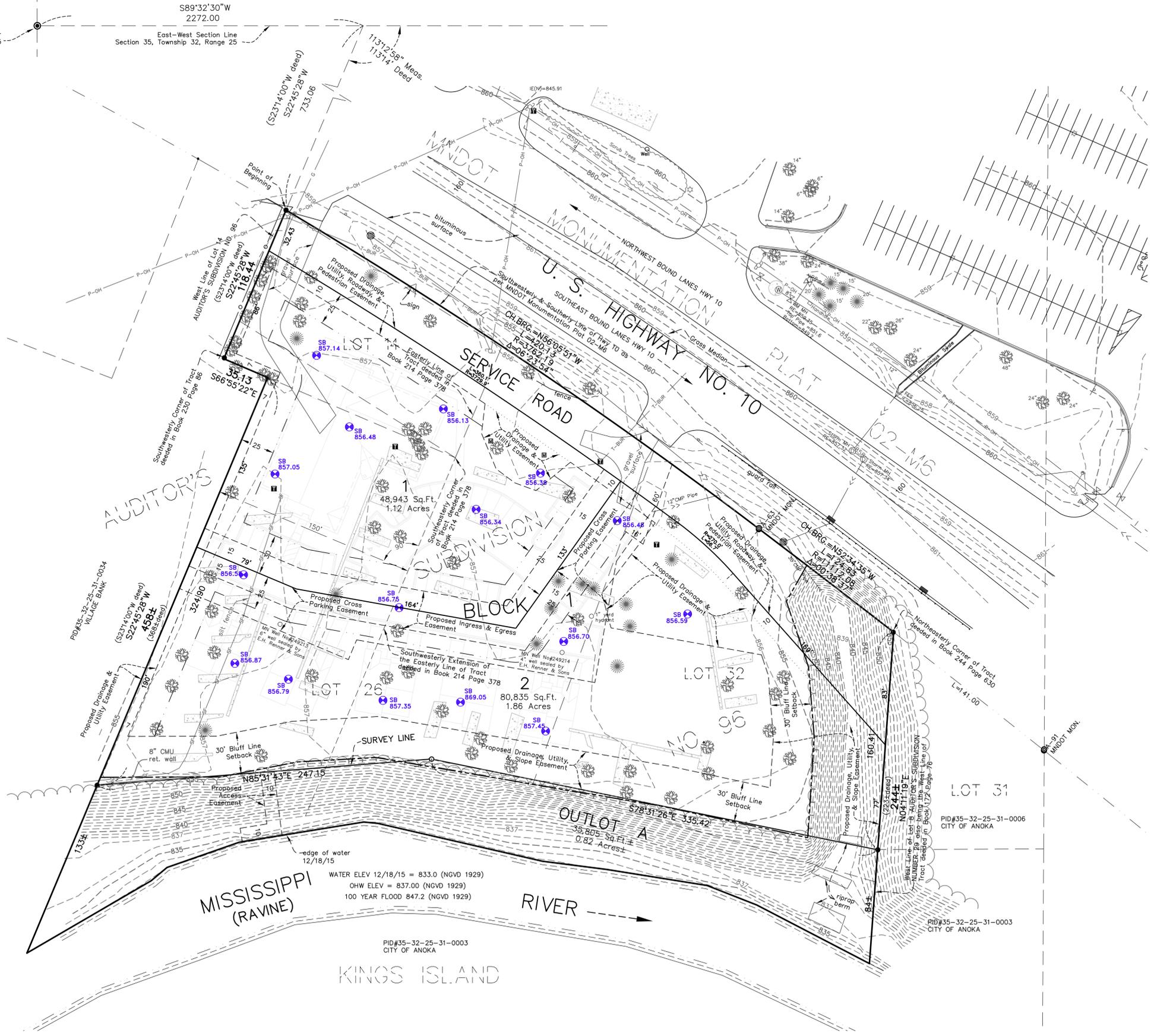
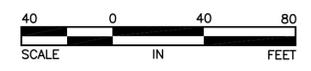
EXISTING PROPERTY DESCRIPTION:
PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. T15-12016 DATED NOVEMBER 23, 2015)

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

- NOTES:**
- The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 153440124. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002).
 - Proposed Improvements as shown were provided by others.
 - This preliminary plat was prepared based on an ALTA/ACSM Survey prepared by Hakanson Anderson Associates Inc., dated December 29, 2015.
 - All easements as depicted, except drainage & utility easements, will need to be created by separate documents.

| | | | |
|---------------------|--|--|---|
| Municipality: | City of Anoka | Existing Setbacks: (R-6 Manufactured Home) | See City Code for particular zoning |
| Existing Zoning: | R-6 Manufactured Home | Proposed Setbacks: | 25 Feet Front Yard 25 Feet Side Yard 30 Feet Rear Yard |
| Proposed Zoning: | PUD | Lot Summary: | Number of: 2 + 1 Outlot Largest Lot: 1,856 acres Smallest Lot: 1,124 acres Average Lot Area: 1,490 acres |
| Proposed Use: | Office/Residential | Owner/Subdivider: | City of Anoka 2015 First Avenue N. Anoka, MN 55303 |
| Road Mileage: | 0 LF or 0.00 Miles | Designer/Surveyor: | Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860 |
| Street Lighting: | none required | | |
| Proposed Utilities: | Sewer: Municipal (to be available) Water: Municipal (to be available) | | |
| Plot Area: | Total Area: 186,502 sq.ft. ± = 4.28 acres ± Proposed ROW: 20,919sq. ft. = 0.48 acres Park Area: 0 sq. ft. = 0.00 acres | | |

- LEGEND**
- = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420
 - = DENOTES FOUND IRON MONUMENT
 - ⊙ = DENOTES FOUND CAST IRON MONUMENT
 - ⊗ = DENOTES FOUND RIGHT OF WAY MONUMENT
 - ⊕ = DENOTES CATCHBASIN
 - ⊙ = DENOTES UTILITY POLE
 - + = DENOTES GUY WIRE
 - P-OH = DENOTES OVERHEAD ELECTRIC
 - ⊕ = DENOTES TELEPHONE PEDESTAL
 - G = DENOTES BURIED GAS
 - T-BUR = DENOTES TELECOMMUNICATION LINE
 - = DENOTES EDGE OF WOODS
 - = DENOTES STREET SIGN
 - SB ⊕ = DENOTES SOIL BORING (BY OTHERS)



| DATE | REVISION |
|---|-------------------------------------|
| 03/08/16 | Revise Drainage & Utility Easements |
| 03/21/16 | Revise Plat Name |
| Mar 21, 2016 - 7:35am selhm K:\cod_surr\Land Desktop 2008\AN1110.dwg\AN1110 PRE PLAT.dwg | |

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Brian R. Person
Brian R. Person, PLS
Date 02/26/16 Lic. No. 49138

| | | | |
|--------------|-----|------------|----------|
| DESIGNED BY: | BRP | BOOK/PAGE: | |
| DRAWN BY: | SMM | DATE: | 02/26/16 |
| CHECKED BY: | CRC | FILE NO.: | AN1110 |



Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

Part of the Northeast Quarter,
of the Southwest Quarter,
Section 35, Township 32, Range
25, Anoka County, Minnesota

Preliminary Plat
for
City of Anoka

| | | | |
|--------|---|----|---|
| SHEET | 1 | OF | 1 |
| SHEETS | | | |



03/29/2016



03/29/2016



03/29/2016



03/29/2016



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STAFF REPORT



Application A2016-8
Variance, Site Plan Review & Planned Unit Development
Dennis Medved
6058 Highway 10

BACKGROUND

The applicant, Dennis Medved, has submitted an application for a variance and planned unit development to develop townhomes and an office building on the property at 6058 Highway 10. The property will be used as the new facilities for Riverplace Counseling Center, which will be relocating from their current location on Ferry Street. The subject property is currently owned by the City of Anoka, and ownership will transition to the applicant once the City finalizes the purchase of the existing Riverplace Counseling Center properties on Ferry Street.

The applicant is requesting a variance to create a planned unit development that is smaller than the minimum total district area of 5 acres that is required by Anoka City Code. The area that would be included in the proposed planned unit development is 3.8 acres.

The applicant is also requesting that the district be created as a Planned Residential District (PRD) with mixed land uses, as allowed under Anoka City Code Chapter 74 Article V Division 1 Section 74-192 (e) (2). The PRD would be based on the underlying zoning district of R-3 Medium and High Density Residential. The mixed land use would encompass the office building, which is permitted as an allowable mixed land use in a planned unit development district.

Enclosed for your review:

- Site Location Map
- Site Photos
- Site Plan package including site plan, floor plans, elevations, landscape plan, existing conditions and removals plan, grading and drainage plan, erosion control plan, and utility plan.
- Minnesota Department of Natural Resources comments
- Minnesota Department of Transportation comments
- Approved Lower Rum River Watershed Management Organization permit

VARIANCE REVIEW

In considering a request for a variance, the City must make findings of fact for the following:

1. *The proposed variance is in harmony with the general purpose and intent of the zoning ordinance.*

The purpose of planned unit development districts is to provide for various types and combinations of land uses that take advantage of large-scale site planning, and to

encourage and permit unified planning to achieve a compatible mixture and variety of land uses within the planned unit development district and with the existing and anticipated development in the surrounding area. The proposed development achieves these goals by incorporating a variety of land uses and combining the land uses through unified site planning. The size of the development site is smaller than the minimum size that is required, which is 5 acres. However, the size of the site is driven by the surrounding land uses. The development site could have been increased, but this would have expanded further into land that is environmentally sensitive and used as public open space and park land.

The proposed development will follow other zoning regulations, which will result in the development itself being in harmony with the general purpose and intent of the zoning ordinance. The smaller size of the development site will allow for more sensitive areas to be preserved as open space, and will not have any impact on the ability of the development itself to be in harmony with the general purpose and intent of the zoning ordinance.

2. *The proposed variance is consistent with the comprehensive plan.*

There are various statements and goals in the 2030 Comprehensive Plan that relate to this request.

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

The applicant is improving the property by constructing new buildings that will provide for both residential and commercial uses. The 2030 Comprehensive Plan and City goals listed above support the proposed variance to create a planned unit development district that is smaller than the minimum size of 5 acres. The development of land in the City must take into account the unique aspects of the City's setting, and the subject site is unique in its proximity to the Mississippi River and environmentally sensitive areas. Allowing for a smaller size also meets the goal of providing for flexibility and efficiency when considering land development regulations. Therefore, in general, the granting of variance would be consistent with the 2030 Comprehensive Plan.

Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. Economic considerations alone do not constitute practical difficulties. Findings for a practical difficulty are:

1. *That the property owner proposes to use the property in a reasonable manner not permitted by this ordinance.*

The applicant is proposing to develop a vacant property in the City, and is attempting to develop the site in a reasonable manner. The applicant has taken into account the unique setting of the property in terms of its proximity to the Mississippi River. The applicant has also worked with the City of Anoka to preserve space within the site for environmentally sensitive areas, such as bluffs and riverfront areas. The proposed use is also reasonable because both of the proposed uses of the property are permitted in planned unit development districts. The only aspect of the proposed development that is not permitted by the zoning ordinance is the size. However, the smaller size is necessitated by the reasons listed above and still puts the property to use in a reasonable manner.

2. *That the plight of the landowners is due to physical circumstances unique to the property not created by the landowner.*

The staff report has suggested that decreasing the size of the planned unit development district is a reasonable request, therefore this analysis should determine if the shape of the lot or other unique physical circumstances creates the need for a variance.

The site is surrounded on the south and east by a bluff, which is an area where the slope of a natural topographic feature rises at least 25 feet above the ordinary high water level and averages a 30% grade or greater. Past the bluff lies the Mississippi River and other land that is currently owned by the City of Anoka and used as public open space. The site is constrained by these natural topographic and environmental features, which are unique to the property and were not created by the landowner. The size of the proposed planned development could have been expanded to meet the 5 acres, but any expansion would have included areas that are not developable. The proposed size of 3.8 acres also preserves more of these environmentally sensitive areas under public ownership. Staff believes these physical circumstances are unique to the lot and were not created by the land owner, which results in the need for a variance.

3. *The proposed variance, if granted, will not alter the essential character of the locality.*

The property is located in an area with a variety of surrounding zoning districts and land uses. The property is constrained by unique physical circumstances that create the need for a variance to allow for a smaller planned unit development district. The smaller size of the planned unit development district will not alter the essential character of the locality. The subject site is vacant, but was previously developed as a mobile home park

within a very similar amount of space as is being proposed with the 3.8 acre planned unit development district. The surrounding area includes parcels and development sites similar in size. Therefore, the proposed variance will not alter the essential character of the locality.

SITE PLAN ANALYSIS

Architecture

The applicant is proposing to construct ten townhomes along the south side of the Lot 2 which will back up to the river. The townhomes will be 2 stories and will each be 1,672 square feet. The applicant is also requesting approval of 4 additional townhome units that would be constructed in a future phase of development on Lot 2. A 9,025 square foot office building will also be constructed on Lot 1.

The north side of the office building, which fronts onto and is visible from Highway 10, will include cultured stone along the lower portion of the façade. Brick will be used in areas to define prominent architectural features, such as the variation in roof lines. The use of cultured stone and brick has been incorporated on other elevations around prominent architectural features and near the entrances of the building. The remaining façade will be lap siding with shake style asphalt shingles on the roof. The building also has a number of variations in roofline which provides for articulation in the façade.

The townhomes will be constructed of similar materials to match the office building, including lap siding and shake style asphalt shingles on the roof. The townhomes will be constructed in groups of two, and will be slightly offset from each other to provide for articulations in the front façade. The townhomes will not meet the exterior material requirements for the R-3 Medium and High Density residential district, and this will be addressed in the planned unit development district.

Zoning Requirements

The following are the setbacks outlined in the R-3 Medium and High Density Residential zoning district. The proposed townhomes will follow these setbacks.

| | Required | Proposed |
|--------------------|-----------------|-----------------|
| Front Yard Setback | 35' | 30' |
| Side Yard Setback | 15' | 20' |
| Rear Yard Setback | 30' | 27' |

Source: Chapter 74, Article V, Division 2, Section 74-215 of Anoka City Code

The setbacks that don't meet the requirements will be addressed in the planned unit development district.

The following table shows the lot size, and the percentage of impervious surface in the R-3 zoning district.

| Minimum Lot Size | Proposed Lot Size | Maximum Lot Coverage | Proposed Lot Coverage |
|--|---------------------------|-----------------------------|--------------------------------|
| 45,000 sf With expansion: 63,000 sf | 1.86 acres (81,022 sf) | 30% | 22.9% With expansion: 31.9% |

The lot coverage that exceeds 30% after expansion will be addressed in the planned unit development district.

The following are the setbacks outlined in the B-4 Limited Business zoning district. The proposed office building will follow these setbacks, as it is included in the development as a permitted mixed land use in a planned unit development district because it is permitted in the B-4 Limited Business zoning district.

| | Required | Proposed |
|--------------------|-----------------|-----------------|
| Front Yard Setback | 25' | 25' |
| Side Yard Setback | 10' | 25' |
| Rear Yard Setback | 10' | 45' |

Source: Chapter 74, Article V, Division 3, Section 74-239 of Anoka City Code

The following table shows the lot size, and the percentage of impervious surface in the B-4 zoning district.

| Minimum Lot Size | Proposed Lot Size | Maximum Lot Coverage | Proposed Lot Coverage |
|---|---------------------------|-----------------------------|------------------------------|
| Large enough to meet ordinance requirements | 1.12 acres (48,787 sf) | 40% Building Coverage | 18.5% Building Coverage |

The maximum building height allowed by City Code is 35' in the R-3 district and 40' in the B-4 district. The total height of the proposed townhomes is 27' and the total height of the proposed office building is 28, both of which are under the maximum heights required.

Access/Circulation

The site previously had two access points onto Highway 10. One access point will remain for the development, and the two lots will have a shared ingress/egress easement to maintain that

access point and the drive lane that follows the property lines between the two lots. Circulation through the property will be accommodated with drive lane that enters the property from Highway 10 and serves the townhomes on the south side of the development site. There will also be a loop drive lane from the primary drive lane that loops in front of the proposed office building to provide access to that building. All drive lanes are proposed to be 24' wide, which meets minimum width requirements for two-way traffic. Also, all drive and parking areas will be bounded by B612 concrete curb and gutter to meet City Code requirements.

Parking

Anoka City Code requires that townhomes have a minimum of two parking spaces, and that at least one space per unit shall consist of an enclosed garage. The proposed townhomes will each have one attached garage space, and will also each have a driveway that will provide for the second required parking space.

The proposed office building will be 9,205 square feet. City Code requires that office buildings provide a minimum of one parking space for each 200 square feet of office space. This equates to a requirement of at least 46 parking spaces to serve the office building. On Lot 1, which the office building will be located on, there are 32 proposed parking spaces. On Lot 2, there are 9 additional parking spaces, plus the 10 spaces that also serve as driveways and parking spaces for the townhomes. These parking spaces on Lot 2 will be utilized by the office building under a shared parking easement. This will be possible because the counseling center does not allow for residents that will be living in the townhomes to store vehicles on site during their time at the facility. Therefore, these spaces will be available for parking to serve the office building.

In total, 51 exterior parking spaces are located on the property and there are 10 enclosed garage spaces (one in each townhome unit). Of the 51 exterior parking spaces, 41 are solely for the office use. 5 of the 10 parking spaces that also serve as driveways for the townhome units would be required to meet the minimum 46 spaces that are required for the office building. Staff believes that the 5 spaces that are truly required to be shared to meet the minimum of 46 parking spaces for the office building will not cause any issues for the development as a whole.

Grading, Drainage and Utility Plans

The plans have been reviewed by the Engineering Department and their comments have been incorporated into the proposed plans. Stormwater infiltration basins are being utilized in two spaces on the east and west side of the drive lane that enters the site from Highway 10. These two stormwater basins will be constructed for volume retention, rate control, and water quality treatment to meet the Lower Rum River Watershed Management Organization (LRRWMO) stormwater requirements. The applicants have obtained the necessary approvals and permits from the Lower Rum River Watershed Management Organization. Also, a temporary berm will be created with excess fill in the area that has been platted as right-of-way for the future frontage road. This will serve as temporary screening from Highway 10, but will be removed in the future at the time that the frontage road is constructed.

Landscaping

There are 70 existing trees on the property, and 28 trees will be removed during construction. The applicant placed buildings on the site to preserve as many of the existing trees as possible, with a specific intent of preserving trees along the perimeters of the site to provide screening and maintain as much coverage as possible in the areas closest to the bluff line. The applicant will be replanting 40 trees, which exceeds the 1:1 replacement ratio required by City Code. Currently, the landscaping plan shows 11 trees in the area that has been platted as right-of-way for the future frontage road. Those trees should be relocated from this area, and a proposed condition of approval will be that the applicant submit a new landscaping plan showing these trees relocated to other suitable areas on the site.

The applicant will also be introducing other shrubs, perennials, and ornamental grasses on the site. The shrubs and perennials will be clustered along the perimeters and front facades of the office building and townhome units. The trees are located in similar areas, as other areas further from the structures will have existing trees that will be maintained during and after construction.

The total number of plants by type is as follows:

| | Number | Type |
|-----------------|---------------|---|
| Deciduous Trees | 25 | Autumn Blaze Maple, River Birch, Common Hackberry, Prairiefire Crabapple, Japanese Tree Lilac |
| Evergreen Trees | 15 | Austrian Pine, Black Hills Spruce |
| Shrubs | 49 | Viburnum, Honeysuckle, Spirea, Lilac |
| Perennials | 56 | Astilbe, Reed Grass, Daylily, Hosta |

The landscaping proposed around the north side of the parking lot includes trees that will grow to mature heights that will provide for screening of the parking lot from the public right of way. The applicant is also proposing to construct a 6' high privacy fence along the west property lines to provide for additional screening from adjoining properties.

Lighting

Any lighting used to illuminate the off-street parking area shall be arranged as to reflect the light away from any adjacent properties, streets, or highways.

Waste Enclosures/Open Storage

The applicant has identified that the waste enclosure will be located near the southwest corner of Lot 1. The waste enclosure will be located 5' from the property line, and will be constructed to be compatible with the principal buildings on the property, as required by City Code. There is no open storage proposed

PLANNED RESIDENTIAL DEVELOPMENT ANALYSIS

The applicant is proposing to rezone the 3.8 acre development area to Planned Residential District-5 (PRD-5). For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the original zoning district may be considered as guidelines only and may be departed from in the approval of a planned unit development. The underlying zoning for this property is R-3 Medium and High Density Residential. The development site will include residential and office uses. The residential use of the development site will include townhomes, which are a permitted use in the R-3 zoning district. The office use of the development site is allowable as a mixed land use within a planned unit development, because offices are a use that is permitted in one of the City's four types of planned unit developments and the office use will not occupy more than one-third of the area within the planned unit development.

Anoka City Code outlines six findings the Planning Commission and Council must make for approval of the PRD.

1. The proposed development conforms with the goals and objectives of the City's comprehensive plan, and any applicable redevelopment plans.

The underlying future land use designation in the 2030 Comprehensive Plan is High Density Residential. This land use designation encourages development that is compatible with the abutting traffic conditions and adjacent land uses. The proposed development conforms with a number of the guidelines and criteria for development within high density residential areas. The development has direct access onto a principle arterial roadway, and is located near a large, public open space. Townhomes are also a type of dwelling unit that are listed in the criteria for high density residential areas. However, some design aspects of the site do not conform to the high density residential guidelines. The guidelines list the minimum density as 11 units per acre, but the residential portion of the site will be 7.5 units per acre when fully developed.

There are various other statements and goals in the 2030 Comprehensive Plan that relate to this development.

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

Though the residential density does not meet the minimum as listed in the high density residential guidelines, staff believes that the mixed use aspect and other aspects of this proposed development outweigh the density and meet the expectations and goals of the land use and economic development sections of the 2030 Comprehensive Plan.

2. *The proposed development is in substantial conformity with the purpose and intent of the original district, and departures from the original district regulations are justified by the design of the development.*

For planned unit developments, the various zoning regulations and requirements (e.g. use, building setback, height, etc.) which may apply to the original zoning district may be considered as guidelines only and may be departed from in the approval of a planned unit development. The following are the items that vary from the underlying zoning.

- Building Setbacks
- Lot Coverage
- Building Materials

Building Setbacks – In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Specifically, the purpose of a front yard setback is to create separation from buildings and the street and from buildings across the street. The front yard setback would be 5' less than the required setback, and the rear yard setback would be 3' less than the required setback. Because the property to the north is part of the same development, the smaller front yard setback will not create issues in the separation of uses. Also, only 4 of the 10 proposed townhomes have front yards smaller than the required 35'. The rear yard setback is not being met in 6 of the 10 proposed townhomes, but the townhomes back up to open space. Therefore, there are no adverse impacts on the adjoining properties by having front and rear yard setbacks less than 35' and 30', respectively.

Lot Coverage – Impervious surface coverage controls are established to control for stormwater runoff, and to allow for rain and water to be managed on site to reduce stormwater runoff and water pollution. The proposed development will exceed the maximum impervious surface coverage of 30% once the 4 additional townhomes and associated parking areas are constructed. The impervious surface coverage once the additional townhomes are developed will be 31.9%. However, all stormwater runoff will be managed on the development site in two basins on the east and west side of the drive lane accessing the site from Highway 10. These basins will provide for a volume of 11,434 cubic-feet, when only 4,392 cubic-feet were required by the Lower Rum River Watershed Management Organization. Therefore, staff believes that the increase of impervious surface coverage to 31.9% will not create any adverse impacts on surrounding areas.

Building Materials – The proposed townhomes will not meet the exterior material requirements for the R-3 Medium and High Density residential district. The proposed office building does meet the exterior material requirements for the B-4 Limited Business district. The office building, which fronts onto and is more visible from Highway 10, will include cultured stone along the lower portion of the façade. Brick will be used in areas to define prominent architectural features, such as the variation in roof lines. The use of cultured stone and brick has been incorporated on other elevations around prominent architectural features and near the entrances of the building. The remaining façade will be lap siding with shake style asphalt shingles on the roof. The proposed townhomes will be constructed to be compatible with the office building, and will use the same types of building materials. Staff believes that the departures of these requirements of the underlying zoning district are justified as they are compatible with the design of the overall development and still produce a product that will look appealing and fit with the general character of the surrounding area.

3. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.*

The project area is 3.8 acres, and has been split into two lots to separate the mixed land uses that are included in the development. The proposed development has been designed in such a manner as to create desirable relationship between the buildings that will be located on the site. The residential uses will be setback further from Highway 10 to create separation from the roadway, and have also been located on the lot to take advantage of the views of the Mississippi River. The office use in the development has been located closer to Highway 10, which is a more suitable location for that type of use and building. The shared drive lanes and parking areas throughout the development will reduce the overall need for parking and the impervious surface coverage, while still providing the minimum number of parking spaces for the land uses. The occupants of the residential uses will have access to the Mississippi River, and will be in close proximity to open space and park land. For the reasons described above, staff believes that the proposed development is desirable in form and creates a unified environment within its own boundaries.

4. *The development will not create an excessive burden on parks, schools, streets, or other public facilities and utilities, which serve or are proposed to serve the development.*

The development plan has been reviewed by the city's engineering, fire and building departments. The City of Anoka is planning to provide upgraded public utilities to the site that will serve the development, and these utilities will connect in to the existing system. There will be no impact on levels of service elsewhere in the city. The development has also been planned to allow for the future construction of Highway 10 improvements that are included in the Anoka Solution plans. The development should not create an excess burden on parks. Because the development will be used as a counseling center and there will be no families living in the residential units, there will be no impact on the schools.

5. *The development will not have undue adverse impacts on neighboring properties.*

The property is located in an area with a variety of surrounding zoning districts and land uses. These land uses include commercial, industrial, and open space. The development will consist of new construction of buildings that will be constructed with durable, attractive building materials. The new buildings will be compatible with the surrounding area, and will not have any adverse impacts on neighboring properties.

6. *The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interests.*

The City of Anoka will require a development agreement for the project. The agreement will ensure that all necessary improvements to the private buildings, roadways, grading, and landscaping are to be completed.

RECOMMENDATION

Staff believes the request meets the criteria required to grant a variance based on the findings listed above. Staff also believes that the development meets the criteria required to approve a planned unit development.

Staff recommends approval of the variance with the following conditions:

- 1.) The completed site must be consistent with the approved site plan.
- 2.) All necessary building and sign permits shall be obtained.
- 3.) The applicant shall obtain all necessary federal and state permits for the use of the site prior to construction or occupation.
- 4.) The completed site improvements must be constructed to be consistent with the conditions of approval included on the Lower Rum River Watershed Management Organization permit.

Staff recommends approval of the planned unit development and the rezoning of the 3.8 acre development area to Planned Residential District-5 (PRD-5) with the following conditions:

- 1.) The completed site must be consistent with the approved site plan.
- 2.) All necessary building and sign permits shall be obtained.
- 3.) An updated landscaping plan, to be approved by City staff, shall be submitted along with building permits showing the relocation of the 11 trees that are currently shown to be placed in the right-of-way.
- 4.) The applicant shall obtain all necessary federal and state permits for the use of the site prior to construction or occupation.
- 5.) The completed site improvements must be constructed to be consistent with the conditions of approval included on the Lower Rum River Watershed Management Organization permit.

- 6.) The applicant shall submit building plans prior to the construction of the additional 4 townhome units to allow for the City to verify consistency with the approved site plan.

COMMISSION ACTION

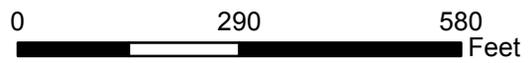
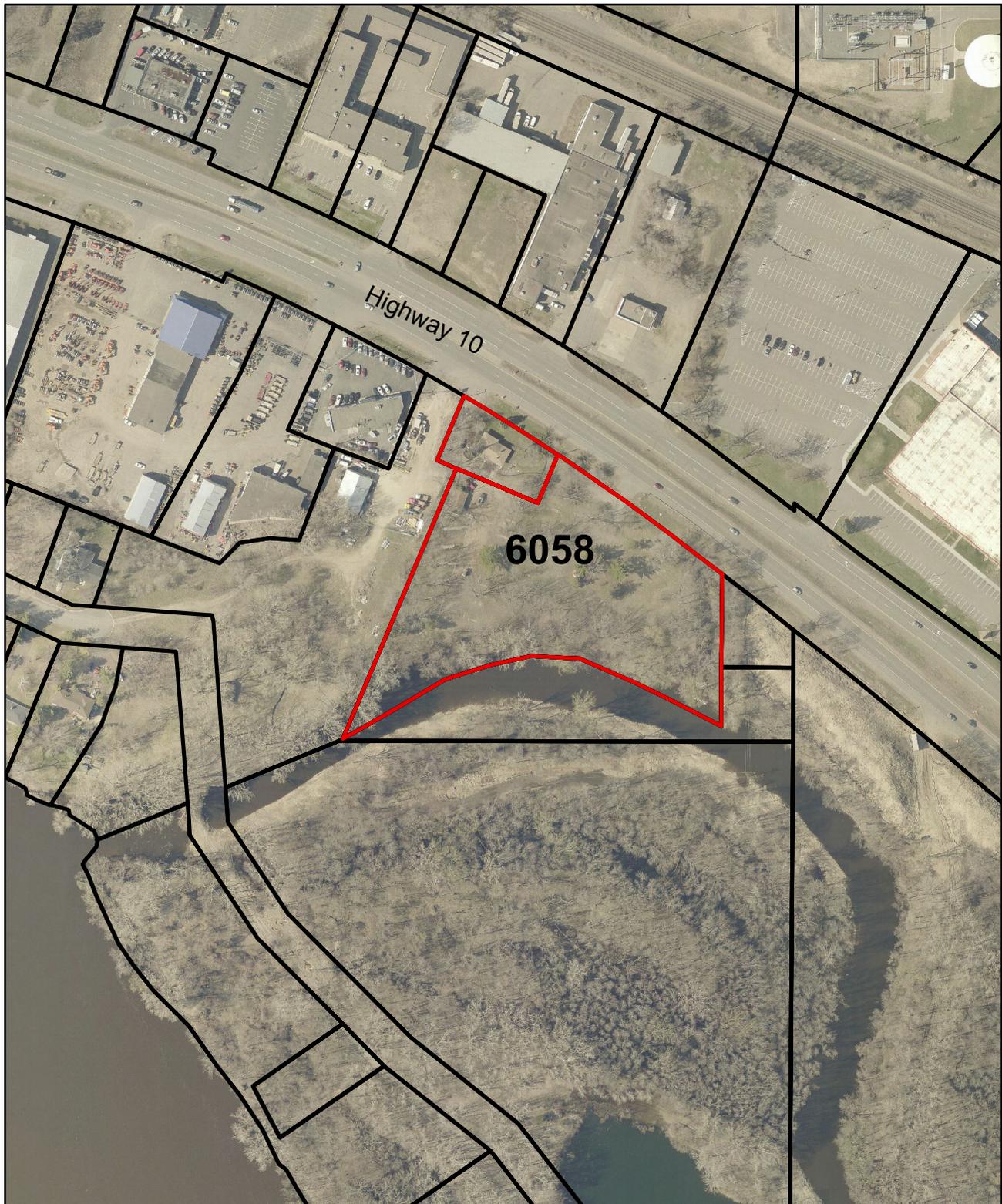
- The Commission may recommend approval of the variance and planned residential development, with any necessary conditions
- The Commission may recommend denial of the variance and planned residential development with required findings.
- The Commission may postpone the application with reason, such as the need for additional information.

Chuck Darnell
Associate Planner

Site Map

6058 Highway 10

Variance & Planned Unit Development Application - April 5, 2016



Map Created: March 23, 2016



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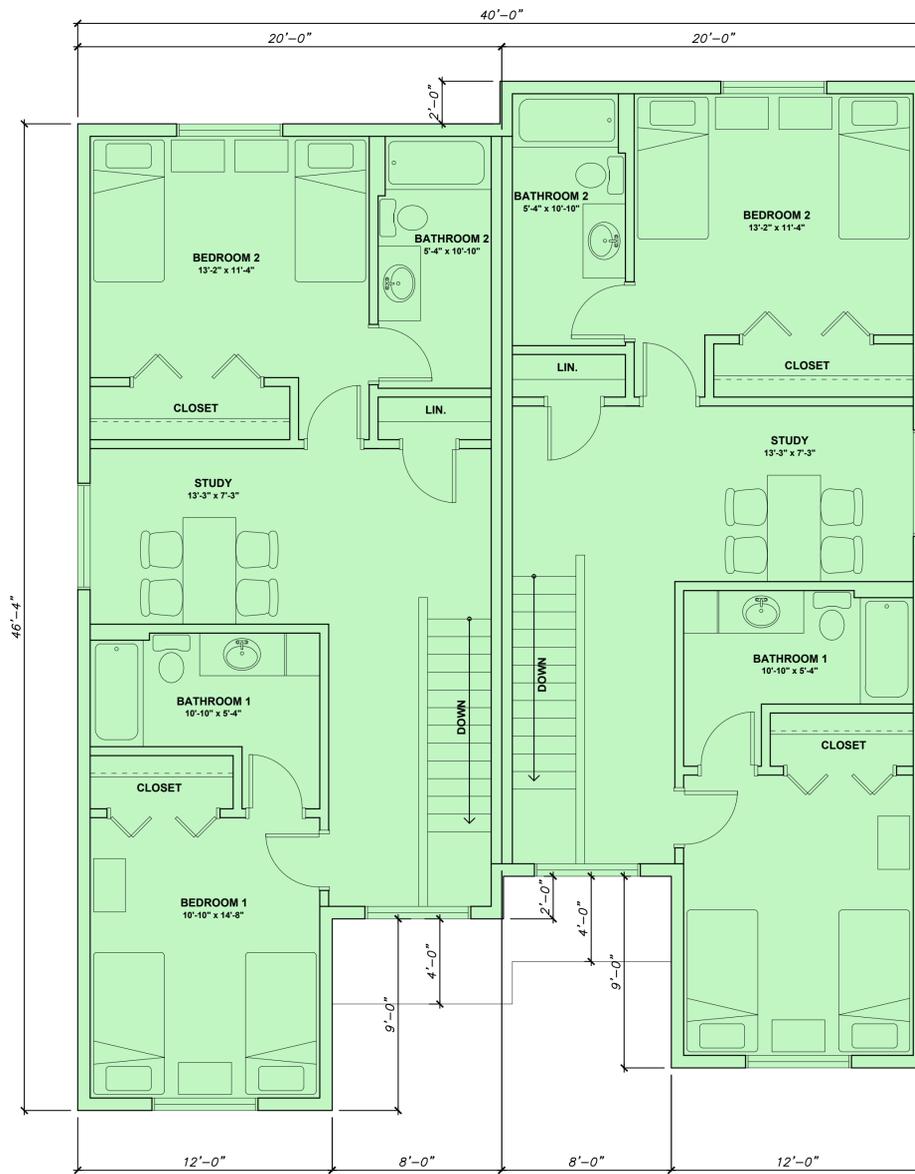
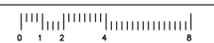
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



- PRELIMINARY/NOT FOR CONSTRUCTION
- PERMIT/BID SET
- CONSTRUCTION SET
- AS-BUILT SET
- NOT TO SCALE

PRELIMINARY FLOOR PLAN

DATE: 09 FEB 2016

A2.2

PROJECT NO. 15044

REVISIONS



Proposed New Facility for:

Riverplace Counseling Center

Anoka, MN

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DATE: _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark R. Huis AA # 20001



AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
5665 BLANE AVENUE
INVER GROVE HEIGHTS, MINNESOTA 55076
PHONE: 651-379-9000
FAX: 651-379-9001

PLANT LIST: Site Plantings

| QTY. | KEY | BOTANICAL NAME | COMMON NAME | SIZE/ROOT |
|--|-----|--|------------------------------------|----------------|
| TREES | | | | |
| 4 | ABM | Acer x freemanii 'Autumn Blaze' | Autumn Blaze Maple | 2-1/2" B&B |
| 6 | RB | Betula nigra | River Birch, 3 stem clumps | 8'-10' ht. B&B |
| 3 | CH | Celtis occidentalis | Common Hackberry | 2-1/2" B&B |
| 9 | AP | Pinus nigra | Austrian Pine | 6' ht. B&B |
| 6 | BHS | Picea glauca densata | Black Hills Spruce | 6' ht. B&B |
| 4 | PFC | Malus 'Prairiefire' | Prairiefire Crabapple | 1-1/2" B&B |
| 8 | JTL | Syringa reticulata | Japanese Tree Lilac | 1-1/2" B&B |
| SHRUBS | | | | |
| 1 | OV | Viburnum sargentii 'Onondaga' | Onondaga Viburnum | 5 Gal. Pot |
| 5 | EMH | Lonicera xylosteum 'Emerald Mound' | Emerald Mound Honeysuckle | 2 Gal. Pot |
| 16 | GMS | Spiraea japonica 'Goldmound' | Goldmound Spirea | 2 Gal. Pot |
| 8 | NFS | Spiraea japonica 'Neon Flash' | Neon Flash Spirea | 2 Gal. Pot |
| 2 | PPL | Syringa vulgaris 'Prairie Petite' | Prairie Petite Lilac | 5 Gal. Pot |
| 12 | SJ | Juniperus sabinia 'Scandia' | Scandia Juniper | 5 Gal. Pot |
| 5 | TY | Taxus x media 'Tauntonii' | Taunton Spreading Yew | 5 Gal. Pot |
| PERENNIALS & ORNAMENTAL GRASSES | | | | |
| 12 | AST | Astilbe, sp. | Mixed pink & red species | 1 Gal. Pot |
| 19 | KFG | Calamagrostis acutiflora 'Karl Forester' | Karl Forester Feather Reed Grass | 3 Gal. Pot |
| 10 | JBD | Hemerocallis, sp. | Janice Brown Daylily | 1 Gal. Pot |
| 15 | H | Hosta, sp. | Mixed species in sets of 3 | 1 Gal. Pot |
| 7 | B | Boulders | Accent boulders set 1/3 into grade | 24"-32" dia. |

SOD
Highland sod only, no peat sod accepted. Select a blend tolerant to salt and drought. Located around building only.

SEED
Turf seed shall be selected for drought tolerance and sun/shade conditions. Infiltration basins shall be seeded with specific blends for the moisture and soil conditions.



PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy. Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

Contractor shall verify locations with all utilities prior to installation of plants.

All landscaping, including seeded and sodded areas to be manually watered until established.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.

Open top of burlap on B&B materials; remove pot on potted plants; split and break apart peat pots.

Prune plants as necessary — per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be seeded unless otherwise noted. Sod shall be northern grown and hardy.

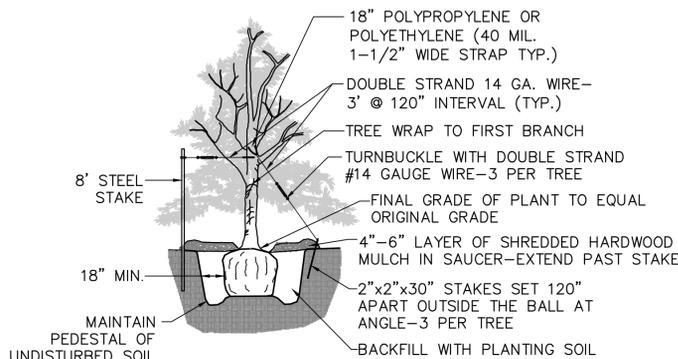
Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 3" - 4" of 1-1/2" washed River Rock mulch and 4" vertical (commercial grade) black steel edging. The edging shall be placed and staked with smooth lines or curves as shown on the plan. Weed barrier shall not be placed around or adjacent to perennials or ornamental grasses. Weed barrier may be omitted if weeds can be managed by using Preen or an equivalent weed pre-emergent and preventative.

Double shredded dark brown hardwood mulch 4" deep shall be provided around all new trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

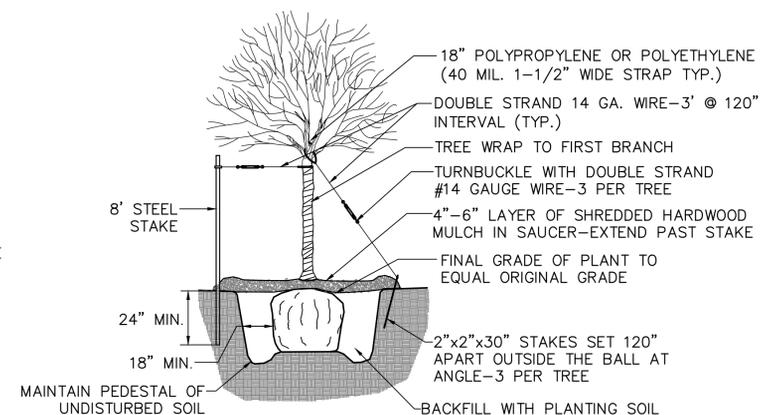
Save all existing trees shown on the plan. Protection fencing shall be used if necessary.

Soil testing shall be completed by the Landscape Contractor to ensure that soils are suitable to be used in planting areas. Where proposed green areas are replacing previous pavement or compacted areas, subsurface base shall be removed to a depth of 4 feet minimum and replaced with soils that will sustain proper growing conditions.



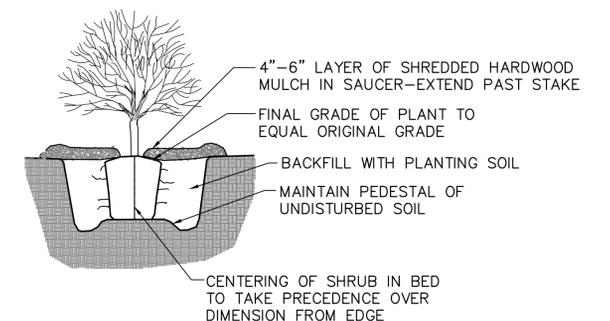
- NOTES:
- TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
 - IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 - CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
 - NO MULCH TO BE IN CONTACT WITH TRUNK.

CONIFEROUS TREE PLANTING DETAIL



- NOTES:
- TWO ALTERNATE METHODS OF TREE STAKING ARE SHOWN.
 - IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING DETAIL



- NOTES:
- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL (TYP.).
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

SHRUB PLANTING DETAIL

Mar 10, 2016 1:20pm K:\load_eng\PROJECTS\MUNICIPAL\AN215\LANDSCAPE.dwg AN215.LANDSCAPE.dwg

| DATE | REVISION |
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| 3/3/16 | ISSUED FOR CITY REVIEW |
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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.
Debra Brodsho
Debra Brodsho
REG. NO. 23849 DATE 3/3/16

BRODSHO CONSULTING
Landscape Architecture Site Planning
698 NORTHBRIDGE COURT
EAGAN, MN 55123
PHONE: 651-688-8023
FAX: 651-456-5748

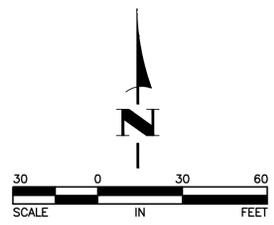
RIVERPLACE COUNSELING CENTER

LANDSCAPE PLAN

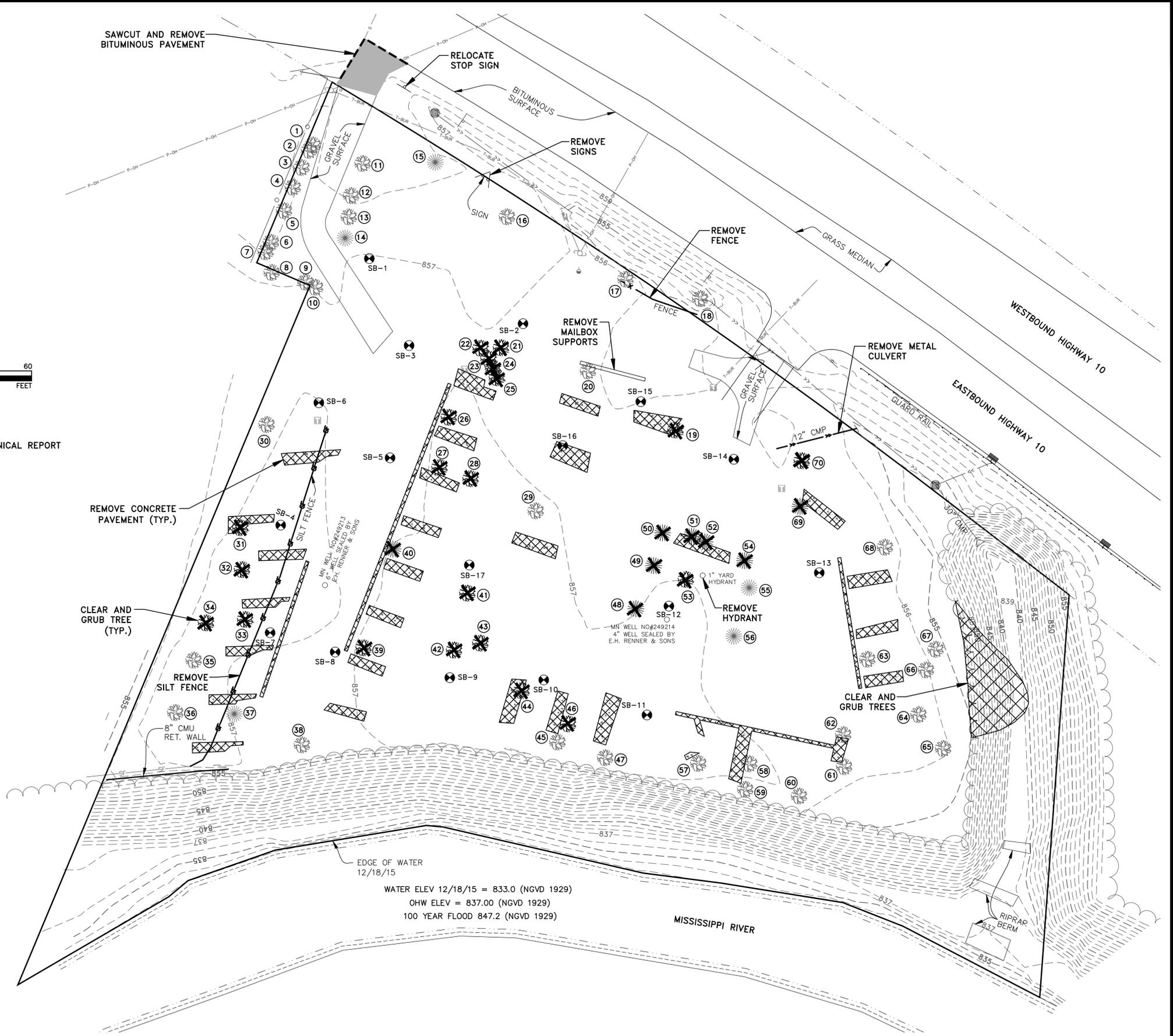
CITY OF ANOKA, MINNESOTA

SHEET
L1
OF
L1
SHEETS

| TREE INVENTORY | | | |
|----------------|--------------------|-----------|-------------------|
| TREE NUMBER | TREE NAME | CONDITION | DIAMETER (INCHES) |
| 1 | SILVER MAPLE | GOOD | 12 |
| 2 | SILVER MAPLE | GOOD | 18 |
| 3 | SILVER MAPLE | GOOD | 18X2 |
| 4 | SILVER MAPLE | GOOD | 24X3 |
| 5 | SILVER MAPLE | GOOD | 24 |
| 6 | SILVER MAPLE | GOOD | 24X2 |
| 7 | SILVER MAPLE | GOOD | 24 |
| 8 | SIBERIAN ELM | GOOD | 6X2 |
| 9 | SILVER MAPLE | GOOD | 18 |
| 10 | SILVER MAPLE | GOOD | 18 |
| 11 | SIBERIAN ELM | GOOD | 18 |
| 12 | HACKBERRY | GOOD | 6X4 |
| 13 | RED MAPLE | GOOD | 12 |
| 14 | WHITE SPRUCE | GOOD | 20 |
| 15 | WHITE SPRUCE | GOOD | 15 |
| 16 | BURR OAK | GOOD | 48 |
| 17 | GREEN ASH | GOOD | 24 |
| 18 | SIBERIAN ELM | GOOD | 12X3 |
| 19 | SILVER MAPLE | GOOD | 48 |
| 20 | BURR OAK | GOOD | 36 |
| 21 | SIBERIAN ELM | GOOD | 18 |
| 22 | SIBERIAN ELM | GOOD | 12 |
| 23 | SIBERIAN ELM | GOOD | 8 |
| 24 | SIBERIAN ELM | GOOD | 8 |
| 25 | SIBERIAN ELM | GOOD | 6X2 |
| 26 | SILVER MAPLE | GOOD | 24 |
| 27 | SILVER MAPLE | GOOD | 24 |
| 28 | GREEN ASH | GOOD | 18 |
| 29 | SILVER MAPLE | GOOD | 48 |
| 30 | SILVER MAPLE | GOOD | 36X3 |
| 31 | GREEN ASH | GOOD | 18 |
| 32 | SILVER MAPLE | GOOD | 48 |
| 33 | SILVER MAPLE | GOOD | 36 |
| 34 | GREEN ASH | GOOD | 24 |
| 35 | GREEN ASH | GOOD | 24 |
| 36 | SILVER MAPLE | GOOD | 36X3 |
| 37 | EASTERN REDCEDAR | GOOD | 20 |
| 38 | GREEN ASH | GOOD | 36 |
| 39 | SILVER MAPLE | GOOD | 36X2 |
| 40 | EASTERN WHITE PINE | GOOD | 30 |
| 41 | SIBERIAN ELM | GOOD | 8X3 |
| 42 | SILVER MAPLE | GOOD | 36 |
| 43 | SILVER MAPLE | GOOD | 24X2 |
| 44 | SILVER MAPLE | GOOD | 48 |
| 45 | SILVER MAPLE | GOOD | 24 |
| 46 | SILVER MAPLE | GOOD | 36 |
| 47 | SILVER MAPLE | GOOD | 48 |
| 48 | BLACK SPRUCE | GOOD | 20 |
| 49 | EASTERN WHITE PINE | GOOD | 20 |
| 50 | BLACK SPRUCE | GOOD | 20 |
| 51 | NORTHERN WHITE | GOOD | 10 |
| 52 | NORTHERN WHITE | GOOD | 15 |
| 53 | SILVER MAPLE | GOOD | 36 |
| 54 | BLACK SPRUCE | GOOD | 15 |
| 55 | EASTERN WHITE PINE | GOOD | 20 |
| 56 | EASTERN REDCEDAR | GOOD | 20 |
| 57 | SILVER MAPLE | GOOD | 48 |
| 58 | SILVER MAPLE | GOOD | 24 |
| 59 | SILVER MAPLE | GOOD | 36 |
| 60 | SILVER MAPLE | GOOD | 24 |
| 61 | RED MAPLE | GOOD | 18 |
| 62 | RED MAPLE | GOOD | 12 |
| 63 | BOXELDER | GOOD | 12 |
| 64 | SILVER MAPLE | GOOD | 48 |
| 65 | SILVER MAPLE | GOOD | 36 |
| 66 | BURR OAK | GOOD | 36 |
| 67 | BURR OAK | GOOD | 48 |
| 68 | SILVER MAPLE | GOOD | 48 |
| 69 | EASTERN REDCEDAR | GOOD | 15 |
| 70 | BOXELDER | GOOD | 8 |



LEGEND
 SB-5 SOIL BORING—SEE GEOTECHNICAL REPORT
 5 TREE NUMBER



Mar 24, 2016 - 11:50am
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| DATE | REVISION |
|---------|-----------------------------|
| 3/3/16 | ISSUED FOR CITY REVIEW |
| 3/14/16 | ADDED CONCRETE REMOVAL |
| 3/24/16 | ADDED CLEARING AND GRUBBING |

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CRAIG J. JOCHUM, P.E.
 Lic. No. 23461

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

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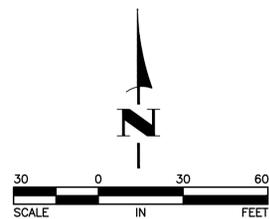
EXISTING TOPOGRAPHY
 AND REMOVALS PLAN
 CITY OF ANOKA, MINNESOTA

SHEET C1 OF C6
 SHEETS AN215

- GENERAL NOTES:**
- SEE THE UTILITY PLAN FOR STORM SEWER INFORMATION.
 - DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 - PROJECT IS LOCATED WITHIN THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION BOUNDARIES.
 - CONTRACTOR SHALL SWEEP ALL DEBRIS FROM HIGHWAY 10 AS NECESSARY OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
 - CONTRACTOR SHALL REMOVE ALL EROSION CONTROL FEATURES ONCE SITE IS STABILIZED.
 - SLOPES SHALL BE A MAXIMUM OF 4:1.
 - SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTIONS 2611 AND 2621 OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS", 2013 EDITION.
 - STREET AND STORM SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".

- REFERENCE NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER $\textcircled{4}$.
 - INFILTRATION BASINS SHALL BE CONSTRUCTED PER $\textcircled{5}$.

- LEGEND**
- ROCK CONSTRUCTION ENTRANCE $\textcircled{1}$
 - INLET PROTECTION DEVICE
 - PROPOSED BITUMINOUS PAVEMENT PER $\textcircled{1}$, $\textcircled{3}$, AND $\textcircled{4}$
 - SILT FENCE PER $\textcircled{2}$
 - DRAINAGE ARROW
 - PROPOSED SPOT ELEVATION



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| DATE | REVISION |
|---------|---------------------------|
| 3/3/16 | ISSUED FOR CITY REVIEW |
| 3/10/16 | REVISED PER LRRWMO REVIEW |
| 3/24/16 | REVISED UTILITIES |

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Craig J. Jochum
 CRAIG J. JOCHUM, P.E.
 Date 2/26/16 Lic. No. 23461

DESIGNED BY:
TAE
 DRAWN BY:
TAE
 CHECKED BY:
CJJ

Hakanson Anderson
 Civil Engineers and Land Surveyors
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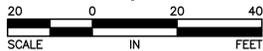
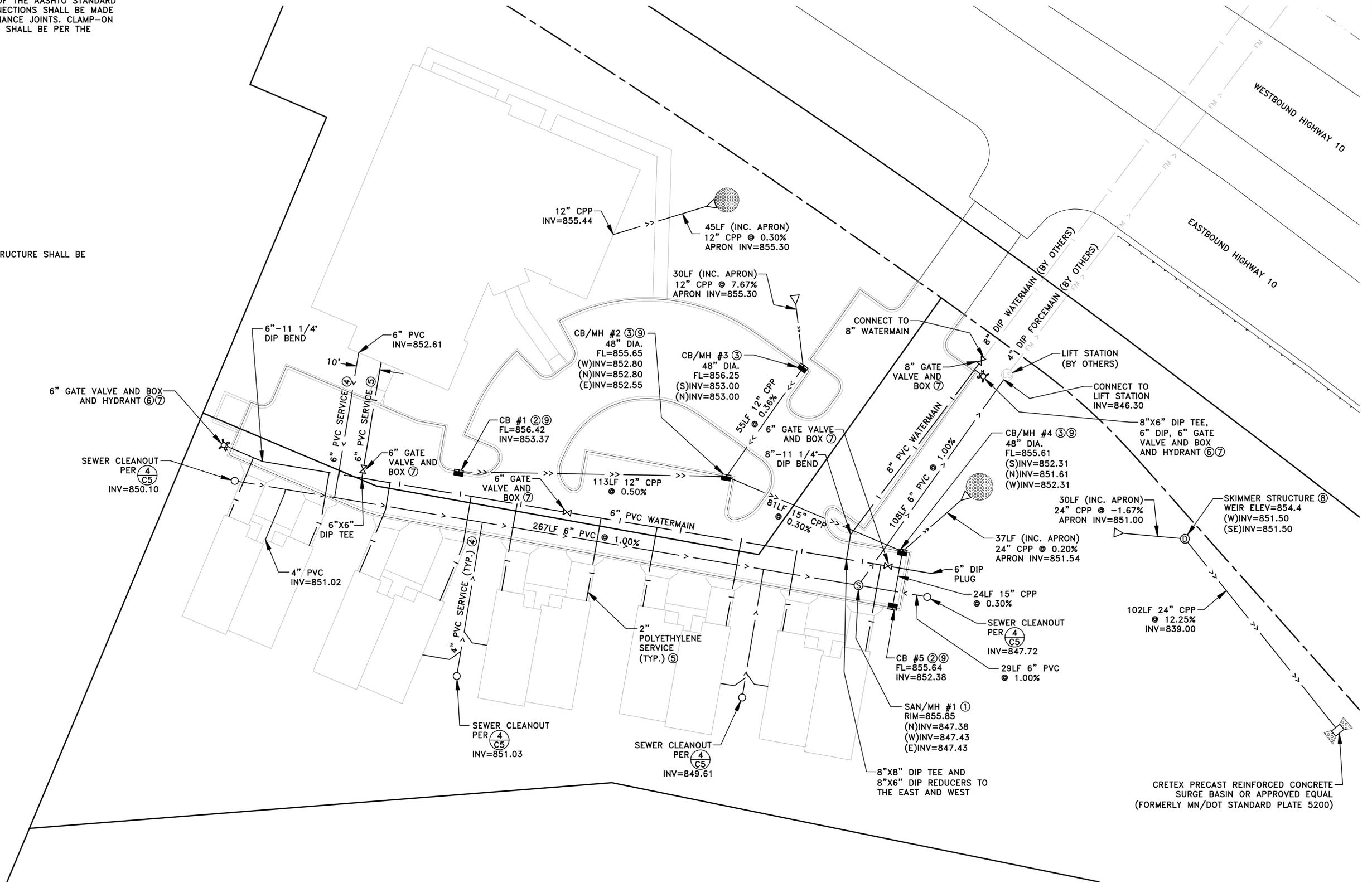
GRADING, DRAINAGE AND EROSION CONTROL PLAN
 CITY OF ANOKA, MINNESOTA

SHEET C2 OF C6 SHEETS

GENERAL NOTES:
 1. CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT WATERTIGHT PERFORMANCE JOINTS. CLAMP-ON BANDS WILL NOT BE ALLOWED. PIPE BEDDING SHALL BE PER THE MANUFACTURER'S RECOMMENDATION.

REFERENCE NOTES:

- ① CONSTRUCT MANHOLE PER $\frac{6}{C5}$.
- ② CONSTRUCT CATCH BASIN PER $\frac{1}{C6}$.
- ③ CONSTRUCT CATCH BASIN/MANOLE PER $\frac{2}{C6}$.
- ④ CONSTRUCT SEWER SERVICE PER $\frac{1}{C5}$.
- ⑤ CONSTRUCT WATER SERVICE PER $\frac{6}{C6}$.
- ⑥ CONSTRUCT HYDRANT PER $\frac{5}{C5}$.
- ⑦ CONSTRUCT VALVE PER $\frac{3}{C5}$.
- ⑧ CONSTRUCT SKIMMER STRUCTURE PER $\frac{5}{C6}$.
- ⑨ CONNECTION BETWEEN THE PIPE AND THE STRUCTURE SHALL BE WATERTIGHT PER ASTM F2510/F2510M.



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| DATE | REVISION |
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| 3/24/16 | REVISED UTILITIES |
| | |
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Craig J. Jochum
 CRAIG J. JOCHUM, P.E.
 Date 2/26/16 Lic. No. 23461

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



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 Civil Engineers and Land Surveyors
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UTILITY PLAN

CITY OF ANOKA, MINNESOTA

SHEET C3

OF

C6

AN215

GENERAL CONSTRUCTION AND SOILS NOTES:

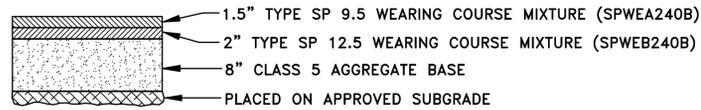
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT, SIDEWALK AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE "GEOTECHNICAL EXPLORATION REPORT" COMPLETED BY HAUGO GEOTECHNICAL SERVICES AND DATED MARCH 1, 2016 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT CUT VERTICALLY TO THE BOTTOM OF INPLACE SURFACING OR TOP OF GRADING SUBGRADE, WHICHEVER IS DEEPER, AT A 1(V):2(H) TO THE BOTTOM OF EXCAVATION.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPECIFICATION 2104.3.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS. THE ASPHALT EMULSION MAY BE FURTHER DILUTED IN THE FIELD IN ACCORDANCE WITH MN/DOT SPECIFICATION 2357.
8. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28 SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE STATED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTIONS.
9. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF MN/DOT SPECIFICATIONS 2360 AND 3139.
10. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND EITHER SOD OR SEED MIXTURE 25-131 AND TYPE 1 MULCH MATERIAL, DISK ANCHORED.

GENERAL EROSION CONTROL NOTES:

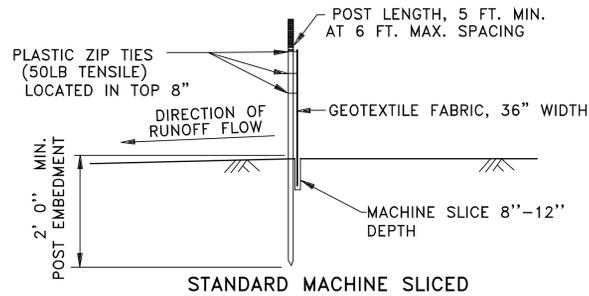
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.
8. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN.

LEGEND

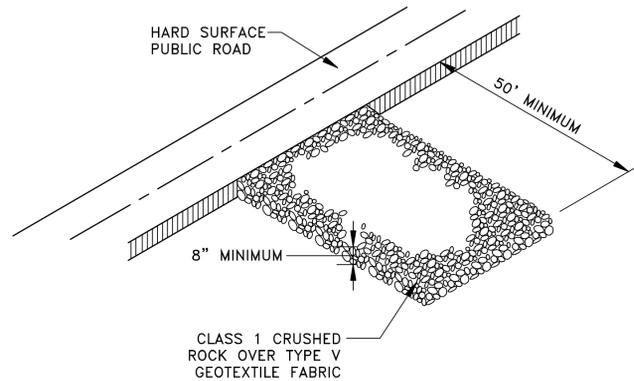
- 906 --- EXISTING CONTOUR
- 906 — PROPOSED CONTOUR
- — — — — PROPERTY LINE
- --- EXISTING RIGHT-OF-WAY
- — — — — PROPOSED RIGHT-OF-WAY
- --- PROPOSED EASEMENT LINE
- P-OH OVERHEAD ELECTRIC
- T-BUR UNDERGROUND TELEPHONE
- G GAS MAIN
- ⊕ POWER POLE
- GUY WIRE
- UTILITY PEDESTALS
- ⊙ SIGN
- >> EXISTING STORM SEWER
- ⊙ EXISTING CATCH BASIN
- >> PROPOSED STORM SEWER
- > PROPOSED SANITARY SEWER
- | PROPOSED WATERMAIN
- ▣ PROPOSED CATCH BASIN
- △ PROPOSED STORM SEWER APRON
- ⊗ PROPOSED WATER VALVE
- ⊕ PROPOSED HYDRANT
- ☀ CONIFEROUS AND DECIDUOUS TREES
- ==== CONCRETE CURB & GUTTER
- SB-5 SOIL BORING—SEE GEOTECHNICAL REPORT
- ② DETAIL NUMBER
- C3 SHEET NUMBER



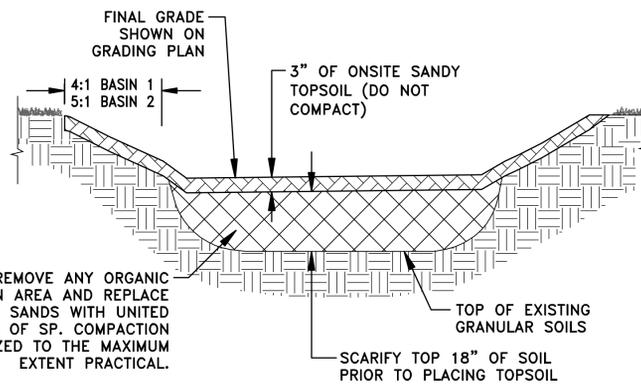
1 PAVEMENT SECTION
NO SCALE



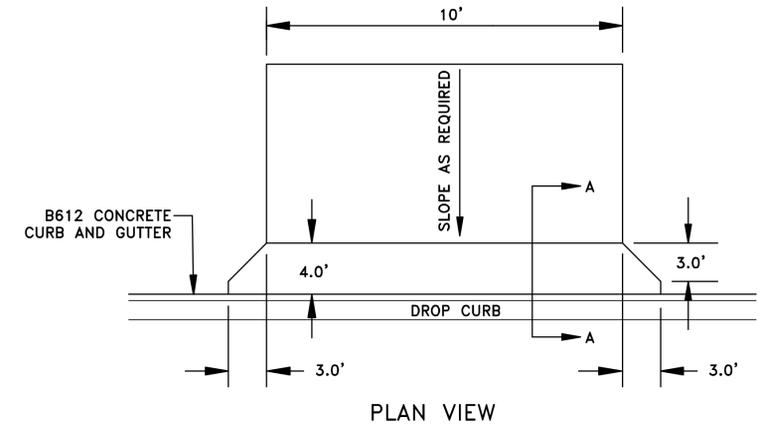
2 SILT FENCE DETAILS
C4



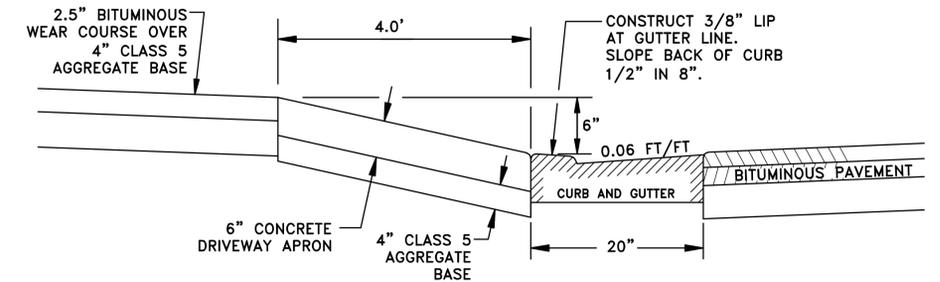
4 ROCK CONSTRUCTION ENTRANCE
C4



5 INFILTRATION BASIN
NO SCALE



PLAN VIEW



SECTION A-A

3 DRIVEWAY DETAILS
C4

CONTRACTOR SHALL REMOVE ANY ORGANIC SOIL IN INFILTRATION AREA AND REPLACE WITH SIMILAR NATIVE SANDS WITH UNITED SOIL CLASSIFICATION OF SP. COMPACTION SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICAL.

Mar 02, 2016 - 4:27pm K:\cad_eng\PROJECTS\MUNICIPAL\AN215\dwg\AN215DETAILS.dwg

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Craig J. Jochem
 CRAIG J. JOCHEM, P.E.
 Date 2/26/16 Lic. No. 23461

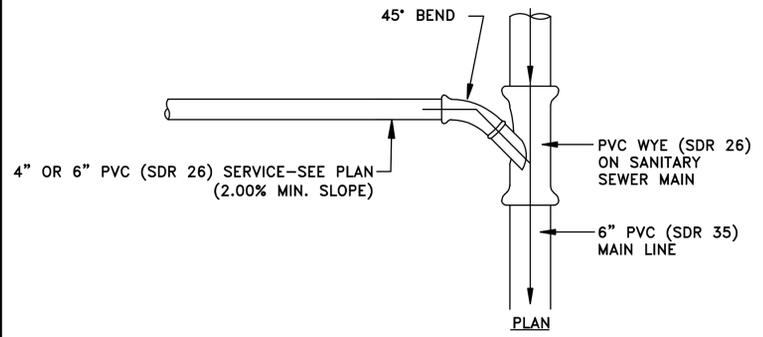
DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ

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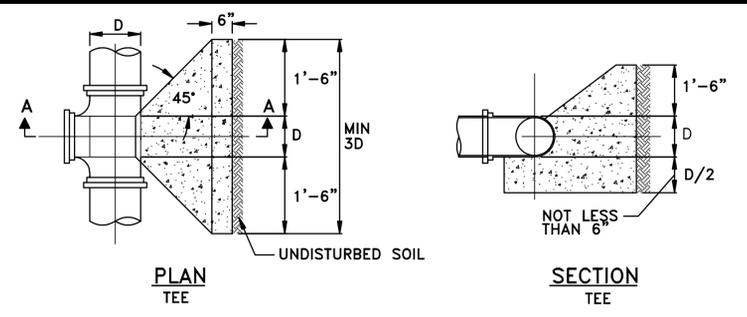
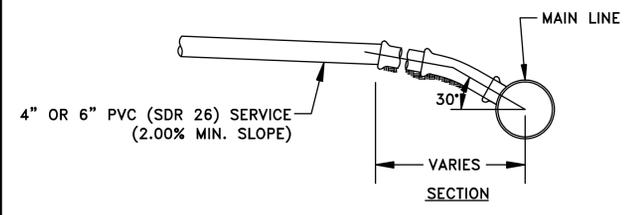
RIVERPLACE COUNSELING CENTER

CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
 CITY OF ANOKA, MINNESOTA

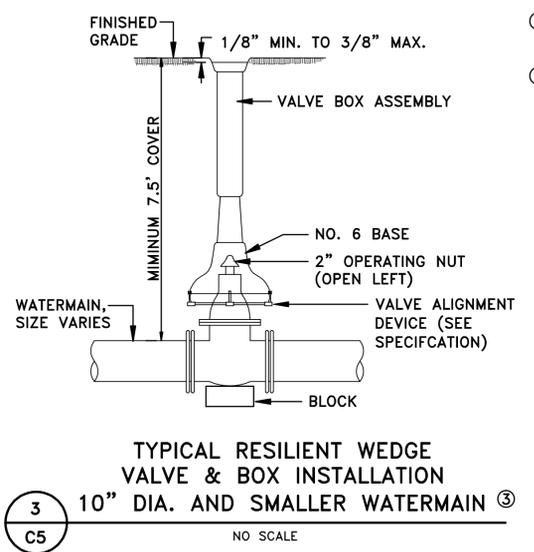
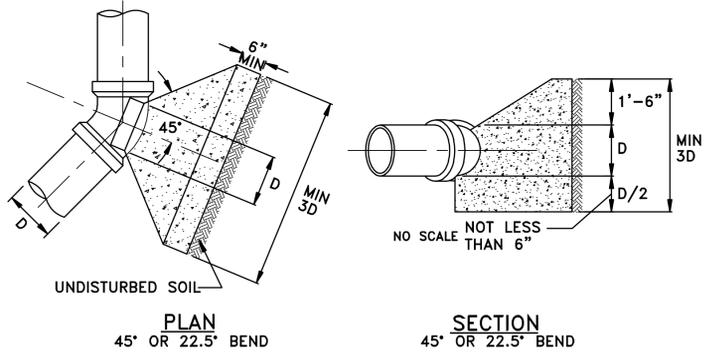
SHEET C4 OF C6 SHEETS



1 TYPICAL PVC SEWER SERVICE
NO SCALE
C5

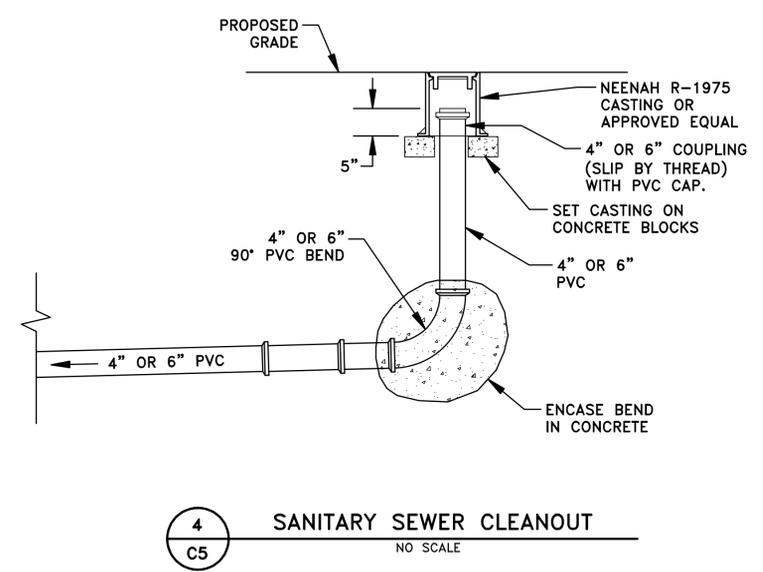


2 WATERMAIN THRUST BLOCKING DETAIL
NO SCALE
C5

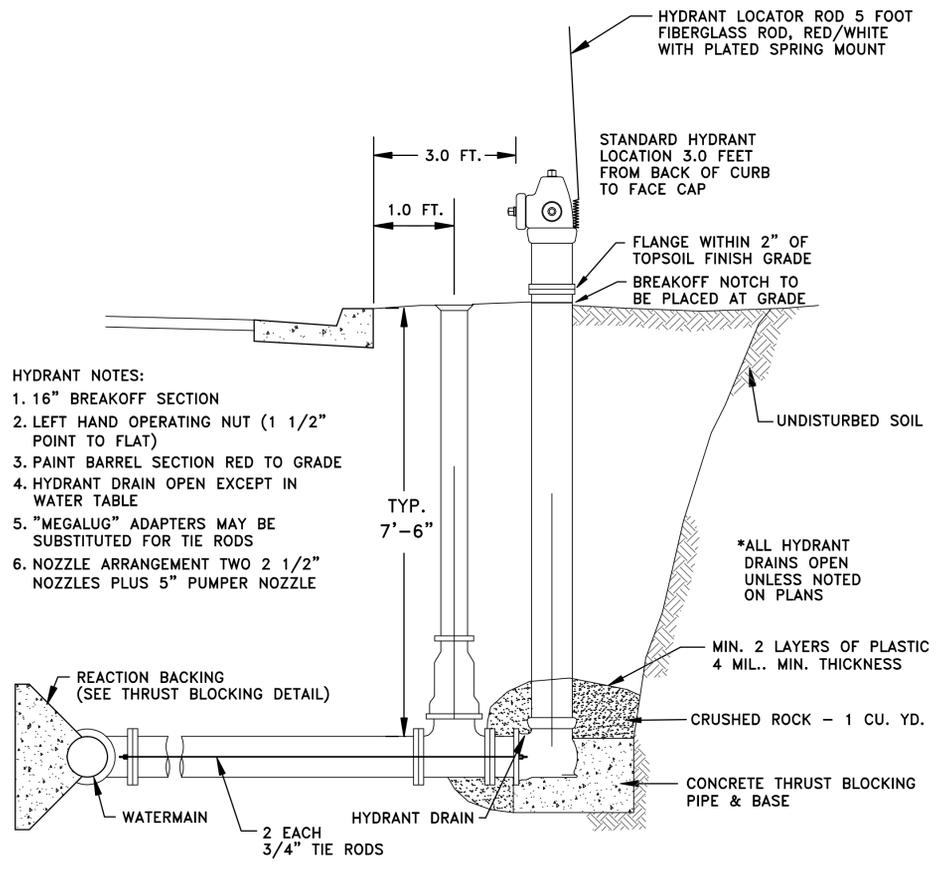


3 10" DIA. AND SMALLER WATERMAIN
NO SCALE
C5

REFERENCE NOTES:
 ① HIGH DENSITY POLYETHYLENE ADJUSTMENT RINGS SHALL BE USED FOR ALL SANITARY SEWER MANHOLES AND STORM SEWER MANHOLES WITH SOLID LIDS (NON-INLET TYPE). ALL INLET TYPE STORM SEWER CASTINGS SHALL USE CONCRETE ADJUSTMENT RINGS. THE CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. A MAXIMUM OF 3 RINGS SHALL BE USED FOR ADJUSTMENT. THE MINIMUM ADJUSTMENT HEIGHT SHALL BE 4 INCHES AND THE MAXIMUM ADJUSTMENT HEIGHT SHALL BE 8 INCHES.
 ② ALL PIPE BENDS AND FITTINGS REQUIRE THRUST BLOCKING AND SERIES 2000PV MEGALUG MECHANICAL JOINT RESTRAINTS AS MANUFACTURED BY EBBA IRON, INC. OR APPROVED EQUAL.
 ③ CONTRACTOR SHALL USE A VALVE STEM ALIGNMENT TUBE TOOL TO MAINTAIN VERTICAL ALIGNMENT WHEN BACKFILLING THE VALVE BONNET AND VALVE BOX ASSEMBLY. THE ALIGNMENT TUBE SHALL CONSIST OF METAL PIPE WITH A SQUARE NUT RECEIVER SECURELY FASTENED TO THE END FOR PLACEMENT ON THE VALVE OPERATING NUT.

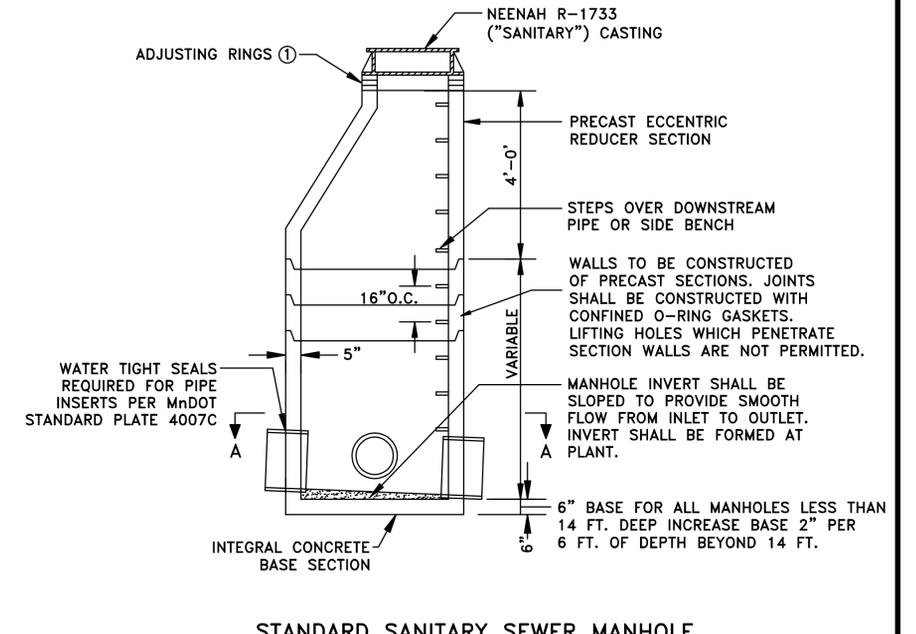
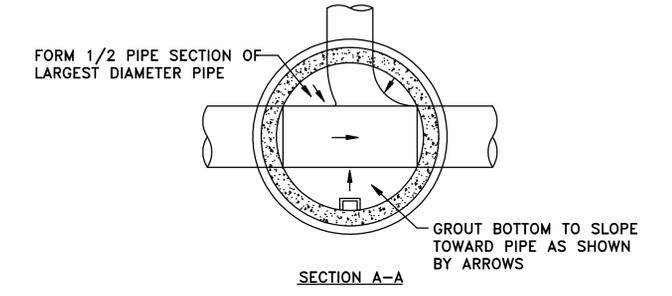


4 SANITARY SEWER CLEANOUT
NO SCALE
C5



5 HYDRANT DETAIL
NO SCALE
C5

HYDRANT NOTES:
 1. 16" BREAKOFF SECTION
 2. LEFT HAND OPERATING NUT (1 1/2" POINT TO FLAT)
 3. PAINT BARREL SECTION RED TO GRADE
 4. HYDRANT DRAIN OPEN EXCEPT IN WATER TABLE
 5. "MEGALUG" ADAPTERS MAY BE SUBSTITUTED FOR TIE RODS
 6. NOZZLE ARRANGEMENT TWO 2 1/2" NOZZLES PLUS 5" PUMPER NOZZLE



6 STANDARD SANITARY SEWER MANHOLE
48" DIAMETER, ECCENTRIC CONE
NO SCALE
C5

Mar 02, 2016 - 3:48pm K:\cad_eng\PROJECTS\MUNICIPAL\AN215\dwg\AN215DETAILS.dwg

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Date 2/26/16
 Lic. No. 23461

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ

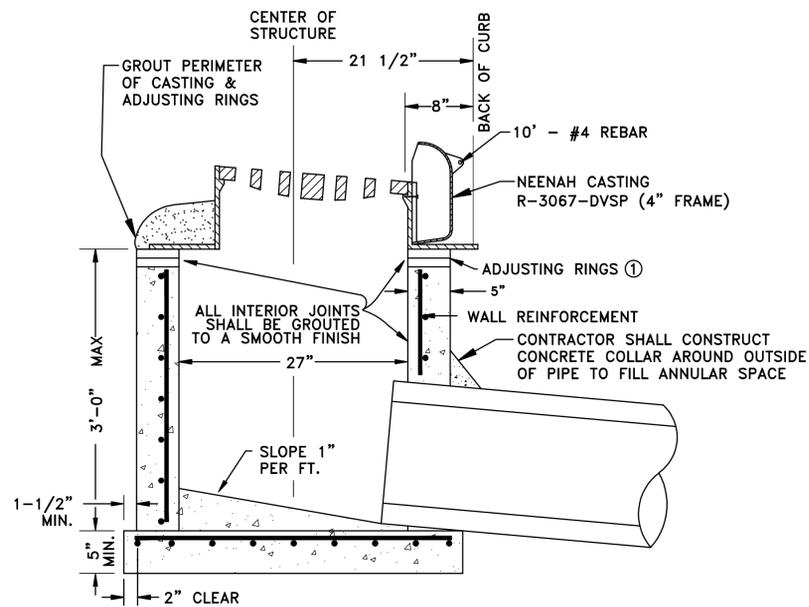


Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

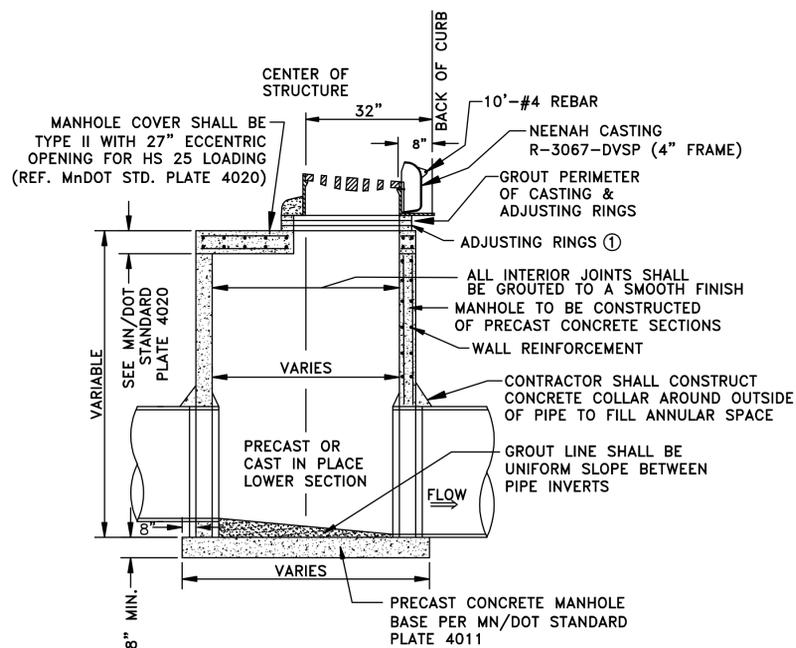
RIVERPLACE COUNSELING CENTER

DETAILS
 CITY OF ANOKA, MINNESOTA

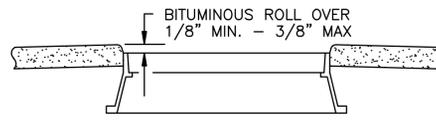
SHEET C5 OF C6 SHEETS



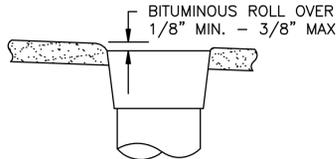
1 STANDARD CATCH BASIN
C6 (REF. Mn/DOT STANDARD PLATE 4006 DESIGN H) NO SCALE



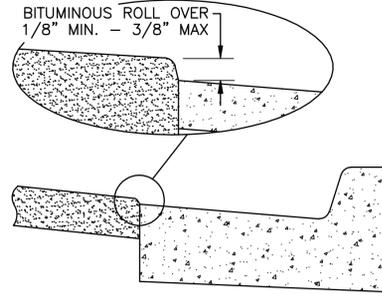
2 STANDARD CATCH BASIN MANHOLE
C6 NO SCALE



PAVING AT MANHOLE DETAIL

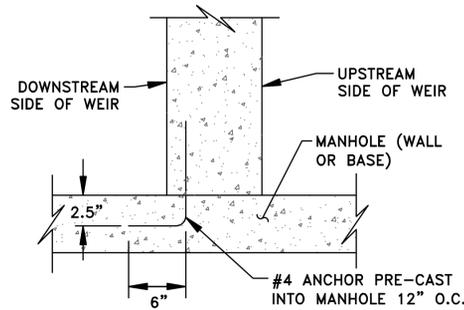


PAVING AT VALVE BOX DETAIL



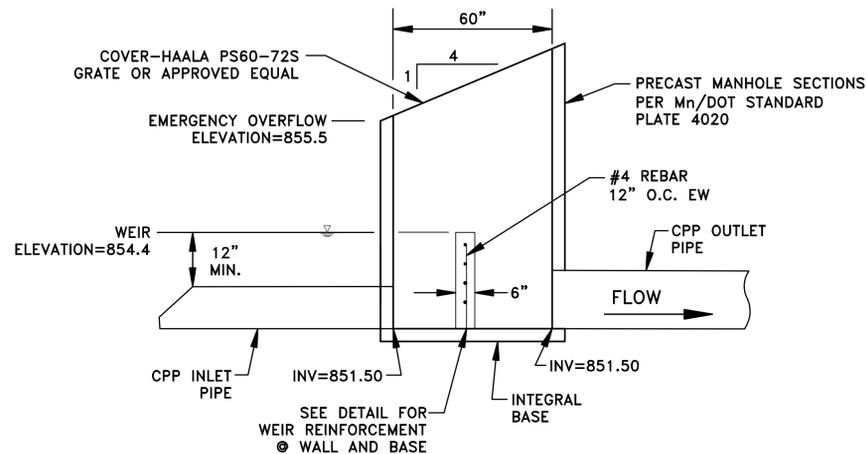
PAVING AT CURB DETAIL

3 PAVING DETAILS
C6 N.T.S.

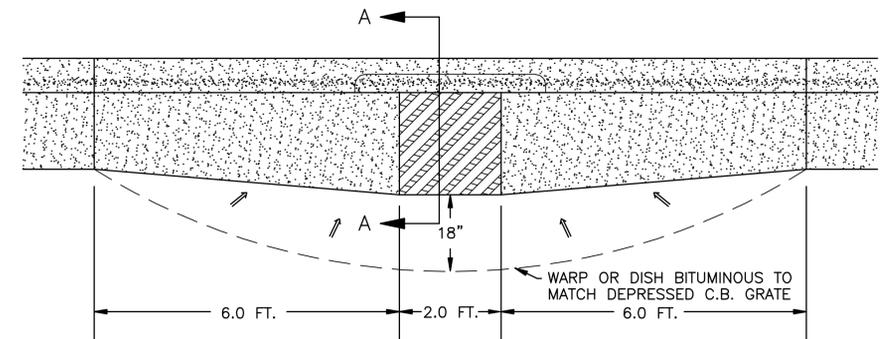


NOTES:
1. THE FOLLOWING MAY BE USED AS AN ALTERNATIVE TO THE PRE-CAST ANCHORS: HVA ADHESIVE ANCHOR SYSTEM, WITH HVA ADHESIVE CAPSULES AND #5 REBAR, AS MANUFACTURED BY HILTI CORP OR APPROVED EQUAL.
2. REINFORCEMENT BARS IN WEIR NOT SHOWN.

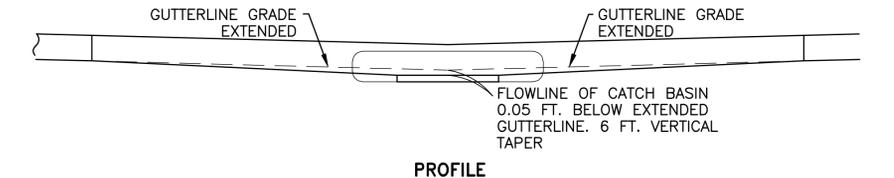
WEIR REINFORCEMENT @ WALL AND BASE



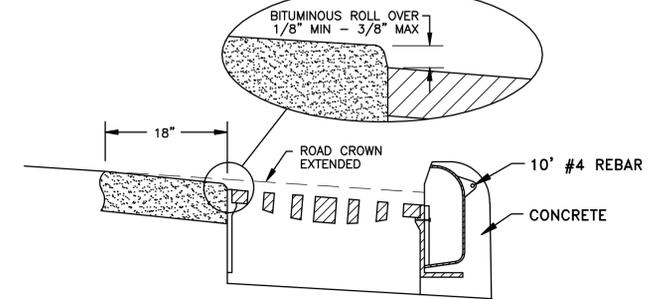
5 SKIMMER STRUCTURE DETAIL
C6 NO SCALE



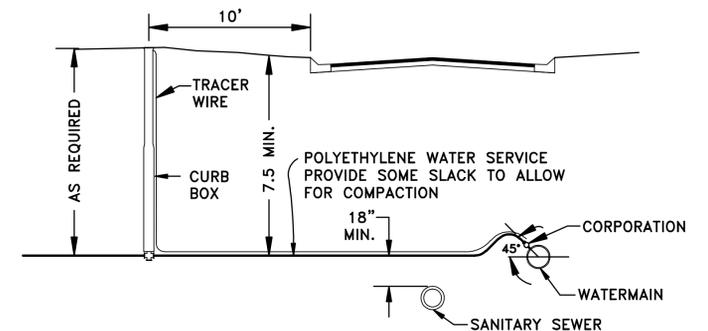
PLAN



PROFILE



SECTION A-A
4 CURB CONSTRUCTION AT CATCH BASIN DETAIL
C6



6 WATER SERVICE DETAIL
C6 NO SCALE

REFERENCE NOTES:
① HIGH DENSITY POLYETHYLENE ADJUSTMENT RINGS SHALL BE USED FOR ALL SANITARY SEWER MANHOLES AND STORM SEWER MANHOLES WITH SOLID LIDS (NON-INLET TYPE). ALL INLET TYPE STORM SEWER CASTINGS SHALL USE CONCRETE ADJUSTMENT RINGS. THE CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. A MAXIMUM OF 3 RINGS SHALL BE USED FOR ADJUSTMENT. THE MINIMUM ADJUSTMENT HEIGHT SHALL BE 4 INCHES AND THE MAXIMUM ADJUSTMENT HEIGHT SHALL BE 8 INCHES.

Mar 02, 2016 - 3:51pm
K:\cad_eng\PROJECTS\MUNICIPAL\AN215\dwg\AN215DETAILS.dwg

| DATE | REVISION |
|--------|------------------------|
| 3/3/16 | ISSUED FOR CITY REVIEW |
| | |
| | |
| | |

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date 2/26/16
Lic. No. 23461

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ



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RIVERPLACE COUNSELING CENTER

DETAILS
CITY OF ANOKA, MINNESOTA

SHEET C6 OF C6 SHEETS

From: [Drewry, Kate \(DNR\)](#)
To: [Chuck Darnell](#)
Cc: [Petrik, Daniel \(DNR\)](#); [Spiegel, Jason \(DNR\)](#)
Subject: City of Anoka - Planned Unit Development Application
Date: Monday, March 21, 2016 2:38:13 PM
Attachments: [PUD DNR Letter 3-1-16.pdf](#)
[Riverplace Architectural Site Plan Package 2-26-16.pdf](#)
[Riverplace Civil Site Plan Package 2-26-16.pdf](#)

Chuck:

I have reviewed the proposed plans for this development and have the following comments:

- DNR recommends that the bluff setback be increased from the proposed 30 feet to 40 feet. The “Interim Development Regulations for the Mississippi River Critical Area Corridor” contained in Executive Order No. 79-19 call for a minimum bluff setback of 40 feet, and the proposed new Rules for the Critical Area also call for a 40-foot bluff setback.
- We also recommend that the bluff and bluff impact zone be maintained or restored to native, deep-rooted perennial vegetation for habitat, soil stability and water quality benefits.

Thank you for the opportunity to comment. Please send me a copy of the final approved documents for our records.

Regards,

Kate Drewry
Metro Area Hydrologist
DNR Division of Ecological and Water Resources
1200 Warner Road St. Paul, MN 55106
Phone: 651-259-5753
Fax: 651-772-7977
kate.drewry@state.mn.us
www.mndnr.gov

From: Chuck Darnell [mailto:Carnell@ci.anoka.mn.us]
Sent: Tuesday, March 01, 2016 4:26 PM
To: Drewry, Kate (DNR)
Subject: RE: City of Anoka - Planned Unit Development Application

Hi Kate,



Minnesota Department of Transportation

Metropolitan District

Waters Edge Building

1500 County Road B2 West

Roseville, MN 55113

March 29, 2016

Chuck Darnell

City of Anoka Planning Department

2015 First Avenue N.

Anoka, MN 55303

SUBJECT: Riverview Counseling Center, #S16-017
Southwest quad of US10 and City of Ramsey border
Anoka, Anoka County
Control Section 0202

Dear Mr. Darnell:

The Minnesota Department of Transportation (MnDOT) has reviewed the site plan for the proposed Riverview Counseling Center. Please address the following issues before any further development:

Traffic

MnDOT will only allow a right in/right out access for the frontage road, similar to what is shown in Option A of the Hwy 10 Access study. This design is preferable as it allows motorists the ability to better identify a gap in traffic on Hwy 10.

For questions concerning these comments, please contact Gayle Gedstad (651-234-7815) in MnDOT Metro District's Traffic Section.

Right of Way:

1. The MnDOT right of way (R/W) in this location is established as depicted on MnDOT Monumentation Plat 02-M6.
2. Labels need to be added to clearly label the existing MnDOT R/W.
3. There are a couple of upcoming projects near or at this location.
 - a. S.P. 0202-100 is a cable median project that is happening just east of this property.
 - b. S.P. 0202-102 is a State Aid Project for the City of Anoka for constructing a Frontage Road at this location.
 - i. Coordination with the State Aid Manager Phillip Bergem (651-234-7776) should be maintained throughout the process for this proposed site development.
4. There are several portions of the project that will be on the MnDOT R/W
 - a. The saw cutting of the existing bituminous is on the MnDOT R/W and will require a permit.
 - b. The silt fencing shown on the plans will also be on the MnDOT R/W and will require a permit.
 - c. The rock construction entrance will be partially on the MnDOT R/W and will require a permit.
 - d. ANY OTHER work performed on the MnDOT R/W will require a permit
5. There is a sign shown on the plans NO SIGNS can encroach onto the MnDOT R/W. This includes the overhangs of the signs. Currently the sign appears to be over the MnDOT R/W. Please adjust the sign location so that it is not on the MnDOT R/W.

For questions regarding these comments please contact Matt Aguirre at (651) 234-7599 or matthew.aguirre@state.mn.us

Permits:

As previously stated, any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at <http://www.dot.state.mn.us/metro/maintenance/permits.html>

Please include one 11 x 17 plan set and one full size plan set with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:

Mn/DOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options

1. One (1) electronic pdf version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided each separate e-mail is less than 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven (7) sets of full size plans will expedite the review process. Send plans to:

Mn/DOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One (1) compact disk.
4. Plans can also be submitted to MnDOT's External FTP Site at: <ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning>. Internet Explorer does not work using ftp so use an FTP Client or your Windows Explorer (My Computer). Send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review, contact me at (651) 234-7784.
Sincerely,



Karen Scheffing
Principal Planner

Copy sent via E-Mail:

Becky Parzyck, Right of Way
Buck Craig, Permits
Brian Kelly, Water Resources
Gayle Gedstad, Traffic
Phillip Bergem, State Aid
Paul Jung and Brian Kary North Area engineers
Nancy Jacobson, Design

LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION
ANDOVER - ANOKA - RAMSEY
2015 First Avenue • Anoka, MN 55303

March 21, 2016

Mr. Dennis Medved
Riverside Counseling Center
1814 South Ferry Street
Anoka, MN 55303

Subject: LRRWMO Permit #2016-02 ~ Riverside Counseling Center ~ Anoka

Dear Mr. Medved:

The LRRWMO, at its March 17, 2016 meeting, addressed the permit indicated above.

The Board has taken action to approve the referenced permit application, subject to six (6) conditions, as detailed in the Barr Engineering memorandum dated March 10, 2016.

If you have any questions regarding this process, please contact Mr. Obermeyer of Barr Engineering. Good luck with your project.

Sincerely,



Todd Haas
Chair

Enclosure: Approved Permit Application #2016-02
Barr Engineering Memorandum

cc: Dennis Corneilus, Amcon
Greg Lee, City of Anoka
LRRWMO

Revised

**Lower Rum River Watershed Management Organization
 ("LRRWMO")**

**Andover—Anoka—Coon Rapids—Ramsey
 2015 First Avenue • Anoka, MN 55303**

PERMIT APPLICATION

The \$100.00 application fee and the \$700.00 escrow deposit must accompany this permit application. Applications for projects involving wetlands and/or involving a Wetland Replacement Plans must include an additional \$75 application fee plus an escrow deposit as determined in accordance with Attachment D.

Permits are to be processed at the same time as the site plan, preliminary plat or other city land use or building application submitted to the city in which the work or project is located.

Project Name: Riverside Counseling Center
 Address/Location: South side of Highway 10, approx. a 1/2-mile east of Sunfish Lake Blvd. in Anoka
 Project Description/Purpose: Residential/Commercial Redevelopment

Dennis Medved, Riverside Counseling Center
 Name of Applicant (Site Owner or Property Owner)
1814 South Ferry Street
 Address
Anoka, MN 55303
 City, State, Zip
(763) 421-5590 (763) 427-6876
 Phone Fax
dennis@lakeplacecenter.com
 Email

Dennis Cornelius Amcon
 Applicant's Contact Organization Name
5565 Blaine Avenue, Suite 250
 Address
Inver Grove Heights, MN 55076
 City, State, Zip
(651) 379-9090 (651) 379-9091
 Phone Fax
dcornel@amconconstruction.com
 Email

Submittal Requirements

Complete applications are to be submitted as per attachments A (Permit Requirements), B (Office Procedure), C (LRRWMO Permit Standards). Projects involving wetlands and/or involving a Wetland Replacement Plan have special notice requirements and require submittal of four copies (4) and an electronic copy of all wetland-related submittal materials.

PROJECT SUBMITTALS (check all that apply):

- GRADING PLAN:** Including existing and proposed contours and boundaries of all wetlands and surface waters.
- STORM SEWER/ DRAINAGE PLAN:** Including all permanent drainage features and all permanent water quality features.
- STORM DRAINAGE CALCULATIONS:** Design computations as required by the LRRWMO (see attachment C).
- EROSION CONTROL PLAN:** Including all temporary measures proposed to retain all sediment on site.
- MITIGATION PLAN*/WETLAND DETERMINATION:** Quality level of mitigated wetland(s) shall be determined by the LRRWMO.
- REQUEST FOR EXEMPTION UNDER THE WETLAND CONSERVATION ACT (WCA)**
- OTHER**

**NOTE: Four copies of permit submittals are required for projects involving wetland replacement plans.*

City Authorization: _____

Date Received: _____

Permit No: 1602

Lower Rum River Watershed Management Organization ("LRRWMO")

Andover—Anoka—Coon Rapids—Ramsey

2015 First Avenue • Anoka, MN 55303

START OF
PROJECT: 05/01/16

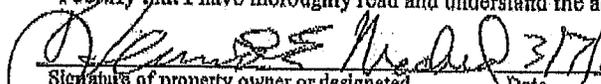
EST. COMPLETION
DATE: 11/01/16

APPROVAL
DATE: 3/17/16

By signing this Permit Application, the undersigned consents and agrees on behalf of the Applicant that:

1. The permit application fee is non-refundable. Escrow deposits will be held by the LRRWMO until the project has been completed and all conditions of issuance of the permit are satisfied. The Applicant is responsible for all expenses incurred by the LRRWMO in the processing, administration and enforcement of the permit application and permit. The escrow deposit will be used to reimburse the LRRWMO for all expenses incurred by the LRRWMO in processing, administering and enforcing the permit application and permit, including engineering, legal and other consultant costs. If such expenses exceed the escrow deposit, the LRRWMO will bill the Applicant or Permittee for such excess amount and payment will be due within twenty (20) days of mailing the invoice. Timely payment of such invoices is a condition of all permits and work may be stopped on the project for failure to make payments when due.
2. The undersigned, its agents, principal, assigns and/or representatives (hereinafter "Permittee") shall abide by all the standard conditions and special terms and conditions of the LRRWMO.
3. Any work that violates the terms of the permit may result in the LRRWMO or the City in which the work is being done immediately causing the work on the project relating to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the LRRWMO and/or the City in which the work is being done.
4. The Permittee agrees to be bound by the terms of the LRRWMO permit requirements, final permit, standard conditions and special conditions required by the LRRWMO for approval of the permit. The undersigned has the authority to bind the permit holder, the owner of the property and/or any entity performing work on the property pursuant to the terms of LRRWMO permit, and shall be responsible for complying with terms of the LRRWMO permit.

"I certify that I have thoroughly read and understand the above information."

| | | | |
|--|----------------|--|----------------|
|  | <u>3/17/16</u> |  | <u>3/17/16</u> |
| Signature of property owner or designated Agent (no agent without a letter of authority) | Date | Signature of applicant if different from property owner | Date |
| <u>DENNIS W. MEDVED</u> | | <u>DENNIS W. CORNELIUS</u> | |
| Print Signer's name | | Print Signer's name | |



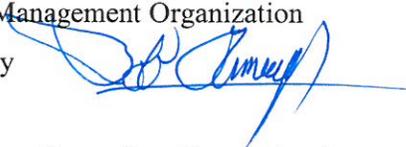
SIGNATURE OF LRRWMO CHAIRMAN: **

**NOTE: Subject to conditions recommended by Bob Obermeyer, Barr Engineering (see attached)

PERMIT IS NOT VALID IF PROJECT HAS NOT STARTED WITHIN ONE YEAR FROM DATE OF APPROVAL

Lower Rum River Watershed Management Organization

Andover–Anoka–Ramsey
2015 First Avenue; Anoka, MN 55303

To: Lower Rum River Water Management Organization
From: Barr Engineering Company 
Date: March 10, 2016
Re: Permit #2016-02: Riverplace Counseling Center: Anoka

We have received plans and a LRRWMO permit application has been submitted for a new facility for Riverplace Counseling to be located south of T.H. 10 approximately ½ mile east of Sunfish lake Boulevard in Anoka.

The site is approximately 4.1 acres and recently consisted of a 35 unit mobile park and one single family home. The project proposes the construction of a 10,000 square foot counseling center along with 10 townhomes that will house current patients. There are also future plans for 4 additional townhome units and an easterly extension of the interior roadway. Two storm water basins, east and west of the driveway onto the site, are to be constructed for volume retention, rate control and water quality treatment to meet the LRRWMO storm water requirements. The tributary area to the eastern basin and design includes the proposed future plans for the site.

The following table summarizes the existing and proposed discharges leaving the site for the 2, 10, and 100-year frequency storm events:

| Frequency | Existing Discharge c.f.s. | Proposed Discharge c.f.s |
|------------------|--------------------------------------|-------------------------------------|
| 2-Year | 4.0 | <1.0 |
| 10-Year | 8.3 | 2.2 |
| 100-Year | 19.4 | 16.9 |

Volume retention of 4,392 cubic-feet is required from the 1-inch of runoff from the proposed 52,708 square feet of new on-site impervious area. Soil borings taken in the area of the proposed storm water basins indicate the on-site soil as poorly graded sand (SP). An infiltration rate of 0.8 inches/hour has been assumed using the Minnesota Storm Water Manual. An area of 1,366 square feet is required for volume retention. The proposed basins provide a volume of 11,434 cubic-feet acre-feet (4,392 cubic-feet required) and an area of 5,678 square feet (1,366 square feet required). The soil boring logs indicate groundwater was not encountered to a depth of 11 feet, elevation 846 +/- M.S.L – the bottom of the boring. The eastern basin has the lowest bottom elevation, 850 M.S.L., of the two basins. A 4 foot

separation is provided between the lowest elevation of an area to be used for infiltration and bottom of the boring where groundwater was not encountered – 3 foot of separation is required.

To meet the LRRWMO water quality requirements to provide a 60% annual removal efficiency for phosphorus and 90% annual removal efficiency for total suspended solids a minimum “dead-storage” volume of 1,035 cubic feet is required from the entire 4.1 acre site. A volume of 11,434 cubic feet is to be provided within the two proposed basins.

The construction plans shows that the finished garage floor elevations (lowest floor) of the townhomes range from 857.0 M.S.L. to 858 M.S.L. The calculated 100-year frequency flood elevation of the eastern basin is 855.5 M.S.L. The surface overflow from the eastern basin is elevation 856 M.S.L, providing one (1) foot of separation complying with LRRWMO criteria for the separation between the low floor elevation and the surface overflow elevation of a basin. The construction plans shows that the finished floor elevation of the consulting center is to be 858.2 M.S.L. The calculated 100-year frequency flood elevation of the western basin is 856.2 M.S.L., providing 2 feet of separation

Silt fence is shown to be installed at the limits of construction with a gravel construction entrance.

It is our recommendation that the LRRWMO approve of the permit for this project subject to the following conditions:

1. Erosion control measures need to be installed prior to the commencement of construction.
2. Upon completion of construction and restoration of disturbed areas, the permit applicant is responsible for the removal of all erosion control measures installed throughout the construction site.
3. To minimize the potential of material from leaving the site and being tracked onto the roadway, a rock filter dike being a minimum of two feet in height and having side slopes of 4:1 must be constructed at the entryway onto the site. The rock filter dike will provide an erosion control facility and also enable construction traffic to enter the site.
4. Street sweeping must be undertaken and completed on an as needed basis.
5. Compliance with the storm water management requirements of the Lower Rum River Watershed Management Organization are to be administered for this project by the City of Anoka.
6. In all cases where the doing by the permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee; before proceeding; shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all necessary property rights and interest.