City Council Agenda – Regular Meeting
Monday, March 2, 2026
Council Chambers
7:00 P.M. REGULAR MEETING

(meeting will be cablecast)

1. CALL TO ORDER

2. ROLL CALL

3. COUNCIL MINUTES

3.1 February 17, 2026, Regular Meeting.

4. OPEN FORUM **The Open Forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and city you live in for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers and posted on the podium must be adhered to.*

4.1 Police Activity Update.

5. PUBLIC HEARING(S)

5.1 2026 Street Overlay Project; Public Improvement Hearing.

5.2 2026 Street Overlay Project; Assessment Hearing.

5.3 2026 Street Surface Improvement Project; Public Improvement Hearing.

5.4 2026 Street Surface Improvement Project; Assessment Hearing.

6. CONSENT AGENDA

6.1 Verified Bills.

6.2 Revising & Setting Council Calendars.

6.3 Issuance of Lower-Potency Hemp Products (LPHE) Registration & Renewal Applications for Anoka Smokes LLC, 2010 2nd Ave.

6.4 Issuance of a Tree Care/Arborist License; Rainbow Tree Company, DBA; Rainbow Treecare, Minnetonka, MN.

7. REPORTS OF OFFICERS & BOARDS & COMMISSIONS - None

8. PETITIONS, REQUESTS & COMMUNICATION - None

9. ORDINANCES & RESOLUTIONS

9.1 RES/2026 Street Overlay Project; Order Project; Authorize the Preparations of Plans & Specifications and Authorize Advertisement for Bid.
(TO BE ACTED UPON AFTER PUBLIC HEARING)

ORDINANCES & RESOLUTIONS, Continued…

9.2 RES/2026 Street Overlay Project; Adopt Assessment Roll.
(TO BE ACTED UPON AFTER PUBLIC HEARING)

9.3 RES/2026 Street Surface Improvement Project; Order Project, Authorize the Preparation of Plans & Specifications; and Authorize Advisement for Bid.
(TO BE ACTED UPON AFTER PUBLIC HEARING)

9.4 RES/2026 Street Surface Improvement Project; Adopt Assessment Roll.
(TO BE ACTED UPON AFTER PUBLIC HEARING)

9.5 ORD/Amending Chpt 10, Article IV. Charitable and Legalized Gambling. (1st Reading)

9.6 ORD/Zoning Text Amendments to City Code Section 78-2 – Definitions; Adding Definition of "Historical Society" and City Code Section 78-239 – Low Density Residential District; Adding "Historical Societies When Located Within a Historically Significant Building or Structure, as Defined by City Code Section 38-2" as a Conditional Use. (2nd Reading)

9.7 RES/Conditional Use Permit Amendment for Ticknor Hill Bed and Breakfast/Historical Society; 1625 3rd Ave.

9.8 ORD/Approving a Purchase Agreement for the 4th Avenue and Johnson Street City Owned Development Site. (2nd Reading)

9.9 ORD/Approving an Option Agreement for the 2nd and Van Buren City Owned Development Site. (2nd Reading)

9.10 RES/Green Haven Trailway Project; Approve Plans & Specifications, Authorize Advertisement for Bid, and Set a Bid Date.

9.11 RES/ADA Plan Implementation - Green Haven Clubhouse Elevator Modifications; Order Project and Authorize Preparation of Plans & Specifications.

9.12 ORD/Amending Chpt 2, Article VI, Division 3, Human Rights Commission. (1st Reading)

9.13 RES/Green Haven Golf Course Renovation Project; Order Project, Waive Public Improvement Hearing, and Authorize Preparation of Plans & Specifications.

10. UNFINISHED BUSINESS – None

11. NEW BUSINESS - None

12. UPDATES & REPORTS

12.1 Tentative Agendas.

Members of the Anoka City Council may participate remotely in City Council meetings by interactive technology rather than by being physically present. Members of the public can monitor council meetings by streaming them live online, this meeting will be broadcast live on Comcast channel hd799/sd16 and can be streamed online at http://qctv.org/anoka/. The Zoom Webinar link will be posted prior to the meeting on the City of Anoka's website calendar at: https://www.anokaminnesota.com/calendar.aspx?CID=14. To access the link, from the online calendar, find the correct meeting date and click "More Details." Meetings by telephone or other electronic means in accordance with Minnesota Statute 13D.021

COUNCIL MEMO

Agenda Item # 3.1

Meeting Date: March 2, 2026

Agenda Section: Council Minutes

Item Description: Various City Council Meeting Minutes

Submitted By: Amy Oehlers, Assistant City Manager

BACKGROUND INFORMATION

Included in your packet are minutes (s) of previous Council meetings, worksessions, special meetings, etc. Minutes must be approved by the City Council and are kept permanently according to Minnesota State Law and the City's adopted General Records Retention Schedule.

FINANCIAL IMPACT

Will vary from meeting to meeting.

REQUESTED COUNCIL ACTION

Council approval of the Minutes submitted.

REQUIRED VOTE

Majority vote of the Councilmembers present at the meeting.

DRAFT REGULAR MEETING OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL CHAMBERS
FEBRUARY 17, 2026

1. CALL TO ORDER

Mayor Skogquist called the regular meeting of the City Council to order at 7:00 p.m., followed by the Pledge of Allegiance.

2. ROLL CALL

Present at roll call: Mayor Skogquist, Councilmembers Campbell, Rostad, Scott, and Weaver.

Also present: City Manager Greg Lee; Assistant City Engineer Ben Nelson; Police Chief Andy Youngquist; Enterprise Operations Director Kevin Morelli; Public Services Administrator Lisa LaCasse; and Senior City Planner Clark Palmer.

Absent at roll call: None.

3. COUNCIL MINUTES

3.1 January 26, 2026, Worksession.
February 2, 2026, Regular Meeting.

Councilmember Rostad noted corrections to the January 26, 2026, worksession minutes to include the name of Rick Wesp on Page 9 and correcting the reference to the aggregate to 1% and not .1% on Page 13.

Mayor Skogquist shared corrections to names in the worksession minutes of Zach Menter and Lori Allert throughout.

Motion by Councilmember Scott, seconded by Councilmember Campbell, to approve minutes of the January 26, 2026, Worksession as corrected and the February 2, 2026, Regular Meeting as presented.

Vote taken. All ayes. Motion carried.

4. OPEN FORUM

4.1 Police Activity Update.

Police Chief Andy Youngquist shared about two significant calls recently that included felony warrants and how officers responded correctly, so the situation didn't quickly deteriorate and was an example of proactive policing. He

elaborated further on one incident that occurred near the senior living facility that included the K-9 team to locate a suspect, and how inaccurate postings on social media shared about shots fired. He shared how staff corrected this information and the importance of verifying information before shared then commented on the amazing work of the K-9 unit and how the Anti-Crime Commission was working to support an endowment for another K-9 that would be named from one of the donating families.

OTHER INFORMATION UNDER OPEN FORUM

Jason Abelser, Anoka, requested that the spelling of his name be corrected to his name in the January 26, 2026, worksession minutes and thanked the Council for their good work and goal setting for the City.

Motion by Councilmember Rostad, seconded by Councilmember Campbell, to approve minutes of the January 26, 2026, Worksession as corrected regarding the spelling of Jason Abelser's name.

Vote taken. All ayes. Motion carried.

5. PUBLIC HEARING(S)

None.

6. CONSENT AGENDA

Councilmember Weaver referred to Item 6.6 and asked if the store was following City ordinance regarding the display and sale of certain items. Chief Youngquist said two compliance checks have been conducted and that staff have met with the owners, who have been very cooperative regarding displaying certain products for sale, but that staff still needs to confirm that full compliance has been achieved.

Councilmember Weaver suggested postponing approval of this item until compliance can be confirmed, noting there is currently signage regarding the sale of glass products as well as kratom, an herbal supplement and stimulant that was prohibited under this license.

Motion by Councilmember Campbell, seconded by Councilmember Rostad, to remove Item 6.6 from the Consent Agenda and table consideration pending confirmation of full compliance.

Vote taken. All ayes. Motion carried.

Motion by Councilmember Scott, seconded by Councilmember Rostad, to approve Items 6.1 through 6.5 of the Consent Agenda.

6.1 Verified Bills.

6.2 Revising and Setting Council Calendars.

6.3 Trunk Highway 47 Corridor and BNSF Grade Separation Project; Approve and Authorize the Execution of the FY 2023 through FY 2024 Railroad Crossing (RCE) Grant Agreement with Federal Highway Administration.

6.4 Waiving Facility Charges for 2026-2028 for Designated Organizations.

6.5 Approve LG240 Bingo Permit; Anoka Knights of Columbus, March 28, 2026.

~~6.6 Approve Issuance of Lower-Potency Hemp Products (LPHE) Registration and Renewal Applications for Anoka Smokes LLC, 2010 2nd Avenue.~~

Vote taken. All ayes. Motion carried.

7. REPORTS OF OFFICERS, BOARDS, AND COMMISSIONS

None.

8. PETITIONS, REQUESTS, AND COMMUNICATION

None.

9. ORDINANCES AND RESOLUTIONS

9.1 ORD/Zoning Text Amendments to City Code Section 78-2 – Definitions; Adding Definition of "Historical Society" and City Code Section 78-239 – Low Density Residential District; Adding "Historical Societies When Located Within a Historically Significant Building or Structure, as Defined by City Code Section 38-2" as a Conditional Use.
1st Reading

Senior City Planner Clark Palmer shared a background report stating the Anoka County Historical Society (ACHS) was pursuing the purchase of the Ticknor House, located at 1625 3rd Avenue, with the intention of relocating some of their operations to the property, specifically their offices and research library. Built in 1867, the Ticknor House is listed on the National Register of Historic Places. The historic property was currently home to the Ticknor Hill Bed & Breakfast (B&B), which was established in 1996 following approval of a conditional use permit (CUP) from the City of Anoka. Since its establishment, the B&B has essentially operated as a home-based business, with the owners residing in the back half of the building and the front half functioning as the B&B. ACHS plans to continue to operate the B&B in addition to relocating some of its operations to the property. The existing CUP, which allows for the B&B to operate in the R-1 Low

Density Residential District, will need to be amended to reflect the new use of the property. But before the CUP can be amended, the zoning district regulations need to be amended to allow ACHS to establish its use at the property. Consideration of the CUP amendment will be done following the second reading of this amendment, anticipated for the City Council meeting on March 2. The subject property is zoned R-1 Low-Density Residential. Historical societies are not a listed use in the R-1 district regulations. To allow the use, the zoning code needs to be amended to allow the use in the R-1 district. Staff recommended adding the use as a conditional use, which means the City would have to approve a conditional use permit for ACHS to establish its use at the property. Staff proposed the following changes to accomplish this change: amend City Code Section 78-2 – Definitions, adding the definition of Historical Society as a non-profit organization dedicated to collecting, preserving, interpreting, and promoting the history of a specific place, group of people, or topic; and amend City Code Section 78-239 (d) adding historical societies as a conditional use when located within a historically significant building or structure, as defined by City Code Section 38-2. The Planning Commission reviewed the application and held a public hearing at its regular meeting on February 4, 2026. There were no public comments received concerning the proposed zoning text amendments. The Planning Commission discussed whether the proposed definition of historical society was too broad, so they recommended amending the definition to more narrowly tailor the definition to include historical society to mean a non-profit organization dedicated to collecting, preserving, interpreting, and promoting the history of a specific place, group of people, or topic in Anoka County. Concerning the amendment to the R-1 zoning district use regulations, the Planning Commission recommended approval of adding historical societies when located within a historically significant building or structure, as defined by City Code Section 38-2, as a conditional use with the R-1 zoning district. The Planning Commission also discussed adding specific conditional use permit standards into the code that would apply to any historical society, as defined, that proposed locating within a R-1 zoning district. Again, the goal was to more narrowly tailor the amendment. Mr. Palmer outlined specific conditional use permit standards that were recommended to be added to the City Code in addition to adding the use as a conditional use within the R-1 zoning district: a minimum lot size of one acre; the property shall be listed on the National Register of Historic Places and maintain its status; City adopted noise regulations shall be met at all times; there shall be no on-street parking of vehicles associated with the use unless approved by the City Council; and outdoor events and activities shall be prohibited unless approved by the City Council. He said a formal review and recommendation by the Heritage Preservation Commission (HPC) is not required by Minnesota law or City Code; however, due to the nature of the proposed changes and subject property, staff thought it was important to provide the HPC a courtesy review and recommendation. The HPC reviewed the application at their regular meeting on February 10, 2026, and supported the zoning text amendments but recommended one change to the definition of historical society to mean a non-profit organization dedicated to collecting, preserving, interpreting, and promoting the history of a

specific place, group of people, or topic in Anoka County or the City of Anoka. He outlined the HPC actions that included a motion to recommend approval of zoning text amendments.

Steve Florman, Board of Directors President, said they were grateful for the work of Mr. Palmer and staff and for the opportunity to stay in Anoka and reside in a historical location. He noted they will be cognizant of any special events held, if approved, and work to be a good neighbor.

Councilmember Weaver said the City was fortunate that the Wallace family had kept this property intact over time and that this use will protect the property into perpetuity. He said he fully supported the amendment and didn't want to hinder outdoor events as they were unique and important, then thanked Mr. Palmer for his work in creating this solution.

Councilmember Rostad said she was very excited to see the vitality in this space and thrilled to have an active history nearby.

Councilmember Campbell said this is a win for the City, neighborhood, and Historical Society as well.

Councilmember Scott thanked the ACHS for considering different spaces, as this will ensure vitality in this neighborhood and maintain the property for generations to come. He thanked Mr. Palmer and the Planning Commission for considering all the externalities that may have been a concern for the success of this plan.

Mayor Skogquist thanked everyone as well for their work, then spoke about an amendment to the definition and standards for a CUP. He said he liked tying the definition to the Society for approval, adding he was not concerned if the definition was narrowed to Anoka County or the City specifically, to allow for flexibility should the Society change in the future. He spoke about conditional uses as proposed and understood the need for limiting, but said it shouldn't be the intent for Council to approve each use, as he was less concerned with including everything in Code and having the permits be done administratively, if the size of an event was under a certain number of people.

Rebecca Desens, Executive Director of ACHS, said she appreciated the broader definition as each county has its own historical society and is always a non-profit organization preserving the physical history, and that centers are different. She said Tiknor may be the space, but the non-profit will always survive, especially during the digital age, adding that if Fridley loses its space, we could combine, or if ACHS goes away, the space could be used for Anoka Halloween and not necessarily be another historical society. Ms. Desens spoke about the street parking and outdoor events and how it would be difficult to tell if people were parking for their location or a food truck event, for example, short of issuing parking permits, adding that they didn't anticipate much need for parking on a

day-to-day basis. She said they would work around parking for smaller events, such as lawn yoga, and for larger events, such as food trucks, Halloween, or Diva Days, they would include an open house from only 2:00-4:00 p.m. She also noted Zion Lutheran and The Masons were willing to partner with them for larger events, adding that weddings would likely be smaller as well as other events, such as grooms' dinners and graduation events.

Mayor Skogquist said he was not in favor of retaining Items D and E as they could be interpreted as very restrictive and suggested they be included in the CUP as specific to the property and ensure they adhere to the noise ordinance for attendees of 50 people, for example, overnight parking, and capacity. He added he was very excited about this use and knew it would help the Society and be a good partnership.

Mr. Palmer said the second reading would include the amended language regarding being added to the CUP to be capped at a specific size, which would then trigger further review.

Councilmember Weaver suggested the Wallace family be acknowledged for their great work. Mayor Skogquist suggested they be considered for an award by the HPC.

Motion by Mayor Skogquist, seconded by Councilmember Campbell, to hold first reading of an ordinance approving a Zoning Text Amendment to City Code Sections 78-2 and 78-239; Establishing Use Regulations for Historical Societies Located in the R-1 Low Density Residential District as amended, striking Items D and E from Section G under LDR Districts and removing the definition of Anoka County or City of Anoka.

Upon a roll call vote, Mayor Skogquist, Councilmembers Campbell, Rostad, Scott, and Weaver voted in favor. Motion carried.

9.2 RES/2026 Street Overlay and Street Surface Improvement Projects; Amending the Assessment and Public Improvement Hearing Dates.

RESOLUTION

Assistant City Engineer Ben Nelson shared a background report stating that on January 20, 2026, the City Council adopted four separate resolutions (RES-2026-006, RES-2026-007, RES 2026-008, and RES-2026-009) calling for the public improvement and assessment hearings. These hearings, originally proposed for February 17, 2026, shall be set for March 2, 2026, due to administrative and project-related factors, including the time needed to complete the special benefit analysis, the preparation and verification of a larger mailing, and additional time provided to finalize the proposed assessment amounts. Council should be aware that a schedule update was published on the project's website the week of

February 8, 2026, for this date change of the hearings. He said the hearings are proposed to be set for 7:00 p.m. on March 2, 2026, in the Council Chambers of the Anoka City Hall.

Mayro Skogquist asked if the mailings had already occurred. Mr. Nelson said the mailings have been sent and will be published in the City's official newspaper, then noted the resolution would be updated to remove the hearing date and time, as that information was not required to be included.

Motion by Councilmember Scott, seconded by Councilmember Scott, to adopt a resolution for the 2026 Street Overlay and Street Surface Improvement Projects; Amending the Assessment and Public Improvement Hearing Dates.

Upon a roll call vote, Mayor Skogquist, Councilmembers Campbell, Rostad, Scott, and Weaver voted in favor. Motion carried.

10. UNFINISHED BUSINESS

None.

11. NEW BUSINESS

11.1 Recommendation on Appointments to the Charter Commission.

Mayor Skogquist said he would be abstaining from consideration of this item due to a potential conflict of interest.

City Manager Greg Lee shared a background report stating seven seats on the Charter Commission have an expiration date of March 1, 2026, and included Michael Baldwin who has applied for reappointment; Douglas Dehn who has applied for reappointment; Angela Eaton who is not reapplying; Daniel Knapek who has applied for reappointment; Alan Norton who as applied for reappointment; Chad Wetzel who is not reapplying; and Jeremy McFarland who is not reapplying. Staff have advertised for applications according to our City policy. Appointments to the Charter Commission are made by the 10th Judicial District. The City Council makes recommendations on the appointments. He noted that if the appointments are made, there will be three vacant seats on the Charter Commission. Staff will continue to advertise these openings, and applications will be submitted to the City Council as they are received. Residency is required to serve on the Charter Commission. Charter Commission terms are four years.

Motion by Councilmember Rostad, seconded by Councilmember Campbell, to request the Council make a recommendation to the 10th Judicial District Court on the reappointment of Michael Baldwin, Douglas Dehn, Daniel Knapek, and Alan Norton.

Councilmember Scott thanked Commissioners Eaton, McFarland, and Wetzel for serving.

Vote taken. All ayes; Mayor Skogquist abstained. Motion carried.

11.2 Appointment to the Heritage Preservation Commission.

Councilmember Campbell said he would be abstaining from consideration of this item due to a potential conflict of interest.

Mr. Lee shared a background report stating that the City has a vacancy on the Heritage Preservation Commission. This term has an expiration date of December 31, 2028. Staff have advertised this vacancy according to City policy. The City received one application from Ann Campbell of Anoka.

Motion by Councilmember Rostad, seconded by Councilmember Scott, to appoint Ann Campbell to the Heritage Preservation Commission.

Vote taken. All ayes; Councilmember Campbell abstained. Motion carried.

11.3 Entertainment/Business Opportunity on the Rum River; Hot Tub Boats.

Public Services Administrator Lisa LaCasse shared a background report stating Matt Witt, owner of Minnesota Hot Tub Boats LLC, has submitted a proposal to operate a hot tub boat rental business on the Rum River within the City of Anoka. The proposed operation would be based out of Riverfront Memorial Park, utilizing the City's existing boat slips as the primary docking location. She outlined the proposed business operations that would include renting electric-powered hot tub boats in two-hour increments, multiple times per day, all reservations would be made online, guests would be provided with life jackets and have the option to purchase towels, sunscreen, and other merchandise, all participants would be required to sign a waiver before departure, and boats would be operated by the guests, not by staff. She said for safety, each vessel includes a GPS tracking system to aid in emergency response, an anchor, a fire extinguisher, an air horn, and a CB radio. Ms. LaCasse noted a temporary storage shed may be needed to serve as a changing room and storage area until the City's planned restroom facility is constructed. She shared that he was in the process of purchasing boats from Spacruzzi, a U.S. manufacturer specializing in luxury hot tub boats then spoke about infrastructure needs that include no existing utilities (electric, water, sewer) at any of the City's docking locations, estimated installation cost of $30,000–$50,000, a lift station of some kind may be required due to elevation differences between the street and shoreline, which may increase cost and complexity, and final utility cost estimates would be refined if the project advances. She reviewed the proposed vendor fee structure that included a negotiated annual fee for three dock slips and utilities, and whether Council would entertain an agreement for repayment of a portion of the utility

infrastructure costs, as this may lead to other business ventures. She further reviewed the proposal that included the Council to consider a loan from the Urban Redevelopment Fund, which had a current balance of $183,000, then said the loan could cover upfront utility installation costs and that past loans to small businesses have been five years at 5% interest. Ms. LaCasse said staff was looking for direction on whether the Council wanted to continue to explore this entertainment/small business opportunity on the Rum River and provide direction on utility costs and funding.

Matt Witt, Minnesota Hot Tub Boats LLC, shared more about his proposal, which was in other cities across the country but would be the first in Minnesota. He said the boats would travel a maximum of five miles per hour and would provide a relaxing, peaceful experience for those visiting downtown Anoka, and thanked staff for their assistance to date.

Councilmember Weaver said he liked the concept, which would be similar to a paddle wheeler boat at Peninsula Point, which could be combined there instead, but said he saw the vision for this on the Upper Rum River and supported exploring this further.

Councilmember Scott said if the dam improvements occurred in the future, this may not work as there may not be enough time to navigate the river in under two hours, but supported further discussions, then asked about safety procedures and how they would ensure appropriate proximity away from the dam. Mr. Witt said that it has been discussed and there are ways to restrict people from remaining too close to the dam, and that all rentals would include an extensive safety briefing, safety signage, and GPS trackers to warn if people have gone too far towards the dam. He said they will also have a staffed boat on the river to ensure all safety protocols are adhered to, then explained how the boats travel very slowly and were bottom-heavy, making them very difficult to tip.

Mayor Skogquist suggested not investing too many funds until the payback on the electric and water models can be determined, as opposed to the sewer models, for items such as changing areas.

Ms. LaCasse said staff will continue to work on this proposal, adding that power will have to be included, which was estimated at $8,500, and needs water access as well for any potential restroom/changing area facilities. She noted staff would likely return with an agreement for consideration in March, as Mr. Witt would like to begin operating this year if approved.

12. UPDATES AND REPORTS

12.1 Tentative Agenda(s).

The Council reviewed tentative agendas.

Mr. Lee said the March 2 agenda will include the hiring authorization of an Electric Utility Director.

12.2 Staff and Council Input.

Enterprise Operations Director Kevin Morelli shared about the recent grand opening of the Anoka Cannabis Company, stating they had a great turnout on February 5. He said their product selection has been extremely well-received and that reservations were filled for the first three days of business. He spoke about challenges they are working through, such as limited suppliers and staffing, and how they were focusing on educating the public on these products. He shared current financials that included gross sales of $202,159 with a net profit of $64,083, which would be an annual projection of over $2 million.

Councilmember Scott said he was pleased with the report and hoped that staffing and technology would bring wait times down then spoke about the different demographics of people visiting the dispensary during different times of the day.

Mayor Skogquist said he was pleased to see the proforma was close to what was projected and said that while the wait times may be longer than hoped, people were pleased to be there.

Mayor Skogquist shared a summary of the Minnesota Municipal Power Association that included renewable energy statistics, proposed and current projects, and renewable natural gas, then shared concerns regarding missing access panels on some downtown light poles and asked for a response. Mr. Lee said the staff was working on replacing and repairing the access panels replaced and repaired.

13. ADJOURNMENT

Councilmember Scott made a motion to adjourn the Regular Council meeting. Councilmember Campbell seconded the motion.

Vote taken. All ayes. Motion carried.

Time of adjournment: 8:26 p.m.

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

Approval Attestation:

Amy T. Oehlers, City Clerk

COUNCIL MEMO

Agenda Item # 4.1

Meeting Date: March 2, 2026
Agenda Section: Open Forum
Item Description: Police Activity Update
Submitted By: Andy Youngquist, Police Chief

BACKGROUND INFORMATION

This item will be an Agenda Item on all Council agendas for Regular meetings.

The item is to provide an opportunity for the Council to receive an update on Police activity throughout the City, and to provide an opportunity for the Council to have a general discussion on Police activities.

Please remember that any discussion that develops into the need for formal Council action should be placed on a future Regular or Special Meeting agenda.

FINANCIAL IMPACT

Not applicable.

REQUESTED COUNCIL ACTION

No action permitted under the Open Forum.

REQUIRED VOTE

Not applicable.

COUNCIL MEMO

Agenda Item # 5.1

Meeting Date: March 2, 2026

Agenda Section: Public Hearings

Item Description: 2026 Street Overlay Project; Public Improvement Hearing

Submitted By: Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION

A resolution was adopted by City Council on December 1, 2025, authorizing the preparation of a feasibility report for the 2026 Street Overlay Project. The 2026 project is proposed to be approximately 4.1 miles of partial street resurfacing that were previously reconstructed during the 2000 through 2004 Street Renewal Projects. Partial resurfacing of a road comprises of milling the existing bituminous pavement and overlaying the existing surface with a new top bituminous asphalt surface. This process rejuvenates the asphalt condition and provides a new, smooth roadway for the traveling public. A mill and overlay is expected to extend the life of a street another 10 to 15 years before a full depth reclamation would be considered.

An informational "neighborhood" meeting was held at Green Haven Golf Course and Event Center on January 14, 2026, for the 2026 Street Overlay Project. This meeting was to further educate the neighborhood on our Street Overlay Program (SOP) and to receive feedback from the benefiting property owners. Approximately 17 people attended the meeting. Overall, the residents were in favor of the project.

The project webpage is another way for our residents to obtain information about the Street Surfacing Improvement Program and for the city to receive feedback from the benefiting property owners. The project webpage may be viewed at: www.anokaminnesota.com/SOPVirtualOpenHouse

On January 20, 2026, City Council adopted a resolution receiving and accepting the feasibility report and calling for the public improvement and assessment hearings. These hearings were originally proposed for February 17, 2026, but were amended to March 2, 2026. Given this, in accordance with the public improvement process, the next step is to hold the public improvement hearing. After the improvement hearing has been held City Council may hold the assessment hearing.

The roads that are proposed to be included in the 2026 Street Overlay Project are shown on Attachment #1; *2026 SOP Project - Proposed Project Location* Exhibit and are as follows:

Street	Segment
3rd Avenue	Harrison St. to Polk St.
5th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Jefferson St. to E Main St.
Branch Avenue	Fremont St. to W Main St.
Cross Street	5th Ave. to 7th Ave.
Franklin Lane	Fremont St. to W Main St.
Fremont Street	Levee St. to Branch Ave.

Street (continued)	Segment (continued)
Green Avenue	Rice St. to Park St.
Levee Street	Rice St. to Benton St.
Levee Street	Fremont St. to Park St.
Mill Avenue	Polk St. to 200 feet north of Taylor St.
Monroe Street	5th Ave. to 7th Ave.
Park Street	Branch Ave. to 100 feet east of Branch Ave.
Polk Street	5th Ave. to 7th Ave.
Rice Street	Levee St. to Ferry St. (TH 169)
State Avenue	Rice St. to Benton St.
Taylor Street	5th Ave. to 6th Ave.
Tyler Street	5th Ave. to 7th Ave.
Water Street	Polk St. to Taylor St.

This proposed project will involve the partially resurfacing of the street surface, including milling of the first lift of bituminous pavement, isolated pavement patching, base layer repair, and paving a new roadway surface. Minor pedestrian ramp repairs and/or deteriorated concrete curb and gutter will be performed only as needed. If a pedestrian ramp is repaired, it will be brought into compliance to meet current Americans with Disabilities Act (ADA) standards.

BEFORE **AFTER**

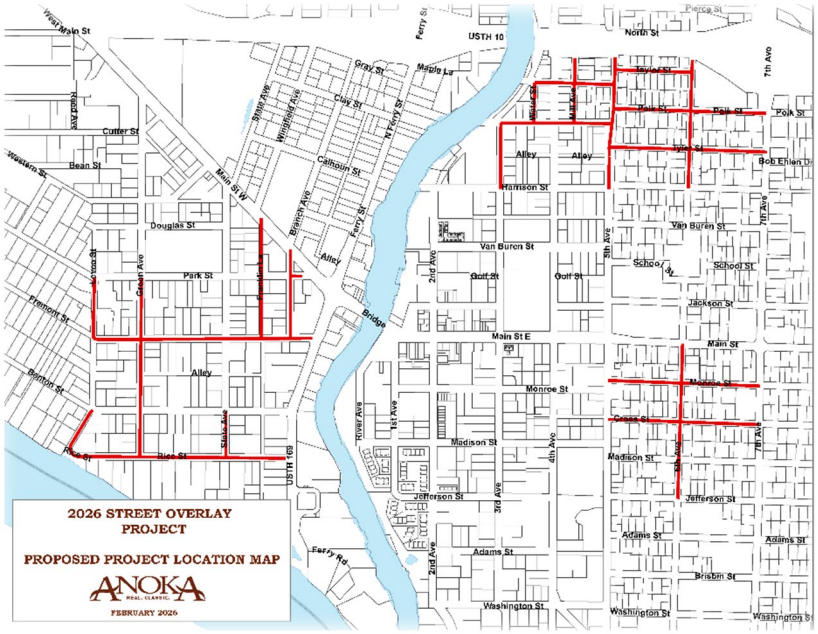


Pursuant to Minnesota Statute §429.061, the city must publish the notice of the public improvement hearing twice in the city official newspaper and they must appear at least one week apart. At least three days must

elapse between the last publication date and the date of the hearing. This notice was published in the city's official newspaper, the *Anoka County Union Herald,* on Friday, February 13th and February 20th. See attachment #2, *Notice of Public Hearings*. At least ten days prior to the hearing, the city must also mail notice of the hearing to each affected property owner. On February 13, 2026, notices of the hearing were deposited at the United States post office located at 2168 Seventh Avenue in the City of Anoka. See attachment #3, *Affidavit of Mailing Assessment Hearing Notice.*

Formal action on this item is by Resolution. After the public hearing, the City Council should make a motion to move to Item 5.2; the assessment hearing for the 2026 Street Overlay Project.

DISCUSSION



Public Improvement Hearing: The purpose of the first hearing is to allow City Council to discuss the improvements before ordering the project. At the improvement hearing interested persons may voice their concerns or input whether or not they are in the proposed assessment area. This hearing is set for 7:00 p.m. on the 2nd day of March 2026, in the Council Chambers of the Anoka City Hall.

Order Project: Should City Council wish to proceed with this project; the next step in the public improvement process is to order the project. In the case of this project, there was not a petition from the property owners so the adoption requires a "super-majority" vote, meaning City Council can only adopt the resolution by a four-fifths vote of all members of City Council.

Authorize Preparation of Plans & Specifications: The next step in the engineering process is to authorize the preparation of plans and specifications for the project.

Authorize Advertisement for Bids – Pursuant to Minnesota Statute §429.041, with an estimated contract amount in excess of $350,000; the city must use the competitive bidding process. The publication must be made at least three weeks before the last day to submit bids. The advertisement must be published at least once in the official city newspaper and at least once in a recognized trade journal. Given this, staff seeks authorization to advertise for bids.

Acquisition of Easement – With any public improvement project, it is frequently necessary to acquire real property in the form of right-of-way or utility easements to allow for the relocation of city utilities. As per City Charter, City Council approval is required to acquire real property, or in the case of easements, an interest in real property. Staff recommends that City Council authorizes staff to pursue and acquire all utility easements necessary for the successful implementation of this project.

FINANCIAL IMPACT

Based on the Feasibility Report, the estimated project cost of the 2026 Street Overlay Project is $1,199,000, which includes 15% for construction contingency, engineering, legal, administrative, and fiscal costs. The total estimated costs are broken down as follows:

Street Reconstruction		$ 670,141
Special Assessments		$ 528,859
	Total:	**$1,199,000**

Funding of the city's portion of the project is proposed to come from the Street Renewal Fund, which is comprised of special assessments, franchise fees, bond proceeds, and licenses/permits fees.

ASSESSMENTS

Assessments are proposed to each benefiting property within the project area. The assessments for the street reconstruction will be according to the City's Street Reconstruction Assessment Policy. The proposed assessment rate for 2026 will consist of a $965 street unit assessment and a $5 per lineal front footage street assessment. These are the proposed rates to be set by City Council for each single-family residential property zoned or used as R-1 and R-2. Four or more-unit residential buildings along with commercial or industrial properties have an assessment rate of double this amount.

The typical 80-foot residential lot assessment would be $1,365 based on the above-mentioned rates, and the assessments will be levied over a 5-year period at a 5% interest rate. The annual payment for a $1,365 assessment would be approximately $317 and a total principal plus interest of $1,586.

It's noteworthy to mention; the City Council unanimously approved an amendment to the *Street Reconstruction Assessment Policy* on December 2, 2024, adding special assessments for various street improvement projects, including SOP projects, to ensure all benefiting properties are treated consistently and contribute their fair share to local improvement costs.

PROEJCT SCHEDULE

The following tentative schedule is planned for the 2026 Street Overlay Project:

2025

December 1st	City Council Authorized Feasibility Report

2026

January 14th	Neighborhood Meeting held at Green Haven Golf Course & Event Center
January 20th	City Council Accepts & Approves the Feasibility Report, Calls for Public Improvement Hearing, and Assessment Hearing
January 30th	Resident Feedback/Comment Period Ended & Hearing Notices Published
February 11th	Mail Public Improvement and Assessment Notices to Property Owners

February 13th	Hearing Notices Published
February 17th	City Council Amends the Hearings Date
February 20th	Hearing Notices Published
March 2nd	City Council Holds Public Improvement Hearing, Assessment Hearing, Orders Project, Authorizes Preparation of Plans & Specifications, Adopts Assessment Roll and Authorizes Advertisement for Bid
March 6th	Advertisement for Bid Published
March 16th	City Council Approves Plans & Specifications and Sets a Bid Date
April 2nd	Open Bids at City Hall
April 20th	City Council Approves Bids and Awards Contract
May 11th	Construction May Begin
September 25th	Construction Substantial Completed
October 9th	Construction Final Completion

Based on the above schedule, staff are proposing to have the project public improvement hearing and the assessment hearing on the same evening. The project will be discussed in detail at the public improvement hearing and it will enable staff to address any assessment concerns at the same time. Staff will also be requesting the authorization to advertise for bids due to the three-week publication requirement based on Minnesota State Statute.

REQUESTED COUNCIL ACTIONS

It is recommended that the Mayor opens the public improvement hearing to receive any concerns or input from the public, close the public hearing, and conduct City Council discussion.

Second, it is recommended that City Council move to Item 5.2; the assessment hearing for the 2026 Street Overlay Project.

Third, the assessment hearing is closed, it is recommended to move to Item 9.1 and Item 9.2 forward and conduct City Council discussion.

Fourth, it is recommended that City Council adopts the resolution from Item 9.1; Ordering the Project and Authorizing the Preparation of Engineering Plans and Specifications and Authorize Advertisement for Bid for the 2026 Street Overlay Project.

Lastly, it is recommended that City Council adopts the attached resolution to Adopt the Assessment Roll for the 2026 Street Surface Improvement Project.

REQUIRED VOTES

"Super majority" vote, meaning four-fifths vote of City Council is required to Order the Project since the project was authorized by the city (not by petition).

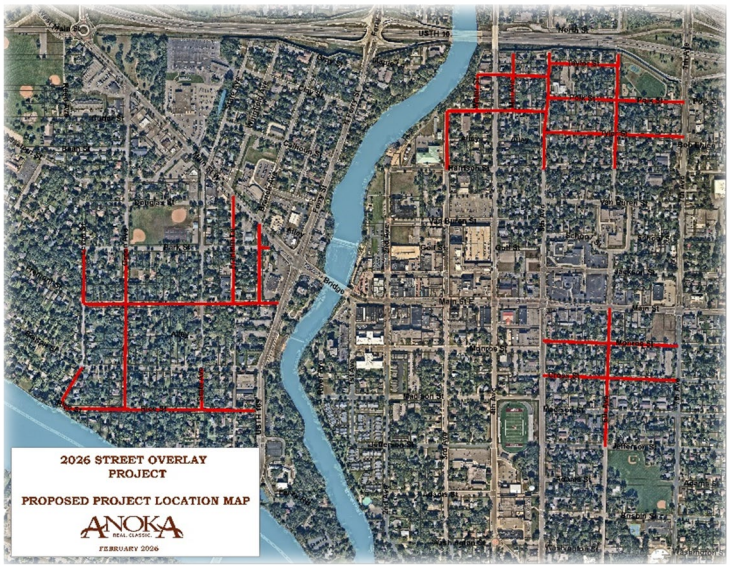
Councilmembers' majority vote present at the City Council meeting is required to Authorize the Preparation of the Engineering Plans & Specifications and Authorize Advertisement for Bid.

COUNCIL MEMO

Agenda Item # 5.2

Meeting Date: March 2, 2026
Agenda Section: Public Hearings
Item Description: 2026 Street Overlay Project; Assessment Hearing
Submitted By: Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION



On January 20, 2026, City Council adopted a resolution receiving and accepting the feasibility report, and calling for the public improvement and assessment hearings for the 2026 Street Overlay Project. These hearings were originally proposed for February 17, 2026, but were postponed to March 2, 2026, due to administrative and project-related factors, including the time needed to complete the special benefit analysis, the preparation and verification of a larger mailing, and additional time provided to finalize the proposed assessment amounts. Notice on the project website was posted the week of February 8th. Given this, in accordance with the public improvement process, the next step is to hold the public improvement hearing. After the improvement hearing has been held, City Council may and shall hold the assessment hearing.

The roads that are proposed to be included in the 2026 Street Overlay Project are shown on ennclosed *2026 SOP Project - Proposed Project Location* Exhibit and are as follows:

Street	Segment
3rd Avenue	Harrison St. to Polk St.
5th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Jefferson St. to E Main St.
Branch Avenue	Fremont St. to W Main St.
Cross Street	5th Ave. to 7th Ave.
Franklin Lane	Fremont St. to W Main St.
Fremont Street	Levee St. to Branch Ave.
Green Avenue	Rice St. to Park St.
Levee Street	Rice St. to Benton St.
Levee Street	Fremont St. to Park St.

Street (continued)	Segment (continued)
Mill Avenue	Polk St. to 200 feet north of Taylor St.
Monroe Street	5th Ave. to 7th Ave.
Park Street	Branch Ave. to 100 feet east of Branch Ave.
Polk Street	5th Ave. to 7th Ave.
Rice Street	Levee St. to Ferry St. (TH 169)
State Avenue	Rice St. to Benton St.
Taylor Street	5th Ave. to 6th Ave.
Tyler Street	5th Ave. to 7th Ave.
Water Street	Polk St. to Taylor St.

Pursuant to Minnesota Statute §429.061; at least once and at least two weeks before the assessment hearing, the city must publish notice of the hearing in the city newspaper. This notice was published in the city's legal newspaper, the *Anoka County Union Herald* on February 13th and February 20th, 2026 (see enclosed notice of public hearings). And at least two weeks before the hearing the city must also mail notice of the hearing to each affected property owner. On February 13, 2026, notices of the hearing (see enclosed example letter) were deposited in the United States Post Service Office located at 2168 Seventh Avenue in the City of Anoka (see enclosed affidavit of mailing).

The assessment roll and the property frontage maps for the proposed 2026 project are attached. The assessment roll includes a list of all property owners with their individual proposed assessment amounts. For single-family residential property zoned or used R-1 and R-2, City Council has set the street unit assessment at $965 and a $5 per lineal foot assessment for 2026. For all other properties, including but not limited to, four or more-unit residential properties along with commercial, industrial, school, and church properties will be double these amounts.

An example of a typical 80-foot residential lot would pay the following proposed 2026 assessment:

Street Unit Assessment	$ 965
Street Front Footage Assessment ($5 x 80-feet)	$ 400
Total Assessment:	**$1,365**

Assessments are levied over a five-year period at a 5% interest rate. The annual payment for an $1,365 assessment would be approximately $317 and a total principal plus interest of $1,586.

Council shall be aware that since the last time this project was presented, the city hired Valbridge Property Advisors to complete a Special Benefit Analysis for the 2026 street projects. This appraisal report summarizes the special benefit derived from the planned improvements and is based on market analysis of comparable projects completed in the region for similar properties. Based on this report, the value range for single-family residential property is $5,000 - $7,000, with all other properties receiving double to triple the amount in special benefit. See attached executive summary letter dated February 19, 2026, from Nathan Hansen, Managing Director, and Nathan Schumacher, Senior Appraiser, at Valbridge Property Advisors addressed to the City of Anoka.

Formal action on this item is by Resolution. After the public hearing, the City Council should make a motion to move Item 9.1 and Item 9.2 up on the agenda so that they may be acted upon after the public hearing for Item 5.2 takes place.

DISCUSSION

Assessment Hearing: The purpose of the assessment hearing is to hear and consider all objections from the property owners about the proposed assessment, whether presented orally or in writing. A written objection must be signed by the property owner either prior to the meeting or at the hearing in order to maintain the right to appeal. Any person who objects to his/her assessment amount may appeal to district court within 30 days after the adoption of the assessment roll by City Council.

Adopt the Assessment Roll: The next step in the Minnesota State Statute §429.061 process is to adopt the assessment roll to set liens against the properties listed in the roll. The assessments will be payable over a five-year period with an interest rate set at 5%. A property owner can pay all or part of their assessment with no interest charges until November 15, 2026. After this, any balance remaining will automatically be certified to Anoka County for collection on the property taxes. Deferments of the assessments are available to qualified senior citizens, people with permanent and total disability, and military service deferrals. All deferred assessments constitute liens on the property and must be paid within 30 years of the assessment levy. Interest on the assessments discussed subsequently, may be paid or deferred.

FINANCIAL IMPACT

The estimated project cost of the 2026 Street Overlay Project is $1,199,000, which includes 5% for construction contingency and 10% for engineering, legal, administrative, and fiscal costs. Funding of the project is proposed to come from two different funding sources including the following:

Street Renewal Fund	$670,141	Special Assessments	$528,859

The Street Renewal Fund is comprised of special assessments, franchise fees, bond proceeds, and licenses and permits fees.

REQUESTED COUNCIL ACTIONS

It is recommended that the Mayor opens the assessment hearing to receive any objections to the assessments from the benefitting property owners, close the public hearing, and conduct City Council discussion.

Second, it is recommended to move Item 9.1 and Item 9.2 forward and conduct Council discussion.

Third, it is recommended that City Council adopts the resolution from Item 9.1; Ordering the Project, Authorizing the Preparation of Engineering Plans and Specifications, and Authorize Advisement for Bid for the 2026 Street Overlay Project.

Lastly, it is recommended that City Council adopts the attached resolution to Adopt the Assessment Roll for the 2026 Street Overlay Project.

REQUIRED VOTE

Councilmembers' majority vote present at the City Council meeting is required to adopt the assessment roll.

COUNCIL MEMO

Agenda Item # 5.3

Meeting Date: March 2, 2026

Agenda Section: Public Hearings

Item Description: 2026 Street Surface Improvement Project; Public Improvement Hearing

Submitted By: Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION

A resolution was adopted by City Council on November 17, 2025, authorizing the preparation of a feasibility report for the 2026 Street Surface Improvement Project. The 2026 project is proposed to be approximately 1.1 miles of street resurfacing for the neighborhoods Mineral Ponds and Sandra Terrace. Reconditioning of a road comprises of a full-depth reclamation of existing bituminous pavement and underlying aggregate base material and paving a new bituminous asphalt surface.

An informational "neighborhood" meeting was held at Green Haven Golf Course and Event Center on January 14, 2026, for the 2026 Street Surface Improvement Project. This meeting was to further educate the neighborhood on our Street Surface Improvement Program (SSIP) and to receive feedback from the benefiting property owners. Approximately 15 people attended the meeting. Overall, the residents were in favor of the project.

BEFORE



AFTER



The project webpage is another way for our residents to obtain information about the Street Surfacing Improvement Program and for the city to receive feedback from the benefiting property owners. The project webpage may be viewed at: www.anokaminnesota.com/SSIPVirtualOpenHouse.

On January 20, 2026, City Council adopted a resolution receiving and accepting the feasibility report, and calling for the public improvement and assessment hearings. These hearings were originally proposed for February 17, 2026, but were amended to March 2, 2026. Given this, in accordance with the public improvement process, the next step is to hold the public improvement hearing. After the improvement hearing has been held, City Council may hold the assessment hearing.

The roads that are proposed to be included in the 2026 Street Surface Improvement Project are shown on Attachment #1; *2026 SSIP Project Mineral Ponds & Sandra Terrace - Proposed Project Location Map* Exhibit and are as follows:

Street	**Segment**
East Mineral Pond Boulevard	McKinley St. to St. Francis Blvd (TH-47)
Mineral Pond Court	East Mineral Pond Blvd. to cul-de-sac
Placer Avenue	McKinley St. to East Mineral Pond Blvd.
Saint Francis Court	East Mineral Pond Blvd. to cul-de-sac
Wilson Street	East Mineral Pond Blvd. to St. Francis Blvd (TH-47)
5th Avenue	River Ln. to 200 feet north of River Ln.
River Lane	West cul-de-sac to east cul-de-sac

This proposed project will involve the reconstruction of the street surface, including the bituminous pavement, minor replacement of the concrete curb and gutters, replacement of manhole casting, new concrete cross gutters, sidewalk repairs, spot watermain repairs, traffic control, and storm sewer drainage improvements only as necessary. As part of the sidewalk work, all pedestrian ramps will be reconstructed to meet current Americans with Disabilities Act (ADA) Standards. The spot watermain repair work is for the malfunctioning gate valves and broken access valve boxes.

It shall be noted that this project had originally proposed a new infrastructure change, which included constructing a new rain garden in the Mineral Ponds neighborhood on Placer Avenue. However, due to existing utilities, the Anoka Conservation District has determined the benefits would be minimal and construction cost would be high. As a result, the rain garden will be abandoned and will not move forward as part of the project.

Pursuant to Minnesota Statute §429.061, the city must publish the notice of the public improvement hearing twice in the city official newspaper and they must appear at least one week apart. At least three days must elapse between the last publication date and the date of the hearing. This notice was published in the city's official newspaper, the *Anoka County Union Herald,* on Friday, February 13th and February 20th. See attachment #2, *Notice of Public Hearings*. At least ten days prior to the hearing, the city must also mail notice of the hearing to each affected property owner. On February 11, 2026, notices of the hearing were deposited in the United States Post Office collection box located at 1001 Lund Boulevard in the City of Anoka. See attachment #3, *Affidavit of Mailing Assessment Hearing Notice.*

Formal action on this item is by Resolution. After the public hearing, the City Council should make a motion to move to Item 5.4; the assessment hearing for the 2026 Street Surface Improvement Project.

DISCUSSION

Public Improvement Hearing: The purpose of the first hearing is to allow City Council to discuss the improvements before ordering the project. At the improvement hearing interested persons may voice their concerns or input whether or not they are in the proposed assessment area. This hearing is set for 7:00 p.m. on the 2nd day of March, 2026, in the Council Chambers of the Anoka City Hall.



Order Project: Should City Council wish to proceed with this project; the next step in the public improvement process is to order the project. In the case of this project, there was not a petition from the property owners so the adoption requires a "super-majority" vote, meaning City Council can only adopt the resolution by a four-fifths vote of all members of City Council.

Authorize Preparation of Plans & Specifications: The next step in the engineering process is to authorize the preparation of plans and specifications for the project.

Authorize Advertisement for Bids: Pursuant to Minnesota Statute §429.041, with an estimated contract amount in excess of $350,000; the city must use the competitive bidding process. The publication must be made at least three weeks before the last day to submit bids. The advertisement must be published at least once in the official city newspaper and at least once in a recognized trade journal. Given this, staff seeks authorization to advertise for bids.

Acquisition of Easement: With any public improvement project, it is frequently necessary to acquire real property in the form of a right-of-way or utility easements to allow for the relocation of city utilities. As per City Charter, City Council approval is required to acquire real property, or in the case of easements, an interest in real property. Staff recommends that City Council authorizes staff to pursue and acquire all utility easements necessary for the successful implementation of this project.

FINANCIAL IMPACT

Based on the Feasibility Report, the estimated project cost of the 2026 Street Surface Improvement Project is $1,394,400, which includes 15% for construction contingency, engineering, legal, administrative, and fiscal costs. The total estimated costs are broken down as follows:

Street Reconstruction		$ 889,223
Water System		$ 195,700
Special Assessments		$ 309,477
	Total:	**$1,394,400**

The following breakdown shows that the city's share of the project will amount to approximately 78%, while assessments to benefiting properties will only be 22% of the total project cost. Funding of the city's portion of the project is proposed to come from several different funding sources including the following:

Street Renewal Fund	$889,223	Special Assessments	$309,477
Water System Utility	$195,700		

ASSESSMENTS

Assessments are proposed to each benefiting property within the project area. The assessments for the street reconstruction will be according to the City's Street Reconstruction Assessment Policy. The proposed assessment rate for 2026 will consist of a $1,930 street unit assessment and a $10 per lineal front footage street assessment. These are the proposed rates to be set by City Council for each single-family residential property zoned or used as R-1 and R-2. Four or more-unit residential buildings along with commercial or industrial properties have an assessment rate of double this amount.

The typical 80-foot residential lot assessment would be $2,730 based on the above-mentioned rates, and the assessments will be levied over a five-year period at a 5% interest rate. The annual payment for a $2,730 assessment would be approximately $619 and a total principal plus interest of $3,095.

PROEJCT SCHEDULE

The following tentative schedule is planned for the 2026 Street Surface Improvement Project:

2025

November 17th	City Council Authorized Feasibility Report

2026

January 14th	Neighborhood Meeting Held at Green Haven Golf Course & Event Center
January 20th	City Council Accepts & Approves the Feasibility Report, Calls for Public Improvement Hearing, and Assessment Hearing
January 30th	Resident Feedback/Comment Period Ended and Hearing Notices Published
February 11th	Mail Public Improvement and Assessment Notices to Property Owners
February 13th	Hearing Notices Published
February 17th	City Council Amends the Hearings Date
February 20th	Hearing Notices Published
March 2nd	**City Council Holds Public Improvement Hearing, Assessment Hearing, Orders Project, Authorizes Preparation of Plans & Specifications, Adopts Assessment Roll and Authorizes Advertisement for Bid**
March 6th	Advertisement for Bid Published

March 16th	City Council Approves Plans & Specifications and Sets a Bid Date
April 2nd	Open Bids at City Hall
April 20th	City Council Approves Bids and Awards Contract
May 11th	Construction May Begin
September 25th	Construction Substantial Completed
October 9th	Construction Final Completion

Based on the above schedule, staff are proposing to have the project public improvement hearing and the assessment hearing on the same evening. The project will be discussed in detail at the public improvement hearing and it will enable staff to address any assessment concerns at the same time. Staff will also be requesting the authorization to advertise for bids due to the three-week publication requirement based on Minnesota State Statute.

REQUESTED COUNCIL ACTIONS

It is recommended that the Mayor opens the public improvement hearing to receive any concerns or input from the public, close the public hearing, and conduct City Council discussion.

Second, it is recommended that City Council move to Item 5.4; the assessment hearing for the 2026 Street Surface Improvement Project.

Third, the assessment hearing is closed, it is recommended to move to Item 9.3 and Item 9.4 forward and conduct City Council discussion.

Fourth, it is recommended that City Council adopts the resolution from Item 9.3; Ordering the Project and Authorizing the Preparation of Engineering Plans and Specifications and Authorize Advertisement for Bid for the 2026 Street Surface Improvement Project.

Lastly, it is recommended that City Council adopts the attached resolution to Adopt the Assessment Roll for the 2026 Street Surface Improvement Project.

REQUIRED VOTES

“Super majority” vote, meaning four-fifths vote of City Council is required to Order the Project since the project was authorized by the city (not by petition).

Councilmembers’ majority vote present at the City Council meeting is required to Authorize the Preparation of the Engineering Plans & Specifications, and Authorize Advertisement for Bid.

COUNCIL MEMO

Agenda Item # 5.4

Meeting Date: March 2, 2026

Agenda Section: Public Hearings

Item Description: 2026 Street Surface Improvement Project; Assessment Hearing

Submitted By: Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION



On January 20, 2026, City Council adopted a resolution receiving and accepting the Feasibility Report, and calling for the public improvement and assessment hearings for the 2026 Street Surface Improvement Project. These hearings were originally proposed for February 17, 2026, but were postponed to March 2, 2026, due to administrative and project-related factors, including the time needed to complete the special benefit analysis and additional time provided to finalize the proposed assessment amounts. Notice on the project website was posted the week of February 8th. Given this, in accordance with the public improvement process, the next step is to hold the public improvement hearing. After the improvement hearing has been held, City Council may and shall hold the assessment hearing.

The roads that are proposed to be included in the 2026 Street Surface Improvement are shown on Attachment #1; *2026 SSIP Project Mineral Ponds & Sandra Terrace - Proposed Project Location Map* Exhibit and are as follows:

Street	Segment
East Mineral Pond Boulevard	McKinley St to St Francis Blvd (TH-47)
Mineral Pond Court	East Mineral Pond Blvd to cul-de-sac
Placer Avenue	McKinley St to East Mineral Pond Blvd
Saint Francis Court	East Mineral Pond Blvd to cul-de-sac
Wilson Street	East Mineral Pond Blvd to St. Francis Blvd (TH-47)
5th Avenue	River Ln. to 200 feet north of River Ln
River Lane	West cul-de-sac to east cul-de-sac

Pursuant to Minnesota Statute §429.061; at least once and at least two weeks before the assessment hearing, the city must publish notice of the hearing in the city newspaper. This notice was published in the city's legal

newspaper, the *Anoka County Union Herald* on February 13th and February 20th, 2026 (see enclosed notice of public hearings). And at least two weeks before the hearing the city must also mail notice of the hearing to each affected property owner. On February 11, 2026, notices of the hearing (see enclosed example letter) were deposited in the United States Post Service Office collection box located at 1001 Lund Boulevard in the City of Anoka (see enclosed affidavit of mailing).

The assessment roll and the property frontage maps for the proposed 2026 project are attached. The assessment roll includes a list of all property owners with their individual proposed assessment amounts. For single-family residential property zoned or used R-1 and R-2, City Council has set the street unit assessment at $1,930 and a $10 per lineal foot assessment for 2026. For all other properties, including but not limited to, four or more-unit residential properties along with commercial, industrial, school, and church properties will be double these amounts.

An example of a typical 80-foot R-1 or R-2 residential lot would pay the following proposed assessment:

Street Unit Assessment	$1,930
Street Front Footage Assessment ($10 x 80-feet)	$ 800
Total Assessment:	**$2,730**

Assessments are levied over a five-year period at a 5% interest rate. The annual payment for an $2,730 assessment would be approximately $619 and a total principal plus interest of $3,095.

Council shall be aware that since the last time this project was presented, the City hired Valbridge Property Advisors to complete a Special Benefit Analysis for the 2026 street projects. This appraisal report summarizes the special benefit derived from the planned improvements and is based on market analysis of comparable projects completed in the region for similar properties. Based on this report, the value range for single-family residential property is $5,000 - $7,000, with all other properties receiving double to triple the amount in special benefit. See attached executive summary letter dated February 19, 2026, from Nathan Hansen, Managing Director, and Nathan Schumacher, Senior Appraiser, at Valbridge Property Advisors addressed to the City of Anoka.

Formal action on this item is by Resolution. After the public hearing, the City Council should make a motion to move Item 9.3 and Item 9.4 up on the agenda so that they may be acted upon after the public hearing for Item 5.3 takes place.

DISCUSSION

Assessment Hearing: The purpose of the assessment hearing is to hear and consider all objections from the property owners about the proposed assessment, whether presented orally or in writing. A written objection must be signed by the property owner either prior to the meeting or at the hearing in order to maintain the right to appeal. Any person who objects to his/her assessment amount may appeal to district court within 30 days after the adoption of the assessment roll by City Council.

Adopt the Assessment Roll: The next step in the Minnesota State Statute §429.061 process is to adopt the assessment roll to set liens against the properties listed in the roll. The assessments will be payable over a five-year period with an interest rate set at 5%. A property owner can pay all or part of their assessment with no

interest charges until November 15, 2026. After this, any balance remaining will automatically be certified to Anoka County for collection on the property taxes. Deferments of the assessments are available to qualified senior citizens, people with permanent and total disability, and military service deferrals. All deferred assessments constitute liens on the property and must be paid within 30 years of the assessment levy. Interest on the assessments discussed subsequently, may be paid or deferred.

FINANCIAL IMPACT

The estimated project cost of the 2026 Street Surface Improvement Project is $1,394,400, which includes 5% for construction contingency and 10% for engineering, legal, administrative, and fiscal costs. The following breakdown shows that the city's share of the project will amount to approximately 78%, while the special assessments to benefiting properties will only be 22% of the total project cost. Funding of the project is proposed to come from several different funding sources including the following:

Street Renewal Fund	$889,223	Special Assessments	$309,477
Water System Utility	$195,700	Grant Funds	$70,000

REQUESTED COUNCIL ACTIONS

It is recommended that the Mayor opens the assessment hearing to receive any objections to the assessments from the benefitting property owners, close the public hearing, and conduct City Council discussion.

Second, it is recommended to move Item 9.3 and Item 9.4 forward and conduct Council discussion.

Third, it is recommended that City Council adopts the resolution from Item 9.3; Ordering the Project, Authorizing the Preparation of Engineering Plans and Specifications, and Authorize Advisement for Bid for the 2026 Street Surface Improvement Project.

Lastly, it is recommended that City Council adopts the attached resolution to Adopt the Assessment Roll for the 2026 Street Surface Improvement Project.

REQUIRED VOTE

Councilmembers' majority vote present at the City Council meeting is required to adopt the assessment roll.

COUNCIL MEMO

Agenda Item # 6.1

Meeting Date: March 2, 2026
Agenda Section: Consent Agenda
Item Description: Verified Bills
Submitted By: Brenda Springer, Finance Director

CONSENT AGENDA

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

BACKGROUND INFORMATION

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

If you have questions about a particular bill, please call me at (763) 576-2771.

FINANCIAL IMPACT

Will vary from meeting to meeting.

REQUESTED COUNCIL ACTION

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

REQUIRED VOTE

The **Consent Agenda** is approved by a majority vote of the Councilmembers present at the meeting.

City of Anoka, Minnesota

PAID BILL LIST FOR RATIFICATION

By Fund

Payment Dates 2/18/2026 - 3/1/2026

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
Fund: 101 - GENERAL FUND					
178907	Aspen Mills	Uniforms-Gardner	Police Reserve Uniforms	101-4210-620111	267.70
178824	Barna Guzy & Steffen, Ltd	DEC25 General Labor Law	Legal	101-4110-631150	1,306.00
178867	Orkin Exterminating Inc	Pest Control-1500 6th Ave	Expert & Professional Services	101-4517-631100	103.33
178928	Metro Cities	Metro Cities 2026 Membershi	Memberships & Subscriptions	101-4110-632150	7,078.00
178839	ECM Publishers	RES 2026-0003	Advertising, Publications	101-4190-633150	77.00
178942	Streicher's	Tactical Gear-Mora	Clothing Uniforms	101-4210-641270	234.00
178842	IDC Automatic	Service 22x14 Door-Public Wo	Maintenance & Repairs	101-4195-641100	272.00
178824	Barna Guzy & Steffen, Ltd	JAN26 General Labor Law	Legal	101-4110-631150	2,360.50
178824	Barna Guzy & Steffen, Ltd	JAN26 General Labor Law	Legal	101-4160-631150	519.50
DFT0005302	City of Anoka	JAN AMU Billing	Utility Servcies	101-4510-635100	598.72
178859	Menard Cashway Lumber	3/4" CPVC Union, 3/4X CPVC	General Supplies	101-4194-621130	41.23
4051	Cintas	Uniforms	Clothing & Uniforms	101-4550-641270	69.95
178859	Menard Cashway Lumber	Anchor Kit. EZ Anchor, Zircon	General Supplies	101-4194-621130	77.35
178851	Language Line Services, Inc.	JAN26 Language Interpretatio	Expert & Professional Services	101-4210-631100	4.12
178830	CenterPoint Energy	JAN26 611 Polk St	Utility Services	101-4550-635100	310.78
178830	CenterPoint Energy	JAN26 2323 3rd Ave	Utility Services	101-4210-635100	1,431.65
178830	CenterPoint Energy	JAN26 502 Grant	Utility Service	101-4194-635100	21.00
178830	CenterPoint Energy	JAN26 521 Johnson	Utility Service	101-4194-635100	659.23
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4210-641100	380.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4194-641100	1,160.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4195-641100	380.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4210-641100	1,875.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4510-641100	1,590.00
4051	Cintas	Mats	Expert & Professional Services	101-4194-631100	79.62
178831	Cintas Corp No. 2	Supplies	General Supplies	101-4195-621130	102.22
178831	Cintas Corp No. 2	Supplies	General Supplies	101-4310-621130	93.25
178831	Cintas Corp No. 2	Supplies	General Supplies	101-4550-621130	93.24
178832	City of Andover	JAN26 Electric Service & Light	Utility Services	101-4310-635100	65.91
178841	HealthPartners Occupational	Pre-Employment Screening-B	Expert & Professional Services	101-4210-631100	937.00
178841	HealthPartners Occupational	Pre-Employment Screening-B	Expert & Professional Services	101-4310-631100	58.00
4039	Innovative Office Solutions LL	Office Supplies	Office Supplies	101-4120-621120	101.38
4039	Innovative Office Solutions LL	Office Supplies	Office Supplies	101-4150-621120	6.39
4039	Innovative Office Solutions LL	Office Supplies	Office Supplies	101-4910-621120	265.77
178858	Med Compass	Annual Heart/Fit Test	Expert & Professional Services	101-4210-631100	1,650.00
178940	Shred Right	Shred Svc week 2/5/26	Rubbish Hauling	101-4120-635140	36.93
178872	PUMP AND METER SERVICE, I	Air Valve Kit	Maintenance & Repairs	101-4195-641100	1,271.50
4039	Innovative Office Solutions LL	Pocket Files	Office Supplies	101-4120-621120	192.87
178839	ECM Publishers	Ordinance No 2026-1835	Advertising, Publications	101-4120-633150	104.50
4036	Berglund, Baumgartner, Kimb	JAN26 Criminal Prosecution	Prosecution	101-4160-631155	15,891.26
178857	Marco	FEB26 copier svcs	Rents & Leases	101-4120-641200	873.36
178857	Marco	FEB26 copier svcs	Rents & Leases	101-4150-641200	142.50
178857	Marco	FEB26 copier svcs	Rent & Leases	101-4210-641200	481.72
178857	Marco	FEB26 copier svcs	Rent & Leases	101-4270-641200	276.95
178857	Marco	FEB26 copier svcs	Rent & Leases	101-4310-641200	436.69
178857	Marco	FEB26 copier svcs	Rents & Leases	101-4550-641200	448.50
4037	Cintas	Uniforms	Maintenance & Repairs	101-4195-641100	7.77
178879	Tavern at Greenhaven, LLC	City Goal Session Meal	Meeting Expense	101-4110-632120	800.53
178906	Anoka County Treasury Dept	Used Oil/License Fee	Maintenance & Repairs	101-4550-641100	100.00
178852	Lano Equipment, Inc.	Chain Oil	Maintenance & Repairs	101-4550-641100	227.92
178885	YTS Companies, LLC	Mississippis River-Ash Tree Re	Other Improvements	101-4551-653300	35,475.00
178885	YTS Companies, LLC	Benton Stormwater Project	Shade Tree Expenses	101-4551-641190	12,000.00
178862	Mulcahy, Inc	Boilers parts City Hall	Maintenance & Repairs	101-4194-641100	4,528.82
178825	Benefit Extras, Inc	FEB26 Tax Plan, JAN26 COBRA	Expert & Professional Services	101-4120-631100	99.25

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
178878	STATE OF MINNESOTA DCT	Refund Invoice 2025.0004	Accounts Payable	101-201110	2,089.67
178831	Cintas Corp No. 2	Supplies	Expert & Professional Services	101-4194-631100	53.42
178859	Menard Cashway Lumber	Push Booms	Small Tools & Minor Equipme	101-4210-621150	63.88
178927	Menard Cashway Lumber	Tapcon	General Supplies	101-4550-621130	26.98
178918	Grainger	Locks	General Supplies	101-4194-621130	40.74
4054	FINKEN WATER SOLUTIONS	Water Spring 5 Gallon-5	Office Supplies	101-4210-621120	50.45
178907	Aspen Mills	Uniforms-Armstrong	Clothing Uniforms	101-4210-641270	1,496.91
178907	Aspen Mills	Uniforms-Newton	Clothing, Uniforms	101-4240-641270	579.31
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	101-4194-635100	4,003.78
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	101-4195-635100	660.08
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4210-635100	4,290.49
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4310-635100	660.08
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Servcies	101-4510-635100	3,526.65
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4515-635100	21.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4516-635100	111.60
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4517-635100	757.09
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4550-635100	1,290.43
4037	Cintas	Uniforms	Clothing & Uniforms	101-4550-641270	69.95
4051	Cintas	Mats	Maintenance & Repairs	101-4517-641100	45.42
4037	Cintas	Mats/Uniforms	Clothing & Uniforms	101-4550-641270	57.56
178932	NAPA Auto Parts	Oil/Coolant	General Supplies	101-4210-621130	26.05
4057	Hawkins, Inc.	Chemicals	General Supplies	101-4516-621130	70.00
4051	Cintas	Mats	Expert & Professional Services	101-4194-631100	79.62
178840	GILLESPIE CENTER	2 Boat Trips (13 people- June	General Supplies	101-4517-621130	650.00
178907	Aspen Mills	Uniforms-Youngquist	Clothing Uniforms	101-4210-641270	179.98
178929	Minuteman Press - Anoka	MAR26 525 Senior Times	Expert & Professional Services	101-4517-631100	313.43
178916	Earl F. Andersen, Inc	Kleen Bushing, Kleen Bolt, Kle	Maintenance & Repairs	101-4310-641100	356.55
178907	Aspen Mills	Uniforms-Wolfram	Clothing Uniforms	101-4210-641270	10.85
4051	Cintas	CRT Cabinet	Maintenance & Repairs	101-4195-641100	5.00
4051	Cintas	Uniforms	Clothing & Uniforms	101-4550-641270	69.95
4051	Cintas	Mats	Maintenance & Repairs	101-4517-641100	36.32
4051	Cintas	Uniforms/Mats	Clothing & Uniforms	101-4550-641270	57.56
178923	Lano Equipment, Inc.	Bar & Chain	General Supplies	101-4550-621130	113.96
				Fund 101 - GENERAL FUND Total:	**119,530.67**
Fund: 225 - CEMETERY					
178833	Cold Spring Granite Memorial	NS-3 Rose Niche 11x4-Roberts	Expert and Professional	225-4901-631100	366.00
				Fund 225 - CEMETERY Total:	**366.00**
Fund: 260 - CITY PARKING					
DFT0005302	City of Anoka	JAN AMU Billing	Utility Services	260-4288-635100	2,859.61
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	260-4288-641100	350.00
				Fund 260 - CITY PARKING Total:	**3,209.61**
Fund: 415 - STREET RENEWAL					
4061	VALBRIDGE PROPERTY ADVIS	Special Benefit Analysis	Expert & Professional Services	415-4380-631100	6,000.00
4061	VALBRIDGE PROPERTY ADVIS	Special Benefit Analysis	Expert & Professional Services	415-4380-631100	6,000.00
				Fund 415 - STREET RENEWAL Total:	**12,000.00**
Fund: 600 - ELECTRIC					
4040	Wesco	AMI Project	Other Improvements	600-7366-653300	552.90
4053	Elk River Winlectric	Adapter	General Supplies	600-7555-621130	411.00
4060	Stuart C Irby Co	Ord 692 Irby Misc Inv	Inventory Materials & Supplie	600-141100	4,275.00
DFT0005302	City of Anoka	JAN AMU Billing	Electric Utility	600-7555-635110	3,576.35
DFT0005302	City of Anoka	JAN AMU Billing	Electric	600-7921-635110	13,084.50
4062	Wesco	Req 462 Wesco AMI FAT/ISAT	Other Improvements	600-7366-653300	5,092.45
4062	Wesco	Req 462 Wesco AMI FAT/ISAT	Other Improvements	600-7366-653300	135.80
4037	Cintas	Uniforms	Clothing, Uniforms	600-7184-641270	388.77
4038	Gopher State One-Call	JAN26 On Call Svc	Expert & Professional	600-7555-631100	126.02
178828	Carr's Tree Service, Inc	Utility Tree Svc Week of 1/31	Expert & Professional	600-7555-631100	6,597.54
4062	Wesco	Req 474 Wesco Metering Ca	General Supplies	600-7366-621130	5,440.20
4062	Wesco	Ord 695 Wesco PT 60:1	Inventory Materials & Supplie	600-141100	10,880.40
178831	Cintas Corp No. 2	Supplies	General Supplies	600-7555-621130	91.21

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
DFT0005303	MMPA	JAN26 Purchased Power	Purchased Power	600-7555-623900	1,641,044.73
178940	Shred Right	Shred Svc week 2/5/26	Rubbish Hauling	600-7184-635140	17.52
178927	Menard Cashway Lumber	Spring Water	Exempt Inventory supplies	600-7555-621140	9.00
178857	Marco	FEB26 copier svcs	Rents & Leases	600-7903-641200	436.68
4037	Cintas	Uniforms	Clothing, Uniforms	600-7184-641270	388.77
4041	Xcel Energy	JAN26 Facilities Agreement	Rents & Leases	600-7555-641200	5,250.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Gas Utility Service	600-7555-635100	3,519.55
178917	FP Mailing Solutions	Quarterly Postage Machine M	Maintenance & Repairs	600-7903-641100	216.00
178923	Lano Equipment, Inc.	Chain, Filter, KPA-Element Inn	Exempt Inventory supplies	600-7555-621140	380.68
178933	Northland Occupational Healt	Pre-Employment Drug Screen	Expert & Professional	600-7555-631100	55.00
178888	Anoka County License Center	2026 Trailer Registration Rene	Taxes & Licenses	600-7184-635180	318.75
178888	Anoka County License Center	2026 Car/TruckRegistration R	Taxes & Licenses	600-7184-635180	361.25
				Fund 600 - ELECTRIC Total:	**1,702,650.07**
Fund: 601 - WATER					
178848	Kodru Equipment, LLC	8" FLG Plug Valve wGear & H	Maintenance & Repairs	601-7240-641100	4,142.00
DFT0005302	City of Anoka	JAN AMU Billing	Utility Service	601-7240-635100	12,006.50
DFT0005302	City of Anoka	JAN AMU Billing	Water	601-7240-635120	680.71
4038	Gopher State One-Call	JAN26 On Call Svc	Expert & Professional Services	601-7240-631100	63.24
178830	CenterPoint Energy	JAN26 559 Castle Field	Utility Service	601-7240-635100	2,173.95
178859	Menard Cashway Lumber	Well 3- Air Compresspe, Drive	Small Tools & Minor Equipme	601-7240-621150	821.98
178930	MN Dept of Health	1st Qtr 2026 Water Surcharge	State Surcharge Payable	601-201300	20,029.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	601-7240-635100	2,553.06
4051	Cintas	Uniforms	Clothing, Uniforms	601-7240-641270	102.53
4057	Hawkins, Inc.	Chemicals	Chemicals	601-7240-621210	30.00
178944	Water Laboratories Inc	Coliform Only	Expert & Professional Services	601-7240-631100	180.00
178944	Water Laboratories Inc	Coliform Only	Expert & Professional Services	601-7240-631100	180.00
4051	Cintas	Uniforms	Clothing, Uniforms	601-7240-641270	102.53
4057	Hawkins, Inc.	Chemicals	Chemicals	601-7240-621210	4,873.84
178887	MN Dept of Health	Water Class D Certification-Da	Taxes & Licenses	601-7240-635180	23.00
178888	Anoka County License Center	2026 Trailer Registration Rene	Taxes & Licenses	601-7240-635180	21.25
178888	Anoka County License Center	2026 Car/TruckRegistration R	Taxes & Licenses	601-7240-635180	106.25
				Fund 601 - WATER Total:	**48,089.84**
Fund: 602 - SEWER					
DFT0005302	City of Anoka	JAN AMU Billing	Utility Services	602-7245-635100	2,290.68
DFT0005302	City of Anoka	JAN AMU Billing	Sewer	602-7245-635130	287.20
4038	Gopher State One-Call	JAN26 On Call Svc	Expert & Professional Services	602-7245-631100	63.24
178830	CenterPoint Energy	JAN26 800 Charolotte	Utility Services	602-7245-635100	36.40
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	602-7245-635100	660.08
178888	Anoka County License Center	2026 Trailer Registration Rene	Taxes & Licenses	602-7245-635180	63.75
178888	Anoka County License Center	2026 Car/TruckRegistration R	Taxes & Licenses	602-7245-635180	106.25
				Fund 602 - SEWER Total:	**3,507.60**
Fund: 609 - LIQUOR					
DFT0005302	City of Anoka	JAN AMU Billing	Utility Services	609-7370-635100	1,040.44
178877	Southern Glazer's of MN	Wine for Resale	Wine Purchases	609-7370-622130	168.00
178877	Southern Glazer's of MN	Wine for Resale	Freight	609-7370-622190	1.71
178877	Southern Glazer's of MN	Wine for Resale	Wine Purchases	609-7370-622130	151.92
178877	Southern Glazer's of MN	Wine for Resale	Freight	609-7370-622190	1.71
178837	Dahlheimer Beverage, LLC	Beer for Resale	Beer Purchases	609-7370-622120	4,360.47
178837	Dahlheimer Beverage, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	280.00
178845	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	372.16
178845	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	10.74
178845	Johnson Bros Liquor Company	Wine for Resale	Wine Purchases	609-7370-622130	293.20
178845	Johnson Bros Liquor Company	Wine for Resale	Freight	609-7370-622190	10.74
178845	Johnson Bros Liquor Company	Mix for Resale	Mix Purchases	609-7370-622140	37.00
178845	Johnson Bros Liquor Company	Mix for Resale	Freight	609-7370-622190	1.79
178837	Dahlheimer Beverage, LLC	Beer for Resale	Beer Purchases	609-7370-622120	360.00
178915	Dahlheimer Beverage, LLC	Beer credit	Beer Purchases	609-7370-622120	-65.00
178856	M. Amundson LLP	Mix for Resale	Mix Purchases	609-7370-622140	3.24
178856	M. Amundson LLP	Mix for Resale	Cigarette Purchases	609-7370-622150	1,812.39

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
4037	Cintas	Mats/Supplies	General Supplies	609-7370-621130	5.49
4037	Cintas	Mats/Supplies	Other Contractual Services	609-7370-631140	44.77
178866	NOTHING BUT HEMP, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	1,402.00
178868	Pepsi Cola	Mix credit	Mix Purchases	609-7370-622140	-94.47
178868	Pepsi Cola	Mix for Resale	Mix Purchases	609-7370-622140	536.25
178826	Bernick's	Beer for Resale	Beer Purchases	609-7370-622120	1,087.70
178826	Bernick's	Beer credit	Beer Purchases	609-7370-622120	-126.12
178846	JUNKYARD BREWING CO, LLC	Beer for Resale	Beer Purchases	609-7370-622120	131.00
178846	JUNKYARD BREWING CO, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	1,008.00
178910	Breakthru Beverage Minnesot	Liquor for Resale	Liquor Purchase	609-7370-622100	845.50
178910	Breakthru Beverage Minnesot	Wine for Resale	Wine Purchases	609-7370-622130	278.00
178910	Breakthru Beverage Minnesot	Wine for Resale	Wine Purchases	609-7370-622130	312.00
178915	Dahlheimer Beverage, LLC	Beer credit	Beer Purchases	609-7370-622120	-8.75
178877	Southern Glazer's of MN	Liquor for Resale	Liquor Purchase	609-7370-622100	2,787.21
178877	Southern Glazer's of MN	Liquor for Resale	Freight	609-7370-622190	21.76
178877	Southern Glazer's of MN	Wine for Resale	Wine Purchases	609-7370-622130	521.10
178877	Southern Glazer's of MN	Wine for Resale	Freight	609-7370-622190	13.44
4050	Capitol Beverage Sales, LP	Beer credit	Beer Purchases	609-7370-622120	-16.58
4050	Capitol Beverage Sales, LP	Beer credit	Beer Purchases	609-7370-622120	-36.47
4050	Capitol Beverage Sales, LP	Beer for Resale	Beer Purchases	609-7370-622120	331.50
4050	Capitol Beverage Sales, LP	Beer for Resale	Beer Purchases	609-7370-622120	1,857.70
4050	Capitol Beverage Sales, LP	Beer for Resale	Mix Purchases	609-7370-622140	64.10
4056	Global Reserve, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	1,182.00
178908	Bellboy Corporation	Mix for Resale	Mix Purchases	609-7370-622140	92.00
178908	Bellboy Corporation	Liquor for Resale	Liquor Purchase	609-7370-622100	789.10
178908	Bellboy Corporation	Liquor for Resale	Freight	609-7370-622190	8.25
178915	Dahlheimer Beverage, LLC	Liquor for Resale	Liquor Purchase	609-7370-622100	188.00
178915	Dahlheimer Beverage, LLC	Liquor for Resale	Beer Purchases	609-7370-622120	6,227.00
178915	Dahlheimer Beverage, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	297.00
178922	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	462.00
178922	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	12.53
178922	Johnson Bros Liquor Company	Wine for Resale	Wine Purchases	609-7370-622130	528.00
178922	Johnson Bros Liquor Company	Wine for Resale	Freight	609-7370-622190	10.74
178922	Johnson Bros Liquor Company	Freight	Freight	609-7370-622190	0.30
178922	Johnson Bros Liquor Company	Wine for Resale	Wine Purchases	609-7370-622130	176.00
178922	Johnson Bros Liquor Company	Wine for Resale	Freight	609-7370-622190	2.09
178922	Johnson Bros Liquor Company	THC for Resale	Cannabis product for resale	609-7370-622170	301.02
178922	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	1,428.33
178922	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	21.48
178922	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	374.10
178922	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	5.37
178936	Phillips Wine & Spirits	Liquor for Resale	Liquor Purchase	609-7370-622100	411.60
178936	Phillips Wine & Spirits	Liquor for Resale	Wine Purchases	609-7370-622130	617.44
178936	Phillips Wine & Spirits	Liquor for Resale	Freight	609-7370-622190	34.01
178936	Phillips Wine & Spirits	Wine for Resale	Wine Purchases	609-7370-622130	99.36
178936	Phillips Wine & Spirits	Wine for Resale	Freight	609-7370-622190	1.79
178936	Phillips Wine & Spirits	THC for Resale	Cannabis product for resale	609-7370-622170	189.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	609-7370-635100	653.38
178939	Shamrock Group, Inc	Ice for Resale	Ice Purchases	609-7370-622160	125.76
178909	Bernick's	Beer for Resale	Beer Purchases	609-7370-622120	1,998.05
178934	NOTHING BUT HEMP, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	315.00
178941	Southern Glazer's of MN	Liquor for Resale	Liquor Purchase	609-7370-622100	148.00
178941	Southern Glazer's of MN	Liquor for Resale	Freight	609-7370-622190	1.71
178941	Southern Glazer's of MN	Wine for Resale	Wine Purchases	609-7370-622130	1,215.34
178941	Southern Glazer's of MN	Wine for Resale	Freight	609-7370-622190	31.25
4050	Capitol Beverage Sales, LP	Liquor for Resale	Liquor Purchase	609-7370-622100	2,787.10
4050	Capitol Beverage Sales, LP	Wine for Resale	Wine Purchases	609-7370-622130	302.00
4050	Capitol Beverage Sales, LP	Beer for Resale	Beer Purchases	609-7370-622120	1,072.80
178908	Bellboy Corporation	Liquor for Resale	Liquor Purchase	609-7370-622100	596.95
178908	Bellboy Corporation	Liquor for Resale	Freight	609-7370-622190	4.95

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
178908	Bellboy Corporation	THC for Resale	Cannabis product for resale	609-7370-622170	420.00
178908	Bellboy Corporation	THC for Resale	Freight	609-7370-622190	6.60
178915	Dahlheimer Beverage, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	60.00
178915	Dahlheimer Beverage, LLC	Beer for Resale	Liquor Purchase	609-7370-622100	210.00
178915	Dahlheimer Beverage, LLC	Beer for Resale	Beer Purchases	609-7370-622120	11,755.45
178904	Adams Pest Control	Pest Control	Expert & Professional Services	609-7370-631100	59.60
178934	NOTHING BUT HEMP, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	319.20
178936	Phillips Wine & Spirits	Liquor for Resale	Liquor Purchase	609-7370-622100	315.55
178936	Phillips Wine & Spirits	Liquor for Resale	Freight	609-7370-622190	5.37
4051	Cintas	Mats/Supplies	General Supplies	609-7370-621130	56.40
4051	Cintas	Mats/Supplies	Other Contractual Services	609-7370-631140	44.76
178888	Anoka County License Center	2026 Car/TruckRegistration R	Taxes & Licenses	609-7370-635180	21.25
				Fund 609 - LIQUOR Total:	**55,790.62**
Fund: 610 - CANNABIS					
178829	CEDAR CREEK ENERGY CORPO	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	13,585.00
178864	NORTHSTAR WEATHERPROOFI	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	286.90
178850	KRAFT MECHANICAL, LLC	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	5,112.42
178875	SIGNATION SIGN GROUP	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	42,098.30
178847	KELLINGTON CONSTRUCTION	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	36,606.42
178860	MINNESOTA ACOUSTICS INC	Pay Application 8-Dispensary-	Other Improvements	610-7380-653300	741.00
178871	PRINDLE PAINTING, INC	Pay Application 8-Dispensary-	Other Improvements	610-7380-653300	11,248.00
178843	INTEGRATED FIRE & SECURITY	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	449.40
178865	NORTHWESTERN SURVEYING	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	2,890.85
178861	MINT ROOFING	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	9,014.55
178834	COMMON LINKS CONSTRUCTI	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	23,833.03
178863	NO LIMIT CLEANING, LLC	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	2,963.17
178882	VALUE PLUS FLOORING	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	6,627.20
178835	Crosstown Masonry Inc	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	4,280.70
178870	PRECISION LANDSCAPING & C	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	23,054.04
178884	WILLMAR WOOD PRODUCTS,	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	14,326.95
178827	BREDEMUS HARDARE CO, INC	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	54,428.35
178871	PRINDLE PAINTING, INC	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	983.25
178860	MINNESOTA ACOUSTICS INC	Pay Application 8-Dispensary	Other Improvements	610-7380-653300	217.00
178834	COMMON LINKS CONSTRUCTI	Pay Application 8-Dispensary-	Other Improvements	610-7380-653300	2,862.95
178873	RJM CONSTRUCTION, LLC	Pay Application 8-Dispensary	Buildings & Structures	610-7380-652200	37,659.20
178914	CURE8 SERVICES, LLC.	Annual Solink -SaaS -AI Integr	Memberships & Subscriptions	610-7380-632150	4,032.72
178929	Minuteman Press - Anoka	Budtender Banner, Solor Pow	Advertising, Publications	610-7380-633150	555.76
4051	Cintas	Supples/Mats	Other Contractual Services	610-7380-631140	58.40
DFT0005302	City of Anoka	JAN AMU Billing	Utility Service	610-7380-635100	357.87
178929	Minuteman Press - Anoka	2500 Experience Trackers, No	Advertising, Publications	610-7380-633150	1,239.53
178903	Ace Solid Waste, Inc.	FEB26 Disposal-Cannabis	Rubbish Hauling	610-7380-635140	154.64
178830	CenterPoint Energy	JAN26 839 E River Rd	Utility Service	610-7380-635100	469.92
178929	Minuteman Press - Anoka	Banners, Vinyl Decals	Advertising, Publications	610-7380-633150	965.75
178929	Minuteman Press - Anoka	Rounded Corner Roll Label	General Supplies	610-7380-621130	646.04
178905	ALFARO, VERONIKA	Spanish Translation Education	Advertising, Publications	610-7380-633150	2,400.00
178844	IPS	Service Panic Alarm-Dispensa	Other Charges	610-7380-633130	336.98
178876	Signature Concepts	Uniforms	Clothing for resale	610-7380-622190	1,217.54
178929	Minuteman Press - Anoka	Photo Booth Prints	Advertising, Publications	610-7380-633150	22.70
178836	Cutter & Buck	Uniforms	Clothing & Uniforms	610-7380-641270	26.10
178881	Uline	Shopping Bags-Cannabis	General Supplies	610-7380-621130	1,546.47
4055	GLOBAL ORGANICS, LLC	THC for Resale	Low Dose Topicals	610-7380-622140	2,307.24
178883	VantagePoint Marketing	Website Design-Cannabis	Expert & Professional Services	610-7380-631100	1,284.25
4055	GLOBAL ORGANICS, LLC	THC for Resale	THC Beverages	610-7380-622170	321.24
178925	LEGACY CANNABIS	THC for Resale	Low Dose Topicals	610-7380-622140	8,000.00
178931	MOONLIGHT MN	THC for Resale	Low Dose Topicals	610-7380-622140	4,600.00
4035	CITY OF GOLD BOTANICALS, I	Cannabis for Resale	Cannabis Flower	610-7380-622100	9,250.00
4049	LAKE LEAF CULTIVATION	Cannabis credit	Cannabis Flower	610-7380-622100	-663.00
4049	LAKE LEAF CULTIVATION	Cannabis for Resale	Cannabis Flower	610-7380-622100	21,140.00
178938	Pukka Inc	Knit Hats for Resale	Clothing for resale	610-7380-622190	382.56
				Fund 610 - CANNABIS Total:	**353,921.39**

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
Fund: 614 - GOLF					
178849	KOPKA, KERRI A.	Refund 2025 Season Pass	Season Tickets	614-7480-474145	1,730.00
178913	Clesens	2025 Irrigation Repair	Irrigation Repairs	614-7480-641130	337.06
178945	Yamaha Golf & Utility	Golf car repairs 2025	Golf Car Repairs	614-7480-641150	69.42
178874	Sauter & Sons Inc	General Svcs- Bolduc Cleanup	Expert & Professional Services	614-7480-631100	43,500.00
178838	DUNLOP SPORTS AMERICAS	Srixon-ZXi5	Golf Club Purchases For Resal	614-7485-622250	318.60
DFT0005302	City of Anoka	JAN AMU Billing	Utility Service	614-7480-635100	444.20
DFT0005302	City of Anoka	JAN AMU Billing	Utility Service	614-7485-635100	149.68
178880	Titleist	Hydrolite X Jacket Uniforms	Clothing, Uniforms	614-7485-641270	97.15
178920	GT GOLF HOLDINGS, INC	Clic Gear	Misc Resale	614-7485-622290	26.86
178943	UpNorth Golf, Inc.	Grip Purxhase	Golf Club Repair Supplies	614-7485-622245	115.68
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	614-7480-635100	1,040.91
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	614-7485-635100	622.35
4037	Cintas	Mats/Uniforms	Clothing, Uniforms	614-7480-641270	57.57
178933	Northland Occupational Healt	Prem-Employment Drug Scree	Expert & Professional Services	614-7480-631100	55.00
4051	Cintas	Uniforms/Mats	Clothing, Uniforms	614-7480-641270	57.57
				Fund 614 - GOLF Total:	**48,622.05**
Fund: 617 - RECYCLING					
178919	Green Lamps Recycling, LLC	Holiday Lights Recycling	Recycling Drop-Off Day	617-7260-635160	39.95
				Fund 617 - RECYCLING Total:	**39.95**
Fund: 701 - GARAGE					
DFT0005302	City of Anoka	JAN AMU Billing	Utility Services	701-5190-635100	217.94
178921	H & L Mesabi	Plow Trucks Parts	Staff Car Maintenance	701-5190-620110	1,530.92
178926	Little Falls Machine Inc	Units 20-11, 17-02	Staff Car Maintenance	701-5190-620110	120.55
178932	NAPA Auto Parts	Unit 17-08	Staff Car Maintenance	701-5190-620110	58.07
178869	Powerplan	X707938 Oil/Filter	Staff Car Maintenance	701-5190-620110	1,875.15
178869	Powerplan	M0016091 Oil/Filter	Staff Car Maintenance	701-5190-620110	1,633.25
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	701-5190-635100	990.13
4037	Cintas	CRT Cabinet	General Supplies	701-5190-621130	5.00
4058	HEARTLAND TIRE AND AUTO	Unit 16-07 Oil Change, Tires	Staff Car Maintenance	701-5190-620110	505.06
178923	Lano Equipment, Inc.	Unit 2402 Bolt, Nut, Cutting E	Staff Car Maintenance	701-5190-620110	271.67
178923	Lano Equipment, Inc.	Unit 13-07 Skid Loader	Staff Car Maintenance	701-5190-620110	1,143.23
178923	Lano Equipment, Inc.	Unit 67046 Full Svc	Staff Car Maintenance	701-5190-620110	1,198.40
178935	Nuss Truck & Equipment	Unit 2309 Svc ABS Light	Staff Car Maintenance	701-5190-620110	1,027.43
178923	Lano Equipment, Inc.	Unit 24-02 Svc Bobcat Tool	Staff Car Maintenance	701-5190-620110	97.98
178935	Nuss Truck & Equipment	Unit 1702	Staff Car Maintenance	701-5190-620110	39.06
178937	Powerplan	Unit 1602 Software update	Staff Car Maintenance	701-5190-620110	225.00
178923	Lano Equipment, Inc.	Unit 204498	Staff Car Maintenance	701-5190-620110	3,103.02
178888	Anoka County License Center	2026 Trailer Registration Rene	Taxes & Licenses	701-5190-635180	276.25
178888	Anoka County License Center	2026 Car/TruckRegistration R	Taxes & Licenses	701-5190-635180	637.50
				Fund 701 - GARAGE Total:	**14,955.61**
Fund: 702 - INFORMATION SYSTEMS					
4052	Dell Marketing LP	Laptop-Youngquist	Machinery & Equipment	702-5195-657800	757.07
4052	Dell Marketing LP	Lap top -N. Jenks	Machinery & Equipment	702-5195-657800	783.56
				Fund 702 - INFORMATION SYSTEMS Total:	**1,540.63**
Fund: 715 - INSURANCE					
178924	League of MN Cities Insuranc	WC Claim 00521766	Insurance claims	715-5185-634180	22,375.54
178854	League of MN Cities Insuranc	WC Claim No 00462198	Insurance claims	715-5185-634180	1,981.11
178855	League of MN Cities Insuranc	WC Claim No 00521766	Insurance claims	715-5185-634180	4,542.34
178853	League of MN Cities Insuranc	WC Claim No 00525686	Insurance claims	715-5185-634180	1,667.24
				Fund 715 - INSURANCE Total:	**30,566.23**
Fund: 835 - COMMUNITY REINVESTMENT					
178911	Center for Energy & Envir	Annual Admin Fee 2026	Expert & Professional Services	835-4680-631100	5,000.00
				Fund 835 - COMMUNITY REINVESTMENT Total:	**5,000.00**
				Grand Total:	**2,399,790.27**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	119,530.67
225 - CEMETERY	366.00
260 - CITY PARKING	3,209.61
415 - STREET RENEWAL	12,000.00
600 - ELECTRIC	1,702,650.07
601 - WATER	48,089.84
602 - SEWER	3,507.60
609 - LIQUOR	55,790.62
610 - CANNABIS	353,921.39
614 - GOLF	48,622.05
617 - RECYCLING	39.95
701 - GARAGE	14,955.61
702 - INFORMATION SYSTEMS	1,540.63
715 - INSURANCE	30,566.23
835 - COMMUNITY REINVESTMENT	5,000.00
Grand Total:	**2,399,790.27**

Account Summary

Account Number	Account Name	Payment Amount
101-201110	Accounts Payable	2,089.67
101-4110-631150	Legal	3,666.50
101-4110-632120	Meeting Expense	800.53
101-4110-632150	Memberships & Subscri	7,078.00
101-4120-621120	Office Supplies	294.25
101-4120-631100	Expert & Professional Se	99.25
101-4120-633150	Advertising, Publications	104.50
101-4120-635140	Rubbish Hauling	36.93
101-4120-641200	Rents & Leases	873.36
101-4150-621120	Office Supplies	6.39
101-4150-641200	Rents & Leases	142.50
101-4160-631150	Legal	519.50
101-4160-631155	Prosecution	15,891.26
101-4190-633150	Advertising, Publications	77.00
101-4194-621130	General Supplies	159.32
101-4194-631100	Expert & Professional Se	212.66
101-4194-635100	Utility Service	4,684.01
101-4194-641100	Maintenance & Repairs	5,688.82
101-4195-621130	General Supplies	102.22
101-4195-635100	Utility Service	660.08
101-4195-641100	Maintenance & Repairs	1,936.27
101-4210-620111	Police Reserve Uniforms	267.70
101-4210-621120	Office Supplies	50.45
101-4210-621130	General Supplies	26.05
101-4210-621150	Small Tools & Minor Equ	63.88
101-4210-631100	Expert & Professional Se	2,591.12
101-4210-635100	Utility Services	5,722.14
101-4210-641100	Maintenance & Repairs	2,255.00
101-4210-641200	Rent & Leases	481.72
101-4210-641270	Clothing Uniforms	1,921.74
101-4240-641270	Clothing, Uniforms	579.31
101-4270-641200	Rent & Leases	276.95
101-4310-621130	General Supplies	93.25
101-4310-631100	Expert & Professional Se	58.00
101-4310-635100	Utility Services	725.99
101-4310-641100	Maintenance & Repairs	356.55
101-4310-641200	Rent & Leases	436.69
101-4510-635100	Utility Servcies	4,125.37

Account Summary

Account Number	Account Name	Payment Amount
101-4510-641100	Maintenance & Repairs	1,590.00
101-4515-635100	Utility Services	21.00
101-4516-621130	General Supplies	70.00
101-4516-635100	Utility Services	111.60
101-4517-621130	General Supplies	650.00
101-4517-631100	Expert & Professional Se	416.76
101-4517-635100	Utility Services	757.09
101-4517-641100	Maintenance & Repairs	81.74
101-4550-621130	General Supplies	234.18
101-4550-635100	Utility Services	1,601.21
101-4550-641100	Maintenance & Repairs	327.92
101-4550-641200	Rents & Leases	448.50
101-4550-641270	Clothing & Uniforms	324.97
101-4551-641190	Shade Tree Expenses	12,000.00
101-4551-653300	Other Improvements	35,475.00
101-4910-621120	Office Supplies	265.77
225-4901-631100	Expert and Professional	366.00
260-4288-635100	Utility Services	2,859.61
260-4288-641100	Maintenance & Repairs	350.00
415-4380-631100	Expert & Professional Se	12,000.00
600-141100	Inventory Materials & Su	15,155.40
600-7184-635140	Rubbish Hauling	17.52
600-7184-635180	Taxes & Licenses	680.00
600-7184-641270	Clothing, Uniforms	777.54
600-7366-621130	General Supplies	5,440.20
600-7366-653300	Other Improvements	5,781.15
600-7555-621130	General Supplies	502.21
600-7555-621140	Exempt inventory suppli	389.68
600-7555-623900	Purchased Power	1,641,044.73
600-7555-631100	Expert & Professional	6,778.56
600-7555-635100	Gas Utility Service	3,519.55
600-7555-635110	Electric Utility	3,576.35
600-7555-641200	Rents & Leases	5,250.00
600-7903-641100	Maintenance & Repairs	216.00
600-7903-641200	Rents & Leases	436.68
600-7921-635110	Electric	13,084.50
601-201300	State Surcharge Payable	20,029.00
601-7240-621150	Small Tools & Minor Equ	821.98
601-7240-621210	Chemicals	4,903.84
601-7240-631100	Expert & Professional Se	423.24
601-7240-635100	Utility Service	16,733.51
601-7240-635120	Water	680.71
601-7240-635180	Taxes & Licenses	150.50
601-7240-641100	Maintenance & Repairs	4,142.00
601-7240-641270	Clothing, Uniforms	205.06
602-7245-631100	Expert & Professional Se	63.24
602-7245-635100	Utility Services	2,987.16
602-7245-635130	Sewer	287.20
602-7245-635180	Taxes & Licenses	170.00
609-7370-621130	General Supplies	61.89
609-7370-622100	Liquor Purchase	11,715.60
609-7370-622120	Beer Purchases	28,928.75
609-7370-622130	Wine Purchases	4,662.36
609-7370-622140	Mix Purchases	638.12
609-7370-622150	Cigarette Purchases	1,812.39
609-7370-622160	Ice Purchases	125.76
609-7370-622170	Cannabis product for res	5,773.22
609-7370-622190	Freight	208.33

Account Summary

Account Number	Account Name	Payment Amount
609-7370-631100	Expert & Professional Se	59.60
609-7370-631140	Other Contractual Servic	89.53
609-7370-635100	Utility Services	1,693.82
609-7370-635180	Taxes & Licenses	21.25
610-7380-621130	General Supplies	2,192.51
610-7380-622100	Cannabis Flower	29,727.00
610-7380-622140	Low Dose Topicals	14,907.24
610-7380-622170	THC Beverages	321.24
610-7380-622190	Clothing for resale	1,600.10
610-7380-631100	Expert & Professional Se	1,284.25
610-7380-631140	Other Contractual Servic	58.40
610-7380-632150	Memberships & Subscri	4,032.72
610-7380-633130	Other Charges	336.98
610-7380-633150	Advertising, Publications	5,183.74
610-7380-635100	Utility Service	827.79
610-7380-635140	Rubbish Hauling	154.64
610-7380-641270	Clothing & Uniforms	26.10
610-7380-652200	Buildings & Structures	37,659.20
610-7380-653300	Other Improvements	255,609.48
614-7480-474145	Season Tickets	1,730.00
614-7480-631100	Expert & Professional Se	43,555.00
614-7480-635100	Utility Service	1,485.11
614-7480-641130	Irrigation Repairs	337.06
614-7480-641150	Golf Car Repairs	69.42
614-7480-641270	Clothing, Uniforms	115.14
614-7485-622245	Golf Club Repair Supplie	115.68
614-7485-622250	Golf Club Purchases For	318.60
614-7485-622290	Misc Resale	26.86
614-7485-635100	Utility Service	772.03
614-7485-641270	Clothing, Uniforms	97.15
617-7260-635160	Recycling Drop-Off Day	39.95
701-5190-620110	Staff Car Maintenance	12,828.79
701-5190-621130	General Supplies	5.00
701-5190-635100	Utility Services	1,208.07
701-5190-635180	Taxes & Licenses	913.75
702-5195-657800	Machinery & Equipment	1,540.63
715-5185-634180	Insurance claims	30,566.23
835-4680-631100	Expert & Professional Se	5,000.00
	Grand Total:	**2,399,790.27**

Project Account Summary

Project Account Key	Payment Amount
None	2,053,265.44
1103000	5,781.15
1863000	37,659.20
1865000	255,609.48
1973000	6,000.00
1983000	6,000.00
2613000	35,475.00
Grand Total:	**2,399,790.27**

City of Anoka, Minnesota

BILL LIST FOR 02-27-2026
By Fund

Payment Dates 2/27/2026 - 2/27/2026

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
Fund: 101 - GENERAL FUND					
178907	Aspen Mills	Uniforms-Gardner	Police Reserve Uniforms	101-4210-620111	267.70
178928	Metro Cities	Metro Cities 2026 Membershi	Memberships & Subscriptions	101-4110-632150	7,078.00
178942	Streicher's	Tactical Gear-Mora	Clothing Uniforms	101-4210-641270	234.00
4051	Cintas	Uniforms	Clothing & Uniforms	101-4550-641270	69.95
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4210-641100	380.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4194-641100	1,160.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4195-641100	380.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4210-641100	1,875.00
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	101-4510-641100	1,590.00
4051	Cintas	Mats	Expert & Professional Services	101-4194-631100	79.62
178940	Shred Right	Shred Svc week 2/5/26	Rubbish Hauling	101-4120-635140	36.93
178906	Anoka County Treasury Dept	Used Oil/License Fee	Maintenance & Repairs	101-4550-641100	100.00
178927	Menard Cashway Lumber	Tapcon	General Supplies	101-4550-621130	26.98
178918	Grainger	Locks	General Supplies	101-4194-621130	40.74
4054	FINKEN WATER SOLUTIONS	Water Spring 5 Gallon-5	Office Supplies	101-4210-621120	50.45
178907	Aspen Mills	Uniforms-Armstrong	Clothing Uniforms	101-4210-641270	1,496.91
178907	Aspen Mills	Uniforms-Newton	Clothing, Uniforms	101-4240-641270	579.31
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	101-4194-635100	4,003.78
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	101-4195-635100	660.08
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4210-635100	4,290.49
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4310-635100	660.08
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Servcies	101-4510-635100	3,526.65
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4515-635100	21.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4516-635100	111.60
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4517-635100	757.09
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	101-4550-635100	1,290.43
4051	Cintas	Mats	Maintenance & Repairs	101-4517-641100	45.42
178932	NAPA Auto Parts	Oil/Coolant	General Supplies	101-4210-621130	26.05
4057	Hawkins, Inc.	Chemicals	General Supplies	101-4516-621130	70.00
4051	Cintas	Mats	Expert & Professional Services	101-4194-631100	79.62
178907	Aspen Mills	Uniforms-Youngquist	Clothing Uniforms	101-4210-641270	179.98
178929	Minuteman Press - Anoka	MAR26 525 Senior Times	Expert & Professional Services	101-4517-631100	313.43
178916	Earl F. Andersen, Inc	Kleen Bushing, Kleen Bolt, Kle	Maintenance & Repairs	101-4310-641100	356.55
178907	Aspen Mills	Uniforms-Wolfram	Clothing Uniforms	101-4210-641270	10.85
4051	Cintas	CRT Cabinet	Maintenance & Repairs	101-4195-641100	5.00
4051	Cintas	Uniforms	Clothing & Uniforms	101-4550-641270	69.95
4051	Cintas	Mats	Maintenance & Repairs	101-4517-641100	36.32
4051	Cintas	Uniforms/Mats	Clothing & Uniforms	101-4550-641270	57.56
178923	Lano Equipment, Inc.	Bar & Chain	General Supplies	101-4550-621130	113.96
				Fund 101 - GENERAL FUND Total:	**32,131.48**
Fund: 260 - CITY PARKING					
4059	JOHNSON CONTROLS FIRE PR	Annual Fire Alarm Test & Insp	Maintenance & Repairs	260-4288-641100	350.00
				Fund 260 - CITY PARKING Total:	**350.00**
Fund: 415 - STREET RENEWAL					
4061	VALBRIDGE PROPERTY ADVIS	Special Benefit Analysis	Expert & Professional Services	415-4380-631100	6,000.00
4061	VALBRIDGE PROPERTY ADVIS	Special Benefit Analysis	Expert & Professional Services	415-4380-631100	6,000.00
				Fund 415 - STREET RENEWAL Total:	**12,000.00**
Fund: 600 - ELECTRIC					
4053	Elk River Winlectric	Adapter	General Supplies	600-7555-621130	411.00
4060	Stuart C Irby Co	Ord 692 Irby Misc Inv	Inventory Materials & Supplie	600-141100	4,275.00
4062	Wesco	Req 462 Wesco AMI FAT/ISAT	Other Improvements	600-7366-653300	135.80
4062	Wesco	Req 462 Wesco AMI FAT/ISAT	Other Improvements	600-7366-653300	5,092.45

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
4062	Wesco	Req 474 Wesco Metering Ca	General Supplies	600-7366-621130	5,440.20
4062	Wesco	Ord 695 Wesco PT 60:1	Inventory Materials & Supplie	600-141100	10,880.40
178940	Shred Right	Shred Svc week 2/5/26	Rubbish Hauling	600-7184-635140	17.52
178927	Menard Cashway Lumber	Spring Water	Exempt inventory supplies	600-7555-621140	9.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Gas Utility Service	600-7555-635100	3,519.55
178917	FP Mailing Solutions	Quarterly Postage Machine M	Maintenance & Repairs	600-7903-641100	216.00
178923	Lano Equipment, Inc.	Chain, Filter, KPA-Element Inn	Exempt inventory supplies	600-7555-621140	380.68
178933	Northland Occupational Healt	Pre-Employment Drug Screen	Expert & Professional	600-7555-631100	55.00
				Fund 600 - ELECTRIC Total:	**30,432.60**
Fund: 601 - WATER					
178930	MN Dept of Health	1st Qtr 2026 Water Surcharge	State Surcharge Payable	601-201300	20,029.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	601-7240-635100	2,553.06
4051	Cintas	Uniforms	Clothing, Uniforms	601-7240-641270	102.53
4057	Hawkins, Inc.	Chemicals	Chemicals	601-7240-621210	30.00
178944	Water Laboratories Inc	Coliform Only	Expert & Professional Services	601-7240-631100	180.00
178944	Water Laboratories Inc	Coliform Only	Expert & Professional Services	601-7240-631100	180.00
4051	Cintas	Uniforms	Clothing, Uniforms	601-7240-641270	102.53
4057	Hawkins, Inc.	Chemicals	Chemicals	601-7240-621210	4,873.84
				Fund 601 - WATER Total:	**28,050.96**
Fund: 602 - SEWER					
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	602-7245-635100	660.08
				Fund 602 - SEWER Total:	**660.08**
Fund: 609 - LIQUOR					
178915	Dahlheimer Beverage, LLC	Beer credit	Beer Purchases	609-7370-622120	-65.00
178910	Breakthru Beverage Minnesot	Liquor for Resale	Liquor Purchase	609-7370-622100	845.50
178910	Breakthru Beverage Minnesot	Wine for Resale	Wine Purchases	609-7370-622130	278.00
178910	Breakthru Beverage Minnesot	Wine for Resale	Wine Purchases	609-7370-622130	312.00
178915	Dahlheimer Beverage, LLC	Beer credit	Beer Purchases	609-7370-622120	-8.75
4050	Capitol Beverage Sales, LP	Beer credit	Beer Purchases	609-7370-622120	-16.58
4050	Capitol Beverage Sales, LP	Beer credit	Beer Purchases	609-7370-622120	-36.47
4050	Capitol Beverage Sales, LP	Beer for Resale	Beer Purchases	609-7370-622120	331.50
4050	Capitol Beverage Sales, LP	Beer for Resale	Beer Purchases	609-7370-622120	1,857.70
4050	Capitol Beverage Sales, LP	Beer for Resale	Mix Purchases	609-7370-622140	64.10
4056	Global Reserve, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	1,182.00
178908	Bellboy Corporation	Mix for Resale	Mix Purchases	609-7370-622140	92.00
178908	Bellboy Corporation	Liquor for Resale	Liquor Purchase	609-7370-622100	789.10
178908	Bellboy Corporation	Liquor for Resale	Freight	609-7370-622190	8.25
178915	Dahlheimer Beverage, LLC	Liquor for Resale	Liquor Purchase	609-7370-622100	188.00
178915	Dahlheimer Beverage, LLC	Liquor for Resale	Beer Purchases	609-7370-622120	6,227.00
178915	Dahlheimer Beverage, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	297.00
178922	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	462.00
178922	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	12.53
178922	Johnson Bros Liquor Company	Wine for Resale	Wine Purchases	609-7370-622130	528.00
178922	Johnson Bros Liquor Company	Wine for Resale	Freight	609-7370-622190	10.74
178922	Johnson Bros Liquor Company	Freight	Freight	609-7370-622190	0.30
178922	Johnson Bros Liquor Company	Wine for Resale	Wine Purchases	609-7370-622130	176.00
178922	Johnson Bros Liquor Company	Wine for Resale	Freight	609-7370-622190	2.09
178922	Johnson Bros Liquor Company	THC for Resale	Cannabis product for resale	609-7370-622170	301.02
178922	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	1,428.33
178922	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	21.48
178922	Johnson Bros Liquor Company	Liquor for Resale	Liquor Purchase	609-7370-622100	374.10
178922	Johnson Bros Liquor Company	Liquor for Resale	Freight	609-7370-622190	5.37
178936	Phillips Wine & Spirits	Liquor for Resale	Liquor Purchase	609-7370-622100	411.60
178936	Phillips Wine & Spirits	Liquor for Resale	Wine Purchases	609-7370-622130	617.44
178936	Phillips Wine & Spirits	Liquor for Resale	Freight	609-7370-622190	34.01
178936	Phillips Wine & Spirits	Wine for Resale	Wine Purchases	609-7370-622130	99.36
178936	Phillips Wine & Spirits	Wine for Resale	Freight	609-7370-622190	1.79
178936	Phillips Wine & Spirits	THC for Resale	Cannabis product for resale	609-7370-622170	189.00
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	609-7370-635100	653.38

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
178939	Shamrock Group, Inc	Ice for Resale	Ice Purchases	609-7370-622160	125.76
178909	Bernick's	Beer for Resale	Beer Purchases	609-7370-622120	1,998.05
178934	NOTHING BUT HEMP, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	315.00
178941	Southern Glazer's of MN	Liquor for Resale	Liquor Purchase	609-7370-622100	148.00
178941	Southern Glazer's of MN	Liquor for Resale	Freight	609-7370-622190	1.71
178941	Southern Glazer's of MN	Wine for Resale	Wine Purchases	609-7370-622130	1,215.34
178941	Southern Glazer's of MN	Wine for Resale	Freight	609-7370-622190	31.25
4050	Capitol Beverage Sales, LP	Liquor for Resale	Liquor Purchase	609-7370-622100	2,787.10
4050	Capitol Beverage Sales, LP	Wine for Resale	Wine Purchases	609-7370-622130	302.00
4050	Capitol Beverage Sales, LP	Beer for Resale	Beer Purchases	609-7370-622120	1,072.80
178908	Bellboy Corporation	Liquor for Resale	Liquor Purchase	609-7370-622100	596.95
178908	Bellboy Corporation	Liquor for Resale	Freight	609-7370-622190	4.95
178908	Bellboy Corporation	THC for Resale	Cannabis product for resale	609-7370-622170	420.00
178908	Bellboy Corporation	THC for Resale	Freight	609-7370-622190	6.60
178915	Dahlheimer Beverage, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	60.00
178915	Dahlheimer Beverage, LLC	Beer for Resale	Liquor Purchase	609-7370-622100	210.00
178915	Dahlheimer Beverage, LLC	Beer for Resale	Beer Purchases	609-7370-622120	11,755.45
178904	Adams Pest Control	Pest Control	Expert & Professional Services	609-7370-631100	59.60
178934	NOTHING BUT HEMP, LLC	THC for Resale	Cannabis product for resale	609-7370-622170	319.20
178936	Phillips Wine & Spirits	Liquor for Resale	Liquor Purchase	609-7370-622100	315.55
178936	Phillips Wine & Spirits	Liquor for Resale	Freight	609-7370-622190	5.37
4051	Cintas	Mats/Supplies	General Supplies	609-7370-621130	56.40
4051	Cintas	Mats/Supplies	Other Contractual Services	609-7370-631140	44.76
				Fund 609 - LIQUOR Total:	**39,525.73**
Fund: 610 - CANNABIS					
178914	CURE8 SERVICES, LLC.	Annual Solink -SaaS -AI Integr	Memberships & Subscriptions	610-7380-632150	4,032.72
178929	Minuteman Press - Anoka	Budtender Banner, Solor Pow	Advertising, Publications	610-7380-633150	555.76
4051	Cintas	Supples/Mats	Other Contractual Services	610-7380-631140	58.40
178929	Minuteman Press - Anoka	2500 Experience Trackers, No	Advertising, Publications	610-7380-633150	1,239.53
178903	Ace Solid Waste, Inc.	FEB26 Disposal-Cannabis	Rubbish Hauling	610-7380-635140	154.64
178929	Minuteman Press - Anoka	Banners, Vinyl Decals	Advertising, Publications	610-7380-633150	965.75
178929	Minuteman Press - Anoka	Rounded Corner Roll Label	General Supplies	610-7380-621130	646.04
178905	ALFARO, VERONIKA	Spanish Translation Education	Advertising, Publications	610-7380-633150	2,400.00
178929	Minuteman Press - Anoka	Photo Booth Prints	Advertising, Publications	610-7380-633150	22.70
4055	GLOBAL ORGANICS, LLC	THC for Resale	Low Dose Topicals	610-7380-622140	2,307.24
4055	GLOBAL ORGANICS, LLC	THC for Resale	THC Beverages	610-7380-622170	321.24
178925	LEGACY CANNABIS	THC for Resale	Low Dose Topicals	610-7380-622140	8,000.00
178931	MOONLIGHT MN	THC for Resale	Low Dose Topicals	610-7380-622140	4,600.00
178938	Pukka Inc	Knit Hats for Resale	Clothing for resale	610-7380-622190	382.56
				Fund 610 - CANNABIS Total:	**25,686.58**
Fund: 614 - GOLF					
178913	Clesens	2025 Irrigation Repair	Irrigation Repairs	614-7480-641130	337.06
178945	Yamaha Golf & Utility	Golf car repairs 2025	Golf Car Repairs	614-7480-641150	69.42
178920	GT GOLF HOLDINGS, INC	Clic Gear	Misc Resale	614-7485-622290	26.86
178943	UpNorth Golf, Inc.	Grip Purxhase	Golf Club Repair Supplies	614-7485-622245	115.68
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	614-7480-635100	1,040.91
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Service	614-7485-635100	622.35
178933	Northland Occupational Healt	Prem-Employment Drug Scree	Expert & Professional Services	614-7480-631100	55.00
4051	Cintas	Uniforms/Mats	Clothing, Uniforms	614-7480-641270	57.57
				Fund 614 - GOLF Total:	**2,324.85**
Fund: 617 - RECYCLING					
178919	Green Lamps Recycling, LLC	Holiday Lights Recycling	Recycling Drop-Off Day	617-7260-635160	39.95
				Fund 617 - RECYCLING Total:	**39.95**
Fund: 701 - GARAGE					
178921	H & L Mesabi	Plow Trucks Parts	Staff Car Maintenance	701-5190-620110	1,530.92
178926	Little Falls Machine Inc	Units 20-11, 17-02	Staff Car Maintenance	701-5190-620110	120.55
178932	NAPA Auto Parts	Unit 17-08	Staff Car Maintenance	701-5190-620110	58.07
178912	CenterPoint Energy	12/31/25-1/29/26 Utilities	Utility Services	701-5190-635100	990.13
4058	HEARTLAND TIRE AND AUTO	Unit 16-07 Oil Change, Tires	Staff Car Maintenance	701-5190-620110	505.06

Payment Number	Vendor Name	Description (Payable)	Account Name	Account Number	Amount
178923	Lano Equipment, Inc.	Unit 2402 Bolt, Nut, Cutting E	Staff Car Maintenance	701-5190-620110	271.67
178923	Lano Equipment, Inc.	Unit 13-07 Skid Loader	Staff Car Maintenance	701-5190-620110	1,143.23
178923	Lano Equipment, Inc.	Unit 67046 Full Svc	Staff Car Maintenance	701-5190-620110	1,198.40
178935	Nuss Truck & Equipment	Unit 2309 Svc ABS Light	Staff Car Maintenance	701-5190-620110	1,027.43
178923	Lano Equipment, Inc.	Unit 24-02 Svc Bobcat Tool	Staff Car Maintenance	701-5190-620110	97.98
178935	Nuss Truck & Equipment	Unit 1702	Staff Car Maintenance	701-5190-620110	39.06
178937	Powerplan	Unit 1602 Software update	Staff Car Maintenance	701-5190-620110	225.00
178923	Lano Equipment, Inc.	Unit 204498	Staff Car Maintenance	701-5190-620110	3,103.02
				Fund 701 - GARAGE Total:	**10,310.52**
Fund: 702 - INFORMATION SYSTEMS					
4052	Dell Marketing LP	Laptop-Youngquist	Machinery & Equipment	702-5195-657800	757.07
4052	Dell Marketing LP	Lap top -N. Jenks	Machinery & Equipment	702-5195-657800	783.56
				Fund 702 - INFORMATION SYSTEMS Total:	**1,540.63**
Fund: 715 - INSURANCE					
178924	League of MN Cities Insuranc	WC Claim 00521766	Insurance claims	715-5185-634180	22,375.54
				Fund 715 - INSURANCE Total:	**22,375.54**
Fund: 835 - COMMUNITY REINVESTMENT					
178911	Center for Energy & Envir	Annual Admin Fee 2026	Expert & Professional Services	835-4680-631100	5,000.00
				Fund 835 - COMMUNITY REINVESTMENT Total:	**5,000.00**
				Grand Total:	**210,428.92**

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	32,131.48
260 - CITY PARKING	350.00
415 - STREET RENEWAL	12,000.00
600 - ELECTRIC	30,432.60
601 - WATER	28,050.96
602 - SEWER	660.08
609 - LIQUOR	39,525.73
610 - CANNABIS	25,686.58
614 - GOLF	2,324.85
617 - RECYCLING	39.95
701 - GARAGE	10,310.52
702 - INFORMATION SYSTEMS	1,540.63
715 - INSURANCE	22,375.54
835 - COMMUNITY REINVESTMENT	5,000.00
Grand Total:	**210,428.92**

Account Summary

Account Number	Account Name	Payment Amount
101-4110-632150	Memberships & Subscri	7,078.00
101-4120-635140	Rubbish Hauling	36.93
101-4194-621130	General Supplies	40.74
101-4194-631100	Expert & Professional Se	159.24
101-4194-635100	Utility Service	4,003.78
101-4194-641100	Maintenance & Repairs	1,160.00
101-4195-635100	Utility Service	660.08
101-4195-641100	Maintenance & Repairs	385.00
101-4210-620111	Police Reserve Uniforms	267.70
101-4210-621120	Office Supplies	50.45
101-4210-621130	General Supplies	26.05
101-4210-635100	Utility Services	4,290.49
101-4210-641100	Maintenance & Repairs	2,255.00
101-4210-641270	Clothing Uniforms	1,921.74
101-4240-641270	Clothing, Uniforms	579.31
101-4310-635100	Utility Services	660.08
101-4310-641100	Maintenance & Repairs	356.55
101-4510-635100	Utility Servcies	3,526.65
101-4510-641100	Maintenance & Repairs	1,590.00
101-4515-635100	Utility Services	21.00
101-4516-621130	General Supplies	70.00
101-4516-635100	Utility Services	111.60
101-4517-631100	Expert & Professional Se	313.43
101-4517-635100	Utility Services	757.09
101-4517-641100	Maintenance & Repairs	81.74
101-4550-621130	General Supplies	140.94
101-4550-635100	Utility Services	1,290.43
101-4550-641100	Maintenance & Repairs	100.00
101-4550-641270	Clothing & Uniforms	197.46
260-4288-641100	Maintenance & Repairs	350.00
415-4380-631100	Expert & Professional Se	12,000.00
600-141100	Inventory Materials & Su	15,155.40
600-7184-635140	Rubbish Hauling	17.52
600-7366-621130	General Supplies	5,440.20
600-7366-653300	Other Improvements	5,228.25
600-7555-621130	General Supplies	411.00
600-7555-621140	Exempt inventory suppli	389.68
600-7555-631100	Expert & Professional	55.00
600-7555-635100	Gas Utility Service	3,519.55

Account Summary

Account Number	Account Name	Payment Amount
600-7903-641100	Maintenance & Repairs	216.00
601-201300	State Surcharge Payable	20,029.00
601-7240-621210	Chemicals	4,903.84
601-7240-631100	Expert & Professional Se	360.00
601-7240-635100	Utility Service	2,553.06
601-7240-641270	Clothing, Uniforms	205.06
602-7245-635100	Utility Services	660.08
609-7370-621130	General Supplies	56.40
609-7370-622100	Liquor Purchase	8,556.23
609-7370-622120	Beer Purchases	23,115.70
609-7370-622130	Wine Purchases	3,528.14
609-7370-622140	Mix Purchases	156.10
609-7370-622160	Ice Purchases	125.76
609-7370-622170	Cannabis product for res	3,083.22
609-7370-622190	Freight	146.44
609-7370-631100	Expert & Professional Se	59.60
609-7370-631140	Other Contractual Servic	44.76
609-7370-635100	Utility Services	653.38
610-7380-621130	General Supplies	646.04
610-7380-622140	Low Dose Topicals	14,907.24
610-7380-622170	THC Beverages	321.24
610-7380-622190	Clothing for resale	382.56
610-7380-631140	Other Contractual Servic	58.40
610-7380-632150	Memberships & Subscri	4,032.72
610-7380-633150	Advertising, Publications	5,183.74
610-7380-635140	Rubbish Hauling	154.64
614-7480-631100	Expert & Professional Se	55.00
614-7480-635100	Utility Service	1,040.91
614-7480-641130	Irrigation Repairs	337.06
614-7480-641150	Golf Car Repairs	69.42
614-7480-641270	Clothing, Uniforms	57.57
614-7485-622245	Golf Club Repair Supplie	115.68
614-7485-622290	Misc Resale	26.86
614-7485-635100	Utility Service	622.35
617-7260-635160	Recycling Drop-Off Day	39.95
701-5190-620110	Staff Car Maintenance	9,320.39
701-5190-635100	Utility Services	990.13
702-5195-657800	Machinery & Equipment	1,540.63
715-5185-634180	Insurance claims	22,375.54
835-4680-631100	Expert & Professional Se	5,000.00
	Grand Total:	**210,428.92**

Project Account Summary

Project Account Key	Payment Amount
None	193,200.67
1103000	5,228.25
1973000	6,000.00
1983000	6,000.00
Grand Total:	**210,428.92**

PAYROLL

PP4

BILL LIST DATE 03/02/26

GROSS PAYROLL - REG	$551,156.51
LESS EMPLOYEE SHARE OF BENEFITS	($12,460.81)
EMPLOYER SHARE H.S.A.	$750.00
EMPLOYER SHARE FICA & MEDICARE	$29,261.10
EMPLOYER SHARE PERA	$50,299.25
	$80,310.35
TOTAL PAYROLL	$619,006.05

COUNCIL MEMO

Agenda Item # 6.2

Meeting Date: March 2, 2026

Agenda Section: Consent Agenda

Item Description: Revising & Setting Council Calendars

Submitted By: Amy Oehlers, Assistant City Manager

CONSENT AGENDA

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

BACKGROUND INFORMATION

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

FINANCIAL IMPACT

Not applicable.

REQUESTED COUNCIL ACTION

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

REQUIRED VOTE

The **Consent Agenda** is approved by a majority vote of the Councilmembers present at the meeting.

ANOKA CITY COUNCIL CALENDAR



Monday	02	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Thursday	05*	Mark Anderson's Retirement Party	Anoka City Hall Community Room	2:00 p.m. – 3:30 p.m.
Saturday	07*	North Suburban Home Show	Andover Community Center 15200 Hanson Blvd NW, Andover https://www.northsuburbanhomeshow.com/	8:00 a.m. – 2:00 p.m.
Monday	16	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Wednesday	18*	Employee Appreciation Breakfast	Green Haven Golf Course & Event Center, 2800 Greenhaven Road	7:00 a.m. – 8:30 a.m. Open House
Monday	23	City Council Worksession	Council Worksession Room	5:00 p.m.

THIS CALENDAR IS POSTED IN ORDER TO COMPLY WITH THE OPEN MEETING LAW, WHICH INDICATES A MEETING MUST BE POSTED WHEN A MAJORITY OF COUNCILMEMBERS WILL OR MAY BE IN ATTENDANCE. NO OFFICIAL BUSINESS OF NON-REGULAR OR NON-SPECIAL MEETINGS WILL BE CONDUCTED AND NO RECORD OF THOSE EVENT WILL BE KEPT.
**ASTERIK DATES REFLECT EVENTS WHERE QUORUMS OF COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT.*

ANOKA CITY COUNCIL CALENDAR



Monday	06	Regular Meeting/City Council	City Hall Council Chambers	7:00 p.m.
Monday	20	Local Board of Appeals & Equalization	City Hall Council Chambers	6:00 p.m.
Monday	20	City Council Regular Meeting	City Hall Council Chambers	7:00 p.m.
Tuesday	21*	Annual Anti-Crime Meeting	Anoka Public Safety Center 275 Harrison Street, Anoka	7:30 a.m.
Thursday	23*	Annual Boards & Commissions Appreciation Dinner	Greenhaven Golf Course & Event Center 2800 Greenhaven Rd, Anoka	5:00 p.m. Social 6:00 p.m. Dinner 7:00 p.m. Entertainment
Saturday	25*	Spring Recycling Drop-off Event	501 Pierce Street, Anoka	8:00 a.m. – Noon
Thursday	30*	Anoka Police Department Annual Awards Ceremony	Greenhaven Golf Course Banquet Center 2800 Greenhaven Rd, Anoka	5:00 p.m. – 7:00 p.m.

THIS CALENDAR IS POSTED IN ORDER TO COMPLY WITH THE OPEN MEETING LAW, WHICH INDICATES A MEETING MUST BE POSTED WHEN A MAJORITY OF COUNCILMEMBERS WILL OR MAY BE IN ATTENDANCE. NO OFFICIAL BUSINESS OF NON-REGULAR OR NON-SPECIAL MEETINGS WILL BE CONDUCTED AND NO RECORD OF THOSE EVENT WILL BE KEPT.
**ASTERIK DATES REFLECT EVENTS WHERE QUORUMS OF COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT.*

COUNCIL MEMO

Agenda Item # 6.3

Meeting Date: March 2, 2026

Agenda Section: Consent Agenda

Item Description: Issuance of Lower-Potency Hemp Products (LPHE) Registration & Renewal Applications for Anoka Smokes LLC, 2010 2nd Ave.

Submitted By: Rachel Dodge, Office Assistant

CONSENT AGENDA

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

BACKGROUND INFORMATION

This was originally on the February 17, 2026 regular meeting agenda and was pulled from consent for discussion at the next worksession. The topic of Low Potency Hemp Products was then discussed at the February 23, 2026 Council worksession; where it was decided this should be put back on the agenda for March 2, 2026.

This is a registration and renewal application for Lower-Potency Hemp Products (LPHE) that the city will be issuing. These applications were sent to all applicants who previously held a Cannabinoid Products License. This Lower-Potency Help Products (LPHE) Registration replaces that license.

Ahmed Hussein from Nowthen, has submitted new Lower-Potency Hemp Products (LPHE) Registration Application, so that Anoka Smokes LLC can sell Cannabis Products to include:

- Gummies
- THC Beverages

Anoka Smokes LLC is located at 2010 2nd Ave, Anoka MN. Staff conducted the necessary background investigations and no concerns or objections have been expressed. A state license for this location has been issued by the (OCM) Office of Cannabis Management. This city registration will be issued after the meeting.

FINANCIAL IMPACT

Since this is both a new registration (for a new type of license) and renewal to replace the old license and why both fees have been paid.

$250.00 Initial Registration Application Fee, plus
$250.00 Annual Renewal Registration Application Fee.

REQUESTED COUNCIL ACTION

Approval of the Consent Agenda will mean approval of this agenda item.

COUNCIL MEMO

Agenda Item # 6.4

Meeting Date: March 2, 2026

Agenda Section: Consent Agenda

Item Description: Issuance of a Tree Care/Arborist License; Rainbow Tree Company, DBA; Rainbow Treecare, Minnetonka, MN.

Submitted By: Rachel Dodge, Office Assistant

CONSENT AGENDA

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

BACKGROUND INFORMATION

Rainbow Tree Company, DBA; Rainbow Treecare out of Minnetonka, has applied for a Tree Care/Arborist License.

Staff conducted the necessary background investigation and did not find any criminal convictions that would warrant denial of the license.

FINANCIAL IMPACT

$200.00 annual license fee, plus a $30.00 investigation fee.

REQUESTED COUNCIL ACTION

Approval of the Consent Agenda will mean approval of this agenda item.

COUNCIL MEMO

Agenda Item # 9.1

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/2026 Street Overlay Project; Order Project, Authorize the Preparation of Plans & Specifications, and Authorize Advisement for Bid

Submitted By: Ben Nelson, Assistant City Engineer

THIS ITEM WAS MOVED UP ON THE AGENDA AND ACTED UPON FOLLOWING THE PUBLIC HEARING HELD UNDER AGENDA ITEM 5.1 AND 5.2

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XX

RESOLUTION FOR THE 2026 STREET OVERLAY PROJECT; ORDER PROJECT, AUTHORIZE THE PREPARATION OF PLANS & SPECIFICATIONS, AND AUTHORIZE ADVERTISEMENT FOR BID

WHEREAS, pursuant to a resolution of the City Council adopted on the 20th day of January 2026, the Feasibility Report was received and accepted with reference to proposed improvements of the following streets in 2026:

Street	Segment
3rd Avenue	Harrison St. to Polk St.
5th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Jefferson St. to E Main St.
Branch Avenue	Fremont St. to W Main St.
Cross Street	5th Ave. to 7th Ave.
Franklin Lane	Fremont St. to W Main St.
Fremont Street	Levee St. to Branch Ave.
Green Avenue	Rice St. to Park St.
Levee Street	Rice St. to Benton St.
Levee Street	Fremont St. to Park St.
Mill Avenue	Polk St. to 200 feet north of Taylor St.
Monroe Street	5th Ave. to 7th Ave.
Park Street	Branch Ave. to 100 feet east of Branch Ave.
Polk Street	5th Ave. to 7th Ave.
Rice Street	Levee St. to Ferry St. (TH 169)
State Avenue	Rice St. to Benton St.
Taylor Street	5th Ave. to 6th Ave.
Tyler Street	5th Ave. to 7th Ave.
Water Street	Polk St. to Taylor St.

and called for the public improvement hearing in the Council Chambers of the Anoka City Hall; and,

WHEREAS, on February 17, 2026, the City Council adopted a resolution amending the public improvement hearing to March 2, 2026, due to administrative and project-related factors;

HEREAS, at least ten days' mailed notice and two weeks' published notice of the hearing was given and published in the *Anoka County Union Herald* on the 13th day of February and the 20th day of February 2026; and,

WHEREAS, the purpose of the public improvement hearing is to provide interested parties an opportunity to learn more about the proposed improvements and to comment on them; and,

WHEREAS, should City Council wish to proceed with the project, the next step in the public improvement process is to order the project; and,

WHEREAS, should City Council wish to proceed, the next step in the engineering process is to authorize the preparation of plans and specifications; and,

WHEREAS, should real property be required in the form of right-of-way or easements, the City of Anoka is interested and will obtain said property for successful completion of this project.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby determine,

1. Such improvement is necessary, cost-effective, and feasible as detailed in the approved Feasibility Report.

2. Said improvements are hereby ordered and shall hereafter be known and referred to as the 2026 Street Overlay Project. Said ordering of the improvements shall be valid for a period of eighteen (18) months from the date of adoption of this resolution.

3. The preparation of plans and specifications of said project is authorized.

4. The City Clerk or designee shall prepare and cause to be inserted in the Anoka County Union/Herald, the official city paper, and the Finance & Commerce, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for twenty-one (21) days, shall specify the work to be done, shall state that bids will be received by the City Clerk or designee, at which time they will be publicly opened in the Council Chambers of the Anoka City Hall. Any bidder whose responsibility is questioned during the consideration of the bid will be given the opportunity to address Council on the issue of responsibility. No bids will be considered unless sealed and filed with the City Clerk or designee, and accompanied by a bid bond or certified check payable to the City of Anoka for five percent (5%) of the amount of such bid. The responsibility of the bidders will be considered by City Council at 7:00 p.m. on April 20, 2026, in Council Chambers of City Hall.

5. Authorizes staff to pursue and acquire all real property necessary for the successful implementation of said project.

Adopted by the Anoka City Council this the 2nd day of March, 2026.

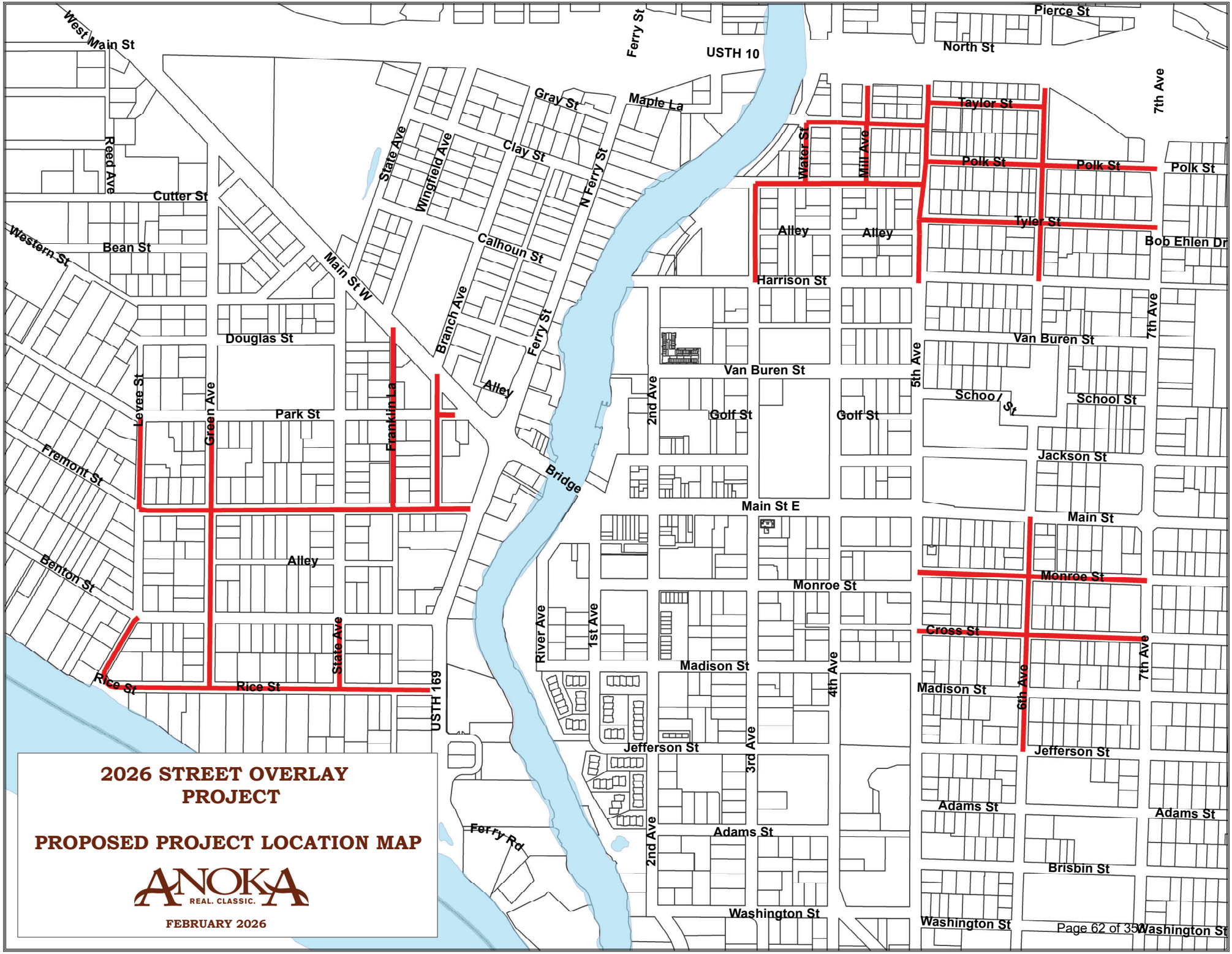
ATTEST:

_____	_____
Amy T. Oehlers, City Clerk	Erik Skogquist, Mayor

ATTACHMENT “1”

Project Area Exhibit

(Includes 1 page)


West Main St
Ferry St
USTH 10
Pierce St
North St
7th Ave
Gray St
Maple La
Taylor St
Reed Ave
State Ave
Wingfield Ave
Clay St
N Ferry St
Water St
Mill Ave
Polk St
Polk St
Polk St
Cutter St
Tyler St
Bob Ehlen Dr
Western St
Bean St
Calhoun St
Alley
Alley
Harrison St
Main St W
Branch Ave
Ferry St
Van Buren St
Van Buren St
7th Ave
5th Ave
Douglas St
Levee St
Green Ave
Park St
Franklin La
Alley
2nd Ave
Golf St
Golf St
School St
School St
Jackson St
Fremont St
Bridge
Main St E
Main St
Monroe St
Monroe St
Benton St
Alley
River Ave
1st Ave
Cross St
State Ave
Madison St
4th Ave
6th Ave
7th Ave
Madison St
Rice St
Rice St
USTH 169
Jefferson St
3rd Ave
Jefferson St
Adams St
Adams St
Ferry Rd
2nd Ave
Adams St
Brisbin St
Washington St
Washington St
Washington St
2026 STREET OVERLAY PROJECT
PROPOSED PROJECT LOCATION MAP
ANOKA
REAL. CLASSIC.
FEBRUARY 2026

ATTACHMENT “2”

Cover Letter & Notice of Public Hearings

(Includes 3 pages)

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860
www.haa-inc.com

45 YEARS

February 5, 2026

Anoka County UnionHerald
4101 Coon Rapids Blvd NW
Coon Rapids, MN 55433

RE: Notice of Public Hearings
2026 Street Overlay Program
City of Anoka

To Whom It May Concern:

Please place the attached Notice of Public Hearings for the City of Anoka in the February 13, 2026, and February 20, 2026, issues of the Anoka County UnionHerald.

Please forward to the City of Anoka, attention Ben Nelson, an affidavit of publication and bill the City of Anoka, 2015 First Ave N, Anoka, MN 55303, for the cost of the ad.

Sincerely,
Hakanson Anderson

Craig J. Jochum, Project Engineer

Attachment

cc: Ben Nelson, Assistant City Engineer

NOTICE OF PUBLIC HEARINGS
CITY OF ANOKA
COUNTY OF ANOKA
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Anoka will meet in the Council Chambers of the City Hall, 2015 First Avenue, Anoka, MN, at **7:00 p.m. on Monday March 2, 2026**, to conduct the Improvement Hearing to consider ordering construction of the City's 2026 Street Overlay Project. Immediately following the Improvement Hearing the City Council will conduct the Assessment Hearing to consider the special assessments for benefiting properties.

The 2026 Street Overlay Project consists of improvements to three areas in the city: 1) The North Project Area: includes all the streets, except 4th Avenue, that are north of Harrison Street, south of Highway 10, east of and including 3rd Avenue and west of 7th Avenue; 2) The West Project Area: includes Levee Avenue from Rice Street to Benton Street, Levee Avenue from Fremont Street to Park Street, Rice Street from Levee Avenue to Highway 169, Green Avenue from Rice Street to Park Street, State Avenue from Rice Street to Benton Street, Fremont Street from Levee Avenue to Branch Avenue, Park Street from Branch Avenue to West Main Street, Branch Avenue from Fremont Street to West Main Street, and Franklin Lane from Fremont Street to West Main Street and; 3) The South Project Area: includes 6th Avenue from Jefferson Street to East Main Street and Cross Street and Monroe Street from 5th Avenue to 7th Avenue. A reasonable estimate of the impact of the assessment will be available at the hearing.

If, as a result of the hearing, City Council orders the project to proceed, the Council will then conduct a hearing to pass upon the proposed assessment for the 2026 Street Overlay Project.

The first hearing to be held is an Improvement Hearing for a project proposed under the authority of Minnesota Statutes Chapter 429 for public improvements with special benefit to properties and with all or a portion of the costs assessed against properties for benefit.

The Assessment Hearing will be held to review and pass an assessment roll. This hearing will be held if the council orders the project and will immediately follow such action. The proposed assessment roll is on file for public inspection at the city clerk's office. The total estimated cost of the proposed project is $1,199,000, with the total amount proposed to be assessed being $528,859. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the city clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Upon such notice, Council may consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

Any owner who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the mayor or city clerk of the city within thirty (30) days after the adoption of the assessment and filing such notice with the district

court within ten (10) days after service upon the mayor or city clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize a municipality to defer the payment of assessments against homestead property owned by persons 65 years of age and older, or who are retired because of permanent and total disability under circumstances where it would be a hardship for such person to make the assessment payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on said owner's property.

ATTACHMENT “3”

Affidavit of Mailing Assessment Hearing Notice

(Includes 16 pages)

Affidavit of Mailing Assessment Hearing Notice
2026 Street Overlay Project

State of Minnesota
County of Anoka

I, Lauren Schaffran, being first duly sworn, deposes and says:

I am a United States citizen, over 21 years of age, and an administrative assistant for the project consulting Engineer for the City of Anoka, Minnesota.

On February 13, 2026, acting on behalf of the said City, I deposited at the United States post office located at 2168 7th Avenue, Anoka, MN 55303, copies of the attached notice of a hearing on proposed special assessments, enclosed in envelopes, with postage thereon fully prepaid, addressed to the following persons at the addresses appearing opposite their respective names:

ERIK REDEPENNING JENNY REDEPENNING	320 BENTON STREET ANOKA, MN 55303
KENNETH J. LUSSKY	402 BENTON STREET ANOKA, MN 55303
DAVID C. & ANN F. SCHLUETER	457 BENTON STREET ANOKA, MN 55303
JANIS E. JOHANSEN TRUSTEE	458 BENTON STREET ANOKA, MN 55303
LAVERN SCHROCK MELISSA SCHROCK	501 BENTON STREET ANOKA, MN 55303
KAREN CHAPPLE TRUSTEE	11696 ST. ANDREWS CIRCLE NE BLAINE, MN 55449
SANDRA K. SORENSON	602 BENTON STREET ANOKA, MN 55303
YVA LLC C/O BICHTHANH HUYNH	1909 BRANCH AVENUE ANOKA, MN 55303
K.G. MARTIN & D.D MANNON	1915 BRANCH AVENUE ANOKA, MN 55303
DENNIS J. OKEEFE	P.O. BOX 1036 ANOKA, MN 55303
LYNN GRACE HALL JOHN LESLIE HALL	1927 BRANCH AVENUE ANOKA, MN 55303
TABERNACLE FAITH CHURCH INTERNATIONAL	1930 BRANCH AVENUE ANOKA, MN 55303
1933 LLC	4931 185TH LANE NW NOWTHEN, MN 55303
DESHAW PROPERTIES LLC	2005 BRANCH AVENUE ANOKA, MN 55303
KRISTIN SUE CORDS	1627 FERRY STREET ANOKA, MN 55303
JENNIFER PALM CANDRES SIGMUNDIK	1703 FERRY STREET ANOKA, MN 55303

FLATS ON FERRY LLC	5871 CEDAR LAKE ROAD ST. LOUIS PARK, MN 55416
WG ANOKA DST	299 COON RAPIDS BLVD. NW, SUITE 200 COON RAPIDS, MN 55433
HEIDI HAAS	2009 FRANKLIN LANE ANOKA, MN 55303
BRIAN LEONHARDT	210 MARION COURT CIRCLE PINES, MN 55014
MULBERRY HOMES LLC	12527 CENTRAL AVENUE NE, SUITE 200 BLAINE, MN 55434
GORDON OLSON	200 FREMONT STREET ANOKA, MN 55303
PHOUMMA HOFFMAN TIM L. HOFFMAN	16000 FAIR MEADOWS LANE MAPLE GROVE, MN 55369
CARRIE STASKIVIGS	206 FREMONT STREET ANOKA, MN 55303
TIM HOFFMAN PUMA HOFFMAN	16000 FAIR MEADOWS LANE MAPLE GROVE, MN 55369
JIK PROPERTIES LLC	8674 EDISON STREET NE BLAINE, MN 55449
COLLEEN J. WERDIEN	302 FREMONT STREET ANOKA, MN 55303
GPH ANOKA LLC	P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716
GPH ANOKA LLC	P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716
MONICA J. FIHN	312 FREMONT STREET ANOKA, MN 55303
COREY JARVIS SARAH NICOLE JARVIS	321 FREMONT STREET ANOKA, MN 55303
DAVID L. & ELIZABETH G. HOFF	403 FREMONT STREET ANOKA, MN 55303
ASHLEE M. DEHN	411 FREMONT STREET ANOKA, MN 55303
SUMNER LARUE NAESS KAYLA MARIE NAESS	412 FREMONT STREET ANOKA, MN 55303
MORGAN NEHMZOW JACKSON BRINGLE	413 FREMONT STREET ANOKA, MN 55303
NATHAN SCHELBE STEPHANIE SCHEIBE	428 FREMONT STREET ANOKA, MN 55303
SIEGFRIED J. & KARNA L. BREWER	429 FREMONT STREET ANOKA, MN 55303
KARNA L. BREWER	431 FREMONT STREET ANOKA, MN 55303

DANIEL M. WHITE	432 FREMONT STREET ANOKA, MN 55303
JOSEPH RIEMER	438 FREMONT STREET ANOKA, MN 55303
STEVE PETER NICHOLS	441 FREMONT STREET ANOKA, MN 55303
RENEE ANNETTE OFORI	442 FREMONT STREET ANOKA, MN 55303
MISTY PRESLER	447 FREMONT STREET ANOKA, MN 55303
JASON J. BAKER	455 FREMONT STREET ANOKA, MN 55303
MICHAEL & ELDRI WITTKAMPER	456 FREMONT STREET ANOKA, MN 55303
NICOLE THURSTON	503 FREMONT STREET ANOKA, MN 55303
JAMES CHIDESTER	509 FREMONT STREET ANOKA, MN 55303
DAVID A. SMITH DONNA J. SMITH	510 FREMONT STREET ANOKA, MN 55303
DANIEL J. & KIMBERLEY D. FADDLER	515 FREMONT STREET ANOKA, MN 55303
STEVEN J. VAPLON	523 FREMONT STREET ANOKA, MN 55303
ALEXANDER WOOLSEY	526 FREMONT STREET ANOKA, MN 55303
MARIA PATRICIA GONZALEZ	529 FREMONT STREET ANOKA, MN 55303
THERESA MAE MOODY DANIEL WILLIAM MOODY	1709 GREEN AVENUE ANOKA, MN 55303
CHARLES R. & RITA L. SNYDER	1717 GREEN AVENUE ANOKA, MN 55303
STEWART KIRKPATRICK JANICE KIRKPATRICK	1725 GREEN AVENUE ANOKA, MN 55303
BROOKE L. ANDERSON	1811 GREEN AVENUE ANOKA, MN 55303
RANDELL P. BENINTENDE LENEA H. BENINTENDE	139 WEBSTER STREET, APT. 2 ANOKA, MN 55303
PATRICK & JOY M. ADKINS	1823 GREEN AVENUE ANOKA, MN 55303
CHRISTINE A. STEMACK	1828 GREEN AVENUE ANOKA, MN 55303
ROSEANNE M. ANDERSON SARAH ROSE ANDERSON	1829 GREEN AVENUE ANOKA, MN 55303

JOHN D. & RACHEL E. CLARKIN	1838 GREEN AVENUE ANOKA, MN 55303
CAROL A. PHILLIPS	1841 GREEN AVENUE ANOKA, MN 55303
TRISTAN CARTWRIGHT	1845 GREEN AVENUE ANOKA, MN 55303
BRIAN C. SWANSON	1917 GREEN AVENUE ANOKA, MN 55303
BRIAN LUNSETH	1923 GREEN AVENUE ANOKA, MN 55303
JAMES PAVIN	1924 GREEN AVENUE ANOKA, MN 55303
RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE ANOKA, MN 55303
RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE ANOKA, MN 55303
RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE ANOKA, MN 55303
MARY JO DAVICH TRUSTEE	1711 LEVEE AVENUE ANOKA, MN 55303
TIMOTHY FOSSUM PATTI ELLINGBOE FOSSUM	1712 LEVEE AVENUE ANOKA, MN 55303
LESLEY J. HOEL	1915 LEVEE AVENUE ANOKA, MN 55303
BRYAN GILLES JENNA VANDERMEIR	1925 LEVEE AVENUE ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 115 PARK STREET	2015 1ST AVENUE N ANOKA, MN 55303
KAY L. LORENTZEN LORENTZEN IRREVOCABLE LIVING TRUST C/O WENDY R. ERICKSON TRUSTEE	2310 140TH AVENUE NW ANDOVER, MN 55303
THOMAS BECOTTE TRUSTEE MARIE BECOTTE TRUSTEE	216 PARK STREET ANOKA, MN 55303
DENNIS AUGUSTSON	9016 COLLINS DRIVE RAMSEY, MN 55303
ALANA JANE DITTES	305 PARK STREET ANOKA, MN 55303
E.A. & B.M. ANTOLICK TRUSTEES	462 PARK STREET ANOKA, MN 55303
DUANE D. & CINDY M. PRIOR	502 PARK STREET ANOKA, MN 55303
WAYNE R. & BRENDA J. LARSON	518 PARK STREET ANOKA, MN 55303
WAYNE R. & BRENDA J. LARSON	518 PARK STREET ANOKA, MN 55303

SUSAN WATTS	600 PARK STREET ANOKA, MN 55303
PATRICIA K. BOYUM	302 RICE STREET ANOKA, MN 55303
MICHELLE A. & TODD M. DENNIE	310 RICE STREET ANOKA, MN 55303
JIMMY VANCE MYERS, JR	313 RICE STREET ANOKA, MN 55303
JEFFERSON L. & ROBIN WEAVER	314 RICE STREET ANOKA, MN 55303
RICHARD T. JELLINGER MARGARET K. JELLINGER	316 RICE STREET ANOKA, MN 55303
KIRK SCHNITKER MICHELE SCHNITKER	317 RICE STREET ANOKA, MN 55303
CONNOR WIDDER KARISSA WIDDER	318 RICE STREET ANOKA, MN 55303
LARRY A. KORPELA JANE E. KORPELA	326 RICE STREET ANOKA, MN 55303
THOMAS H. WEAVER	402 RICE STREET ANOKA, MN 55303
JENNIFER CHRISTINE JOHNSON	403 RICE STREET ANOKA, MN 55303
JIM BURNS AMY ROZUMALSKI	404 RICE STREET ANOKA, MN 55303
MARY R. MITCHELL	410 RICE STREET ANOKA, MN 55303
PATRICIA ZENZ	415 RICE STREET ANOKA, MN 55303
WARREN ALVORD JOELLE ALVORD	418 RICE STREET ANOKA, MN 55303
ROBERT EDWARDS BECKY EDWARDS	421 RICE STREET ANOKA, MN 55303
JONATHAN CHARLES UECKER TRUSTEE	430 RICE STREET ANOKA, MN 55303
NICOLE A. FULLER TIMOTHY D. FULLER	431 RICE STREET ANOKA, MN 55303
JULIE S. WEAVER	440 RICE STREET ANOKA, MN 55303
WAYNE C. LAHTI	443 RICE STREET ANOKA, MN 55303
LAURA J. JAEGER TRUSTEE DOUGLAS W. JAEGER TRUSTEE	450 RICE STREET ANOKA, MN 55303
CHARLOTTE J. JOHNSON	465 RICE STREET ANOKA, MN 55303

DANA A. GROSSLEIN TRUSTEE	500 RICE STREET ANOKA, MN 55303
JONATHON T. CAINE MARY G. CAINE	502 RICE STREET ANOKA, MN 55303
BARBARA BURNHAM RICHARD BURNHAM	505 RICE STREET ANOKA, MN 55303
RICHARD J. BURNHAM BARBARA L. BURNHAM	505 RICE STREET ANOKA, MN 55303
JEFFREY N. & NANCY L. CAINE	506 RICE STREET ANOKA, MN 55303
LALAINIA ARNDT	512 RICE STREET ANOKA, MN 55303
MARK S. GUCK TRUST KARRI A. GUCK TRUST	519 RICE STREET ANOKA, MN 55303
MARK S. GUCK TRUST KARRI A. GUCK TRUST	519 RICE STREET ANOKA, MN 55303
BRYAN R. & BETHANY A. LINDBERG	522 RICE STREET ANOKA, MN 55303
EPHANTUS MWANGI GRACE N. MUNGA	1716 STATE AVENUE ANOKA, MN 55303
KELLY J. WELCOME	1845 STATE AVENUE ANOKA, MN 55303
KELLI JO CRANDALL	1916 STATE AVENUE ANOKA, MN 55303
ALAN J. MORGAN, JR SUI YIN MORGAN	5511 102ND AVENUE N BROOKLYN PARK, MN 55443
TIMOTHY PICKERING	300 WEST MAIN STREET ANOKA, MN 55303
SHOPS ON MAIN LLC	2022 N FERRY STREET ANOKA, MN 55304
AARON LUKE ANDERSON	2302 3RD AVENUE ANOKA, MN 55303
ALLISON STANTON	2310 3RD AVENUE ANOKA, MN 55303
DONNA M. WOLF	2314 3RD AVENUE ANOKA, MN 55303
GRANT J. RIEMER CHERI A. RIEMER	2326 3RD AVENUE N ANOKA, MN 55303
JACOB HARTMANN REBECCA HARTMANN	2336 3RD AVENUE ANOKA, MN 55303
PAUL HAROLD WESTLUND	2340 3RD AVENUE ANOKA, MN 55303
BRANOKAN PROPERTIES LLC	P.O. BOX 41564 PLYMOUTH, MN 55441

JENNA BUDNICK	2342 4TH AVENUE ANOKA, MN 55303
MELINDA S. & PETER J. MAKOUSKY	2402 4TH AVENUE ANOKA, MN 55303
STEVEN C. & GAIL R. BISHOP	2403 4TH AVENUE ANOKA, MN 55303
BARTHOLOMEW J. WARD ELLEN M. WARD	2408 4TH AVENUE ANOKA, MN 55303
TAD BEECH	2411 4TH AVENUE ANOKA, MN 55303
MICHELLE LIND JORDAN LIND	2416 4TH AVENUE ANOKA, MN 55303
DEBRA L. LAMBERT	2417 4TH AVENUE ANOKA, MN 55303
DEBORA R. HOLMES	2420 4TH AVENUE ANOKA, MN 55303
KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	3681 121ST LANE NW COON RAPIDS, MN 55433
KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	3681 121ST LANE NW COON RAPIDS, MN 55433
NATALYA VLADIMIROVNA SYSA	2500 4TH AVENUE ANOKA, MN 55303
DYNAMICK PROPERTIES LLC	2501 4TH AVENUE ANOKA, MN 55303
MICHAEL W. MCCANN	2516 4TH AVENUE, UNIT 1 ANOKA, MN 55303
FAMILY INVESTMENTS LLC	301 CONCORDE PLACE BURNSVILLE, MN 55337
CURTIS & BARBARA JELMELAND	2317 5TH AVENUE ANOKA, MN 55303
NORMA P. PROKOSCH	2320 5TH AVENUE ANOKA, MN 55303
DREW CHRISTOPHER GRIMMER PAYTON MARIE GRIMMER	2325 5TH AVENUE ANOKA, MN 55303
JACQUELYNN RIECK-HANNA	2333 5TH AVENUE ANOKA, MN 55303
LIAM BARNES	2341 5TH AVENUE ANOKA, MN 55303
SHANEL GALEA	2358 5TH AVENUE ANOKA, MN 55303
TEASHA HARRIS	2409 5TH AVENUE ANOKA, MN 55303
5TH AVENUE LLC	4170 MYRLE AVENUE WHITE BEAR LAKE, MN 55110

TONYA M. HANSON	2504 5TH AVENUE ANOKA, MN 55303
IPC HOME BUILDERS LLC	12950 BUCHANAN STREET NE BLAINE, MN 55434
ANDREW ROEMHILDT	2515 5TH AVENUE ANOKA, MN 55303
NANCY OSTLUND	2302 6TH AVENUE ANOKA, MN 55303
RILEY THOMAS BOEDIGHEIMER LEXI MARIE BOEDIGHEIMER	2308 6TH AVENUE ANOKA, MN 55303
SHEILA M. VAN SLOUN	2315 6TH AVENUE ANOKA, MN 55303
DIANE ROGERS	2320 6TH AVENUE ANOKA, MN 55303
JAMES A. & JILL K. NEITZEL	2321 6TH AVENUE ANOKA, MN 55303
TRACY A. HANKS WAYNE HANKS	2352 6TH AVENUE ANOKA, MN 55303
RICHARD P. FILLMORE KATHLEEN J. FILLMORE	2501 6TH AVENUE ANOKA, MN 55303
7TH AVENUE HOLDINGS LLC	2321 7TH AVENUE ANOKA, MN 55303
DOMESTIC PROPERTIES ANOKA LLC	2065 JAMES AVENUE SAINT PAUL, MN 55105
AM LLC C/O MARK GAUSMAN	2371 7TH AVENUE ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 275 HARRISON STREET	2015 1ST AVENUE ANOKA, MN 55303
VERONICA AMENRUD TONI AMENRUD	433 HARRISON STREET ANOKA, MN 55303
JAY THOMPSON	503 HARRISON STREET ANOKA, MN 55303
S.C. COWDERY & K.GRAFSGAARD	559 HARRISON STREET ANOKA, MN 55303
VADIM LOGHINOV, TATIANA LOGHINOVA, LIDIA LOGHINOVA, TAVIFA LOGHINOVA	2508 MILL AVENUE ANOKA, MN 55303
ANDREW THUNSTROM	2512 MILL AVENUE ANOKA, MN 55303
THOMAS B. HILTZ ANNETTE M. HILTZ	307 POLK STREET ANOKA, MN 55303
JEAN E. HILTZ	131 MONROE STREET, APT 203 ANOKA, MN 55303
POLK LLC	3590 MISSISSIPPI DRIVE NW COON RAPIDS, MN 55433

JARED ALLEN NELSON	319 POLK STREET ANOKA, MN 55303
JANET GILBRECH	324 POLK STREET ANOKA, MN 55303
VIRGINIA LEE JOHNSON	416 POLK STREET ANOKA, MN 55303
ANNA PORTER JARED GILBERTSON	419 POLK STREET ANOKA, MN 55303
STEVE J. FUERSTENBURG NANCY A. FUERSTENBURG	13612 HIGHWAY 65 NE HAM LAKE, MN 55304
ERIC A. & LYNETTE R. OLSON	427 POLK STREET ANOKA, MN 55303
SHEILA M. OLSON	428 POLK STREET ANOKA, MN 55303
KARI N. OTOOLE	433 POLK STREET ANOKA, MN 55303
JAMES D. BARRY	439 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	504 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
DONALD R. CHRISTENSEN	632 MADISON STREET ANOKA, MN 55303
KATHRYN HAMMERSENG NATHAN PLASCH	4293 DEERWOOD LANE N PLYMOUTH, MN 55441
SHELLEY L. WOOD	520 POLK STREET ANOKA, MN 55303
DOUGLAS R. SUCHY	522 POLK STREET ANOKA, MN 55303
MARY A. JERDE	525 POLK STREET ANOKA, MN 55303
JOHN T. JOST EMMA WAY-DEEN JOST	528 POLK STREET ANOKA, MN 55303
LANCE ERICKSON SARAH OFTELIE	533 POLK STREET ANOKA, MN 55303

KATIE M. MALONEY	537 POLK STREET ANOKA, MN 55303
REBECCA M. RICK TIMOTHY L. RICK	1467 88TH AVENUE W DULUTH, MN 55808
ANDREW J. STEURER	543 POLK STREET ANOKA, MN 55303
MICHAEL A. PUTNAM	546 POLK STREET ANOKA, MN 55303
MARIE PAQUETTE JAMES J. PAQUETTE	551 POLK STREET ANOKA, MN 55303
CHERYL A. AICH	552 POLK STREET ANOKA, MN 55303
KALEIGH DENZEL-BARTOK SHANNON DENZEL-BARTOK	557 POLK STREET ANOKA, MN 55303
CHRISTINA M. DAVIS	558 POLK STREET ANOKA, MN 55303
JAMES ALLEN CRAWFORD	606 POLK STREET ANOKA, MN 55303
ADAM M. RADUNZ	610 POLK STREET ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 611 POLK STREET	2015 1ST AVENUE ANOKA, MN 55303
RYAN JON CARLSON	620 POLK STREET ANOKA, MN 55303
LARRY IRVING	630 POLK STREET ANOKA, MN 55303
KONG Y. VANG	640 POLK STREET ANOKA, MN 55303
KATRINA L. KARLSGODT	649 POLK STREET ANOKA, MN 55303
CHERYL A. BUTLER JAMES J. BUTLER	418 TAYLOR STREET ANOKA, MN 55303
AARON KNOTT	419 TAYLOR STREET ANOKA, MN 55303
BRIAN J. PRIHODA	425 TAYLOR STREET ANOKA, MN 55303
LAURI PICOTTE RONALD PICOTTE	3931 172ND LANE NW ANDOVER, MN 55304
MEGAN RIOS	430 TAYLOR STREET ANOKA, MN 55303
RYAN R. CROUSE JENNIFER L. CROUSE	433 TAYLOR STREET ANOKA, MN 55303
JASON A. HAHN	434 TAYLOR STREET ANOKA, MN 55303

JACOB H. MILLER	440 TAYLOR STREET ANOKA, MN 55303
ERIC P. RUIKKA JACQUELINE L. RUIKKA	500 TAYLOR STREET ANOKA, MN 55303
TRACY R. JARVINEN JOSEPH JARVINEN	513 TAYLOR STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
PAULA JANE PROPERTIES LLC	12058 JAMESTOWN STREET NE BLAINE, MN 55449
LYNN R. WIKSTROM	522 TAYLOR STREET ANOKA, MN 55303
JOHN CARL KALINA	525 TAYLOR STREET ANOKA, MN 55303
TIMOTHY J. JOCHIM	3071 155TH AVENUE PRINCETON, MN 55371
PAUL T. BOECHER KATHLEEN M. BOECHER	531 TAYLOR STREET ANOKA, MN 55303
DANIEL SALMON DALIA SALMON	536 TAYLOR STREET ANOKA, MN 55303
JOSEPH PATRICK DOWDALL	539 TAYLOR STREET ANOKA, MN 55303
WILLIAM P. DEBOER	544 TAYLOR STREET ANOKA, MN 55303
AMY TAMBLYN	545 TAYLOR STREET ANOKA, MN 55303
MERRICK MONSON BRANDI MONSON	549 TAYLOR STREET ANOKA, MN 55303
MIRZETA GOLDSMITH	550 TAYLOR STREET ANOKA, MN 55303
LINDA A. STERNER	560 TAYLOR STREET ANOKA, MN 55303
WILLIAM F. & SUSAN M. KONCAR	511 TYLER STREET ANOKA, MN 55303
ANNA WESTRUM	512 TYLER STREET ANOKA, MN 55303
DANNY W. & DENISE L. HANSON	517 TYLER STREET ANOKA, MN 55303
DERON R. & REBECCA C. BACH	518 TYLER STREET ANOKA, MN 55303

ADAM A. KIATAMBA SANGAY K. JORGBOR-KIATAMBA	523 TYLER STREET ANOKA, MN 55303
DIETER R. & DANIELLE S. SCHOLZ	526 TYLER STREET ANOKA, MN 55303
RICKIE P. & LORI J. HESLI	533 TYLER STREET ANOKA, MN 55303
MICHAEL E. & AMY M. ROSS	536 TYLER STREET ANOKA, MN 55303
KENNETH NELSON	539 TYLER STREET ANOKA, MN 55303
JACK E. & ROZANNE ROSS	35602 VICKERS STREET CAMBRIDGE, MN 55008
KAYLA JOYCE SMITH BRYAN CLIFFORD SMITH	549 TYLER STREET ANOKA, MN 55303
BRUNO SIMIC	555 TYLER STREET ANOKA, MN 55303
REBECCA L. KAMIN	561 TYLER STREET ANOKA, MN 55303
JACQUELINE YOUNG	2538 MAPLE AVENUE ANOKA, MN 55303
MADELINE MAE FEIGUM	610 TYLER STREET ANOKA, MN 55303
DANIEL M. & TRACEY M. SCHLUETER	617 TYLER STREET ANOKA, MN 55303
AMY LOUISE SIEGEL	618 TYLER STREET ANOKA, MN 55303
JEREMY HUSNIK	629 TYLER STREET ANOKA, MN 55303
RILEY MOE-WOLFE	628 TYLER STREET ANOKA, MN 55303
PHILIP G. LITCHFIELD TRUSTEE	631 TYLER STREET ANOKA, MN 55303
STEPHEN RICHARD ABELER TRUSTEE	637 TYLER STREET ANOKA, MN 55303
WILLIAM J. BACH	638 TYLER STREET ANOKA, MN 55303
DANIEL J. FERRIES	402 9TH AVENUE N ONALASKA, WI 54650
MARTIN & DAWN RITCHIE	646 TYLER STREET ANOKA, MN 55303
JOSEPH SINIGAGLIO	4795 3RD STREET NE FRIDLEY, MN 55421

G & J PROPERTY LLC	12100 SINGLETREE LANE, SUITE 185 EDEN PRAIRIE, MN 55344
JEFFREY T. & CHRISTINE E. BRUIN	1852 5TH AVENUE ANOKA, MN 55303
STEPFAN M. HALICKI	11999 EVERGREEN STREET NW COON RAPIDS, MN 55448
WOMENSOURCE	1902 5TH AVENUE, SUITE 3 ANOKA, MN 55303
STEPHEN A. PINEWSKI	13750 CROSSTOWN DRIVE, SUITE 20 ANDOVER, MN 55304
BRITTANY MEYER	1708 6TH AVENUE ANOKA, MN 55303
SKYUKA LLC GAHUTI LLC	P.O. BOX 701 SOUTH PITTSBURG, TN 37380
SAMANTHA MARIE SIEMSEN JOSEPH SIEMSEN	1820 6TH AVENUE ANOKA, MN 55303
BRANDON SCOTT ANDRE MADILYN JOSEPHINE ANDRE	1850 6TH AVENUE ANOKA, MN 55303
LINDA S. SHEILS	1853 6TH AVENUE ANOKA, MN 55303
ARLEN L. VINJE	1900 6TH AVENUE ANOKA, MN 55303
JULIE BERNAL	1903 6TH AVENUE ANOKA, MN 55303
HEATHER M. KENNEY CHRISTOPHER M. KENNEY	1908 6TH AVENUE ANOKA, MN 55303
JEFFREY & SHEILA M. SVOBODA	1909 6TH AVENUE ANOKA, MN 55303
ADAM G. NOLL	23558 133RD AVENUE N ROGERS, MN 55374
CITY OF ANOKA, ATTN: BEN NELSON FOR 1919 7TH AVENUE	2015 1ST AVENUE N ANOKA, MN 55303
JASON A. HOUCK ALEXANDRA G. HOUCK	5823 SCENIC COURT MINNETONKA, MN 55345
LISA MARIE ENGEN TODD J. ENGEN	519 CROSS STREET ANOKA, MN 55303
AMANDA G. KRUGER	528 CROSS STREET ANOKA, MN 55303
LYNN M. KRUGER	7856 157TH AVENUE NW RAMSEY, MN 55303
EDWARD M. MACCARIO JULIE J. BEHM	533 CROSS STREET ANOKA, MN 55303
KACEY MEDENWALDT	538 CROSS STREET ANOKA, MN 55303

DEAN HOFFMAN ROBIN HOFFMAN	539 CROSS STREET ANOKA, MN 55303
NICOLE WILLIAMSON DILLION WILLIAMSON C/O MISS P'S REI LLC	3204 GOLFVIEW ROAD SEBRING, FL 33875
SALLY A. LEHN	545 CROSS STREET ANOKA, MN 55303
BENJAMIN MORRIS	554 CROSS STREET ANOKA, MN 55303
JACQUELINE L. DANIELSON COLLIN DANIELSON	7303 185TH AVENUE NW ANOKA, MN 55303
THOMAS E. SOLARZ PATRICIA S. NOLTE	611 CROSS STREET ANOKA, MN 55303
ZRS LLC	17 RAVEN ROAD SAINT PAUL, MN 55127
JOHN M. SOLARZ	619 CROSS STREET ANOKA, MN 55303
KARI E. LOING TRUSTEE MICHAEL J. HORAK TRUSTEE	621 CROSS STREET ANOKA, MN 55303
JUDY POLITTE THOMAS POLITTE	628 CROSS STREET ANOKA, MN 55303
HOWARD V. LIDTKE	629 CROSS STREET ANOKA, MN 55303
SUSAN C. GREB	632 CROSS STREET ANOKA, MN 55303
ANNE M. DELUCA	636 CROSS STREET ANOKA, MN 55303
OZWOOD PROPERTIES LLC	2519 COON RAPIDS BLVD. NW COON RAPIDS, MN 55433
CAMERON VERLEY KRISTIN VERLEY	646 CROSS STREET ANOKA, MN 55303
ANN & ROB HAGMAN	652 CROSS STREET ANOKA, MN 55303
CHRISTOPHER DEON THOMPSON FRANCIS FLORENTINO BAILEY	658 CROSS STREET ANOKA, MN 55303
KELLER DENTAL PROPERTIES LLC	14044 ORCHID STREET NW ANDOVER, MN 55304
JAMES J. II & BARBARA J. ABELER	600 EAST MAIN SREET ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 650 E. MAIN STREET	2015 1ST AVENUE N ANOKA, MN 55303
CLIFTON PROPERTIES LLC	8445 CENTER DRIVE NE FRIDLEY, MN 55432
WEAVER BROTHERS COMPANY	320 EAST MAIN STREET ANOKA, MN 55303

SCOTT A. BECKER	547 MADISON STREET ANOKA, MN 55303
AGNES A. SHERLOCK	600 MADISON STREET ANOKA, MN 55303
DONALD L. & BERNIECE CARDA	15325 SUNFISH LAKE BLVD. NW RAMSEY, MN 55303
TIMOTHY J. MCCUSKER	510 MONROE STREET ANOKA, MN 55303
ALLAN T. ROTH	12232 JAY CIRCLE NW COON RAPIDS, MN 55433
CYNTHIA F. BLESI TRUSTEE C/O CYNTHIA'S TRUST	512 MONROE STREET ANOKA, MN 55303
BRANDYN S. GRIFFITHS BRIGITTE M. GRIFFITHS	523 MONROE STREET ANOKA, MN 55303
SCOTT A. PIERCY JAYD A. PIERCY	530 MONROE STREET ANOKA, MN 55303
KAELA ZIMMERMAN	533 MONROE STREET ANOKA, MN 55303
NICHOLAS KREKELBERG	535 MONROE STREET ANOKA, MN 55303
MASON BRYANT	536 MONROE STREET ANOKA, MN 55303
BENJAMIN A. & REBECCA J. BERGMAN	541 MONROE STREET ANOKA, MN 55303
ANDREW PATRISS DARLENE VIRKUS REILAND	542 MONROE STREET ANOKA, MN 55303
ALEXIS LUSTHOFF	552 MONROE STREET ANOKA, MN 55303
P.M. WISOCKI & D.L. SHIPPEE	600 MONROE STREET ANOKA, MN 55303
GEOFFREY W. JONES CAYLA A. SCHOOLMEESTERS	609 MONROE STREET ANOKA, MN 55303
KATHRYN L. STUEFEN JENNA M. STUEFEN	612 MONROE STREET ANOKA, MN 55303
KAYLA JACOBSON	613 MONROE STREET ANOKA, MN 55303
JUSTIN COLLINS	622 MONROE STREET ANOKA, MN 55303
ERIC J. KORSMOE	631 MONROE STREET ANOKA, MN 55303
JOSEPH NOSBUSCH	632 MONROE STREET ANOKA, MN 55303
LR1 ANOKA LLC	5871 CEDAR LAKE ROAD, #103 ST. LOUIS PARK, MN 55416

CITY OF ANOKA, ATTN: BEN NELSON FOR 639 MONROE STREET	2015 1ST AVENUE N ANOKA, MN 55303
MONROE PLACE APARTMENTS LLC	12202 MISSISSIPPI DRIVE N CHAMPLIN, MN 55316
ANOKA PORTFOLIO LLC	2823 WAYZATA BLVD S, SUITE B MINNEAPOLIS, MN 55402

There is a delivery service by United States mail between the place of mailing and the places so addressed.

Signature

Attest

COUNCIL MEMO

Agenda Item #9.2

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/2026 Street Overlay Project; Adopt Assessment Roll

Submitted By: Ben Nelson, Assistant City Engineer

THIS ITEM WAS MOVED UP ON THE AGENDA AND ACTED UPON FOLLOWING THE PUBLIC HEARING HELD UNDER AGENDA ITEM 5.2

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XX

RESOLUTION FOR THE 2026 STREET OVERLAY PROJECT; ADOPT ASSESSMENT ROLL

WHEREAS, at least once two weeks' notice was published of the hearing in the *Anoka County Union Herald* on the 13th day of February and 20th day of February 2026; and,

WHEREAS, on February 17, 2026, the City Council adopted a resolution amending the public improvement hearing to March 2, 2026, due to administrative and project-related factors; and,

WHEREAS, at least ten days' mailed notice were deposited at the United States Postal Office on Friday, February 13, 2026; and,

WHEREAS, pursuant to proper notice duly given as required by law, City Council has met, heard and passed upon all objections to the proposed assessment for the improvement of the following streets:

Street	**Segment**
3rd Avenue	Harrison St. to Polk St.
5th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Harrison St. to 100 feet north of Taylor St.
6th Avenue	Jefferson St. to E Main St.
Branch Avenue	Fremont St. to W Main St.
Cross Street	5th Ave. to 7th Ave.
Franklin Lane	Fremont St. to W Main St.
Fremont Street	Levee St. to Branch Ave.
Green Avenue	Rice St. to Park St.
Levee Street	Rice St. to Benton St.
Levee Street	Fremont St. to Park St.
Mill Avenue	Polk St. to 200 feet north of Taylor St.
Monroe Street	5th Ave. to 7th Ave.
Park Street	Branch Ave. to 100 feet east of Branch Ave.
Polk Street	5th Ave. to 7th Ave.
Rice Street	Levee St. to Ferry St. (TH 169)
State Avenue	Rice St. to Benton St.

Taylor Street	5th Ave. to 6th Ave.
Tyler Street	5th Ave. to 7th Ave.
Water Street	Polk St. to Taylor St.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby,

1. Such proposed assessment, a copy of which is attached hereto and made part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments of principal and interest extending over a period of five years, and shall bear interest at the rate of 5.0 per cent per annum from November 15, 2026. To the first installment shall be added interest on the entire assessment from November 15, 2026, until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor (November 15, 2026), pay the whole of the assessment on such property to the city treasurer with no interest charged. He/She may at any time thereafter pay to the city treasurer/assessor the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made before November 15th or interest will be charged through December 31st of the next succeeding year.

4. The City Clerk or designee shall file the assessment rolls pertaining to this assessment in their office and shall certify annually to the county auditor on or before November 30th of each year the total amount of installments and interest which are to become due in the following year on the assessment on each parcel of land included in the assessment roll.

Adopted by the Anoka City Council this 2nd day of March, 2026.

ATTEST:

_____ _____

Amy T. Oehlers, City Clerk Erik Skogquist, Mayor

ATTACHMENT “1”

Public Notice Ad Affidavit of Publication

(Includes 1 page)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

I do solemly swear that the notice, as per the proof, was published in the edition of the

Anoka County Union Herald

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

ANOKA

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 02/13/2026 and the last insertion being on 02/20/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 02/20/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1518343

CITY OF ANOKA
COUNTY OF ANOKA
STATE OF MINNESOTA
NOTICE OF
PUBLIC HEARINGS

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Anoka will meet in the Council Chambers of the City Hall, 2015 First Avenue, Anoka, MN, at **7:00 p.m. on Monday March 2, 2026**, to conduct the Improvement Hearing to consider ordering construction of the City's 2026 Street Overlay Project. Immediately following the Improvement Hearing the City Council will conduct the Assessment Hearing to consider the special assessments for benefiting properties.

The 2026 Street Overlay Project consists of improvements to three areas in the city: 1) The North Project Area: includes all the streets, except 4th Avenue, that are north of Harrison Street, south of Highway 10, east of and including 3rd Avenue and west of 7th Avenue; 2) The West Project Area: includes Levee Avenue from Rice Street to Benton Street, Levee Avenue from Fremont Street to Park Street, Rice Street from Levee Avenue to Highway 169, Green Avenue from Rice Street to Park Street, State Avenue from Rice Street to Benton Street, Fremont Street from Levee Avenue to Branch Avenue, Park Street from Branch Avenue to West Main Street, Branch Avenue from Fremont Street to West Main Street, and Franklin Lane from Fremont Street to West Main Street and; 3) The South Project Area: includes 6th Avenue from Jefferson Street to East Main Street and Cross Street and Monroe Street from 5th Avenue to 7th Avenue. A reasonable estimate of the impact of the assessment will be available at the hearing.

If, as a result of the hearing, City Council orders the project to proceed, the Council will then conduct a hearing to pass upon the proposed assessment for the 2026 Street Overlay Project.

The first hearing to be held is an Improvement Hearing for a project proposed under the authority of Minnesota Statutes Chapter 429 for public improvements with special benefit to properties and with all or a portion of the costs assessed against properties for benefit.

The Assessment Hearing will be held to review and pass an assessment roll. This hearing will be held if the council orders the project and will immediately follow such action. The proposed assessment roll is on file for public inspection at the city clerk's office. The total estimated cost of the proposed project is $1,199,000, with the total amount proposed to be assessed being $528,859. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the city clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Upon such notice, Council may consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

Any owner who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the mayor or city clerk of the city within thirty (30) days after the adoption of the assessment and filing such notice with the district court within ten (10) days after service upon the mayor or city clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize a municipality to defer the payment of assessments against homestead property owned by persons 65 years of age and older, or who are retired because of permanent and total disability under circumstances where it would be a hardship for such person to make the assessment payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on said owner's property.

Published in the
Anoka County UnionHerald
February 13, 20, 2026
1518343

ATTACHMENT “2”

Mailed Notice of Public Hearing Example

(Includes 2 pages)

ANOKA
REAL. CLASSIC.

Public Services – Engineering

MAILED NOTICE OF HEARINGS

PROPERTY ADDRESS	1927 BRANCH AVENUE ANOKA, MN 55303
P.I.D. NUMBER	01-31-25-43-0053
PROPOSED ASSESSMENT AMOUNT	$1,365.00

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Anoka will meet in the Council Chambers of the City Hall, 2015 First Avenue, Anoka, MN, at **7:00 p.m. on Monday March 2, 2026**, to conduct the Improvement Hearing to consider ordering construction of the City's 2026 Street Overlay Project.

If, as a result of the hearing, City Council orders the project to proceed, the Council will then conduct a hearing to pass upon the proposed assessment for the 2026 Street Overlay Project.

The 2026 Street Overlay Project consists of improvements to three areas in the city 1) The North Project Area: includes all the streets, except 4th Avenue, that are north of Harrison Street, South of Highway 10, east of and including 3rd Avenue and west of 7th Avenue; 2) The West Project Area: includes Levee Avenue from Rice Street to Benton Street, Levee Avenue from Fremont Street to Park Street, Rice Street from Levee Avenue to Highway 169, Green Avenue from Rice Street to Park Street, State Avenue from Rice Street to Benton Street, Fremont Street from Levee Avenue to Highway 169, Park Street from Branch Avenue to West Main Street, Branch Avenue from Fremont Street to West Main Street, and Franklin Lane from Fremont Street to West Main Street and; 3) The South Project Area: includes 6th Avenue from Jefferson Street to East Main Street and Cross Street and Monroe Street from 5th Avenue to 7th Avenue.

The first hearing to be held is an Improvement Hearing for a project proposed under the authority of Minnesota Statutes Chapter 429 for public improvements with special benefit to properties and with all or a portion of the costs assessed against properties for benefit.

A reasonable estimate of the impact of the assessment will be available at the hearing.

At that hearing, City Council will consider the extent of the improvements and the nature or type of reconstruction proposed for the street. City Council has the authority to order the improvements or to modify and/or delete any and all project components. Based on any approved project, City Council will review the extent of the benefited area and determine which properties will be assessed for benefit.

The area proposed to be assessed for such improvement includes all property that abuts upon such streets as described above, or is benefited by the improvement. The estimated cost of such improvement is $1,199,000. Such persons as desired to be heard with reference to the proposed improvement will be heard at this meeting.

The second hearing to be held is a hearing to review and pass an assessment roll. This hearing will be held if the Council orders the project and will immediately follow such action. If the project proceeds as currently proposed, the estimated assessment is the amount shown on this notice. The assessed amount is proposed to be spread over a 5-year period and will be collected concurrent with annual taxes.

The area proposed to be assessed includes all properties that front or abut on the streets identified herein as being within the 2026 Street Overlay Project.

The amount to be specially assessed against each particular lot, piece, or parcel of land is shown on this notice and also on a proposed assessment roll that is on file at the office of the City Clerk. Property owner may at any time, prior to certification of the assessment to the County Auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Assessor. No interest shall be charged if the entire assessment is paid on or before November 15, 2026. A property owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year. If a property owner decides not to prepay the assessment before the date given above, the rate of interest on the amount assessed against the property will be determined and set by City Council at the assessment hearing, with a minimum interest rate of 5% per year. The option to partially prepay the assessment is available.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total cost of the proposed project is $1,199,000, with the total amount proposed to be assessed being $528,859. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing. Upon such notice, the Council may consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

Any owner who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment and filing such notice with the district court within ten (10) days after service upon the Mayor or City Clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize a municipality to defer the payment of assessments against homestead property owned by persons 65 years of age and older, or who are retired because of permanent and total disability under circumstances where it would be a hardship for such person to make the assessment payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the City Clerk for the prescribed form for such deferral of payment of this special assessment on said owner's property.

Amy T. Oehlers
City Clerk

ATTACHMENT “3”

Affidavit of Mailing Assessment Hearing Notice

(Includes 16 pages)

Affidavit of Mailing Assessment Hearing Notice
2026 Street Overlay Project

State of Minnesota
County of Anoka

I, Lauren Schaffran, being first duly sworn, deposes and says:

I am a United States citizen, over 21 years of age, and an administrative assistant for the project consulting Engineer for the City of Anoka, Minnesota.

On February 13, 2026, acting on behalf of the said City, I deposited at the United States post office located at 2168 7th Avenue, Anoka, MN 55303, copies of the attached notice of a hearing on proposed special assessments, enclosed in envelopes, with postage thereon fully prepaid, addressed to the following persons at the addresses appearing opposite their respective names:

ERIK REDEPENNING JENNY REDEPENNING	320 BENTON STREET ANOKA, MN 55303
KENNETH J. LUSSKY	402 BENTON STREET ANOKA, MN 55303
DAVID C. & ANN F. SCHLUETER	457 BENTON STREET ANOKA, MN 55303
JANIS E. JOHANSEN TRUSTEE	458 BENTON STREET ANOKA, MN 55303
LAVERN SCHROCK MELISSA SCHROCK	501 BENTON STREET ANOKA, MN 55303
KAREN CHAPPLE TRUSTEE	11696 ST. ANDREWS CIRCLE NE BLAINE, MN 55449
SANDRA K. SORENSON	602 BENTON STREET ANOKA, MN 55303
YVA LLC C/O BICHTHANH HUYNH	1909 BRANCH AVENUE ANOKA, MN 55303
K.G. MARTIN & D.D MANNON	1915 BRANCH AVENUE ANOKA, MN 55303
DENNIS J. OKEEFE	P.O. BOX 1036 ANOKA, MN 55303
LYNN GRACE HALL JOHN LESLIE HALL	1927 BRANCH AVENUE ANOKA, MN 55303
TABERNACLE FAITH CHURCH INTERNATIONAL	1930 BRANCH AVENUE ANOKA, MN 55303
1933 LLC	4931 185TH LANE NW NOWTHEN, MN 55303
DESHAW PROPERTIES LLC	2005 BRANCH AVENUE ANOKA, MN 55303
KRISTIN SUE CORDS	1627 FERRY STREET ANOKA, MN 55303
JENNIFER PALM CANDRES SIGMUNDIK	1703 FERRY STREET ANOKA, MN 55303

FLATS ON FERRY LLC	5871 CEDAR LAKE ROAD ST. LOUIS PARK, MN 55416
WG ANOKA DST	299 COON RAPIDS BLVD. NW, SUITE 200 COON RAPIDS, MN 55433
HEIDI HAAS	2009 FRANKLIN LANE ANOKA, MN 55303
BRIAN LEONHARDT	210 MARION COURT CIRCLE PINES, MN 55014
MULBERRY HOMES LLC	12527 CENTRAL AVENUE NE, SUITE 200 BLAINE, MN 55434
GORDON OLSON	200 FREMONT STREET ANOKA, MN 55303
PHOUMMA HOFFMAN TIM L. HOFFMAN	16000 FAIR MEADOWS LANE MAPLE GROVE, MN 55369
CARRIE STASKIVIGS	206 FREMONT STREET ANOKA, MN 55303
TIM HOFFMAN PUMA HOFFMAN	16000 FAIR MEADOWS LANE MAPLE GROVE, MN 55369
JIK PROPERTIES LLC	8674 EDISON STREET NE BLAINE, MN 55449
COLLEEN J. WERDIEN	302 FREMONT STREET ANOKA, MN 55303
GPH ANOKA LLC	P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716
GPH ANOKA LLC	P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716
MONICA J. FIHN	312 FREMONT STREET ANOKA, MN 55303
COREY JARVIS SARAH NICOLE JARVIS	321 FREMONT STREET ANOKA, MN 55303
DAVID L. & ELIZABETH G. HOFF	403 FREMONT STREET ANOKA, MN 55303
ASHLEE M. DEHN	411 FREMONT STREET ANOKA, MN 55303
SUMNER LARUE NAESS KAYLA MARIE NAESS	412 FREMONT STREET ANOKA, MN 55303
MORGAN NEHMZOW JACKSON BRINGLE	413 FREMONT STREET ANOKA, MN 55303
NATHAN SCHELBE STEPHANIE SCHEIBE	428 FREMONT STREET ANOKA, MN 55303
SIEGFRIED J. & KARNA L. BREWER	429 FREMONT STREET ANOKA, MN 55303
KARNA L. BREWER	431 FREMONT STREET ANOKA, MN 55303

DANIEL M. WHITE	432 FREMONT STREET ANOKA, MN 55303
JOSEPH RIEMER	438 FREMONT STREET ANOKA, MN 55303
STEVE PETER NICHOLS	441 FREMONT STREET ANOKA, MN 55303
RENEE ANNETTE OFORI	442 FREMONT STREET ANOKA, MN 55303
MISTY PRESLER	447 FREMONT STREET ANOKA, MN 55303
JASON J. BAKER	455 FREMONT STREET ANOKA, MN 55303
MICHAEL & ELDRI WITTKAMPER	456 FREMONT STREET ANOKA, MN 55303
NICOLE THURSTON	503 FREMONT STREET ANOKA, MN 55303
JAMES CHIDESTER	509 FREMONT STREET ANOKA, MN 55303
DAVID A. SMITH DONNA J. SMITH	510 FREMONT STREET ANOKA, MN 55303
DANIEL J. & KIMBERLEY D. FADDLER	515 FREMONT STREET ANOKA, MN 55303
STEVEN J. VAPLON	523 FREMONT STREET ANOKA, MN 55303
ALEXANDER WOOLSEY	526 FREMONT STREET ANOKA, MN 55303
MARIA PATRICIA GONZALEZ	529 FREMONT STREET ANOKA, MN 55303
THERESA MAE MOODY DANIEL WILLIAM MOODY	1709 GREEN AVENUE ANOKA, MN 55303
CHARLES R. & RITA L. SNYDER	1717 GREEN AVENUE ANOKA, MN 55303
STEWART KIRKPATRICK JANICE KIRKPATRICK	1725 GREEN AVENUE ANOKA, MN 55303
BROOKE L. ANDERSON	1811 GREEN AVENUE ANOKA, MN 55303
RANDELL P. BENINTENDE LENEA H. BENINTENDE	139 WEBSTER STREET, APT. 2 ANOKA, MN 55303
PATRICK & JOY M. ADKINS	1823 GREEN AVENUE ANOKA, MN 55303
CHRISTINE A. STEMACK	1828 GREEN AVENUE ANOKA, MN 55303
ROSEANNE M. ANDERSON SARAH ROSE ANDERSON	1829 GREEN AVENUE ANOKA, MN 55303

JOHN D. & RACHEL E. CLARKIN	1838 GREEN AVENUE ANOKA, MN 55303
CAROL A. PHILLIPS	1841 GREEN AVENUE ANOKA, MN 55303
TRISTAN CARTWRIGHT	1845 GREEN AVENUE ANOKA, MN 55303
BRIAN C. SWANSON	1917 GREEN AVENUE ANOKA, MN 55303
BRIAN LUNSETH	1923 GREEN AVENUE ANOKA, MN 55303
JAMES PAVIN	1924 GREEN AVENUE ANOKA, MN 55303
RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE ANOKA, MN 55303
RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE ANOKA, MN 55303
RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE ANOKA, MN 55303
MARY JO DAVICH TRUSTEE	1711 LEVEE AVENUE ANOKA, MN 55303
TIMOTHY FOSSUM PATTI ELLINGBOE FOSSUM	1712 LEVEE AVENUE ANOKA, MN 55303
LESLEY J. HOEL	1915 LEVEE AVENUE ANOKA, MN 55303
BRYAN GILLES JENNA VANDERMEIR	1925 LEVEE AVENUE ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 115 PARK STREET	2015 1ST AVENUE N ANOKA, MN 55303
KAY L. LORENTZEN LORENTZEN IRREVOCABLE LIVING TRUST C/O WENDY R. ERICKSON TRUSTEE	2310 140TH AVENUE NW ANDOVER, MN 55303
THOMAS BECOTTE TRUSTEE MARIE BECOTTE TRUSTEE	216 PARK STREET ANOKA, MN 55303
DENNIS AUGUSTSON	9016 COLLINS DRIVE RAMSEY, MN 55303
ALANA JANE DITTES	305 PARK STREET ANOKA, MN 55303
E.A. & B.M. ANTOLICK TRUSTEES	462 PARK STREET ANOKA, MN 55303
DUANE D. & CINDY M. PRIOR	502 PARK STREET ANOKA, MN 55303
WAYNE R. & BRENDA J. LARSON	518 PARK STREET ANOKA, MN 55303
WAYNE R. & BRENDA J. LARSON	518 PARK STREET ANOKA, MN 55303

SUSAN WATTS	600 PARK STREET ANOKA, MN 55303
PATRICIA K. BOYUM	302 RICE STREET ANOKA, MN 55303
MICHELLE A. & TODD M. DENNIE	310 RICE STREET ANOKA, MN 55303
JIMMY VANCE MYERS, JR	313 RICE STREET ANOKA, MN 55303
JEFFERSON L. & ROBIN WEAVER	314 RICE STREET ANOKA, MN 55303
RICHARD T. JELLINGER MARGARET K. JELLINGER	316 RICE STREET ANOKA, MN 55303
KIRK SCHNITKER MICHELE SCHNITKER	317 RICE STREET ANOKA, MN 55303
CONNOR WIDDER KARISSA WIDDER	318 RICE STREET ANOKA, MN 55303
LARRY A. KORPELA JANE E. KORPELA	326 RICE STREET ANOKA, MN 55303
THOMAS H. WEAVER	402 RICE STREET ANOKA, MN 55303
JENNIFER CHRISTINE JOHNSON	403 RICE STREET ANOKA, MN 55303
JIM BURNS AMY ROZUMALSKI	404 RICE STREET ANOKA, MN 55303
MARY R. MITCHELL	410 RICE STREET ANOKA, MN 55303
PATRICIA ZENZ	415 RICE STREET ANOKA, MN 55303
WARREN ALVORD JOELLE ALVORD	418 RICE STREET ANOKA, MN 55303
ROBERT EDWARDS BECKY EDWARDS	421 RICE STREET ANOKA, MN 55303
JONATHAN CHARLES UECKER TRUSTEE	430 RICE STREET ANOKA, MN 55303
NICOLE A. FULLER TIMOTHY D. FULLER	431 RICE STREET ANOKA, MN 55303
JULIE S. WEAVER	440 RICE STREET ANOKA, MN 55303
WAYNE C. LAHTI	443 RICE STREET ANOKA, MN 55303
LAURA J. JAEGER TRUSTEE DOUGLAS W. JAEGER TRUSTEE	450 RICE STREET ANOKA, MN 55303
CHARLOTTE J. JOHNSON	465 RICE STREET ANOKA, MN 55303

DANA A. GROSSLEIN TRUSTEE	500 RICE STREET ANOKA, MN 55303
JONATHON T. CAINE MARY G. CAINE	502 RICE STREET ANOKA, MN 55303
BARBARA BURNHAM RICHARD BURNHAM	505 RICE STREET ANOKA, MN 55303
RICHARD J. BURNHAM BARBARA L. BURNHAM	505 RICE STREET ANOKA, MN 55303
JEFFREY N. & NANCY L. CAINE	506 RICE STREET ANOKA, MN 55303
LALAINIA ARNDT	512 RICE STREET ANOKA, MN 55303
MARK S. GUCK TRUST KARRI A. GUCK TRUST	519 RICE STREET ANOKA, MN 55303
MARK S. GUCK TRUST KARRI A. GUCK TRUST	519 RICE STREET ANOKA, MN 55303
BRYAN R. & BETHANY A. LINDBERG	522 RICE STREET ANOKA, MN 55303
EPHANTUS MWANGI GRACE N. MUNGA	1716 STATE AVENUE ANOKA, MN 55303
KELLY J. WELCOME	1845 STATE AVENUE ANOKA, MN 55303
KELLI JO CRANDALL	1916 STATE AVENUE ANOKA, MN 55303
ALAN J. MORGAN, JR SUI YIN MORGAN	5511 102ND AVENUE N BROOKLYN PARK, MN 55443
TIMOTHY PICKERING	300 WEST MAIN STREET ANOKA, MN 55303
SHOPS ON MAIN LLC	2022 N FERRY STREET ANOKA, MN 55304
AARON LUKE ANDERSON	2302 3RD AVENUE ANOKA, MN 55303
ALLISON STANTON	2310 3RD AVENUE ANOKA, MN 55303
DONNA M. WOLF	2314 3RD AVENUE ANOKA, MN 55303
GRANT J. RIEMER CHERI A. RIEMER	2326 3RD AVENUE N ANOKA, MN 55303
JACOB HARTMANN REBECCA HARTMANN	2336 3RD AVENUE ANOKA, MN 55303
PAUL HAROLD WESTLUND	2340 3RD AVENUE ANOKA, MN 55303
BRANOKAN PROPERTIES LLC	P.O. BOX 41564 PLYMOUTH, MN 55441

JENNA BUDNICK	2342 4TH AVENUE ANOKA, MN 55303
MELINDA S. & PETER J. MAKOUSKY	2402 4TH AVENUE ANOKA, MN 55303
STEVEN C. & GAIL R. BISHOP	2403 4TH AVENUE ANOKA, MN 55303
BARTHOLOMEW J. WARD ELLEN M. WARD	2408 4TH AVENUE ANOKA, MN 55303
TAD BEECH	2411 4TH AVENUE ANOKA, MN 55303
MICHELLE LIND JORDAN LIND	2416 4TH AVENUE ANOKA, MN 55303
DEBRA L. LAMBERT	2417 4TH AVENUE ANOKA, MN 55303
DEBORA R. HOLMES	2420 4TH AVENUE ANOKA, MN 55303
KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	3681 121ST LANE NW COON RAPIDS, MN 55433
KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	3681 121ST LANE NW COON RAPIDS, MN 55433
NATALYA VLADIMIROVNA SYSA	2500 4TH AVENUE ANOKA, MN 55303
DYNAMICK PROPERTIES LLC	2501 4TH AVENUE ANOKA, MN 55303
MICHAEL W. MCCANN	2516 4TH AVENUE, UNIT 1 ANOKA, MN 55303
FAMILY INVESTMENTS LLC	301 CONCORDE PLACE BURNSVILLE, MN 55337
CURTIS & BARBARA JELMELAND	2317 5TH AVENUE ANOKA, MN 55303
NORMA P. PROKOSCH	2320 5TH AVENUE ANOKA, MN 55303
DREW CHRISTOPHER GRIMMER PAYTON MARIE GRIMMER	2325 5TH AVENUE ANOKA, MN 55303
JACQUELYNN RIECK-HANNA	2333 5TH AVENUE ANOKA, MN 55303
LIAM BARNES	2341 5TH AVENUE ANOKA, MN 55303
SHANEL GALEA	2358 5TH AVENUE ANOKA, MN 55303
TEASHA HARRIS	2409 5TH AVENUE ANOKA, MN 55303
5TH AVENUE LLC	4170 MYRLE AVENUE WHITE BEAR LAKE, MN 55110

TONYA M. HANSON	2504 5TH AVENUE ANOKA, MN 55303
IPC HOME BUILDERS LLC	12950 BUCHANAN STREET NE BLAINE, MN 55434
ANDREW ROEMHILDT	2515 5TH AVENUE ANOKA, MN 55303
NANCY OSTLUND	2302 6TH AVENUE ANOKA, MN 55303
RILEY THOMAS BOEDIGHEIMER LEXI MARIE BOEDIGHEIMER	2308 6TH AVENUE ANOKA, MN 55303
SHEILA M. VAN SLOUN	2315 6TH AVENUE ANOKA, MN 55303
DIANE ROGERS	2320 6TH AVENUE ANOKA, MN 55303
JAMES A. & JILL K. NEITZEL	2321 6TH AVENUE ANOKA, MN 55303
TRACY A. HANKS WAYNE HANKS	2352 6TH AVENUE ANOKA, MN 55303
RICHARD P. FILLMORE KATHLEEN J. FILLMORE	2501 6TH AVENUE ANOKA, MN 55303
7TH AVENUE HOLDINGS LLC	2321 7TH AVENUE ANOKA, MN 55303
DOMESTIC PROPERTIES ANOKA LLC	2065 JAMES AVENUE SAINT PAUL, MN 55105
AM LLC C/O MARK GAUSMAN	2371 7TH AVENUE ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 275 HARRISON STREET	2015 1ST AVENUE ANOKA, MN 55303
VERONICA AMENRUD TONI AMENRUD	433 HARRISON STREET ANOKA, MN 55303
JAY THOMPSON	503 HARRISON STREET ANOKA, MN 55303
S.C. COWDERY & K.GRAFSGAARD	559 HARRISON STREET ANOKA, MN 55303
VADIM LOGHINOV, TATIANA LOGHINOVA, LIDIA LOGHINOVA, TAVIFA LOGHINOVA	2508 MILL AVENUE ANOKA, MN 55303
ANDREW THUNSTROM	2512 MILL AVENUE ANOKA, MN 55303
THOMAS B. HILTZ ANNETTE M. HILTZ	307 POLK STREET ANOKA, MN 55303
JEAN E. HILTZ	131 MONROE STREET, APT 203 ANOKA, MN 55303
POLK LLC	3590 MISSISSIPPI DRIVE NW COON RAPIDS, MN 55433

JARED ALLEN NELSON	319 POLK STREET ANOKA, MN 55303
JANET GILBRECH	324 POLK STREET ANOKA, MN 55303
VIRGINIA LEE JOHNSON	416 POLK STREET ANOKA, MN 55303
ANNA PORTER JARED GILBERTSON	419 POLK STREET ANOKA, MN 55303
STEVE J. FUERSTENBURG NANCY A. FUERSTENBURG	13612 HIGHWAY 65 NE HAM LAKE, MN 55304
ERIC A. & LYNETTE R. OLSON	427 POLK STREET ANOKA, MN 55303
SHEILA M. OLSON	428 POLK STREET ANOKA, MN 55303
KARI N. OTOOLE	433 POLK STREET ANOKA, MN 55303
JAMES D. BARRY	439 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	504 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
DONALD R. CHRISTENSEN	632 MADISON STREET ANOKA, MN 55303
KATHRYN HAMMERSENG NATHAN PLASCH	4293 DEERWOOD LANE N PLYMOUTH, MN 55441
SHELLEY L. WOOD	520 POLK STREET ANOKA, MN 55303
DOUGLAS R. SUCHY	522 POLK STREET ANOKA, MN 55303
MARY A. JERDE	525 POLK STREET ANOKA, MN 55303
JOHN T. JOST EMMA WAY-DEEN JOST	528 POLK STREET ANOKA, MN 55303
LANCE ERICKSON SARAH OFTELIE	533 POLK STREET ANOKA, MN 55303

KATIE M. MALONEY	537 POLK STREET ANOKA, MN 55303
REBECCA M. RICK TIMOTHY L. RICK	1467 88TH AVENUE W DULUTH, MN 55808
ANDREW J. STEURER	543 POLK STREET ANOKA, MN 55303
MICHAEL A. PUTNAM	546 POLK STREET ANOKA, MN 55303
MARIE PAQUETTE JAMES J. PAQUETTE	551 POLK STREET ANOKA, MN 55303
CHERYL A. AICH	552 POLK STREET ANOKA, MN 55303
KALEIGH DENZEL-BARTOK SHANNON DENZEL-BARTOK	557 POLK STREET ANOKA, MN 55303
CHRISTINA M. DAVIS	558 POLK STREET ANOKA, MN 55303
JAMES ALLEN CRAWFORD	606 POLK STREET ANOKA, MN 55303
ADAM M. RADUNZ	610 POLK STREET ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 611 POLK STREET	2015 1ST AVENUE ANOKA, MN 55303
RYAN JON CARLSON	620 POLK STREET ANOKA, MN 55303
LARRY IRVING	630 POLK STREET ANOKA, MN 55303
KONG Y. VANG	640 POLK STREET ANOKA, MN 55303
KATRINA L. KARLSGODT	649 POLK STREET ANOKA, MN 55303
CHERYL A. BUTLER JAMES J. BUTLER	418 TAYLOR STREET ANOKA, MN 55303
AARON KNOTT	419 TAYLOR STREET ANOKA, MN 55303
BRIAN J. PRIHODA	425 TAYLOR STREET ANOKA, MN 55303
LAURI PICOTTE RONALD PICOTTE	3931 172ND LANE NW ANDOVER, MN 55304
MEGAN RIOS	430 TAYLOR STREET ANOKA, MN 55303
RYAN R. CROUSE JENNIFER L. CROUSE	433 TAYLOR STREET ANOKA, MN 55303
JASON A. HAHN	434 TAYLOR STREET ANOKA, MN 55303

JACOB H. MILLER	440 TAYLOR STREET ANOKA, MN 55303
ERIC P. RUIKKA JACQUELINE L. RUIKKA	500 TAYLOR STREET ANOKA, MN 55303
TRACY R. JARVINEN JOSEPH JARVINEN	513 TAYLOR STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303
PAULA JANE PROPERTIES LLC	12058 JAMESTOWN STREET NE BLAINE, MN 55449
LYNN R. WIKSTROM	522 TAYLOR STREET ANOKA, MN 55303
JOHN CARL KALINA	525 TAYLOR STREET ANOKA, MN 55303
TIMOTHY J. JOCHIM	3071 155TH AVENUE PRINCETON, MN 55371
PAUL T. BOECHER KATHLEEN M. BOECHER	531 TAYLOR STREET ANOKA, MN 55303
DANIEL SALMON DALIA SALMON	536 TAYLOR STREET ANOKA, MN 55303
JOSEPH PATRICK DOWDALL	539 TAYLOR STREET ANOKA, MN 55303
WILLIAM P. DEBOER	544 TAYLOR STREET ANOKA, MN 55303
AMY TAMBLYN	545 TAYLOR STREET ANOKA, MN 55303
MERRICK MONSON BRANDI MONSON	549 TAYLOR STREET ANOKA, MN 55303
MIRZETA GOLDSMITH	550 TAYLOR STREET ANOKA, MN 55303
LINDA A. STERNER	560 TAYLOR STREET ANOKA, MN 55303
WILLIAM F. & SUSAN M. KONCAR	511 TYLER STREET ANOKA, MN 55303
ANNA WESTRUM	512 TYLER STREET ANOKA, MN 55303
DANNY W. & DENISE L. HANSON	517 TYLER STREET ANOKA, MN 55303
DERON R. & REBECCA C. BACH	518 TYLER STREET ANOKA, MN 55303

ADAM A. KIATAMBA SANGAY K. JORGBOR-KIATAMBA	523 TYLER STREET ANOKA, MN 55303
DIETER R. & DANIELLE S. SCHOLZ	526 TYLER STREET ANOKA, MN 55303
RICKIE P. & LORI J. HESLI	533 TYLER STREET ANOKA, MN 55303
MICHAEL E. & AMY M. ROSS	536 TYLER STREET ANOKA, MN 55303
KENNETH NELSON	539 TYLER STREET ANOKA, MN 55303
JACK E. & ROZANNE ROSS	35602 VICKERS STREET CAMBRIDGE, MN 55008
KAYLA JOYCE SMITH BRYAN CLIFFORD SMITH	549 TYLER STREET ANOKA, MN 55303
BRUNO SIMIC	555 TYLER STREET ANOKA, MN 55303
REBECCA L. KAMIN	561 TYLER STREET ANOKA, MN 55303
JACQUELINE YOUNG	2538 MAPLE AVENUE ANOKA, MN 55303
MADELINE MAE FEIGUM	610 TYLER STREET ANOKA, MN 55303
DANIEL M. & TRACEY M. SCHLUETER	617 TYLER STREET ANOKA, MN 55303
AMY LOUISE SIEGEL	618 TYLER STREET ANOKA, MN 55303
JEREMY HUSNIK	629 TYLER STREET ANOKA, MN 55303
RILEY MOE-WOLFE	628 TYLER STREET ANOKA, MN 55303
PHILIP G. LITCHFIELD TRUSTEE	631 TYLER STREET ANOKA, MN 55303
STEPHEN RICHARD ABELER TRUSTEE	637 TYLER STREET ANOKA, MN 55303
WILLIAM J. BACH	638 TYLER STREET ANOKA, MN 55303
DANIEL J. FERRIES	402 9TH AVENUE N ONALASKA, WI 54650
MARTIN & DAWN RITCHIE	646 TYLER STREET ANOKA, MN 55303
JOSEPH SINIGAGLIO	4795 3RD STREET NE FRIDLEY, MN 55421

G & J PROPERTY LLC	12100 SINGLETREE LANE, SUITE 185 EDEN PRAIRIE, MN 55344
JEFFREY T. & CHRISTINE E. BRUIN	1852 5TH AVENUE ANOKA, MN 55303
STEPFAN M. HALICKI	11999 EVERGREEN STREET NW COON RAPIDS, MN 55448
WOMENSOURCE	1902 5TH AVENUE, SUITE 3 ANOKA, MN 55303
STEPHEN A. PINEWSKI	13750 CROSSTOWN DRIVE, SUITE 20 ANDOVER, MN 55304
BRITTANY MEYER	1708 6TH AVENUE ANOKA, MN 55303
SKYUKA LLC GAHUTI LLC	P.O. BOX 701 SOUTH PITTSBURG, TN 37380
SAMANTHA MARIE SIEMSEN JOSEPH SIEMSEN	1820 6TH AVENUE ANOKA, MN 55303
BRANDON SCOTT ANDRE MADILYN JOSEPHINE ANDRE	1850 6TH AVENUE ANOKA, MN 55303
LINDA S. SHEILS	1853 6TH AVENUE ANOKA, MN 55303
ARLEN L. VINJE	1900 6TH AVENUE ANOKA, MN 55303
JULIE BERNAL	1903 6TH AVENUE ANOKA, MN 55303
HEATHER M. KENNEY CHRISTOPHER M. KENNEY	1908 6TH AVENUE ANOKA, MN 55303
JEFFREY & SHEILA M. SVOBODA	1909 6TH AVENUE ANOKA, MN 55303
ADAM G. NOLL	23558 133RD AVENUE N ROGERS, MN 55374
CITY OF ANOKA, ATTN: BEN NELSON FOR 1919 7TH AVENUE	2015 1ST AVENUE N ANOKA, MN 55303
JASON A. HOUCK ALEXANDRA G. HOUCK	5823 SCENIC COURT MINNETONKA, MN 55345
LISA MARIE ENGEN TODD J. ENGEN	519 CROSS STREET ANOKA, MN 55303
AMANDA G. KRUGER	528 CROSS STREET ANOKA, MN 55303
LYNN M. KRUGER	7856 157TH AVENUE NW RAMSEY, MN 55303
EDWARD M. MACCARIO JULIE J. BEHM	533 CROSS STREET ANOKA, MN 55303
KACEY MEDENWALDT	538 CROSS STREET ANOKA, MN 55303

DEAN HOFFMAN ROBIN HOFFMAN	539 CROSS STREET ANOKA, MN 55303
NICOLE WILLIAMSON DILLION WILLIAMSON C/O MISS P'S REI LLC	3204 GOLFVIEW ROAD SEBRING, FL 33875
SALLY A. LEHN	545 CROSS STREET ANOKA, MN 55303
BENJAMIN MORRIS	554 CROSS STREET ANOKA, MN 55303
JACQUELINE L. DANIELSON COLLIN DANIELSON	7303 185TH AVENUE NW ANOKA, MN 55303
THOMAS E. SOLARZ PATRICIA S. NOLTE	611 CROSS STREET ANOKA, MN 55303
ZRS LLC	17 RAVEN ROAD SAINT PAUL, MN 55127
JOHN M. SOLARZ	619 CROSS STREET ANOKA, MN 55303
KARI E. LOING TRUSTEE MICHAEL J. HORAK TRUSTEE	621 CROSS STREET ANOKA, MN 55303
JUDY POLITTE THOMAS POLITTE	628 CROSS STREET ANOKA, MN 55303
HOWARD V. LIDTKE	629 CROSS STREET ANOKA, MN 55303
SUSAN C. GREB	632 CROSS STREET ANOKA, MN 55303
ANNE M. DELUCA	636 CROSS STREET ANOKA, MN 55303
OZWOOD PROPERTIES LLC	2519 COON RAPIDS BLVD. NW COON RAPIDS, MN 55433
CAMERON VERLEY KRISTIN VERLEY	646 CROSS STREET ANOKA, MN 55303
ANN & ROB HAGMAN	652 CROSS STREET ANOKA, MN 55303
CHRISTOPHER DEON THOMPSON FRANCIS FLORENTINO BAILEY	658 CROSS STREET ANOKA, MN 55303
KELLER DENTAL PROPERTIES LLC	14044 ORCHID STREET NW ANDOVER, MN 55304
JAMES J. II & BARBARA J. ABELER	600 EAST MAIN SREET ANOKA, MN 55303
CITY OF ANOKA, ATTN: BEN NELSON FOR 650 E. MAIN STREET	2015 1ST AVENUE N ANOKA, MN 55303
CLIFTON PROPERTIES LLC	8445 CENTER DRIVE NE FRIDLEY, MN 55432
WEAVER BROTHERS COMPANY	320 EAST MAIN STREET ANOKA, MN 55303

SCOTT A. BECKER	547 MADISON STREET ANOKA, MN 55303
AGNES A. SHERLOCK	600 MADISON STREET ANOKA, MN 55303
DONALD L. & BERNIECE CARDA	15325 SUNFISH LAKE BLVD. NW RAMSEY, MN 55303
TIMOTHY J. MCCUSKER	510 MONROE STREET ANOKA, MN 55303
ALLAN T. ROTH	12232 JAY CIRCLE NW COON RAPIDS, MN 55433
CYNTHIA F. BLESI TRUSTEE C/O CYNTHIA'S TRUST	512 MONROE STREET ANOKA, MN 55303
BRANDYN S. GRIFFITHS BRIGITTE M. GRIFFITHS	523 MONROE STREET ANOKA, MN 55303
SCOTT A. PIERCY JAYD A. PIERCY	530 MONROE STREET ANOKA, MN 55303
KAELA ZIMMERMAN	533 MONROE STREET ANOKA, MN 55303
NICHOLAS KREKELBERG	535 MONROE STREET ANOKA, MN 55303
MASON BRYANT	536 MONROE STREET ANOKA, MN 55303
BENJAMIN A. & REBECCA J. BERGMAN	541 MONROE STREET ANOKA, MN 55303
ANDREW PATRISS DARLENE VIRKUS REILAND	542 MONROE STREET ANOKA, MN 55303
ALEXIS LUSTHOFF	552 MONROE STREET ANOKA, MN 55303
P.M. WISOCKI & D.L. SHIPPEE	600 MONROE STREET ANOKA, MN 55303
GEOFFREY W. JONES CAYLA A. SCHOOLMEESTERS	609 MONROE STREET ANOKA, MN 55303
KATHRYN L. STUEFEN JENNA M. STUEFEN	612 MONROE STREET ANOKA, MN 55303
KAYLA JACOBSON	613 MONROE STREET ANOKA, MN 55303
JUSTIN COLLINS	622 MONROE STREET ANOKA, MN 55303
ERIC J. KORSMOE	631 MONROE STREET ANOKA, MN 55303
JOSEPH NOSBUSCH	632 MONROE STREET ANOKA, MN 55303
LR1 ANOKA LLC	5871 CEDAR LAKE ROAD, #103 ST. LOUIS PARK, MN 55416

CITY OF ANOKA, ATTN: BEN NELSON FOR 639 MONROE STREET	2015 1ST AVENUE N ANOKA, MN 55303
MONROE PLACE APARTMENTS LLC	12202 MISSISSIPPI DRIVE N CHAMPLIN, MN 55316
ANOKA PORTFOLIO LLC	2823 WAYZATA BLVD S, SUITE B MINNEAPOLIS, MN 55402

There is a delivery service by United States mail between the place of mailing and the places so addressed.

Signature

Attest

ATTACHMENT “4”

Property Frontage Maps

(Includes 12 pages)

LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

XXXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER

= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

= PROJECT AREA

= SAME PROPERTY OWNER

PARK STREET

LEVEE AVENUE

GREEN AVENUE

FREMONT STREET

ALLEY

SEE SHEET 6

SEE SHEET 5

SEE SHEET 2

600 — 132.0 — 013125340037 — 107.0

013125340022 — 1925 — 140.0

013125340018 — 1915 — 190.0 — 165.0

518 — 129.0 — 013125340064 — 231.0

502 — 66.0 — 013125340061 — 165.0

462 — 65.3 — 013125430019 — 153.0

013125340066 — 1923 — 73.0

013125340067 — 1917 — 73.0

013125340065 — 77.0

1924 — 144.0 — 013125430018

013125340068	013125340069	013125340070	013125340071	013125340072	013125430007	013125430008	013125430009	013125430010	013125430011
529	523	515	509	503	455	447	441	431	429
69.0	69.0	70.5	69.0	69.0	80.0	83.0	99.0	66.0	66.0
152.0				152.0	165.0				

526 — 95.0 — 123125210022

510 — 91.5 — 123125210021

123125210024 — 1845 — 67.3 — 160.0

123125210023 — 1841 — 67.3

123125210026 — 1829 — 99.0

135.3

456 — 135.3 — 123125120076 — 60.0

1838 — 64.2 — 123125120077

1828 — 120.0 — 123125120078

123125120075	123125120074	123125120073	123125120070
442	438	432	428
66.0	66.0	66.0	66.0

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

WEST PROJECT AREA

Jan 14, 2026 – 6:14am
K:\cad_surv\Land Desktop 2008\AN3103\dwg\AN3103 ASSESSMENT MAP 2.dwg

SEE SHEET 1

SEE SHEET 5

SEE SHEET 3

SEE SHEET 3

ALLEY

BENTON STREET

LEVEE AVENUE

GREEN AVENUE

RICE STREET

MISSISSIPPI RIVER

123125210027 1823 148.5

123125210028 1811 74.5

123125210029 501 173.3 74.0

123125120079 1820 89.0

123125120080 175.0 457 67.7

602 87.0 123125210035 102.3

123125210076 1711 99.0

123125210036 1707

123125210030 1707 148.5

123125210001 1707 101.5

530 77.4 123125210015 104.0

123125210071 1712 87.0

123125210070 161.0

519 180.5

123125210006 517 115.5

123125210007 505 115.5

123125210010 1725 85.0 115.5

123125210011 1717 80.0

123125210009 1709 72.0

123125210008 503 115.5 93.0

458 135.3 123125120096 165.0

123125120097 165.0 465 125.0

LEGEND

XXX.X = PROPERTY FRONTAGE

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= ASSESSMENT BOUNDARY

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= RIGHT-OF-WAY LINE

= PROJECT AREA

= SAME PROPERTY OWNER

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

WEST PROJECT AREA

Jan 14, 2026 - 6:14am
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SEE SHEET 2

SEE SHEET 4

SEE SHEET 2

SEE SHEET 4

GREEN AVENUE

STATE AVENUE

RICE STREET

MISSISSIPPI RIVER

100.0	126.3	100.0	76.0	150.0	100.0	110.8	131.2	125.0	122.5		
522	512	506	502	500	450	440	430	418	410	443	431	421	415	404
123125210063	123125210064	123125210073	123125210074	123125120048	123125120047	123125120046	123125120045	123125120121	123125120120	123125120098	123125120099	123125120100	123125120129	123125130006
										127.3	147.0	66.0	96.0	

LEGEND

XXX.X = PROPERTY FRONTAGE

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= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

= PROJECT AREA

= SAME PROPERTY OWNER

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

WEST PROJECT AREA

Jan 14, 2026 - 6:14am
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SEE SHEET 5

BENTON STREET

SEE SHEET 3

STAVE AVENUE

FRANKLIN LANE

FERRY STREET (HIGHWAY 169)

RICE STREET

66.0
402
123125120089
165.0
132.0
320
89.0
123125120110
76.0
1716
123125120109
123125120102
165.0
403
102.0
165.0
123125120111
317
198.0
123125120112
165.0
313
66.0
66.0
123125120105
198.0
66.0
1703
82.5
326
123125120119
132.0
318
123125120133
66.0
310
123125120116
66.0
302
123125120117
200.0
66.0
198.0
123125120113
99.0
1627
402
123125130032
316
123125130036
314
123125130025

LEGEND

XXX.X = PROPERTY FRONTAGE
XXXX = PROPERTY ADDRESS
XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER
= ASSESSMENT BOUNDARY
= PROPERTY LINE
= RIGHT-OF-WAY LINE
= PROJECT AREA

N

50 0 50 100
SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT
WEST PROJECT AREA

Jan 14, 2026 – 6:14am
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SEE SHEET 6

SEE SHEET 1

FREMONT STREET

FRANKLIN LANE

BRANCH AVENUE

STATE AVENUE

ALLEY

FRANKLIN LANE

FERRY STREET (HIGHWAY 169)

BENTON STREET

SEE SHEET 4

LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER

= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

= PROJECT AREA

= SAME PROPERTY OWNER

N

SCALE 50 0 50 100 IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

WEST PROJECT AREA

Jan 14, 2026 - 6:14am
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LEGEND

XXX.X = PROPERTY FRONTAGE
XXXX = PROPERTY ADDRESS
XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER
= ASSESSMENT BOUNDARY
= PROPERTY LINE
= RIGHT-OF-WAY LINE
= PROJECT AREA
= SAME PROPERTY OWNER

N

50 0 50 100
SCALE IN FEET

DOUGLAS STREET

STATE AVENUE

WEST MAIN STREET

FRANKLIN LANE

BRANCH AVENUE

PARK STREET

FERRY STREET (HIGHWAY 169)

306 — 200.0
013125430030
26.6
49.5
013125430031
300 (WEST MAIN ST.) — 49.5
013125430032
2019 — 66.0
013125430035
2021 — 99.0
013125430036
2009 — 99.0
013125430040
66.0
305 — 121.1
220 — 128.0
013125430001
137.5
82.3
160.7
154.0
013125430005
013125430094
2005 — 159.0
215 — 50.0
148.0
88.0
122.0
115 — 88.5
013125440001
123.4
304
013125430043
132.0
60.0
216
118.0
013125430051
138.0
013125430052
1933 — 118.0
1927 — 80.0
013125430053
80.0
1923 — 66.0
013125430054
66.0
99.0
198.0
1930
013125440134
013125430044
305 (FREMONT ST.) — 99.0
10.0
57.0
1916
013125430046

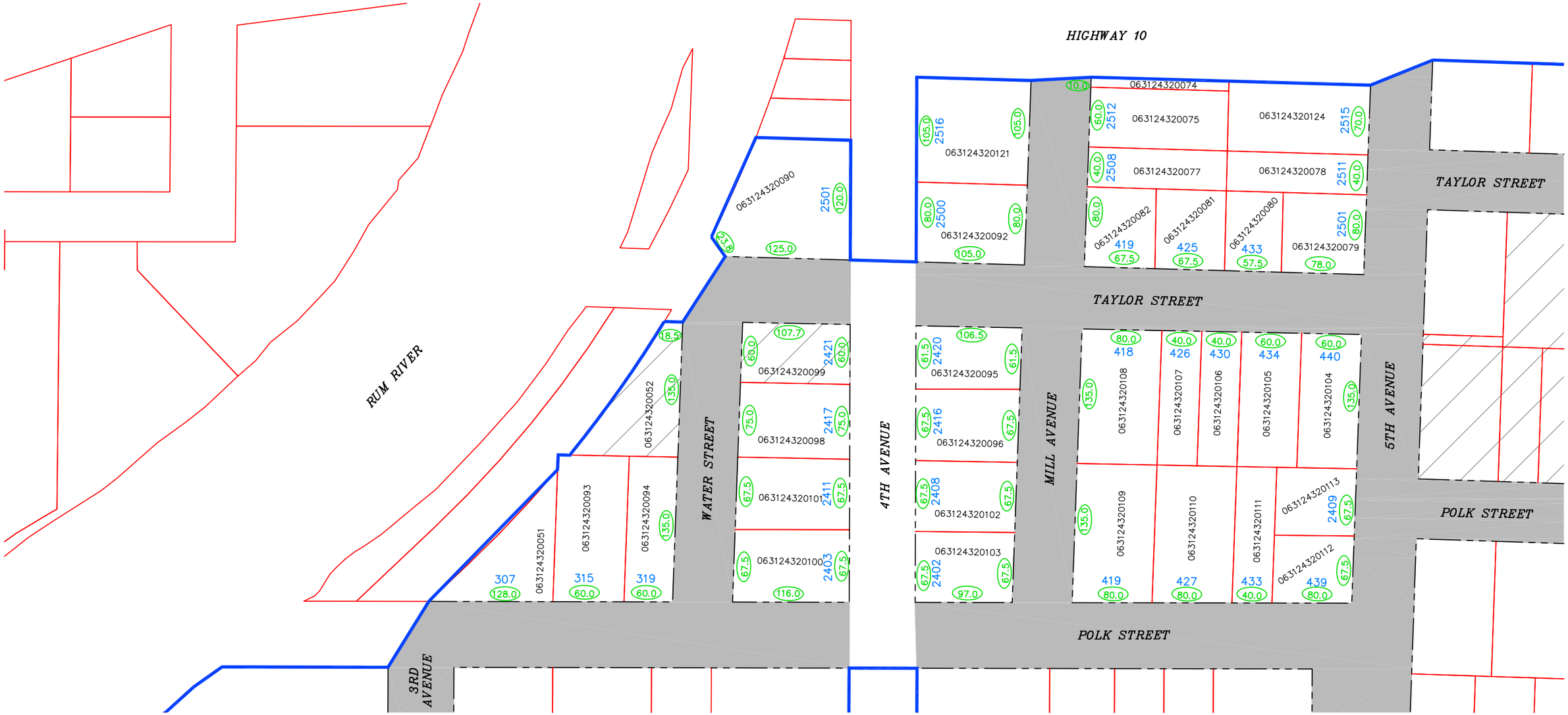
SEE SHEET 1

SEE SHEET 5

SEE SHEET 5

PROPERTY FRONTAGE MAP
2026 STREET OVERLAY PROJECT
WEST PROJECT AREA

Jan 14, 2026 - 6:14am
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PROPERTY FRONTAGE MAP
2026 STREET OVERLAY PROJECT
NORTH PROJECT AREA

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HIGHWAY 10

TAYLOR STREET

TAYLOR STREET

5TH AVENUE

6TH AVENUE

7TH AVENUE

POLK STREET

POLK STREET

SEE SHEET 7

SEE SHEET 9

063124310031 2504 90.0 100.0

063124310032 513 60.0

063124310033 517 60.0

063124310034 525 60.0

063124310035 531 80.0

063124310036 539 60.0

063124310037 545 60.0

063124310038 549 40.0

063124310039 2501 90.0 80.0

500 80.0 063124310145 125.0

70.0 063124310049

063124310048

516 55.0 063124310047

522 55.0 063124310046

528 60.0 063124310045

536 60.0 063124310140

544 80.0 063124310042

550 60.0 063124310041

560 60.0 063124310040 135.0

10.0 063124310146

503 80.0 063124310051 135.0

063124310052 40.0

063124310053 40.0

063124310054 40.0

063124310055 40.0

525 60.0 063124310056

533 60.0 063124310057

537 40.0 063124310058

543 80.0 063124310059

551 55.0 063124310060

557 65.0 063124310061 135.0

400.9

063124310142

611 455.0

649 90.0 063124310072 124.5

10.0

LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER

= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

= PROJECT AREA

= SAME PROPERTY OWNER

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

NORTH PROJECT AREA

Jan 14, 2026 - 6:14am
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SEE SHEET 8

POLK STREET

POLK STREET

5TH AVENUE

6TH AVENUE

7TH AVENUE

TYLER STREET

HARRISON STREET

SEE SHEET 10

504 — 063124310098 — 80.0 / 135.0
506 — 063124310097 — 80.0
520 — 063124310096 — 40.0
522 — 063124310095 — 40.0
528 — 063124310094 — 120.0
540 — 063124310093 — 80.0
546 — 063124310092 — 80.0
552 — 063124310091 — 40.0
558 — 063124310090 — 40.0 / 135.0

606 — 063124310141 — 80.0 / 135.0
610 — 063124310079 — 80.0
620 — 063124310078 — 120.0
630 — 063124310077 — 80.0
640 — 063124310076 — 80.0
063124310075 — 145.0
2371 — 136.5

2358 — 063124310099 — 135.0 / 64.0
511 — 063124310100 — 64.0
517 — 063124310101 — 60.0
523 — 063124310102 — 96.0
533 — 063124310103 — 60.0
539 — 063124310104 — 100.0
549 — 063124310105 — 60.0
555 — 063124310106 — 60.0
561 — 063124310107 — 40.0 / 135.0

2352 — 063124310082 — 135.0 / 80.0
607 — 063124310083 — 50.0
617 — 063124310084 — 70.0
627 — 063124310085 — 80.0
631 — 063124310086 — 40.0
637 — 063124310087 — 68.0
643 — 063124310088 — 110.0
063124310089 — 100.0
2353 — 135.6

2320 — 063124310115 — 80.0 / 135.0
512 — 063124310114 — 40.0
518 — 063124310113 — 80.0
526 — 063124310112 — 80.0
536 — 063124310111 — 80.0
542 — 063124310110 — 80.0
063124310109 — 160.0
2321 — 60.0
063124310108
2315 — 75.0
063124310116 — 135.0
503 — 100.0
063124310123 — 135.0
559 — 60.0

2320 — 063124310131 — 80.0 / 135.0
610 — 063124310130 — 80.0
618 — 063124310129 — 80.0
628 — 063124310128 — 120.0
638 — 063124310127 — 80.0
646 — 063124310126 — 80.0
063124310125 — 80.0
2321 — 135.0
2308 — 063124310132 — 60.0
2302 — 063124310133 — 75.0 / 80.0

LEGEND

- XXX.X = PROPERTY FRONTAGE
- XXXX = PROPERTY ADDRESS
- XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER
- = ASSESSMENT BOUNDARY
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = PROJECT AREA

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50 0 50 100
SCALE IN FEET

PROPERTY FRONTAGE MAP
2026 STREET OVERLAY PROJECT
NORTH PROJECT AREA

Jan 14, 2026 - 6:14am
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SEE SHEET 7

RUM RIVER

WATER STREET

MILL AVENUE

POLK STREET

3RD AVENUE

4TH AVENUE

5TH AVENUE

TYLER STREET (ALLEY)

HARRISON STREET

SEE SHEET 9

063124320129

497.2

99.0 | 60.0 | 2340 | 063124320027

99.0 | 316 | 063124320026

60.0 | 324 | 063124320025

138.0 | 063124320024

2339 | 95.5

55.0 | 2336 | 063124320028

116.0 | 2326 | 063124320029

55.5 | 2342

133.0 | 063124320009

065.0 | 416 | 063124320008

49.5 | 420 | 063124320007

49.5 | 428 | 063124320006

99.0 | 2341 | 65.0 | 063124320005

2333 | 53.0 | 063124320022

063124320021

2325 | 113.0

77.0 | 2314 | 063124320030

82.0 | 2310 | 063124320031

72.0 | 2302 | 063124320032

275 | 264.4

99.0

2317 | 57.8 | 063124320117

2311 | 58.0 | 063124320126

063124320018

114.5

433 | 128.0

LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

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= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

= PROJECT AREA

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

NORTH PROJECT AREA

Jan 14, 2026 - 6:15am
K:\cad_surv\Land Desktop 2008\AN3103\dwg\AN3103 ASSESSMENT MAP 2.dwg

EAST MAIN STREET

MONROE STREET

CROSS STREET

5TH AVENUE

6TH AVENUE

7TH AVENUE

073124219901 — 1902 — 123.9 — 87.9 — 511 — 120.0

073124210030 — 511 — 120.0

073124210031 — 523 — 60.0

073124210032 — 533 — 80.0

073124210033 — 535 — 60.0

073124210034 — 541 — 55.0

073124210035 — 1909 — 55.0

073124210036 — 1903 — 70.0 — 105.0

073124210137

073124210020 — 552 — 80.0 — 147.9

073124210006 — 600 — 65.0 — 70.0

073124210005 — 1914 — 67.5

073124210002 — 1908 — 67.5

073124210004 — 1900 — 67.5 — 110.0

073124210007 — 609 — 51.0

073124210017 — 613 — 60.3

073124210018 — 631 — 80.4

073124210019 — 639 — 60.3

073124210010 — 650 — 114.0 — 114.0

073124210011 — 1919 — 115.0 — 112.0

073124210044 — 1870 — 135.0 — 100.0

073124210043 — 508 — 60.0

073124210042 — 510 — 80.0

073124210041 — 512 — 40.0

073124210040 — 530 — 80.0

073124210039 — 536 — 60.0

073124210038 — 542 — 60.0

073124210037 — 552 — 80.0 — 135.0

073124210059 — 600 — 110.0 — 135.0

073124210058 — 612 — 50.0

073124210138 — 622 — 80.0

073124210055 — 632 — 80.0

073124210054 — 636 — 120.0

073124210135 — 640 — 170.0 — 270.0

073124210045 — 1852 — 67.5 — 160.0

073124210047 — 519 — 80.0

073124210048 — 529 — 72.0

073124210049 — 533 — 48.0

073124210050 — 539 — 80.0

073124210051 — 545 — 44.0

073124210052 — 1853 — 135.0 — 76.0

073124210060 — 1850 — 135.0 — 75.0

073124210061 — 611 — 45.0

073124210062 — 619 — 60.0

073124210063 — 621 — 61.2

073124210064 — 629 — 118.8

073124210065 — 637 — 80.0 — 170.0

SEE SHEET 12

LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

XXXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER

= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

= PROJECT AREA

N

50 0 50 100

SCALE IN FEET

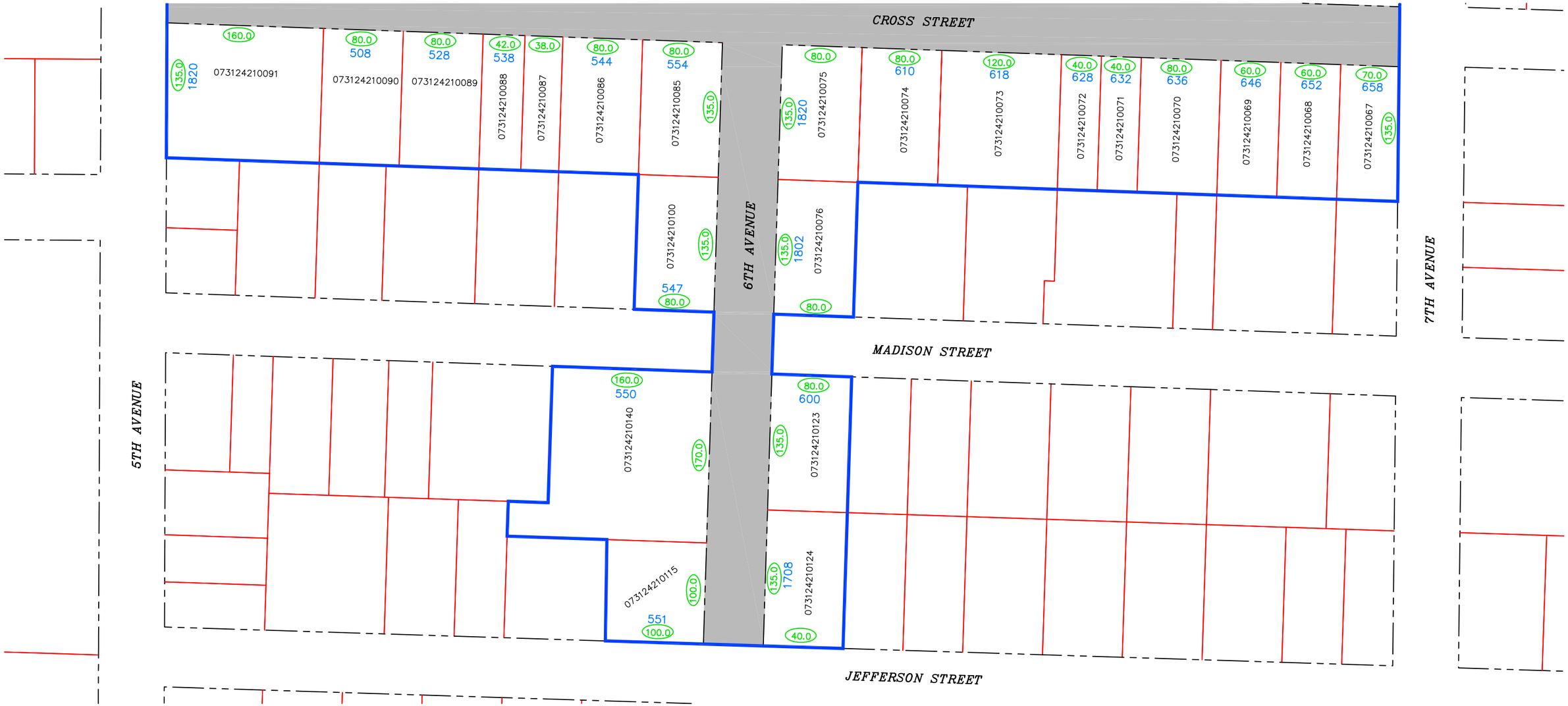
PROPERTY FRONTAGE MAP

2026 STREET OVERLAY PROJECT

SOUTH PROJECT AREA

Jan 14, 2026 - 6:15am
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SEE SHEET 11



LEGEND

- XXX.X = PROPERTY FRONTAGE
- XXXX = PROPERTY ADDRESS
- XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER
- = ASSESSMENT BOUNDARY
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = PROJECT AREA

N

50 0 50 100
SCALE IN FEET

PROPERTY FRONTAGE MAP
2026 STREET OVERLAY PROJECT
SOUTH PROJECT AREA

Jan 14, 2026 - 6:15am
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ATTACHMENT “5”

Assessment Roll – 2026 SOP

(Includes 13 pages)

Property List and Assessment Summary
2026 Street Overlay Project

*** = Corner Lot, Min. 75 feet (Residential Only)**
C = Commercial Lot or 4+ Unit Residential

Residential Street Unit Assessment	$965.00 Each
Commercial Street Unit Assessment	$1,930.00 Each
Residential Street Assessment	$5.00 per foot
Commercial Street Assessment	$10.00 per foot

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
WEST PROJECT AREA											
BENTON STREET (STATE AVENUE TO FERRY STREET)											
12-31-25-12-0110	320 BENTON STREET	ERIK REDEPENNING JENNY REDEPENNING	320 BENTON STREET	ERIK REDEPENNING JENNY REDEPENNING	221.0	89.0	*	$5.00	$445.00	$965.00	$1,410.00
12-31-25-12-0089	402 BENTON STREET	KENNETH J. LUSSKY	402 BENTON STREET	KENNETH J. LUSSKY	231.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-12-0080	457 BENTON STREET	DAVID C. & ANN F. SCHLUETER	457 BENTON STREET	DAVID C. & ANN F. SCHLUETER	242.7	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-12-0096	458 BENTON STREET	JANIS E. JOHANSEN TRUSTEE	458 BENTON STREET	JANIS E. JOHANSEN TRUSTEE	300.3	135.3	*	$5.00	$676.50	$965.00	$1,641.50
12-31-25-21-0029	501 BENTON STREET	LAVERN SCHROCK MELISSA SCHROCK	501 BENTON STREET	LAVERN SCHROCK MELISSA SCHROCK	247.3	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-21-0015	530 BENTON STREET	KAREN CHAPPLE TRUSTEE	11696 ST. ANDREWS CIRCLE NE BLAINE, MN 55449	KAREN CHAPPLE TRUSTEE	181.4	77.4	*	$5.00	$387.00	$965.00	$1,352.00
12-31-25-21-0035	602 BENTON STREET	SANDRA K. SORENSON	602 BENTON STREET	SANDRA K. SORENSON	189.3	87.0	*	$5.00	$435.00	$965.00	$1,400.00
BRANCH AVENUE (FREMONT STREET TO W. MAIN STREET)											
01-31-25-43-0058	1909 BRANCH AVENUE	YVA LLC C/O BICHTHANH HUYNH	1909 BRANCH AVENUE	YVA LLC C/O BICHTHANH HUYNH	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0055	1915 BRANCH AVENUE	K.G. MARTIN & D.D MANNON	1915 BRANCH AVENUE	K.G. MARTIN & D.D MANNON	132.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0054	1923 BRANCH AVENUE	DENNIS J. OKEEFE	P.O. BOX 1036 ANOKA, MN 55303	DENNIS J. OKEEFE	132.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0053	1927 BRANCH AVENUE	LYNN GRACE HALL JOHN LESLIE HALL	1927 BRANCH AVENUE	LYNN GRACE HALL JOHN LESLIE HALL	160.0	80.0		$5.00	$400.00	$965.00	$1,365.00
01-31-25-44-0134	1930 BRANCH AVENUE	TABERNACLE FAITH CHURCH INTERNATIONAL	1930 BRANCH AVENUE	TABERNACLE FAITH CHURCH INTERNATIONAL	297.0	297.0	* C	$10.00	$2,970.00	$1,930.00	$4,900.00
01-31-25-43-0052	1933 BRANCH AVENUE	1933 LLC	4931 185TH LANE NW NOWTHEN, MN 55303	1933 LLC	256.0	118.0	* C	$10.00	$1,180.00	$1,930.00	$3,110.00
01-31-25-43-0094	2005 BRANCH AVENUE	DESHAW PROPERTIES LLC	2005 BRANCH AVENUE	DESHAW PROPERTIES LLC	550.0	241.3	* C	$10.00	$2,413.00	$1,930.00	$4,343.00
FERRY STREET (HIGHWAY 169) (RICE STREET TO W. MAIN STREET)											
12-31-25-12-0113	1627 FERRY STREET	KRISTIN SUE CORDS	1627 FERRY STREET	KRISTIN SUE CORDS	330.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-12-0105	1703 FERRY STREET	JENNIFER PALM CANDRES SIGMUNDIK	1703 FERRY STREET	JENNIFER PALM CANDRES SIGMUNDIK	330.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-11-0044	1845 FERRY STREET	FLATS ON FERRY LLC	5871 CEDAR LAKE ROAD ST. LOUIS PARK, MN 55416	FLATS ON FERRY LLC	270.6	179.4	* C	$10.00	$1,794.00	$1,930.00	$3,724.00
01-31-25-44-0113	1911 FERRY STREET	WG ANOKA DST	299 COON RAPIDS BLVD. NW, SUITE 200 COON RAPIDS, MN 55433	WG ANOKA DST	952.3	433.1	* C	$10.00	$4,331.00	$1,930.00	$6,261.00
FRANKLIN LANE (FREMONT STREET TO W. MAIN STREET)											
01-31-25-43-0036	2009 FRANKLIN LANE	HEIDI HAAS	2009 FRANKLIN LANE	HEIDI HAAS	99.0	99.0		$5.00	$495.00	$965.00	$1,460.00
01-31-25-43-0032	2019 FRANKLIN LANE	BRIAN LEONHARDT	210 MARION COURT CIRCLE PINES, MN 55014	BRIAN LEONHARDT	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0035	2021 FRANKLIN LANE	MULBERRY HOMES LLC	12527 CENTRAL AVENUE NE, SUITE 200 BLAINE, MN 55434	MULBERRY HOMES LLC	99.0	99.0		$5.00	$495.00	$965.00	$1,460.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
FREMONT STREET (LEVEE AVENUE TO BRANCH AVENUE)											
12-31-25-12-0056	200 FREMONT STREET	GORDON OLSON	200 FREMONT STREET	GORDON OLSON	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0057	205 FREMONT STREET	PHOUMMA HOFFMAN TIM L. HOFFMAN	16000 FAIR MEADOWS LANE MAPLE GROVE, MN 55369	PHOUMMA HOFFMAN TIM L. HOFFMAN	185.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-12-0057	206 FREMONT STREET	CARRIE STASKIVIGS	206 FREMONT STREET	CARRIE STASKIVIGS	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
01-31-25-43-0090	213 FREMONT STREET	TIM HOFFMAN PUMA HOFFMAN	16000 FAIR MEADOWS LANE MAPLE GROVE, MN 55369	TIM HOFFMAN PUMA HOFFMAN	211.0	79.0	*	$5.00	$395.00	$965.00	$1,360.00
12-31-25-12-0058	214 FREMONT STREET	JIK PROPERTIES LLC	8674 EDISON STREET NE BLAINE, MN 55449	JIK PROPERTIES LLC	162.4	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-12-0059	302 FREMONT STREET	COLLEEN J. WERDIEN	302 FREMONT STREET	COLLEEN J. WERDIEN	368.0	123.8	*	$5.00	$619.00	$965.00	$1,584.00
01-31-25-43-0044	305 FREMONT STREET	GPH ANOKA LLC	P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716	GPH ANOKA LLC	99.0	99.0	C	$10.00	$990.00	$1,930.00	$2,920.00
01-31-25-43-0050	305 FREMONT STREET	GPH ANOKA LLC	P.O. BOX 160488 ALTAMONTE SPRINGS, FL 32716	GPH ANOKA LLC	332.8	332.8	C	$10.00	$3,328.00	$1,930.00	$5,258.00
12-31-25-12-0060	312 FREMONT STREET	MONICA J. FIHN	312 FREMONT STREET	MONICA J. FIHN	206.2	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-43-0049	321 FREMONT STREET	COREY JARVIS SARAH NICOLE JARVIS	321 FREMONT STREET	COREY JARVIS SARAH NICOLE JARVIS	195.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-43-0014	403 FREMONT STREET	DAVID L. & ELIZABETH G. HOFF	403 FREMONT STREET	DAVID L. & ELIZABETH G. HOFF	199.0	99.0	*	$5.00	$495.00	$965.00	$1,460.00
01-31-25-43-0013	411 FREMONT STREET	ASHLEE M. DEHN	411 FREMONT STREET	ASHLEE M. DEHN	84.0	84.0		$5.00	$420.00	$965.00	$1,385.00
12-31-25-12-0069	412 FREMONT STREET	SUMNER LARUE NAESS KAYLA MARIE NAESS	412 FREMONT STREET	SUMNER LARUE NAESS KAYLA MARIE NAESS	132.0	132.0		$5.00	$660.00	$965.00	$1,625.00
01-31-25-43-0012	413 FREMONT STREET	MORGAN NEHMZOW JACKSON BRINGLE	413 FREMONT STREET	MORGAN NEHMZOW JACKSON BRINGLE	81.0	81.0		$5.00	$405.00	$965.00	$1,370.00
12-31-25-12-0070	428 FREMONT STREET	NATHAN SCHELBE STEPHANIE SCHEIBE	428 FREMONT STREET	NATHAN SCHELBE STEPHANIE SCHEIBE	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0011	429 FREMONT STREET	SIEGFRIED J. & KARNA L. BREWER	429 FREMONT STREET	SIEGFRIED J. & KARNA L. BREWER	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0010	431 FREMONT STREET	KARNA L. BREWER	431 FREMONT STREET	KARNA L. BREWER	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
12-31-25-12-0073	432 FREMONT STREET	DANIEL M. WHITE	432 FREMONT STREET	DANIEL M. WHITE	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
12-31-25-12-0074	438 FREMONT STREET	JOSEPH RIEMER	438 FREMONT STREET	JOSEPH RIEMER	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0009	441 FREMONT STREET	STEVE PETER NICHOLS	441 FREMONT STREET	STEVE PETER NICHOLS	99.0	99.0		$5.00	$495.00	$965.00	$1,460.00
12-31-25-12-0075	442 FREMONT STREET	RENEE ANNETTE OFORI	442 FREMONT STREET	RENEE ANNETTE OFORI	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
01-31-25-43-0008	447 FREMONT STREET	MISTY PRESLER	447 FREMONT STREET	MISTY PRESLER	83.0	83.0		$5.00	$415.00	$965.00	$1,380.00
01-31-25-43-0007	455 FREMONT STREET	JASON J. BAKER	455 FREMONT STREET	JASON J. BAKER	245.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
12-31-25-12-0076	456 FREMONT STREET	MICHAEL & ELDRI WITTKAMPER	456 FREMONT STREET	MICHAEL & ELDRI WITTKAMPER	195.3	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-34-0072	503 FREMONT STREET	NICOLE THURSTON	503 FREMONT STREET	NICOLE THURSTON	221.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-34-0071	509 FREMONT STREET	JAMES CHIDESTER	509 FREMONT STREET	JAMES CHIDESTER	69.0	69.0		$5.00	$345.00	$965.00	$1,310.00
12-31-25-21-0021	510 FREMONT STREET	DAVID A. SMITH DONNA J. SMITH	510 FREMONT STREET	DAVID A. SMITH DONNA J. SMITH	91.5	91.5		$5.00	$457.50	$965.00	$1,422.50
01-31-25-34-0070	515 FREMONT STREET	DANIEL J. & KIMBERLEY D. FADDLER	515 FREMONT STREET	DANIEL J. & KIMBERLEY D. FADDLER	70.5	70.5		$5.00	$352.50	$965.00	$1,317.50
01-31-25-34-0069	523 FREMONT STREET	STEVEN J. VAPLON	523 FREMONT STREET	STEVEN J. VAPLON	69.0	69.0		$5.00	$345.00	$965.00	$1,310.00
12-31-25-21-0022	526 FREMONT STREET	ALEXANDER WOOLSEY	526 FREMONT STREET	ALEXANDER WOOLSEY	230.3	95.0	*	$5.00	$475.00	$965.00	$1,440.00
01-31-25-34-0068	529 FREMONT STREET	MARIA PATRICIA GONZALEZ	529 FREMONT STREET	MARIA PATRICIA GONZALEZ	221.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
GREEN AVENUE (RICE STREET TO PARK STREET)											
12-31-25-21-0009	1709 GREEN AVENUE	THERESA MAE MOODY DANIEL WILLIAM MOODY	1709 GREEN AVENUE	THERESA MAE MOODY DANIEL WILLIAM MOODY	72.0	72.0		$5.00	$360.00	$965.00	$1,325.00
12-31-25-21-0011	1717 GREEN AVENUE	CHARLES R. & RITA L. SNYDER	1717 GREEN AVENUE	CHARLES R. & RITA L. SNYDER	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
12-31-25-21-0010	1725 GREEN AVENUE	STEWART KIRKPATRICK JANICE KIRKPATRICK	1725 GREEN AVENUE	STEWART KIRKPATRICK JANICE KIRKPATRICK	200.5	85.0	*	$5.00	$425.00	$965.00	$1,390.00
12-31-25-21-0028	1811 GREEN AVENUE	BROOKE L. ANDERSON	1811 GREEN AVENUE	BROOKE L. ANDERSON	74.5	74.5		$5.00	$372.50	$965.00	$1,337.50
12-31-25-12-0079	1820 GREEN AVENUE	RANDELL P. BENINTENDE LENEA H. BENINTENDE	139 WEBSTER STREET, APT. 2 ANOKA, MN 55303	RANDELL P. BENINTENDE LENEA H. BENINTENDE	89.0	89.0		$5.00	$445.00	$965.00	$1,410.00
12-31-25-21-0027	1823 GREEN AVENUE	PATRICK & JOY M. ADKINS	1823 GREEN AVENUE	PATRICK & JOY M. ADKINS	148.5	148.5		$5.00	$742.50	$965.00	$1,707.50
12-31-25-12-0078	1828 GREEN AVENUE	CHRISTINE A. STEMACK	1828 GREEN AVENUE	CHRISTINE A. STEMACK	120.0	120.0		$5.00	$600.00	$965.00	$1,565.00
12-31-25-21-0026	1829 GREEN AVENUE	ROSEANNE M. ANDERSON SARAH ROSE ANDERSON	1829 GREEN AVENUE	ROSEANNE M. ANDERSON SARAH ROSE ANDERSON	99.0	99.0		$5.00	$495.00	$965.00	$1,460.00
12-31-25-12-0077	1838 GREEN AVENUE	JOHN D. & RACHEL E. CLARKIN	1838 GREEN AVENUE	JOHN D. & RACHEL E. CLARKIN	64.2	64.2		$5.00	$321.00	$965.00	$1,286.00
12-31-25-21-0023	1841 GREEN AVENUE	CAROL A. PHILLIPS	1841 GREEN AVENUE	CAROL A. PHILLIPS	67.3	67.3		$5.00	$336.50	$965.00	$1,301.50
12-31-25-21-0024	1845 GREEN AVENUE	TRISTAN CARTWRIGHT	1845 GREEN AVENUE	TRISTAN CARTWRIGHT	227.3	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-34-0067	1917 GREEN AVENUE	BRIAN C. SWANSON	1917 GREEN AVENUE	BRIAN C. SWANSON	73.0	73.0		$5.00	$365.00	$965.00	$1,330.00
01-31-25-34-0066	1923 GREEN AVENUE	BRIAN LUNSETH	1923 GREEN AVENUE	BRIAN LUNSETH	73.0	73.0		$5.00	$365.00	$965.00	$1,330.00
01-31-25-43-0018	1924 GREEN AVENUE	JAMES PAVIN	1924 GREEN AVENUE	JAMES PAVIN	144.0	144.0		$5.00	$720.00	$965.00	$1,685.00
LEVEE AVENUE (RICE STREET TO PARK STREET)											
12-31-25-21-0001	1707 LEVEE AVENUE	RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE	RONALD & SONJA CHAMBERLAIN	101.5	101.5		$5.00	$507.50	$965.00	$1,472.50
12-31-25-21-0030	1707 LEVEE AVENUE	RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE	RONALD & SONJA CHAMBERLAIN	148.5	148.5		$5.00	$742.50	$965.00	$1,707.50
12-31-25-21-0036	1707 LEVEE AVENUE	RONALD & SONJA CHAMBERLAIN	1707 LEVEE AVENUE	RONALD & SONJA CHAMBERLAIN	0.0	0.0		$5.00	$0.00	$965.00	$965.00
12-31-25-21-0076	1711 LEVEE AVENUE	MARY JO DAVICH TRUSTEE	1711 LEVEE AVENUE	MARY JO DAVICH TRUSTEE	99.0	99.0		$5.00	$495.00	$965.00	$1,460.00
12-31-25-21-0071	1712 LEVEE AVENUE	TIMOTHY FOSSUM PATTI ELLINGBOE FOSSUM	1712 LEVEE AVENUE	TIMOTHY FOSSUM PATTI ELLINGBOE FOSSUM	87.0	87.0		$5.00	$435.00	$965.00	$1,400.00
01-31-25-34-0018	1915 LEVEE AVENUE	LESLEY J. HOEL	1915 LEVEE AVENUE	LESLEY J. HOEL	355.0	165.0	*	$5.00	$825.00	$965.00	$1,790.00
01-31-25-34-0022	1925 LEVEE AVENUE	BRYAN GILLES JENNA VANDERMEIR	1925 LEVEE AVENUE	BRYAN GILLES JENNA VANDERMEIR	140.0	140.0		$5.00	$700.00	$965.00	$1,665.00
PARK STREET (LEVEE AVENUE TO W. MAIN STREET)											
01-31-25-44-0001	115 PARK STREET	CITY OF ANOKA	2015 1ST AVENUE N ANOKA, MN 55303	CITY OF ANOKA	298.5	176.5	* C	$10.00	$1,765.00	$1,930.00	$3,695.00
01-31-25-43-0005	215 PARK STREET	KAY L. LORENTZEN LORENTZEN IRREVOCABLE LIVING TRUST C/O WENDY R. ERICKSON TRUSTEE	2310 140TH AVENUE NW ANDOVER, MN 55303	KAY L. LORENTZEN LORENTZEN IRREVOCABLE LIVING TRUST C/O WENDY R. ERICKSON TRUSTEE	204.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-43-0051	216 PARK STREET	THOMAS BECOTTE TRUSTEE MARIE BECOTTE TRUSTEE	216 PARK STREET	THOMAS BECOTTE TRUSTEE MARIE BECOTTE TRUSTEE	178.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-43-0043	304 PARK STREET	DENNIS AUGUSTSON	9016 COLLINS DRIVE RAMSEY, MN 55303	DENNIS AUGUSTSON	255.4	123.4	*	$5.00	$617.00	$965.00	$1,582.00
01-31-25-43-0040	305 PARK STREET	ALANA JANE DITTES	305 PARK STREET	ALANA JANE DITTES	187.1	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-43-0019	462 PARK STREET	E.A. & B.M. ANTOLICK TRUSTEES	462 PARK STREET	E.A. & B.M. ANTOLICK TRUSTEES	218.3	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-34-0061	502 PARK STREET	DUANE D. & CINDY M. PRIOR	502 PARK STREET	DUANE D. & CINDY M. PRIOR	231.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
01-31-25-34-0064	518 PARK STREET	WAYNE R. & BRENDA J. LARSON	518 PARK STREET	WAYNE R. & BRENDA J. LARSON	360.0	129.0	*	$5.00	$645.00	$965.00	$1,610.00
01-31-25-34-0065	UNASSIGNED	WAYNE R. & BRENDA J. LARSON	518 PARK STREET ANOKA, MN 55303	WAYNE R. & BRENDA J. LARSON	77.0	77.0		$5.00	$385.00	$965.00	$1,350.00
01-31-25-34-0037	600 PARK STREET	SUSAN WATTS	600 PARK STREET	SUSAN WATTS	239.0	107.0	*	$5.00	$535.00	$965.00	$1,500.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
RICE STREET (LEVEE AVENUE TO FERRY STREET)											
12-31-25-12-0117	302 RICE STREET	PATRICIA K. BOYUM	302 RICE STREET	PATRICIA K. BOYUM	266.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-12-0116	310 RICE STREET	MICHELLE A. & TODD M. DENNIE	310 RICE STREET	MICHELLE A. & TODD M. DENNIE	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
12-31-25-12-0112	313 RICE STREET	JIMMY VANCE MYERS, JR	313 RICE STREET	JIMMY VANCE MYERS, JR	231.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
12-31-25-13-0025	314 RICE STREET	JEFFERSON L. & ROBIN WEAVER	314 RICE STREET	JEFFERSON L. & ROBIN WEAVER	0.0	0.0		$5.00	$0.00	$965.00	$965.00
12-31-25-13-0036	316 RICE STREET	RICHARD T. JELLINGER MARGARET K. JELLINGER	316 RICE STREET	RICHARD T. JELLINGER MARGARET K. JELLINGER	0.0	0.0		$5.00	$0.00	$965.00	$965.00
12-31-25-12-0111	317 RICE STREET	KIRK SCHNITKER MICHELE SCHNITKER	317 RICE STREET	KIRK SCHNITKER MICHELE SCHNITKER	363.0	165.0	*	$5.00	$825.00	$965.00	$1,790.00
12-31-25-12-0133	318 RICE STREET	CONNOR WIDDER KARISSA WIDDER	318 RICE STREET	CONNOR WIDDER KARISSA WIDDER	132.0	132.0		$5.00	$660.00	$965.00	$1,625.00
12-31-25-12-0119	326 RICE STREET	LARRY A. KORPELA JANE E. KORPELA	326 RICE STREET	LARRY A. KORPELA JANE E. KORPELA	82.5	82.5		$5.00	$412.50	$965.00	$1,377.50
12-31-25-13-0032	402 RICE STREET	THOMAS H. WEAVER	402 RICE STREET	THOMAS H. WEAVER	0.0	0.0		$5.00	$0.00	$965.00	$965.00
12-31-25-12-0102	403 RICE STREET	JENNIFER CHRISTINE JOHNSON	403 RICE STREET	JENNIFER CHRISTINE JOHNSON	267.0	102.0	*	$5.00	$510.00	$965.00	$1,475.00
12-31-25-13-0006	404 RICE STREET	JIM BURNS AMY ROZUMALSKI	404 RICE STREET	JIM BURNS AMY ROZUMALSKI	0.0	0.0		$5.00	$0.00	$965.00	$965.00
12-31-25-12-0120	410 RICE STREET	MARY R. MITCHELL	410 RICE STREET	MARY R. MITCHELL	122.5	122.5		$5.00	$612.50	$965.00	$1,577.50
12-31-25-12-0129	415 RICE STREET	PATRICIA ZENZ	415 RICE STREET	PATRICIA ZENZ	96.0	96.0		$5.00	$480.00	$965.00	$1,445.00
12-31-25-12-0121	418 RICE STREET	WARREN ALVORD JOELLE ALVORD	418 RICE STREET	WARREN ALVORD JOELLE ALVORD	125.0	125.0		$5.00	$625.00	$965.00	$1,590.00
12-31-25-12-0100	421 RICE STREET	ROBERT EDWARDS BECKY EDWARDS	421 RICE STREET	ROBERT EDWARDS BECKY EDWARDS	66.0	66.0		$5.00	$330.00	$965.00	$1,295.00
12-31-25-12-0045	430 RICE STREET	JONATHAN CHARLES UECKER TRUSTEE	430 RICE STREET	JONATHAN CHARLES UECKER TRUSTEE	131.2	131.2		$5.00	$656.00	$965.00	$1,621.00
12-31-25-12-0099	431 RICE STREET	NICOLE A. FULLER TIMOTHY D. FULLER	431 RICE STREET	NICOLE A. FULLER TIMOTHY D. FULLER	147.0	147.0		$5.00	$735.00	$965.00	$1,700.00
12-31-25-12-0046	440 RICE STREET	JULIE S. WEAVER	440 RICE STREET	JULIE S. WEAVER	110.8	110.8		$5.00	$554.00	$965.00	$1,519.00
12-31-25-12-0098	443 RICE STREET	WAYNE C. LAHTI	443 RICE STREET	WAYNE C. LAHTI	127.3	127.3		$5.00	$636.50	$965.00	$1,601.50
12-31-25-12-0047	450 RICE STREET	LAURA J. JAEGER TRUSTEE DOUGLAS W. JAEGER TRUSTEE	450 RICE STREET	LAURA J. JAEGER TRUSTEE DOUGLAS W. JAEGER TRUSTEE	100.0	100.0		$5.00	$500.00	$965.00	$1,465.00
12-31-25-12-0097	465 RICE STREET	CHARLOTTE J. JOHNSON	465 RICE STREET	CHARLOTTE J. JOHNSON	290.0	125.0	*	$5.00	$625.00	$965.00	$1,590.00
12-31-25-12-0048	500 RICE STREET	DANA A. GROSSLEIN TRUSTEE	500 RICE STREET	DANA A. GROSSLEIN TRUSTEE	150.0	150.0		$5.00	$750.00	$965.00	$1,715.00
12-31-25-21-0074	502 RICE STREET	JONATHON T. CAINE MARY G. CAINE	502 RICE STREET	JONATHON T. CAINE MARY G. CAINE	76.0	76.0		$5.00	$380.00	$965.00	$1,345.00
12-31-25-21-0008	503 RICE STREET	BARBARA BURNHAM RICHARD BURNHAM	505 RICE STREET ANOKA, MN 55303	BARBARA BURNHAM RICHARD BURNHAM	208.5	93.0	*	$5.00	$465.00	$965.00	$1,430.00
12-31-25-21-0007	505 RICE STREET	RICHARD J. BURNHAM BARBARA L. BURNHAM	505 RICE STREET	RICHARD J. BURNHAM BARBARA L. BURNHAM	115.5	115.5		$5.00	$577.50	$965.00	$1,542.50
12-31-25-21-0073	506 RICE STREET	JEFFREY N. & NANCY L. CAINE	506 RICE STREET	JEFFREY N. & NANCY L. CAINE	100.0	100.0		$5.00	$500.00	$965.00	$1,465.00
12-31-25-21-0064	512 RICE STREET	LALAINIA ARNDT	512 RICE STREET	LALAINIA ARNDT	126.3	126.3		$5.00	$631.50	$965.00	$1,596.50
12-31-25-21-0006	517 RICE STREET	MARK S. GUCK TRUST KARRI A. GUCK TRUST	519 RICE STREET ANOKA, MN 55303	MARK S. GUCK TRUST KARRI A. GUCK TRUST	115.5	115.5		$5.00	$577.50	$965.00	$1,542.50
12-31-25-21-0070	519 RICE STREET	MARK S. GUCK TRUST KARRI A. GUCK TRUST	519 RICE STREET	MARK S. GUCK TRUST KARRI A. GUCK TRUST	341.5	161.0	*	$5.00	$805.00	$965.00	$1,770.00
12-31-25-21-0063	522 RICE STREET	BRYAN R. & BETHANY A. LINDBERG	522 RICE STREET	BRYAN R. & BETHANY A. LINDBERG	100.0	100.0		$5.00	$500.00	$965.00	$1,465.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
STATE AVENUE (RICE STREET TO BENTON STREET)											
12-31-25-12-0109	1716 STATE AVENUE	EPHANTUS MWANGI GRACE N. MUNGA	1716 STATE AVENUE	EPHANTUS MWANGI GRACE N. MUNGA	76.0	76.0		$5.00	$380.00	$965.00	$1,345.00
12-31-25-12-0127	1845 STATE AVENUE	KELLY J. WELCOME	1845 STATE AVENUE	KELLY J. WELCOME	224.0	92.0	*	$5.00	$460.00	$965.00	$1,425.00
01-31-25-43-0046	1916 STATE AVENUE	KELLI JO CRANDALL	1916 STATE AVENUE	KELLI JO CRANDALL	67.0	10.0		$5.00	$50.00	$965.00	$1,015.00
WEST MAIN STREET (STATE AVENUE TO PARK STREET)											
01-31-25-43-0001	220 WEST MAIN STREET	ALAN J. MORGAN, JR SUI YIN MORGAN	5511 102ND AVENUE N BROOKLYN PARK, MN 55443	ALAN J. MORGAN, JR SUI YIN MORGAN	265.5	137.5	C	$10.00	$1,375.00	$1,930.00	$3,305.00
01-31-25-43-0031	300 WEST MAIN STREET	TIMOTHY PICKERING	300 WEST MAIN STREET	TIMOTHY PICKERING	99.0	49.5		$5.00	$247.50	$965.00	$1,212.50
01-31-25-43-0030	306 WEST MAIN STREET	SHOPS ON MAIN LLC	2022 N FERRY STREET ANOKA, MN 55304	SHOPS ON MAIN LLC	226.6	26.6	* C	$10.00	$266.00	$1,930.00	$2,196.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
NORTH PROJECT AREA											
3RD AVENUE (HARRISON STREET TO POLK STREET)											
06-31-24-32-0032	2302 3RD AVENUE	AARON LUKE ANDERSON	2302 3RD AVENUE	AARON LUKE ANDERSON	171.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0031	2310 3RD AVENUE	ALLISON STANTON	2310 3RD AVENUE	ALLISON STANTON	82.0	82.0		$5.00	$410.00	$965.00	$1,375.00
06-31-24-32-0030	2314 3RD AVENUE	DONNA M. WOLF	2314 3RD AVENUE	DONNA M. WOLF	77.0	77.0		$5.00	$385.00	$965.00	$1,350.00
06-31-24-32-0029	2326 3RD AVENUE	GRANT J. RIEMER CHERI A. RIEMER	2326 3RD AVENUE N	GRANT J. RIEMER CHERI A. RIEMER	116.0	116.0		$5.00	$580.00	$965.00	$1,545.00
06-31-24-32-0028	2336 3RD AVENUE	JACOB HARTMANN REBECCA HARTMANN	2336 3RD AVENUE	JACOB HARTMANN REBECCA HARTMANN	55.0	55.0		$5.00	$275.00	$965.00	$1,240.00
06-31-24-32-0027	2340 3RD AVENUE	PAUL HAROLD WESTLUND	2340 3RD AVENUE	PAUL HAROLD WESTLUND	159.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
4TH AVENUE (HARRISON STREET TO HIGHWAY 10)											
06-31-24-32-0024	2339 4TH AVENUE	BRANOKAN PROPERTIES LLC	P.O. BOX 41564 PLYMOUTH, MN 55441	BRANOKAN PROPERTIES LLC	233.5	138.0	* C	$10.00	$1,380.00	$1,930.00	$3,310.00
06-31-24-32-0009	2342 4TH AVENUE	JENNA BUDNICK	2342 4TH AVENUE	JENNA BUDNICK	188.5	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0103	2402 4TH AVENUE	MELINDA S. & PETER J. MAKOUSKY	2402 4TH AVENUE	MELINDA S. & PETER J. MAKOUSKY	232.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0100	2403 4TH AVENUE	STEVEN C. & GAIL R. BISHOP	2403 4TH AVENUE	STEVEN C. & GAIL R. BISHOP	251.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0102	2408 4TH AVENUE	BARTHOLOMEW J. WARD ELLEN M. WARD	2408 4TH AVENUE	BARTHOLOMEW J. WARD ELLEN M. WARD	135.0	67.5		$5.00	$337.50	$965.00	$1,302.50
06-31-24-32-0101	2411 4TH AVENUE	TAD BEECH	2411 4TH AVENUE	TAD BEECH	135.0	67.5		$5.00	$337.50	$965.00	$1,302.50
06-31-24-32-0096	2416 4TH AVENUE	MICHELLE LIND JORDAN LIND	2416 4TH AVENUE	MICHELLE LIND JORDAN LIND	135.0	67.5		$5.00	$337.50	$965.00	$1,302.50
06-31-24-32-0098	2417 4TH AVENUE	DEBRA L. LAMBERT	2417 4TH AVENUE	DEBRA L. LAMBERT	150.0	75.0		$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0095	2420 4TH AVENUE	DEBORA R. HOLMES	2420 4TH AVENUE	DEBORA R. HOLMES	229.5	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0099	2421 4TH AVENUE	KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	3681 121ST LANE NW COON RAPIDS, MN 55433	KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	227.7	167.7	* C	$10.00	$1,677.00	$1,930.00	$3,607.00
06-31-24-32-0052	UNASSIGNED	KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	3681 121ST LANE NW COON RAPIDS, MN 55433	KNIGHTS OF COLUMBUS C/O VERNON RAUSCH	153.5	135.0	C	$10.00	$1,350.00	$1,930.00	$3,280.00
06-31-24-32-0092	2500 4TH AVENUE	NATALYA VLADIMIROVNA SYSA	2500 4TH AVENUE	NATALYA VLADIMIROVNA SYSA	265.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-32-0090	2501 4TH AVENUE	DYNAMICK PROPERTIES LLC	2501 4TH AVENUE	DYNAMICK PROPERTIES LLC	268.8	125.0	* C	$10.00	$1,250.00	$1,930.00	$3,180.00
06-31-24-32-0121	2516 4TH AVENUE	MICHAEL W. MCCANN	2516 4TH AVENUE, UNIT 1 ANOKA, MN 55303	MICHAEL W. MCCANN	210.0	105.0	C	$10.00	$1,050.00	$1,930.00	$2,980.00
5TH AVENUE (HARRISON STREET TO HIGHWAY 10)											
06-31-24-32-0126	2311 5TH AVENUE	FAMILY INVESTMENTS LLC	301 CONCORDE PLACE BURNSVILLE, MN 55337	FAMILY INVESTMENTS LLC	58.0	58.0		$5.00	$290.00	$965.00	$1,255.00
06-31-24-32-0117	2317 5TH AVENUE	CURTIS & BARBARA JELMELAND	2317 5TH AVENUE	CURTIS & BARBARA JELMELAND	57.8	57.8		$5.00	$289.00	$965.00	$1,254.00
06-31-24-31-0115	2320 5TH AVENUE	NORMA P. PROKOSCH	2320 5TH AVENUE	NORMA P. PROKOSCH	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-32-0021	2325 5TH AVENUE	DREW CHRISTOPHER GRIMMER PAYTON MARIE GRIMMER	2325 5TH AVENUE	DREW CHRISTOPHER GRIMMER PAYTON MARIE GRIMMER	113.0	113.0		$5.00	$565.00	$965.00	$1,530.00
06-31-24-32-0022	2333 5TH AVENUE	JACQUELYNN RIECK-HANNA	2333 5TH AVENUE	JACQUELYNN RIECK-HANNA	53.0	53.0		$5.00	$265.00	$965.00	$1,230.00
06-31-24-32-0005	2341 5TH AVENUE	LIAM BARNES	2341 5TH AVENUE	LIAM BARNES	164.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0099	2358 5TH AVENUE	SHANEL GALEA	2358 5TH AVENUE	SHANEL GALEA	199.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0113	2409 5TH AVENUE	TEASHA HARRIS	2409 5TH AVENUE	TEASHA HARRIS	67.5	67.5		$5.00	$337.50	$965.00	$1,302.50
06-31-24-32-0079	2501 5TH AVENUE	5TH AVENUE LLC	4170 MYRLE AVENUE WHITE BEAR LAKE, MN 55110	5TH AVENUE LLC	158.0	78.0	*	$5.00	$390.00	$965.00	$1,355.00
06-31-24-31-0031	2504 5TH AVENUE	TONYA M. HANSON	2504 5TH AVENUE	TONYA M. HANSON	190.0	90.0	*	$5.00	$450.00	$965.00	$1,415.00
06-31-24-32-0078	2511 5TH AVENUE	IPC HOME BUILDERS LLC	12950 BUCHANAN STREET NE BLAINE, MN 55434	IPC HOME BUILDERS LLC	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-32-0124	2515 5TH AVENUE	ANDREW ROEMHILDT	2515 5TH AVENUE	ANDREW ROEMHILDT	70.0	70.0		$5.00	$350.00	$965.00	$1,315.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
6TH AVENUE (HARRISON STREET TO HIGHWAY 10)											
06-31-24-31-0133	2302 6TH AVENUE	NANCY OSTLUND	2302 6TH AVENUE	NANCY OSTLUND	155.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0132	2308 6TH AVENUE	RILEY THOMAS BOEDIGHEIMER LEXI MARIE BOEDIGHEIMER	2308 6TH AVENUE	RILEY THOMAS BOEDIGHEIMER LEXI MARIE BOEDIGHEIMER	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0108	2315 6TH AVENUE	SHEILA M. VAN SLOUN	2315 6TH AVENUE	SHEILA M. VAN SLOUN	75.0	75.0		$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0131	2320 6TH AVENUE	DIANE ROGERS	2320 6TH AVENUE	DIANE ROGERS	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0109	2321 6TH AVENUE	JAMES A. & JILL K. NEITZEL	2321 6TH AVENUE	JAMES A. & JILL K. NEITZEL	220.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0082	2352 6TH AVENUE	TRACY A. HANKS WAYNE HANKS	2352 6TH AVENUE	TRACY A. HANKS WAYNE HANKS	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0039	2501 6TH AVENUE	RICHARD P. FILLMORE KATHLEEN J. FILLMORE	2501 6TH AVENUE	RICHARD P. FILLMORE KATHLEEN J. FILLMORE	170.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
7TH AVENUE (HARRISON STREET TO HIGHWAY 10)											
06-31-24-31-0125	2321 7TH AVENUE	7TH AVENUE HOLDINGS LLC	2321 7TH AVENUE	7TH AVENUE HOLDINGS LLC	215.0	80.0	* C	$10.00	$800.00	$1,930.00	$2,730.00
06-31-24-31-0089	2353 7TH AVENUE	DOMESTIC PROPERTIES ANOKA LLC	2065 JAMES AVENUE SAINT PAUL, MN 55105	DOMESTIC PROPERTIES ANOKA LLC	235.6	100.0	* C	$10.00	$1,000.00	$1,930.00	$2,930.00
06-31-24-31-0075	2371 7TH AVENUE	AM LLC C/O MARK GAUSMAN	2371 7TH AVENUE	AM LLC C/O MARK GAUSMAN	281.5	145.0	* C	$10.00	$1,450.00	$1,930.00	$3,380.00
HARRISON STREET (3RD AVENUE TO 7TH AVENUE)											
06-31-24-32-0129	275 HARRISON STREET	CITY OF ANOKA	2015 1ST AVENUE ANOKA, MN 55303	CITY OF ANOKA	761.6	497.2	* C	$10.00	$4,972.00	$1,930.00	$6,902.00
06-31-24-32-0018	433 HARRISON STREET	VERONICA AMENRUD TONI AMENRUD	433 HARRISON STREET	VERONICA AMENRUD TONI AMENRUD	242.5	114.5	*	$5.00	$572.50	$965.00	$1,537.50
06-31-24-31-0116	503 HARRISON STREET	JAY THOMPSON	503 HARRISON STREET	JAY THOMPSON	235.0	100.0	*	$5.00	$500.00	$965.00	$1,465.00
06-31-24-31-0123	559 HARRISON STREET	S.C. COWDERY & K.GRAFSGAARD	559 HARRISON STREET	S.C. COWDERY & K.GRAFSGAARD	195.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
MILL AVENUE (POLK STREET TO HIGHWAY 10)											
06-31-24-32-0077	2508 MILL AVENUE	VADIM LOGHINOV TATIANA LOGHINOVA LIDIA LOGHINOVA TAVIFA LOGHINOVA	2508 MILL AVENUE	VADIM LOGHINOV TATIANA LOGHINOVA LIDIA LOGHINOVA TAVIFA LOGHINOVA	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-32-0075	2512 MILL AVENUE	ANDREW THUNSTROM	2512 MILL AVENUE	ANDREW THUNSTROM	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
POLK STREET (3RD AVENUE TO 7TH AVENUE)											
06-31-24-32-0051	307 POLK STREET	THOMAS B. HILTZ ANNETTE M. HILTZ	307 POLK STREET	THOMAS B. HILTZ ANNETTE M. HILTZ	128.0	128.0		$5.00	$640.00	$965.00	$1,605.00
06-31-24-32-0093	315 POLK STREET	JEAN E. HILTZ	131 MONROE STREET, APT 203 ANOKA, MN 55303	JEAN E. HILTZ	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-32-0026	316 POLK STREET	POLK LLC	3590 MISSISSIPPI DRIVE NW COON RAPIDS, MN 55433	POLK LLC	99.0	99.0	C	$10.00	$990.00	$1,930.00	$2,920.00
06-31-24-32-0094	319 POLK STREET	JARED ALLEN NELSON	319 POLK STREET	JARED ALLEN NELSON	195.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0025	324 POLK STREET	JANET GILBRECH	324 POLK STREET	JANET GILBRECH	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-32-0008	416 POLK STREET	VIRGINIA LEE JOHNSON	416 POLK STREET	VIRGINIA LEE JOHNSON	65.0	65.0		$5.00	$325.00	$965.00	$1,290.00
06-31-24-32-0109	419 POLK STREET	ANNA PORTER JARED GILBERTSON	419 POLK STREET	ANNA PORTER JARED GILBERTSON	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-32-0007	420 POLK STREET	STEVE J. FUERSTENBURG NANCY A. FUERSTENBURG	13612 HIGHWAY 65 NE HAM LAKE, MN 55304	STEVE J. FUERSTENBURG NANCY A. FUERSTENBURG	49.5	49.5		$5.00	$247.50	$965.00	$1,212.50
06-31-24-32-0110	427 POLK STREET	ERIC A. & LYNETTE R. OLSON	427 POLK STREET	ERIC A. & LYNETTE R. OLSON	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-32-0006	428 POLK STREET	SHEILA M. OLSON	428 POLK STREET	SHEILA M. OLSON	49.5	49.5		$5.00	$247.50	$965.00	$1,212.50
06-31-24-32-0111	433 POLK STREET	KARI N. OTOOLE	433 POLK STREET	KARI N. OTOOLE	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-32-0112	439 POLK STREET	JAMES D. BARRY	439 POLK STREET	JAMES D. BARRY	147.5	75.0	*	$5.00	$375.00	$965.00	$1,340.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
POLK STREET (3RD AVENUE TO 7TH AVENUE) (CONTINUED)											
06-31-24-31-0051	503 POLK STREET	ELIM BAPTIST CHURCH	503 POLK STREET	ELIM BAPTIST CHURCH	215.0	215.0	* C	$10.00	$2,150.00	$1,930.00	$4,080.00
06-31-24-31-0052	UNASSIGNED	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	40.0	40.0	C	$10.00	$400.00	$1,930.00	$2,330.00
06-31-24-31-0053	UNASSIGNED	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	40.0	40.0	C	$10.00	$400.00	$1,930.00	$2,330.00
06-31-24-31-0054	UNASSIGNED	ELIM BAPTIST CHURCH	504 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	40.0	40.0	C	$10.00	$400.00	$1,930.00	$2,330.00
06-31-24-31-0055	UNASSIGNED	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	40.0	40.0	C	$10.00	$400.00	$1,930.00	$2,330.00
06-31-24-31-0146	UNASSIGNED	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	10.0	10.0	C	$10.00	$100.00	$1,930.00	$2,030.00
06-31-24-31-0098	504 POLK STREET	DONALD R. CHRISTENSEN	632 MADISON STREET ANOKA, MN 55303	DONALD R. CHRISTENSEN	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0097	506 POLK STREET	KATHRYN HAMMERSENG NATHAN PLASCH	4293 DEERWOOD LANE N PLYMOUTH, MN 55441	KATHRYN HAMMERSENG NATHAN PLASCH	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0096	520 POLK STREET	SHELLEY L. WOOD	520 POLK STREET	SHELLEY L. WOOD	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0095	522 POLK STREET	DOUGLAS R. SUCHY	522 POLK STREET	DOUGLAS R. SUCHY	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0056	525 POLK STREET	MARY A. JERDE	525 POLK STREET	MARY A. JERDE	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0094	528 POLK STREET	JOHN T. JOST EMMA WAY-DEEN JOST	528 POLK STREET	JOHN T. JOST EMMA WAY-DEEN JOST	120.0	120.0		$5.00	$600.00	$965.00	$1,565.00
06-31-24-31-0057	533 POLK STREET	LANCE ERICKSON SARAH OFTELIE	533 POLK STREET	LANCE ERICKSON SARAH OFTELIE	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0058	537 POLK STREET	KATIE M. MALONEY	537 POLK STREET	KATIE M. MALONEY	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0093	540 POLK STREET	REBECCA M. RICK TIMOTHY L. RICK	1467 88TH AVENUE W DULUTH, MN 55808	REBECCA M. RICK TIMOTHY L. RICK	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0059	543 POLK STREET	ANDREW J. STEURER	543 POLK STREET	ANDREW J. STEURER	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0092	546 POLK STREET	MICHAEL A. PUTNAM	546 POLK STREET	MICHAEL A. PUTNAM	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0060	551 POLK STREET	MARIE PAQUETTE JAMES J. PAQUETTE	551 POLK STREET	MARIE PAQUETTE JAMES J. PAQUETTE	55.0	55.0		$5.00	$275.00	$965.00	$1,240.00
06-31-24-31-0091	552 POLK STREET	CHERYL A. AICH	552 POLK STREET	CHERYL A. AICH	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0061	557 POLK STREET	KALEIGH DENZEL-BARTOK SHANNON DENZEL-BARTOK	557 POLK STREET	KALEIGH DENZEL-BARTOK SHANNON DENZEL-BARTOK	200.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0090	558 POLK STREET	CHRISTINA M. DAVIS	558 POLK STREET	CHRISTINA M. DAVIS	175.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0141	606 POLK STREET	JAMES ALLEN CRAWFORD	606 POLK STREET	JAMES ALLEN CRAWFORD	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0079	610 POLK STREET	ADAM M. RADUNZ	610 POLK STREET	ADAM M. RADUNZ	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0142	611 POLK STREET	CITY OF ANOKA	2015 1ST AVENUE ANOKA, MN 55303	CITY OF ANOKA	855.0	855.0	* C	$10.00	$8,550.00	$1,930.00	$10,480.00
06-31-24-31-0078	620 POLK STREET	RYAN JON CARLSON	620 POLK STREET	RYAN JON CARLSON	120.0	120.0		$5.00	$600.00	$965.00	$1,565.00
06-31-24-31-0077	630 POLK STREET	LARRY IRVING	630 POLK STREET	LARRY IRVING	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0076	640 POLK STREET	KONG Y. VANG	640 POLK STREET	KONG Y. VANG	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0072	649 POLK STREET	KATRINA L. KARLSGODT	649 POLK STREET	KATRINA L. KARLSGODT	214.5	90.0	*	$5.00	$450.00	$965.00	$1,415.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
TAYLOR STREET (WATER STREET TO 6TH AVENUE)											
06-31-24-32-0108	418 TAYLOR STREET	CHERYL A. BUTLER JAMES J. BUTLER	418 TAYLOR STREET	CHERYL A. BUTLER JAMES J. BUTLER	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-32-0082	419 TAYLOR STREET	AARON KNOTT	419 TAYLOR STREET	AARON KNOTT	147.5	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-32-0081	425 TAYLOR STREET	BRIAN J. PRIHODA	425 TAYLOR STREET	BRIAN J. PRIHODA	67.5	67.5		$5.00	$337.50	$965.00	$1,302.50
06-31-24-32-0107	426 TAYLOR STREET	LAURI PICOTTE RONALD PICOTTE	3931 172ND LANE NW ANDOVER, MN 55304	LAURI PICOTTE RONALD PICOTTE	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-32-0106	430 TAYLOR STREET	MEGAN RIOS	430 TAYLOR STREET	MEGAN RIOS	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-32-0080	433 TAYLOR STREET	RYAN R. CROUSE JENNIFER L. CROUSE	433 TAYLOR STREET	RYAN R. CROUSE JENNIFER L. CROUSE	57.5	57.5		$5.00	$287.50	$965.00	$1,252.50
06-31-24-32-0105	434 TAYLOR STREET	JASON A. HAHN	434 TAYLOR STREET	JASON A. HAHN	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-32-0104	440 TAYLOR STREET	JACOB H. MILLER	440 TAYLOR STREET	JACOB H. MILLER	195.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0145	500 TAYLOR STREET	ERIC P. RUIKKA JACQUELINE L. RUIKKA	500 TAYLOR STREET	ERIC P. RUIKKA JACQUELINE L. RUIKKA	205.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0032	513 TAYLOR STREET	TRACY R. JARVINEN JOSEPH JARVINEN	513 TAYLOR STREET	TRACY R. JARVINEN JOSEPH JARVINEN	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0047	516 TAYLOR STREET	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	55.0	55.0	C	$10.00	$550.00	$1,930.00	$2,480.00
06-31-24-31-0048	UNASSIGNED	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	10.0	10.0	C	$10.00	$100.00	$1,930.00	$2,030.00
06-31-24-31-0049	UNASSIGNED	ELIM BAPTIST CHURCH	503 POLK STREET ANOKA, MN 55303	ELIM BAPTIST CHURCH	70.0	70.0	C	$10.00	$700.00	$1,930.00	$2,630.00
06-31-24-31-0033	517 TAYLOR STREET	PAULA JANE PROPERTIES LLC	12058 JAMESTOWN STREET NE BLAINE, MN 55449	PAULA JANE PROPERTIES LLC	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0046	522 TAYLOR STREET	LYNN R. WIKSTROM	522 TAYLOR STREET	LYNN R. WIKSTROM	55.0	55.0		$5.00	$275.00	$965.00	$1,240.00
06-31-24-31-0034	525 TAYLOR STREET	JOHN CARL KALINA	525 TAYLOR STREET	JOHN CARL KALINA	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0045	528 TAYLOR STREET	TIMOTHY J. JOCHIM	3071 155TH AVENUE PRINCETON, MN 55371	TIMOTHY J. JOCHIM	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0035	531 TAYLOR STREET	PAUL T. BOECHER KATHLEEN M. BOECHER	531 TAYLOR STREET	PAUL T. BOECHER KATHLEEN M. BOECHER	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0140	536 TAYLOR STREET	DANIEL SALMON DALIA SALMON	536 TAYLOR STREET	DANIEL SALMON DALIA SALMON	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0036	539 TAYLOR STREET	JOSEPH PATRICK DOWDALL	539 TAYLOR STREET	JOSEPH PATRICK DOWDALL	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0042	544 TAYLOR STREET	WILLIAM P. DEBOER	544 TAYLOR STREET	WILLIAM P. DEBOER	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0037	545 TAYLOR STREET	AMY TAMBLYN	545 TAYLOR STREET	AMY TAMBLYN	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0038	549 TAYLOR STREET	MERRICK MONSON BRANDI MONSON	549 TAYLOR STREET	MERRICK MONSON BRANDI MONSON	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0041	550 TAYLOR STREET	MIRZETA GOLDSMITH	550 TAYLOR STREET	MIRZETA GOLDSMITH	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0040	560 TAYLOR STREET	LINDA A. STERNER	560 TAYLOR STREET	LINDA A. STERNER	195.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
TYLER STREET (5TH AVENUE TO 7TH AVENUE)											
06-31-24-31-0100	511 TYLER STREET	WILLIAM F. & SUSAN M. KONCAR	511 TYLER STREET	WILLIAM F. & SUSAN M. KONCAR	64.0	64.0		$5.00	$320.00	$965.00	$1,285.00
06-31-24-31-0114	512 TYLER STREET	ANNA WESTRUM	512 TYLER STREET	ANNA WESTRUM	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0101	517 TYLER STREET	DANNY W. & DENISE L. HANSON	517 TYLER STREET	DANNY W. & DENISE L. HANSON	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0113	518 TYLER STREET	DERON R. & REBECCA C. BACH	518 TYLER STREET	DERON R. & REBECCA C. BACH	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0102	523 TYLER STREET	ADAM A. KIATAMBA SANGAY K. JORGBOR-KIATAMBA	523 TYLER STREET	ADAM A. KIATAMBA SANGAY K. JORGBOR-KIATAMBA	96.0	96.0		$5.00	$480.00	$965.00	$1,445.00
06-31-24-31-0112	526 TYLER STREET	DIETER R. & DANIELLE S. SCHOLZ	526 TYLER STREET	DIETER R. & DANIELLE S. SCHOLZ	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0103	533 TYLER STREET	RICKIE P. & LORI J. HESLI	533 TYLER STREET	RICKIE P. & LORI J. HESLI	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0111	536 TYLER STREET	MICHAEL E. & AMY M. ROSS	536 TYLER STREET	MICHAEL E. & AMY M. ROSS	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0104	539 TYLER STREET	KENNETH NELSON	539 TYLER STREET	KENNETH NELSON	100.0	100.0		$5.00	$500.00	$965.00	$1,465.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
TYLER STREET (5TH AVENUE TO 7TH AVENUE) (CONTINUED)											
06-31-24-31-0110	542 TYLER STREET	JACK E. & ROZANNE ROSS	35602 VICKERS STREET CAMBRIDGE, MN 55008	JACK E. & ROZANNE ROSS	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0105	549 TYLER STREET	KAYLA JOYCE SMITH BRYAN CLIFFORD SMITH	549 TYLER STREET	KAYLA JOYCE SMITH BRYAN CLIFFORD SMITH	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0106	555 TYLER STREET	BRUNO SIMIC	555 TYLER STREET	BRUNO SIMIC	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
06-31-24-31-0107	561 TYLER STREET	REBECCA L. KAMIN	561 TYLER STREET	REBECCA L. KAMIN	175.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
06-31-24-31-0083	607 TYLER STREET	JACQUELINE YOUNG	2538 MAPLE AVENUE ANOKA, MN 55303	JACQUELINE YOUNG	50.0	50.0		$5.00	$250.00	$965.00	$1,215.00
06-31-24-31-0130	610 TYLER STREET	MADELINE MAE FEIGUM	610 TYLER STREET	MADELINE MAE FEIGUM	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0084	617 TYLER STREET	DANIEL M. & TRACEY M. SCHLUETER	617 TYLER STREET	DANIEL M. & TRACEY M. SCHLUETER	70.0	70.0		$5.00	$350.00	$965.00	$1,315.00
06-31-24-31-0129	618 TYLER STREET	AMY LOUISE SIEGEL	618 TYLER STREET	AMY LOUISE SIEGEL	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0085	627 TYLER STREET	JEREMY HUSNIK	629 TYLER STREET ANOKA, MN 55303	JEREMY HUSNIK	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0128	628 TYLER STREET	RILEY MOE-WOLFE	628 TYLER STREET	RILEY MOE-WOLFE	120.0	120.0		$5.00	$600.00	$965.00	$1,565.00
06-31-24-31-0086	631 TYLER STREET	PHILIP G. LITCHFIELD TRUSTEE	631 TYLER STREET	PHILIP G. LITCHFIELD TRUSTEE	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
06-31-24-31-0087	637 TYLER STREET	STEPHEN RICHARD ABELER TRUSTEE	637 TYLER STREET	STEPHEN RICHARD ABELER TRUSTEE	68.0	68.0		$5.00	$340.00	$965.00	$1,305.00
06-31-24-31-0127	638 TYLER STREET	WILLIAM J. BACH	638 TYLER STREET	WILLIAM J. BACH	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
06-31-24-31-0088	643 TYLER STREET	DANIEL J. FERRIES	402 9TH AVENUE N ONALASKA, WI 54650	DANIEL J. FERRIES	110.0	110.0		$5.00	$550.00	$965.00	$1,515.00
06-31-24-31-0126	646 TYLER STREET	MARTIN & DAWN RITCHIE	646 TYLER STREET	MARTIN & DAWN RITCHIE	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
UNASSIGNED											
06-31-24-32-0074	UNASSIGNED	JOSEPH SINIGAGLIO	4795 3RD STREET NE FRIDLEY, MN 55421	JOSEPH SINIGAGLIO	10.0	10.0		$5.00	$50.00	$965.00	$1,015.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
SOUTH PROJECT AREA											
5TH AVENUE (JEFFERSON STREET TO E. MAIN STREET)											
07-31-24-21-0091	1820 5TH AVENUE	G & J PROPERTY LLC	12100 SINGLETREE LANE, SUITE 185 EDEN PRAIRIE, MN 55344	G & J PROPERTY LLC	295.0	160.0	* C	$10.00	$1,600.00	$1,930.00	$3,530.00
07-31-24-21-0045	1852 5TH AVENUE	JEFFREY T. & CHRISTINE E. BRUIN	1852 5TH AVENUE	JEFFREY T. & CHRISTINE E. BRUIN	227.5	75.0	*	$5.00	$375.00	$965.00	$1,340.00
07-31-24-21-0044	1870 5TH AVENUE	STEPFAN M. HALICKI	11999 EVERGREEN STREET NW COON RAPIDS, MN 55448	STEPFAN M. HALICKI	235.0	100.0	*	$5.00	$500.00	$965.00	$1,465.00
07-31-24-21-0136	1902 5TH AVENUE UNIT 101	WOMENSOURCE	1902 5TH AVENUE, SUITE 3 ANOKA, MN 55303	WOMENSOURCE	211.8	44.0	* C	$10.00	$440.00	$1,930.00	$2,370.00
07-31-24-21-0137	1902 5TH AVENUE UNIT 102	STEPHEN A. PINEWSKI	13750 CROSSTOWN DRIVE, SUITE 20 ANDOVER, MN 55304	STEPHEN A. PINEWSKI	211.8	44.0	* C	$10.00	$440.00	$1,930.00	$2,370.00
07-31-24-21-9901	UNASSIGNED	N/A	N/A	N/A	211.8	0.0	* C	$10.00	$0.00	$0.00	$0.00
6TH AVENUE (JEFFERSON STREET TO EAST MAIN STREET)											
07-31-24-21-0124	1708 6TH AVENUE	BRITTANY MEYER	1708 6TH AVENUE	BRITTANY MEYER	175.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
07-31-24-21-0076	1802 6TH AVENUE	SKYUKA LLC GAHUTI LLC	P.O. BOX 701 SOUTH PITTSBURG, TN 37380	SKYUKA LLC GAHUTI LLC	215.0	135.0	* C	$10.00	$1,350.00	$1,930.00	$3,280.00
07-31-24-21-0075	1820 6TH AVENUE	SAMANTHA MARIE SIEMSEN JOSEPH SIEMSEN	1820 6TH AVENUE	SAMANTHA MARIE SIEMSEN JOSEPH SIEMSEN	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0060	1850 6TH AVENUE	BRANDON SCOTT ANDRE MADILYN JOSEPHINE ANDRE	1850 6TH AVENUE	BRANDON SCOTT ANDRE MADILYN JOSEPHINE ANDRE	210.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
07-31-24-21-0052	1853 6TH AVENUE	LINDA S. SHEILS	1853 6TH AVENUE	LINDA S. SHEILS	211.0	76.0	*	$5.00	$380.00	$965.00	$1,345.00
07-31-24-21-0004	1900 6TH AVENUE	ARLEN L. VINJE	1900 6TH AVENUE	ARLEN L. VINJE	177.5	75.0	*	$5.00	$375.00	$965.00	$1,340.00
07-31-24-21-0036	1903 6TH AVENUE	JULIE BERNAL	1903 6TH AVENUE	JULIE BERNAL	175.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
07-31-24-21-0002	1908 6TH AVENUE	HEATHER M. KENNEY CHRISTOPHER M. KENNEY	1908 6TH AVENUE	HEATHER M. KENNEY CHRISTOPHER M. KENNEY	67.5	67.5		$5.00	$337.50	$965.00	$1,302.50
07-31-24-21-0035	1909 6TH AVENUE	JEFFREY & SHEILA M. SVOBODA	1909 6TH AVENUE	JEFFREY & SHEILA M. SVOBODA	55.0	55.0		$5.00	$275.00	$965.00	$1,240.00
07-31-24-21-0005	1914 6TH AVENUE	ADAM G. NOLL	23558 133RD AVENUE N ROGERS, MN 55374	ADAM G. NOLL	67.5	67.5		$5.00	$337.50	$965.00	$1,302.50
7TH AVENUE (JEFFERSON STREET TO EAST MAIN STREET)											
07-31-24-21-0011	1919 7TH AVENUE	CITY OF ANOKA	2015 1ST AVENUE N ANOKA, MN 55303	CITY OF ANOKA	227.0	112.0	*	$5.00	$560.00	$965.00	$1,525.00
CROSS STREET (5TH AVENUE TO 7TH AVENUE)											
07-31-24-21-0090	508 CROSS STREET	JASON A. HOUCK ALEXANDRA G. HOUCK	5823 SCENIC COURT MINNETONKA, MN 55345	JASON A. HOUCK ALEXANDRA G. HOUCK	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0047	519 CROSS STREET	LISA MARIE ENGEN TODD J. ENGEN	519 CROSS STREET	LISA MARIE ENGEN TODD J. ENGEN	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0089	528 CROSS STREET	AMANDA G. KRUGER	528 CROSS STREET	AMANDA G. KRUGER	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0048	529 CROSS STREET	LYNN M. KRUGER	7856 157TH AVENUE NW RAMSEY, MN 55303	LYNN M. KRUGER	72.0	72.0		$5.00	$360.00	$965.00	$1,325.00
07-31-24-21-0049	533 CROSS STREET	EDWARD M. MACCARIO JULIE J. BEHM	533 CROSS STREET	EDWARD M. MACCARIO JULIE J. BEHM	48.0	48.0		$5.00	$240.00	$965.00	$1,205.00
07-31-24-21-0088	538 CROSS STREET	KACEY MEDENWALDT	538 CROSS STREET	KACEY MEDENWALDT	42.0	42.0		$5.00	$210.00	$965.00	$1,175.00
07-31-24-21-0050	539 CROSS STREET	DEAN HOFFMAN ROBIN HOFFMAN	539 CROSS STREET	DEAN HOFFMAN ROBIN HOFFMAN	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0086	544 CROSS STREET	NICOLE WILLIAMSON DILLION WILLIAMSON C/O MISS P'S REI LLC	3204 GOLFVIEW ROAD SEBRING, FL 33875	NICOLE WILLIAMSON DILLION WILLIAMSON C/O MISS P'S REI LLC	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0051	545 CROSS STREET	SALLY A. LEHN	545 CROSS STREET	SALLY A. LEHN	44.0	44.0		$5.00	$220.00	$965.00	$1,185.00
07-31-24-21-0085	554 CROSS STREET	BENJAMIN MORRIS	554 CROSS STREET	BENJAMIN MORRIS	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0074	610 CROSS STREET	JACQUELINE L. DANIELSON COLLIN DANIELSON	7303 185TH AVENUE NW ANOKA, MN 55303	JACQUELINE L. DANIELSON COLLIN DANIELSON	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
CROSS STREET (5TH AVENUE TO 7TH AVENUE) (CONTINUED)											
07-31-24-21-0061	611 CROSS STREET	THOMAS E. SOLARZ PATRICIA S. NOLTE	611 CROSS STREET	THOMAS E. SOLARZ PATRICIA S. NOLTE	45.0	45.0		$5.00	$225.00	$965.00	$1,190.00
07-31-24-21-0073	618 CROSS STREET	ZRS LLC	17 RAVEN ROAD SAINT PAUL, MN 55127	ZRS LLC	120.0	120.0	**C**	$5.00	$600.00	$965.00	$1,565.00
07-31-24-21-0062	619 CROSS STREET	JOHN M. SOLARZ	619 CROSS STREET	JOHN M. SOLARZ	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0063	621 CROSS STREET	KARI E. LOING TRUSTEE MICHAEL J. HORAK TRUSTEE	621 CROSS STREET	KARI E. LOING TRUSTEE MICHAEL J. HORAK TRUSTEE	61.2	61.2		$5.00	$306.00	$965.00	$1,271.00
07-31-24-21-0072	628 CROSS STREET	JUDY POLITTE THOMAS POLITTE	628 CROSS STREET	JUDY POLITTE THOMAS POLITTE	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
07-31-24-21-0064	629 CROSS STREET	HOWARD V. LIDTKE	629 CROSS STREET	HOWARD V. LIDTKE	118.8	118.8		$5.00	$594.00	$965.00	$1,559.00
07-31-24-21-0071	632 CROSS STREET	SUSAN C. GREB	632 CROSS STREET	SUSAN C. GREB	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
07-31-24-21-0070	636 CROSS STREET	ANNE M. DELUCA	636 CROSS STREET	ANNE M. DELUCA	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0065	637 CROSS STREET	OZWOOD PROPERTIES LLC	2519 COON RAPIDS BLVD. NW COON RAPIDS, MN 55433	OZWOOD PROPERTIES LLC	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0069	646 CROSS STREET	CAMERON VERLEY KRISTIN VERLEY	646 CROSS STREET	CAMERON VERLEY KRISTIN VERLEY	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0068	652 CROSS STREET	ANN & ROB HAGMAN	652 CROSS STREET	ANN & ROB HAGMAN	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0067	658 CROSS STREET	CHRISTOPHER DEON THOMPSON FRANCIS FLORENTINO BAILEY	658 CROSS STREET	CHRISTOPHER DEON THOMPSON FRANCIS FLORENTINO BAILEY	205.0	75.0	*	$5.00	$375.00	$965.00	$1,340.00
EAST MAIN STREET (5TH AVENUE TO 7TH AVENUE)											
07-31-24-21-0020	552 EAST MAIN STREET	KELLER DENTAL PROPERTIES LLC	14044 ORCHID STREET NW ANDOVER, MN 55304	KELLER DENTAL PROPERTIES LLC	227.9	147.9	* C	$10.00	$1,479.00	$1,930.00	$3,409.00
07-31-24-21-0006	600 EAST MAIN STREET	JAMES J. II & BARBARA J. ABELER	600 EAST MAIN SREET	JAMES J. II & BARBARA J. ABELER	135.0	70.0	* C	$10.00	$700.00	$1,930.00	$2,630.00
07-31-24-21-0010	650 EAST MAIN STREET	CITY OF ANOKA	2015 1ST AVENUE N ANOKA, MN 55303	CITY OF ANOKA	228.0	114.0	C	$10.00	$1,140.00	$1,930.00	$3,070.00
JEFFERSON STREET (5TH AVENUE TO 7TH AVENUE)											
07-31-24-21-0115	551 JEFFERSON STREET	CLIFTON PROPERTIES LLC	8445 CENTER DRIVE NE FRIDLEY, MN 55432	CLIFTON PROPERTIES LLC	200.0	100.0	*	$5.00	$500.00	$965.00	$1,465.00
MADISON STREET (5TH AVENUE TO 7TH AVENUE)											
07-31-24-21-0140	550 MADISON STREET	WEAVER BROTHERS COMPANY	320 EAST MAIN STREET ANOKA, MN 55303	WEAVER BROTHERS COMPANY	330.0	170.0	* C	$10.00	$1,700.00	$1,930.00	$3,630.00
07-31-24-21-0100	547 MADISON STREET	SCOTT A. BECKER	547 MADISON STREET	SCOTT A. BECKER	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0123	600 MADISON STREET	AGNES A. SHERLOCK	600 MADISON STREET	AGNES A. SHERLOCK	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
MONROE STREET (5TH AVENUE TO 7TH AVENUE)											
07-31-24-21-0043	508 MONROE STREET	DONALD L. & BERNIECE CARDA	15325 SUNFISH LAKE BLVD. NW RAMSEY, MN 55303	DONALD L. & BERNIECE CARDA	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0042	510 MONROE STREET	TIMOTHY J. MCCUSKER	510 MONROE STREET	TIMOTHY J. MCCUSKER	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0030	511 MONROE STREET	ALLAN T. ROTH	12232 JAY CIRCLE NW COON RAPIDS, MN 55433	ALLAN T. ROTH	120.0	120.0		$5.00	$600.00	$965.00	$1,565.00
07-31-24-21-0041	512 MONROE STREET	CYNTHIA F. BLESI TRUSTEE C/O CYNTHIA'S TRUST	512 MONROE STREET	CYNTHIA F. BLESI TRUSTEE C/O CYNTHIA'S TRUST	40.0	40.0		$5.00	$200.00	$965.00	$1,165.00
07-31-24-21-0031	523 MONROE STREET	BRANDYN S. GRIFFITHS BRIGITTE M. GRIFFITHS	523 MONROE STREET	BRANDYN S. GRIFFITHS BRIGITTE M. GRIFFITHS	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0040	530 MONROE STREET	SCOTT A. PIERCY JAYD A. PIERCY	530 MONROE STREET	SCOTT A. PIERCY JAYD A. PIERCY	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0032	533 MONROE STREET	KAELA ZIMMERMAN	533 MONROE STREET	KAELA ZIMMERMAN	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0033	535 MONROE STREET	NICHOLAS KREKELBERG	535 MONROE STREET	NICHOLAS KREKELBERG	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0039	536 MONROE STREET	MASON BRYANT	536 MONROE STREET	MASON BRYANT	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0034	541 MONROE STREET	BENJAMIN A. & REBECCA J. BERGMAN	541 MONROE STREET	BENJAMIN A. & REBECCA J. BERGMAN	55.0	55.0		$5.00	$275.00	$965.00	$1,240.00
07-31-24-21-0038	542 MONROE STREET	ANDREW PATRISS DARLENE VIRKUS REILAND	542 MONROE STREET	ANDREW PATRISS DARLENE VIRKUS REILAND	60.0	60.0		$5.00	$300.00	$965.00	$1,265.00
07-31-24-21-0037	552 MONROE STREET	ALEXIS LUSTHOFF	552 MONROE STREET	ALEXIS LUSTHOFF	215.0	80.0	*	$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0059	600 MONROE STREET	P.M. WISOCKI & D.L. SHIPPEE	600 MONROE STREET	P.M. WISOCKI & D.L. SHIPPEE	245.0	110.0	*	$5.00	$550.00	$965.00	$1,515.00
07-31-24-21-0007	609 MONROE STREET	GEOFFREY W. JONES CAYLA A. SCHOOLMEESTERS	609 MONROE STREET	GEOFFREY W. JONES CAYLA A. SCHOOLMEESTERS	51.0	51.0		$5.00	$255.00	$965.00	$1,220.00
07-31-24-21-0058	612 MONROE STREET	KATHRYN L. STUEFEN JENNA M. STUEFEN	612 MONROE STREET	KATHRYN L. STUEFEN JENNA M. STUEFEN	50.0	50.0		$5.00	$250.00	$965.00	$1,215.00
07-31-24-21-0017	613 MONROE STREET	KAYLA JACOBSON	613 MONROE STREET	KAYLA JACOBSON	60.3	60.3		$5.00	$301.50	$965.00	$1,266.50
07-31-24-21-0138	622 MONROE STREET	JUSTIN COLLINS	622 MONROE STREET	JUSTIN COLLINS	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0018	631 MONROE STREET	ERIC J. KORSMOE	631 MONROE STREET	ERIC J. KORSMOE	80.4	80.4		$5.00	$402.00	$965.00	$1,367.00
07-31-24-21-0055	632 MONROE STREET	JOSEPH NOSBUSCH	632 MONROE STREET	JOSEPH NOSBUSCH	80.0	80.0		$5.00	$400.00	$965.00	$1,365.00
07-31-24-21-0054	636 MONROE STREET	LR1 ANOKA LLC	5871 CEDAR LAKE ROAD, #103 ST. LOUIS PARK, MN 55416	LR1 ANOKA LLC	120.0	120.0	C	$10.00	$1,200.00	$1,930.00	$3,130.00
07-31-24-21-0019	639 MONROE STREET	CITY OF ANOKA	2015 1ST AVENUE N ANOKA, MN 55303	CITY OF ANOKA	60.3	60.3		$5.00	$301.50	$965.00	$1,266.50
07-31-24-21-0135	640 MONROE STREET	MONROE PLACE APARTMENTS LLC	12202 MISSISSIPPI DRIVE N CHAMPLIN, MN 55316	MONROE PLACE APARTMENTS LLC	610.0	340.0	* C	$10.00	$3,400.00	$1,930.00	$5,330.00
UNASSIGNED											
07-31-24-21-0087	UNASSIGNED	ANOKA PORTFOLIO LLC	2823 WAYZATA BLVD S, SUITE B MINNEAPOLIS, MN 55402	ANOKA PORTFOLIO LLC	38.0	38.0	C	$10.00	$380.00	$1,930.00	$2,310.00
					45,341.00	28,549.80			$174,704.00	$354,155.00	$528,859.00

ATTACHMENT “6”

Letter – Valbridge Property Advisors

(Includes 3 pages)

1515 Central Parkway, Suite 120
Eagan, Minnesota 55121
valbridge.com

February 19, 2026

Ben Nelson
Assistant City Engineer
City of Anoka
2015 First Avenue North
Anoka, MN 55303

RE: Special Benefit Consultation
City of Anoka Special Benefits Analysis
2026 Overlay & Reclamation Projects
Anoka, Anoka County, MN 55303

Dear Ben Nelson:

In accordance with your request, we have analyzed and derived the probable special benefit resulting from the above-referenced infrastructure improvement project. The purpose of the appraisal is to provide an anticipated range of special benefit for the properties affected by street improvements in the subject project area. The client is the City of Anoka and the intended user of the report is the Client (City of Anoka). The intended use is to provide guidance to the City of Anoka in analyzing special benefit derived from completion of the roadway improvements. No other use or user is intended.

The proposed improvement projects consist of street reclamation and street overlay projects in 2026 which will impact 442 parcels within the central, southern, and northern portions of the city. The reclamation portion of the project will impact 116 parcels and include spot replacement of curb and gutter as necessary, full depth reclamation of the existing pavement and base, repairing of existing water main valves, storm and sanitary sewer castings, and storm sewer improvements. The overlay portion of the project will impact 326 parcels and includes removal of the top 2+/- inches of bituminous (milling) and overlay it with 2+/- inches of new bituminous pavement.

In estimating the anticipated special benefit to properties within the project area, properties have not been individually appraised. Rather, this analysis attempts to derive the probable special benefit directly for each property type. These value ranges can then be applied to typical properties within the project area as appropriate.

Based on our physical inspection, and after examining and considering the project's location, physical characteristics, current market conditions, demographic influences, and other legal and economic factors, the details of which are retained in the appraiser's files, it is anticipated that properties benefitting from the proposed improvement project will benefit as follows:

Valbridge PROPERTY ADVISORS

Mill & Overlay and Street Reconstruction

Property Address	PID	Property Type	Value Range		
Residential					
Multiple	Multiple	Residental 1-4 Units	$5,000	to	$7,000
4+ Unit Apartments					
1933 Branch Ave	01-31-25-43-0052	Apartment	$8,000	to	$9,000
1845 S Ferry St	12-31-25-11-0044	Apartment	$8,000	to	$9,000
305 Fremont St	01-31-25-43-0044 & 01-31-25-43-0050	Apartment	$18,000	to	$20,000
2339 4th Ave	06-31-24-32-0024	Apartment	$6,000	to	$7,000
2516 4th Ave	06-31-24-32-0121	Apartment	$6,000	to	$6,000
316 Polk St	12-31-25-13-0036	Apartment	$11,000	to	$12,000
1820 5th Ave	07-31-24-21-0091	Apartment	$10,000	to	$11,000
1802 6th Ave	07-31-24-21-0076	Apartment	$5,000	to	$6,000
618 Cross St	07-31-24-21-0073	Apartment	$8,000	to	$9,000
550 Madison St	07-31-24-21-0140	Apartment	$14,000	to	$16,000
636 Monroe St	07-31-24-21-0054	Apartment	$8,000	to	$9,000
640 Monroe St	07-31-24-21-0135	Apartment	$23,000	to	$25,000
Commercial					
2005 Branch Ave	01-31-25-43-0094	Commercial	$18,000	to	$21,000
1911 Ferry St	01-31-25-44-0113	Commercial	$36,000	to	$40,000
220 W Main St	01-31-25-43-0001	Commercial	$3,000	to	$4,000
306 W Main St	01-31-25-43-0030	Commercial	$7,000	to	$8,000
2421 4th Ave	06-31-24-32-0099 & 06-31-24-32-0052	Commercial	$7,000	to	$8,000
2501 4th Ave	06-31-24-32-0090	Commercial	$7,000	to	$8,000
2321 7th Ave	06-31-24-31-0125	Commercial	$5,000	to	$6,000
2353 7th Ave	06-31-24-31-0089	Commercial	$6,000	to	$7,000
2371 7th Ave	06-31-24-31-0075	Commercial	$10,000	to	$11,000
1902 5th Ave NW #101	07-31-24-21-0136	Commercial	$5,000	to	$6,000
1902 5th Ave NW #102	07-31-24-21-0137	Commercial	$5,000	to	$6,000
552 E Main St	07-31-24-21-0020	Commercial	$6,000	to	$6,000
600 E Main St	07-31-24-21-0006	Commercial	$2,000	to	$2,000
Institutional					
1930 Branch Ave	01-31-25-44-0134	Church	$8,000	to	$9,000
503 Polk St	06-31-24-31-0051, 06-31-24-31-0052, 06-31-24-31-0053, 06-31-24-31-0054, 06-31-24-31-0055, 06-31-24-31-0146, 06-31-24-31-0047, 06-31-24-31-0048, 06-31-24-31-0049	Church	$16,000	to	$18,000

This letter is accompanied by a consultation report. This consultation has been prepared to comply with accepted professional, ethical, and performance standards of real estate appraisal practice. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal. For additional information, please see the Scope of Consultation section of the report before relying on the information and analysis presented herein.

Valbridge Property Advisors | Minneapolis – St. Paul



Nathan P Hansen, MAI, ASA
Managing Director
MN Certified General 20302614



Nathan Schumacher
Senior Appraiser
MN Certified General 40670452

COUNCIL MEMO

Agenda Item # 9.3

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/2026 Street Surface Improvement Project; Order Project and Authorize the Preparation of Plans & Specifications

Submitted By: Ben Nelson, Assistant City Engineer

THIS ITEM WAS MOVED UP ON THE AGENDA AND ACTED UPON FOLLOWING THE PUBLIC HEARING HELD UNDER AGENDA ITEM 5.3 AND 5.4

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XX

RESOLUTION FOR THE 2026 STREET SURFACE IMPROVEMENT PROJECT; ORDER PROJECT, AUTHORIZE THE PREPARATION OF PLANS & SPECIFICATIONS, AND AUTHORIZE ADVERTISEMENT FOR BID

WHEREAS, pursuant to a resolution of the City Council adopted on the 20th day of January 2026, the Feasibility Report was received and accepted with reference to proposed improvements of the following streets in 2026:

Street	Segment
East Mineral Pond Boulevard	McKinley St. to St. Francis Blvd. (TH-47)
Mineral Pond Court	East Mineral Pond Blvd. to cul-de-sac
Placer Avenue	McKinley St. to East Mineral Pond Blvd.
Saint Francis Court	East Mineral Pond Blvd. to cul-de-sac
Wilson Street	East Mineral Pond Blvd. to St. Francis Blvd. (TH-47)
5th Avenue	River Ln. to 200 feet north of River Ln.
River Lane	West cul-de-sac to east cul-de-sac

and called for the public improvement hearing in the Council Chambers of the Anoka City Hall; and,

WHEREAS, on February 17, 2026, the City Council adopted a resolution amending the public improvement hearing to March 2, 2026, due to administrative and project-related factors; and,

HEREAS, at least ten days' mailed notice and two weeks' published notice of the hearing was given and published in the *Anoka County Union Herald* on the 13th day of February and the 20th day of February 2026; and,

WHEREAS, the purpose of the public improvement hearing is to provide interested parties an opportunity to learn more about the proposed improvements and to comment on them; and,

WHEREAS, should the City Council wish to proceed with the project, the next step in the public improvement process is to order the project; and,

WHEREAS, should the Council wish to proceed, the next step in the engineering process is to authorize the preparation of plans and specifications; and,

WHEREAS, should real property be required in the form of a right-of-way or easements, the City of Anoka is interested and will obtain said property for successful completion of this project.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby determine,

1. Such improvement is necessary, cost-effective, and feasible as detailed in the Feasibility Report.

2. Said improvements are hereby ordered and shall hereafter be known and referred to as the 2026 Street Surface Improvement Project. Said ordering of the improvements shall be valid for a period of eighteen (18) months from the date of adoption of this resolution.

3. The preparation of plans and specifications of said project is authorized.

4. The City Clerk or designee shall prepare and cause to be inserted in the Anoka County Union/Herald, the official city paper, and the Finance & Commerce, an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for twenty-one (21) days, shall specify the work to be done, shall state that bids will be received by the City Clerk or designee, at which time they will be publicly opened in the Council Chambers of the Anoka City Hall. Any bidder whose responsibility is questioned during the consideration of the bid will be given the opportunity to address Council on the issue of responsibility. No bids will be considered unless sealed and filed with the City Clerk or designee, and accompanied by a bid bond or certified check payable to the City of Anoka for five percent (5%) of the amount of such bid. The responsibility of the bidders will be considered by City Council at 7:00 p.m. on April 20, 2026, in Council Chambers of City Hall.

5. Authorizes staff to pursue and acquire all real property necessary for the successful implementation of said project.

Adopted by the Anoka City Council this the 2nd day of March, 2026.

ATTEST:

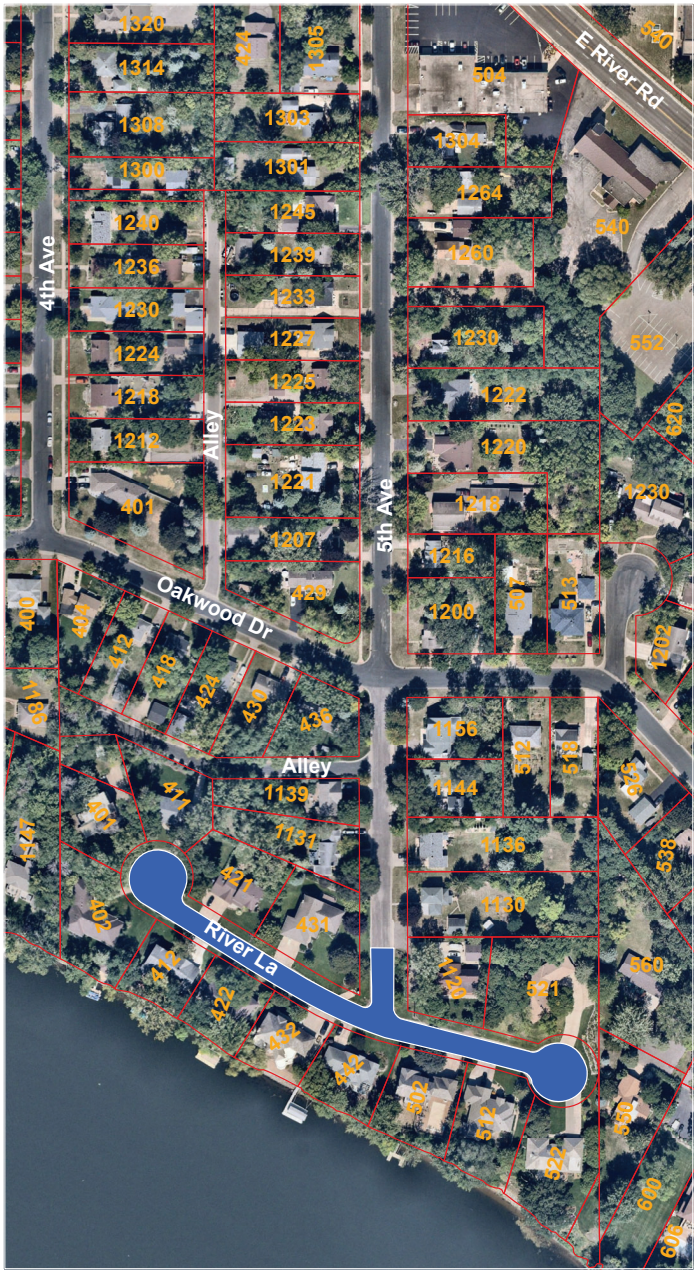
_____ _____

Amy T. Oehlers, City Clerk Erik Skogquist, Mayor

ATTACHMENT “1”

Proposed Project Area Exhibit

(Includes 1 page)





2026 SSIP PROJECT
MINERAL PONDS & SANDRA TERRACE

PROPOSED PROJECT LOCATION MAP

ANOKA
REAL. CLASSIC.

NOVEMBER 2025

ATTACHMENT “2”

Cover Letter & Notice of Public Hearings

(Includes 3 pages)

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860
www.haa-inc.com

45 YEARS

February 5, 2026

Anoka County UnionHerald
4101 Coon Rapids Blvd NW
Coon Rapids, MN 55433

RE: Notice of Public Hearings
2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace
City of Anoka

To Whom It May Concern:

Please place the attached Notice of Public Hearings for the City of Anoka in the February 13, 2026, and February 20, 2026, issues of the Anoka County UnionHerald.

Please forward to the City of Anoka, attention Ben Nelson, an affidavit of publication and bill the City of Anoka, 2015 First Ave N, Anoka, MN 55303, for the cost of the ad.

Sincerely,
Hakanson Anderson

Craig J. Jochum, Project Engineer

Attachment

cc: Ben Nelson, Assistant City Engineer

NOTICE OF PUBLIC HEARINGS
CITY OF ANOKA
COUNTY OF ANOKA
STATE OF MINNESOTA

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Anoka will meet in the Council Chambers of the City Hall, 2015 First Avenue, Anoka, MN, at **7:00 p.m. on Monday, March 2, 2026**, to conduct the Improvement Hearing to consider ordering construction of the City's 2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace. Immediately following the Improvement Hearing the City Council will conduct the Assessment Hearing to consider the special assessments for benefiting properties.

The 2026 Street Surface Improvement Project consists of improvements to two areas in the city: 1) Project Area 1: includes E. Mineral Pond Blvd., from McKinley Street to Highway 47, Placer Avenue, from McKinley Street to E. Mineral Pond Blvd., Mineral Pond Court, east of E. Mineral Pond Blvd., Wilson Street, from E. Mineral Pond Blvd. to Highway 47, and St. Francis Court, east of E. Mineral Pond Blvd and; 2) Project Area No. 2: includes River Lane, from the cul-de-sac west of 5th Avenue to the cul-de-sac east of 5th Avenue, and 5th Avenue, from River Lane to 200 feet north of River Lane. A reasonable estimate of the impact of the assessment will be available at the hearing.

If, as a result of the hearing, City Council orders the project to proceed, the Council will then conduct a hearing to pass upon the proposed assessment for the 2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace.

The first hearing to be held is an Improvement Hearing for a project proposed under the authority of Minnesota Statutes Chapter 429 for public improvements with special benefit to properties and with all or a portion of the costs assessed against properties for benefit.

The Assessment Hearing will be held to review and pass an assessment roll. This hearing will be held if the council orders the project and will immediately follow such action. The proposed assessment roll is on file for public inspection at the city clerk's office. The total estimated cost of the proposed project is $1,394,400, with the total amount proposed to be assessed being $309,477. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the city clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Upon such notice, Council may consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

Any owner who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the mayor or city clerk of the city within thirty (30) days after the adoption of the assessment and filing such notice with the district court within ten (10) days after service upon the mayor or city clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize a municipality to defer the payment of assessments against homestead property owned by persons 65 years of age and older, or who are retired because of permanent and total disability under circumstances where it would be a hardship for such person to make the assessment payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on said owner's property.

ATTACHMENT “3”

Affidavit of Mailing Assessment Hearing Notice

(Includes 4 pages)

Affidavit of Mailing Assessment Hearing Notice
2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace

State of Minnesota
County of Anoka

I, Craig Jochum, being first duly sworn, deposes and says:

I am a United States citizen, over 21 years of age, and the project consulting Engineer for the City of Anoka, Minnesota.

On February 11, 2026, acting on behalf of the said City, I deposited in the United States post office collection box located at 1001 Lund Boulevard, Anoka, Minnesota 55303, copies of the attached notice of a hearing on proposed special assessments, enclosed in envelopes, with postage thereon fully prepaid, addressed to the following persons at the addresses appearing opposite their respective names:

DANIEL J. BODELSON	1120 5TH AVENUE, ANOKA, MN 55303
PUSKAR SUWAL	
JENY MUNANKARMI	3410 E. MINERAL POND BLVD., ANOKA, MN 55303
MICHAEL T. SAXON	3411 E. MINERAL POND BLVD., ANOKA, MN 55303
JEFFREY C. & BARBARA JACKOLA	3420 E. MINERAL POND BLVD., ANOKA, MN 55303
JOSEPH M. BEBEAU	3421 E. MINERAL POND BLVD., ANOKA, MN 55303
MICHAEL J. JONES	
JODI JONES	3430 E. MINERAL POND BLVD., ANOKA, MN 55303
LEON S. MILLER	3440 E. MINERAL POND BLVD., ANOKA, MN 55303
BRENT C. & JODY L. PIETSCH	3441 E. MINERAL POND BLVD., ANOKA, MN 55303
MICHAEL J. & KAREN MELLING	3451 E. MINERAL POND BLVD., ANOKA, MN 55303
KARLA ANN BILLEHUS	3500 E. MINERAL POND BLVD., ANOKA, MN 55303
LAURA K. ENNINGA	3501 E. MINERAL POND BLVD., ANOKA, MN 55303
DANIEL K. & JANE E. HOWE	3521 E. MINERAL POND BLVD., ANOKA, MN 55303
CAITLIN ELIZABETH HOWARD	3531 E. MINERAL POND BLVD., ANOKA, MN 55303
ANDREW REINECCIUS	
DARIA CHAMBERLAIN	3541 E. MINERAL POND BLVD., ANOKA, MN 55303
RHODORA G. GOMES	
DOMNIC GOMES	3544 E. MINERAL POND BLVD., ANOKA, MN 55303
ALEX PIPP	3605 E. MINERAL POND BLVD., ANOKA, MN 55303
JEROME SKIERKA	
KAYLA SKIERKA	3615 E. MINERAL POND BLVD., ANOKA, MN 55303
ADAM HANBACK	3625 E. MINERAL POND BLVD., ANOKA, MN 55303
BENJAMIN JOHNSON	
BRITTANY BRISBIN	3635 E. MINERAL POND BLVD., ANOKA, MN 55303
NICHOLAS HANSEN	
EMMA HANSEN	3645 E. MINERAL POND BLVD., ANOKA, MN 55303
DANIEL R. WALKER	70 NORTH ROYAL FERN, THE WOODLANDS, TX 77380
RICHARD FRANKLIN EVERROAD, JR.	3665 E. MINERAL POND BLVD., ANOKA, MN 55303
JAIRO COVARRUBIAS	
LUIS JAVIER COVARRUBIAS FLETES	3705 E. MINERAL POND BLVD., ANOKA, MN 55303
CRAIG STEVEN ERICKSON	3715 E. MINERAL POND BLVD., ANOKA, MN 55303
RONALD W. DIRKSEN	3725 E. MINERAL POND BLVD., ANOKA, MN 55303
DONALD LAMKIN	
CINDY LAMKIN	3730 E. MINERAL POND BLVD., ANOKA, MN 55303
JANSONS RUDZITIS	
SAVANNAH LANCASTER	3735 E. MINERAL POND BLVD., ANOKA, MN 55303
TIMOTHY L. & PATRICIA PIERCE	3740 E. MINERAL POND BLVD., ANOKA, MN 55303

ALEC NIELSEN	
AMBER GILL	3745 E. MINERAL POND BLVD., ANOKA, MN 55303
JESSICA WALSH	3750 E. MINERAL POND BLVD., ANOKA, MN 55303
KENNETH E. HEDBERG	
CAROL Y. HEDBERG	3755 E. MINERAL POND BLVD., ANOKA, MN 55303
CHARLES D. & KRISTEN M. SCHUPPAN	3760 E. MINERAL POND BLVD., ANOKA, MN 55303
MARIA P. MATLASHEWSKI	3765 E. MINERAL POND BLVD., ANOKA, MN 55303
JAMAL A. MOHAMAD	
BIBI S. MOHAMED	3775 E. MINERAL POND BLVD., ANOKA, MN 55303
EUGENE P. SCHLICHTER TRUSTEE	
SUSAN C. SCHLICHTER TRUSTEE	3785 E. MINERAL POND BLVD., ANOKA, MN 55303
ANDREW SINK	3800 E. MINERAL POND BLVD., ANOKA, MN 55303
ROBERT MAJOROS	
DEE ANNE RUSSELL	3805 E. MINERAL POND BLVD., ANOKA, MN 55303
JARED ANGASA	3810 E. MINERAL POND BLVD., ANOKA, MN 55303
KEVIN M. & MARY M. MITCHELL	3815 E. MINERAL POND BLVD., ANOKA, MN 55303
MONEY C. PHETDARA	
BRIAN HAROLDSON	3820 E. MINERAL POND BLVD., ANOKA, MN 55303
BYRON L. & KARI R. GARAHTY	26711 146TH STREET NW, ZIMMERMAN, MN 55398
MEGAN L. GRIFFITH	
BRIAN R. GRIFFITH	405 MINERAL POND COURT, ANOKA, MN 55303
ROBERT F. CROWE	
JANE L. KENOW-CROWE	410 MINERAL POND COURT, ANOKA, MN 55303
ANDREW M. DAVIES	415 MINERAL POND COURT, ANOKA, MN 55303
RONALD & NANCY KAMMERMEIER	420 MINERAL POND COURT, ANOKA, MN 55303
DAVID L. & BERNADINE BETZLER	425 MINERAL POND COURT, ANOKA, MN 55303
DARLENE ANN BLOCK	430 MINERAL POND COURT, ANOKA, MN 55303
BRIAN L. & JANE M. ANDERSON	435 MINERAL POND COURT, ANOKA, MN 55303
DAVID J. & PATRICIA ENGEL	445 MINERAL POND COURT, ANOKA, MN 55303
DAVID J. & PATRICIA ENGEL	445 MINERAL POND COURT, ANOKA, MN 55303
CHIA LEE	
LA THAO	3410 PLACER AVENUE, ANOKA, MN 55303
DALE E. & JACQUE WEIDNER	3411 PLACER AVENUE, ANOKA, MN 55303
LORNA MCKAY	3420 PLACER AVENUE, ANOKA, MN 55303
BRIAN EHLERS	3421 PLACER AVENUE, ANOKA, MN 55303
DORNA A. HELGESON	3430 PLACER AVENUE, ANOKA, MN 55303
JERRY L. & JOY M. STANTON	3431 PLACER AVENUE, ANOKA, MN 55303
HELEN AGNES MCGILL TRUSTEE	3440 PLACER AVENUE, ANOKA, MN 55303
HILLARY LUCARELLI	
JASON LUCARELLI	3441 PLACER AVENUE, ANOKA, MN 55303
TERRI LEE NORDAKER	
JAMES HAROLD NORDAKER	3500 PLACER AVENUE, ANOKA, MN 55303
ROBERT L. & BONNIE K. VERKE	3501 PLACER AVENUE, ANOKA, MN 55303
PETER C. & LORI A. HARRIS	3510 PLACER AVENUE, ANOKA, MN 55303
BRADLEY J. & JUDI L. HARJU	3520 PLACER AVENUE, ANOKA, MN 55303
PAUL R. & LISA M. HARDY	3530 PLACER AVENUE, ANOKA, MN 55303
KAO VANG	3531 PLACER AVENUE, ANOKA, MN 55303
MICHELLE STILES	
ROD STILES	3536 PLACER AVENUE, ANOKA, MN 55303
SABENIANO B. & CHARITO CAYETANO	3540 PLACER AVENUE, ANOKA, MN 55303
MITCHELL A. WEAVER	
VALERY A. WEAVER	3541 PLACER AVENUE, ANOKA, MN 55303

FRANK J. & JODI L. DATTALO	3545 PLACER AVENUE, ANOKA, MN 55303
SHEA JULANCE MARANA	401 RIVER LANE, ANOKA, MN 55303
ROXANNE M. OLSEN TRUSTEE	
ROGER C. OLSEN TRUSTEE	402 RIVER LANE, ANOKA, MN 55303
JASON A. & LESLI A.SKARPHOL	411 RIVER LANE, ANOKA, MN 55303
WILLIAM LEE	
SUZANNE LEE	412 RIVER LANE, ANOKA, MN 55303
MARY & GARY PROZINSKI	421 RIVER LANE, ANOKA, MN 55303
BRENDA ENGELS	
BRIAN ENGELS	422 RIVER LANE, ANOKA, MN 55303
RANDY L. & SUZANNE CROOKER	431 RIVER LANE, ANOKA, MN 55303
MELVYN J. WALLNER TRUSTEE	432 RIVER LANE, ANOKA, MN 55303
JAMES D. GABOURY TRUSTEE	
SUZANNE H. GABOURY TRUSTEE	442 RIVER LANE, ANOKA, MN 55303
FRANK A. MANNELLA	
CHRISTINE L. MANNELLA	502 RIVER LANE, ANOKA, MN 55303
KATHIE L. & MICHAEL A. CLARK	512 RIVER LANE, ANOKA, MN 55303
JOHN M. OGDEN	521 RIVER LANE, ANOKA, MN 55303
ROBERT R. PETERSON TRUSTEE	
SUSAN M. PETERSON TRUSTEE	522 RIVER LANE, ANOKA, MN 55303
MARK J. & MARTHA E. MCDONOUGH	400 ST. FRANCIS COURT, ANOKA, MN 55303
WILLIAM W. & AMY K. MACFARLANE	405 ST. FRANCIS COURT, ANOKA, MN 55303
TIMOTHY E. & MARY KAY NELSON	410 ST. FRANCIS COURT, ANOKA, MN 55303
SAMANTHA OBERMOLLER	415 ST. FRANCIS COURT, ANOKA, MN 55303
JEFFREY W. & WENDY SCHUERMAN	420 ST. FRANCIS COURT, ANOKA, MN 55303
RICHARD N. REE TRUSTEE	
CANDACE L. REE TRUSTEE	425 ST. FRANCIS COURT, ANOKA, MN 55303
STEVEN L. & MEDRITH L. SVEDIN	430 ST. FRANCIS COURT, ANOKA, MN 55303
REID A. & MAUREEN STONE	435 ST. FRANCIS COURT, ANOKA, MN 55303
KENNETH A. & SUSAN B. TOENJES	440 ST. FRANCIS COURT, ANOKA, MN 55303
STEVEN D. KOLLODGE	445 ST. FRANCIS COURT, ANOKA, MN 55303
ELIZABETH CAMPBELL	
CHRISTOPHER REIFSTECK	450 ST. FRANCIS COURT, ANOKA, MN 55303
JOSHUA A. GOETTSCH	
ALLYSON LINDEN	455 ST. FRANCIS COURT, ANOKA, MN 55303
ASSEN & HRISTINA PRAMATAROV	465 ST. FRANCIS COURT, ANOKA, MN 55303
TIMOTHY J. & LENA B. STEVENSON	16337 COQUINA STREET NW, RAMSEY, MN 55303
HASNA B.M. & AWNY A. ALKATOUT	401 WILSON STREET, ANOKA, MN 55303
GERALD & MALISA M. BABCOCK	410 WILSON STREET, ANOKA, MN 55303
CHARLES E. & D.R. HOLLENBACK	411 WILSON STREET, ANOKA, MN 55303
ALLEN R. & LOUISE E. KUGLER	420 WILSON STREET, ANOKA, MN 55303
MARK LINDELL	
JANE LINDELL	425 WILSON STREET, ANOKA, MN 55303
ADAM PETERSEN	18550 OGDEN STREET NW, ELK RIVER, MN 55330
JESSE R. VARELA	435 WILSON STREET, ANOKA, MN 55303
BEE YANG	
SHENG VANG	440 WILSON STREET, ANOKA, MN 55303
ALEX REINEKE	445 WILSON STREET, ANOKA, MN 55303
ZELJKO ELEZ	
SELMA RAMIC	450 WILSON STREET, ANOKA, MN 55303
LUZVILLA ROJO ROSLYN	455 WILSON STREET, ANOKA, MN 55303

NENG XIONG WANG THAO	460 WILSON STREET, ANOKA, MN 55303
MILES PALMER IMAN BOKE	465 WILSON STREET, ANOKA, MN 55303
LEXI L. GRATHWOHL SHANE S. GREENSLIT	470 WILSON STREET, ANOKA, MN 55303
SAMANTHA J. JOHNSON	475 WILSON STREET, ANOKA, MN 55303
STONEHAVEN TOWNHOMES INC ASSOC	9445 EAST RIVER ROAD, COON RAPIDS, MN 55433
STONEHAVEN TOWNHOMES INC ASSOC	9445 EAST RIVER ROAD, COON RAPIDS, MN 55433
CITY OF ANOKA – ATTN: BEN NELSON	2015 1ST AVENUE N, ANOKA, MN 55303

There is a delivery service by United States mail between the place of mailing and the places so addressed.

Signature

Attest

COUNCIL MEMO

Agenda Item # 9.4

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/2026 Street Surface Improvement Project; Adopt Assessment Roll

Submitted By: Ben Nelson, Assistant City Engineer

THIS ITEM WAS MOVED UP ON THE AGENDA AND ACTED UPON FOLLOWING THE PUBLIC HEARING HELD UNDER AGENDA ITEM 5.4

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XX

RESOLUTION FOR THE 2026 STREET SURFACE IMPROVEMENT PROJECT; ADOPT ASSESSMENT ROLL

WHEREAS, at least once two weeks' notice was published of the hearing in the *Anoka County Union Herald* on the 13th day of February and 20th day of February 2026; and,

WHEREAS, on February 17, 2026, the City Council adopted a resolution amending the public improvement hearing to March 2, 2026, due to administrative and project-related factors; and,

WHEREAS, at least ten days' mailed notice were deposited in a United States Postal Office Service box on Wednesday, February 11, 2026; and,

WHEREAS, pursuant to proper notice duly given as required by law, City Council has met, heard and passed upon all objections to the proposed assessment for the improvement of the following streets:

Street	**Segment**
East Mineral Pond Boulevard	McKinley St. to St. Francis Blvd. (TH-47)
Mineral Pond Court	East Mineral Pond Blvd. to cul-de-sac
Placer Avenue	McKinley St. to East Mineral Pond Blvd.
Saint Francis Court	East Mineral Pond Blvd. to cul-de-sac
Wilson Street	East Mineral Pond Blvd. to St. Francis Blvd. (TH-47)
5th Avenue	River Ln. to 200 feet north of River Ln.
River Lane	West cul-de-sac to East cul-de-sac

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby,

1. Such proposed assessment, a copy of which is attached hereto and made part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments of principal and interest extending over a period of five years, and shall bear interest at the rate of 5.0 per cent per annum from November 15, 2026. To the first installment shall be added interest on the entire assessment from November 15, 2026, until December 31, 2027. To each

subsequent installment when due shall be added interest for one year on all unpaid installments.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor (November 15, 2026), pay the whole of the assessment on such property to the city treasurer with no interest charged. He/She may at any time thereafter pay to the city treasurer/assessor the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made before November 15th or interest will be charged through December 31st of the next succeeding year.

4. The City Clerk or designee shall file the assessment rolls pertaining to this assessment in their office and shall certify annually to the county auditor on or before November 30th of each year the total amount of installments and interest which are to become due in the following year on the assessment on each parcel of land included in the assessment roll.

Adopted by the Anoka City Council this 2nd day of March, 2026.

ATTEST:

_____ _____

Amy T. Oehlers, City Clerk Erik Skogquist, Mayor

ATTACHMENT “1”

Public Notice Ad Affidavit of Publication

(Includes 1 page)

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

I do solemly swear that the notice, as per the proof, was published in the edition of the

Anoka County Union Herald

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

ANOKA

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 2 successive week(s); the first insertion being on 02/13/2026 and the last insertion being on 02/20/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 02/20/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1518345

CITY OF ANOKA
COUNTY OF ANOKA
STATE OF MINNESOTA

NOTICE OF PUBLIC HEARINGS

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Anoka will meet in the Council Chambers of the City Hall, 2015 First Avenue, Anoka, MN, at **7:00 p.m. on Monday, March 2, 2026,** to conduct the Improvement Hearing to consider ordering construction of the City's 2026 Street Surface Improvement Project - Mineral Ponds and Sandra Terrace. Immediately following the Improvement Hearing the City Council will conduct the Assessment Hearing to consider the special assessments for benefiting properties.

The 2026 Street Surface Improvement Project consists of improvements to two areas in the city: 1) Project Area 1: includes E. Mineral Pond Blvd., from McKinley Street to Highway 47, Placer Avenue, from McKinley Street to E. Mineral Pond Blvd., Mineral Pond Court, east of E. Mineral Pond Blvd., Wilson Street, from E. Mineral Pond Blvd. to Highway 47, and St. Francis Court, east of E. Mineral Pond Blvd and; 2) Project Area No. 2: includes River Lane, from the cul-de-sac west of 5th Avenue to the cul-de-sac east of 5th Avenue, and 5th Avenue, from River Lane to 200 feet north of River Lane. A reasonable estimate of the impact of the assessment will be available at the hearing.

If, as a result of the hearing, City Council orders the project to proceed, the Council will then conduct a hearing to pass upon the proposed assessment for the 2026 Street Surface Improvement Project - Mineral Ponds and Sandra Terrace.

The first hearing to be held is an Improvement Hearing for a project proposed under the authority of Minnesota Statutes Chapter 429 for public improvements with special benefit to properties and with all or a portion of the costs assessed against properties for benefit.

The Assessment Hearing will be held to review and pass an assessment roll. This hearing will be held if the council orders the project and will immediately follow such action. The proposed assessment roll is on file for public inspection at the city clerk's office. The total estimated cost of the proposed project is $1,394,400, with the total amount proposed to be assessed being $309,477. Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the city clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Upon such notice, Council may consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

Any owner who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the mayor or city clerk of the city within thirty (30) days after the adoption of the assessment and filing such notice with the district court within ten (10) days after service upon the mayor or city clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize a municipality to defer the payment of assessments against homestead property owned by persons 65 years of age and older, or who are retired because of permanent and total disability under circumstances where it would be a hardship for such person to make the assessment payments. When dependent of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on said owner's property.

Published in the
Anoka County UnionHerald
February 13, 20, 2026
1518345

ATTACHMENT “2”

Mailed Notice of Public Hearing Example

(Includes 2 pages)

ANOKA
REAL. CLASSIC.

Public Services – Engineering

MAILED NOTICE OF HEARINGS

PROPERTY ADDRESS	475 WILSON STREET ANOKA, MN 55303
P.I.D. NUMBER	36-32-25-13-0046
PROPOSED ASSESSMENT AMOUNT	$2,730.00

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Anoka will meet in the Council Chambers of the City Hall, 2015 First Avenue, Anoka, MN, at **7:00 p.m. on Monday March 2, 2026**, to conduct the Improvement Hearing to consider ordering construction of the City's 2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace.

If, as a result of the hearing, City Council orders the project to proceed, the Council will then conduct a hearing to pass upon the proposed assessment for the 2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace.

The 2026 Street Surface Improvement Project consists of improvements to:

- E. Mineral Pond Blvd. (from McKinley Street to Highway 47)
- Placer Avenue (from McKinley Street to E. Mineral Pond Blvd.)
- Mineral Pond Court (east of E. Mineral Pond Blvd.)
- Wilson Street (from E. Mineral Pond Blvd. to Highway 47)
- St. Francis Court (east of E. Mineral Pond Blvd.)
- River Lane (from the cul-de-sac west of 5th Avenue to the cul-de-sac east of 5th Avenue)
- 5th Avenue (from River Lane to 200 feet north of River Lane)

The first hearing to be held is an Improvement Hearing for a project proposed under the authority of Minnesota Statutes Chapter 429 for public improvements with special benefit to properties and with all or a portion of the costs assessed against properties for benefit.

A reasonable estimate of the impact of the assessment will be available at the hearing.

At that hearing, City Council will consider the extent of the improvements and the nature or type of reconstruction proposed for the street. City Council has the authority to order the improvements or to modify and/or delete any and all project components. Based on any approved project, City Council will review the extent of the benefited area and determine which properties will be assessed for benefit.

The area proposed to be assessed for such improvement includes all property that abuts upon such streets as described above, or is benefited by the improvement. The estimated cost of such improvement is $1,394,400. Such persons as desired to be heard with reference to the proposed improvement will be heard at this meeting.

The second hearing to be held is a hearing to review and pass an assessment roll. This hearing will be held if the Council orders the project and will immediately follow such action. If the project proceeds as currently proposed, the estimated assessment is the amount shown on this notice. The assessed amount is proposed to be spread over a 5-year period and will be collected concurrent with annual taxes.

The area proposed to be assessed includes all properties that front or abut on the streets identified herein as being within the 2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace.

The amount to be specially assessed against each particular lot, piece, or parcel of land is shown on this notice and also on a proposed assessment roll that is on file at the office of the City Clerk. Property owner may at any time, prior to certification of the assessment to the County Auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Assessor. No interest shall be charged if the entire assessment is paid on or before November 15, 2026. A property owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year. If a property owner decides not to prepay the assessment before the date given above, the rate of interest on the amount assessed against the property will be determined and set by City Council at the assessment hearing, with a minimum interest rate of 5% per year. The option to partially prepay the assessment is available.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total cost of the proposed project is $1,394,400, with the total amount proposed to be assessed being $309,477. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing. Upon such notice, the Council may consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners, as it deems advisable.

Any owner who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment and filing such notice with the district court within ten (10) days after service upon the Mayor or City Clerk.

Minnesota Statutes Section 435.193 through 435.195 authorize a municipality to defer the payment of assessments against homestead property owned by persons 65 years of age and older, or who are retired because of permanent and total disability under circumstances where it would be a hardship for such person to make the assessment payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, apply to the City Clerk for the prescribed form for such deferral of payment of this special assessment on said owner's property.

Amy T. Oehlers
City Clerk

ATTACHMENT “3”

Affidavit of Mailing Assessment Hearing Notice

(Includes 4 pages)

Affidavit of Mailing Assessment Hearing Notice
2026 Street Surface Improvement Project – Mineral Ponds and Sandra Terrace

State of Minnesota
County of Anoka

I, Craig Jochum, being first duly sworn, deposes and says:

I am a United States citizen, over 21 years of age, and the project consulting Engineer for the City of Anoka, Minnesota.

On February 11, 2026, acting on behalf of the said City, I deposited in the United States post office collection box located at 1001 Lund Boulevard, Anoka, Minnesota 55303, copies of the attached notice of a hearing on proposed special assessments, enclosed in envelopes, with postage thereon fully prepaid, addressed to the following persons at the addresses appearing opposite their respective names:

DANIEL J. BODELSON	1120 5TH AVENUE, ANOKA, MN 55303
PUSKAR SUWAL	
JENY MUNANKARMI	3410 E. MINERAL POND BLVD., ANOKA, MN 55303
MICHAEL T. SAXON	3411 E. MINERAL POND BLVD., ANOKA, MN 55303
JEFFREY C. & BARBARA JACKOLA	3420 E. MINERAL POND BLVD., ANOKA, MN 55303
JOSEPH M. BEBEAU	3421 E. MINERAL POND BLVD., ANOKA, MN 55303
MICHAEL J. JONES	
JODI JONES	3430 E. MINERAL POND BLVD., ANOKA, MN 55303
LEON S. MILLER	3440 E. MINERAL POND BLVD., ANOKA, MN 55303
BRENT C. & JODY L. PIETSCH	3441 E. MINERAL POND BLVD., ANOKA, MN 55303
MICHAEL J. & KAREN MELLING	3451 E. MINERAL POND BLVD., ANOKA, MN 55303
KARLA ANN BILLEHUS	3500 E. MINERAL POND BLVD., ANOKA, MN 55303
LAURA K. ENNINGA	3501 E. MINERAL POND BLVD., ANOKA, MN 55303
DANIEL K. & JANE E. HOWE	3521 E. MINERAL POND BLVD., ANOKA, MN 55303
CAITLIN ELIZABETH HOWARD	3531 E. MINERAL POND BLVD., ANOKA, MN 55303
ANDREW REINECCIUS	
DARIA CHAMBERLAIN	3541 E. MINERAL POND BLVD., ANOKA, MN 55303
RHODORA G. GOMES	
DOMNIC GOMES	3544 E. MINERAL POND BLVD., ANOKA, MN 55303
ALEX PIPP	3605 E. MINERAL POND BLVD., ANOKA, MN 55303
JEROME SKIERKA	
KAYLA SKIERKA	3615 E. MINERAL POND BLVD., ANOKA, MN 55303
ADAM HANBACK	3625 E. MINERAL POND BLVD., ANOKA, MN 55303
BENJAMIN JOHNSON	
BRITTANY BRISBIN	3635 E. MINERAL POND BLVD., ANOKA, MN 55303
NICHOLAS HANSEN	
EMMA HANSEN	3645 E. MINERAL POND BLVD., ANOKA, MN 55303
DANIEL R. WALKER	70 NORTH ROYAL FERN, THE WOODLANDS, TX 77380
RICHARD FRANKLIN EVERROAD, JR.	3665 E. MINERAL POND BLVD., ANOKA, MN 55303
JAIRO COVARRUBIAS	
LUIS JAVIER COVARRUBIAS FLETES	3705 E. MINERAL POND BLVD., ANOKA, MN 55303
CRAIG STEVEN ERICKSON	3715 E. MINERAL POND BLVD., ANOKA, MN 55303
RONALD W. DIRKSEN	3725 E. MINERAL POND BLVD., ANOKA, MN 55303
DONALD LAMKIN	
CINDY LAMKIN	3730 E. MINERAL POND BLVD., ANOKA, MN 55303
JANSONS RUDZITIS	
SAVANNAH LANCASTER	3735 E. MINERAL POND BLVD., ANOKA, MN 55303
TIMOTHY L. & PATRICIA PIERCE	3740 E. MINERAL POND BLVD., ANOKA, MN 55303

ALEC NIELSEN	
AMBER GILL	3745 E. MINERAL POND BLVD., ANOKA, MN 55303
JESSICA WALSH	3750 E. MINERAL POND BLVD., ANOKA, MN 55303
KENNETH E. HEDBERG	
CAROL Y. HEDBERG	3755 E. MINERAL POND BLVD., ANOKA, MN 55303
CHARLES D. & KRISTEN M. SCHUPPAN	3760 E. MINERAL POND BLVD., ANOKA, MN 55303
MARIA P. MATLASHEWSKI	3765 E. MINERAL POND BLVD., ANOKA, MN 55303
JAMAL A. MOHAMAD	
BIBI S. MOHAMED	3775 E. MINERAL POND BLVD., ANOKA, MN 55303
EUGENE P. SCHLICHTER TRUSTEE	
SUSAN C. SCHLICHTER TRUSTEE	3785 E. MINERAL POND BLVD., ANOKA, MN 55303
ANDREW SINK	3800 E. MINERAL POND BLVD., ANOKA, MN 55303
ROBERT MAJOROS	
DEE ANNE RUSSELL	3805 E. MINERAL POND BLVD., ANOKA, MN 55303
JARED ANGASA	3810 E. MINERAL POND BLVD., ANOKA, MN 55303
KEVIN M. & MARY M. MITCHELL	3815 E. MINERAL POND BLVD., ANOKA, MN 55303
MONEY C. PHETDARA	
BRIAN HAROLDSON	3820 E. MINERAL POND BLVD., ANOKA, MN 55303
BYRON L. & KARI R. GARAHTY	26711 146TH STREET NW, ZIMMERMAN, MN 55398
MEGAN L. GRIFFITH	
BRIAN R. GRIFFITH	405 MINERAL POND COURT, ANOKA, MN 55303
ROBERT F. CROWE	
JANE L. KENOW-CROWE	410 MINERAL POND COURT, ANOKA, MN 55303
ANDREW M. DAVIES	415 MINERAL POND COURT, ANOKA, MN 55303
RONALD & NANCY KAMMERMEIER	420 MINERAL POND COURT, ANOKA, MN 55303
DAVID L. & BERNADINE BETZLER	425 MINERAL POND COURT, ANOKA, MN 55303
DARLENE ANN BLOCK	430 MINERAL POND COURT, ANOKA, MN 55303
BRIAN L. & JANE M. ANDERSON	435 MINERAL POND COURT, ANOKA, MN 55303
DAVID J. & PATRICIA ENGEL	445 MINERAL POND COURT, ANOKA, MN 55303
DAVID J. & PATRICIA ENGEL	445 MINERAL POND COURT, ANOKA, MN 55303
CHIA LEE	
LA THAO	3410 PLACER AVENUE, ANOKA, MN 55303
DALE E. & JACQUE WEIDNER	3411 PLACER AVENUE, ANOKA, MN 55303
LORNA MCKAY	3420 PLACER AVENUE, ANOKA, MN 55303
BRIAN EHLERS	3421 PLACER AVENUE, ANOKA, MN 55303
DORNA A. HELGESON	3430 PLACER AVENUE, ANOKA, MN 55303
JERRY L. & JOY M. STANTON	3431 PLACER AVENUE, ANOKA, MN 55303
HELEN AGNES MCGILL TRUSTEE	3440 PLACER AVENUE, ANOKA, MN 55303
HILLARY LUCARELLI	
JASON LUCARELLI	3441 PLACER AVENUE, ANOKA, MN 55303
TERRI LEE NORDAKER	
JAMES HAROLD NORDAKER	3500 PLACER AVENUE, ANOKA, MN 55303
ROBERT L. & BONNIE K. VERKE	3501 PLACER AVENUE, ANOKA, MN 55303
PETER C. & LORI A. HARRIS	3510 PLACER AVENUE, ANOKA, MN 55303
BRADLEY J. & JUDI L. HARJU	3520 PLACER AVENUE, ANOKA, MN 55303
PAUL R. & LISA M. HARDY	3530 PLACER AVENUE, ANOKA, MN 55303
KAO VANG	3531 PLACER AVENUE, ANOKA, MN 55303
MICHELLE STILES	
ROD STILES	3536 PLACER AVENUE, ANOKA, MN 55303
SABENIANO B. & CHARITO CAYETANO	3540 PLACER AVENUE, ANOKA, MN 55303
MITCHELL A. WEAVER	
VALERY A. WEAVER	3541 PLACER AVENUE, ANOKA, MN 55303

FRANK J. & JODI L. DATTALO	3545 PLACER AVENUE, ANOKA, MN 55303
SHEA JULANCE MARANA	401 RIVER LANE, ANOKA, MN 55303
ROXANNE M. OLSEN TRUSTEE	
ROGER C. OLSEN TRUSTEE	402 RIVER LANE, ANOKA, MN 55303
JASON A. & LESLI A.SKARPHOL	411 RIVER LANE, ANOKA, MN 55303
WILLIAM LEE	
SUZANNE LEE	412 RIVER LANE, ANOKA, MN 55303
MARY & GARY PROZINSKI	421 RIVER LANE, ANOKA, MN 55303
BRENDA ENGELS	
BRIAN ENGELS	422 RIVER LANE, ANOKA, MN 55303
RANDY L. & SUZANNE CROOKER	431 RIVER LANE, ANOKA, MN 55303
MELVYN J. WALLNER TRUSTEE	432 RIVER LANE, ANOKA, MN 55303
JAMES D. GABOURY TRUSTEE	
SUZANNE H. GABOURY TRUSTEE	442 RIVER LANE, ANOKA, MN 55303
FRANK A. MANNELLA	
CHRISTINE L. MANNELLA	502 RIVER LANE, ANOKA, MN 55303
KATHIE L. & MICHAEL A. CLARK	512 RIVER LANE, ANOKA, MN 55303
JOHN M. OGDEN	521 RIVER LANE, ANOKA, MN 55303
ROBERT R. PETERSON TRUSTEE	
SUSAN M. PETERSON TRUSTEE	522 RIVER LANE, ANOKA, MN 55303
MARK J. & MARTHA E. MCDONOUGH	400 ST. FRANCIS COURT, ANOKA, MN 55303
WILLIAM W. & AMY K. MACFARLANE	405 ST. FRANCIS COURT, ANOKA, MN 55303
TIMOTHY E. & MARY KAY NELSON	410 ST. FRANCIS COURT, ANOKA, MN 55303
SAMANTHA OBERMOLLER	415 ST. FRANCIS COURT, ANOKA, MN 55303
JEFFREY W. & WENDY SCHUERMAN	420 ST. FRANCIS COURT, ANOKA, MN 55303
RICHARD N. REE TRUSTEE	
CANDACE L. REE TRUSTEE	425 ST. FRANCIS COURT, ANOKA, MN 55303
STEVEN L. & MEDRITH L. SVEDIN	430 ST. FRANCIS COURT, ANOKA, MN 55303
REID A. & MAUREEN STONE	435 ST. FRANCIS COURT, ANOKA, MN 55303
KENNETH A. & SUSAN B. TOENJES	440 ST. FRANCIS COURT, ANOKA, MN 55303
STEVEN D. KOLLODGE	445 ST. FRANCIS COURT, ANOKA, MN 55303
ELIZABETH CAMPBELL	
CHRISTOPHER REIFSTECK	450 ST. FRANCIS COURT, ANOKA, MN 55303
JOSHUA A. GOETTSCH	
ALLYSON LINDEN	455 ST. FRANCIS COURT, ANOKA, MN 55303
ASSEN & HRISTINA PRAMATAROV	465 ST. FRANCIS COURT, ANOKA, MN 55303
TIMOTHY J. & LENA B. STEVENSON	16337 COQUINA STREET NW, RAMSEY, MN 55303
HASNA B.M. & AWNY A. ALKATOUT	401 WILSON STREET, ANOKA, MN 55303
GERALD & MALISA M. BABCOCK	410 WILSON STREET, ANOKA, MN 55303
CHARLES E. & D.R. HOLLENBACK	411 WILSON STREET, ANOKA, MN 55303
ALLEN R. & LOUISE E. KUGLER	420 WILSON STREET, ANOKA, MN 55303
MARK LINDELL	
JANE LINDELL	425 WILSON STREET, ANOKA, MN 55303
ADAM PETERSEN	18550 OGDEN STREET NW, ELK RIVER, MN 55330
JESSE R. VARELA	435 WILSON STREET, ANOKA, MN 55303
BEE YANG	
SHENG VANG	440 WILSON STREET, ANOKA, MN 55303
ALEX REINEKE	445 WILSON STREET, ANOKA, MN 55303
ZELJKO ELEZ	
SELMA RAMIC	450 WILSON STREET, ANOKA, MN 55303
LUZVILLA ROJO ROSLYN	455 WILSON STREET, ANOKA, MN 55303

NENG XIONG WANG THAO	460 WILSON STREET, ANOKA, MN 55303
MILES PALMER IMAN BOKE	465 WILSON STREET, ANOKA, MN 55303
LEXI L. GRATHWOHL SHANE S. GREENSLIT	470 WILSON STREET, ANOKA, MN 55303
SAMANTHA J. JOHNSON	475 WILSON STREET, ANOKA, MN 55303
STONEHAVEN TOWNHOMES INC ASSOC	9445 EAST RIVER ROAD, COON RAPIDS, MN 55433
STONEHAVEN TOWNHOMES INC ASSOC	9445 EAST RIVER ROAD, COON RAPIDS, MN 55433
CITY OF ANOKA – ATTN: BEN NELSON	2015 1ST AVENUE N, ANOKA, MN 55303

There is a delivery service by United States mail between the place of mailing and the places so addressed.

Signature

Attest

ATTACHMENT “4”

Property Frontage Maps

(Includes 4 pages)

SEE SHEET 2

363225420027
3605 71.5
363225420081
15.0
363225420052
3541 75.0
363225420051
3531 75.0
363225420050
3521 70.8
363225420049
3501 70.8
363225420048
3451 71.8
3441 79.0
363225420047
363225420046
3421 86.2
363225420045
3411 75.0
363225420044
3401 86.1
137.9

363225420068
120.6 3544
90.0
363225420069
3540 90.5
363225420070
3536 89.6
363225420071
3530 58.7
363225420072
57.9 3520
363225420073
82.6 3510
363225420074
75.0 3500
363225420075
75.0 3440
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75.0 3430
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363225420078
75.0 3410
363225420079
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140.0

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104.8 3541
363225420055
119.1 3531
363225420056
3501 100.4
363225420057
3441 77.4
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3431 78.0
363225420059
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363225420060
3411 78.0
363225420061
3401 87.5
141.2

363225420067
109.8 3500
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363225420064
72.4 3420
363225420063
75.0 3410
363225420062
85.0 3400
141.3

EAST MINERAL POND BLVD

PLACER AVENUE

HIGHWAY 47

MCKINLEY STREET

LEGEND

XXX.X = PROPERTY FRONTAGE
XXXX = PROPERTY ADDRESS
XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER
= ASSESSMENT BOUNDARY
= PROPERTY LINE
= RIGHT-OF-WAY LINE

N

50 0 50 100
SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET SURFACE IMPROVEMENT PROJECT - MINERAL PONDS AND SANDRA TERRACE

Dec 29, 2025 - 12:52pm
K:\cad_surv\Land Desktop 2008\AN3103\dwg\AN3103 ASSESSMENT MAP.dwg

SEE SHEET 3

SAINT FRANCIS COURT

WILSON STREET

MINERAL POND COURT

EAST MINERAL POND BLVD

HIGHWAY 47

SEE SHEET 1

363225130018
363225130019
363225130020
363225130021
363225130022
363225130023
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363225130045
363225130044
363225130037
363225130036
363225130035

3745 (76.0)
3740 (76.0)
3735 (73.1)
3730 (81.0)
3725 (74.0)
3715 (72.5)
3705 (70.0)
3665 (75.0)
3655 (77.8)
3645 (78.1)
3635 (79.5)
3625 (81.5)
3615 (78.5)
410 (50.0)
400 (53.6)
405 (61.8)
(145.3)
475 (80.0)
465 (72.0)
455 (74.5)
445 (79.5)
435 (79.2)
425 (84.0)
411 (81.0)
401 (89.0)
(135.0)
470 (90.8)
460 (81.5)
450 (75.0)
440 (77.5)
430 (75.0)
420 (69.5)
410 (76.5)
400 (86.0)
(142.1)
(142.3)
(17.8)
(110.0)
445 (80.5)
435 (74.5)
425 (66.0)
415 (50.1)
405 (50.0)
430 (86.5)
420 (74.0)
(112.2)
410 (86.2)
400 (50.0)

LEGEND

XXX.X = PROPERTY FRONTAGE
XXXX = PROPERTY ADDRESS
XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER
= ASSESSMENT BOUNDARY
= PROPERTY LINE
= RIGHT-OF-WAY LINE

N

50 0 50 100
SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET SURFACE IMPROVEMENT PROJECT - MINERAL PONDS AND SANDRA TERRACE

Dec 29, 2025 - 12:52pm
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LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER

= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

STONEHAVEN COURT

EAST MINERAL POND BLVD

HIGHWAY 47

SAINT FRANCIS COURT

363225130131

363225130012

363225130013

363225130014

363225130015

363225130016

363225130017

363225130132

363225130028

363225130027

363225130026

363225130029

363225130030

363225130031

363225130032

363225130033

363225130034

363225130041

363225130040

363225130042

363225130039

363225130043

363225130038

3815

3805

3785

3775

3765

3755

3820

3810

3800

465

450

440

430

420

425

415

455

445

435

3760

3750

SEE SHEET 2

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET SURFACE IMPROVEMENT PROJECT - MINERAL PONDS AND SANDRA TERRACE

Dec 29, 2025 - 12:52pm
K:\cad_surv\Land Desktop 2008\AN3103\dwg\AN3103 ASSESSMENT MAP.dwg

LEGEND

XXX.X = PROPERTY FRONTAGE

XXXX = PROPERTY ADDRESS

XXXXXXXXXXX = PROPERTY IDENTIFICATION NUMBER

= ASSESSMENT BOUNDARY

= PROPERTY LINE

= RIGHT-OF-WAY LINE

OAKWOOD DRIVE

5TH AVENUE

RIVER LANE

073124320103

073124320077

073124330003

073124330002

073124330005

073124330006

073124330007

073124330008

073124330009

073124340061

073124340065

073124340058

073124340059

073124340060

401 60.0

411 57.4

421 188.9

402 85.7

412 95.0

431 167.1

141.4

1120 101.0

422 95.0

432 95.5

442 95.1

502 95.0

107.0

521 193.6

512 109.5

522 121.7

N

50 0 50 100

SCALE IN FEET

PROPERTY FRONTAGE MAP

2026 STREET SURFACE IMPROVEMENT PROJECT - MINERAL PONDS AND SANDRA TERRACE

Dec 29, 2025 - 12:52pm
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ATTACHMENT “5”

Assessment Roll – 2026 SOP

(Includes 5 pages)

Property List and Assessment Summary

2026 Street Surface Improvement Project - Mineral Ponds and Sandra Terrace

*** Corner Lot, Min. 75 feet**
C Non Residential Lot

Residential Street Unit Assessment	$1,930.00	Each
Commercial Street Unit Assessment	$3,860.00	Each
Residential Street Assessment	$10.00	per foot
Commercial Street Assessment	$20.00	per foot

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
5TH AVENUE (RIVER LANE TO 100 FEET NORTH OF RIVER LANE)											
07-31-24-34-0061	1120 5TH AVENUE	DANIEL J. BODELSON	1120 5TH AVENUE	DANIEL J. BODELSON	208.0	101.0	*	$10.00	$1,010.00	$1,930.00	$2,940.00
E. MINERAL POND BOULEVARD (MCKINLEY STREET TO SAINT FRANCIS BOULEVARD)											
36-32-25-42-0062	3400 E. MINERAL POND BLVD.	RUSSELL G. PRAUGHT	3400 E. MINERAL POND BLVD.	RUSSELL G. PRAUGHT	226.3	0.0	* 2025	$10.00	$0.00	$0.00	$0.00
36-32-25-42-0044	3401 E. MINERAL POND BLVD.	DONNEY XIONG AMY H. THAO	3401 E. MINERAL POND BLVD.	DONNEY XIONG AMY H. THAO	224.0	0.0	* 2025	$10.00	$0.00	$0.00	$0.00
36-32-25-42-0063	3410 E. MINERAL POND BLVD.	PUSKAR SUWAL JENY MUNANKARMI	3410 E. MINERAL POND BLVD.	PUSKAR SUWAL JENY MUNANKARMI	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0045	3411 E. MINERAL POND BLVD.	MICHAEL T. SAXON	3411 E. MINERAL POND BLVD.	MICHAEL T. SAXON	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0064	3420 E. MINERAL POND BLVD.	JEFFREY C. & BARBARA JACKOLA	3420 E. MINERAL POND BLVD.	JEFFREY C. & BARBARA JACKOLA	72.4	72.4		$10.00	$724.00	$1,930.00	$2,654.00
36-32-25-42-0046	3421 E. MINERAL POND BLVD.	JOSEPH M. BEBEAU	3421 E. MINERAL POND BLVD.	JOSEPH M. BEBEAU	88.2	88.2		$10.00	$882.00	$1,930.00	$2,812.00
36-32-25-42-0065	3430 E. MINERAL POND BLVD.	MICHAEL J. JONES JODI JONES	3430 E. MINERAL POND BLVD.	MICHAEL J. JONES JODI JONES	71.0	71.0		$10.00	$710.00	$1,930.00	$2,640.00
36-32-25-42-0066	3440 E. MINERAL POND BLVD.	LEON S. MILLER	3440 E. MINERAL POND BLVD.	LEON S. MILLER	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0047	3441 E. MINERAL POND BLVD.	BRENT C. & JODY L. PIETSCH	3441 E. MINERAL POND BLVD.	BRENT C. & JODY L. PIETSCH	79.0	79.0		$10.00	$790.00	$1,930.00	$2,720.00
36-32-25-42-0048	3451 E. MINERAL POND BLVD.	MICHAEL J. & KAREN MELLING	3451 E. MINERAL POND BLVD.	MICHAEL J. & KAREN MELLING	71.8	71.8		$10.00	$718.00	$1,930.00	$2,648.00
36-32-25-42-0067	3500 E. MINERAL POND BLVD.	KARLA ANN BILLEHUS	3500 E. MINERAL POND BLVD.	KARLA ANN BILLEHUS	109.6	109.6		$10.00	$1,096.00	$1,930.00	$3,026.00
36-32-25-42-0049	3501 E. MINERAL POND BLVD.	LAURA K. ENNINGA	3501 E. MINERAL POND BLVD.	LAURA K. ENNINGA	70.8	70.8		$10.00	$708.00	$1,930.00	$2,638.00
36-32-25-42-0050	3521 E. MINERAL POND BLVD.	DANIEL K. & JANE E. HOWE	3521 E. MINERAL POND BLVD.	DANIEL K. & JANE E. HOWE	70.8	70.8		$10.00	$708.00	$1,930.00	$2,638.00
36-32-25-42-0051	3531 E. MINERAL POND BLVD.	CAITLIN ELIZABETH HOWARD	3531 E. MINERAL POND BLVD.	CAITLIN ELIZABETH HOWARD	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0052	3541 E. MINERAL POND BLVD.	ANDREW REINECCIUS DARIA CHAMBERLAIN	3541 E. MINERAL POND BLVD.	ANDREW REINECCIUS DARIA CHAMBERLAIN	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0068	3544 E. MINERAL POND BLVD.	RHODORA G. GOMES DOMNIC GOMES	3544 E. MINERAL POND BLVD.	RHODORA G. GOMES DOMNIC GOMES	210.6	90.0	*	$10.00	$900.00	$1,930.00	$2,830.00
36-32-25-42-0027	3605 E. MINERAL POND BLVD.	ALEX PIPP	3605 E. MINERAL POND BLVD.	ALEX PIPP	77.5	77.5		$10.00	$775.00	$1,930.00	$2,705.00
36-32-25-42-0026	3615 E. MINERAL POND BLVD.	JEROME SKIERKA KAYLA SKIERKA	3615 E. MINERAL POND BLVD.	JEROME SKIERKA KAYLA SKIERKA	78.5	78.5		$10.00	$785.00	$1,930.00	$2,715.00
36-32-25-42-0025	3625 E. MINERAL POND BLVD.	ADAM HANBACK	3625 E. MINERAL POND BLVD.	ADAM HANBACK	81.5	81.5		$10.00	$815.00	$1,930.00	$2,745.00
36-32-25-42-0024	3635 E. MINERAL POND BLVD.	BENJAMIN JOHNSON BRITTANY BRISBIN	3635 E. MINERAL POND BLVD.	BENJAMIN JOHNSON BRITTANY BRISBIN	79.5	79.5		$10.00	$795.00	$1,930.00	$2,725.00
36-32-25-42-0085	3645 E. MINERAL POND BLVD.	NICHOLAS HANSEN EMMA HANSEN	3645 E. MINERAL POND BLVD.	NICHOLAS HANSEN EMMA HANSEN	78.1	78.1		$10.00	$781.00	$1,930.00	$2,711.00
36-32-25-13-0134	3655 E. MINERAL POND BLVD.	DANIEL R. WALKER	70 NORTH ROYAL FERN THE WOODLANDS, TX 77380	DANIEL R. WALKER	77.8	77.8		$10.00	$778.00	$1,930.00	$2,708.00
36-32-25-13-0023	3665 E. MINERAL POND BLVD.	RICHARD FRANKLIN EVERROAD, JR.	3665 E. MINERAL POND BLVD.	RICHARD FRANKLIN EVERROAD, JR.	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-13-0022	3705 E. MINERAL POND BLVD.	JAIRO COVARRUBIAS LUIS JAVIER COVARRUBIAS FLETES	3705 E. MINERAL POND BLVD.	JAIRO COVARRUBIAS LUIS JAVIER COVARRUBIAS FLETES	70.0	70.0		$10.00	$700.00	$1,930.00	$2,630.00
36-32-25-13-0021	3715 E. MINERAL POND BLVD.	CRAIG STEVEN ERICKSON	3715 E. MINERAL POND BLVD.	CRAIG STEVEN ERICKSON	72.5	72.5		$10.00	$725.00	$1,930.00	$2,655.00
E. MINERAL POND BOULEVARD (MCKINLEY STREET TO SAINT FRANCIS BOULEVARD) (CONTINUED)											

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
36-32-25-13-0020	3725 E. MINERAL POND BLVD.	RONALD W. DIRKSEN	3725 E. MINERAL POND BLVD.	RONALD W. DIRKSEN	74.0	74.0		$10.00	$740.00	$1,930.00	$2,670.00
36-32-25-13-0045	3730 E. MINERAL POND BLVD.	DONALD LAMKIN CINDY LAMKIN	3730 E. MINERAL POND BLVD.	DONALD LAMKIN CINDY LAMKIN	81.0	81.0		$10.00	$810.00	$1,930.00	$2,740.00
36-32-25-13-0019	3735 E. MINERAL POND BLVD.	JANSONS RUDZITIS SAVANNAH LANCASTER	3735 E. MINERAL POND BLVD.	JANSONS RUDZITIS SAVANNAH LANCASTER	73.1	73.1		$10.00	$731.00	$1,930.00	$2,661.00
36-32-25-13-0044	3740 E. MINERAL POND BLVD.	TIMOTHY L. & PATRICIA PIERCE	3740 E. MINERAL POND BLVD.	TIMOTHY L. & PATRICIA PIERCE	76.0	76.0		$10.00	$760.00	$1,930.00	$2,690.00
36-32-25-13-0018	3745 E. MINERAL POND BLVD.	ALEC NIELSEN AMBER GILL	3745 E. MINERAL POND BLVD.	ALEC NIELSEN AMBER GILL	76.0	76.0		$10.00	$760.00	$1,930.00	$2,690.00
36-32-25-13-0043	3750 E. MINERAL POND BLVD.	JESSICA WALSH	3750 E. MINERAL POND BLVD.	JESSICA WALSH	78.0	78.0		$10.00	$780.00	$1,930.00	$2,710.00
36-32-25-13-0017	3755 E. MINERAL POND BLVD.	KENNETH E. HEDBERG CAROL Y. HEDBERG	3755 E. MINERAL POND BLVD.	KENNETH E. HEDBERG CAROL Y. HEDBERG	76.5	76.5		$10.00	$765.00	$1,930.00	$2,695.00
36-32-25-13-0042	3760 E. MINERAL POND BLVD.	CHARLES D. & KRISTEN M. SCHUPPAN	3760 E. MINERAL POND BLVD.	CHARLES D. & KRISTEN M. SCHUPPAN	88.0	88.0		$10.00	$880.00	$1,930.00	$2,810.00
36-32-25-13-0016	3765 E. MINERAL POND BLVD.	MARIA P. MATLASHEWSKI	3765 E. MINERAL POND BLVD.	MARIA P. MATLASHEWSKI	75.5	75.5		$10.00	$755.00	$1,930.00	$2,685.00
36-32-25-13-0015	3775 E. MINERAL POND BLVD.	JAMAL A. MOHAMAD BIBI S. MOHAMED	3775 E. MINERAL POND BLVD.	JAMAL A. MOHAMAD BIBI S. MOHAMED	75.5	75.5		$10.00	$755.00	$1,930.00	$2,685.00
36-32-25-13-0014	3785 E. MINERAL POND BLVD.	EUGENE P. SCHLICHTER TRUSTEE SUSAN C. SCHLICHTER TRUSTEE	3785 E. MINERAL POND BLVD.	EUGENE P. SCHLICHTER TRUSTEE SUSAN C. SCHLICHTER TRUSTEE	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-13-0026	3800 E. MINERAL POND BLVD.	ANDREW SINK	3800 E. MINERAL POND BLVD.	ANDREW SINK	239.2	96.5	*	$10.00	$965.00	$1,930.00	$2,895.00
36-32-25-13-0013	3805 E. MINERAL POND BLVD.	ROBERT MAJOROS DEE ANNE RUSSELL	3805 E. MINERAL POND BLVD.	ROBERT MAJOROS DEE ANNE RUSSELL	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-13-0027	3810 E. MINERAL POND BLVD.	JARED ANGASA	3810 E. MINERAL POND BLVD.	JARED ANGASA	86.7	86.7		$10.00	$867.00	$1,930.00	$2,797.00
36-32-25-13-0012	3815 E. MINERAL POND BLVD.	KEVIN M. & MARY M. MITCHELL	3815 E. MINERAL POND BLVD.	KEVIN M. & MARY M. MITCHELL	77.0	77.0		$10.00	$770.00	$1,930.00	$2,700.00
36-32-25-13-0028	3820 E. MINERAL POND BLVD.	MONEY C. PHETDARA BRIAN HAROLDSON	3820 E. MINERAL POND BLVD.	MONEY C. PHETDARA BRIAN HAROLDSON	223.3	89.3	*	$10.00	$893.00	$1,930.00	$2,823.00
MINERAL POND COURT (EAST OF E. MINERAL POND BOULEVARD)											
36-32-25-42-0036	400 MINERAL POND COURT	BYRON L. & KARI R. GARAHTY	26711 146TH STREET NW ZIMMERMAN, MN 55398	BYRON L. & KARI R. GARAHTY	50.0	50.0		$10.00	$500.00	$1,930.00	$2,430.00
36-32-25-42-0035	405 MINERAL POND COURT	MEGAN L. GRIFFITH BRIAN R. GRIFFITH	405 MINERAL POND COURT	MEGAN L. GRIFFITH BRIAN R. GRIFFITH	50.0	50.0		$10.00	$500.00	$1,930.00	$2,430.00
36-32-25-42-0037	410 MINERAL POND COURT	ROBERT F. CROWE JANE L. KENOW-CROWE	410 MINERAL POND COURT	ROBERT F. CROWE JANE L. KENOW-CROWE	86.2	86.2		$10.00	$862.00	$1,930.00	$2,792.00
36-32-25-42-0034	415 MINERAL POND COURT	ANDREW M. DAVIES	415 MINERAL POND COURT	ANDREW M. DAVIES	50.1	50.1		$10.00	$501.00	$1,930.00	$2,431.00
36-32-25-42-0038	420 MINERAL POND COURT	RONALD & NANCY KAMMERMEIER	420 MINERAL POND COURT	RONALD & NANCY KAMMERMEIER	74.0	74.0		$10.00	$740.00	$1,930.00	$2,670.00
36-32-25-42-0033	425 MINERAL POND COURT	DAVID L. & BERNADINE BETZLER	425 MINERAL POND COURT	DAVID L. & BERNADINE BETZLER	66.0	66.0		$10.00	$660.00	$1,930.00	$2,590.00
36-32-25-42-0039	430 MINERAL POND COURT	DARLENE ANN BLOCK	430 MINERAL POND COURT	DARLENE ANN BLOCK	198.7	86.5	*	$10.00	$865.00	$1,930.00	$2,795.00
36-32-25-42-0125	435 MINERAL POND COURT	BRIAN L. & JANE M. ANDERSON	435 MINERAL POND COURT	BRIAN L. & JANE M. ANDERSON	74.5	74.5		$10.00	$745.00	$1,930.00	$2,675.00
36-32-25-42-0031	445 MINERAL POND COURT	DAVID J. & PATRICIA ENGEL	445 MINERAL POND COURT	DAVID J. & PATRICIA ENGEL	190.5	80.5	*	$10.00	$805.00	$1,930.00	$2,735.00
36-32-25-13-0060	445 MINERAL POND COURT	DAVID J. & PATRICIA ENGEL	445 MINERAL POND COURT	DAVID J. & PATRICIA ENGEL	17.8	17.8		$10.00	$178.00	$1,930.00	$2,108.00
PLACER AVENUE (E. MINERAL POND BOULEVARD TO MCKINLEY STREET)											
36-32-25-42-0079	3400 PLACER AVENUE	DAVID A. & DEBORAH L. SHEASER	3400 PLACER AVENUE	DAVID A. & DEBORAH L. SHEASER	225.0	0.0	* 2025	$10.00	$0.00	$0.00	$0.00
36-32-25-42-0061	3401 PLACER AVENUE	DENNIS LARRY TAYLOR	3401 PLACER AVENUE	DENNIS LARRY TAYLOR	228.7	0.0	* 2025	$10.00	$0.00	$0.00	$0.00
36-32-25-42-0078	3410 PLACER AVENUE	CHIA LEE LA THAO	3410 PLACER AVENUE	CHIA LEE LA THAO	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0060	3411 PLACER AVENUE	DALE E. & JACQUE WEIDNER	3411 PLACER AVENUE	DALE E. & JACQUE WEIDNER	78.0	78.0		$10.00	$780.00	$1,930.00	$2,710.00
36-32-25-42-0077	3420 PLACER AVENUE	LORNA MCKAY	3420 PLACER AVENUE	LORNA MCKAY	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0059	3421 PLACER AVENUE	BRIAN EHLERS	3421 PLACER AVENUE	BRIAN EHLERS	78.0	78.0		$10.00	$780.00	$1,930.00	$2,710.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
36-32-25-42-0076	3430 PLACER AVENUE	DORNA A. HELGESON	3430 PLACER AVENUE	DORNA A. HELGESON	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0058	3431 PLACER AVENUE	JERRY L. & JOY M. STANTON	3431 PLACER AVENUE	JERRY L. & JOY M. STANTON	78.0	78.0		$10.00	$780.00	$1,930.00	$2,710.00
36-32-25-42-0075	3440 PLACER AVENUE	HELEN AGNES MCGILL TRUSTEE	3440 PLACER AVENUE	HELEN AGNES MCGILL TRUSTEE	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0057	3441 PLACER AVENUE	HILLARY LUCARELLI JASON LUCARELLI	3441 PLACER AVENUE	HILLARY LUCARELLI JASON LUCARELLI	77.4	77.4		$10.00	$774.00	$1,930.00	$2,704.00
36-32-25-42-0074	3500 PLACER AVENUE	TERRI LEE NORDAKER JAMES HAROLD NORDAKER	3500 PLACER AVENUE	TERRI LEE NORDAKER JAMES HAROLD NORDAKER	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-42-0056	3501 PLACER AVENUE	ROBERT L. & BONNIE K. VERKE	3501 PLACER AVENUE	ROBERT L. & BONNIE K. VERKE	100.4	100.4		$10.00	$1,004.00	$1,930.00	$2,934.00
36-32-25-42-0073	3510 PLACER AVENUE	PETER C. & LORI A. HARRIS	3510 PLACER AVENUE	PETER C. & LORI A. HARRIS	82.6	82.6		$10.00	$826.00	$1,930.00	$2,756.00
36-32-25-42-0072	3520 PLACER AVENUE	BRADLEY J. & JUDI L. HARJU	3520 PLACER AVENUE	BRADLEY J. & JUDI L. HARJU	57.9	57.9		$10.00	$579.00	$1,930.00	$2,509.00
36-32-25-42-0071	3530 PLACER AVENUE	PAUL R. & LISA M. HARDY	3530 PLACER AVENUE	PAUL R. & LISA M. HARDY	58.7	58.7		$10.00	$587.00	$1,930.00	$2,517.00
36-32-25-42-0055	3531 PLACER AVENUE	KAO VANG	3531 PLACER AVENUE	KAO VANG	119.1	119.1		$10.00	$1,191.00	$1,930.00	$3,121.00
36-32-25-42-0070	3536 PLACER AVENUE	MICHELLE STILES ROD STILES	3536 PLACER AVENUE	MICHELLE STILES ROD STILES	89.6	89.6		$10.00	$896.00	$1,930.00	$2,826.00
36-32-25-42-0069	3540 PLACER AVENUE	SABENIANO B. & CHARITO CAYETANO	3540 PLACER AVENUE	SABENIANO B. & CHARITO CAYETANO	90.5	90.5		$10.00	$905.00	$1,930.00	$2,835.00
36-32-25-42-0054	3541 PLACER AVENUE	MITCHELL A. WEAVER VALERY A. WEAVER	3541 PLACER AVENUE	MITCHELL A. WEAVER VALERY A. WEAVER	104.8	104.8		$10.00	$1,048.00	$1,930.00	$2,978.00
36-32-25-42-0053	3545 PLACER AVENUE	FRANK J. & JODI L. DATTALO	3545 PLACER AVENUE	FRANK J. & JODI L. DATTALO	212.0	85.0	*	$10.00	$850.00	$1,930.00	$2,780.00
RIVER LANE (CUL-DE-SAC WEST OF 5TH AVENUE TO THE CUL-DE-SAC EAST OF 5TH AVENUE											
07-31-24-32-0077	401 RIVER LANE	SHEA JULANCE MARANA	401 RIVER LANE	SHEA JULANCE MARANA	60.0	60.0		$10.00	$600.00	$1,930.00	$2,530.00
07-31-24-33-0005	402 RIVER LANE	ROXANNE M. OLSEN TRUSTEE ROGER C. OLSEN TRUSTEE	402 RIVER LANE	ROXANNE M. OLSEN TRUSTEE ROGER C. OLSEN TRUSTEE	85.7	85.7		$10.00	$857.00	$1,930.00	$2,787.00
07-31-24-32-0103	411 RIVER LANE	JASON A. & LESLI A.SKARPHOL	411 RIVER LANE	JASON A. & LESLI A.SKARPHOL	57.4	57.4		$10.00	$574.00	$1,930.00	$2,504.00
07-31-24-33-0006	412 RIVER LANE	WILLIAM LEE SUZANNE LEE	412 RIVER LANE	WILLIAM LEE SUZANNE LEE	95.0	95.0		$10.00	$950.00	$1,930.00	$2,880.00
07-31-24-33-0003	421 RIVER LANE	MARY & GARY PROZINSKI	421 RIVER LANE	MARY & GARY PROZINSKI	168.8	168.8		$10.00	$1,688.00	$1,930.00	$3,618.00
07-31-24-33-0007	422 RIVER LANE	BRENDA ENGELS BRIAN ENGELS	422 RIVER LANE	BRENDA ENGELS BRIAN ENGELS	95.0	95.0		$10.00	$950.00	$1,930.00	$2,880.00
07-31-24-33-0002	431 RIVER LANE	RANDY L. & SUZANNE CROOKER	431 RIVER LANE	RANDY L. & SUZANNE CROOKER	308.5	141.4	*	$10.00	$1,414.00	$1,930.00	$3,344.00
07-31-24-33-0008	432 RIVER LANE	MELVYN J. WALLNER TRUSTEE	432 RIVER LANE	MELVYN J. WALLNER TRUSTEE	95.5	95.5		$10.00	$955.00	$1,930.00	$2,885.00
07-31-24-33-0009	442 RIVER LANE	JAMES D. GABOURY TRUSTEE SUZANNE H. GABOURY TRUSTEE	442 RIVER LANE	JAMES D. GABOURY TRUSTEE SUZANNE H. GABOURY TRUSTEE	95.1	95.1		$10.00	$951.00	$1,930.00	$2,881.00
07-31-24-34-0058	502 RIVER LANE	FRANK A. MANNELLA CHRISTINE L. MANNELLA	502 RIVER LANE	FRANK A. MANNELLA CHRISTINE L. MANNELLA	95.0	95.0		$10.00	$950.00	$1,930.00	$2,880.00
07-31-24-34-0059	512 RIVER LANE	KATHIE L. & MICHAEL A. CLARK	512 RIVER LANE	KATHIE L. & MICHAEL A. CLARK	109.5	109.5		$10.00	$1,095.00	$1,930.00	$3,025.00
07-31-24-34-0065	521 RIVER LANE	JOHN M. OGDEN	521 RIVER LANE	JOHN M. OGDEN	193.6	193.6		$10.00	$1,936.00	$1,930.00	$3,866.00
07-31-24-34-0060	522 RIVER LANE	ROBERT R. PETERSON TRUSTEE SUSAN M. PETERSON TRUSTEE	522 RIVER LANE	ROBERT R. PETERSON TRUSTEE SUSAN M. PETERSON TRUSTEE	121.7	121.7		$10.00	$1,217.00	$1,930.00	$3,147.00
ST. FRANCIS COURT (EAST OF E. MINERAL POND BOULEVARD)											
36-32-25-13-0036	400 ST. FRANCIS COURT	MARK J. & MARTHA E. MCDONOUGH	400 ST. FRANCIS COURT	MARK J. & MARTHA E. MCDONOUGH	53.6	53.6		$10.00	$536.00	$1,930.00	$2,466.00
36-32-25-13-0035	405 ST. FRANCIS COURT	WILLIAM W. & AMY K. MACFARLANE	405 ST. FRANCIS COURT	WILLIAM W. & AMY K. MACFARLANE	61.8	61.8		$10.00	$618.00	$1,930.00	$2,548.00
36-32-25-13-0037	410 ST. FRANCIS COURT	TIMOTHY E. & MARY KAY NELSON	410 ST. FRANCIS COURT	TIMOTHY E. & MARY KAY NELSON	50.0	50.0		$10.00	$500.00	$1,930.00	$2,430.00
36-32-25-13-0034	415 ST. FRANCIS COURT	SAMANTHA OBERMOLLER	415 ST. FRANCIS COURT	SAMANTHA OBERMOLLER	51.3	51.3		$10.00	$513.00	$1,930.00	$2,443.00
36-32-25-13-0038	420 ST. FRANCIS COURT	JEFFREY W. & WENDY SCHUERMAN	420 ST. FRANCIS COURT	JEFFREY W. & WENDY SCHUERMAN	90.2	90.2		$10.00	$902.00	$1,930.00	$2,832.00

PID	PROPERTY ADDRESS	OWNER	OWNER ADDRESS	TAX PAYER	TOTAL PROPERTY FRONTAGE (FEET)	ASSESSED FRONTAGE (FEET)	NOTES	RATE PER FOOT	STREET ASSESSMENT	STREET UNIT ASSESSMENT	TOTAL ASSESSMENT
36-32-25-13-0033	425 ST. FRANCIS COURT	RICHARD N. REE TRUSTEE CANDACE L. REE TRUSTEE	425 ST. FRANCIS COURT	RICHARD N. REE TRUSTEE CANDACE L. REE TRUSTEE	68.2	68.2		$10.00	$682.00	$1,930.00	$2,612.00
36-32-25-13-0039	430 ST. FRANCIS COURT	STEVEN L. & MEDRITH L. SVEDIN	430 ST. FRANCIS COURT	STEVEN L. & MEDRITH L. SVEDIN	115.2	115.2		$10.00	$1,152.00	$1,930.00	$3,082.00
36-32-25-13-0032	435 ST. FRANCIS COURT	REID A. & MAUREEN STONE	435 ST. FRANCIS COURT	REID A. & MAUREEN STONE	77.9	77.9		$10.00	$779.00	$1,930.00	$2,709.00
36-32-25-13-0040	440 ST. FRANCIS COURT	KENNETH A. & SUSAN B. TOENJES	440 ST. FRANCIS COURT	KENNETH A. & SUSAN B. TOENJES	146.0	146.0		$10.00	$1,460.00	$1,930.00	$3,390.00
36-32-25-13-0031	445 ST. FRANCIS COURT	STEVEN D. KOLLODGE	445 ST. FRANCIS COURT	STEVEN D. KOLLODGE	77.9	77.9		$10.00	$779.00	$1,930.00	$2,709.00
36-32-25-13-0041	450 ST. FRANCIS COURT	ELIZABETH CAMPBELL CHRISTOPHER REIFSTECK	450 ST. FRANCIS COURT	ELIZABETH CAMPBELL CHRISTOPHER REIFSTECK	214.8	87.2	*	$10.00	$872.00	$1,930.00	$2,802.00
36-32-25-13-0030	455 ST. FRANCIS COURT	JOSHUA A. GOETTSCH ALLYSON LINDEN	455 ST. FRANCIS COURT	JOSHUA A. GOETTSCH ALLYSON LINDEN	65.1	65.1		$10.00	$651.00	$1,930.00	$2,581.00
36-32-25-13-0029	465 ST. FRANCIS COURT	ASSEN & HRISTINA PRAMATAROV	465 ST. FRANCIS COURT	ASSEN & HRISTINA PRAMATAROV	72.6	72.6		$10.00	$726.00	$1,930.00	$2,656.00
WILSON STREET (E. MINERAL POND BOULEVARD TO ST. FRANCIS BOULEVARD)											
36-32-25-13-0052	400 WILSON STREET	TIMOTHY J. & LENA B. STEVENSON	16337 COQUINA STREET NW RAMSEY, MN 55303	TIMOTHY J. & LENA B. STEVENSON	228.1	86.0	*	$10.00	$860.00	$1,930.00	$2,790.00
36-32-25-13-0066	401 WILSON STREET	HASNA B.M. & AWNY A. ALKATOUT	401 WILSON STREET	HASNA B.M. & AWNY A. ALKATOUT	224.0	89.0	*	$10.00	$890.00	$1,930.00	$2,820.00
36-32-25-13-0053	410 WILSON STREET	GERALD & MALISA M. BABCOCK	410 WILSON STREET	GERALD & MALISA M. BABCOCK	76.5	76.5		$10.00	$765.00	$1,930.00	$2,695.00
36-32-25-13-0065	411 WILSON STREET	CHARLES E. & D.R. HOLLENBACK	411 WILSON STREET	CHARLES E. & D.R. HOLLENBACK	81.0	81.0		$10.00	$810.00	$1,930.00	$2,740.00
36-32-25-13-0054	420 WILSON STREET	ALLEN R. & LOUISE E. KUGLER	420 WILSON STREET	ALLEN R. & LOUISE E. KUGLER	69.5	69.5		$10.00	$695.00	$1,930.00	$2,625.00
36-32-25-13-0051	425 WILSON STREET	MARK LINDELL JANE LINDELL	425 WILSON STREET	MARK LINDELL JANE LINDELL	84.0	84.0		$10.00	$840.00	$1,930.00	$2,770.00
36-32-25-13-0135	430 WILSON STREET	ADAM PETERSEN	18550 OGDEN STREET NW ELK RIVER, MN 55330	ADAM PETERSEN	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-13-0050	435 WILSON STREET	JESSE R. VARELA	435 WILSON STREET	JESSE R. VARELA	79.2	79.2		$10.00	$792.00	$1,930.00	$2,722.00
36-32-25-13-0133	440 WILSON STREET	BEE YANG SHENG VANG	440 WILSON STREET	BEE YANG SHENG VANG	77.5	77.5		$10.00	$775.00	$1,930.00	$2,705.00
36-32-25-13-0049	445 WILSON STREET	ALEX REINEKE	445 WILSON STREET	ALEX REINEKE	79.5	79.5		$10.00	$795.00	$1,930.00	$2,725.00
36-32-25-13-0057	450 WILSON STREET	ZELJKO ELEZ SELMA RAMIC	450 WILSON STREET	ZELJKO ELEZ SELMA RAMIC	75.0	75.0		$10.00	$750.00	$1,930.00	$2,680.00
36-32-25-13-0048	455 WILSON STREET	LUZVILLA ROJO ROSLYN	455 WILSON STREET	LUZVILLA ROJO ROSLYN	74.5	74.5		$10.00	$745.00	$1,930.00	$2,675.00
36-32-25-13-0058	460 WILSON STREET	NENG XIONG WANG THAO	460 WILSON STREET	NENG XIONG WANG THAO	81.5	81.5		$10.00	$815.00	$1,930.00	$2,745.00
36-32-25-13-0047	465 WILSON STREET	MILES PALMER IMAN BOKE	465 WILSON STREET	MILES PALMER IMAN BOKE	72.0	72.0		$10.00	$720.00	$1,930.00	$2,650.00
36-32-25-13-0059	470 WILSON STREET	LEXI L. GRATHWOHL SHANE S. GREENSLIT	470 WILSON STREET	LEXI L. GRATHWOHL SHANE S. GREENSLIT	233.7	90.8	*	$10.00	$908.00	$1,930.00	$2,838.00
36-32-25-13-0046	475 WILSON STREET	SAMANTHA J. JOHNSON	475 WILSON STREET	SAMANTHA J. JOHNSON	225.3	80.0	*	$10.00	$800.00	$1,930.00	$2,730.00
UNASSIGNED ADDRESSES											
36-32-25-13-0131	UNASSIGNED	STONEHAVEN TOWNHOMES INC ASSOC	9445 EAST RIVER ROAD COON RAPIDS, MN 55433	STONEHAVEN TOWNHOMES INC ASSOC	819.6	19.1	*	$10.00	$191.00	$1,930.00	$2,121.00
36-32-25-13-0132	UNASSIGNED	STONEHAVEN TOWNHOMES INC ASSOC	9445 EAST RIVER ROAD COON RAPIDS, MN 55433	STONEHAVEN TOWNHOMES INC ASSOC	590.7	129.2	*	$10.00	$1,292.00	$1,930.00	$3,222.00
36-32-25-42-0081	UNASSIGNED	CITY OF ANOKA	2015 1ST AVENUE N ANOKA, MN 55303	CITY OF ANOKA	15.0	15.0		$10.00	$150.00	$1,930.00	$2,080.00
					13,018.2	9,138.7			$91,387.00	$218,090.00	$309,477.00

ATTACHMENT “6”

Letter – Valbridge Property Advisors

(Includes 3 pages)

1515 Central Parkway, Suite 120
Eagan, Minnesota 55121
valbridge.com

February 19, 2026

Ben Nelson
Assistant City Engineer
City of Anoka
2015 First Avenue North
Anoka, MN 55303

RE: Special Benefit Consultation
City of Anoka Special Benefits Analysis
2026 Overlay & Reclamation Projects
Anoka, Anoka County, MN 55303

Dear Ben Nelson:

In accordance with your request, we have analyzed and derived the probable special benefit resulting from the above-referenced infrastructure improvement project. The purpose of the appraisal is to provide an anticipated range of special benefit for the properties affected by street improvements in the subject project area. The client is the City of Anoka and the intended user of the report is the Client (City of Anoka). The intended use is to provide guidance to the City of Anoka in analyzing special benefit derived from completion of the roadway improvements. No other use or user is intended.

The proposed improvement projects consist of street reclamation and street overlay projects in 2026 which will impact 442 parcels within the central, southern, and northern portions of the city. The reclamation portion of the project will impact 116 parcels and include spot replacement of curb and gutter as necessary, full depth reclamation of the existing pavement and base, repairing of existing water main valves, storm and sanitary sewer castings, and storm sewer improvements. The overlay portion of the project will impact 326 parcels and includes removal of the top 2+/- inches of bituminous (milling) and overlay it with 2+/- inches of new bituminous pavement.

In estimating the anticipated special benefit to properties within the project area, properties have not been individually appraised. Rather, this analysis attempts to derive the probable special benefit directly for each property type. These value ranges can then be applied to typical properties within the project area as appropriate.

Based on our physical inspection, and after examining and considering the project's location, physical characteristics, current market conditions, demographic influences, and other legal and economic factors, the details of which are retained in the appraiser's files, it is anticipated that properties benefitting from the proposed improvement project will benefit as follows:

Valbridge PROPERTY ADVISORS

Mill & Overlay and Street Reconstruction

Property Address	PID	Property Type	Value Range		
Residential					
Multiple	Multiple	Residental 1-4 Units	$5,000	to	$7,000
4+ Unit Apartments					
1933 Branch Ave	01-31-25-43-0052	Apartment	$8,000	to	$9,000
1845 S Ferry St	12-31-25-11-0044	Apartment	$8,000	to	$9,000
305 Fremont St	01-31-25-43-0044 & 01-31-25-43-0050	Apartment	$18,000	to	$20,000
2339 4th Ave	06-31-24-32-0024	Apartment	$6,000	to	$7,000
2516 4th Ave	06-31-24-32-0121	Apartment	$6,000	to	$6,000
316 Polk St	12-31-25-13-0036	Apartment	$11,000	to	$12,000
1820 5th Ave	07-31-24-21-0091	Apartment	$10,000	to	$11,000
1802 6th Ave	07-31-24-21-0076	Apartment	$5,000	to	$6,000
618 Cross St	07-31-24-21-0073	Apartment	$8,000	to	$9,000
550 Madison St	07-31-24-21-0140	Apartment	$14,000	to	$16,000
636 Monroe St	07-31-24-21-0054	Apartment	$8,000	to	$9,000
640 Monroe St	07-31-24-21-0135	Apartment	$23,000	to	$25,000
Commercial					
2005 Branch Ave	01-31-25-43-0094	Commercial	$18,000	to	$21,000
1911 Ferry St	01-31-25-44-0113	Commercial	$36,000	to	$40,000
220 W Main St	01-31-25-43-0001	Commercial	$3,000	to	$4,000
306 W Main St	01-31-25-43-0030	Commercial	$7,000	to	$8,000
2421 4th Ave	06-31-24-32-0099 & 06-31-24-32-0052	Commercial	$7,000	to	$8,000
2501 4th Ave	06-31-24-32-0090	Commercial	$7,000	to	$8,000
2321 7th Ave	06-31-24-31-0125	Commercial	$5,000	to	$6,000
2353 7th Ave	06-31-24-31-0089	Commercial	$6,000	to	$7,000
2371 7th Ave	06-31-24-31-0075	Commercial	$10,000	to	$11,000
1902 5th Ave NW #101	07-31-24-21-0136	Commercial	$5,000	to	$6,000
1902 5th Ave NW #102	07-31-24-21-0137	Commercial	$5,000	to	$6,000
552 E Main St	07-31-24-21-0020	Commercial	$6,000	to	$6,000
600 E Main St	07-31-24-21-0006	Commercial	$2,000	to	$2,000
Institutional					
1930 Branch Ave	01-31-25-44-0134	Church	$8,000	to	$9,000
503 Polk St	06-31-24-31-0051, 06-31-24-31-0052, 06-31-24-31-0053, 06-31-24-31-0054, 06-31-24-31-0055, 06-31-24-31-0146, 06-31-24-31-0047, 06-31-24-31-0048, 06-31-24-31-0049	Church	$16,000	to	$18,000

This letter is accompanied by a consultation report. This consultation has been prepared to comply with accepted professional, ethical, and performance standards of real estate appraisal practice. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal. For additional information, please see the Scope of Consultation section of the report before relying on the information and analysis presented herein.

Valbridge Property Advisors | Minneapolis – St. Paul



Nathan P Hansen, MAI, ASA
Managing Director
MN Certified General 20302614



Nathan Schumacher
Senior Appraiser
MN Certified General 40670452

COUNCIL MEMO

Agenda Item # 9.5

Meeting Date: 03.02.2026

Agenda Section: Ordinances & Resolutions

Item Description: ORD/Amending Chpt 10, Article IV. Charitable & Legalized Gambling (1st Reading)

Submitted By: Amy Oehlers, ACM

BACKGROUND INFORMATION

For the past several months the City Council has held worksessions to discuss amendments to City Code Chapter 10, Article IV, Charitable & Legalized Gambling. Current premise permit holders were invited to these worksessions and participated in the discussions.

Being presented to you at this meeting is the Introductory First Reading of an ordinance amending Chapter 10, Article IV, Charitable & Legalized Gambling.

The proposed changes are identified in the attached document with stricken text to be deleted and red font underlined text to be inserted.

Major areas of changes include:

- Redefining definition of Main Physical Office Location.
- Eligibility of gambling organizations to obtain approval for a premise permit.
- Organizaitons that do not meet the eligibility criteria and how/if they can obtain a waiver. Waivers would only exist for 3-years and would have to be renewed by the City Council.
- Updated First Priority and Second Priority and removed Third Priority waviers.
- Placing a cap on the amount of premise permit locations in the city an organization can have at a time.
- Prohibitting a business establishment to allow an otherwise ineligible organization that received a waiver to conduct gambling activities at their establishment for more than 3 years without the organization obtaining a subsequent waiver from the City.
- Updated reporting requirements.
- Increased the amount of lawful purposes expenditures that must be made in the trade area from 50% to 75%.
- Created a new section establishing requirements for contributions to be made to a City Administered Fund.
- Created a new section establishing a Local Gambling Tax to cover the cost of regulating gambling in the city.

Scott Lepak will be in attendance at the meeting to address any questions the City Council may have on this proposed ordinance.

The Second Reading of the Ordinance, along with the draft policy on contributions to the City Administered Fund will occur at the March 16, 2026 Regular meeting.

FINANCIAL IMPACT

N/A

REQUESTED COUNCIL ACTION

Hold the Introductory First Reading of the ordinance.

REQUIRED VOTE

Majority vote of City Council members present at the meeting.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
ORDINANCE

ORD-2026-XXX

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE IV, CHARITABLE & LEGALIZED GAMBLING OF THE CODE OF THE CITY OF ANOKA, MINNESOTA

THE COUNCIL OF THE CITY OF ANOKA ORDAINS:

Section 1. Pursuant to Minnesota Law, the Anoka City Charter and the Anoka City Code, and upon a review conducted by City staff, amendments to Article 10, Article IV, Charitable & Legalized Gambling, is hereby adopted, by an affirmative vote of a majority of the Anoka City Councilmembers present, to read as shown on Exhibit A, hereto attached.

Section 2. This Ordinance shall be in full force and effective upon passage and seven (7) days after publication.

ATTEST:

Introduced: 03.02.2026
Adopted: _____
Published: _____
Effective: _____

_____
Erik Skogquist, Mayor

_____
Amy Oehlers, City Clerk

	Aye	Nay	Abstain	Absent
Skogquist				
Campbell				
Rostad				
Scott				
Weaver				

EXHIBIT A

Chapter 10 – AMUSEMENTS AND ENTERTAINMENT
ARTICLE IV. CHARITABLE AND LEGALIZED GAMBLING

Sec. 10-85. Purpose.

The purpose of this article is to closely regulate and control the conduct of gambling and to ensure that profits derived from gambling activities in the city provide, to the extent authorized by law, direct benefit to the citizens of the city.

Sec. 10-86. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board means state gambling control board.

Lawful gambling means the operation of gambling activities by an organization eligible for a license from the board to conduct such activities.

Lawful purpose means as provided in M.S.A. ch. 349, as may be amended from time to time.

Main physical office location means the physical site for the organization headquarters as defined in Section 10-90(d) ~~or the registered business office of the organization, which is located within the city and has been located within the city for at least two years immediately preceding the application, and which is the physical site where the organization regularly holds its meetings and conducts its activities, other than lawful gambling and fundraising.~~ Post office box numbers do not qualify as the main physical office location.

Net profits, lawful purpose, and *allowable expenses* mean as provided in M.S.A. ch. 349, as may be amended from time to time.

Premises permits means the authorization given by the board, after passage of a resolution of recommendation and support by the city council, for a named organization to operate lawful gambling activities at a specified location in the city.

Trade area means the cities of Anoka, Andover, Champlin, Coon Rapids, Dayton and Ramsey, Minnesota.

Sec. 10-87. State law incorporated.

The applicable provisions of M.S.A. ch. 349 are adopted and made a part of this article as if set out in full.

Sec. 10-88. State license or permit required.

No organization shall directly or indirectly conduct gambling activities in the city without obtaining the necessary approval, license or permit from the board.

Sec. 10-89. Process for consideration.

A copy of the application to be submitted to the board, which describes the gambling activity and states where the gambling activity will be conducted, shall be supplied to the city clerk at least ~~30 days prior to the start date of the requested activity~~ 60 days prior to City Council consideration. The application shall be verified by a duly authorized officer of the organization or the designated gambling manager.

Sec. 10-90. Organizations eligible.

(a) Organizations eligible to conduct gambling activities in the city shall be limited to fraternal, religious, veteran, or other nonprofit organizations, which have been in existence for at least three years.

(b) Organizations must meet all qualifications for a gambling license issued by the board.

(c) Organizations may pay rent only up to the maximum rent allowed in leases to charitable organizations which is in compliance with what is set forth in state law.

(d) Organizations eligible to conduct gambling activities in the city shall be limited to organizations that have their main physical office located in the city, which have been located within the city for at least two years immediately preceding the application submittal to the city and who holds the majority of their actual meetings at a location in the City of Anoka. A listing of meeting dates and locations shall be submitted to the city by December 31st of each year. Existing organizations and their premises permit locations that have been approved by the city council prior to ~~August 1, 2007~~ March 27, 2026, are exempt from this requirement as long as there is no lapse in their premises permit.

~~(e) Organizations that are not eligible due to the main physical office location requirement may be granted a waiver from the city council, if within 30 days from the date of submittal of their premises permit application to the city, no eligible organization meeting the physical office location requirement has expressed to the city a desire to operate gambling activities at the premises applied for by the ineligible organization. The waiver would be granted only for the specific location set forth in the premises permit application and would remain in effect for the duration of the original premises permit license. Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as state herein. The priority set by the city council for granting approval of a premises permit application and its location shall be as follows:~~

(e) Organizations that are not eligible due to the main physical office location requirement as described in Sec. 10-90(d) and who do not hold the majority of their actual meetings at a location in the City of Anoka may be granted a waiver from the city council. If an otherwise ineligible organization submits an application for a premise permit to the city, staff will make a public post of the opportunity to conduct lawful gambling activities at the premise location listed in the application submitted by the ineligible organization and will send a letter to known organizations that hold a State issued premise permit who have their main physical office located in the City of Anoka, as described in Sec. 10-90(d), advising them of this lawful gambling activity opportunity. Thirty (30) days will be given for eligible organizations to contact the city and inform them of their desire to be considered for a premise permit at the premise location listed in the application submitted by the ineligible organization. If after thirty (30) days of the date the notice was given, no eligible organization meeting the main physical office location as described in Sec. 10-90(d) has expressed an interest to the city of their desire to operate gambling activities at the premise location applied for by the ineligible organization, the original ineligible organization's application will be submitted to the City Council at their next regularly scheduled meeting. The waiver would be granted only for the specific premise location set forth in the premise permit application and would remain in effect for three years of operation as an otherwise ineligible organization. After three years of operation at the premise location, an otherwise ineligible organization would follow the same process of approval as stated here. The priority set by the city council for granting approval of a premise permit application and its gambling location shall be as follows:

(1) First priority is given to organizations whose main office location is within the corporate limits of the city, as described in Sec 10-90 (d).

(2) Second priority is given to organizations whose main office location is located within ~~the Anoka Area Chamber of Commerce limits~~ trade area and whose main office location is within a city that allows an Anoka-based organization to hold a premises permit within their corporate limits, and who is eligible to be granted a waiver from the eligibility requirements by the city council.

~~(3) Third priority is given to all other organizations that are eligible to be granted a waiver from the eligibility requirements by the city council.~~

NEW SECTION:

Sec. XX-XX **Cap on premise permit locations.**

No organization can hold a premise permit at more than four (4) premise locations in the City of Anoka at the same time.

Sec. 10-91. Disapproval of premises permit issuance.

The city shall recommend disapproval of an application for a premises from the board if:

(1) The city's investigation indicates that the organization or gambling manager failed to comply with the terms or conditions of any gambling license or indicates a history of noncompliance with state or local law regulating gambling activities;

(2) The premises on which the gambling is to be conducted are unsuitable for that purpose or the proposed activity reasonably can be expected to disrupt other activities in the neighborhood;

(3) The premises upon which the activity is to be conducted lies within a zoning district where such activity would be prohibited;

(4) The organization does not meet the eligibility requirements as stated in this article.

Sec. 10-92. Grounds for revocation of authority to conduct gambling activities.

No organization shall have a vested right in conducting any gambling activities in the city and any authority granted for such activities may be revoked by council at any time upon a showing that:

(1) Any misrepresentation has been made to the city or the board by the organization;

(2) The organization has violated any provision of this article or applicable state law;

(3) The organization failed to comply with any regulation as set forth in this article.

A business where gambling activities are occurring pursuant to Sec. 10-90 (e) may not allow said organization to operate for a period in excess of three (3) years on the premises unless the organization applies for and receives a subsequent waiver from the City pursuant to Sec. 10-90 (e) for an additional three (3) years. A subsequent waiver application is not required if the incumbent organization is eligible to conduct gambling activities pursuant to Sec. 10-90 (e) at the end of the three (3) year period.

Sec. 10-93. Process for revocation of authority to conduct gambling activities.

Upon determination by the city that there is sufficient grounds for revocation of an organization's authority to conduct gambling activities:

(1) The city shall notify the organization, in writing, that a public hearing will be held by the city council, to consider the revocation of the organization's authority to conduct gambling activities in the city.

a. Notification in writing must be sent to the organization at least ten days prior to the date the public hearing is held.

b. The notice shall state the date, time and location of the public hearing and the nature of the charges against the organization.

(2) The city council shall revoke an organization's authority to conduct gambling activities in the city, through adoption of a resolution declaring the revocation and listing the grounds for the revocation. The date of revocation shall be immediately upon adoption of the resolution. The city shall forward a copy of the resolution to the board.

Sec. 10-94. Re-application after revocation.

Any organization that has had their authority to conduct gambling activities in the city revoked by either the city or the board, shall be prohibited from conducting any gambling activities in the city for one full year from the effective date of the revocation.

Sec. 10-95. Reporting requirements for premises permit holders.

Each organization which holds a state-issued premises permit and is licensed to conduct lawful gambling activities in the city shall report ~~monthly~~ quarterly (January 1, April 1, July 1 and October 1 of each year) to the city's Finance Dept, its gross receipts, expenses and profits from those activities and the distribution of those profits, itemized as to payee, purpose, amount and date of payment. This requirement ~~may~~ shall be satisfied by submission of copies of the monthly reports required by the board of the following reports.

(1) Gambling Control Board form LG 100A Gross Receipts & Expenses, for establishments in the City of Anoka.

(2) Gambling Control Board form LG 100C Lawful Purpose Expenditures.

(3) City supplied form of Detailed Itemization of Lawful Purpose Expenditures.

Sec. 10-96. Expenditures for lawful purposes.

During any year that an eligible organization is licensed to conduct gambling events, not less than ~~50~~ 75 percent of its lawful purpose expenditures will be for lawful purposes conducted or located within the trade area. Payments made to the City of Anoka for utilities, i.e. electricity, water and sewer, may be used in the calculation of lawful purpose expenditures. ~~A report of the expenditures for lawful purposes within the trade area shall be provided to the city each month after the date of the adoption of this requirement. Additional reports may be required as determined by the city.~~

NEW SECTIONS

Sec. 10-97. Contributions of Net Profits to City Administered Fund.

Each licensed organization conducting lawful gambling within the City shall contribute 10% of its net profits derived from lawful gambling conducted in the City of Anoka to a fund administered and regulated by the City without cost to the fund. The city shall disburse the funds for lawful purposes as defined by Minnesota Statutes. Such contributions shall be made to the city by January 31st of each year in accordance to the city's policy on Charitable & Lawful Gambling Contribution of Net Profits to City Administered Fund.

Sec. 10-98. Local Gambling Tax.

(1) A local gambling tax of 0.1% per year is imposed on the gross receipts of a licensed organization for all lawful gambling less prized actually paid out by the organization for gambling activity conducted in the City of Anoka.

(2) The tax shall be paid by the organization on an annual basis and shall be reported on a copy of the monthly gambling activity summary and tax return filed with the Minnesota Department of Revenue. The report shall be an exact duplicate of the report filed with the Department, without deletions or additions, and must be contain the signatures of organization officials as requires on the report form.

(3) The tax return and payment of the tax due must be postmarked, or if hand-delivered, received in the office of the Finance Director, on or before the last business day of the month following the month for with the report is made.

(4) An incomplete tax return will not be considered timely filed unless corrected and returned by the due date for the filing.

(5) Interest shall be charged at a rate of eight percent (8%) on all overdue taxes owed by the organization under this Article.

Secs. 10-99 through 10-120. Reserved.

COUNCIL MEMO

Agenda Item # 9.6

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: ORD/Zoning Text Amendments to City Code Section 78-2 – Definitions; Adding Definition of "Historical Society" and City Code Section 78-239 – Low Density Residential District; Adding "Historical Societies When Located Within a Historically Significant Building or Structure, as Defined by City Code Section 38-2" as a Conditional Use. (2nd Reading)

Submitted By: Clark Palmer, Senior City Planner

BACKGROUND INFORMATION

This is the second reading of an ordinance that will define "Historical society" for zoning purposes and add the use as a conditional use in the R-1 Low Density Residential District. At the 1st reading, City Council suggested the following changes, shown below in green:

Sec. 78-2 – Definitions

Historical Society means a non-profit organization, affiliated with and approved by the Minnesota Historical Society, dedicated to collecting, preserving, interpreting, and promoting the history of a specific place, group of people, or topic.

Sec. 78-239 – R-1 Low Density Residential District

(d) Conditional uses.

(13) *Historical societies when located within a historically significant building or structure, as defined by City Code Section 38-2.*

~~(13)~~*(14)* Other uses similar to those permitted by this section, as determined by the city.

(g) Specific conditional use permit standards. The standards in this subsection apply to the uses listed in this subsection and listed as conditional uses within the R-1 district and shall apply in addition to the general criteria for granting conditional use permits.

(1) Historical societies when located within a historically significant building or structure, as defined by City Code Section 38-2.

a. A minimum lot size of 1 acre

b. The property shall be listed on the National Register of Historic Places and maintain its status.

c. City adopted noise regulations shall be met at all times

~~*d. There shall be no on-street parking of vehicles associated with the use unless approved by the City Council.*~~

~~*e. Outdoor events and activities shall be prohibited unless approved by the City Council.*~~

The Anoka County Historical Society (ACHS) is pursuing the purchase of the Ticknor House, located at 1625 3rd Avenue, with the intention of relocating some of their operations to the property, specifically their offices and research library. Built in 1867, the Ticknor House is listed on the National Register of Historic Places. The historic property is currently home to the Ticknor Hill Bed & Breakfast (B&B), which was established in 1996 following approval of a conditional use permit (CUP) from the City of Anoka. Since its establishment, the B&B has essentially operated as a home-based business, with the owners residing in the back half of the building and the front half functioning as the B&B. ACHS plans to continue to operate the B&B in addition to relocating some of their operations to the property. The existing CUP, which allows for the B&B to operate in the R-1 Low Density Residential District, will need to be amended to reflect the new use of property. But before the CUP can be amended, the zoning district regulations need to be amended to allow ACHS to establish their use at the property. Consideration of the CUP amendment will be done following the 2nd reading of this amendment.

The subject property is zoned R-1 Low Density Residential. Historical societies are not a listed use in the R-1 district regulations. To allow the use, the zoning code needs to be amended to allow the use is the R-1 district. Staff recommend adding the use as a conditional use, which means the city would have to approve a conditional use permit for ACHS to establish their use at the property.

FINANCIAL IMPACT
N/A

REQUESTED COUNCIL ACTION
Motion to hold the second reading and adopt the ordinance

REQUIRED VOTE
Majority vote of the City Council

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
ORDINANCE

ORD-2026-XXXX

AN ORDINANCE APPROVING A ZONING TEXT AMENDMENT TO CITY CODE SECTIONS 78-2 AND 78-239; ESTABLISHING USE REGULATIONS FOR HISTORICAL SOCIETIES LOCATED IN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT

THE COUNCIL OF THE CITY OF ANOKA ORDAINS:

Section 1. Pursuant to Minnesota Law, the Anoka City Charter and the Anoka City Code, and upon a review conducted by City staff, City Code Chapter 78 – Zoning, Sections 78-2 – Definitions and 78-239 – R-1 Low Density Residential District, are hereby amended by an affirmative vote of a majority of the Anoka City Councilmembers present, to read with stricken text deleted and underlined, italicized text inserted into existing code.

Section 2. This Ordinance shall be in full force and effective upon passage and seven (7) days after publication.

ATTEST:

Introduced: _____
Adopted: _____
Published: _____
Effective: _____

_____
Erik Skogquist, Mayor

_____
Amy Oehlers, City Clerk

	Aye	Nay	Abstain	Absent
Skogquist				
Campbell				
Rostad				
Scott				
Weaver				

Sec. 78-2 – Definitions

Historical Society means a non-profit organization, affiliated with and approved by the Minnesota Historical Society, dedicated to collecting, preserving, interpreting, and promoting the history of a specific place, group of people, or topic.

Sec. 78-239 – R-1 Low Density Residential District

(d) Conditional uses.

(13) *Historical societies when located within a historically significant building or structure, as defined by City Code Section 38-2.*

~~(13)~~*(14)* Other uses similar to those permitted by this section, as determined by the city.

(g) Specific conditional use permit standards. The standards in this subsection apply to the uses listed in this subsection and listed as conditional uses within the R-1 district and shall apply in addition to the general criteria for granting conditional use permits.

(1) Historical societies when located within a historically significant building or structure, as defined by City Code Section 38-2.

a. A minimum lot size of 1 acre

b. The property shall be listed on the National Register of Historic Places and maintain its status.

c. City adopted noise regulations shall be met at all times

~~*d. There shall be no on-street parking of vehicles associated with the use unless approved by the City Council.*~~

~~*e. Outdoor events and activities shall be prohibited unless approved by the City Council.*~~

~~(g)~~*(h)* *Lot area requirements.*

~~(h)~~*(i)* *Front, side, and rear yard requirements.*

~~(i)~~*(j)* *Maximum building height.*

~~(j)~~*(k)* *Special regulations.*

COUNCIL MEMO

Agenda Item # 9.7

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/Conditional Use Permit Amendment for Ticknor Hill Bed and Breakfast/Historical Society; 1625 3rd Ave.

Submitted By: Clark Palmer, Senior City Planner

BACKGROUND INFORMATION

The Anoka County Historical Society (ACHS) is pursuing the purchase of the Ticknor House, located at 1625 3rd Avenue, with the intention of relocating some of their operations to the property, specifically their offices and research library. Built in 1867, the Ticknor House is listed on the National Register of Historic Places. The historic property is currently home to the Ticknor Hill Bed & Breakfast (B&B), which was established in 1996 following approval of a conditional use permit (CUP) from the City of Anoka. Since its establishment, the B&B has essentially operated as a home-based business, with the owners residing in the back half of the building and the front half functioning as the B&B. ACHS plans to continue to operate the B&B in addition to relocating some of their operations to the property. ACHS is also interested in hosting events for ACHS, the public/city, and commercial events such as weddings. The existing CUP, which allows for the B&B to operate in the R-1 Low Density Residential District, will need to be amended to reflect the new use of property.

Conditions of the existing CUP are as follows:

1. The site shall not be used for any commercial events other than the bed and breakfast.
2. Any state of county licenses must be obtained and a copy of each must be submitted to the city.
3. Any directional signage shall be limited to one square foot in size.
4. Name identification signage shall comply with the R-1 residential standards.
5. The bed and breakfast facility will be limited to four guest bedrooms
6. The facility must be inspected and approved by the Fire Marshal before the bed and breakfast facility opens.

Planning Commission Recommendation on Amendment to Existing CUP

The Planning Commission recommends removing the 1st condition and maintaining conditions 2. through 6.

Specific CUP Standards

The subject property is zoned R-1 Low Density Residential. “Historical societies when located within a historically significant building or structure, as defined by City Code Section 38-2” is a conditional use within the R-1 zoning district, subject to the following conditions:

1. A minimum lot size of 1 acre
2. The property shall be listed on the National Register of Historic Places and maintain its status.
3. City adopted noise regulations shall be met at all times

Additional CUP standards:

The City may also impose additional conditions on the CUP. Staff recommend adding an additional condition related to the proposal for outside events. Staff recommend the following condition:

1. If three or more verified formal complaints related to three separate events are filed with the City within any 12-month period, the City Council may initiate a review of this Conditional Use Permit and may amend the permit as deemed necessary to address the documented impacts.

Combined Recommended Conditions of Approval (stated in Resolution):

Combining the conditions of the amended CUP, the specific CUP standards, and the condition related to outside events, the recommended conditions are as follows:

1. Any state of county licenses must be obtained and a copy of each must be submitted to the city.
2. Any directional signage shall be limited to one square foot in size.
3. Name identification signage shall comply with the R-1 residential standards.
4. The bed and breakfast facility will be limited to four guest bedrooms.
5. The facility must be inspected and approved by the Fire Marshal before the bed and breakfast facility opens.
6. The use shall require a minimum lot size of 1 acre.
7. The property shall be listed on the National Register of Historic Places and maintain its status.
8. The City's adopted noise regulations shall be met at all times.
9. If three or more verified formal complaints related to three separate outside events are filed with the City within any 12-month period, the City Council may initiate a review of this Conditional Use Permit and may amend the permit as deemed necessary to address the documented impacts.

FINANCIAL IMPACT

N/A

REQUESTED COUNCIL ACTION

Motion to adopt the resolution approving the conditional use permit

REQUIRED VOTE

Majority vote of the City Council

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnsota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XXXX

APPROVAL OF CONDITIONAL USE PERMIT AMENDMENT
1625 3RD AVE

WHEREAS, The Anoka County Historical Society (ACHS) is pursuing the purchase of the Ticknor House, located at 1625 3rd Avenue, with the intention of relocating some of their operations to the property, specifically their offices/research library, continuing to operate an existing bed and breakfast (B&B) use, and host/conduct outside events for ACHS, the public/city, and commercial events such as weddings; and

WHEREAS, the existing use of the property as a B&B was approved by conditional use permit (CUP) approved in 1996; and

WHEREAS, the proposed use of property will require an amendment to the existing CUP; and

WHEREAS, the property is located within the R-1 Low Density Residential District, and the proposed use is allowed in the district as a conditional use; and

WHEREAS, the Planning Commission reviewed the application and held a public hearing at its regular meetings on February 4, 2026, and recommended approval of the amendment; and

NOW, THERFORE, BE IT RESOLVED that the Anoka City Council does hereby approve the conditional use permit (CUP) subject to the following conditions:

1. Any state of county licenses must be obtained and a copy of each must be submitted to the city.
2. Any directional signage shall be limited to one square foot in size.
3. Name identification signage shall comply with the R-1 residential standards.
4. The bed and breakfast facility will be limited to four guest bedrooms.
5. The facility must be inspected and approved by the Fire Marshal before the bed and breakfast facility opens.
6. The use shall require a minimum lot size of 1 acre.
7. The property shall be listed on the National Register of Historic Places and maintain its status.
8. The City's adopted noise regulations shall be met at all times.
9. If three or more verified formal complaints related to three separate outside events are filed with the City within any 12-month period, the City Council may initiate a review of this Conditional Use Permit and may amend the permit as deemed necessary to address the documented impacts.

Adopted by the Anoka City Council this 2nd day of February, 2026.

ATTEST:

_____	_____
Amy T. Oehlers, City Clerk	Erik Skogquist, Mayor

STAFF REPORT

Application A2026-002
Conditional Use Permit Amendment for Ticknor Hill B&B and Anoka County Historical Society; 1625 3rd Ave

BACKGROUND

The Anoka County Historical Society (ACHS) is pursuing the purchase of the Ticknor House, located at 1625 3rd Avenue, with the intention of relocating some of its operations to the historic property, specifically its offices and research library. Built in 1867, the Ticknor House is listed on the National Register of Historic Places. The property is currently home to the Ticknor Hill Bed & Breakfast (B&B), which was established in 1996 following approval of a conditional use permit (CUP) from the City of Anoka. Since its establishment, the B&B has essentially operated as a home-based business, with the owners residing in the back half of the building and the front half functioning as the B&B. ACHS plans to continue to operate the B&B in addition to relocating some of its operations to the property.

The subject property is zoned R-1 Low Density Residential. To allow the proposed use, the existing CUP (A1996-34) must be amended to reflect the updated operations. The B&B will no longer function as a home-based business, and the portion of the building currently used as a private residence will be converted into offices and a research library. ACHS does not plan to establish any exhibits or displays at the property.

The current CUP allows operation of the B&B with the following conditions:

1. The site shall not be used for any commercial events other than the bed and breakfast.
2. Any state of county licenses must be obtained and a copy of each must be submitted to the city.
3. Any directional signage shall be limited to one square foot in size.
4. Name identification signage shall comply with the R-1 residential standards.
5. The bed and breakfast facility will be limited to four guest bedrooms
6. The facility must be inspected and approved by the Fire Marshal before the bed and breakfast facility opens.

Attached to the report is a written narrative and site plan prepared by ACHS. ACHS is not proposing to expand the B&B or make any exterior alterations to the structure, with exception of a new ADA ramp near the side/rear (southwest) entrance. One of the primary changes being proposed is the introduction of outdoor events and activities, with details provided in the applicant's narrative. For regular parking needs, ACHS plans to utilize existing parking areas around the building and the detaching garage, providing approximately 5-6 spaces. For larger events, temporary parking would be accommodated along the private driveway or on Jefferson St and Third Ave.

Conditional Use Permit Criteria

For this application, staff reviewed the proposal against specific criteria set forth in City Code for conditional use permit applications. City Code requires the Planning Commission to consider to what extent the Applicant's plan minimizes possible adverse effects of the proposed conditional use, what modifications to the plan and what conditions of approval could further minimize the adverse effects of the proposed use. The following development standards are general requirements for all conditional use permits:

1. The land area and setback requirements of the property containing such a use or activity meet the minimum standards established for the district.

2. When abutting a residential use, the property shall be screened and landscaped.

3. Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.

4. Signs shall not adversely impact adjoining or surrounding residential uses.

5. Adequate off-road parking and loading shall be provided. Such parking and loading shall be screened and landscaped from abutting residential uses.

6. The road servicing the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or surrounding land use.

7. All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and erosion.

8. All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.

9. All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.

10. The use or activity shall be properly drained to control surface water runoff.

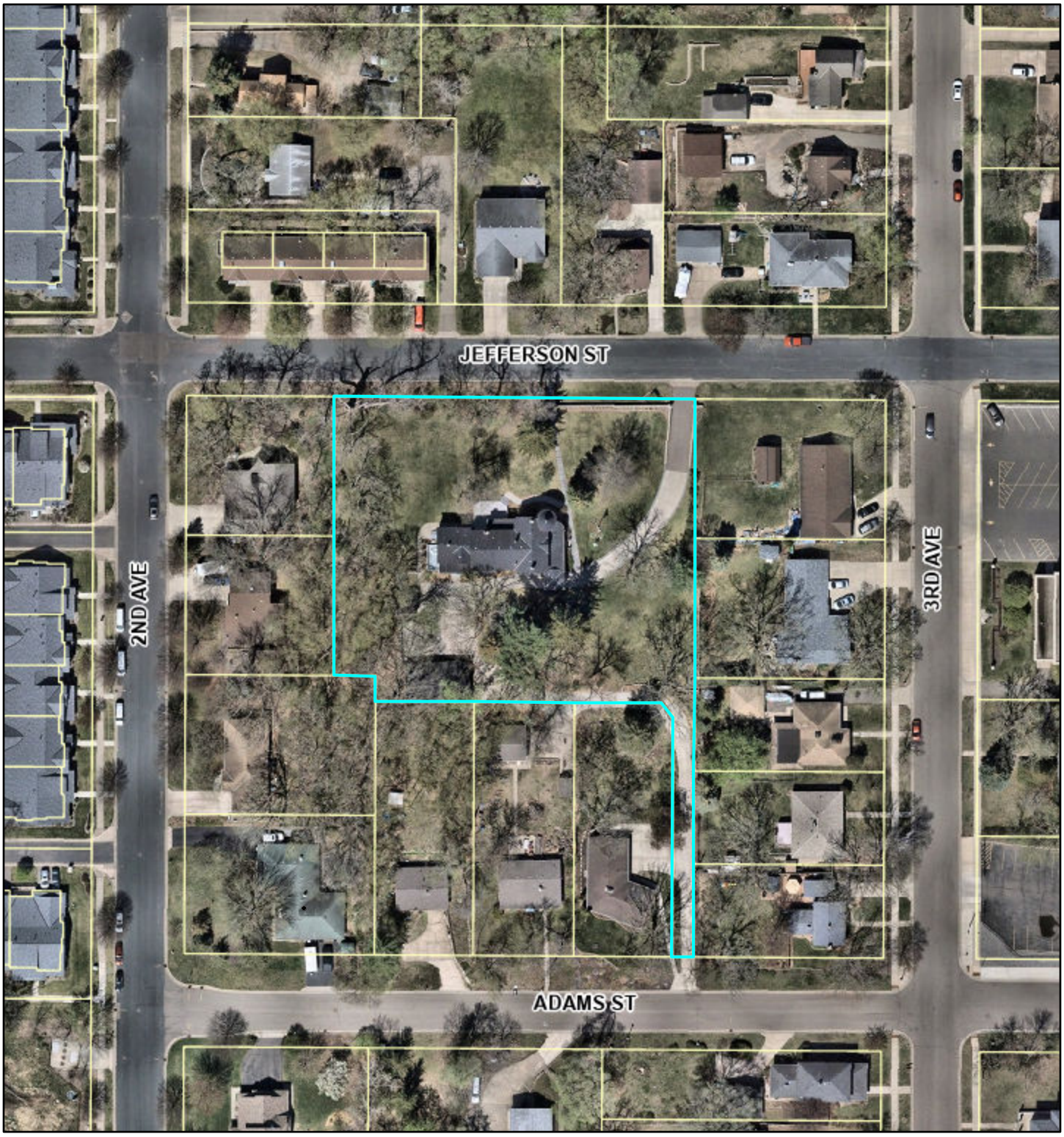
11. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values of constitute a blighting influence

12. The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.

REQUESTED ACTION

- Recommend approval.
- Recommend denial.
- Postpone taking action.

ArcGIS Web Map



1/30/2026, 3:11:49 PM

1:1,200

0 55 110 220 ft

0 15 30 60 m

- Multi-units

Web AppBuilder for ArcGIS

The Anoka County Historical Society

The Anoka County Historical Society maintains a 3,000-square-foot exhibit gallery in the heart of downtown Anoka, surrounded by historic buildings and riverways. It seeks to represent the legacy of the 21 communities that make up Anoka County through artifacts, written accounts, photographs, and oral histories. ACHS conducts educational programming, tours, and special events throughout the year to keep legacy stories alive for the current generation. The organization also advocates that individuals privately preserve their family histories, businesses document their journeys, and communities better address how future residents will remember previous generations.

Offices at Ticknor Hill

In 2026, ACHS will cease operating as a “museum under one roof” and transition to a distributed model, with our services spread across multiple locations. The first of these we will establish is a research library, volunteer center, and offices at the Heman L. Ticknor House, located at 1625 Third Ave S in Anoka. We anticipate two to three staff members working from this location during the week, primarily assisting patrons with genealogical questions or local historians conducting research. Currently, most of our requests come via email or phone, so the in-person visitation rate is under 5 people per day. Given the space limitations at Ticknor House, large-group programming will take place off-site at libraries, City Hall, or community centers. Similarly, exhibits and displays will not be set up at Ticknor, as they are at our current location in the old city library, due to limited space. In year three of our new strategic plan, we will set up off-site displays and exhibits for public enjoyment throughout the county.

The Bed and Breakfast

In addition to these operations, ACHS plans to continue operating the Bed and Breakfast on the property's second floor to generate income for the nonprofit and provide small, cozy accommodations for tourists and local travelers. Maintaining the tradition begun by Lynne Rickert and continued by Deb Wallace, ACHS will continue to provide a warm, inviting home-away-from-home experience for our guests, highlighting personalized service and local culture, wrapped in the historical stories of our county. ACHS can partner with businesses on Main Street to provide delicious breakfasts and exceptional customer service while fostering an appreciation for local history and culture. Currently, four bedrooms are in use as a B&B. ACHS plans to reduce that to three and remove the cooked breakfast option from the menu. Instead, guests will receive either a voucher for

downtown dining or a basket of goodies delivered to their door as a continental breakfast.

Outside Events and Activities

In the current business proposal (see attached), we are planning to hold outdoor events for the Anoka County Historical Society, as well as renting out the space for small community gatherings.

All events would be held outside of the hours restricted by the City of Anoka, from 10 pm to 7 am.

In the ACHS Business Plan, we outline what outdoor events would look like. Please refer to the following sections for details:

· Demonstrations and Larger Events

· Smaller Events and Programs

· Harvest Festival – an example of what a specific, larger event could look like.

The larger events would complement existing City of Anoka festivals and events, such as Riverfest, the Anoka Vintage Fest, and the Food Truck Festival, to enhance the city's tourist draw. The Ghosts of Anoka Walking Tour in September and October would operate either from the Ticknor House or the Masonic Lodge. The New London New Brighton Antique Car Run has, for the last two years, stopped at ACHS. We would like to continue the tradition at the Ticknor House. These larger events would require people to use city parking lots and street parking.

For private events, the yard could be rented out by private groups for small family gatherings, wedding rehearsal dinners, or photo shoots. The maximum number of people is 100. Music at these events is for background only, such as an acoustic quartet on the porch.

ACHS Parking Site Plan

Anoka County Historical Society

ACHS Parking Site Plan

Proposed Jan 2026

The current proposed parking plan would be to add a ramp and widen the back (southwest) door of the home. A dedicated handicapped space would be available right near this ramp.

Other parking spaces would be next to this space as well as in and/or outside of the existing garage structure on the property.

Further temporary parking needs during the day can be accommodated along the long drive, or along Jefferson St. and Third Ave.





JAN - FEB 2026

VOL 56 ISSUE 1

THE ANOKA COUNTY HISTORICAL SOCIETY

HISTORY 21



REMINDING YOU THE PRESENT IS
THE PAST OF THE FUTURE

TABLE OF CONTENTS

Letters from the ACHS President and Director
Our Changing Times
Down Memory Lane
Breaking up the Services
Ticknor House
Grant Schedule
Collections
Exhibits
Volunteer World
Thank you to our Supporters!
Upcoming Events

THE STAFF AND BOARD

District 1: Keri Holloway (Secretary)
District 2: Open
District 3: Open
District 4: Steve Florman (President)
District 5: Open
District 6: Orville Lindquist (Treas.)
District 7: Lotus Hubbard
At-Large A: Jill Brown
At-Large B: Open
At-Large C: Jamie Kiefert
At-Large D: Kim Heikkila
At-Large E: Open
At-Large F: Maggie Snow
At-Large G: Chad Roberts
At-Large H: Nate Otto
County Commissioner Liaison:
John Heinrich

STAFF
Rebecca Ebnet-Desens
(Executive Director)
Sara Given (Volunteer Coordinator)
Leo Elke (Interim Collections Manager)
Cindy McKenney (Office Staff)

ON THE COVER: THE HEMAN L. TICKNOR HOUSE OF ANOKA, ALSO KNOWN AS THE TICKNOR HILL BED AND BREAKFAST

FROM THE PRESIDENT

Steve Florman

This year turned out to be more eventful than we anticipated! We're grateful to all of you, our members and friends, for your outpouring of support and encouragement as we digested the news of our impending homelessness, and put the search for a new space into high gear.

We made a successful offer to purchase the Ticknor Hill property in Anoka, one of the county's National Register properties. We still need to finalize the financing and timing details, but we're excited about the prospect of housing the Society in an iconic historic building near downtown Anoka. The possibilities for storytelling and event planning, as well as the continued operation of the current B&B as a revenue source for the Society, have us looking ahead to 2026 with excitement.

It will be hard work, but we have a path, and we now know what needs to be done.
Onward!

FROM THE DIRECTOR

Rebecca Ebnet Desens



CHECK OUT OUR PODCAST AND SOCIAL MEDIA FOR UPDATES!

Significant changes are on the horizon for ACHS in 2026, and we aim to maintain transparency throughout the process. We can't thank you enough for your past support, current interest, and future involvement. Together, we can make ACHS stronger than ever and take advantage of this opportunity to reimagine the organization. Check out our latest podcast, website, and social media for the most current updates through this process.

OUR CHANGING TIMES

THERE'S NO EASY WAY TO SAY THIS: WE HAVE TO MOVE AND UPEND THE HOW ACHS HAS OPERATED FOR DECADES.

The City of Anoka has decided to redevelop the land and building we occupy at 2135 Third Ave N. For 25 years we have enjoyed in-kind rent, a nearly 9,000 sq ft building, and downtown location. This arrangement has served us well, allowing local history to flourish with Ghost Tours, walk-in visitors, and event access. But Cinderella was right and all good things must come to an end. With the help of some mice and hopefully a Fairy Godmother, this transition will prove smooth and relatively painless for all.



Anoka City Library circa 1970

DOWN MEMORY LANE

AND BEFORE THAT?

Banfill Lake House



HALLOWEEN EVENT
AT COLONIAL HALL

Some of you may remember the days of Colonial Hall, when ACHS showcased the Aldrich mansion through programming and genealogical work. Volunteers operated the organization until Vickie Wendel and Jean Smith became co-directors in 1995. From then until 2002, when the move to our current building was complete, events included "Drums, Dreams, and History," a benefit performance by Garrison Keillor, and bus tours. All ACHS operations, including artifact storage, took place at Colonial Hall. This eventually led to sagging attic floors and damage from environmental conditions unsuitable for the collection. It became apparent that a different home was necessary.

RENNOVATION AT THE LIBRARY

May 2000 – Design work begins
Oct 2000 – Museum software is purchased
Feb 2001 – New windows installed
June 2001 – New lighting installed
Aug 2001 – Garden work begins
Nov 2001 – Carpet, security system installed

SPONSORS

The large copper representation of Anoka County listing sponsors commands attention in the entryway of the history center. Support from Hoffman Engineering, Connexus, the American Legion, and the Metropolitan Regional Arts Council proved crucial.



BREAKING UP THE SERVICES

Volunteers - Research Library - Offices

THE HEMAN L. TICKNOR HOUSE

Known as the Ticknor Hill Bed and Breakfast on Third Ave (Jefferson St), it was built in 1867 and is listed on the National Register of Historic Places.

Collections Storage

JOHNSON STREET, ANOKA

The City of Anoka owns a building we can use to store the collection for about five years until it decides to redevelop that area.

Exhibits and Displays

DISPERSAL MODEL

The exhibit hall will now travel to public locations owned by the county and its cities. In many ways, this will increase access to local history, as information will come to people rather than requiring them to visit ACHS.

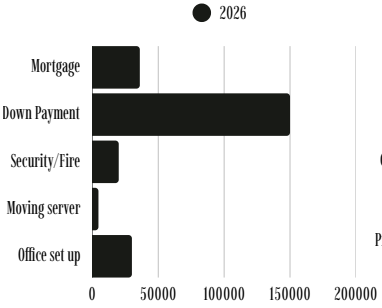


DIGITAL

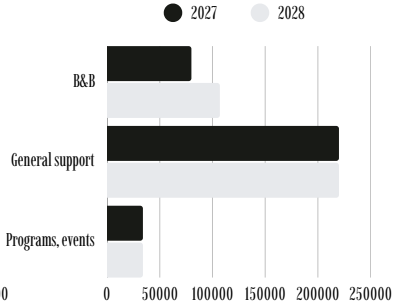
Our online exhibits, social media, and podcasts will continue uninterrupted.

TICKNOR HOUSE

Estimated Expenses



Estimated Profit



The ground floor of Ticknor will become the research library and office space, housing the microfilm reader, computers, scanners, and desks. The "back of house" bedrooms will store frequently used materials, such as subject files, while the "front of house" bedrooms will remain a B&B to generate income.

We see this as an opportunity to provide a warm, inviting home-away-from-home experience for B&B guests, highlighting personalized service and local culture, all wrapped in the historical stories of our county to foster appreciation for our local history.

The revenue from a fully operational B&B at the Ticknor House will cover the property's mortgage. We are developing special packages for family oral history experiences, wedding parties, or silent research weekends to encourage people to stay. Vouchers for Anoka businesses and other partnerships will help market the B&B to a new audience and expand the reach of people who hear about ACHS.

WHAT'S NEXT?

If all goes according to plan for the city, we will need to vacate our current building by December 2026. As it pertains to the Ticknor property, these are our next steps:

1. January – File a zoning text amendment with the city to allow, by conditional use permit (CUP), in a residential area, for the historical society to operate within the "historically significant structure" and to enable us to maintain the existing bed and breakfast operation.
2. January – Apply for a Legacy grant to hire an architect to create plans to install a ramp from the parking lot to the back door and widen the door to increase accessibility to the research library.
3. January – Confirm mortgage funding from a lender. Anticipated closing date is Apr 1.
4. February – Consult nonprofit lawyers to ensure both ACHS and the B&B business are set up correctly at the state and federal levels.
5. May – Remove the existing plush carpet and install more accessible hard flooring in the current sitting room, dining room, and billiard room.
6. May – Install fire and security systems in compliance with applicable codes.
7. June – Move the computers, server, printer, and other office materials over.
8. July – Create a website and online booking sites for the B&B.
9. July – Apply for a Legacy grant to hire a construction company to complete the planned work for the ramp and door expansion.
10. Cross our fingers that you all can come over during Riverfest in July!

GOAL: Maintain two days per week open to the public during this transition year



Grant Schedule

In addition to donations and sponsorships to fund Operation Relocation, ACHS can apply for grants to support this transition:

The **Phase I Accessibility grant** has a January 9 deadline to submit for funds to create architectural plans for a ramp and to widen Ticknor's back door. Since this is a National Register property and ACHS is a nonprofit historical society, we can continue to secure grants like these to support the house's maintenance. Ideally, funding would arrive in March, and we could begin work in June.

The **Phase II Accessibility grant** would complete the ramp's construction. This has a July deadline and requires the Phase I document for approval. If funding is received by September, we could execute the work by December.

Concurrently, we need to apply for a **Collections Phase I** grant in April to fund another staff member to assist with packing and metadata verification for the archival items. Donors can be listed on these grants as in-kind supporters, which can increase our chances of receiving the funds.

FUNDRAISING



Circle April 11 on your calendars, folks! Saddle up for the next murder mystery showdown, yee-haw! This time, we're heading to the Wild West. All the loot from the event will support Operation Relocation. We're on the hunt for silent auction treasures, sponsors, and eager participants to lasso in support for this next chapter of local history. Don't miss out!

COLLECTIONS

IT'S LIKE MOVING YOUR HOUSEHOLD GOODS, ONLY MORE SO...

Every item in the ACHS collection has a number. That number correlates to a data entry in a system called Collective Access. In that entry, each item has a listed "home location" so staff can find it easily. If the item moves to display, out on loan, or...to a different location...it must be changed.



In January, we will begin the work of planning how to move the thousands of items currently stored in our building. These range from large kayaks to tiny watch fobs, sheets of paper, maps, quilts, textiles, and digital media. Each one needs to be checked for a secure moving container – and ideally, if we can, we should weed out some items that have no story connected with Anoka County.

The new facility on Johnson Street needs to have dataloggers placed inside. These devices track temperature and humidity so the environment stays within recommended limits for museum collections.

IN ORDER TO ACCOMODATE THE MOVE, **ACHS WILL NOT BE ACCEPTING MORE ITEMS INTO THE COLLECTION FOR THE NEXT YEAR.**

IF YOU HAVE ITEMS TO DONATE, PLEASE TAKE A PHOTO OF IT, WRITE A SHORT DESCRIPTION, AND EMAIL BOTH TO COLLECTIONS@ANOKACOUNTYHISTORY.ORG



EXHIBITS

The exhibit hall provides a space like no other – people can come to explore new ideas, think quietly, or share stories. Unfortunately, for the immediate future, ACHS will not have a singular exhibit hall for folks to gather. Instead, we will use a "dispersal model" to highlight local history.

If we spend 2026 moving and organizing, 2027 can be used to expand our footprint at Ticknor, and then, in 2028, we can plan for a new set of rotating exhibits throughout the county. This could include "Pop-up Offices" at city hall, school programming, a scanning station for residents, and hands-on educational totes. Perhaps we make "A Shot of History" banners for coffee shops, or design QR code tour plaques to accompany a cemetery tour. It would be fun to gather with residents for a story share, an oral history workshop, or a "documentation day" where everyone takes photos of their favorite places and submits them. The sky is the limit, and we'd love to hear your ideas for your community.

Festivals and Fairs

Volunteers on the porch at the County Fair, 1984



WE WILL STILL HOST THE NEW LONDON-NEW BRIGHTON ANTIQUE CAR RUN IN AUGUST, WAVE AT YOU FROM THE PORCH DURING THE COUNTY FAIR, SELL PICKLES AT THE NOWTHEN THRESHING SHOW, AND HOST OUR YARD SALE AT ANOKA RIVERFEST.

A NEW STRATEGY

OUT OF NECESSITY, THE ACHS BOARD TOSSED OUR CURRENT STRATEGIC PLAN OUT THE WINDOW. THIS IS A TEMPORARY PAUSE. FEAR NOT, WE'LL COME BACK TO IT.



What's on Hold

Organizing a successful move and securing ACHS's future must come first, right now. Unfortunately, that means pausing our projects, plans, and much of our in-person programming.

Echoes of Bravery: We will complete the two open grants we were awarded to gather oral histories and create educational totes featuring family members and veteran profiles. The book project will be shelved for at least one year, and possibly longer. Those who pre-purchased a book may either wait for fulfillment or have their contribution refunded.

Collections: We have set a moratorium on new artifacts entering the collection for the next year, possibly longer. It's irresponsible for us to process new items while managing the move, as they won't receive the treatment they deserve. We have created a file for pending donations – simply email a photo and description of the item to collections@anokacountyhistory.org, and we will contact you.

Programming: We love our programs as much as you do, but with the clock ticking, our focus must be on events that either draw large crowds or generate revenue for ACHS. Although presentations like the Rum Runners may need to remain quiet for a year, our digital storytelling will continue.

VOLUNTEER WORLD

Through all the changes on the horizon for the museum, one thing that won't change is the importance of YOU, our volunteers. Your presence not only helps expand what we are able to accomplish, you help spread local history beyond the boxes where the old stuff lives. Volunteers and members are the HEART of our community.

Over the course of the next year, and beyond, the help of volunteers will be crucial. Sometimes it means swooping in to save the day when we send out the bat signal for a project. Other times, it means letting us know how you are able to help.

Our mental load as staff is stretched to see what is directly in front of us from a factual and analytical standpoint. What skills and time do you have ready to add to the Operation Relocation cause? We're happy to hear your suggestions – we've never done this either!



So, what's tickling your fancy? As you ponder the grand adventure of moving to Ticknor, what dazzling talents are you ready to unleash upon us?

Spill the beans! Are you a green-thumbed guru ready to revamp our gardens this spring? Or perhaps a sponsorship sleuth who can help us snag some cash for our Murder Mystery shindig?

Here's to a new year!

Sara Given
Sara@AnokaCountyHistory.org
612-505-5373 (cell)

THANK YOU!

GENERAL DONATIONS

Vietnam Veterrans of America Chapter 470
Morning Break at Faith Lutheran Church
Catherine Bauer
James Buaer
Patricia Belousek
Kevin Blomer
Tom Broadbent
Jill Brown
Barb Case
Craig Caswell
Anoka Philolectian Society
Shirley Christenson
Mary Clark
Sandra Connor
Rebecca Desens
Gary Erickson
Steve Florman
Kristine Gernes
Roger Giroux
Eloise Graham
Joe Hendren
Avant Garden Bookstore
Audra Hilse
Kim Hogdal
Lotus Hubbard
Spencer Johnson
John Jost
Robert Kirchner
Melinda Kohrt
Anoka County Parks and Recreation
Gregory Lundeen
Janet Meyer
Carol Moen
Robyn Mmoxon
Genevieve Palumbo
Paul Pierce
Lynne Rickert
Jo Rohady
Sharron Sandberg
Mary Sell
Dawn Sieber
Tracie Stone
Kent & Mary Tabako
Barb Thurston
Catherine Vesley
Wes & Cheryl Volkenant
Rita Warpeha
Jeff Webb
Ed Wehling

New & Renewing Members

Karen Hand
Kevin Blomer
Shirley Christenson
Catherine Vesley
Cindy Ruschy
Mary Clark
Mike Newberger
Donald Marier
Northeast Bank
Jo Rohady
Sandra McFarland
Janet Meyer
Gwen & Rick Reiter
Craig Caswell
John Jost
Genevieve palumbo
Kristine Gernes
Kim Hogdal
Dorothy Peterson
Rox Ann Hazelton
Julie Engen
Julia Tollgaard
James Bauer
Dave Peterson
Genealogy Periodicals
Gregory Lundeen
Jane LaMusga
Rebecca Desens
Barb Thurston
Kent & Mary Tabako
Pta Carlson
Karen Jacobson

SUSTAINING MEMBERS

Northeast Bank
Philolectian Society
The Mad Hatter Tea Room
Elaine Alarcon-Totten
Benedictine Living Community Anoka
Barb Case
Mark Case
Lotus Hubbard
Veronica Johnson
Luanne Koskinen
Scott Nolan
John Ortiz
Matthew Pahl
Gwen & Rick Reiter
Lynne Rickert
Rachel Ridens
Skip Rither
Chad Roberts
Ron & Linda Rodgers
Bruce Van Sloun
Rita Warpeha

BUSINESS MEMBERS

Fifth Avenue Dental
Jill Brown PR, LLC

UPCOMING EVENTS

- **The Nurses of Vietnam** –
  Saturday, January 24, 2026, 2 p.m.- 4 p.m. at the Anoka County History Center
  Have you read "The Women" or "Sisterhood of War?" Join us for a discussion with author Kim Heikkila and commentary from the Vietnam nurses themselves. We will have an exceptional event prepared to address questions.
- **Women's Mental Health** –
  March 14, 2 p.m.- 4 p.m., location TBD
  Explore "The Woman They Could Not Silence" and "The Crusade for Forgotten Souls" to gain insight into life within state asylums – including our very own in the City of Anoka.
- **Murder Mystery Fundraiser**
  April 11, Bunker Hills Event Center

A CALL FOR BOARD MEMBERS



It's that time of year!

From now until March, we will accept applications for new board members to serve a three year term.

Check our website for the link or email rebecca@anokacountyhistory.org

OUR MISSION IS TO GATHER, PRESERVE AND SHARE THE STORIES OF ALL THE PEOPLE AND COMMUNITIES THAT ARE PART OF ANOKA COUNTY.

THE ANOKA COUNTY HISTORICAL SOCIETY IS AN INCLUSIVE ORGANIZATION ACCOUNTABLE FOR PRESENTING AND CELEBRATING BOTH THE TOLD AND UNTOLD STORIES OF ANOKA COUNTY. WE INVITE PEOPLE TO JOIN US ON THIS JOURNEY TO IGNITE CURIOSITY ABOUT THE PAST AND TO UNDERSTAND OUR SHARED EXPERIENCES.

FOR MORE INFORMATION

763-421-0600

ANOKACOUNTYHISTORY.ORG

2135 THIRD AVE N, ANOKA, MN 55303

Anoka County Historical Society
2135 Third Ave N
Anoka, MN 55303
AnokaCountyHistory.org

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COUNCIL MEMO

Agenda Item # 9.8

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/Approving a Purchase Agreement for the 4th Avenue and Johnson Street City Owned Development Site (2nd Reading)

Submitted By: Doug Borglund, Community Development Director

BACKGROUND INFORMATION

The City Council at its regular scheduled meeting on February 2, 2026 held the 1st reading and introduced an ordinance to approve a purchase agreement for the 4th Avenue and Johnson Street City owned development site. The City Council made no changes to the agreement and stated no concerns.

Property Overview and Development History:

The subject property consists of 2.58 acres located within the Transit-Oriented Development (TOD) area at 4th Avenue and Johnson Street, immediately north of the parking ramp. The site is currently leased by Met Council/Metro Transit and used as a parking lot serving the NorthStar Station and Commuter Rail. Should the City Council proceed with the proposed purchase agreement, the City will need to formally notify Met Council/Metro Transit of its intent to retake possession of the property.

Development Plans:

The City has been in discussions with MWF Properties regarding redevelopment of this site since 2020. MWF proposes construction of a 4-story, 131-unit market-rate apartment building on the 2.58-acre parcel. Conceptual site plans and building elevations have been provided as part of the development review materials.

Land Pricing:

The executed Letter of Intent (LOI) and the draft purchase agreement established a $1,000,000 purchase price for the raw land. MWF's offer history is as follows:

Year / Offer	Amount
2021–2022 Initial Offer	$713,700
January 2025 Offer	$805,000
Current Offer (LOI / PA)	$1,000,000

The City completed an appraisal of the property in March 2025, which determined a market value of $1,310,000.

Proposed Schedule:

- **February 2, 2026:** First Reading of the ordinance authorizing the sale
- **March 2, 2026:** Second Reading of the ordinance authorizing the sale

- **Real Estate Closing:** Date to be determined. Closing will occur within **30 business days** following satisfaction or waiver of contingencies outlined in Section 4 of the purchase agreement, unless otherwise mutually agreed upon by the Buyer and Seller.

FINANCIAL IMPACT

Sale of city real estate holdings equaling $1,000,000.00. The sale of the property is subject to closing costs.

REQUESTED COUNCIL ACTION

Hold the 2nd reading and approve the ordinance authorizing execution of a Purchase Agreement for the 4th Avenue and Johnson Street City-owned development site.

REQUIRED VOTE

A 4/5's vote of the City Council is required.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
ORDINANCE

ORD-2026-XXXX

AN ORDINANCE TO CONVEY REAL PROPERTY

TO MWF PROPERTIES LLC, D/B/A VELAIR DEVELOPMENT COMPANY

WHEREAS, the City of Anoka owns real property ("Property") identified in the Purchase Agreement, a copy of which is attached hereto as Exhibit A; and

WHEREAS, MWF Properties, LLC d/b/a Velair Development Company proposes to purchase the Property; and

WHEREAS, the Council has determined in accordance with Section 13.05 of the City Charter that it would be in the best interest of the City of Anoka to sell the Property to MWF Properties, LLC d/b/a Velair Development Company pursuant to the terms of the attached Purchase Agreement.

NOW, THEREFORE, the Council of the City of Anoka, Minnesota, ordains:

1. The City Council hereby approves the sale of said real property pursuant to the attached Purchase Agreement.

2. The City Council authorizes and directs the Mayor and City Clerk to execute a deed and all of the documents necessary to complete the sale.

3. This ordinance shall be in full force and effect seven (7) days after publication.

Adopted by the Anoka City Council this 2nd day of March, 2026

ATTEST:

Introduced: _____
Adopted: _____
Published: _____
Effective: _____

_____
Erik Skogquist, Mayor

_____
Amy Oehlers, City Clerk

	Aye	Nay	Abstain	Absent
Skogquist				
Campbell				
Rostad				
Scott				
Weaver				

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into by and between, the City of Anoka, a municipal corporation, 2015 First Avenue North, Anoka, Minnesota 55303 (hereinafter, "**Seller"**), and MWF Properties, LLC a Minnesota limited liability company, d/b/a Velair Development Company, 7645 Lyndale Avenue South, Minneapolis, Minnesota 55423 (hereinafter, "**Buyer"**), and is effective as of the date of the last signature of the parties (the **"Effective Date"**).

In consideration of the covenants and agreements contained herein, the parties agree as follows:

1. PREMISES. Subject to compliance with the terms and conditions of this Agreement, Seller shall sell to Buyer and Buyer shall purchase from Seller, approximately 2.55 acres of real property located in the city of Anoka, County of Anoka, State of Minnesota, identified as Anoka County Parcel ID #06-31-24-23-0074 and legally described as Lot 1, Block 2 GRANT PROPERTIES; EX RD; SUBJ TO EASE OF REC, together with all easements, tenements, hereditaments, and appurtenances belonging thereto (collectively, the**"Property"**).

2. PURCHASE OF LOT WITH BUILDING OR VACANT LOT. (Check paragraph that pertains.)

_____ A. Buyer is purchasing the lot with an existing building.
__X__ B. Buyer is purchasing a vacant lot.

3. PURCHASE PRICE. The purchase price for the Property shall be One Million and 00/100 Dollars ($1,000,000.00) (the "**Purchase Price"**), which Buyer shall pay upon the following terms:

a. Earnest money of Twenty-Five Thousand and no/100 Dollars ($25,000.00) to be deposited within five (5) days with First American Title Insurance Company, 6900 Wedgwood Road North, Suite 170, Maple Grove, MN 55311 (**"Title Company"**), in an interest bearing account and in accordance with the terms of this Agreement, with said Earnest Money and accrued interest being credited against the Purchase Price on the Date of Closing, as that term is hereinafter defined. Said Earnest Money and accrued interest shall hereinafter collectively be referred to as the **"Earnest Money"**.

b. The Earnest Money shall be fully refundable to Buyer until the Contingency Date, as that term is hereinafter defined, at which time it becomes non-refundable, but applicable to the Purchase Price. After the Contingency Date, the Earnest Money becomes non-refundable (except in the event of Seller default or as otherwise specified within this Agreement) but applicable to the Purchase Price. The full amount of the Earnest Money is refundable in the event of Seller's default at any time prior to the Date of Closing. If Buyer completes its due diligence, elects to go forward and fails to close this transaction by the Date of Closing, all of the Earnest Money is non-refundable except for situations of Seller default, condemnation, title corrections, damage to or destruction of the Property.

c. The balance of the Purchase Price shall be paid by wire transfer, certified check or cashier's check on the Date of Closing, as that term is hereinafter defined.

4. CONTINGENCIES. Seller's obligations to sell, and Buyer's obligations to buy, under the terms and conditions of this Agreement, are contingent upon the following:

(a) Within fourteen (14) business days of the Effective Date, Seller shall deliver to Buyer such of the following (collectively, the **"Property Documents"**) as are currently in Seller's possession: land surveys, soil tests, environmental reports, existing leases, and inspection reports. Buyer may, at Buyer's sole cost and expense, obtain an updated or new survey of the Property.

(b) Seller shall permit Buyer, at Buyer's sole expense, to enter the Property to conduct investigations, inspections and testing of the Property as set forth in Section 10 of this Agreement.

(c) Buyer, on or before the Contingency Date, shall be satisfied with all zoning, land use, signage, watershed, environmental and other governmental approvals and permits Buyer shall deem necessary to use the Property in the manner contemplated by Buyer.

(d) Buyer, on or before the Contingency Date, shall have received, reviewed and determined that it is satisfied with the matters disclosed by any surveys of the Property deemed necessary for examination by Buyer in its sole discretion.

(e) All of Seller's representations and warranties contained in this Agreement are true, accurate and correct as of the Date of Closing.

(f) Buyer and Seller, on or before the Contingency Date, entering into a Development Agreement in form and substance mutually acceptable to Seller and Buyer for the development of the Property by Buyer which will provide that the Buyer will construct a residential community in substantial conformance with the development plat, site plan and building elevations approved by Seller, and that, subject to the terms and conditions of the Development Agreement in the event of Buyer's material noncompliance with the terms and conditions of the Development Agreement, Seller shall have the right to repurchase the Property at a purchase price of no less than the greater of (i) the fair market value of the Property (including all site improvements and structures erected on the Property) or (ii) the Purchase Price.

(g) Seller's approval of Buyer's preliminary and final plat.

(h) The Anoka City Council approving of the sale of the Property.

(i) Buyer shall have received the proceeds of financing necessary and sufficient, in Purchaser's sole discretion, to complete the purchase of the Property and to implement Buyer's planned uses of the Property, under terms acceptable to Buyer in its sole discretion.

In the event any of the above contingencies have not been satisfied or waived by the party benefitted by said contingency on or before the Date of Closing, this Agreement shall be voidable at the option of said benefitted party and, upon such termination, all Earnest Money shall be immediately refunded to Buyer.

5. DEED/MARKETABLE TITLE. Upon performance by Buyer, Seller shall execute and deliver a Limited Warranty Deed conveying marketable title, subject to:

(a) Building and zoning laws, ordinances, state and federal regulations;

(b) Restrictions relating to use or improvement of the Property withouteffective forfeiture provisions;

(c) Reservation of any mineral rights by the State of Minnesota;

(d) Utility and drainage easements which may be shown on any proposed plat of the Property;

(e) Other matters disclosed by the Title Commitment and not objected to by Buyer.

6. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS. Real estate taxes due and payable in and for the year of closing shall be prorated between Seller and Buyer on a calendar year basis to the actual Date of Closing.

Seller shall pay on the Date of Closing all special assessments for street, storm sewer, sanitary sewer, water main and water area charges and sewer area charges and any and all other special assessments against the Property levied and pending as of the Date of Closing.

Buyer shall pay real estate taxes due and payable in the year following closing and thereafter and any special assessments levied and payable after the Date of Closing. Seller makes no representation concerning the amount of future real estate taxes or of future special assessments.

7. SELLER'S REPRESENTATIONS AND WARRANTIES. As an inducement to Buyer to enter into this Agreement, and as part of the consideration therefore, Seller represents and warrants to and covenants with Buyer that:

(a) Seller has Marketable Fee Simple Interest to the Property.

(b) Each of the persons executing this Agreement on behalf of Seller does hereby represent and warrant that the execution and delivery of this Agreement by Seller will not constitute a default under any indenture, agreement, contract, mortgage or other instrument to which Seller is a party.

(c) Seller has the right, power and authority to enter into this Agreement, and this Agreement and the transactions contemplated by this Agreement have been authorized and approved by Seller, and this Agreement constitutes the valid and binding obligation of Seller and is enforceable against Seller in accordance with its terms.

(d) Seller has received no notice of any violation of any zoning, building, health and safety, fire safety and environmental codes and laws from the City of Anoka, or other local authority.

(e) Seller has received no notice of a violation of any statutes, ordinances, regulations, judicial decrees or orders, or the pendency of any lawsuits, administrative or arbitration hearings or governmental investigations or proceedings affecting the Property.

(f) There is no "individual sewage treatment system" (within the meaning of Minn. Stat. § 115.55) on or serving the Property.

(g) Seller knows of no wells on the Property and hereby makes the disclosure pursuant to Minn. Stat. § 103I.235 (1). At the time of Closing, Seller will deliver any required well certificate pursuant to Minn. Stat. § 103I.235 (1) and if no such wellcertificate is required, shall include on the Deed the statement "the Seller certifies that the Seller does not know of any wells on the described real property."

(h) For purposes of satisfying the requirements of Minn. Stat. § 152.0275, to Seller's knowledge, methamphetamine production has not occurred on the Property.

(i) Seller is not a "foreign person", "foreign partnership", "foreign trust", or "foreign estate" as defined in Section 1445 of the Internal Revenue Code.

(j) The sale of the Property is not subject to any withholding requirements imposed by the Internal Revenue Code, including, without limitation, Section 1445(F)(3).

(k) The Property has access to municipal water, sewer and electric in the area.

(l) There are no management, maintenance or service contracts, leases, licenses, purchase agreements, purchase options, rights of first refusal, or other unrecorded agreements affecting the Property that will survive closing. Seller agrees not to enter into any new, or modify any existing, written or oral service contracts, leases, licenses or other recorded or unrecorded agreements affecting the Property hereafter without Buyer's prior written consent which may be withheld in Buyer's reasonable discretion.

The representations and warranties set forth in this Section 7 shall be continuing and shall be true and correct on and as of the closing date with the same force and effect as if made at that time and all such representations, warranties and covenants shall survive closing for a period of six (6) months. Seller agrees to indemnify and hold Buyer harmless from and against and to reimburse Buyer with respect to any and all claims, demands, causes of action, loss, damage, liabilities, and costs (including attorney's fees and court costs) asserted against or incurred by Buyer by reason of or arising out of the breach of any representation, warranty or covenant as set forth in this Section 7 for a period of twelve (12) months after closing.

8. REPRESENTATIONS AND WARRANTIES REGARDING ENVIORNMENTAL LAWS. The Seller represents and warrants:

(a) That to the best of Seller's knowledge, neither the Seller nor any prior owner of the Property used the Property in violation of currently applicable Federal, State or local environmental laws.

(b) That Seller has not received any notice from a governmental agency for violation of environmental laws.

(c) That if notice of violation of any environmental laws is received from a governmental agency by Seller prior to the Date of Closing, Seller shall immediately notify Buyer.

(d) That to the best of Seller's knowledge, the Property is free from any hazardous substances.

(e) That Seller has not taken part in the release of any hazardous substance on the Property.

(f) That Seller has no knowledge of any violations, claims, administrative proceedings or lawsuits relating to hazardous substances on the Property.

(g) That the Property is not subject to any so-called "super liens" due to hazardous waste clean-up and that Seller will keep the Property free from such liens prior to the Date of Closing.

(h) That the Buyer shall have necessary right of access to and right of inspection of the property prior to closing for the purpose of determining compliance with the representations and warranties set forth in this Section 8, including the right to conduct a Phase I and/or Phase II environmental audit of the Property in Buyer's discretion and at Buyer's expense. Seller shall provide Buyer with a copy of any Phase I and Phase II environmental audit report in Seller's possession.

(i) That the representations and warranties contained in this Section 8 shall survive the delivery of the deed.

9. AS IS; ALL FAULTS. Subject to Seller's representations, warranties and covenants set forth in this Agreement and in the closing documents, and subject to Buyer's rights to terminate as set forth in this Agreement, Buyer agrees to accept the condition of the Property, including specifically without limitation, the environmental and geological condition of the Property, in an "AS-IS" and with "ALL FAULTS" condition. Buyer's acceptance of title to the Property shall represent Buyer's acknowledgment and agreement that, except as expressly set forth in this Agreement or the closing documents: (i) Seller has not made any written or oral representation or warranty of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose); (ii) Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property; (iii) Buyer has had an adequate opportunity to

inspect the condition of the Property, including without limitation, any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and (iv) the condition of the Property is fit for Buyer's intended use.

10. PERMITTED ACCESS AND INSPECTION. Buyer's performance of this Agreement is expressly conditioned upon Buyer's inspection and approval of the Property, which inspection shall be made within one hundred eighty (180) days after the "Effective Date" (such period being referred to herein as the **"Contingency Date"**). During the term of the Contingency Date, Buyer and its authorized representatives shall be permitted access to the Property at reasonable times for the purposes of inspection and studies, and such soil borings and environmental assessment as are deemed necessary by Buyer, all at Buyer's expense. Buyer agrees to indemnify and defend Seller from, and to hold Seller harmless against, any and all claims, causes of action or expenses, including attorney's fee, relating to or arising from Buyer's presence on the Property prior to the Date of Closing. Buyer agrees to repair any damage to the Property caused by such inspections and to return the Property to substantially the same condition as existed prior to Buyer's inspection. Buyer shall have the right, for any reason or no reason, in Buyer's sole discretion, to terminate this Agreement prior to expiration of the Contingency Date. Should Buyer elect to terminate this Agreement, as provided in the preceding sentence, Buyer shall notify Seller of the same in writing prior to expiration of the Contingency Date, and this Agreement shall be null and void and all Earnest Money shall be refunded to Buyer within five (5) business days of such notice. Failure of the Buyer to provide this written notice within the prescribed time shall be a waiver of this condition and Buyer's right to terminate under this Section 10.

Buyer shall have the option to extend the Contingency Date by up to three (3) ninety (90) day periods by notifying Seller in writing, before expiration of the initial Contingency Date, if Buyer intends to implement the first extension, and before the expiration of the adjusted Contingency Date if Buyer intends to implement the second extension. Each such extension shall be referred to herein as a **"Contingency Extension"**. Prior to implementing each Contingency Extension, Buyer shall deposit an additional Ten Thousand and 00/100 Dollars ($10,000.00) into the Earnest Money account with the Title Company ("Extension Fee"). Unless otherwise specified in this Agreement, each Extension Fee shall be non-refundable but credited against the Purchase Price.

11. BUYER'S REPRESENTATIONS AND WARRANTIES. Buyer hereby represents and warrants to Seller, which representation and warranty shall survive the Closing, that the individuals executing this Agreement on behalf of Buyer have the legal authority and the legal capacity to execute this Agreement on behalf of Buyer and to bind Buyer and that Buyer has the full and complete authority to enter into this Agreement and to purchase the Property.

12. BROKERAGE. Buyer and Seller are responsible for their respective real estate commissions, if any. Buyer and Seller hereby indemnify each other and agree to hold each other harmless from any and all claims for real estate agent's or broker's commissions arising from the actions of the indemnitor. This provision shall survive Closing and any termination of this Agreement.

13. POSSESSION. Seller shall deliver possession of the Property not later than the Date of Closing.

14. EXAMINATION OF TITLE. Title examination will be conducted as follows:

A. Seller's Title Evidence. Buyer shall obtain at its cost, and pay the insurance premiums for, a commitment ("Title Commitment") for an ALTA form Owner's Policy of Title Insurance, certified to date to include proper searches covering bankruptcies, State and Federal judgmentsand liens, insuring title to the Property deleting standard exceptions and including affirmative insurance regarding zoning, contiguity, appurtenant easements and such other matters as may be identified by Buyer, in the amount of the Purchase Price issued by a title insurance company acceptable to Buyer, subject only to the Permitted Encumbrances.

B. Buyer's Objections. Buyer shall have until the Contingency Date for examination of title and making any objections, which shall be made in writing or deemed waived.

15. TITLE CORRECTIONS AND REMEDIES. Seller shall have thirty (30) days from receipt of Buyer's written title objections to make title marketable. Upon receipt of Buyer's title objections, Seller shall, within ten (10) business days, notify Buyer of Seller's intention as to making the title marketable within the thirty (30) day period. Liens or encumbrances for liquidated amounts which can be released by payment or escrow from proceeds of closing shall not delay the closing. Cure of the defects by Seller shall be reasonable, diligent, prompt, and paid by Seller. Pending correction of title, all payments required herein and the closing shall be postponed.

A. If notice is given and Seller informs Buyer that it will not make title marketable, or if Seller proceeds to make title marketable but the thirty (30) day period expires without title being made marketable, Buyer may seek, as permitted by law, any one of the following:

(1) Proceed to closing waiving the objections to title; or

(2) Rescission of this Agreement by notice as provided herein, in which case this Agreement shall be null and void, neither party shall be liable for damages hereunder to the other, and the Earnest Money and exercised Extension Fees shall be refunded to Buyer.

(3) Withhold from the Purchase Price an amount which, in the reasonable judgment of the Title Company, is sufficient to ensure correction of the title objections. Any amount so withheld from the Purchase Price will be placed in escrow with the Title Company, pending such correction. If Seller does not correct the title objections within thirty (30) days after such escrow is established, Buyer may then correct such title objections and charge the costs against the escrowed amount. The parties agree to execute and deliver such documents as may be reasonably required by the Title Company, and Seller agrees to pay the charges of the Title Company to create and administer the escrow.

B. If notice is given and Seller makes title marketable, then upon presentation to Buyer and proposed lender of documentation establishing that title has been made marketable, and if not objected to in the same time and manner as the original title objections, the closing shall take place within ten (10) business days or on the scheduled closing date, whichever is later.

C. If title is marketable, or is made marketable as provided herein, and Buyer defaults in any of the agreements herein beyond applicable notice and cure periods, Seller may cancel this Agreement as provided by statute and retain all Earnest Money and exercised Extension Fees asliquidated damages.

D. If title is marketable, or is made marketable as provided herein, and Seller defaults in any of the agreements herein beyond applicable notice and cure periods, Buyer may cancel this Agreement as provided by statute, with all Earnest Money and exercised Extension Fees refunded to Buyer.

TIME IS OF THE ESSENCE FOR ALL PROVISIONS OF THIS CONTRACT.

16. **CONDEMNATION.** If, prior to the closing, the Property shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, Buyer, at its sole discretion, shall have the right to terminate this Agreement upon written notice to Seller without liability on its part by so notifying Seller and the Earnest Money and exercised Extension Fees shall be refunded to Buyer. If Buyer does not exercise its right of termination, (i) anyand all proceeds arising out of any such eminent domain or taking shall be held in trust bySeller for the benefit of Buyer and paid to Buyer at closing; and (ii) the "Property" shall thereafter be defined to mean the Property less the portion taken by eminent domain or condemnation. In no event shall the Purchase Price be increased by the amount of any suchproceeds.

17. **CASUALTY.** If, prior to the closing, the Property is damaged or destroyed, Buyer, at its sole discretion, shall have the right to terminate this Agreement upon written notice to Seller without liability on its part by so notifying Seller and the Earnest Money and exercised Extension Fees shall be refunded to Buyer.

18. **CLOSING**. Subject to the fulfillment or waiver of the conditions hereof, and provided that all of the covenants, representations and warranties of the parties are true and correct on the Date of Closing as though made on such date, the closing of the purchase and sale shall take place within thirty (30) business days of satisfaction or waiver of the contingencies set forth in Section 4 above, or on such other date as Seller and Buyer may mutually determine (the **"Date of Closing"**) at the offices of the Title Company or at such other place as Seller and Buyer may mutually determine.

19. **SELLERS OBLIGATION AT CLOSING.** At or prior to the Date of Closing, Seller shall:

A. Deliver to Buyer, Seller's duly recordable Limited Warranty Deed (the **"Deed"**) to the Property (in a form reasonably satisfactory to Buyer) conveying to Buyer Marketable Fee Simple Title to the Property and all rights appurtenant thereto, subject only to thePermitted Exceptions.

B. Deliver to Buyer, Title Company's standard affidavit of Seller, confirming that Seller is not a "foreign corporation" within the meaning of Section 1445 of the Internal Revenue Code.

C. Deliver to Buyer, Title Company's standard affidavit of Seller, in form and content sufficient to allow Title Company to delete the standard exceptions contained in Buyer's Owners Title Insurance Policy relative to (i) parties in possession, (ii) liens for labor, materials, or services, (iii) unrecorded easements or other instruments and (iv) the gap between date of title commitment and the recording date of the Deed.

D. Deliver to Buyer, a certificate confirming that the representations and warranties set forth in Section 7 of this Agreement are true and correct as of the Date of Closing as though made as of such date.

E. Deliver to Buyer, such other documents as may be reasonably required by this Agreement (including, without limitation, authorizing resolutions of Seller), all in a form reasonably satisfactory to Buyer, Seller and Title Company.

20. PAYMENT OF CLOSING COSTS. Seller shall pay for transfer taxes and State deed taxes. Buyer shall pay for recording costs. Closing fees shall be split evenly between the parties. Each party will pay all other closing costs which are normally allocated of Buyers and Sellers in a real estate transaction.

21. ASSIGNMENT. This Agreement, and rights hereunder, may be sold, assigned or transferred at any time by Buyer to Buyer's parent, affiliates or subsidiaries, any party that merges or consolidates with Buyer or its parent, or any entity which acquires substantially all of the assets of Buyer, without the consent of Seller. As to other parties, this Agreement may not be sold, assigned, or transferred without the prior written consent of Seller, with such consent not to be unreasonably withheld or delayed. For purposes of this paragraph, a "parent," "affiliate" or "subsidiary" means an entity which directly or indirectly controls, is controlled by or under common control with Buyer. In the event of a sale, assignment or transfer to a parent, affiliate or subsidiary, Buyer shall remain liable for the full performance of Buyer's obligations hereunder unless Seller expressly releases Buyer from such liability in writing.

22. ESCROW. Title Company, as Escrow Agent, is authorized and agrees by acceptance thereof to promptly deposit the Earnest Money and exercised Extension Fees as provided herein and to hold same in escrow and to disburse the same in accordance with the terms and conditions of this Agreement. Thesole duties of Escrow Agent regarding the Earnest Money and exercised Extension Fees shall be those described herein,and Escrow Agent shall be under no obligation to determine whether the other parties heretoare complying with any requirements of law or the terms and conditions of any other agreements among said parties. Escrow Agent may conclusively rely upon and shall be protected in acting upon any written notice, consent, order or other document believed by itto be genuine and to have been signed or presented by the proper party or parties to this Agreement. Escrow Agent shall have no duty or liability to verify any such written notice,consent, order or other document, and its sole responsibility shall be to act as expressly setforth in this Agreement. Escrow Agent shall be under no obligation to institute or defend any action, suit or proceeding in connection with this Agreement. If Buyer and Seller executeany separate

escrow instructions or an escrow agreement with Escrow Agent, then in the event of a conflict between the terms of such escrow instructions or escrow agreement andthe terms of this Agreement, the terms of this Agreement shall control.

23. **NO WAIVERS**. The waiver by either party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained. Buyer, in its sole discretion may waive any right conferred upon Buyer by this Agreement; provided that such waiver shall only be made by Buyer giving Seller written notice specifically describing the right waived.

24. **REMEDIES.**

A. In the event that Seller shall fail to consummate this Agreement for any reason, except Buyer's default or a termination of this Agreement by Buyer or Seller pursuant to a right to do so under the provisions hereof and Seller shall fail to cure such default within ten (10) business days after written notice of such default, Buyer, as its sole and exclusive remedy, may (i) terminate this Agreement by notifying Seller thereof and receive the Earnest Money and exercised Extension Fees or (ii) apply for and receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement.

B. In the event that Buyer should fail to consummate this Agreement for any reason, except Seller's default or the termination of this Agreement by Buyer or Seller pursuant to a right to do so under the terms and provisions hereof and Buyer shall fail to cure such default within ten (10) business days after written notice of such default, then Seller, as its sole and exclusive remedy, may terminate this Agreement by notifying Buyer thereof and receive the Earnest Money and exercised Extension Fees as liquidated damages. The parties agree that Seller will suffer damages in the event of Buyer's default on its obligations. Although the amount of such damages is difficult or impossible to determine, the parties agree that the amount of the Earnest Money and exercised Extension Fees is a reasonable estimate of Seller's loss in the event of Buyer's default. Thus, Seller shall accept and retain the Earnest Money and exercised Extension Fees as liquidated damages but not as a penalty, suchliquidated damages shall constitute Seller's sole and exclusive remedy. In the event Seller is entitled to the Earnest Money and exercised Extension Fees as liquidated damages, the Earnest Money and exercised Extension Fees shall be immediately paid to Seller by the Title Company upon receipt of written notice from Seller that Buyer has defaulted under this Agreement, and Buyer agreesto take all such actions and execute and deliver all such documents necessary or appropriate to effect such payment.

C. Seller and Buyer acknowledge that they have read and understand the provisions of the foregoing liquidated damages provision and by their signatures on this Agreement agree to be bound by its terms.

25. **NOTICES.** All notices required herein shall be in writing and delivered by email, personally, or bynational courier (UPS or FedEx) via overnight delivery, or mailed via certified mail, returnreceipt requested, to the address as shown at paragraph 1 above and, if mailed, are effectiveas of the date of receipt. Any party, by notice given as aforesaid, may change the address towhich subsequent notices are to be sent to such party.

26. **MINNESOTA LAW.** This contract shall be governed by the laws of the State of Minnesota.

27. **SUCCESSORS OR ASSIGNS.** The terms, conditions, covenants, and agreements of this Agreement extend to and are binding upon Seller, Buyer, and their respective heirs, administrators, executors, legal representatives and permitted successors, subtenants, and assigns, if any, and upon any person or entity coming into ownership or possession of any interest in the Property by operation of law or otherwise. Provided, however, any such assignment of this Agreement by Buyer must be in accordance with Section 21 above.

28. **FULL AGREEMENT**. The Parties acknowledge that this Agreement represents the full and complete agreement of the Parties relating to the purchase and sale of the Property and all matters related to the purchase and sale of the Property. This Agreement supersedes and replaces any prior agreements, either oral or written, and any amendments or modifications to this Agreement must be in writing and executed by both Parties to be effective.

29. **COUNTERPARTS.** This Agreement and any amendments to this Agreement may be executed in counterparts, each of which shall be fully effective and all of which together shall constitute one and the same instrument.

30. **NO JOINT VENTURE, PARTNERSHIP.** Seller and Buyer, by entering into this Agreement and consummating the transactions contemplated hereby, shall not be considered joint venturers or partners. Buyer shall indemnify and defend Seller from any and all loss, liability, claim or damage resulting from Seller being deemed a joint venturer or partner of Buyer. Seller shall indemnify and defend Buyer from any and all loss, liability, claim or damage resulting from Buyer being deemed a joint venturer or partner of Seller.

31. **SEVERABILITY.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

32. **BUSINESS DAYS.** In the event that any deadline or performance date set forth in this Agreement falls on a Saturday, Sunday or date that banks are closed for a banking holiday, such deadline or performance date shall be deemed to be postponed to the next business day thereafter.

33. ATTORNEYS' FEES AND JURY WAIVER. If either Party shall be required to employ an attorney to enforce or defend the rights of such Party hereunder, the prevailing Party shall be entitled to recover reasonable attorneys' fees. EACH PARTY HERETO WAIVES TRIAL BY JURY IN ANY ACTION, PROCEEDING, CLAIM OR COUNTERCLAIM BROUGHT BY ANY PARTY IN CONNECTION WITH ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS CONTRACT, THE RELATIONSHIP OF BUYER AND SELLER HEREUNDER OR THE PROPERTY.

By the signatures below, both the Buyer and Seller agree to the above terms.

SELLER:
CITY OF ANOKA

Date:_____ By: _____
Erik Skogquist, Mayor

Date:_____ By: _____
Amy Oehlers, City Clerk

BUYER:
MWF PROPERTIES, LLC

Date:_____ By: _____

Its: _____

10/13/2025

City of Anoka
c/o Doug Borglund
2015 First Avenue North
Anoka, MN 55303

RE: Proposal to Purchase Property at the SE corner of Johnson Street and 4th Ave, Anoka

Mr. Borglund,

I am pleased to submit the following proposal for the purchase of land at the address stated above. The following represents the basic terms and conditions of the proposal:

Buyer: MWF Properties, LLC or its assigns.

Seller: City of Anoka

Property: Approximately 2.55 acres of land identified as Anoka County Parcel ID #06-31-24-23-0074 to be further defined by legal description in a Purchase Agreement to be prepared after acceptance of this proposal.

Purchase Price: One Million Dollars ($1,000,000.00).

Closing: Within thirty (30) calendar days after the Contingency Date and waiver of all contingencies.

Earnest Money: $25,000 to be credited against the Purchase Price. Earnest Money will be deposited in an interest-bearing trust account with First American Title Insurance Company.

Escrow Terms: The Earnest Money ("Initial Earnest Money") is fully refundable to Buyer until The Contingency Date at which time it becomes non-refundable, but applicable to the purchase price. After the Contingency Date, the Earnest Money becomes non-refundable (except in the event of Seller default) but applicable to the purchase price. The full amount of the Earnest Money and accrued interested is refundable in the event of Seller default at any time prior to closing. If Buyer completes its due diligence, elects to go forward and fails to close this transaction by the Closing date, all of the Earnest Money is non-refundable except for situations of default, condemnation, title corrections, damage to or destruction of the property.

Seller's Documentation: Within fourteen (14) days after the effective date of a purchase agreement, Seller shall provide to Buyer all property information in Seller's possession, including land surveys, soils tests, environmental reports, existing leases, and inspection reports.

Due Diligence Period & Contingencies: Buyer will have until 180 days following the Effective Date of the Purchase Agreement (the "Contingency Date") to complete its due diligence and satisfy the following additional contingencies:

1. Environmental
2. Soils
3. Survey
4. Title

5. Governmental Approvals
6. Necessary Financial Approvals

Seller agrees to cooperate fully with Buyer in obtaining any necessary governmental approvals for the Property prior to the Contingency Date. Additionally, Seller shall allow Buyer access to the Property to complete all necessary inspections and due diligence.

Extension Options: Buyer shall have the option to extend the Contingency Date by up to three, 90-day periods. Buyer shall notify Seller in writing before the Initial Contingency Date if it intends to implement the first extension, and before the adjusted Contingency Date if it intends to implement the second extension. Upon implementing each Contingency Extension, Buyer shall deposit an additional Ten Thousand Dollars ($10,000) into the Earnest Money account with First American Title. Those funds shall be non-refundable but credited against the Purchase Price at closing.

Purchase Agreement: Buyer will prepare, at its expense, a Purchase Agreement to be reviewed, negotiated in good faith and executed by Buyer and Seller.

Closing Costs: Buyer will pay for a title insurance commitment and Buyer will pay the insurance premium. Seller will pay for transfer taxes and state deed taxes. Buyer to pay recording costs. Closing fees to be spilt 50/50. Property taxes and Assessments to be paid current and prorated as of the date of closing. All other items to be determined and negotiated, but generally based upon custom and practice.

Real Estate Commission: Buyer is not represented in this transaction by a broker or other commission-based professional. Seller to pay all sales commissions, if any, associated with this transaction.

Acceptance: This purchase agreement term sheet is open for acceptance until the close of business October 31st, 2025. Upon acceptance of this proposal, and until such time as a Purchase Agreement is executed by and between Buyer and Seller, Seller will not solicit, make, accept, negotiate, or otherwise pursue any offers for the sale or purchase of the property.

If the above basic terms and conditions are acceptable, please indicate by signing below and returning one (1) original to our attention. We will then proceed towards finalizing a Purchase Agreement. Should you have any questions, please do not hesitate to call. We look forward to working with you.

Sincerely,
MWF Properties, LLC
Chris Stokka

Acknowledged and Agreed:

By: _____

Date: Oct. 20, 2025

4th Avenue and Johnson Street Location Map



Parcel Information: Approx. Acres:

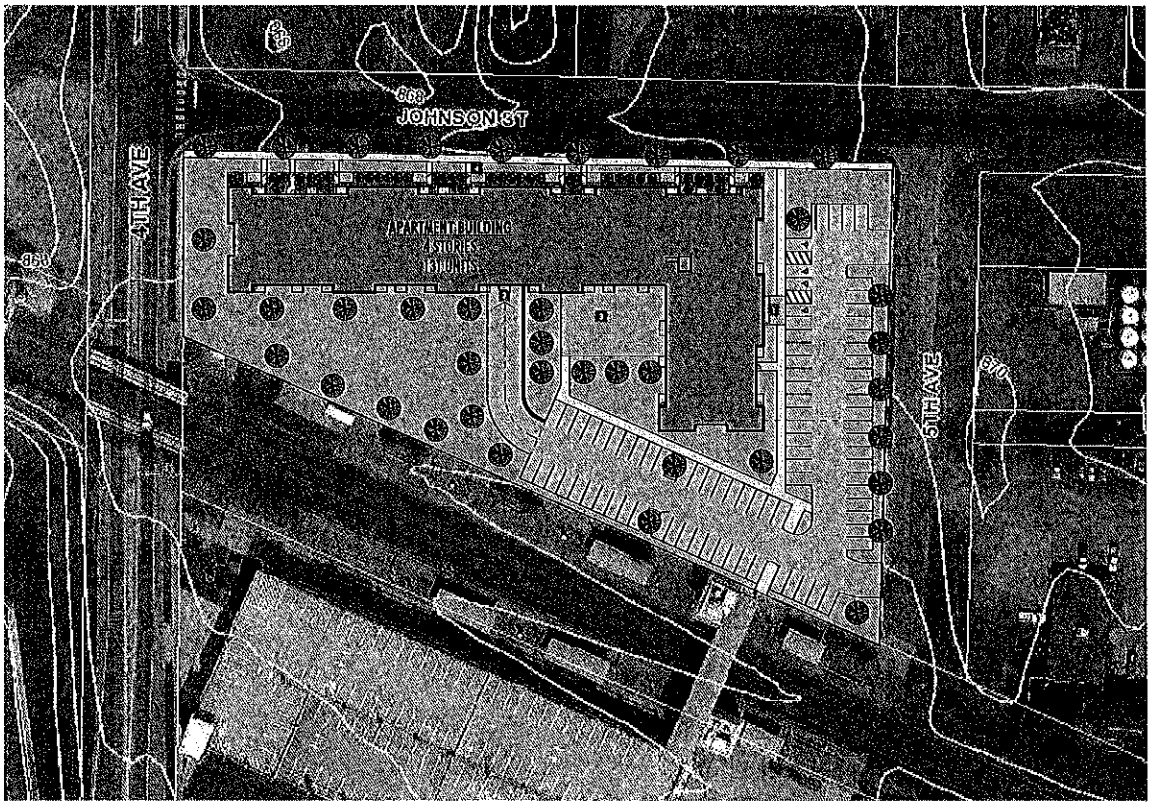
Commissioner:

Plat:

Owner Information:

Anoka County GIS	1:2,400	Date: 12/9/2020

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



SITE PLAN KEY

1. BUILDING ENTRANCE
2. GARAGE ENTRANCE
3. OUTDOOR PATIO
4. WALK-UP UNITS

① SD Site Plan
1/64" = 1'-0"

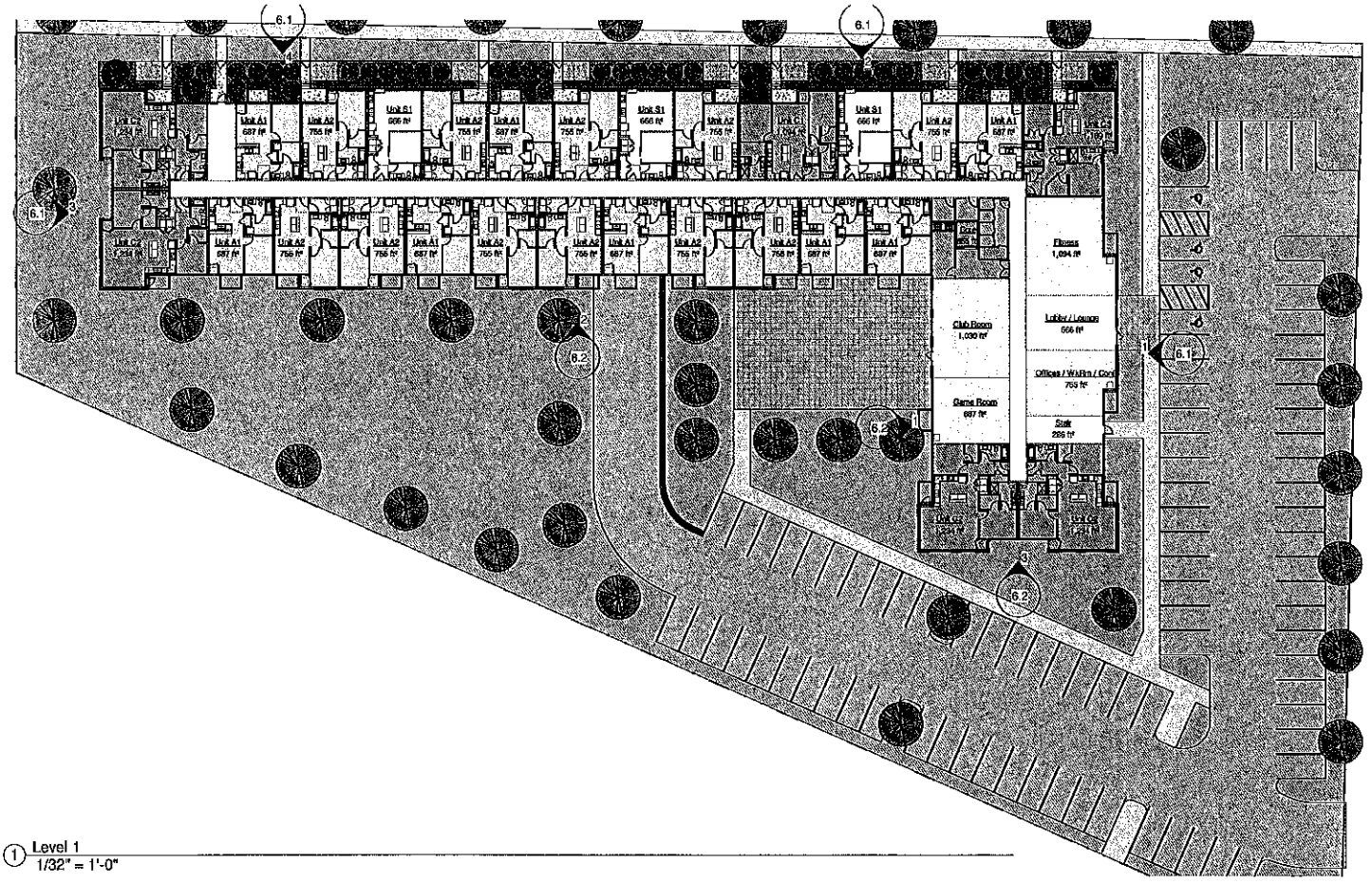
0 64' 128'

N

kaas wilson architects

SITE PLAN

ANOKA APARTMENTS - 2718 4TH AVE

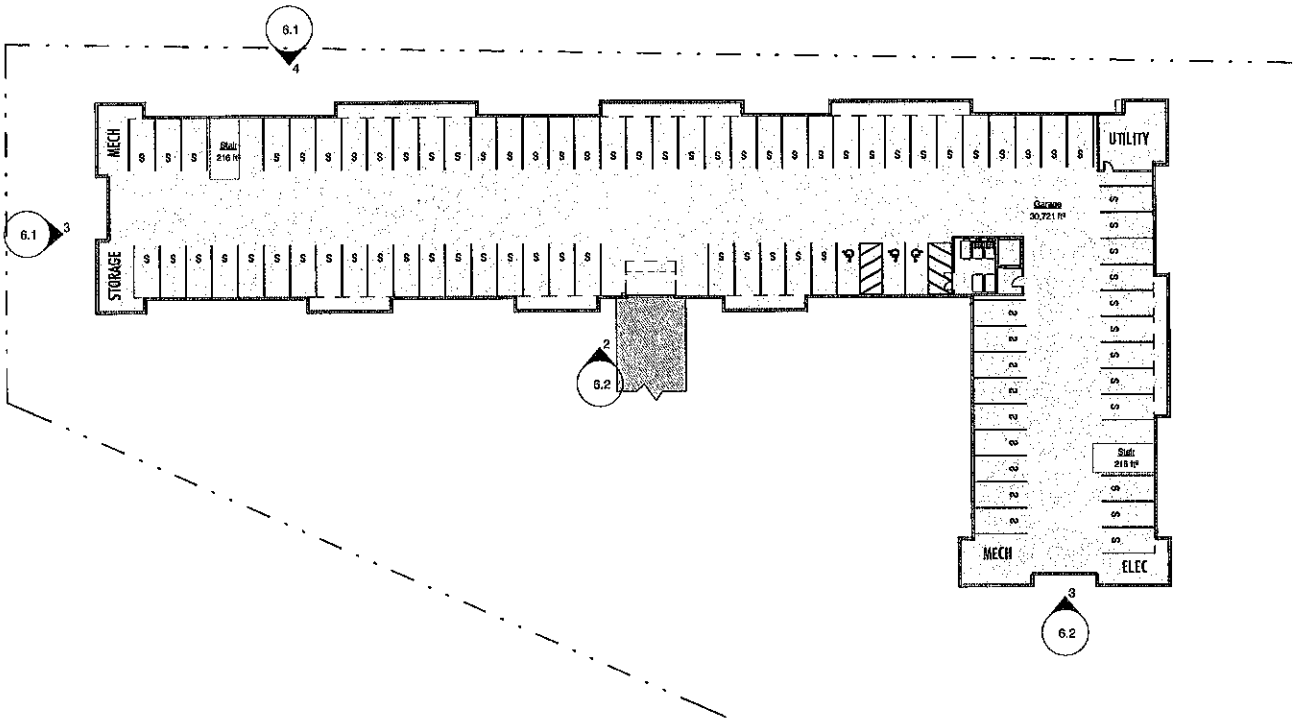


1 Level 1
1/32" = 1'-0"

kaas wilson architects

FLOOR PLANS - LEVEL 1

ANOKA APARTMENTS - 2718 4TH AVE

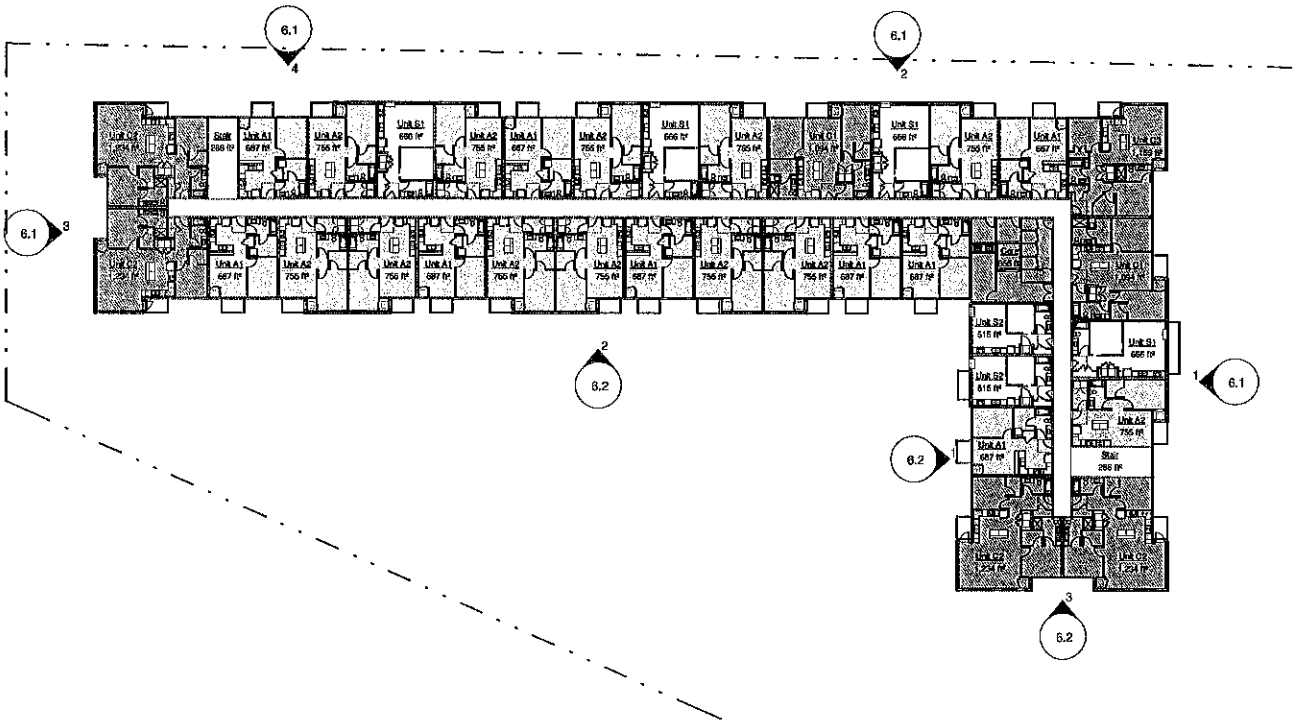


1 Level -1
1/32" = 1'-0"

kaas wilson architects

FLOOR PLANS - LEVEL -1

ANOKA APARTMENTS - 2718 4TH AVE

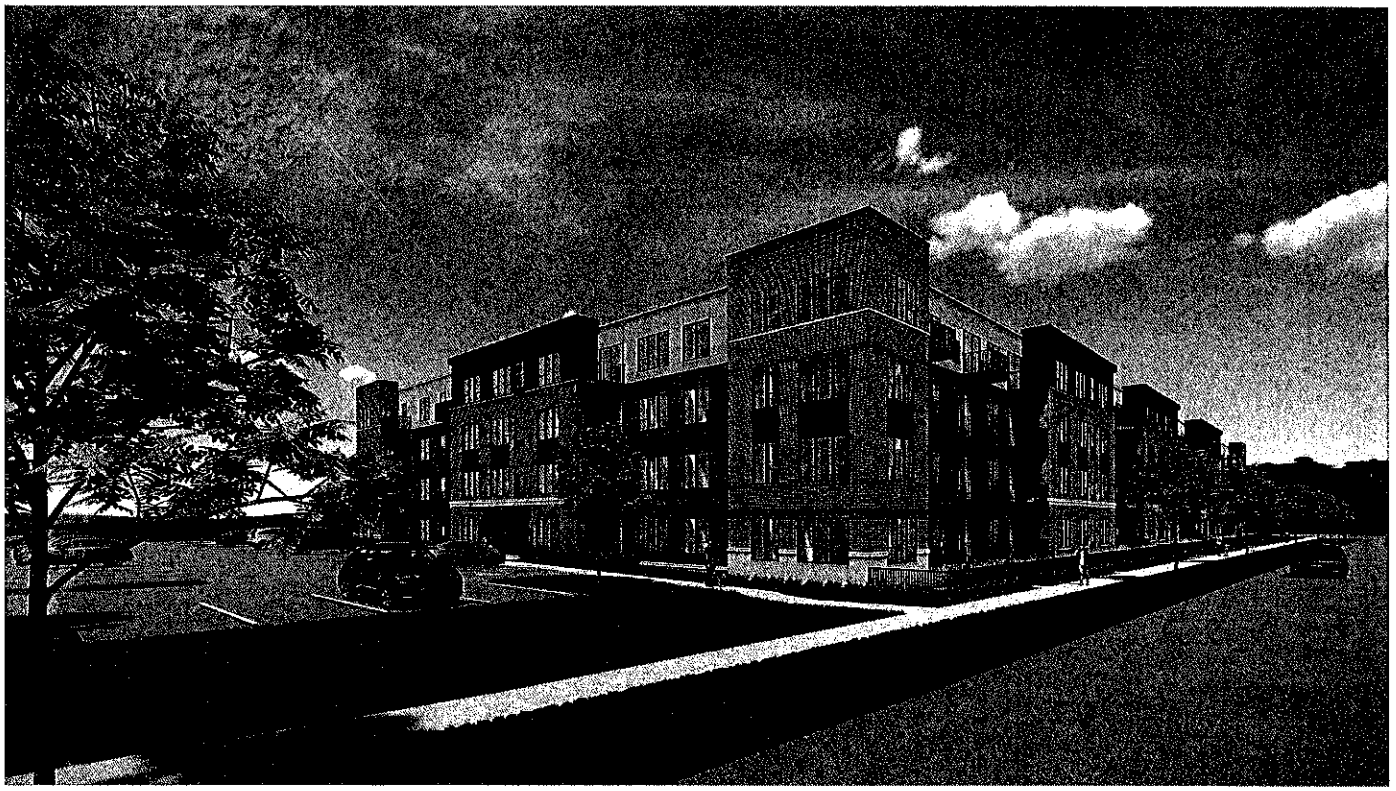


1 Level 2
1/32" = 1'-0"

kaas wilson architects

FLOOR PLANS - LEVEL 2-4

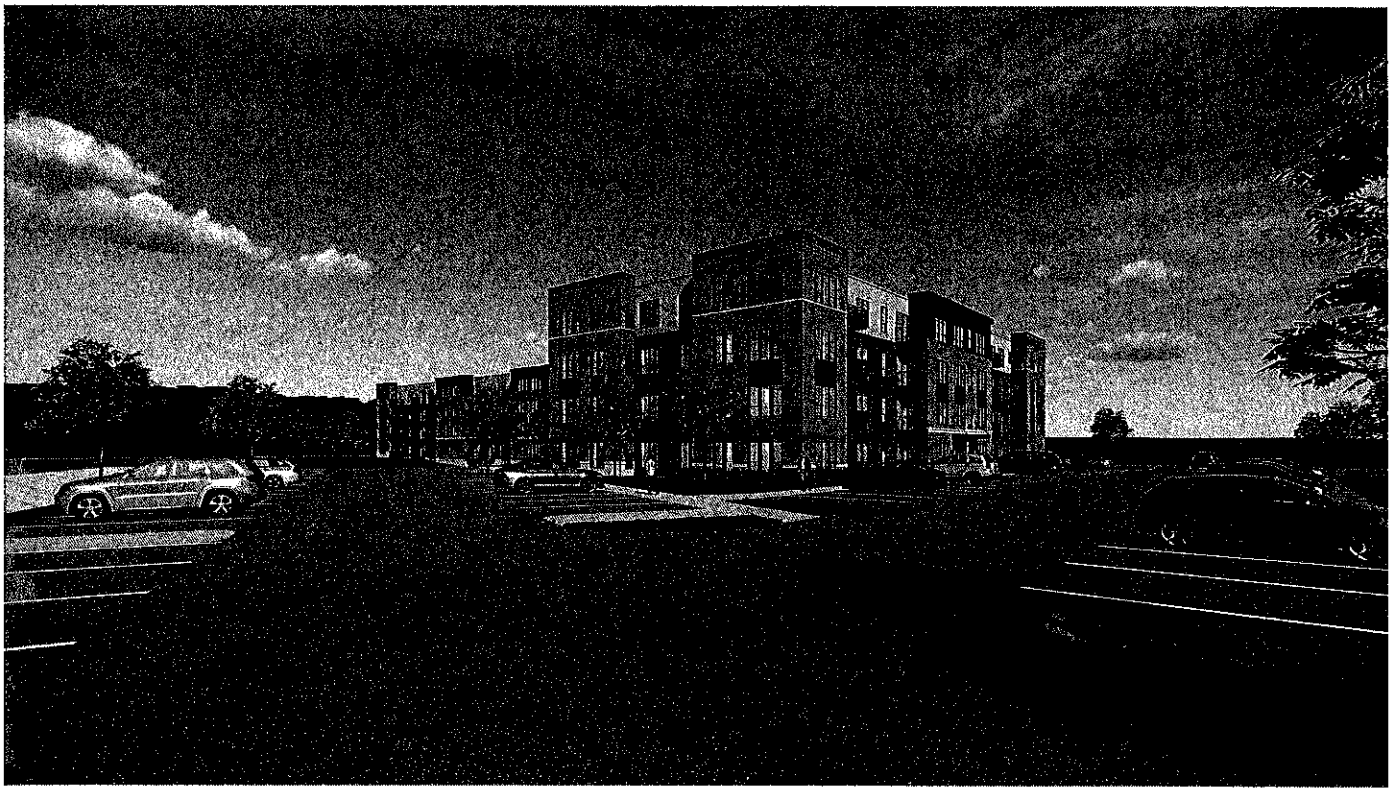
ANOKA APARTMENTS - 2718 4TH AVE



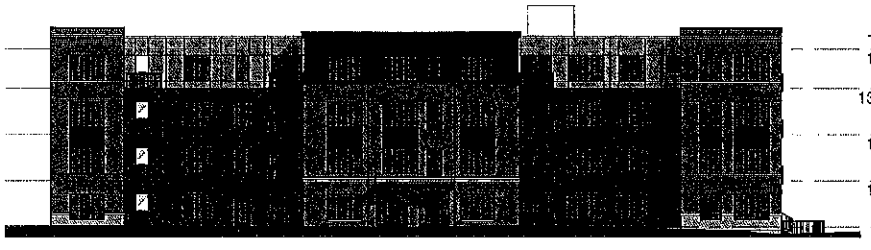
CONCEPTUAL RENDERING - JOHNSON ST AND 5TH AVE (NORTHEAST VIEW)



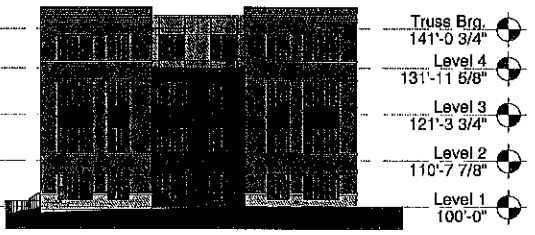
CONCEPTUAL RENDERING - JOHNSON ST AND 4TH AVE (NORTHWEST VIEW)



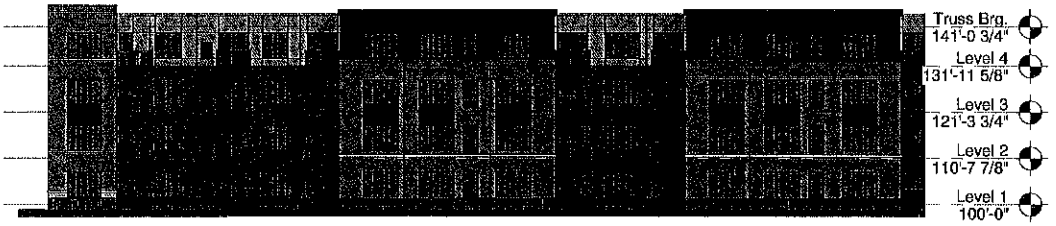
CONCEPTUAL RENDERING - SOUTHEAST VIEW



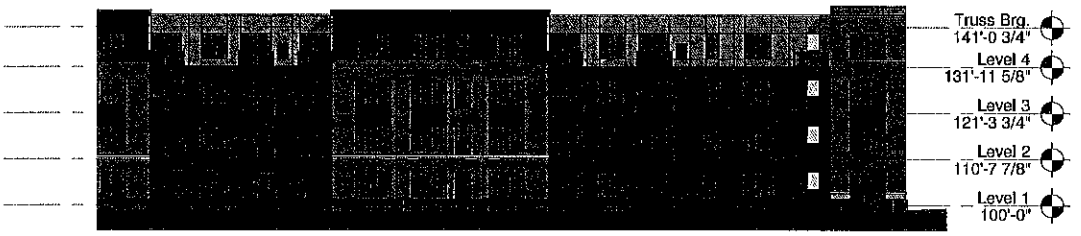
1 Exterior Elevation - East
3/64" = 1'-0"



3 Exterior Elevation - West 1
3/64" = 1'-0"



2 Exterior Elevation - North 1
3/64" = 1'-0"

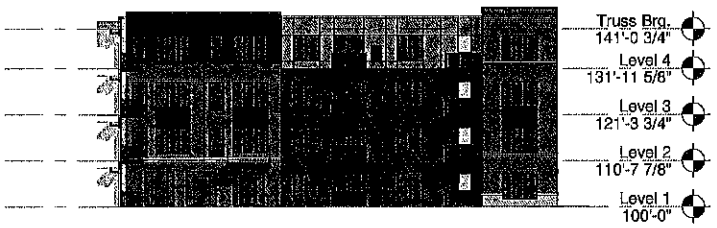


4 Exterior Elevation - North 2
3/64" = 1'-0"

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EXTERIOR ELEVATIONS

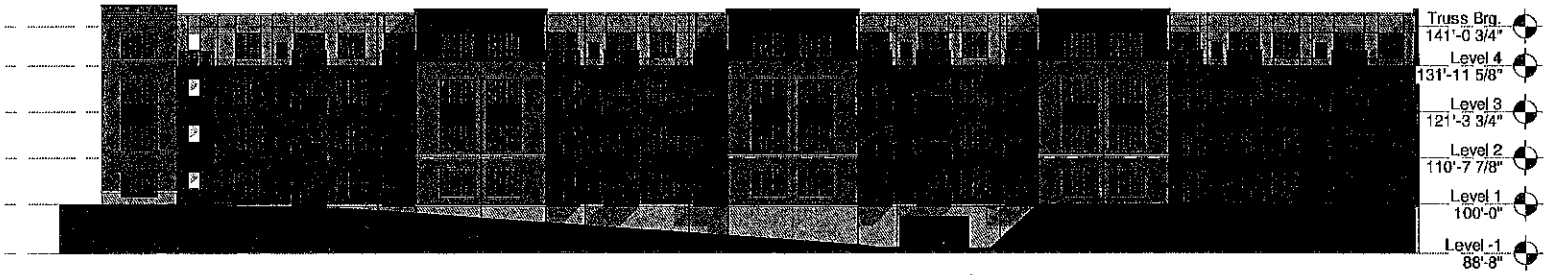
ANOKA APARTMENTS - 2718 4TH AVE



1 Exterior Elevation - West 2
3/64" = 1'-0"



3 Exterior Elevation - South End
3/64" = 1'-0"



2 Exterior Elevation - South
3/64" = 1'-0"

kaas wilson architects

EXTERIOR ELEVATIONS

ANOKA APARTMENTS - 2718 4TH AVE

GROSS AREA - TOTAL

Level	Area
Level 4	31,147 ft²
Level 3	31,147 ft²
Level 2	31,902 ft²
Level 1	31,147 ft²
Level -1	31,153 ft²
Grand total	156,496 ft²

PARKING

Level	Type	Count
Level -1	Parking - Garage	82
Level 1	Parking - Surface	85
		167

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor	Total Area	%
1BR				
Unit A1	35	687 ft²	24,036 ft²	27%
Unit A2	48	755 ft²	36,238 ft²	37%
	83		60,274 ft²	63%
1BR (Alcove)				
Unit S1	15	666 ft²	9,984 ft²	11%
Unit S2	6	515 ft²	3,090 ft²	5%
	21		13,075 ft²	16%
2BR				
Unit C1	7	1,094 ft²	7,655 ft²	5%
Unit C2	16	1,234 ft²	19,739 ft²	12%
Unit C3	4	1,169 ft²	4,676 ft²	3%
	27		32,070 ft²	21%
Grand total	131		105,418 ft²	100%

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

CITY OF ANOKA, MINNESOTA
ORDINANCE

ORD-2015-1598

THE COUNCIL OF THE CITY OF ANOKA ORDAINS:

Section 1. Pursuant to Minnesota Law, the Anoka City Charter and the Anoka City Code, by an affirmative vote of a majority of the Anoka City Councilmembers present, the lease document with the Metropolitan Council, First Amendment to the Parking Ramp Lease, hereto attached, is hereby approved.

Section 2: This Ordinance shall be in full force and effective upon passage and seven (7) days after publication.

ATTEST:

Introduced:	March 16, 2016
Adopted:	April 6, 2016
Published:	April 17, 2015
Effective:	April 24, 2015

Phil Rice, Mayor

Amy T. Oehlers, City Clerk

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

FIRST AMENDMENT TO PARKING RAMP LEASE BETWEEN CITY OF ANOKA AND THE METROPOLITAN COUNCIL

This First Amendment to that certain parking ramp lease ("Parking Ramp Lease" or "Lease") is made and entered into by and between the City of Anoka ("Landlord") and the Metropolitan Council ("Tenant").

RECITALS

1. On April 22, 2013, the Landlord and Tenant entered into the Parking Ramp Lease, which Lease superseded and replaced an existing ground lease that was entered into by and between the parties on August 16, 2010.

2. The premises covered in the Parking Ramp Lease are shown as the "Station Area" on the attached Exhibit A. The State Area consists of Lots 1, 1A, and 1B, Block 1, ANOKA TRANSIT VILLAGE SOUTH SECOND ADDITION, Anoka County, Minnesota.

3. The City, who received federal CMAQ grant from the Tenant, has constructed the parking ramp improvements ("Improvements") on the Station Area.

4. Landlord has leased the Station Area and Improvements to the Tenant and Tenant has agreed to operate and maintain certain Improvements for the term of the Lease.

5. The Lease contemplates that by a separate agreement the parties will enter into a license agreement for the Tenant to use the real property described as the North Lot and shown as the "North City Area" on the attached Exhibit A.

6. The Parking Ramp Lease also contemplates that the City will develop, at some point in the future, the area shown as the "South City Area" on the attached Exhibit A. The South City Area consists of Lots 2, 2A, and 2B, Block 1, ANOKA TRANSIT VILLAGE SOUTH SECOND ADDITION, Anoka County, Minnesota.

7. The First Amendment to the Parking Ramp Lease is intended to grant the Tenant a license to use the North City Area for the purposes described herein and to further delineate operation and maintenance responsibilities in both the Station Area and South City Area.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree to amend the Parking Ramp Lease as follows:

1. SECTION 3. IMPROVEMENTS, ALTERATIONS, shall be amended to include the following:

3.3 (a) Permission to Use North Lot or North City Area. The Landlord hereby grants permission to the Tenant to use the North Lot or North City Area shown in the attached Exhibit A (the "North Lot") for overflow parking until such time as the Landlord needs the property for its own use. Landlord shall provide Tenant with One hundred-twenty (120) days prior notice of its intent to retake possession of the North Lot, at which time Tenant shall remove all personal property belonging to Tenant. The Tenant will be responsible for all operation and maintenance activities on the North Lot including snow removal as required for fire access and maintenance of all landscaping materials and turf in the Station Area including, but not limited to, all cutting, pruning, and clean-up activities, until the Landlord retakes possession of the North Lot as set forth herein.

3.3 (b) Temporary Construction Easement for Future Parking Expansion. Landlord shall grant Tenant a temporary easement for the future construction of expansion parking on the Station Area in the form attached hereto as Exhibit B. Landlord shall record the temporary easement subsequent to the recording of the ANOKA TRANSIT VILLAGE SOUTH SECOND ADDITION plat. The temporary easement shall expire upon the completion of construction of the elevated parking on the Station Area including warranty work. The temporary easement shall be used, in part, for construction access along the future south wall of the expansion parking. The parties recognize there may be some wear and tear to the easement area when Tenant excavates for footings or drops-in precast panels for the expansion parking. Accordingly, until after the temporary easement has expires, Landlord and Tenant agree that surface improvements such as, but no limited to curb and gutter, parking lot asphalt, light poles and associated underground electrical wires may be located within five feet of the southern most boundary of the temporary easement. Retaining walls and underground electrical utilities are not allowed. Upon completion of the parking expansion, Tenant shall be responsible for the restoration of the temporary easement area to its original condition immediately prior to the granting of the easement, reasonable wear and tear expected, excepting any concrete or electrical facilities.

2. SECTION 4. MAINTENANCE, REPAIRS AND UTILITIES shall be amended to include the following:

4.1 (f) Irrigation System. Tenant shall be responsible for the following items relating to an irrigation system which will be constructed on both the Station Area and the South City Area: Maintenance and programming of the system controller; maintenance of the irrigation system components within Station Area, including the repair and replacement of any heads or piping. Landlord shall be responsible for the following items: All water supply costs; maintenance of the irrigation system components outside the Station Area but within the South City Area including the repair and replacement of any heads or piping.

4.1 (g) Landscape and Turf Maintenance. Tenant shall be responsible for the following items: Maintenance of all landscaping materials and turf in the Station Area including,

but not limited to, all cutting, pruning, and clean-up activities. Landlord will be responsible for the maintenance of all landscaping materials and turf outside the Station Area but included within the South City Area which includes the cutting, pruning, and clean-up activities.

4.1 (h) Keys and Locks. Tenant shall select keys and locks to be installed on all lockable doors at the parking facility. Tenant will be responsible for maintaining the keys and locks. Tenant will provide Landlord access to the locked areas of the parking ramp and overpass upon request.

4.2 (a) Water Service. The Tenant shall be responsible for opening the water service to the ramp in the spring and shutting down water service to the ramp in the fall, including blowing out of all lines.

(b) Irrigation Service. The Tenant shall be responsible for opening the water service to the irrigation system in the spring and shutting down water service to the irrigation system in the fall, including blowing out of all irrigation lines, including that of the Landlord, until the south City area sells, at which time the Tenant shall be responsible for blowing out only the Tenant's irrigation lines.

4.3 (a) Snow Removal. The Tenant will be responsible for all snow removal activities within the Station Area. Landlord shall remove snow from snow dump area along the west side of the parking ramp when necessary.

3. SECTION 14. FIXTURES shall be amended to include the following:

14.1 (a) Monument Sign. The parties shall enter into a Sign Easement Agreement whereby Landlord shall grant the Tenant a temporary easement for the access, installation, maintenance, repair and replacement of a monument sign for the Anoka Northstar Station. The remainder of the page has been intentionally left blank.

IN WITNESS WHEREOF, the parties have caused this First Amendment to the Parking Ramp Lease to be executed by their duly authorized representatives on the dates indicated below. This First Amendment is effective upon final execution by both parties.

CITY OF ANOKA

By: _____

Phil Rice,
Mayor

Date: April 6, 2015

METROPOLITAN COUNCIL

By: _____

Weston Kooistra
Regional Administrator

Date: August 4, 2015

EXHIBIT A

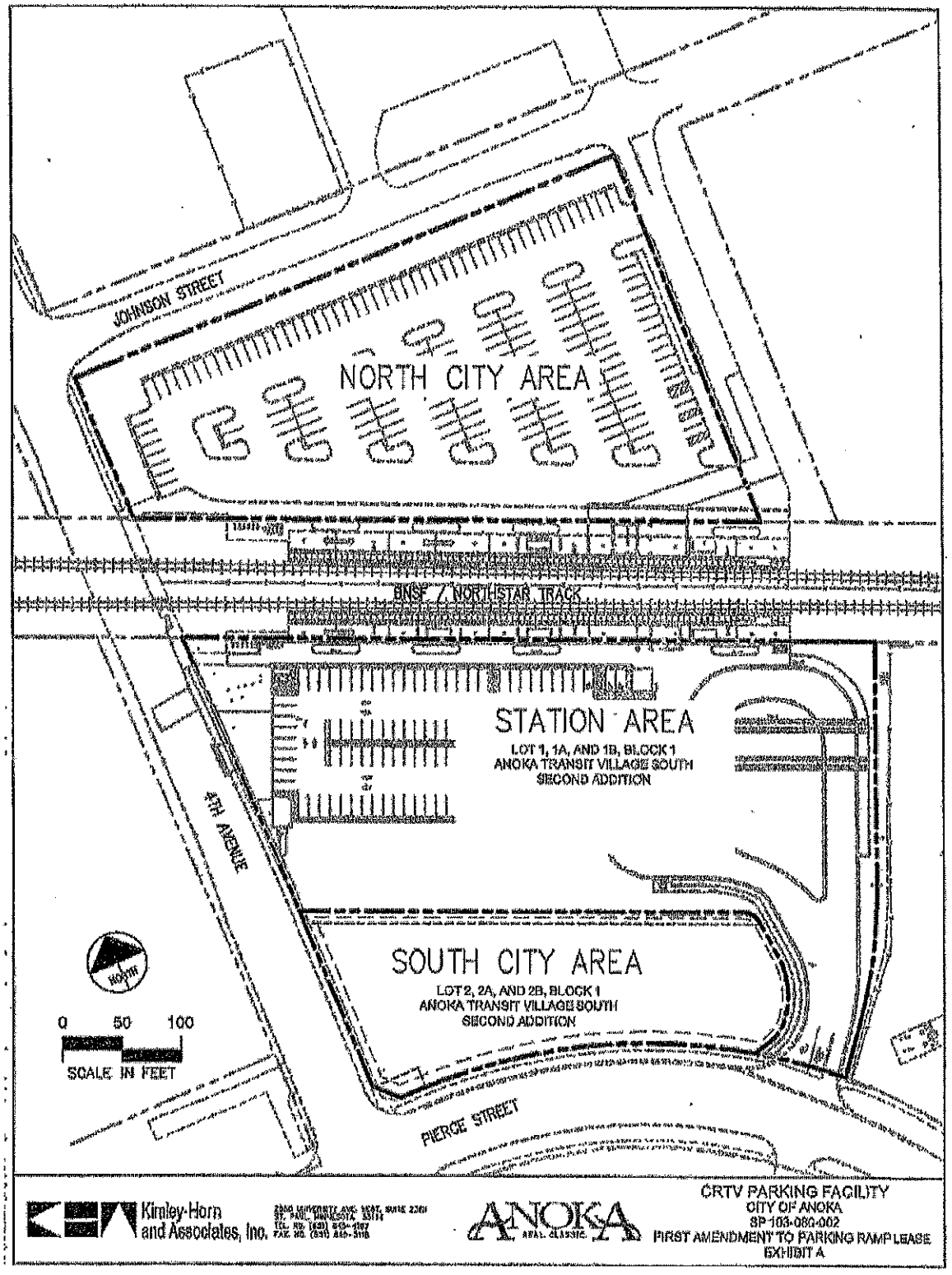
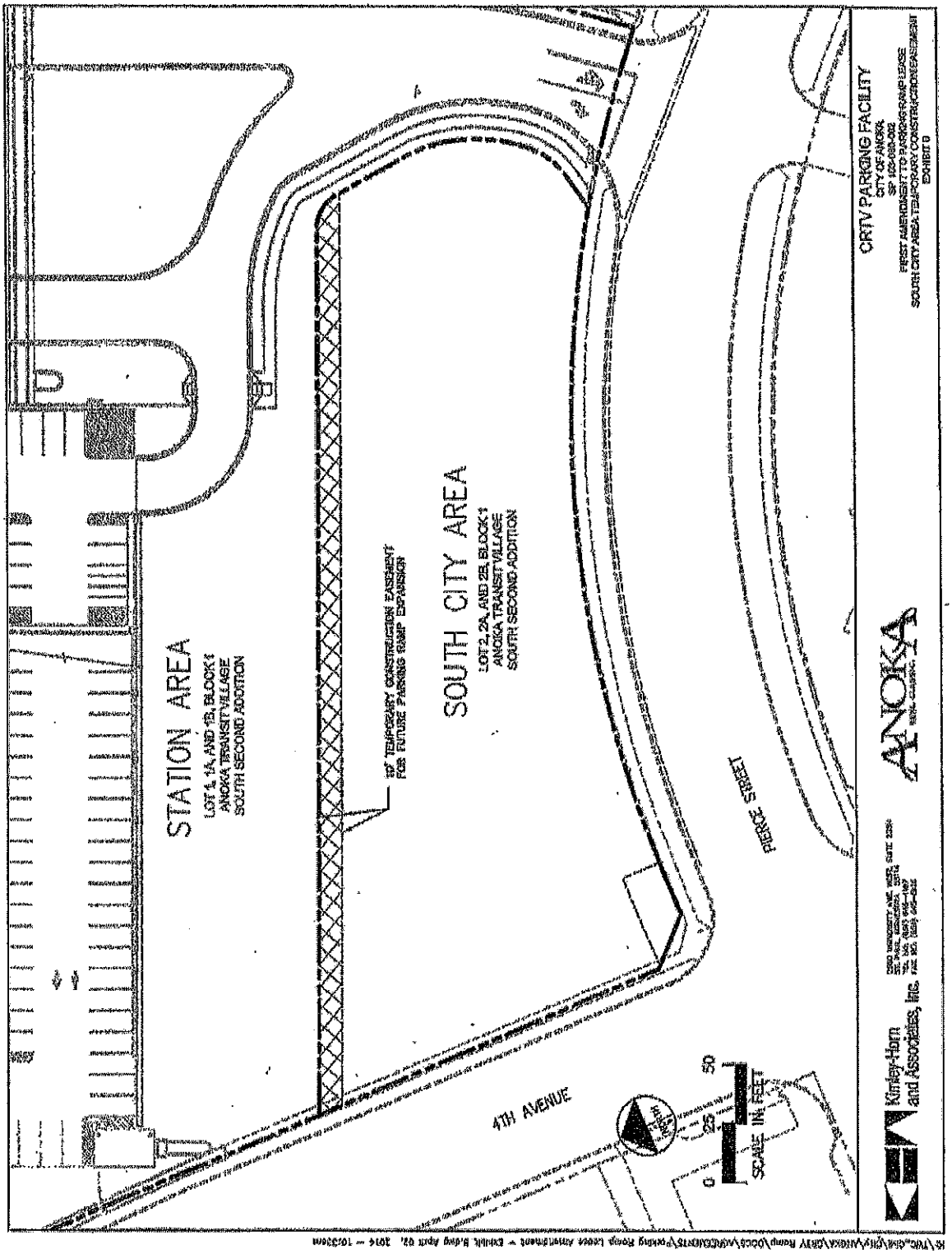
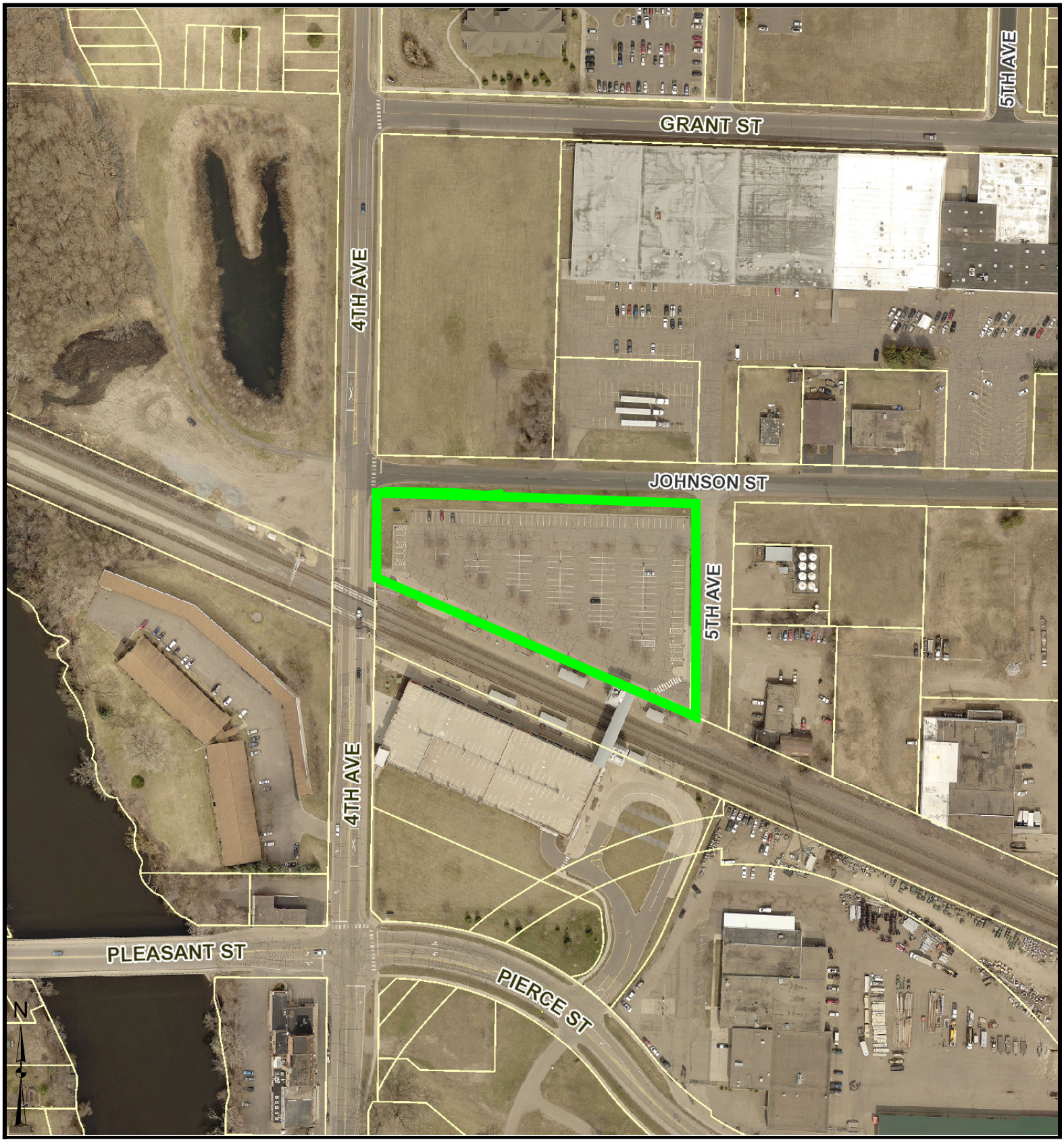

JOHNSON STREET
NORTH CITY AREA
BNSF / NORTHSTAR TRACK
STATION AREA
LOT 1, 1A, AND 1B, BLOCK 1
ANOKA TRANSIT VILLAGE SOUTH
SECOND ADDITION
4TH AVENUE
SOUTH CITY AREA
LOT 2, 2A, AND 2B, BLOCK 1
ANOKA TRANSIT VILLAGE SOUTH
SECOND ADDITION
NORTH
0 50 100
SCALE IN FEET
PIERCE STREET
Kimley-Horn and Associates, Inc.
ANOKA
REAL CLASSIC
CRTV PARKING FACILITY
CITY OF ANOKA
SP-103-080-002
FIRST AMENDMENT TO PARKING RAMP LEASE
EXHIBIT A

EXHIBIT B


STATION AREA
LOT 1, 1A, AND 1B, BLOCK 1
ANOKA TRANSIT VILLAGE
SOUTH SECOND ADDITION
SOUTH CITY AREA
LOT 2, 2A, AND 2B, BLOCK 1
ANOKA TRANSIT VILLAGE
SOUTH SECOND ADDITION
15' TEMPORARY CONSTRUCTION EASEMENT FOR FUTURE PARKING RAMP EXPANSION
PIERCE STREET
4TH AVENUE
SCALE IN FEET
0
50
CRTV PARKING FACILITY
CITY OF ANOKA
FIRST AMENDMENT TO PARKING RAMP LEASE
SOUTH CITY AREA TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT B
Kimley-Horn and Associates, Inc.
ANOKA

4th Avenue and Johnson Street Location Map



Parcel Information: Approx. Acres:

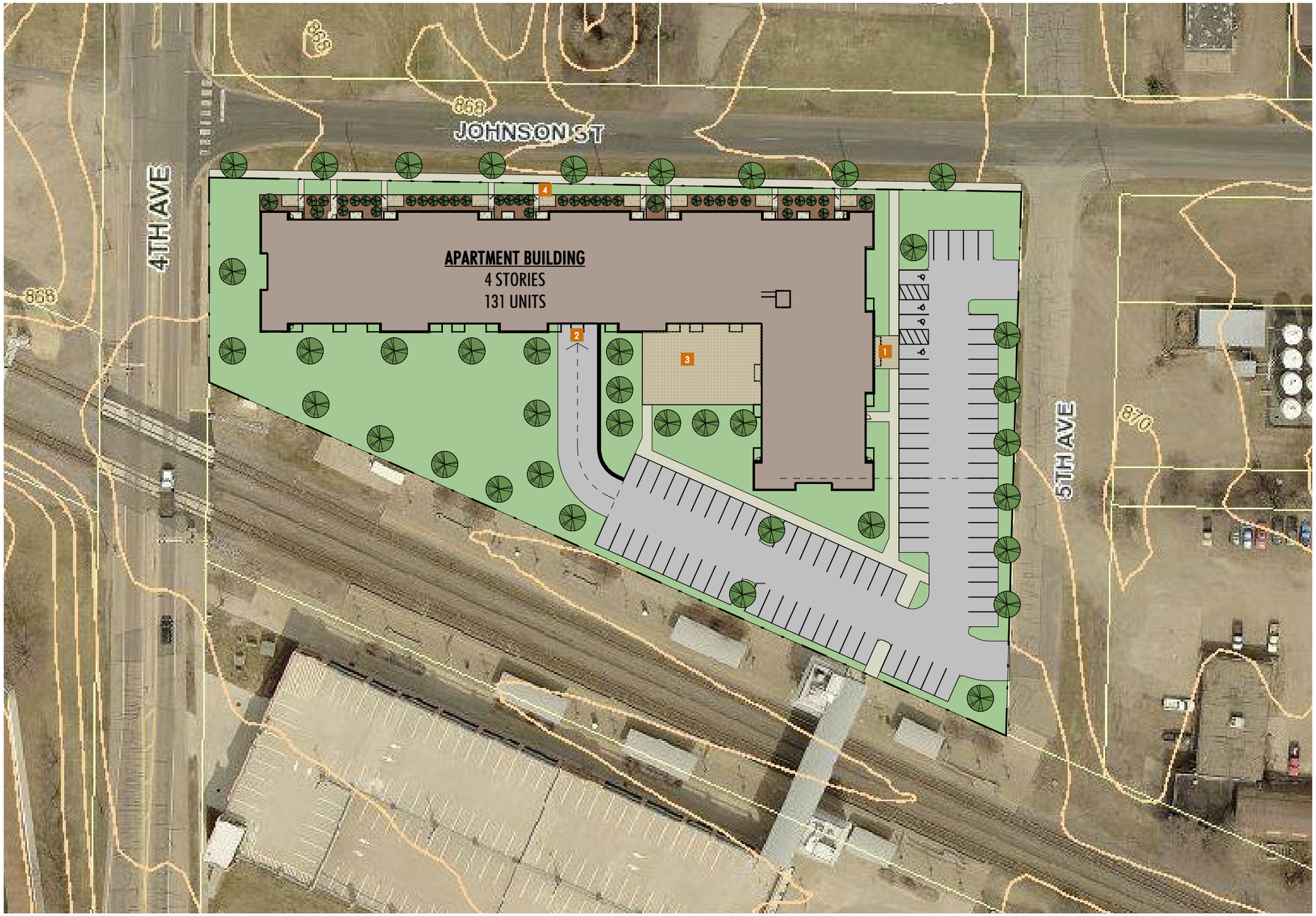
Commissioner:

Plat:

Owner Information:

Anoka County GIS	1:2,400	Date: 12/9/2020

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



SITE PLAN KEY

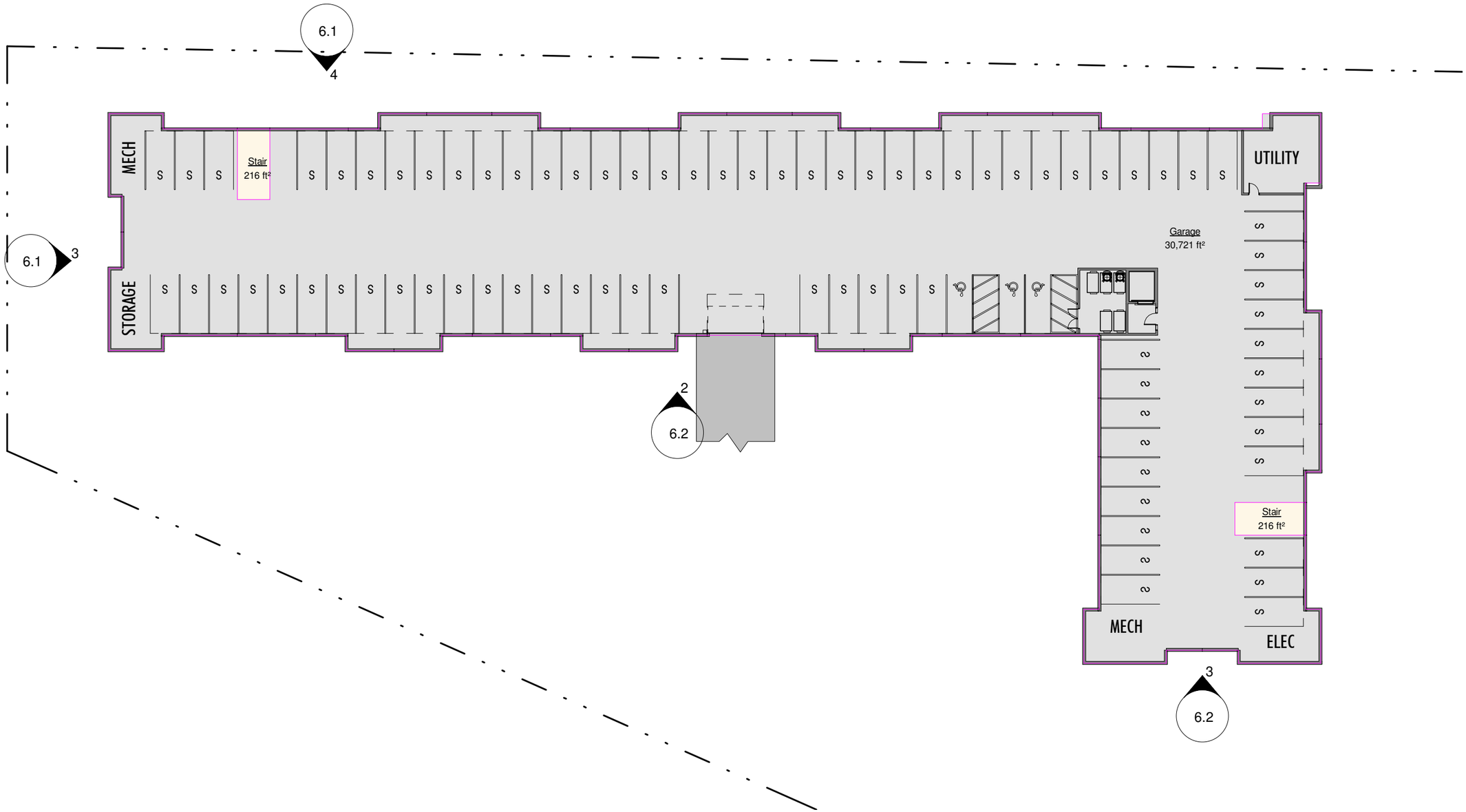
1. BUILDING ENTRANCE
2. GARAGE ENTRANCE
3. OUTDOOR PATIO
4. WALK-UP UNITS

1 SD Site Plan
1/64" = 1'-0"

0 64' 128'



1 Level 1
1/32" = 1'-0"



1 Level -1
1/32" = 1'-0"



1 Level 2
1/32" = 1'-0"



CONCEPTUAL RENDERING - JOHNSON ST AND 5TH AVE (NORTHEAST VIEW)



CONCEPTUAL RENDERING - JOHNSON ST AND 4TH AVE (NORTHWEST VIEW)



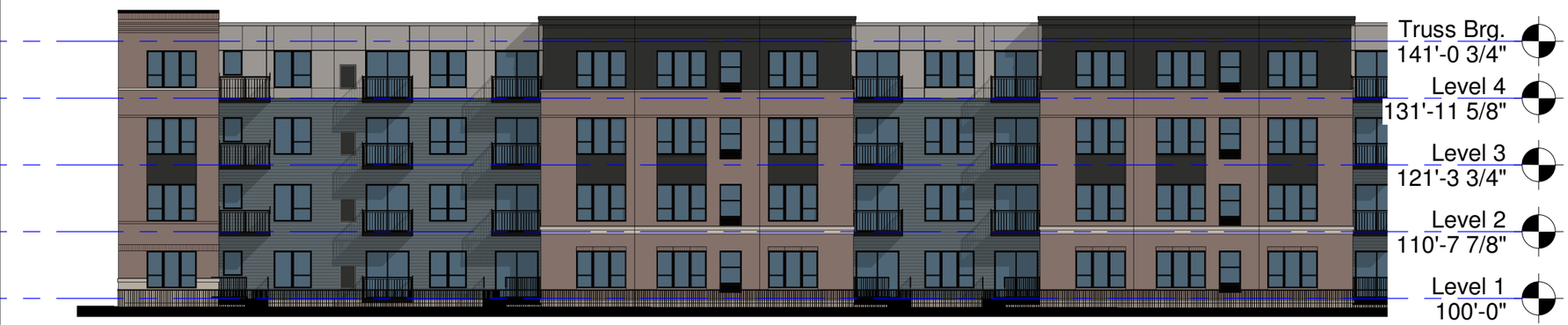
CONCEPTUAL RENDERING - SOUTHEAST VIEW



1 Exterior Elevation - East
3/64" = 1'-0"



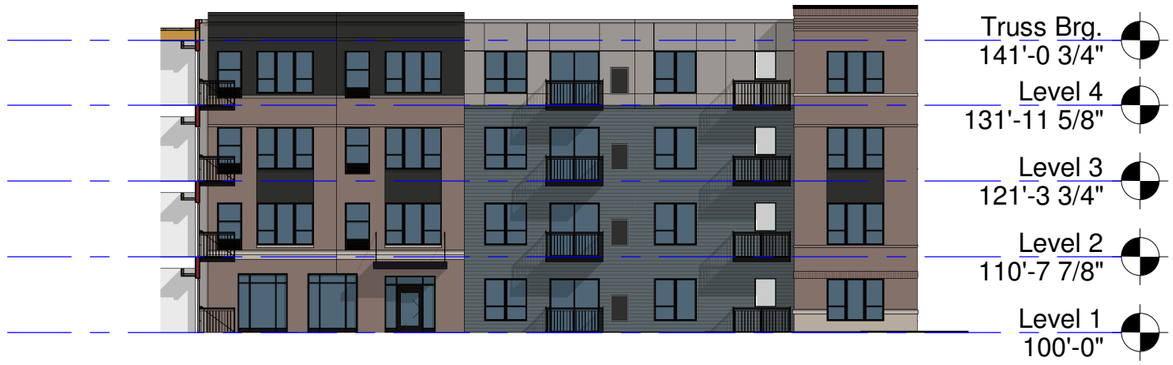
3 Exterior Elevation - West 1
3/64" = 1'-0"



2 Exterior Elevation - North 1
3/64" = 1'-0"



4 Exterior Elevation - North 2
3/64" = 1'-0"



1 Exterior Elevation - West 2
3/64" = 1'-0"



3 Exterior Elevation - South End
3/64" = 1'-0"



2 Exterior Elevation - South
3/64" = 1'-0"

GROSS AREA - TOTAL

Level	*Area*
Level 4	31,147 ft²
Level 3	31,147 ft²
Level 2	31,902 ft²
Level 1	31,147 ft²
Level -1	31,153 ft²
Grand total	156,496 ft²

PARKING

Level	*Type*	*Count*
Level -1	Parking - Garage	82
Level 1	Parking - Surface	85
		167

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area Main Floor	Total Area	%
1BR				
Unit A1	35	687 ft²	24,036 ft²	27%
Unit A2	48	755 ft²	36,238 ft²	37%
	83		60,274 ft²	63%
1BR (Alcove)				
Unit S1	15	666 ft²	9,984 ft²	11%
Unit S2	6	515 ft²	3,090 ft²	5%
	21		13,075 ft²	16%
2BR				
Unit C1	7	1,094 ft²	7,655 ft²	5%
Unit C2	16	1,234 ft²	19,739 ft²	12%
Unit C3	4	1,169 ft²	4,676 ft²	3%
	27		32,070 ft²	21%
Grand total	131		105,418 ft²	100%

COUNCIL MEMO

Agenda Item # 9.9

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: ORD/Approving an Option Agreement for the 2nd Avenue and Van Buren Street City Owned Development Site (2nd Reading)

Submitted By: Doug Borglund, Community Development Director

BACKGROUND INFORMATION

The City Council at its regular scheduled meeting on February 2, 2026 held the 1st reading and introduced an ordinance to approve an option agreement for the 2nd Avenue and Van Buren Street City owned development site. The City Council made no changes to the agreement and stated no concerns.

Property Overview and Development History:

The subject property consists of 2.15 acres located at 2nd Avenue and Van Buren Street**,** immediately north of the 2nd Avenue City parking ramp. The site has remained vacant for several years and has long been identified as a priority redevelopment opportunity for the City of Anoka. The only existing structure is the Old Library Building**,** utilized by the Anoka County Historical Society**.** The Historical Society is relocating to another site within the city, clearing the way for redevelopment.

Proposed Development Plans:

The City and Gaughan Development have been in discussions regarding redevelopment of this site since 2018**.** The current concept envisions a 4–5 story mixed-use project with the following components:

- *371 structured parking stalls*
- *164 market-rate apartment units*
- *21 ownership condominium units*
- *11,000 sq. ft. event center*
- *38-room boutique hotel*
- *Restaurant space*

The estimated construction value is approximately $60 million**,** representing a major private investment in downtown Anoka. Conceptual site plans and building elevations accompany the full report.

Option Agreement Highlights:

The Option Agreement is between:

- Seller: City of Anoka
- Buyer: Gaughan Development, LLC

Key terms include:

- Buyer receives an exclusive option to purchase the land for future development.
- Buyer pays a non-refundable $10,000 Option Payment**.**
- The Option Period **runs** 180 days from the Effective Date.
- Buyer may extend the Option Period twice**,** each for 120 days, by:
    - Providing written notice at least 30 days before expiration, and

- Paying an additional $5,000 per extension.

Overview of Projected Development Milestones:

Milestone	Estimated Date	Notes
1st Reading – Option Agreement	Feb 2, 2026	City Council
2nd Reading – Option Agreement	Mar 2, 2026	City Council
TIF Exploration (Application–Consideration)	Mar–Apr 2026	Estimated 30–60 days
Purchase Agreement Negotiation & Approvals	Apr–Jun 2026	Estimated 60–90 days
Project Entitlements	Jul 2026	Estimated 120 days
Construction Drawings & Financing Completion	Nov 2026	Estimated 240 days
Real Estate Closing	Jun 2027	—
Groundbreaking / Construction Start	Jul 2027	—

FINANCIAL IMPACT
NA

REQUESTED COUNCIL ACTION
Hold the 2nd reading and approve the ordinance authorizing execution of an Option Agreement for the 2nd Avenue and Van Buren Street City owned development site.

REQUIRED VOTE
A 4/5's vote of the City Council is required.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
ORDINANCE

ORD-2026-XXXX

AN ORDINANCE APPROVING AN OPTION AGREEMENT FOR 2ND AVENUE AND VAN BUREN STREET CITY OWNED DEVELOPEMNT SITE

WHEREAS, the City of Anoka owns real property identified in the Option Agreement attached as Exhibit A ("Option Agreement"); and

WHEREAS, Gaughan Development, LLC proposes an option to purchase the property identified in the Option Agreement; and

WHEREAS, the Council has determined in accordance with Section 13.05 of the City Charter that it would be in the best interest of the City of Anoka to explore an option to sell the real property described in the Option Agreement to Gaughan Development, LLC pursuant to the terms of the attached Option Agreement.

NOW, THEREFORE, the Council of the City of Anoka, Minnesota, ordains:

1. The City Council hereby approves exploring the sale of said real property pursuant to the attached Option Agreement.

2. The City Council authorizes and directs the Mayor and City Clerk to execute all documents necessary to complete the Option Agreement.

3. This ordinance shall be in full force and effect seven (7) days after publication.

Adopted by the Anoka City Council this 2nd day of March, 2026

ATTEST:

Introduced: _____
Adopted: _____
Published: _____
Effective: _____

_____
Erik Skogquist, Mayor

_____
Amy Oehlers, City Clerk

	Aye	Nay	Abstain	Absent
Skogquist				
Campbell				
Rostad				
Scott				
Weaver				

OPTION AGREEMENT

THIS OPTION AGREEMENT **("Agreement")** is by and between the City of Anoka, a Minnesota municipal corporation, 2015 First Avenue North, Anoka, Minnesota 55303 (**"Seller"**), and Gaughan Development, LLC, a Minnesota corporation, 56 East Broadway Suite 200 Forest Lake MN 55025 (**"Buyer"**), and is effective as of the date of the last signature of the parties (the **"Effective Date"**).

WHEREAS, Seller is the owner of various parcels of real property located in the City of Anoka, County of Anoka, State of Minnesota, and legally described as set forth in **Exhibit A** attached hereto and made a part hereof, together with all rights pertaining thereto, including without limitation all easements, privileges, hereditaments and appurtenances (collectively referred to herein as the **"Land"**);

WHEREAS, Buyer has requested an option from Seller to purchase the Land for purposes of potential future development by Buyer, and Seller is willing to grant an option to Buyer for such purposes, pursuant to the terms and conditions set forth below; and

WHEREAS, the purchase price for the Land will be evaluated by the Seller and negotiated with the Buyer during the Option Period. Upon agreement of a purchase price, a mutually acceptable Purchase Agreement will be prepared and executed by the parties.

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth and the Option Payment hereinafter described, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer hereby agree as follows:

Section 1. Grant of Option.

Seller hereby grants to Buyer the exclusive right and option to purchase the Land upon the terms and subject to the conditions hereinafter set forth (the **"Option"**).

Section 2. Option Payment.

On or before the Effective Date, Buyer shall pay Seller the sum of Ten Thousand ($10,000), which shall constitute the **"Option Payment"** hereunder. The Option Payment shall be non-refundable. In the event Buyer exercises the Option, the Option Payment shall be credited against the Purchase Price payable for the Land, as set forth in Section 4 below. In the event Buyer does not exercise the Option, the Option Payment shall be retained by Seller as consideration for granting the Option.

Section 3. Option Period.

The period during which the Option may be exercised by Buyer (the **"Option Period"**) shall commence on the Effective Date of this Agreement and shall expire at 5:00 p.m. central standard time 180 days, from Effective Date unless extended as provided in this Section 3. Buyer has the right to extend the Option Period for up to two (2) additional one hundred twenty (120) day extension periods by providing written notice to Seller given at least thirty (30) days prior to the expiration of the then current Option Period, accompanied by payment of the additional sum

of Five Thousand ($5,000) for each additional Option Period extension (collectively referred to herein as the **"Option Extension Payment"**). In the event Buyer does not timely exercise the Option as may be extended under this Section 3, the Option shall be deemed to have lapsed, the Option Payment and, if made, the Option Extension Payment, shall be retained by Seller as consideration for granting the Option and, if applicable, for extending the Option Period, Buyer shall have no further rights with respect to the Land, and Buyer shall deliver to Seller a quitclaim deed to the Land.

Section 4. Exercise of Option.

Buyer may exercise the Option at any time during the Option Period by delivering to Seller a written notice of exercise of the Option, together with a signed Purchase Agreement mutually acceptable to the parties, and the deposit of the Earnest Money as agreed to between the parties and as identified in the Purchase Agreement. The written notice of exercise shall specify a closing date no later than 240 days following the date of the notice. If the purchase is closed, the Option Payment, any Option Extension Payment, and the Earnest Money shall all be credited against the Purchase Price payable for the Land. If the purchase is not closed because any of the contingencies set forth in Section 7 are not satisfied or waived within the applicable periods, because Seller cannot deliver marketable title to the Land, or because Seller has breached any other warranty or covenant in this Agreement, then all such funds shall be refunded by Seller to Buyer. If the purchase is not closed for any other reason, the Option Payment, any Option Extension Payment, and the Earnest Money shall all be retained by Seller as liquidated damages and neither party shall have any further liability to the other. If Buyer exercises the Option and Seller defaults in any obligation under this Agreement, Buyer may, at its option either (i) enforce specific performance of this Agreement; or (ii) terminate this Agreement upon written notice to Seller, in which event the Option Payment, any Option Extension Payment, and the Earnest Money shall be refunded to Buyer. Buyer shall not have the right to recover damages from Seller by reason of Seller's default. Any action by Buyer for specific performance shall be commenced within six (6) months after such right of action arises.

Section 5. Seller's Warranties and Representations.

Seller makes the following representations and warranties to Buyer, each of which shall be deemed to be independently material and relied upon by Buyer, regardless of any investigation made by, or information known to, Buyer:

5.1 Seller has full power and authority to enter into and perform this transaction according to its terms.

5.2 Upon exercise of the Option by Buyer, Seller shall at Closing convey good and marketable title to the Land to Buyer, free and clear of any and all liens, claims, charges, security interests, exceptions and defects of title, or other encumbrances except Permitted Exceptions.

5.3 There is a right of access to the Land from a public right-of-way.

5.4 Any labor or materials furnished to the Land at Seller's request will be fully paid for prior to the Closing so that no lien for labor or materials rendered can be asserted against the Land.

5.5 There are no present violations of any restrictions relating to the use or improvement of the Land and Seller is not in default in the performance of any obligations under any easement agreement, covenant, condition, restriction, common interest community requirement, lease or other instrument relating to the Land. Seller and Buyer are aware of the lease agreement with Anoka County Historical Society who are actively seeking to relocate to another site.

5.6 Seller has no notice or knowledge of: (i) any violation of any law, ordinance, rule, code or regulation requiring any work, construction, or installation on or in connection with the Land; (ii) any planned or commenced public improvement which may result in special assessments or otherwise directly or materially affect the Land; (iii) any planned, pending or contemplated condemnation, eminent domain, or similar action or proceeding with respect to the Land or any part thereof.

5.7 Seller has no knowledge or notice that any part of the Land is located within a flood plain or soil erosion hazard area. Seller has no knowledge or notice that storm water systems at the Land, if any, are connected to sanitary sewer lines.

5.8 There are no legal actions, suits, proceedings, litigation, arbitration, administrative hearings, attachments or executions, pending or threatened against Seller relating to the Land that are known to Seller or that may arise by reason of the transaction contemplated herein.

5.9 Seller has no knowledge and has received no notice that the Land is in violation of or has violated, in connection with ownership, use, maintenance or operation of the Land, any applicable federal, state, county or local statutes, laws, regulations, rules, ordinances, codes, standards, orders, licenses and permits of any governmental authorities relating to environmental matters, including by way of illustration and not by way of limitation the Clean Air Act, the Federal Water Pollution Control Act of 1972, the Resource Conservation and Recovery Act of 1976, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, and the Toxic Substances Control Act, and the Minnesota Environmental Response and Liability Act (including any amendments or extensions thereof and any rules, regulations, standards or guidelines issued pursuant thereto), or any other applicable environmental standards or requirements. If any notice of violation of any environmental laws is received by Seller prior to Closing, Seller shall immediately notify Buyer. To Seller's best knowledge, the Land is free from any hazardous substances. Seller has not taken part in the release of any hazardous substances on the Land.

5.10 Seller does not know of any wells or underground storage tanks on the Land. Seller warrants that there is no individual sewage treatment system on or serving the Land.

5.11 There are no unsatisfied judgments or state or federal tax liens of record against Seller. With the exception of the Anoka County Historical Society's lease for a portion of the Land, Seller has no knowledge of any unrecorded mortgages, contracts for deed, purchase agreements, leases, options, easements, or other agreements or interests relating to any portion of the Land.

5.12 Seller has no knowledge or notice of any improvements upon the Land which are not located wholly within the boundary lines of the Land, any improvements upon the Land which encroach upon any adjacent property, or any improvements on any adjacent property which encroach upon the Land.

5.13 No part of the Land is currently in "Green Acres" status for real estate tax purposes nor has any part of the Land been in "Green Acres" status during any prior period which would materially limit development of the Projects on the Land by Buyer on the schedule contemplated by this Agreement.

The representations and warranties of Seller set forth in this Section 5 shall be true and correct as of the Effective Date of this Agreement and as of the date of Closing, with the same force and effect as if made at that time. All such representations and warranties shall survive the Closing, shall not be merged into any deed or other instrument delivered at Closing, and shall not be affected by any investigation, verification or approval by Buyer or by anyone on behalf of Buyer.

Section 6. Pre-Closing and Post-Closing Covenants.

6.1 Pre-Closing Covenants. During the Option Period and prior to Closing, Seller shall have full responsibility for continued maintenance of the Land. Prior to Closing:

a. Seller shall continue to preserve and maintain the Land in its current condition and status, shall pay all taxes, operating expenses and liabilities of the Land as they become due, and shall use its best efforts to protect and preserve the Land for transfer to Buyer. Seller shall comply with all laws, regulations, ordinances, and orders of any governmental authority with jurisdiction over the Land.

b. Seller shall not sell, pledge, dispose of, or encumber any of the Land, shall make all payments and meet all obligations with respect to any existing mortgage indebtedness of the Land and shall not incur additional mortgage indebtedness, nor agree to any material modifications to the terms of any existing mortgage, without the prior written consent of Buyer.

c. Seller shall afford Buyer and Buyer's authorized representatives full access to the Land, at all reasonable times and upon reasonable notice, and shall otherwise provide assistance to Buyer as Buyer may reasonably request with respect to inspection of the Land.

d. Seller shall promptly notify Buyer in writing of any material change or event affecting the Land which would constitute a breach of Seller's warranties and representations under Section 5 if not cured or corrected prior to Closing.

6.2 Post-Closing Covenants. Each party shall, upon request of the other party, execute, acknowledge and deliver all such further and other assurances and documents, and shall take such action consistent with the terms of this Agreement, as may be reasonably requested to carry out the transactions contemplated herein and to permit each party to enjoy its rights and benefits hereunder; provided, however, that if either party is requested to take any such actions it shall not be obligated to expend any of its own funds in doing so.

Section 7. Contingencies to Buyer's Obligations Following Exercise of Option

7.1 Contingencies. Following exercise of the Option by Buyer, the obligations of Buyer to consummate the transactions contemplated by this Agreement are subject to satisfaction or waiver by Buyer of the following contingencies:

a. Within 180 days following exercise of the Option by Buyer, Buyer shall have determined, in Buyer's sole discretion, that the Land is suitable for development of the Projects as that term is hereinafter defined. During such period, and during the period prior to exercise of the Option, Buyer and its agents and representatives shall have full and continuing access to the Land and the right to enter the Land at any reasonable time for conducting TIF analysis, inspecting, surveying, engineering, test boring, performance of environmental assessments (including Phase I and Phase II reports), all at Buyer's expense, and to make such inquiries of governmental agencies and other parties as Buyer deems appropriate. Seller shall cooperate with and assist Buyer in obtaining copies of all documents, materials and information necessary to conduct such review and investigation. Seller shall provide Buyer with copies of any Phase I or Phase II environmental reports in Seller's possession with respect to the Land. Buyer agrees to use its best efforts to promptly make whatever investigations it deems necessary to determine the suitability of the Land for development of the Projects. Buyer agrees to indemnify and defend Seller from, and hold Seller harmless against, any and all claims, causes of action or expenses, including attorney's fees, relating to or arising from Buyer's presence on the Land. Buyer agrees to repair any damage to the Land caused by any such inspections by Buyer and return the Land to substantially the same condition as existed prior to Buyer's presence on the Land.

b. Within 180 days following exercise of the Option by Buyer, Seller and Buyer have entered into a mutually acceptable Development Agreement for the Land which includes substantially final financial commitments of both parties. Buyer agrees to negotiate in good faith and use its best efforts to reach agreement with Seller on a Development Agreement.

c. Within 180 days following exercise of the Option by Buyer, subject to Buyer making timely submissions to Seller on all applicable requests for action, Seller shall have approved all zoning, land use, rezoning, variances, conditional use permits, signage, watershed, environmental and other governmental approvals and permits that Buyer shall deem necessary to develop, construct, use and operate on the Land mixed use project including but not limited to residential condos, market rate apartments event center, restaurant and other associated retail uses.in accordance with Buyer's general plans (the "Projects").

7.2 Buyer's Obligations With Respect to Testing. If in the course of inspecting and testing the Land, or in the course of evaluating environmental hazards, Buyer makes any alterations or causes any damage to the Land, Buyer shall immediately repair and restore the Land to its condition before such inspection, at Buyer's sole cost and expense. Buyer shall indemnify, defend, and hold Seller harmless from and against any loss or expense caused directly or indirectly by Buyer's inspection or testing of the Land or by the acts of Buyer, its employees, agents or contractors, including any mechanics' liens and the creation or exacerbation of any environmental problems.

Section 8. No Assumption of Liabilities.

Buyer shall have no liability with respect to any contracts, leases, loans, accounts payable, or other debts or obligations of Seller with respect to the Land accrued through the Effective Closing Date. Buyer does not and shall not assume, and nothing in this Agreement shall be

construed as an assumption by Buyer of, any liabilities, obligations or undertakings of Seller of any nature whatsoever, whether accrued, absolute, fixed or contingent, known or unknown, due or to become due, liquidated or unliquidated, or otherwise, and whether or not associated with the Land, and Seller shall remain responsible for all such liabilities, obligations and undertakings.

Section 9. Title Matters.

9.1 Title to Be Delivered. Upon exercise of the Option by Buyer, Seller agrees to convey marketable fee simple title in the Land to Buyer, free and clear of any mortgages, liens, or encumbrances other than: (i) building and zoning laws, ordinances, and state and federal regulations; (ii) restrictions relating to use or improvement of the Land without effective forfeiture provisions; (iii) reservation of any minerals or mineral rights to the State of Minnesota; (iv) utility and drainage easements as shown on the proposed plat; and (v) such other exceptions to title as Buyer approves or waives pursuant to this Section 9 (the "Permitted Exceptions").

9.2 Title Evidence. Within thirty (30) days following exercise of the Option by Buyer, Buyer shall obtain the following:

a. A commitment (the "Commitment") issued by First American Title Insurance Company (the "Title Company"), whereby the Title Company agrees to issue to Buyer an ALTA Form B 1990 owner's policy of title insurance insuring title to the Land in the full amount of the Purchase Price (the "Title Policy"), certified to date to include proper searches covering bankruptcies, state and federal judgments and liens, showing good and marketable title in Buyer, subject to conveyance from Seller and other customary conditions, deleting the standard exceptions, with a zoning endorsement and so-called owner's extended coverage endorsement, and accompanied by copies of all recorded documents affecting the Land; and

b. A current survey of the Land (the "Survey") prepared by a duly licensed land surveyor in the State of Minnesota in accordance with the minimum standard detail requirements currently established for ALTA/ACSM land title surveys, delineating the boundary lines of the Land and the location of any improvements thereon, together with setbacks, physical encroachments from or on the Land, easements and rights of way, and all other matters affecting the Land, certified to Buyer and the Title Company, in a form sufficient to cause the Title Company to delete any exception for survey matters from the Title Policy.

9.3 Title Examination; Objections. Buyer shall have thirty (30) days after receipt of the Commitment and the Survey to make objections to title in writing to Seller. Buyer shall be deemed to have waived any title objections not made within such thirty (30) day period, except that this shall not operate as a waiver of Seller's covenant to deliver a Warranty Deed. Seller shall have sixty (60) days from the date Seller receives such objections to have such objections removed or satisfied. Seller agrees to use its best efforts to promptly satisfy any such objections. If Seller shall fail to have such objections removed within sixty (60) days from the date Seller receives such objections, Buyer may, at its sole discretion, either (a) terminate this Agreement without any liability on its part; or (b) if the objections are such that they may be removed by the expenditure of sums of money, take title to the Land, discharge such objections, and receive a credit against the Purchase Price for the sums so expended; or (c) if the objections are such that they may not be removed by the expenditure of sums of money, take title subject to such objections; provided, however, that

Seller shall in any event be obligated to satisfy all judgments, tax liens, mechanics' liens, mortgages, or other encumbrances created by or against Seller.

Section 10. Notices.

All notices or communications required or desired to be given hereunder shall be in writing and shall be personally delivered or mailed by first class mail, postage prepaid, addressed to the parties at the following respective addresses or to such other address as either party may from time to time designate by written notice given in the same manner:

To Seller:
The City of Anoka
Anoka City Hall
2015 First Avenue North
Anoka, Minnesota 55303
Attn: City Manager

With copy to:
Scott C. Baumgartner
Berglund, Baumgartner & Glaser, LLC
2140 4th Avenue
Anoka, Minnesota 55303

To Buyer:
Gaughan Companies,
56 East Broadway
Suite 200
Forest Lake, MN 55025
Attn: Dan Hebert

Section 11. Damage, Destruction or Condemnation.

Until the date of Closing, Seller shall have full responsibility and the entire liability for any and all damages or injury of any kind whatsoever to the Land. If, prior to the Closing, the Land is damaged or shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, and whether or not Buyer has exercised the Option prior to such time, Seller shall immediately notify Buyer of such damage or proposed taking and Buyer, at its sole discretion, shall have the option of: (i) terminating this Agreement upon written notice to Seller, in which event the Option Payment, any Option Extension Payment, and any Earnest Money shall be refunded to Buyer and neither party shall have any further liability to the other; or (ii) completing the purchase of the Land, in which event all insurance or condemnation proceeds, or rights or claims thereto, shall be assigned to Buyer, subject to the rights of any mortgagee, with a credit against the Purchase Price equal to any amounts paid over to such mortgagee and with a credit against the Purchase Price equal to the amount of any deductible, co-payment or other reduction in such proceeds; provided further, however, that the amount of any insurance proceeds assigned to Buyer under this Section 11 shall be limited to the actual dollar amount of damage incurred.

Section 12. Non-Assignability By Buyer.

Buyer shall not have the right to assign its rights and interests under this Agreement without the prior written consent of Seller, which such consent may be withheld in Seller's sole discretion.

Section 13. Construction.

13.1 Time of the Essence. Time is of the essence of this Agreement.

13.2 Binding Effect. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

13.3 Counterparts. This Agreement may be executed in counterparts and by different parties on different counterparts with the same effect as if the signatures thereto were on the same instrument. This Agreement shall be effective and binding upon both parties hereto when both parties have executed a counterpart of this Agreement.

13.4 Entire Agreement. This Agreement represents the entire agreement and understanding between the parties concerning the subject matter hereof and supersedes all prior agreements, whether written or oral, and any other correspondence, outlines, letters of intent or memoranda exchanged by the parties.

13.5 Modification and Waiver. No purported amendment, modification or waiver of any provision hereof shall be binding unless set forth in a written document signed by both parties (in the case of amendments or modifications) or by the party to be charged thereby (in the case of waivers). Any waiver shall be limited to the circumstance or event specifically referenced in the written waiver document and shall not be deemed a waiver of any other term hereof or of the same circumstance or event upon any recurrence thereof.

13.6 Governing Law. This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of Minnesota, without giving effect to choice of law principles thereof.

13.7 No Third-Party Benefit. Nothing in this Agreement, express or implied, is intended to confer on any person other than the parties to this Agreement or their permitted successors or assigns, any rights, remedies, obligations, or liabilities under or by reason of this Agreement.

13.8 Severability. If any such paragraph, clause or part of this Agreement is found unenforceable, such finding shall not affect the remainder of this Agreement.

13.9 Authority of Parties. Seller and Buyer represent, warrant and covenant to each other that they have the full power and authority to perform and comply with the execution and delivery of this Agreement. Further, the persons executing this Agreement on behalf of Seller and Buyer each hereby represent and warrant that he or she has the requisite and necessary authority to execute this Agreement on behalf of such party.

IN WITNESS WHEREOF, the parties hereto have executed this Option Agreement by their duly authorized representatives effective as of the day and year first above written.

SELLER:

THE CITY OF ANOKA

Dated: _____ By:_____
Erik Skogquist, Mayor

Dated: _____ By:_____
Amy Oehlers, City Clerk

BUYER:

GAUGHAN DEVELOPMENT, LLC

By:_____
Dan Hebert, Senior Vice President

EXHIBIT A

Land Legal Descriptions

PARCEL 1:

Lot 2, Block 1, NCBD Addition

PARCEL 2:

Lot 5, Block 25, City Of Anoka, Ex That Prt Thereof Lyg Sly Of Fol Desc Line: Com At Sw Cor Of Sd Lot 5, Th N 00 Deg 13 Min 29 Sec W, Assd Brg, Alg W Line Of Sd Lot 5 20 Ft To Pob Of Sd Line, Th N 89 Deg 31 Min 13 Sec E Prll/W S Line Of Lots 4 & 5 Sd Blk 102.64 Ft, Th S 55 Deg 25 Min 32 Sec E 12.19 Ft To A Pt On W Line Of E 20 Ft Of Sd Lot 4, Th S 00 Deg 17 Min 24 Sec E Alg Sd W Line 13 Ft To S Line Of Sd Lot 4 & Sd Line There Term, Subj To Ease Of Rec

PARCEL 3:

Lot 4, Block 25, City Of Anoka, Ex That Prt Thereof Lyg Sly & Wly Of Fol Desc Line: Com At Sw Cor Of Lot 5 Sd Blk, Th N 00 Deg 13 Min 29 Sec W , Assd Brg, Alg W Line Of Sd Lot 5 20 Ft To Pob Of Sd Line, Th N 89 Deg 31 Min 13 Sec E Prll/W S Line Of Sd Lots 4 & 5 102.64 Ft, Th S 55 Deg 25 Min 32 Sec E 12.19 Ft To A Pt On W Line Of E 20 Ft Of Sd Lot 4, Th S 00 Deg 17 Min 24 Sec E Alg Sd W Line 13 Ft To S Line Of Sd Lot 4 & Sd Line There Term, Subj To Ease Of Rec

PARCEL 4:

City Of Anoka Lot 3 Blk 25 City Of Anoka

PARCEL 5:

City Of Anoka N1/2 Of Lots 1 & 2, Blk 25, City Of Anoka

PARCEL 6:

City Of Anoka S1/2 Of Lots 1 & 2, Blk 25, City Of Anoka Inc Any Pt Or Portion Of Street Or Alley Adj To Sd Premises Heretofore Vac Or To Be Vac

City of Anoka Parcel 2nd Ave and Van Buren



Parcel Information:
01-31-25-44-0105
2121 2ND AVE
ANOKA
MN 55303
Plat: ALLARDS RESURVEY BLOCK 6

Approx. Acres: 0.21
Commissioner: SCOTT SCHULTE

Owner Information:
ANOKA CITY OF
2015 1ST AVE
ANOKA
MN
55303

Anoka County GIS	1:2,400	Date: 3/12/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

AUGUST 25
2025

VAN BUREN MIXED USE REDEVOLPMENT

GAUGHAN

Presented by Dan Hebert

About Gaughan

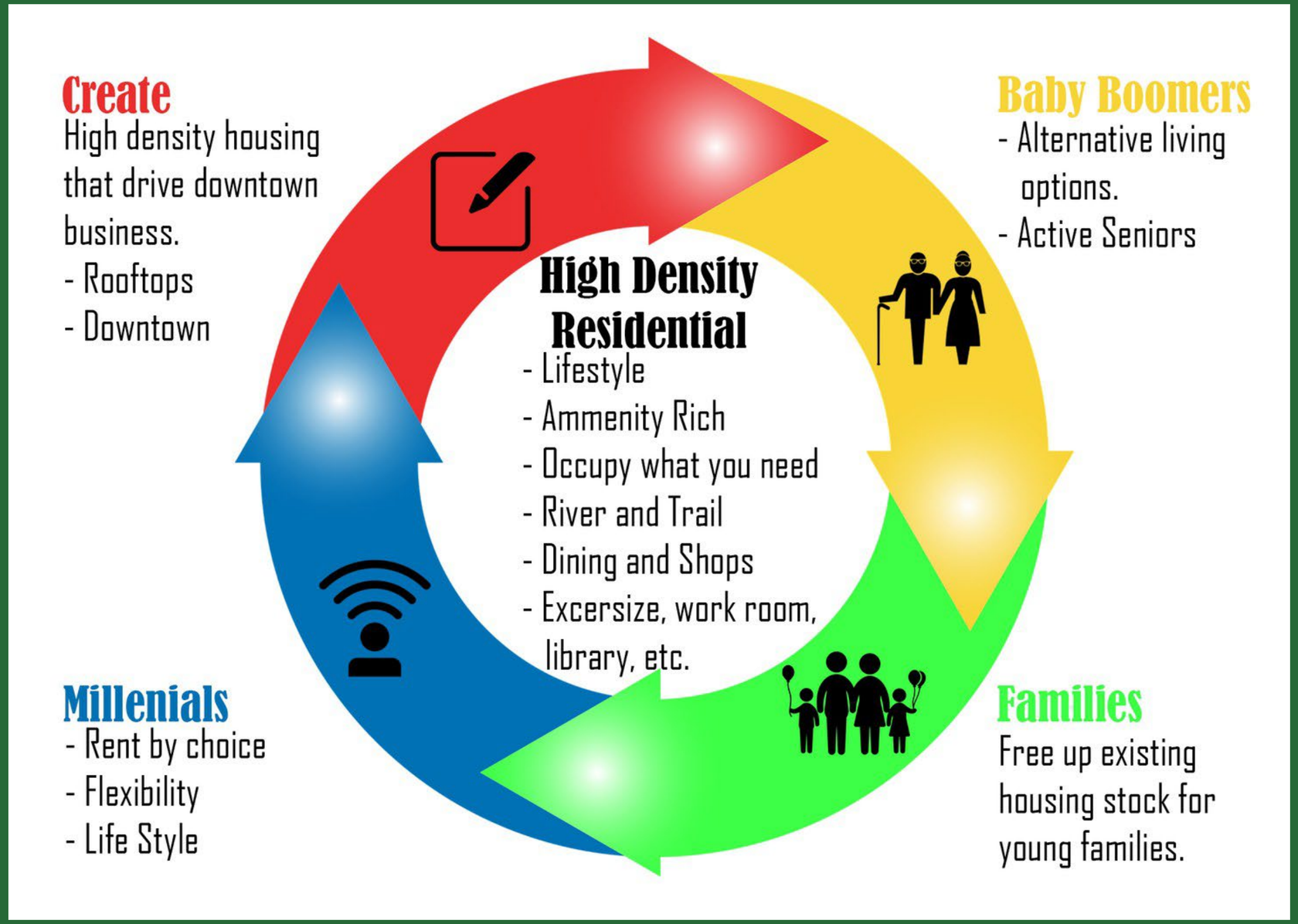
WHO WE ARE

At Gaughan Companies, we care for people's real estate interests and always follow our Core Values

1. Honesty/Integrity
2. Positivity
3. Reliability/Dependability
4. Hardworking
5. Strong Communication



Urban Redevelopment Impacts



LIGHTHOUSE LOFTS

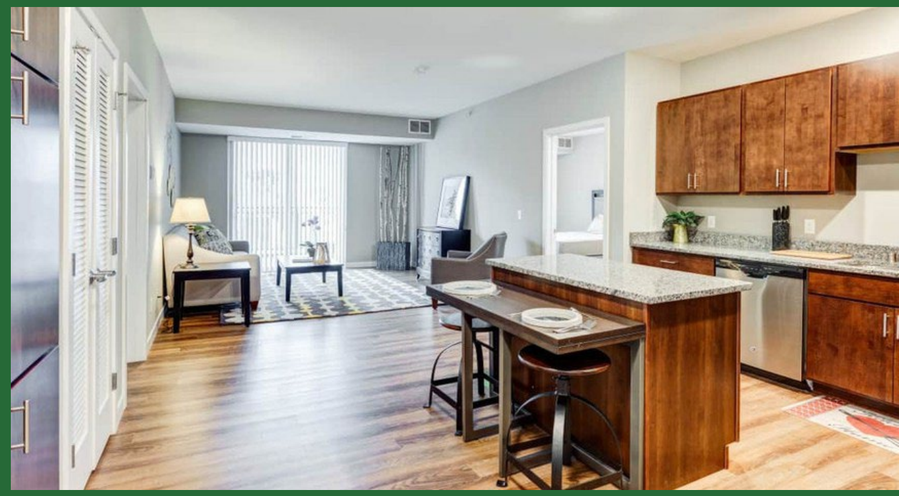
ABOUT

Located in downtown Forest Lake, MN
Former City Hall site
Opened March 2019
103 units

KEY AMMENITIES

- Half a block from public beach, park, and marina.
- Adjacent to regional trail
- Commercial space including
    - Snap Fitness
    - Mallard's Restaurant
- Rooftop Terrace
- Downtown







LIFFEY On Snelling

ABOUT

Located in downtown St. Paul, MN
Urban redevelopment
Opened February 2022
89 units

KEY AMMENITIES

- Blocks from Metro Lightrail line
- Adjacent to Allianz field
-Across the street from Metro Bus station
- Fitness Center
- Community terrace








Bus Stop 1min walk
Starbucks 3min walk
Whole Foods 6min walk
Aldine Park 7min walk
Lightrail 9min walk
Concordia University 10min walk
Midway Marketplace 12min walk
Sea Foam Stadium 12min walk
MACALESTER
Savoy
DUNKIN' DONUTS
ROSE STREET
WHOLE FOODS MARKET
The Naughty Greek
UNIVERSITY OF St.Thomas
Selby Ave
Marshall Ave
Snelling Ave.
LIFFEY On Snelling
Concordia UNIVERSITY-SAINT PAUL
Sea Foam Stadium
Aldine Park
INTERSTATE 94
St. Paul
Minneapolis
Hardee's
St. Anthony Ave
target
T-J-maxx
Allianz Field
Midway Marketplace
HAMLINE UNIVERSITY
Light Rail
University Ave
Light Rail

Shakopee Flats

ABOUT

Located in downtown Shakopee, MN
Urban redevelopment
Opened Fall 2022
178 Units
Former commercial site

KEY AMMENITIES

- Walking/Biking trail directly behind the building for access to:
  - Downtown
  - Huber Park and Ampitheatre
- On Minnesota River and Regional Trail
- Commercial space including
  - Fitness Center
  - Mallard's Restaurant
- Skylounge Rooftop overlooking the river.








My Pillow
CAMERON'S SPECIALTY COFFEE
Shutterfly
CANTERBURY PARK
SEAGATE
TARGET
amazon
Valleyfair
Xcel Energy
Mountain Bike Park
Huber Park & Amphitheater
Medtronic
Shakopee West Middle School
Shakopee Library
Scott County Government Center
Scott County Historical Society
CSAH 69
2nd Ave W
Shakopee Bridge
Pedestrian Bridge
Scott St S
Apgar St S
SHAKOPEE FLATS
MALLARDS
1st Ave W
Belle Plaine
21 min
Shakopee Archery Range
Eden Prairie
12 min
MSP/St. Paul Airport
23 min
Minneapolis
23 min
Minnesota River
Minnesota Valley State Trail
Mallards 0 min
Regional Trail system 0 min
Huber Park 3 min
Canterbury Park 7 min
Seagate Technology 8 min
Xcel Energy Mountain Bike Park 8 min
Amazon 9 min
My Pillow 9 min
Target 9 min
Cameron's Coffee 10 min
Shutterfly 11 min
Medtronic 13 min

Village of Osceola Development

ABOUT

- Redevelopment Project
- 99 Market Rate Apartment units
- Fitness Center
- Restaurant
- Located on the St. Croix River
- Historic Downtown Osceola
- Breakground 2025





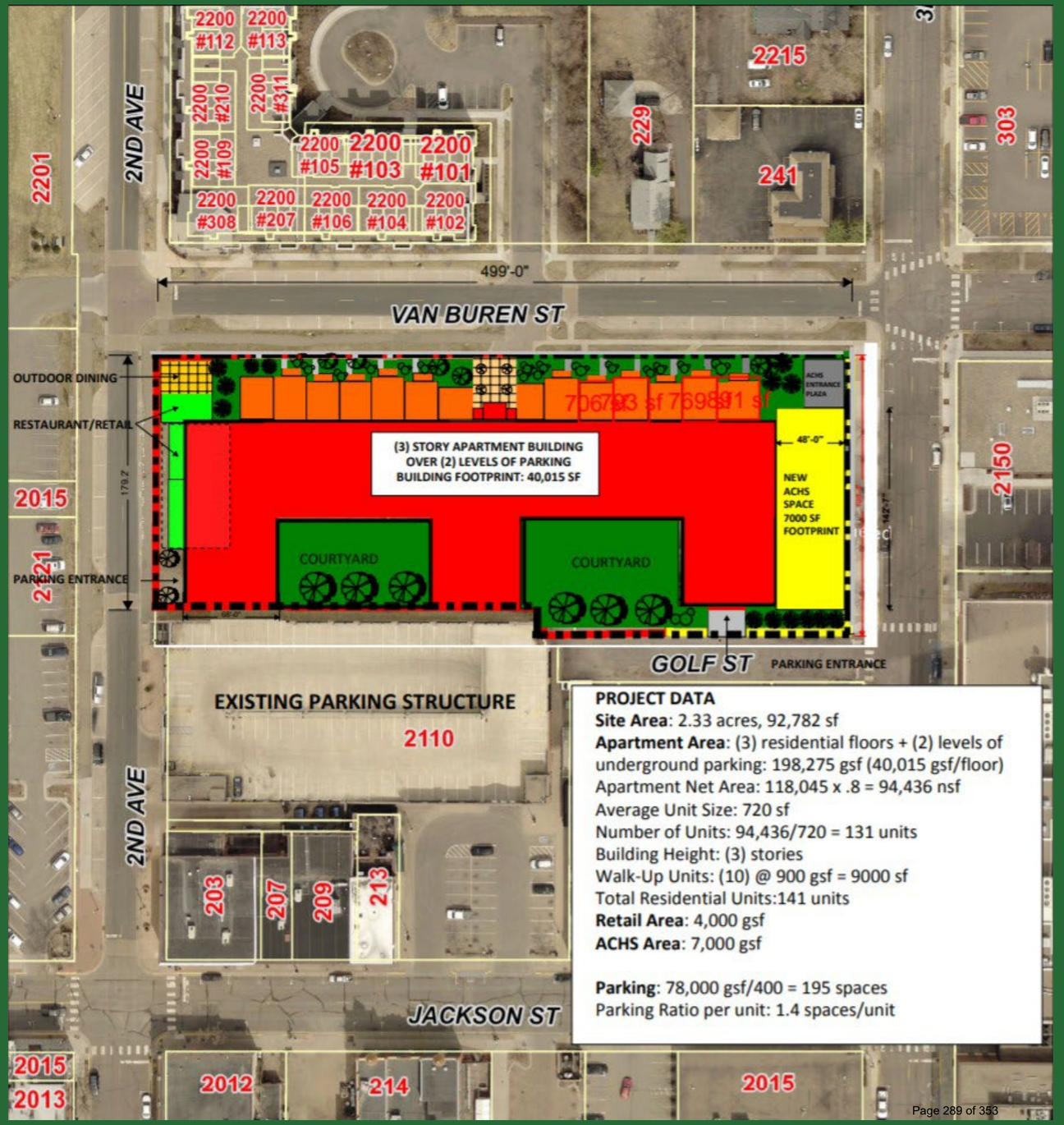
Van Buren St. Mixed Use Development

PROJECT BIO

-150 Market Rate Apartments
- Restaurant
- Fitness Center
- 7000 Sqft ACHS space

SITE PLAN

- Municipal Parking - Cross Parking Easement
- Located in Historic Rum River District
- Downtown Anoka
- Adjacent to Rum River and Riverfront park
  - Regional Rum River trail



ANOKA
REAL. CLASSIC.

THE SOCIAL DISTRICT

HARRISON ST

VAN BUREN ST

Riverfront Memorial Park

FERRY ST

RUM RIVER

Redevelopment Site

2ND AVE

3RD AVE

Anoka Parking Ramp

City Hall

Anoka County Government Center

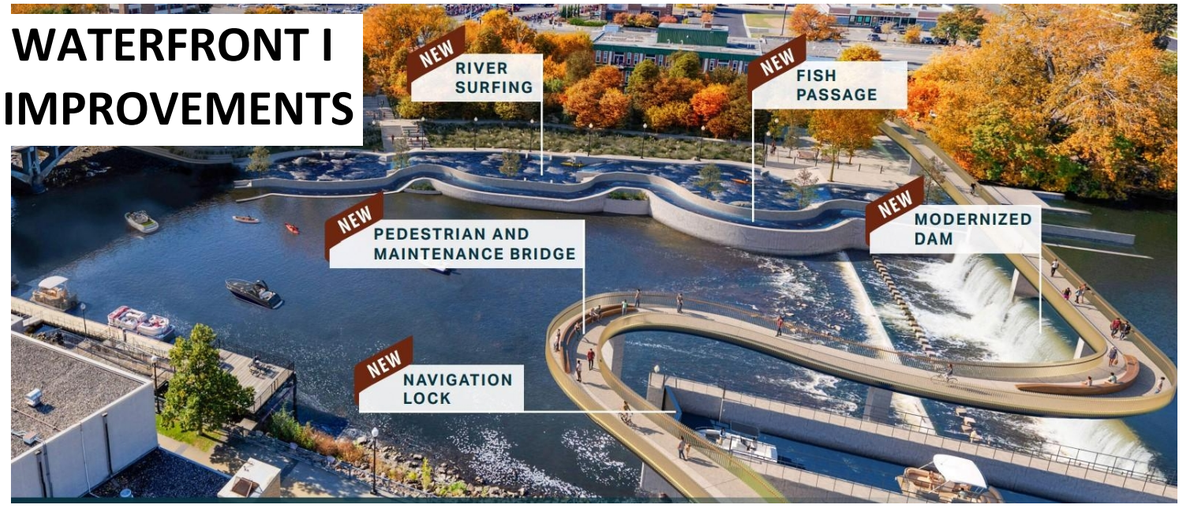
JACKSON ST

1ST AVE

Tunnel

E MAIN ST

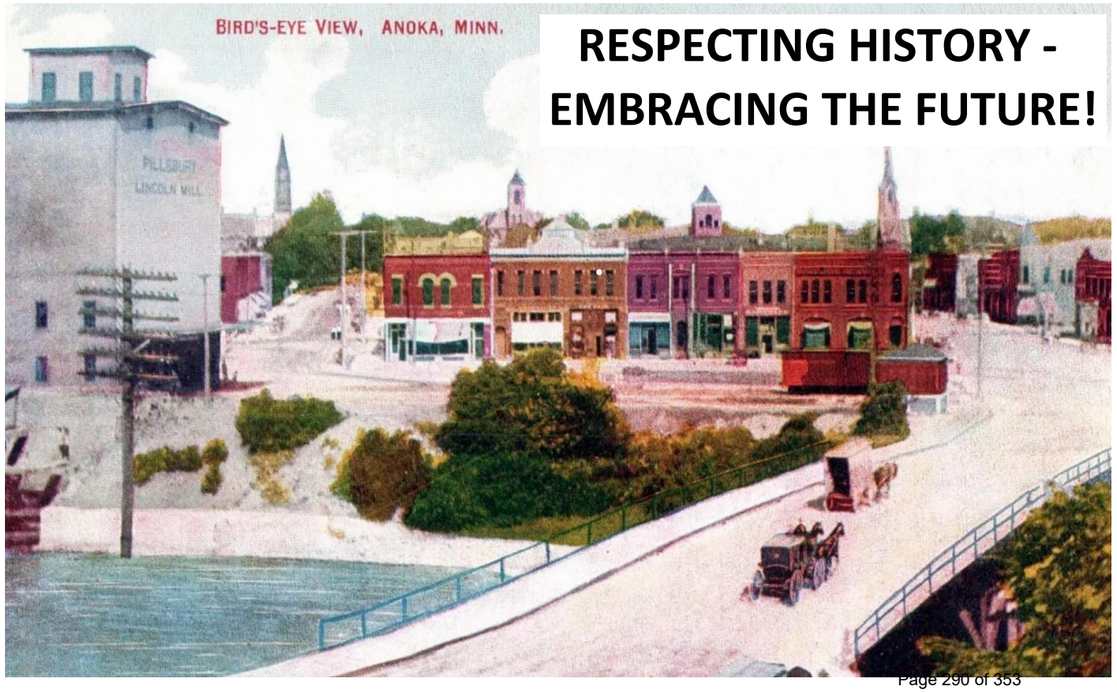
WATERFRONT I IMPROVEMENTS







RESPECTING HISTORY - EMBRACING THE FUTURE!

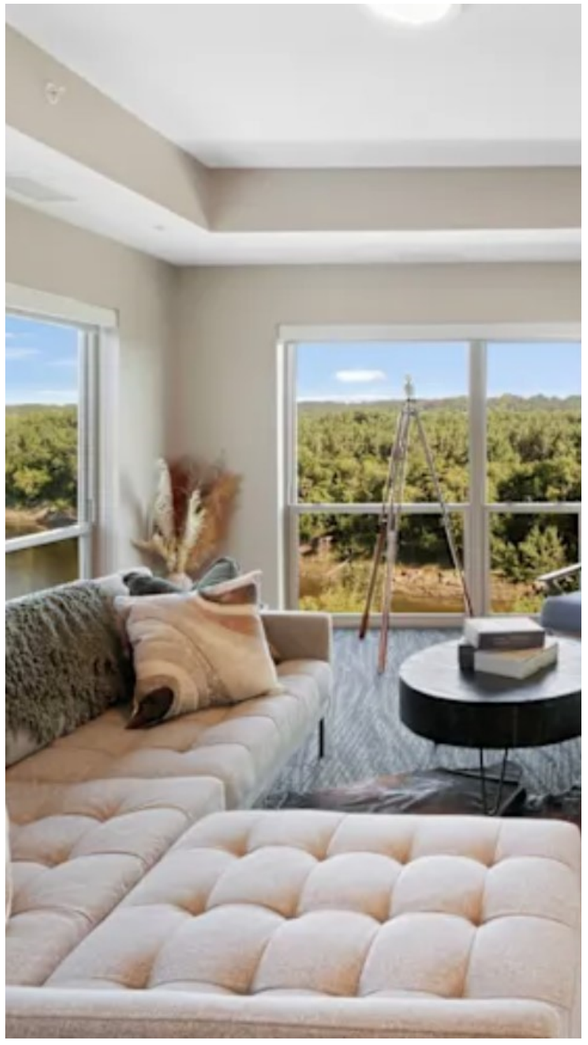




SKY LOUNGE



HEALTH AND WELLNESS



LUXURY RIVERVIEW CONDOS AND APARTMENTS



OUTDOOR VIEWS OF THE RIVER



ROOFTOP COMMUNITY ROOM

RESIDENT AMENITIES

GAUGHAN

HA Architecture



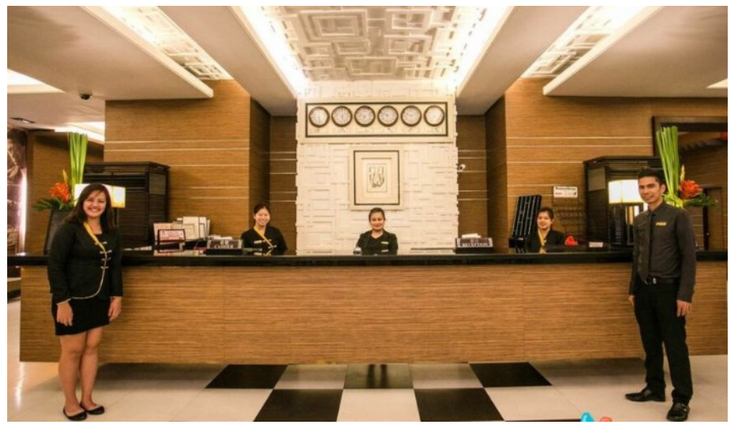
LOBBY BAR



EVENT CENTER



RESIDENT AMENITIES



BOUTIQUE HOTEL



THE POOL & SOLARIUM



DINING AND MORE!

GAUGHAN

MIXED USE FEATURES

HA Architecture

Riverfront Park

2ND AVENUE

el. 865

JACKSON STREET

VAN BUREN ST.

Delivery & Service Access

Existing Municipal Parking Ramp

Pool & Solarium

Resident Sky Lounge

Dog Walk

TERRACE

TERRACE

RAMP BELOW

WALK-UP APARTMENTS

two story

stacked flats

connecting corridors

Hotel, Restaurant & Condos

Parking Ramp Entrance

EXISTING CONDOMINIUM

ACCESS TO CONDO

Hotel, Restaurant & Condos

Hotel, Restaurant & Condos

el 880 +-

3RD AVENUE

EXISTING CURB CUT- GOLF STREET

BUILDING SUMMARY:

PARKING: 163.005 GSF, 371 PARKING SPACES

APARTMENTS: 153,890 GSF, 164 UNITS

153,890 X .8 = 123,112 NSF 123,112/750 = 164

CONDOS: 26,914 GSF , 21 UNITS

EVENT CENTER: 11,106 GSF

HOTEL: 17,310 GSF: 38 ROOMS

TOTAL PROJECT GSF: 372,225

ELECTRICAL SYMBOLS

- LIGHTING ASSEMBLY (NEW)
- LIGHTING ASSEMBLY (EXISTING)
- UNDERGROUND UTILITY CONDUIT
- ELECTRICAL PLAN NOTE REFERENCE

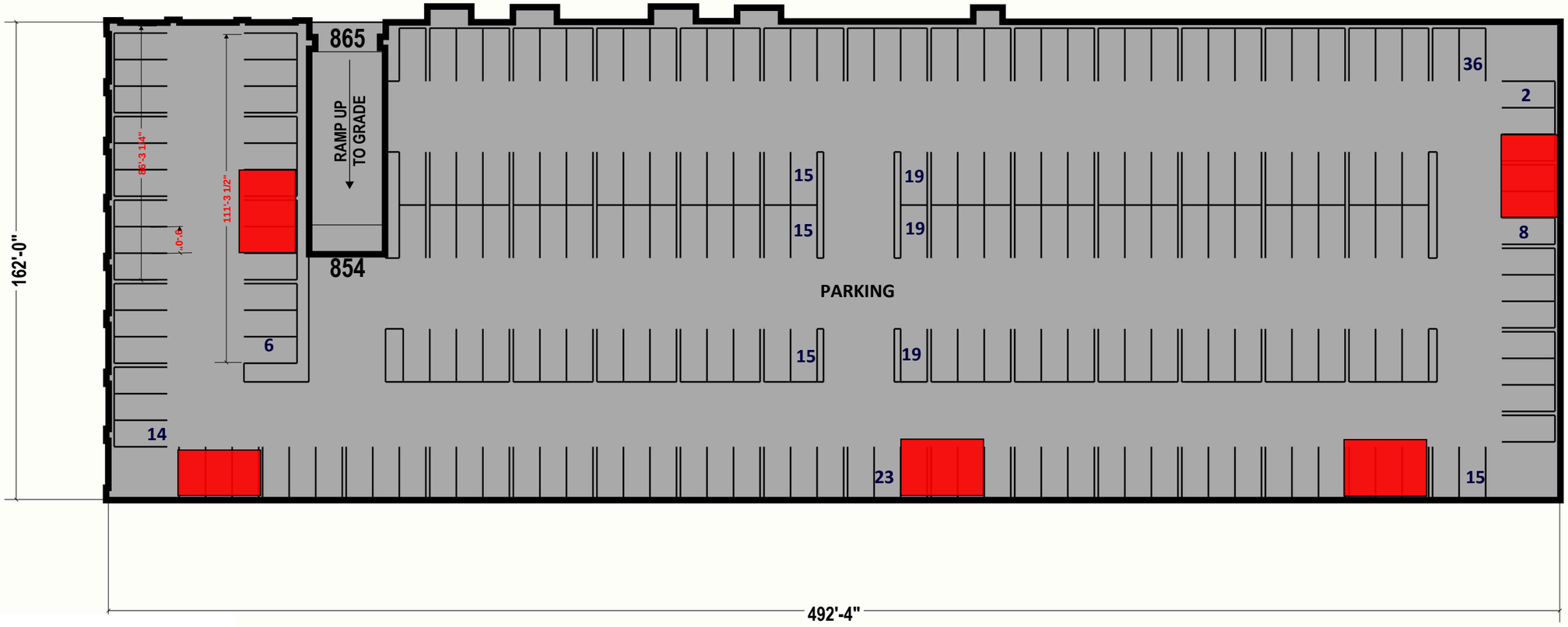
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PROPOSED SITE PLAN

GAUGHAN

HA Architecture



1:40

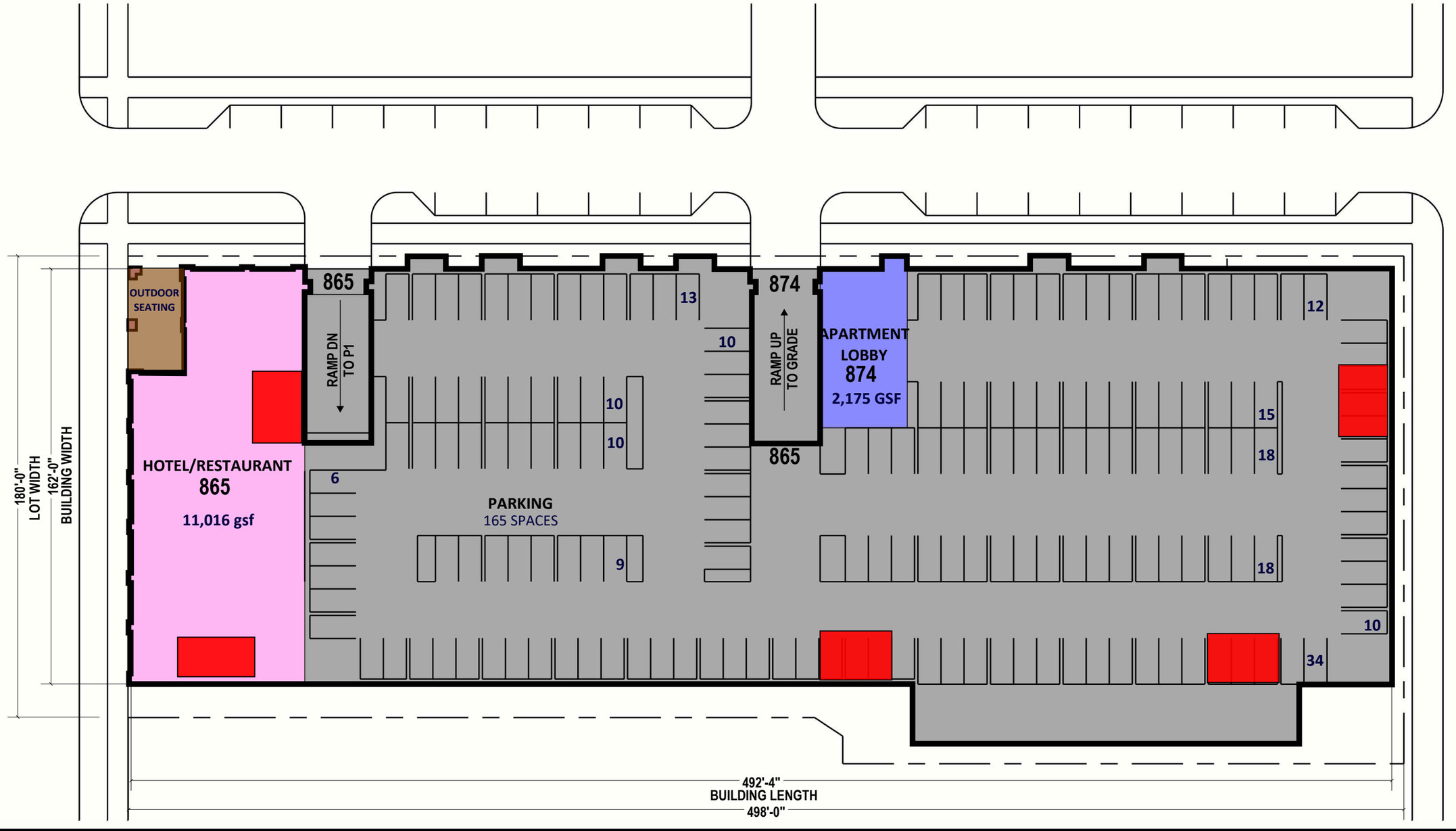
LEVEL P-1

AREA: 79,753 GSF

PARKING: 206 SPACES`

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN



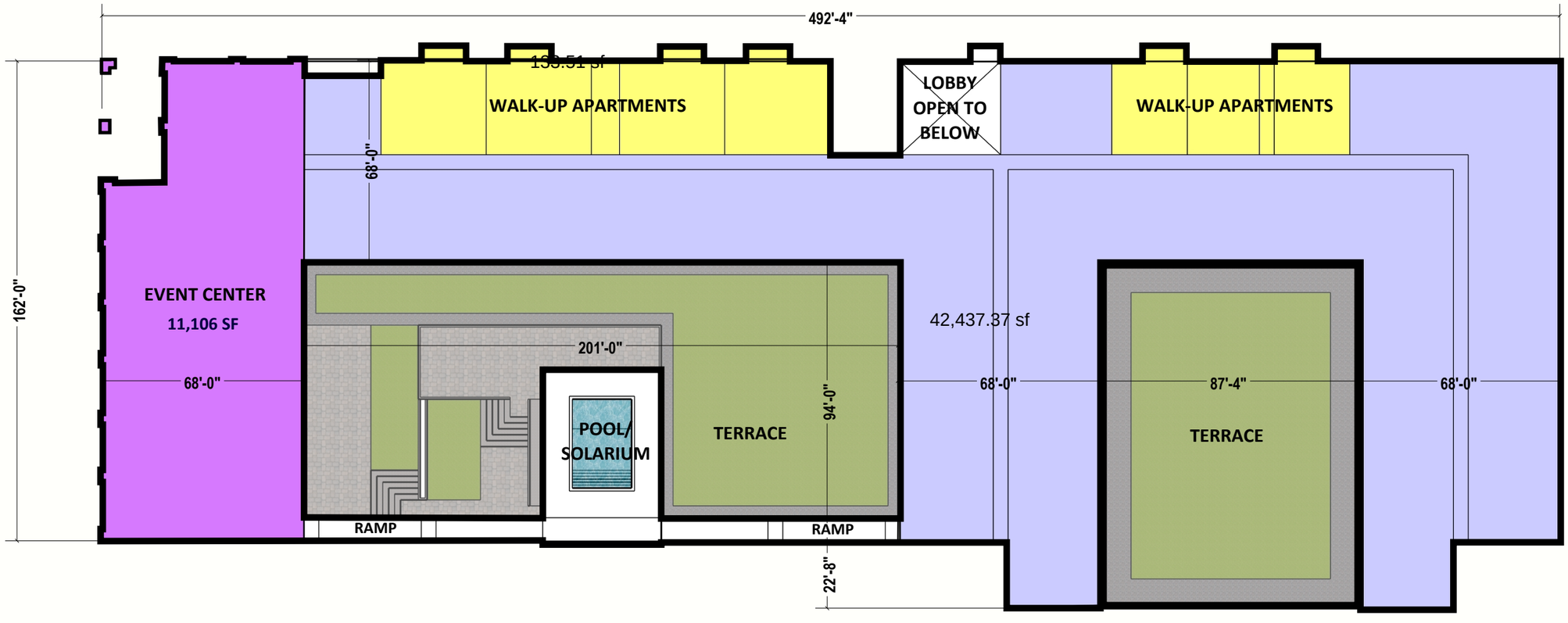
LEVEL 1

Area: 83,252 gsf

Parking : 165 SPACES

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN

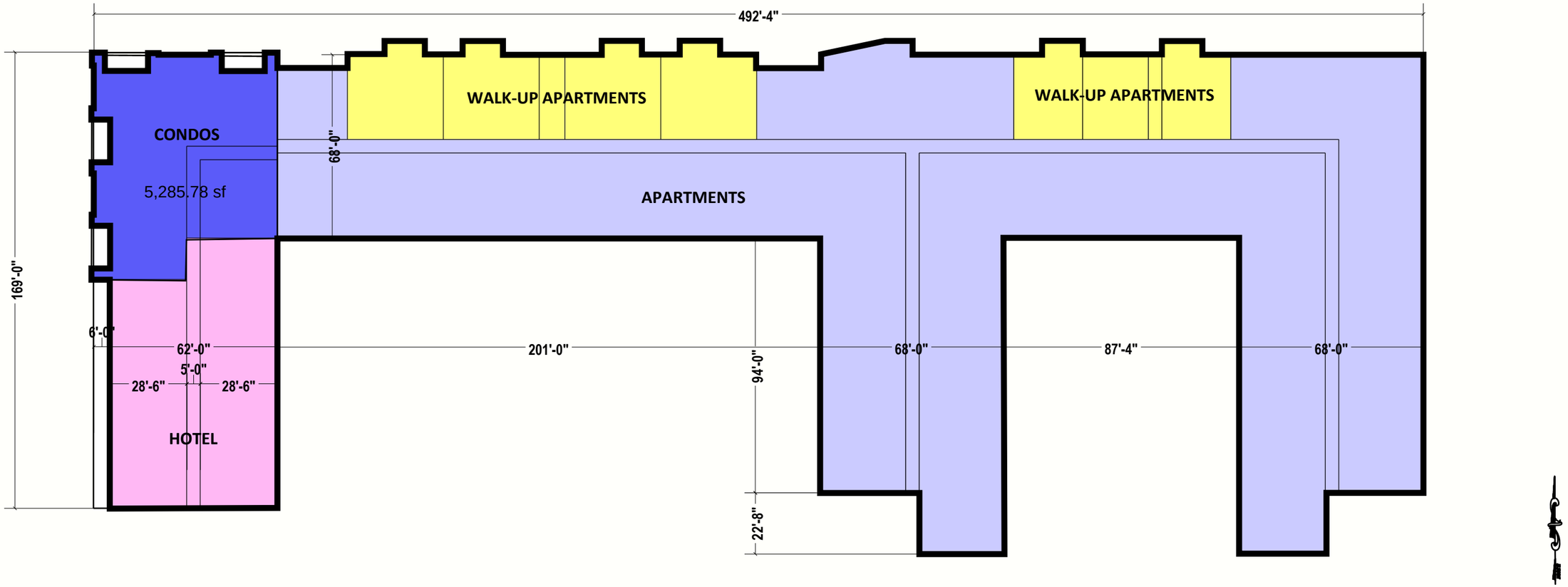


LEVEL 2

EVENT CENTER: 11,106 GSF
APARTMENTS: 42,437 GSF
POOL/SOLARIUM: 3,563 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN

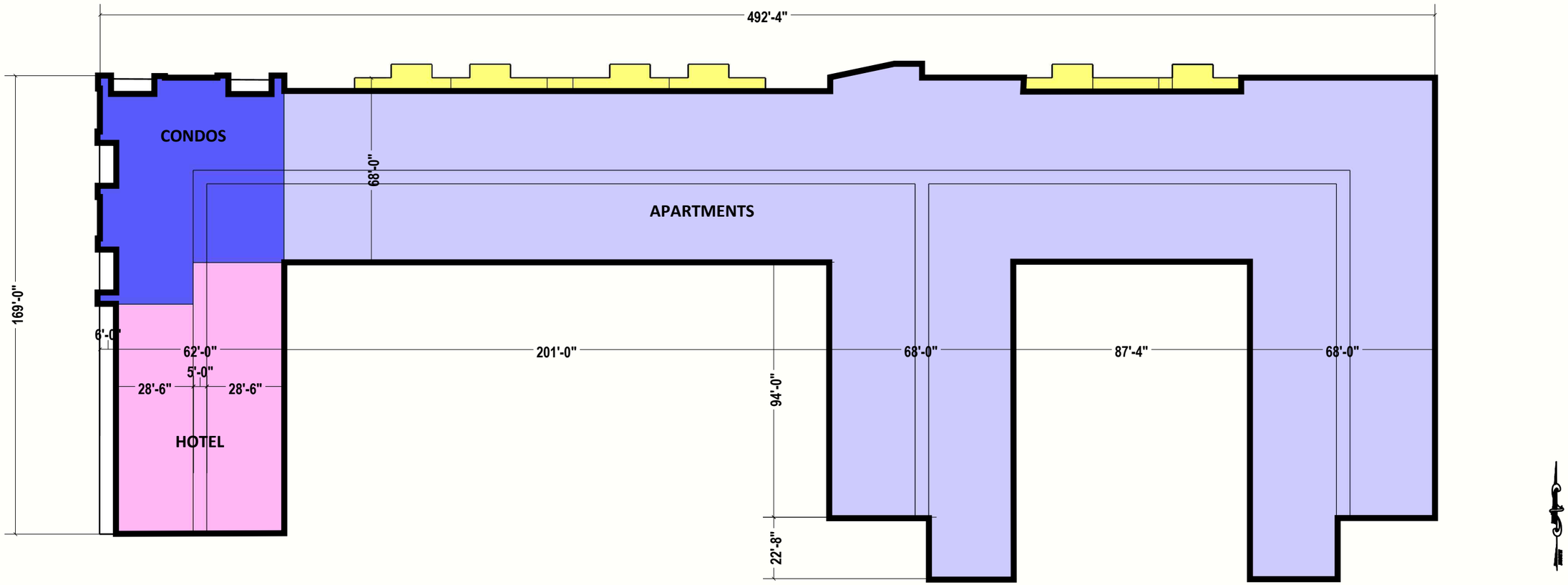


LEVEL 3

HOTEL: 5,770 GSF
APARTMENTS: 37,151 GSF
CONDOS: 5,286 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN

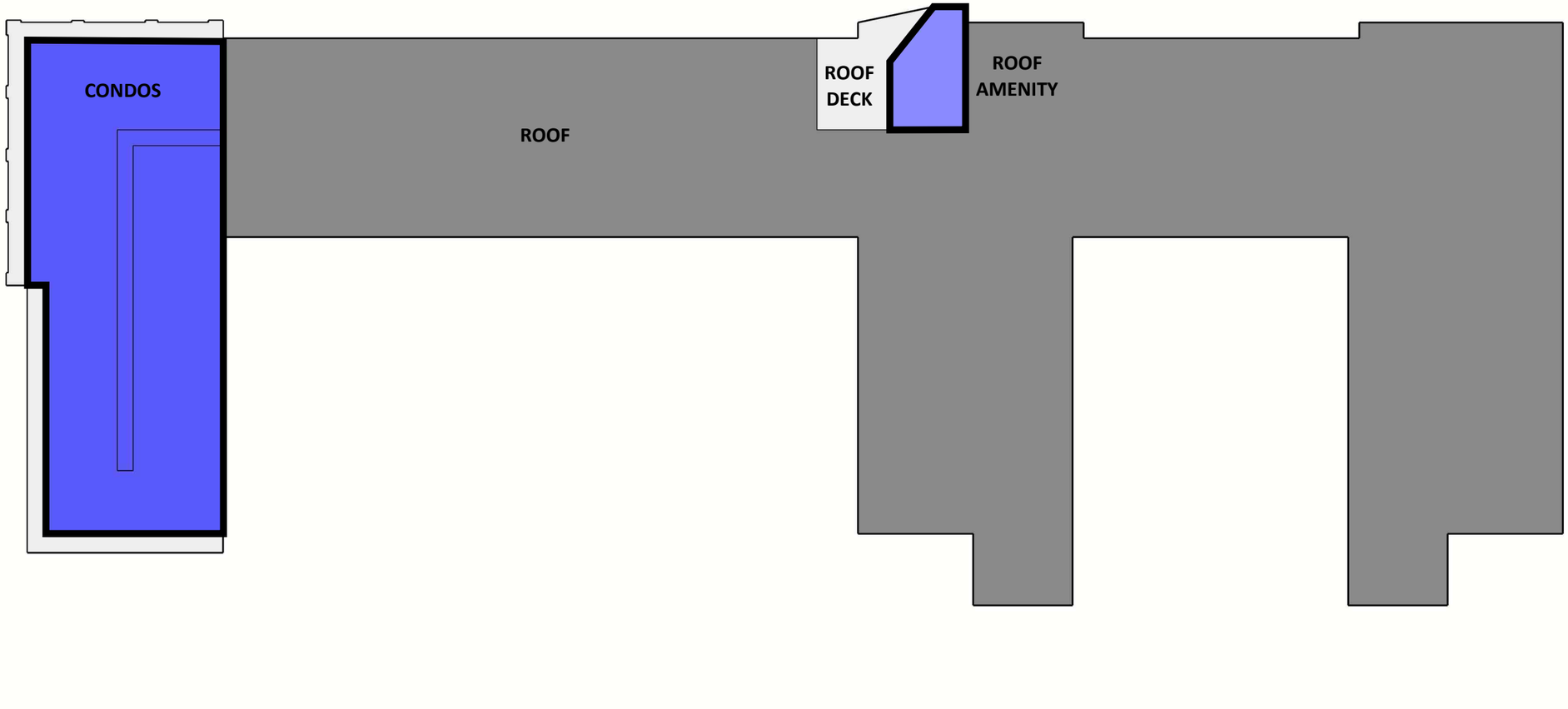


LEVELS 4 & 5

HOTEL: 5,770 GSF
APARTMENTS: 37,151 GSF
CONDOS: 5,286 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN



LEVEL 6

APARTMENTS: 2,000 GSF
CONDOS: 11,056 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN


IRON RIVER BREWING

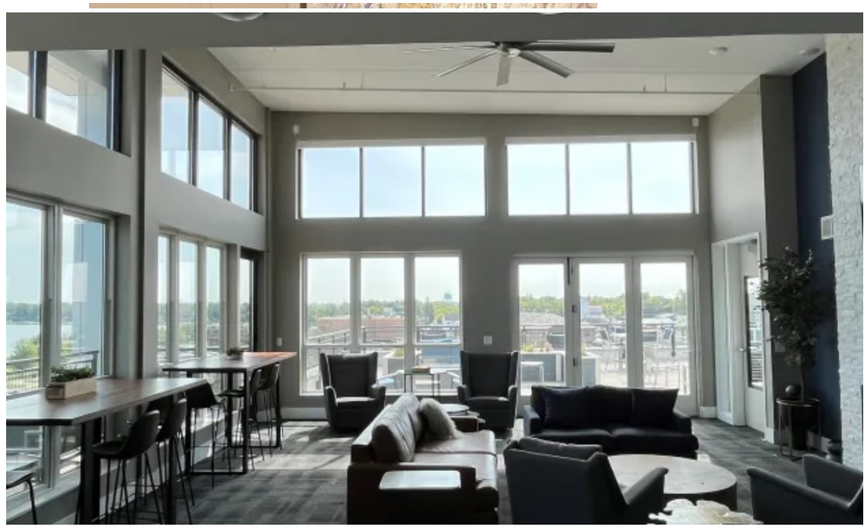




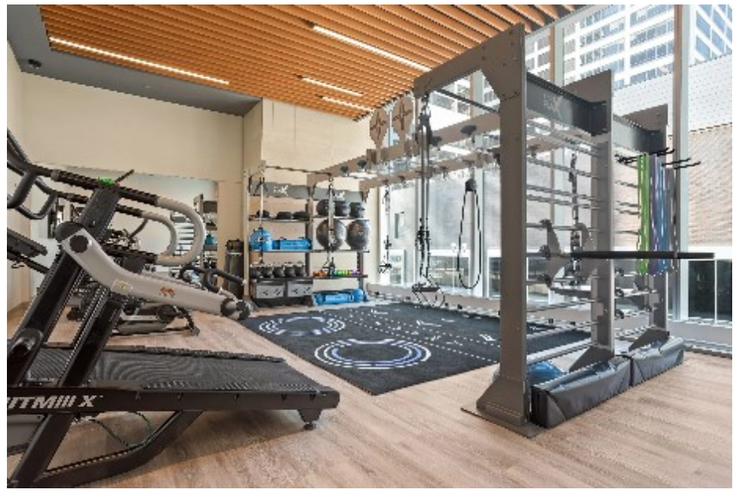

RUM RIVER BREWING
RUM RIVER INN

RUM RIVER LANDING

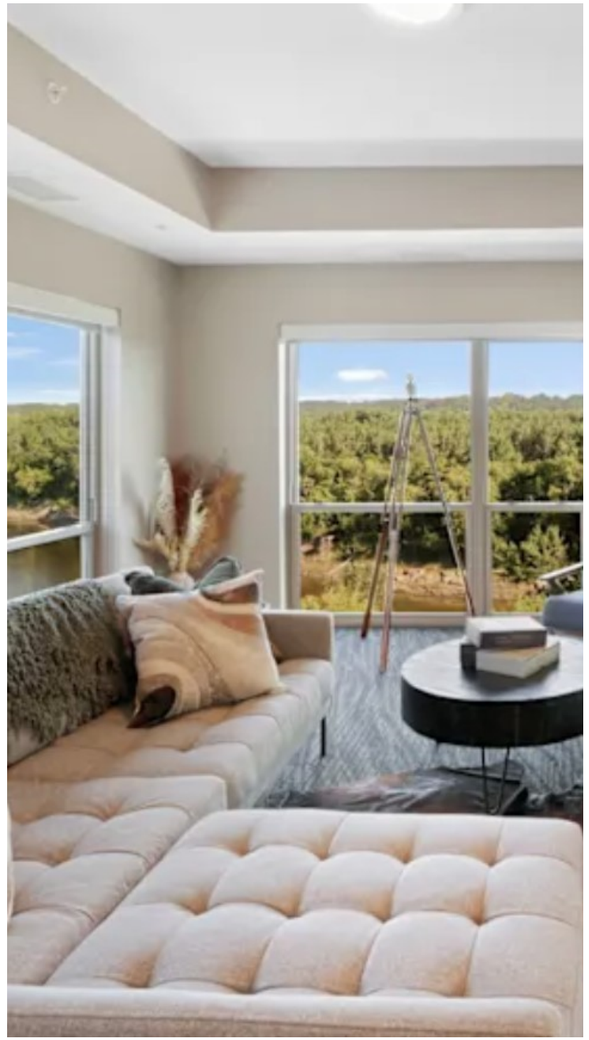
RESIDENT AMENITIES



SKY LOUNGE



HEALTH AND WELLNESS



LUXURY RIVERVIEW CONDOS AND APARTMENTS



OUTDOOR VIEWS OF THE RIVER



ROOFTOP COMMUNITY ROOM

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TERRACE

TERRACE

RAMP BELOW

WALK-UP APARTMENTS

two story

stacked flats

connecting corridors

Hotel, Restaurant & Condos

Parking Ramp Entrance

EXISTING CONDOMINIUM

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Hotel, Restaurant & Condos

Hotel, Restaurant & Condos

el 880 +-

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APARTMENTS: 153,890 GSF, 164 UNITS

153,890 X .8 = 123,112 NSF 123,112/750 = 164

CONDOS: 26,914 GSF , 21 UNITS

EVENT CENTER: 11,106 GSF

HOTEL: 17,310 GSF: 38 ROOMS

TOTAL PROJECT GSF: 372,225

ELECTRICAL SYMBOLS

- LIGHTING ASSEMBLY (NEW)
- LIGHTING ASSEMBLY (EXISTING)
- UNDERGROUND UTILITY CONDUIT
- ELECTRICAL PLAN NOTE REFERENCE

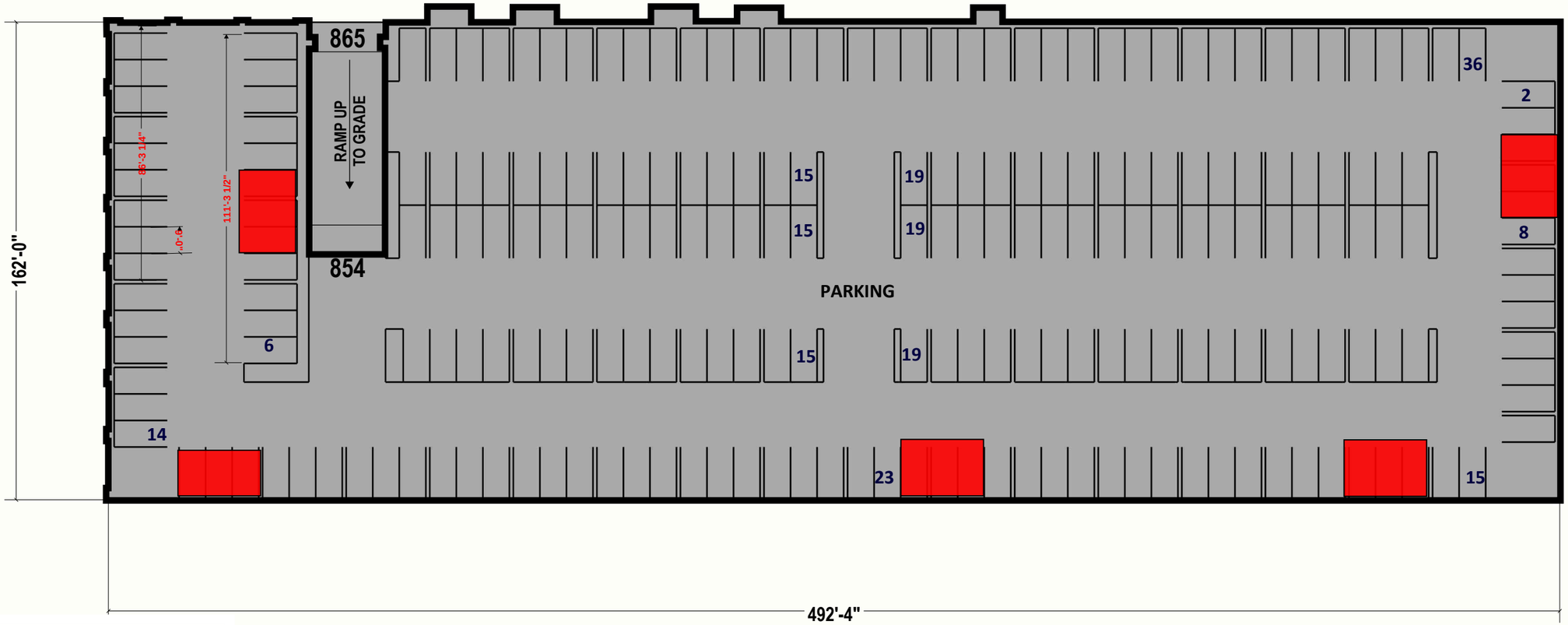
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PROPOSED SITE PLAN

GAUGHAN

HA Architecture



1:40

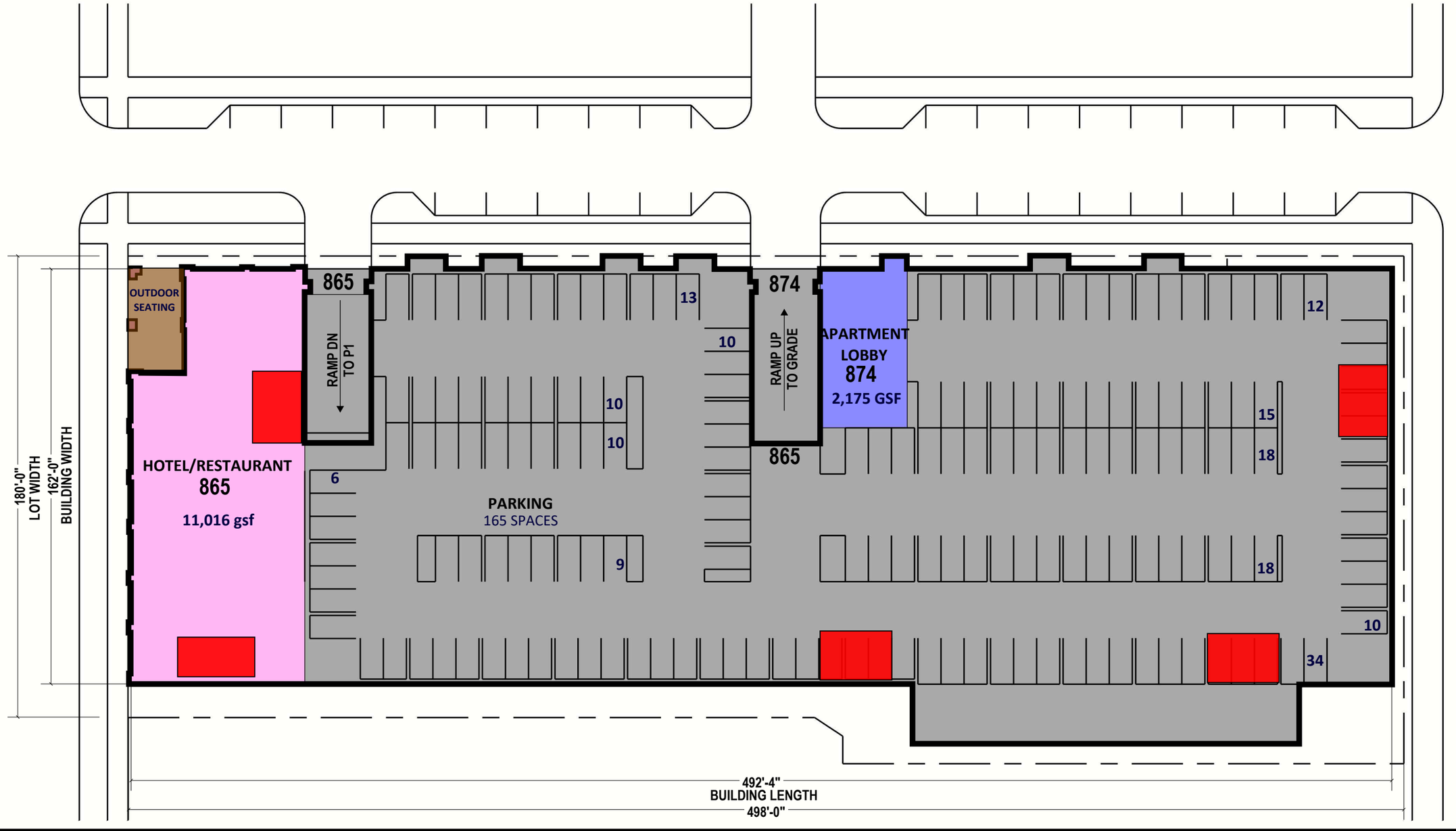
LEVEL P-1

AREA: 79,753 GSF

PARKING: 206 SPACES`

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN



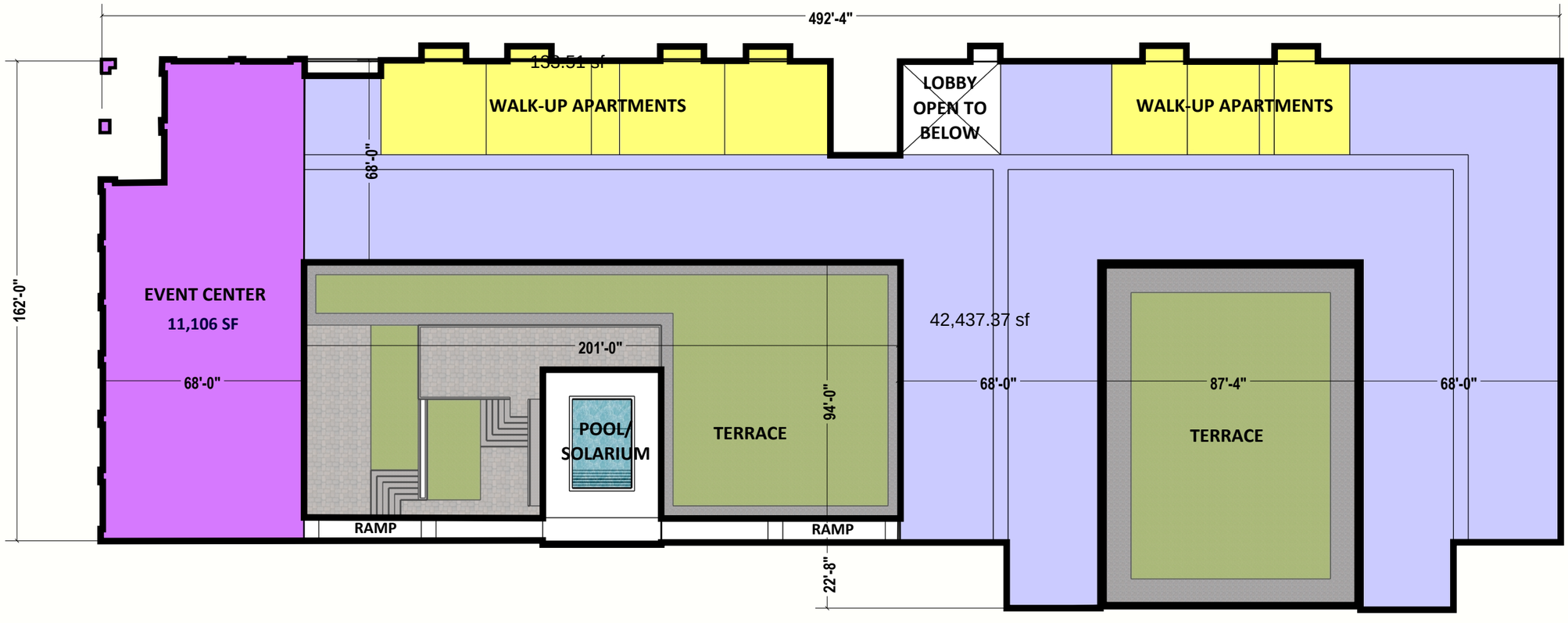
LEVEL 1

Area: 83,252 gsf

Parking : 165 SPACES

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN

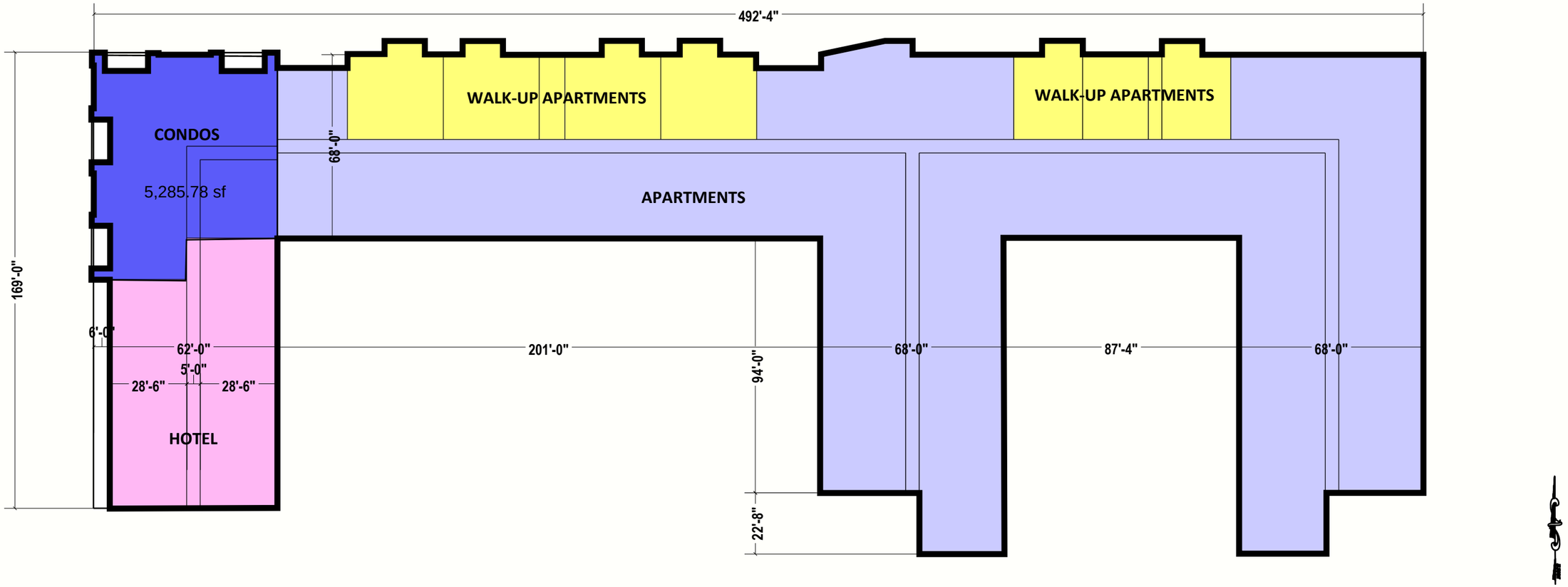


LEVEL 2

EVENT CENTER: 11,106 GSF
APARTMENTS: 42,437 GSF
POOL/SOLARIUM: 3,563 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN

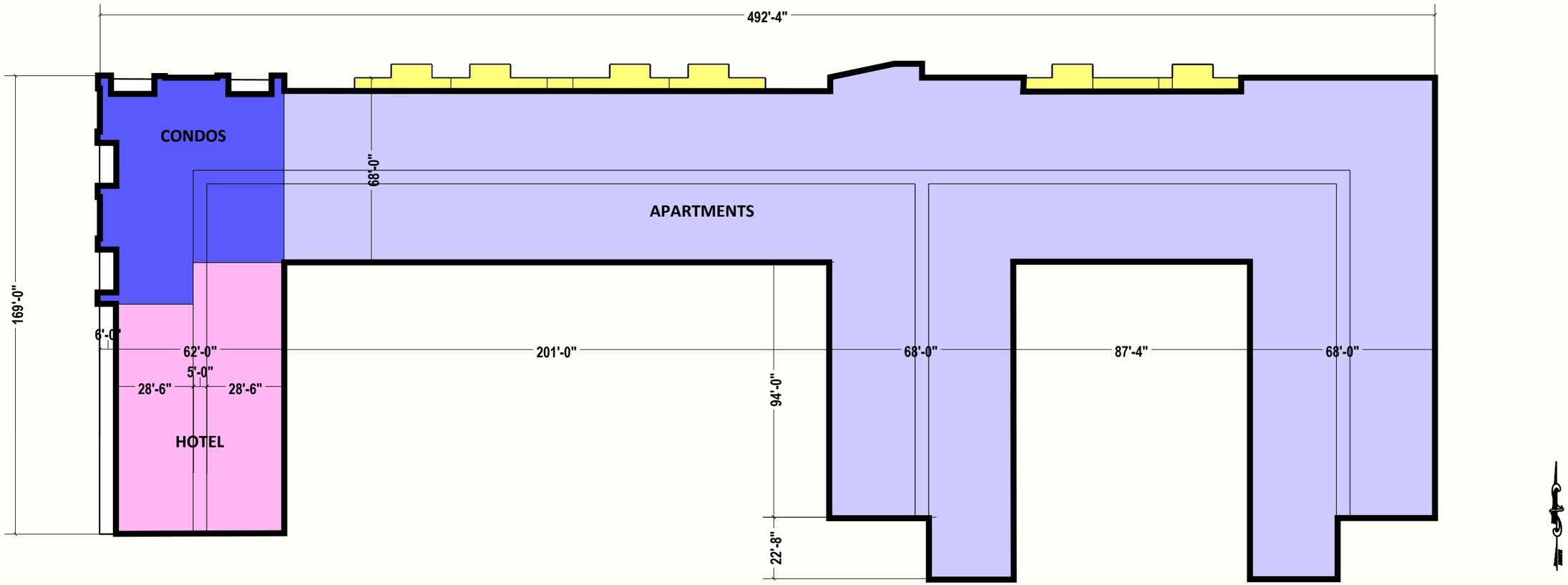


LEVEL 3

HOTEL: 5,770 GSF
APARTMENTS: 37,151 GSF
CONDOS: 5,286 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN

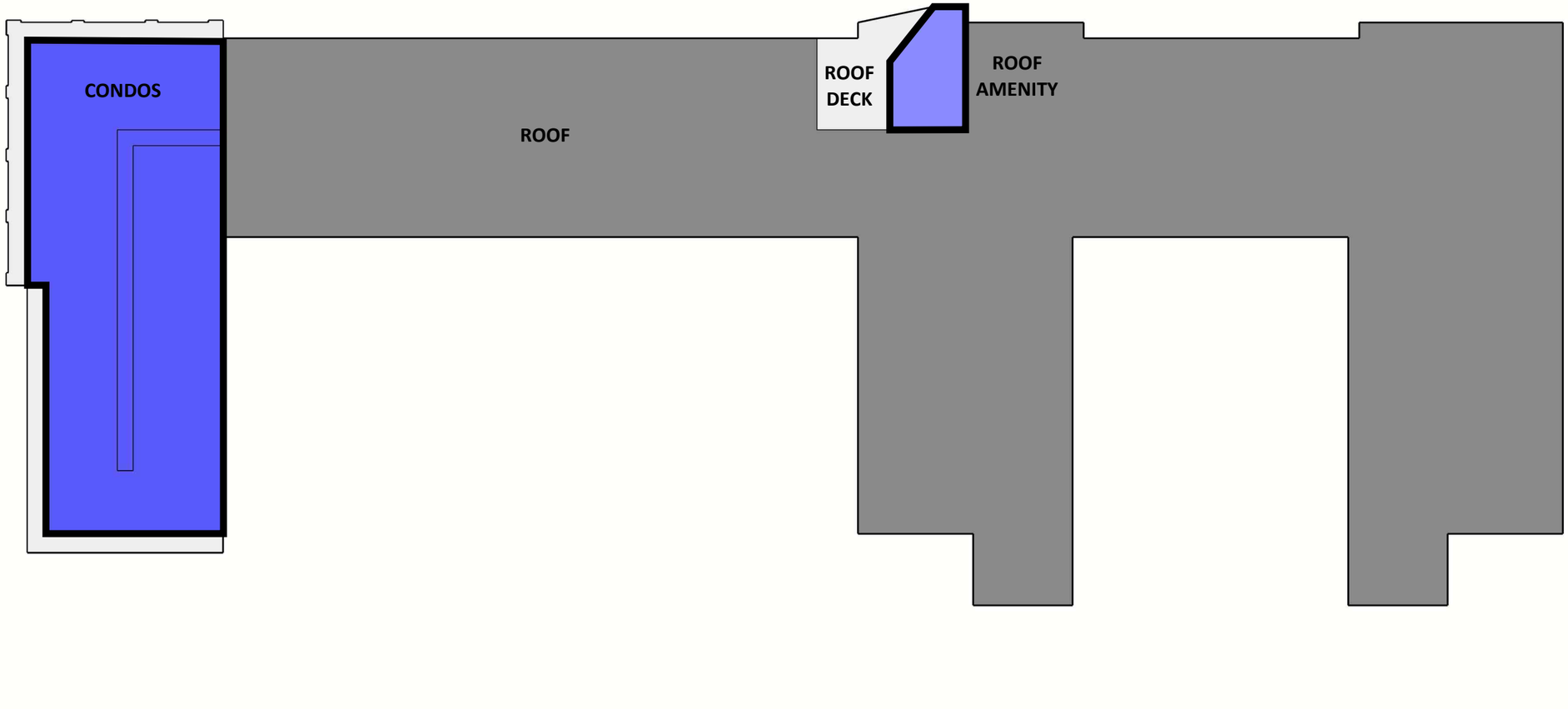


LEVELS 4 & 5

HOTEL: 5,770 GSF
APARTMENTS: 37,151 GSF
CONDOS: 5,286 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN



LEVEL 6

APARTMENTS: 2,000 GSF
CONDOS: 11,056 GSF

VAN BUREN MIXED USE DEVELOPMENT

GAUGHAN


IRON RIVER BREWING





COUNCIL MEMO

Agenda Item # 9.10

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

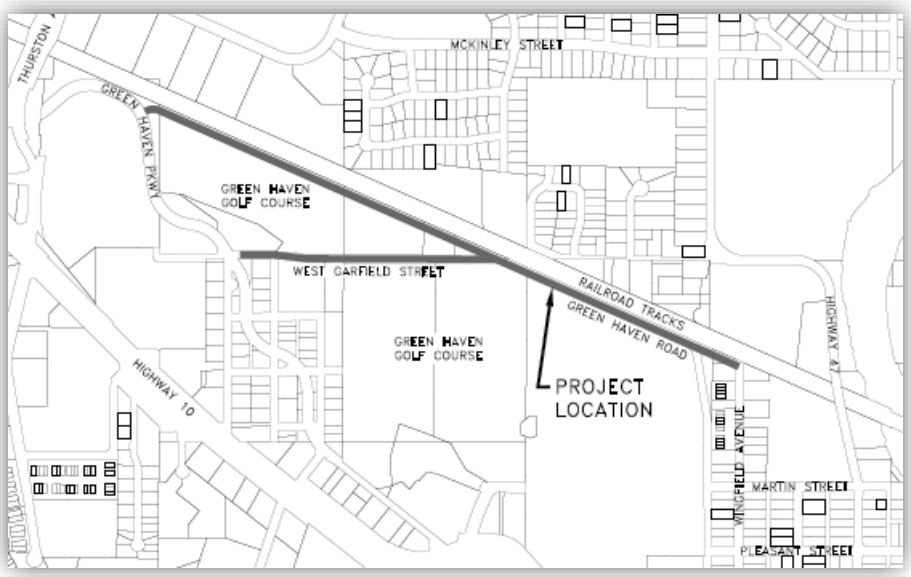
Item Description: RES/Green Haven Trailway Project; Approve Plans & Specifications, Authorize Advertisement for Bid, and Set a Bid Date

Submitted By: Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION

On December 1, 2025, City Council adopted a resolution ordering the project, waived the public improvement hearing, and authorized the plans and specifications for the Green Haven Trailway Project.

The project includes the construction of a new 12-foot wide bituminous trailway on the golf course property, running parallel to the Burlington Northern Santa Fe (BNSF) right-of-way and tying into the existing Garfield Street West. The new trail will accommodate emergency service responder vehicles by providing a 20-foot wide gravel base surface covered by turf. Additionally, this trail alignment has been incorporated in the Master Golf Course Plan designed by Jon Schmenk Design, Golf Course Architect and is supported by Green Haven Golf Course staff. Please see attached *New 12-foot Bituminous Trail & Garfield Street Removal* and *2026 Master Improvement Plan* Exhibits.

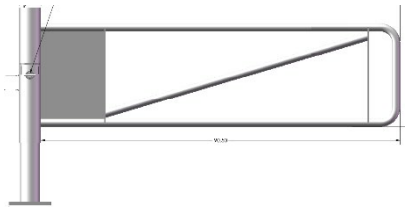


DISCUSSION

Approve Plans & Specifications: Based on previous City Council action, construction plans and specifications for this project have been prepared. These documents are available for public inspection in the office of the Public Services Department and are available to City Council upon request. Some important requirements of the construction plan council shall be aware of are the following:

- It is proposed that grants will used for the clearing and grubbing of trees required for the trail construction. By using these funds, a 37 ½ year deed restriction is required to be placed on the property where the trees are located.

- The tree clearing and grubbing will be completed before the project begins due to the March 31, 2026 deadline associated with the endangered northern long-eared bat (*Myotis Septentrionalis*).
- The permanent fencing along the new trail will be installed with the Green Haven Golf Course Renovation Project beginning in 2027. The silt fence installed for the project will remain in place and maintained to prevent bicyclists, walkers, and other non-motorized vehicles (i.e. golf carts) from entering or exiting the golf course until the permanent fence mentioned above is installed.
- The existing Garfield Street bituminous surface will be narrowed to 12-foot to serve as a trailway up to the west driveway entrance of the Anoka Golf Course Maintenance Building. See attached Trail Section Exhibits.
- The construction plans include the reclamation of the remaining portion of Garfield Street West through the golf course and the reclaimed material will be used as the aggregate base for the new trailway.
- The construction of the cul-de-sac at the north end of Wingfield Avenue in the Slab Town neighborhood is included in the construction documents. Driveway fence gates will be installed at the end of the driveway to the Anoka Golf Course Maintenance Building to prevent motor vehicles accessing the new trailway.



- The existing tee box for Hole #14 on the golf course will be relocated to the fairway at the start of the project, and a permanent tee box for the future Hole #4 will be built in summer 2026.
- The bidding structure will include a bid alternate in the bidding documents for the construction the new cart path for the new Hole #5.
- The bidding structure will include a bid alternate in the bidding documents for installing underground conduits for Anoka Electric to relocate the existing overhead power. This work will continue to provide redundancy in the power grid and remove the overhead power lines through the proposed Greenhaven Overlay development by M/I Homes of Minneapolis.

Authorize Advertisement for Bids – Pursuant to Minnesota Statute §429.041, with an estimated contract amount in excess of $350,000; the city must use the competitive bidding process. The publication must be made at least three weeks before the last day to submit bids. The advertisement must be published at least once in the official city newspaper and at least once in a recognized trade journal. Given this, staff seeks authorization to advertise for bids.

Set a Bid Date – An April 2, 2026, 9:00 a.m. bid date will provide sufficient time to provide the required notification to contractors as per state statute.

FINANCIAL IMPACT

The estimated total project cost of the Green Haven Trailway is $1,063,590, which includes the construction costs plus 15% for a construction contingency, as well as engineering, legal, administrative, and fiscal expenses. The total estimated costs are broken-down as follows:

Tree Removal (YTS)	$ 63,950
Trailway Construction	$ 576,500
Cul-de-sac Improvements	$ 85,000
Golf Course Improvements	$ 75,000
Electrical Improvements	$ 263,140
Total Construction Cost:	**$1,063,590**

The project will be financed by the following funding sources and amounts:

Grant Funds	$63,950	Green Haven Golf Fund	$75,000
Property Sale Proceeds	$576,500	Electric Utility Fund	$263,140
Street Renewal Fund	$85,000		

Based on a motion made by City Council on December 1, 2025, the trailway will be funded through the property sale proceeds by the selling of Highland Park Redevelopment Site which includes an internal loan from Anoka Municipal Electric. The grand funded portion of the work will be funding through the Shade Tree Grant the city received in 2023. The Municipal Electric Utility Funds will pay for the electrical components of the project, including electrical conduits, service boxes, transformer boxes, and bases.

This project was not included in the approved 2026 budget; however, it became a 2026 project due to the vacation of West Garfield Street associated with the redevelopment in the Highland Park Neighborhood. As a result of the final design of the trail alignment design, coordinated with the Green Haven Renovation Improvement Project, minor modifications to existing Hole #14 on the golf course are required for the new trail construction. Given this, these required improvements are proposed to be paid by the Green Haven Golf Fund balance, supplemented by the Municipal Electric Fund balance if only if necessary.

PROJECT SCHEDULE

The following is an overview of the schedule for the Green Haven Trailway Project:

December 1, 2025	City Council Ordered the Project, Waived Hearings and Authorized the Preparation of Plans & Specifications
March 2, 2026	**City Council Approves Construction Plans & Specifications, Authorizes Advertisement for Bid and Sets a Bid Date**
April 2, 2026	Open Bids at City Hall
April 20, 2026	City Council Award Construction Contract
May 4, 2026	Project Begins
Summer 2026	Greenhaven Overlay development by M/I Homes of Minneapolis begins
August 7, 2026	Project Substantial Completed
September 25, 2026	Project Final Completion

REQUESTED COUNCIL ACTION

It is recommended that City Council adopt the attached resolution approving the plans and specifications, authorizing advertisement for bid, and to set a bid date for Green Haven Trailway Project.

REQUIRED VOTE

Councilmembers' majority vote present at the time of the City Council meeting.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2025-XX

RESOLUTION GREEN HAVEN GOLF COUSE RENOVATION PROJECT; ORDER PROJECT, WAIVE PUBLIC IMPROVEMENT HEARING, AND AUTHORIZE PLANS & SPECIFICATIONS

WHEREAS, pursuant to a special meeting held by the Anoka City Council on the 12th day of July, 1935, the construction the new golf was approved; and,

WHEREAS, the City of Anoka is concerned about the current condition of Green Haven Golf Course long term and recognizes the need to preform golf course improvements; and,

WHEREAS, it is proposed that the renovation of the golf course would be greatly be successful and enhanced by the addition of a driving range; and,

WHEREAS, the City of Anoka is still the owner Green Haven Golf Course and Event Center, where said course renovation improvements are proposed; and,

WHEREAS, should the City Council wish to proceed with the project, the next step in the public improvement process is to order the project; and,

WHEREAS, since this project is proposed to be financed without any special assessments, the City Council may waive the public improvement hearing for this project, pursuant to Minnesota Statutes, Chapter 429; and,

WHEREAS, should the City Council wish to proceed, the next step in the public improvement process is to order the preparation of plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby determine,

1. The renovation of the Green Haven Golf Course Renovation Project is necessary, cost-effective, and feasible to provide an improved and long-term successful vision for the said course.

2. Said improvements are hereby ordered and shall hereafter be known and referred to as the Green Haven Golf Course Renovation Project. Said ordering of the improvements shall be valid for a period of eighteen (18) months from the date of adoption of this resolution.

3. Said improvements shall be made without special assessments for the cost of the improvement with the estimated total cost of the improvements being $8,100,000.

4. The Public Improvement Hearing for said project is hereby waived pursuant to Minnesota Statutes, Chapter 429.

5. The preparation of plans and specifications of the Green Haven Golf Course Renovation Project is hereby authorized.

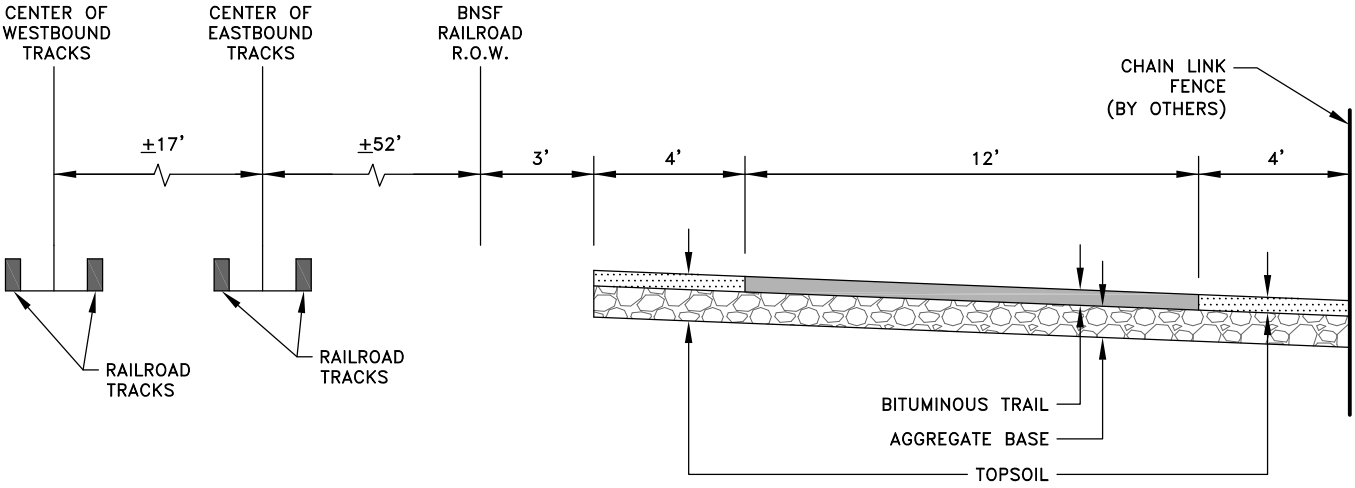
6. Declares its official intent to reimburse itself for the said costs of the Green Haven Golf Course Renovation Project from the proceeds of revenue bonds.

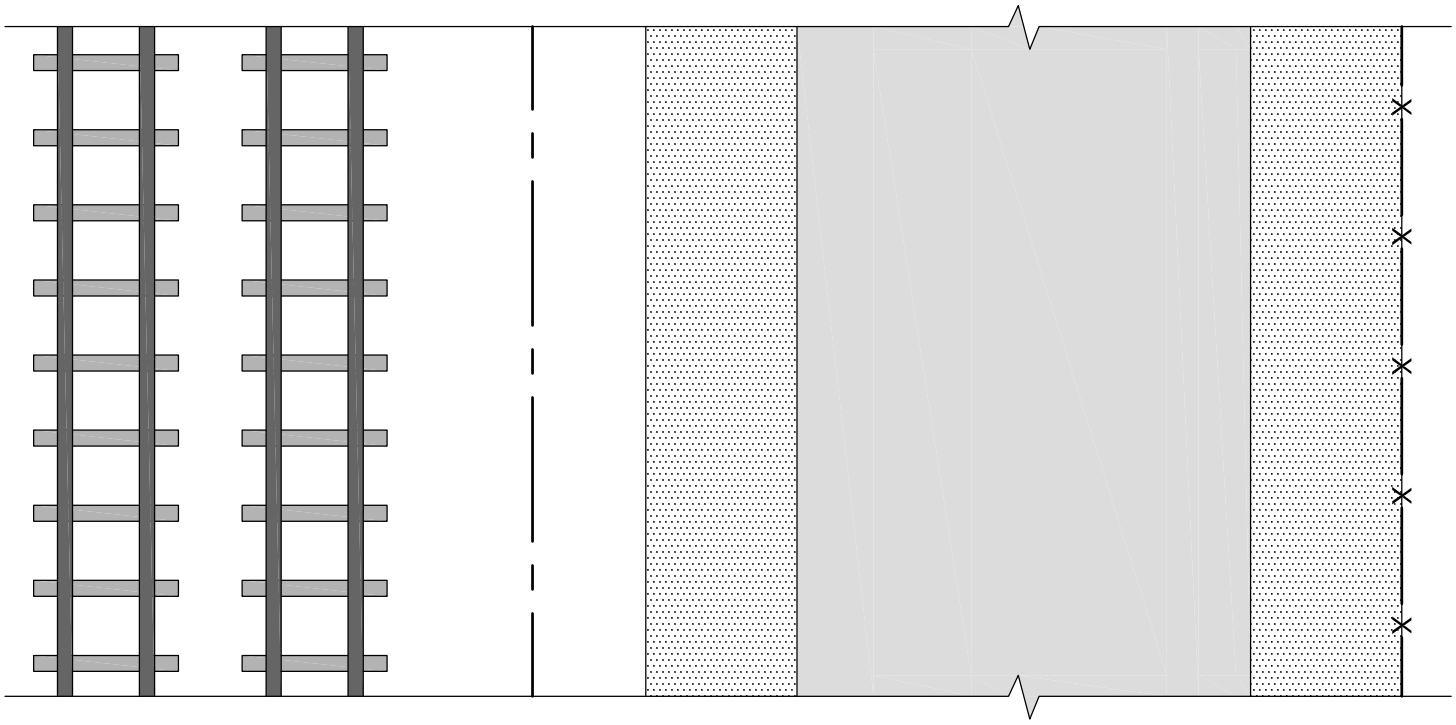
Adopted by the Anoka City Council this the 2nd day of March, 2026.

ATTEST:

_____ _____

Amy T. Oehlers, City Clerk Erik Skogquist, Mayor





Hakanson Anderson

GREEN HAVEN TRAILWAY PROJECT

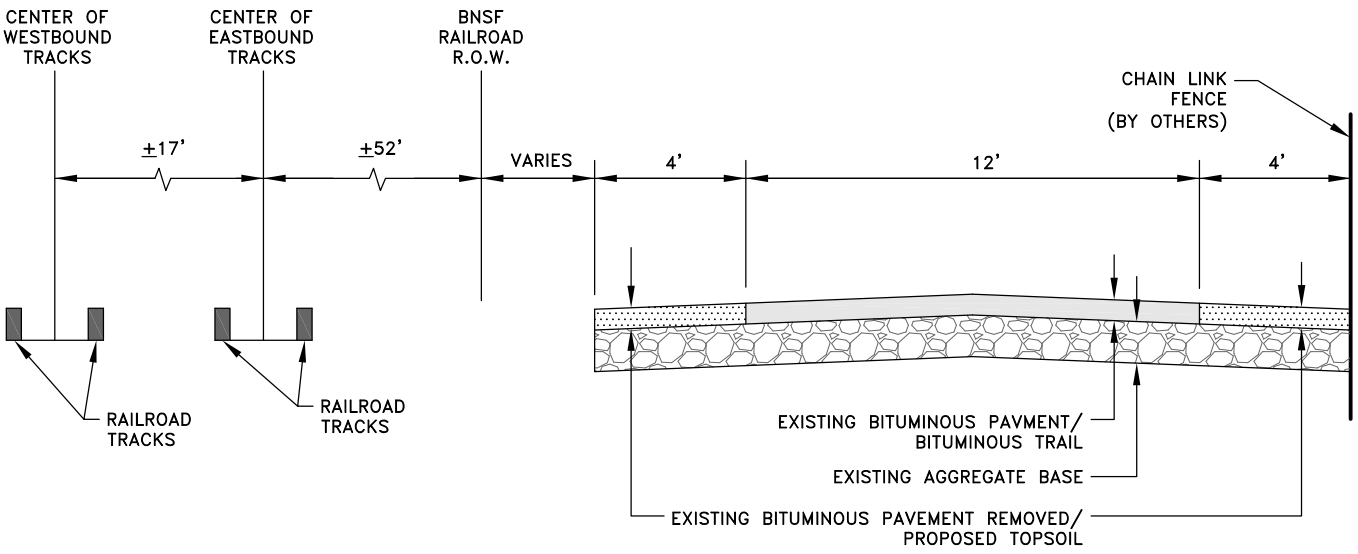
ANOKA REAL. CLASSIC.

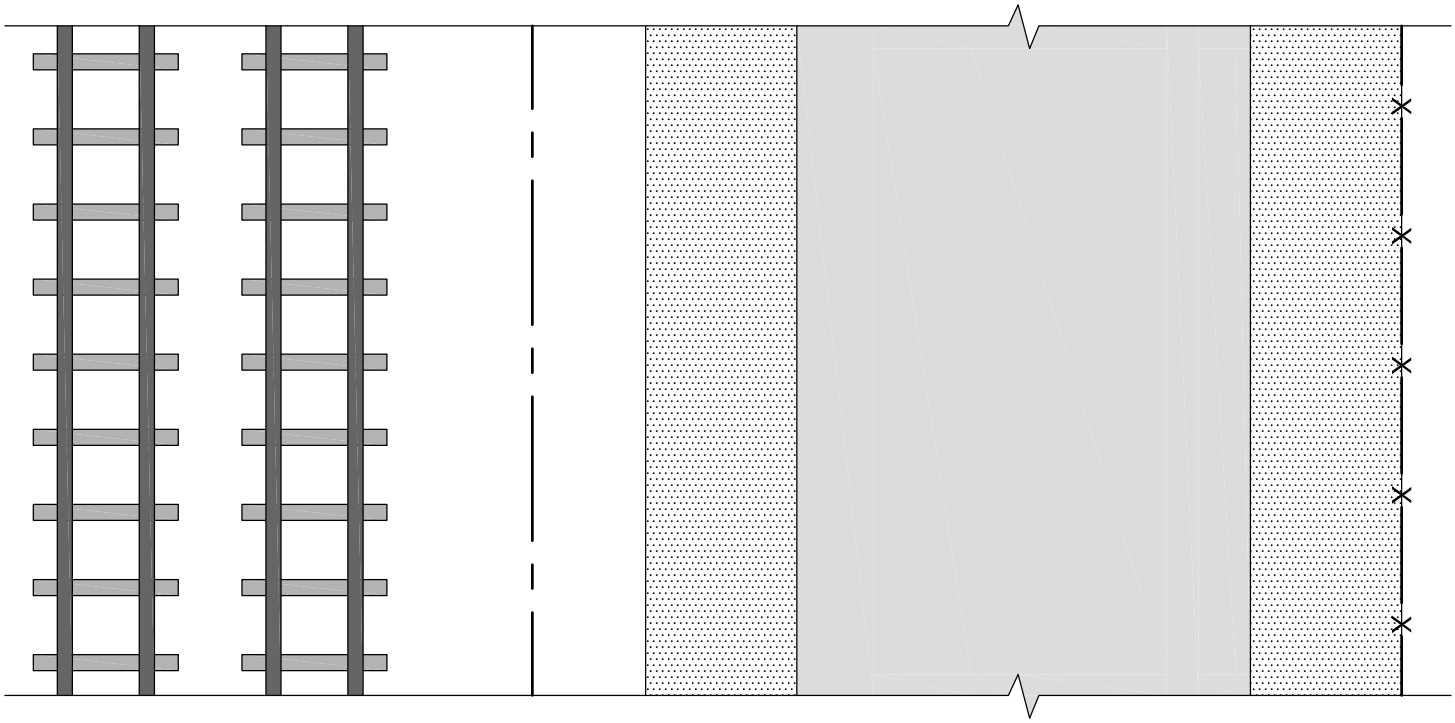
TYPICAL TRAIL SECTION

EXHIBIT 1

AN3104

Feb 25, 2026 - 11:28am
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Hakanson Anderson

GREEN HAVEN TRAILWAY PROJECT

ANOKA REAL. CLASSIC.

TYPICAL TRAIL SECTION THROUGH EXISTING GREEN HAVEN ROAD

EXHIBIT 2

AN3104

Feb 25, 2026 - 11:29am
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2026 Master Improvement Plan

Green Haven Golf Course

Anoka, MN



Renovation Features

Phases 1 & 2
- Add new holes 13 & 14
- Renovate all tees
- Renovate, eliminate and add bunkers
- New irrigation pump station and pump house
- New irrigation pond(s)
- Upgrade irrigation to IC
- Repair, replace and add cart path
- Four new greens (10, 13, 14 & 18)

Phase 3
- New full-length, 32 station practice range
- New 20,000 sf putting green
- New chipping green
- New lesson area at back end of range

Proposed Scorecard

Hole	Black	Green	Yellow	Par	Red	Red Par	Hole	Black	Green	Yellow	Par	Red	Red Par
1	370	355	310	4	245	4	10	500	485	455	5	375	5
2	195	180	165	3	130	3	11	495	480	405	5	365	5
3	310	300	285	4	210	4	12	180	160	130	3	90	3
4	510	495	425	5	375	5	13	345	325	275	4	220	4
5	145	130	125	3	100	3	14	185	165	130	3	95	3
6	380	335	310	4	255	4	15	385	355	340	4	250	4
7	520	500	470	5	385	5	16	180	155	150	3	115	3
8	200	185	165	3	120	3	17	570	530	495	5	415	5
9	345	320	255	4	195	4	18	395	380	340	4	270	4
OUT	2,975	2,800	2,510	35	2,015	35	IN	3,235	3,035	2,720	36	2,195	36
							TOTAL	6,210	5,835	5,230	71	4,210	71

Date: February 17, 2026

0 150 300 450 FT

Jon Schmenk Design, LLC
River Falls, Wisconsin
P: 317.616.8289
W: JonSchmenkDesign.com
E: JSDesignLLC@icloud.com

Graphic is conceptual only, not to be used for construction

CONCEPT New 12-foot Bituminous Trail & Garfield Street Removal

City of Anoka, Minnesota

November 2025

BOLTON & MENK



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COUNCIL MEMO

Agenda Item # 9.11

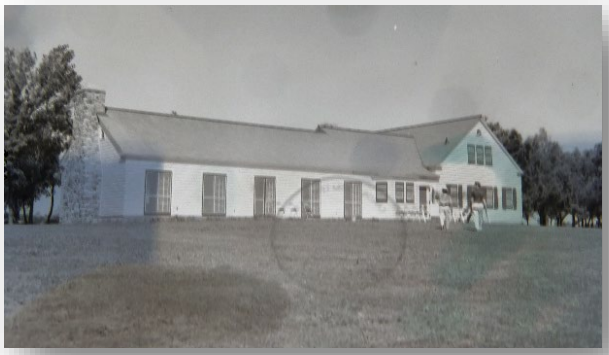
Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/ADA Plan implementation - Green Haven Clubhouse Elevator Modifications; Order Project and Authorize Preparation of Plans & Specifications

Submitted By: Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION



On December 12, 1935, the City Commission approved unanimously that the City of Anoka were to build a nine-hole golf course with a clubhouse. It became a partnership project with the city and the federal government by constructing the course with Works Progress Administration (WPA) funding. Sadly, the original clubhouse is gone. However, the original chimney is still there – as is the WPA plaque in the side of the chimney.

Pursuant to a resolution adopted on the September 8,1987, the Anoka City Council approved the site plan for the Greenhaven Clubhouse and related facilities improvements. The project scope included renovations for the restaurant, bar, meeting spaces, and clubhouse, as well as the installation of a new elevator.

In 2023, the Public Services director hired Oertel Architects to complete Anoka's *ADA/Accessibility Assessment and Barrier Removal Report*, evaluating major city-owned facilities between May and September. The study identifies non-compliant accessibility issues at each site, recommended corrective actions with associated cost estimates, and prioritizes them to support future facility renovation and budgeting. The review focused solely on ADA and accessibility barriers; it did not include zoning, building, mechanical, electrical, plumbing, or fire code evaluations.

Identified in the report was that the existing elevator at the Green Haven Clubhouse does extend up to the third floor to provide ADA access. See enclosed page 5 of 23 from said report pertaining to Greenhaven Clubhouse. At this time, there is not an alternative equivalent means to reach this level of the clubhouse. Based on the plan the elevator's shaft shall be modified to allow the elevator car to raise to the third level. In February 2026, the city hired MEI Total Elevator Solutions to inspect the existing jack and to confirm it would support future travel to the third level. The inspection determined that the current elevator components are capable of accommodating travel up to the third level.

Council shall be aware; the report was pertinent code section from the 2020 MN Accessibility Code. This had allow verification during a future remodel of the code being met. The next major state accessibility code general update is due in 2026. The future version of the code will require the city to provide the elevation modifications mentioned above.

The proposed elevation modifications will include modernization to the existing car and will add an additional stop to the existing car at third floor extending service to the top floor. The elevator modernization will replace the old control system, power unit, wiring, and related machine room components with new equipment to improve reliability and maintainability. Hoistway upgrades include new door tracks, pickups, and interlocks on all floors, new wiring, and a new entrance at the added top floor. The cab will receive a new stainless steel door, updated operating panel, new fan, new door operator equipment, and full rewiring, while the existing car frame and platform will be reused. Hall stations will be replaced with new code-compliant fixtures, and new access stations will be installed at the top and lowest landings. The existing hydraulic jack is expected to remain in place, with new packing and pit equipment added as needed.

With the successful completion of the Anoka Cannabis Dispensary Project in 2025, this project will be led by the Construction Management Agency (CMA) process. In essence, a CMA arrangement allows for expert guidance and oversight while keeping the city more involved and in control of the project.

DISCUSSION

Order Project: Should Council wish to proceed with this project; the next step in the public improvement process is to order the project. In the case of this project, there was not a petition from the property owners, so the adoption requires a "supermajority" vote, meaning City Council can only adopt the resolution by a four-fifths vote of all members of City Council.

Authorize Preparation of Plans & Specifications: The first step in the project development process is authorizing the preparation of construction plans and specifications. As part of the process, consultants must be selected to complete the required task and services. Therefore, Oertel Architect Ltd. is designated as the project architect. Furthermore, for the CMA project delivery method, RJM Construction LLC will provide a construction manager for the means of coordinating the process of design and construction services for the project. These selections were based on qualifications, experience, past involvement with the City of Anoka, and direct negotiations.

It should be understood, ordering the project and authorizing the preparation of plans and specifications does not commit the city to the project. The items requesting City Council consideration this evening are the first steps in the public improvement process.

FINANCIAL IMPACT

The high level estimated total construction cost of the Green Haven Clubhouse Elevation Modifications is approximately $378,000. This estimate includes 15% for construction management and a construction contingence. The construction estimated costs are broken-down as follows:

Elevator Inspection	$ 8,640
Elevator Modifications	$147,000
Building Renovations	$ 80,000
Construction Contingence (15%)	$ 22,100
Construction Manager	$ 70,000
Professional Services (Architect)	$ 50,130
Total Project Cost:	**$377,870**

This project was not included in the 2026 approved budget; however, the issue has been discussed in multiple council budget discussions. staff is recommending the following options for consideration to finance the elevator modifications:

- **General fund reserves**: Per City Charter, the city is recommended to maintain 30% of budgeted expenses in reserves. For 2026. It is estimated the city will have approximately $160,000 in excess reserves. The city may go below the 30% threshold to finance this project with a budget adjustment.
- **Internal Loan:** Use a loan from Anoka Municipal Electric to finance the project with the payback using future levy (tax) funds.

Direction by Council will be required to determine the preferred funding for the project. This will require an action by City Council before or at the time the plans and specifications are approved prior to the project bidding.

PROJECT SCHEDULE

The following is an overview of the proposed schedule for the Green Haven Clubhouse Elevation Modifications:

March 2, 2026	City Council Orders Project and Authorizes the Preparation of Plans and Specifications
Spring 2026	Order Elevator Equipment
Summer 2026	Approve Construction Plans and Project Bidding
Late Summer 2026	Award Construction Quotes
Fall 2026	Project Begins
Winter 2027	Project Substantial Completed

REQUESTED COUNCIL ACTIONS

It is recommended that City Council adopt the attached resolution ordering the project and authorize preparation of plans and specifications for Green Haven Clubhouse Elevation Modifications.

Furthermore, its recommended that the City Council discuss and provide guidance to staff on the preferred funding source for said project. Additionally, if a funding source is identified during the discussion, it is recommended that the motion includes verbiage reflecting that source.

REQUIRED VOTES

“Super-majority” vote, meaning four-fifths vote of City Council is required to order the project since the project was authorized by the city (not by a petition).

Councilmembers’ majority vote present at the time of the City Council Meeting is required to authorize the preparation of the plans and specifications.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XX

ADA PLAN IMPLEMENTATION – GREEN HAVEN CLUBHOUSE ELEVATOR MODIFICATIONS; ORDER PROJECT AND AUTHORIZE PREPARATION OF PLANS & SPECIFICATIONS

WHEREAS, pursuant to resolution adopted on the 8th day of September, 1987 the City Council approved the site place for the Greenhaven Clubhouse and related facilities improvements; and,

WHEREAS, in 2023, the city appointed Oertel Architects to complete an ADA/Accessibility Assessment and Barrier Removal Report; and,

WHEREAS, the report identified the third level did not have an ADA access at the clubhouse and that the existing elevator shall extend up to the third level to resolve this non-compliant accessibility issue; and,

WHEREAS, should the Council wish to implement said ADA improvements at Green Haven, the next step in the public improvement process is to order the project and the preparation of plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby,

1. Said improvements are hereby ordered and shall hereafter be known and referred to as the preparation of plans and specifications for the Green Haven Clubhouse Elevator Modifications. Said ordering of the improvements shall be valid for a period of eighteen (18) months from the date of adoption of this resolution.

2. The preparation of plans and specifications of said project are authorized.

3. Oertel Architect Ldt. is designated as the project architect and RJM Construction LLC is the construction manager for said project.

Adopted by the Anoka City Council this the 2nd day of March, 2026.

ATTEST:

Amy T. Oehlers, City Clerk

Erik Skogquist, Mayor

ADA/Accessibility Assessment and Barrier Removal Plan

City of Anoka Municipal Sites, MN

Draft Issued October 4, 2023
FINAL Revised February 6, 2026

OERTEL ARCHITECTS

Building - Item Number	Code Section	Type of Improvement	Current Situation	Recommendations (**denotes item in Recommended Plans tab)	Cost Estimate	Plan Priority	Element Priority	Resolved
Greenhaven Clubhouse	Building Code	Interior Route	Ballroom 'B' does not have required 2nd exit	Reverse swing on door in movable parition. Relocate exit sign to Ballroom B side of door.	$ 2,400	A	1	
Greenhaven Clubhouse	1103.1	Elevator	Elevator does not extend to 2nd floor	Replace elevator. Shaft extension in place.	$ 195,000	A	1	
Greenhaven Clubhouse	502.5	Parking	3 ADA parking stalls in north parking area have 4% slope	Remove portion of curb/island area on both sides of drive lane to create ADA stalls with 2% max slope.	$ 5,700	B	3	
Greenhaven Clubhouse	502.4	Parking	At south parking area, one ADA access aisle is only 50" wide.	Remove and replace curb line to allow for a minimum 96" access aisle.	$ 2,250	B	3	
Greenhaven Clubhouse	308.2	Controls	Entry vestibule thermostat at 72" aff.	Remount thermostat at 48" max aff	$ 750	B	6	
Greenhaven Clubhouse	308.2	Controls	East Room: Remote for fireplace resides on the mantel at 68" aff.	Provide wall mount for thermostat at 48" max aff.	$ 175	B	6	
Greenhaven Clubhouse	404.2.3	Interior Door	East Room: Doors to kitchen: closer with latch and only 12" on pull at one door, 0" pull at other door.	Remove latches, keep closers	$ 250	B	1	
Greenhaven Clubhouse	904	Counter	Pro Shop: Both transaction counters at 38" aff.	Add check writing counter at 34" max aff	$ 750	B	6	
Greenhaven Clubhouse	404.2.3.2	Interior Door	Stair to Lower Level (near Pro-Shop):Door at LL has no push clerance.	Remove latch, keep closer	$ 125	B	1	
Greenhaven Clubhouse	Building Code	Interior Stair	Stair to Lower Level (near Pro-Shop):Handrails lack 12" extension at top and bottom.	Replace or modify handrails to extend min. 12" beyond the top and bottom risers.	$ 875	B	1	
Greenhaven Clubhouse	1111.2	Toilet Room	Lower Level Women's Locker Room: Room signs on doors (2)	Relocate room signs to wall adjacent to doors	$ 125	B	2	
Greenhaven Clubhouse	404.2.3.2	Toilet Room	Lower Level Women's Locker Room: North door has only 2" push clearance.	Remove latch. Keep closer	$ 125	B	2	
Greenhaven Clubhouse	404.2.3.2	Toilet Room	Lower Level Women's Locker Room: South door does not have pull clearance. Door should open out per building code.	Replace door with outswing, with no latch, or simply remove door as no there are no sight line issues.	$ 175	B	2	
Greenhaven Clubhouse	606.6	Toilet Room	Lower Level Women's Locker Room: Sinks do not have pipe protectors - typ of (3)	Add pipe protectors at each of (3) sinks	$ 325	B	2	
Greenhaven Clubhouse	608.2.1	Shower	Lower Level Women's Locker Room: (4 existing showers, none are ADA accessible due to floor space	Demo two showers and create one accessible shower	$ 10,500	A	6	

COUNCIL MEMO

Agenda Item # 9.12

Meeting Date: 03.02.2026

Agenda Section: Ordinances & Resolutions

Item Description: ORD/Amending Chpt 2, Article VI, Division 3, Human Rights Commission

Submitted By: Amy Oehlers, ACM

BACKGROUND INFORMATION

It was requested by Mayor Skogquist and Councilmember Rostad that this item be placed on the agenda.

Amendments to City Code Chpt 2, Article VI, Division 3, Human Rights Commission is being proposed.

Proposed amendments are indicated in the attached First Reading of the ordinance, which include:

1. Increasing the size of the Human Rights Commission from five (5) members to seven (7) members. This will adjust the size of a quorum to be four (4) members.

2. Changing the frequency of meetings, requiring the Human Rights Commission to hold at least one regular meeting each month, and allowing the calling of Special Meetings by the Chairperson or any three (3) members of the Human Rights Commission.

3. Calling for the Human Rights Commission to receive staff services as recommended by the City Manager instead of designating the services be provided specifically by the City Clerk's office.

4. Adding performing community outreach as a duty of the Human Rights Commission.

FINANCIAL IMPACT

N/A

REQUESTED COUNCIL ACTION

Hold the Introductory First Reading of the ordinance.

REQUIRED VOTE

Majority vote of Councilmembers present at the meeting.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
ORDINANCE

ORD-2026-XXXX

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE VI, DIVISION 3, HUMAN RIGHTS COMMISSION OF THE ANOKA CITY CODE OF THE CITY OF ANOKA MINNESOTA

THE COUNCIL OF THE CITY OF ANOKA ORDAINS:

Section 1. Pursuant to Minnesota Law, the Anoka City Charter and the Anoka City Code, and upon a review conducted by City staff, amendments to Chapter 2, Article VI, Division 3, Human Rights Commission, is hereby adopted, by an affirmative vote of a majority of Anoka City Councilmembers present, to read as shown on Exhibit A, with stricken text deleted and underlined text inserted into existing code.

Section 2. This Ordinance shall be in full force and effective after passage and seven (7) days after publication.

ATTEST:

Introduced: 03.02.2026
Adopted: _____
Published: _____
Effective: _____

_____
Erik Skogquist, Mayor

_____
Amy Oehlers, City Clerk

	Aye	Nay	Abstain	Absent
Skogquist				
Campbell				
Rostad				
Scott				
Weaver				

Chapter 2 – ADMINISTRATION
ARTICLE VI. – BOARDS AND COMMISSIONS
DIVISION 3. HUMAN RIGHTS COMMISSION

Sec. 2-177. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Chairperson means the chairperson of the human rights commission as provided for hereinunder.

Commission means the human rights commission of the city.

Sec. 2-178. Mission, vision and purpose.

To uphold and preserve a high quality of life and services for all citizens by providing information to the community on resource access and referrals to public services in a fair, respectful, and professional manner consistent within available human, natural and economic resources. To work with the city council, community, and other governmental and non-governmental service providers to foster a vibrant and healthy physical, social and economic environment for all.

Sec. 2-179. Composition; qualifications; appointments; terms; oath of office; attendance; resignations and vacancies.

(a) *Composition.* The commission shall consist of ~~five~~ seven members, with staggered terms, determined and appointed by a majority of the city council. A quorum shall be ~~three~~ four members. Members serve without compensation.

(b) *Qualifications.* The qualifications of the members of the commission shall be those who, in the judgment of the city council, are sincere in securing for all citizens, equal opportunity in housing, employment, public accommodations, public services and education and display an interest in human rights and social justice issues.

(c) *Appointments.* Appointments to the commission shall be as established in the current policy, as amended from time to time.

(d) *Terms.* Appointees shall hold office until their successors are appointed and have qualified.

(1) *Full terms.* Members shall be appointed to serve a three-year term, commencing on January 1 and expiring at 12:00 midnight on December 31 of the third year.

(2) *Partial terms.* Members appointed to fill a vacancy or partial term shall begin serving upon being appointed and taking an oath of office, and shall serve the remaining balance of their predecessor's term.

(e) *Oath of office.* Every appointed member shall, before entering upon the discharge of his duties, for each term appointed, take an oath that he will faithfully discharge the duties of his office.

(f) *Attendance.* Members are expected to be interested in human rights matters as related to the general welfare of the community and are expected to prepare for and attend meetings of the commission when held.

(g) *Resignations.* Resignations from the commission should be submitted to the city in written form for acceptance by the city council. After city council acceptance, resignations will be acted upon as established in the current policy, as may be amended from time to time.

(h) *Vacancies.* Vacancies in the commission will be acted upon as established in the current policy, as may be amended from time to time.

Sec. 2-180. Removal of members.

A member may be removed from the commission when it is determined by a majority of the city council that removal of an individual would be in the best interest of the city.

Sec. 2-181. Officers; meetings reports; and expenditures.

(a) *Officers.* The commission shall elect a chairperson from among its appointed members and may create and fill such other offices as it may determine.

(b) *Meetings.* ~~The commission shall meet on bi-monthly basis or on an as needed basis to respond to human rights occurrences or to prepare for or implement an event, program or project sponsored by the human rights commission, or to attend to necessary business. Meeting necessity shall be determined by city staff after consulting with the chairperson of the human rights commission.~~

(1) Regular meetings. The commission shall hold at least one regular meeting each month for the purposes of responding to human rights occurrences or to prepare for or implement an event, program or project sponsored by the human rights commission, or to attend to necessary business. It shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions and findings, which shall be of public record.

(2) *Special meetings.* The chairperson or any three members of the commission shall have the authority to call special meetings of the commission. Written notices of special meetings shall be given to all members at least 24 hours prior to the time of the meeting unless the time and place for the special meeting is set at a regular meeting.

(c) *Reports.* Upon request by the city council, the commission shall render annually a full report of its work to the city council.

(d) *Expenditures.* Expenditures of the commission shall be within amounts appropriated for the purpose of the city council.

(e) *Bylaws*. The commission shall adopt its own bylaws for the conduct of its business.

Sec. 2-182. Staff.

The commission shall receive ~~the~~ staff services ~~of the city clerk's office and other personnel~~ as recommended by the city manager within the means provided for by appropriations made therefor by the city council.

Sec. 2-183. Duties.

The commission is an agency of the city council with responsibilities to:

(1) Serve as a resource to the community on access and referrals to public services, including, but not limited to:

a. Refer discrimination claims and issues to the State of Minnesota for all potential discrimination concerns, investigations and adjudication.
b. Develop online resources for the needs of citizens seeking information or assistance on emergency food, shelter, financial assistance, medical assistance, etc.
c. Review accessibility of persons with disabilities within the city buildings, parks and business district.
d. Assess a need for translation services and provide referral information for such services.
e. Review ease of voting for all citizens. Work with the Secretary of State and the Anoka County Elections Department to address any language barriers, blind or vision impaired, or other disability barriers to ensure ease and access to voting.
f. Ensure that citizens of all ages, with or without disabilities are able to access public spaces or have access to appropriate equipment in the city's parks and playgrounds.
g. Review annual report from police chief on occurrences/concerns within the city related to human rights issues.
h. Work as a consultation/advisory body for the city council to create new resources, solve concerns, perform community outreach, and make referrals or suggestions.

Secs. 2-184—2-204. Reserved.

COUNCIL MEMO

Agenda Item # 9.13

Meeting Date: March 2, 2026

Agenda Section: Ordinances & Resolutions

Item Description: RES/Green Haven Golf Course Renovation Project; Order Project, Waive Public Improvement Hearing, and Authorize Preparation of Plans & Specifications

Submitted By: Ben Nelson, Assistant City Engineer and Kevin Morelli, Enterprise Operations Director

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BACKGROUND INFORMATION

In 1936, Jakes' Golf Course in Anoka Township (now the City of Coon Rapids), located about three miles east of Anoka between Military Road and the Mississippi River, closed. After its closure, Anoka Commissioner Carl Bonnell moved that the City of Anoka build a new municipal course that would become Green Haven Golf Course. The grand opening of the new nine-hole Green Haven Golf Course was July 15, 1937 and in 1958, the course expanded to a full 18 holes. Some fun facts from these early years include the original rates:

- Weekdays: 25 cents for 9 holes; 40 cents for 18 holes; 65 cents for all day; 30 cents for 18 holes before 10 a.m.
- Saturdays, Sundays, and holidays: 35 cents for 9 holes; 50 cents for 18 holes; 75 cents for all day; 30 cents for 9 holes after 1 p.m.



On September 29, 2025 the City Council held a vision session for Green Haven Golf Course. City staff and Jon Schmenk from Jon Schmenk Design, LLC presented long-term visioning concepts for Green Haven Golf Course & Event Center, focusing on course viability, facility modernization, youth engagement, and potential revenue-generating amenities. The discussion centered on the possible addition of a driving range, course reconfiguration, bunker and cart path rehabilitation, and phased implementation strategies. Council direction provided to staff was to continue developing a phased plan for cart paths, bunkers, tee boxes and irrigation and to evaluate the driving range concept with financial modeling and operational impacts.

On November 24, 2025 at the City Council Worksession meeting there was a discussion regarding the future vision for Green Haven Golf Course where city staff shared three different phases including course improvements only which includes new bunkers, cart paths and tee boxes, construction of a driving range, and to construct two holes that would combine both options. The City Council consensus was to move forward with site improvements and the new public trail and continue to master improvement plan. Staff was directed to bring back the plan for the construction of the two new holes along with the costs associated separate from the proposed driving range.

At the February 23, 2026 worksession meeting, staff presented three options: a full master renovation with new holes and a driving range, construction of two new holes, and the course improvements approved at the November 24th worksession meeting. The City Council's consensus was to proceed with the master renovation

plan and to repay back the Municipal Electric Fund and Urban Redevelopment (SAC & WAC) Fund used for the property acquisition said improvements.

The proposed Green Haven Golf Course Renovation Project is a comprehensive master renovation of the existing golf course. Major improvements include the construction of two new holes on the former Buldoc and North Star Inc. properties, as well as course wide improvements of tee boxes, cart paths, bunkers, irrigation. The project also includes development of a new driving range. See enclosed *2026 Master Improvement Plan* exhibit.

Provided below is a summary of new amenities pertaining to the new hole improvements from Mike Brual, Green Haven Certified Golf Course Superintendent:

- The new ponds serve as the irrigation ponds, providing water storage and tempering the water before it is applied to the new turf. This method will minimize stress or "shock" that can occur with cooler, non-temper colder well water is used directly.
- All green and tee complexes will have paved cart paths, and all par-3 holes will have continuous paved cart paths.
- There will be a new 21,00 square-foot practice putting green, along with an additional chipping green and approach areas.
- The new Hole #1 is a great starting hole, as it no longer plays directly into the sun during early morning start times
- The fairway for Hole #4 will shift left to improve safety for people using the public Green Haven Trailway.
- Hole #6 and Hole #7 will be redesigned to reduce the likelihood of errant golf ball impacting the M/I Homes of Minneapolis development. Improvements include reconfiguring the tee box, fairway landing zone, bunkers, along with addition new trees for additional protection.
- Hole #9 will be redesigned to reduce the likelihood of errant golf ball striking The American Club co-op, Improvements include reconfiguring the tee complex and fairway, with the hole now finishing behind the clubhouse for convenient access.
- Hole #11 will be redesigned to reduce the likelihood of errant golf ball striking the Anoka Golf Course Turf Maintenance Building, including the addition of bunkers to provide improved protection.
- Hole #13 and Hole #14 are the two new holes that feature water elements.
- Holes #15 through Hole #18 will be expanded to create a long stretch of four finishing holes, offering a great challenge and enjoyable test of all golf skills for players of all levels.
- Hole #18 will be redesigned and lengthened, with the new green positioned at the patio area and front door step of the clubhouse.



Additionally, provided below is a summary of some key points provided by Ryan Wagner, Green Haven Head Golf Professional:

- Reduced Risk to The American Club co-op: currently, the American Club is occasionally struck by golf balls from the existing 18th hole. Under the new layout, this hole would become the ninth hole. Players at this point in the round are generally playing more conservatively, which should reduce the frequency of aggressive shots and improve overall safety if The American Club.
- Stronger Finishing Hole Experience: the current second hole, which would become the new Hole 18th , provides a far superior finishing hole. Golfers would conclude their round directly in front of the clubhouse and patio, offering a much more scenic and welcoming finish compared to the existing Hole 18th, which faces the back of the clubhouse and cart barn area.
- Enhanced Course Oversight and Cart Security: finishing on the new 18th hole requires players to drive directly past the clubhouse, improving staff visibility and allowing for better monitoring of course activity, cart condition checks, and overall operations.
- Expanded Accessibility for All Skill Levels: the new layout is designed to accommodate a wide range of golfers, with yardages ranging from approximately 6,200 yards down to 4,200 yards. This flexibility makes the course enjoyable and playable for everyone from highly skilled players to beginners and walkers while supporting long-term growth of the game.

Notable highlights about the proposed new driving range include a spacious 32-station tee with three real bentgrass target greens and fun Halloween-shaped bunkers more than 300 yards out. The range will also feature a dedicated area for lessons and clinics, including a teaching tee, chipping space, practice green, and bunker. To extend usability throughout the season, the back of the range will have synthetic turf for spring, fall, and suitable winter days, along with a heated, covered building for instruction and video work. This building will also house the ball vending machine, ball handling equipment, and the ball picker.

DISCUSSION

Order Project: Should City Council wish to proceed with this project; the first step in the public improvement process is to order the project. Based on Minnesota Statute §429.031, a resolution may be adopted any time within six months after the date of the improvement hearing. In the case of this project, an improvement hearing was waived since 100% of the project cost will be financed by the city. It should be understood, since there was not a petition from any property owners, the adoption requires a "supermajority" vote, meaning City Council can only adopt the resolution by a four-fifths vote of all members of City Council.

Waive the Public Improvement Hearing – Since this project is proposed to be financed without assessing any portion of the cost of the project, as per Minnesota Statute §429.031, City Council may waive the public improvement hearing for the project.

Authorize Preparation of Plans & Specifications: Pursuant to Minnesota Statute §429.031, the next step is the preparation of plans. Given this, City Council shall authorize the preparation of construction plans and specifications for the project. To formalize the selection of the consultant to complete the required task and services, Jon Schmenk Design, LLC is designated as the Golf Course Architect.

The items requesting council consideration this evening represent the initial steps the public improvement process and the final action committing the city to a project occurs when the Council approves the bids and awards the construction contract.

FINANCIAL IMPACT

The estimated total project cost of the Green Haven Golf Course Renovation Project is $8,100,000. The project is proposed to be financed by issuing General Obligation Revenue Bonds, the debt service payments would be paid with the collection of increased green fees and/or driving range revenue. The financing cost includes a long-term debt service with the annual debt service payment $559,000 over 20-years period at a 3.5% interest.

Council shall be aware; the repayment of the general obligation bonds will be funded by the revenues generated by the golf course; there is NO financial impact to the tax payers of Anoka. Additionally, a future council action will be required to issue the bonding to finance the project. It's worth mentioning the following key points about Green Haven Golf Course and Event Center:

- Every dollar made at Green Haven Stays at green Haven and furthermore nothing goes to the general fund.
- Green Haven will be able to sustain itself and would not be subsidized by the citizens of Anoka.
- This project is for the long-term future of the course and to keep Green Haven viable for the next 50-80 years.

PROJECT SCHEDULE

The following is the proposed schedule for the Green Haven Golf Course Renovation Project:

February 23, 2026	City Council discussed options for Green Haven Golf Couse and Event Center
March 2, 2026	**City Council orders project, waives the public improvement hearing and authorizes preparation of plans & specifications**
Summer 2026	Construction plans and bidding document along with the reconstruction of tee box existing Hole #14 and/or for the new Hole # 4 to accommodate new public trail
Fall 2026	City Council approves plans & specifications, authorizes the advertisement for bid, and sets a bid date
Early Winter 2026	Project bidding
Winter 2027	City Council approves bids and awards construction contract
Summer 2027	Project Begins – new holes, irrigation ponds, irrigation system, and putting greens
Fall 2027	Begin bunkers, tee boxes and cart paths
Summer 2028	*Milestone Date* – New Hole #13 and Hole #14 opens and begin driving range
Summer 2029	Project substantially completed – Open driving range
Spring 2030	Project completed and closed-out

REQUESTED COUNCIL ACTION

It is recommended that City Council adopt the attached resolution ordering the project, waive the public improvement hearing, and authorize preparation of plans & specifications, for the Green Haven Golf Course Renovation Project.

REQUIRED VOTES

"Supermajority" vote, meaning four-fifths vote of City Council is required to order the project since the project was authorized by the city (not by a petition).

Councilmembers' majority vote present at the time of the City Council Meeting is required to waive the public improvement hearing and to authorize the preparation of the plans & specifications.

2015 First Avenue, Anoka MN 55303
Phone: (763) 576-2700 Website: www.anokaminnesota.com

CITY OF ANOKA, MINNESOTA
RESOLUTION

RES-2026-XX

RESOLUTION GREEN HAVEN GOLF COUSE RENOVATION PROJECT; ORDER PROJECT, WAIVE PUBLIC IMPROVEMENT HEARING, AND AUTHORIZE PLANS & SPECIFICATIONS

WHEREAS, pursuant to a special meeting held by the Anoka City Council on the 12th day of July, 1935, the construction the new golf was approved; and,

WHEREAS, the City of Anoka is concerned about the current condition of Green Haven Golf Course long term and recognizes the need to preform golf course improvements; and,

WHEREAS, it is proposed that the renovation of the golf course would be greatly be successful and enhanced by the addition of a driving range; and,

WHEREAS, the City of Anoka is still the owner Green Haven Golf Course and Event Center, where said course renovation improvements are proposed; and,

WHEREAS, should the City Council wish to proceed with the project, the next step in the public improvement process is to order the project; and,

WHEREAS, since this project is proposed to be financed without any special assessments, the City Council may waive the public improvement hearing for this project, pursuant to Minnesota Statutes, Chapter 429; and,

WHEREAS, should the City Council wish to proceed, the next step in the public improvement process is to order the preparation of plans and specifications.

NOW, THEREFORE, BE IT RESOLVED, that the Anoka City Council does hereby determine,

1. The renovation of the Green Haven Golf Course Renovation Project is necessary, cost-effective, and feasible to provide an improved and long-term successful vision for the said course.

2. Said improvements are hereby ordered and shall hereafter be known and referred to as the Green Haven Golf Course Renovation Project. Said ordering of the improvements shall be valid for a period of eighteen (18) months from the date of adoption of this resolution.

3. Said improvements shall be made without special assessments for the cost of the improvement with the estimated total cost of the improvements being $8,100,000.

4. The Public Improvement Hearing for said project is hereby waived pursuant to Minnesota Statutes, Chapter 429.

5. The preparation of plans and specifications of the Green Haven Golf Course Renovation Project is hereby authorized.

6. Declares its official intent to reimburse itself for the said costs of the Green Haven Golf Course Renovation Project from the proceeds of revenue bonds.

Adopted by the Anoka City Council this the 2nd day of March, 2026.

ATTEST:

_____ _____

Amy T. Oehlers, City Clerk Erik Skogquist, Mayor

2026 Master Improvement Plan

Green Haven Golf Course

Anoka, MN



Renovation Features

Phases 1 & 2
- Add new holes 13 & 14
- Renovate all tees
- Renovate, eliminate and add bunkers
- New irrigation pump station and pump house
- New irrigation pond(s)
- Upgrade irrigation to IC
- Repair, replace and add cart path
- Four new greens (10, 13, 14 & 18)

Phase 3
- New full-length, 32 station practice range
- New 20,000 sf putting green
- New chipping green
- New lesson area at back end of range

Proposed Scorecard

Hole	Black	Green	Yellow	Par	Red	Red Par	Hole	Black	Green	Yellow	Par	Red	Red Par
1	370	355	310	4	245	4	10	500	485	455	5	375	5
2	195	180	165	3	130	3	11	495	480	405	5	365	5
3	310	300	285	4	210	4	12	180	160	130	3	90	3
4	510	495	425	5	375	5	13	345	325	275	4	220	4
5	145	130	125	3	100	3	14	185	165	130	3	95	3
6	380	335	310	4	255	4	15	385	355	340	4	250	4
7	520	500	470	5	385	5	16	180	155	150	3	115	3
8	200	185	165	3	120	3	17	570	530	495	5	415	5
9	345	320	255	4	195	4	18	395	380	340	4	270	4
OUT	2,975	2,800	2,510	35	2,015	35	IN	3,235	3,035	2,720	36	2,195	36
							TOTAL	6,210	5,835	5,230	71	4,210	71

Date: February 17, 2026

0 150 300 450 FT

Jon Schmenk Design, LLC
River Falls, Wisconsin
P: 317.616.8289
W: JonSchmenkDesign.com
E: JSDesignLLC@icloud.com

Graphic is conceptual only, not to be used for construction

COUNCIL MEMO

Agenda Item # 12.1

Meeting Date: March 2, 2026

Agenda Section: Updates & Reports

Item Description: Tentative Agendas

Submitted By: Amy Oehlers, Assistant City Manager

BACKGROUND INFORMATION

Attached are the tentative agenda(s) for future meeting(s).

FINANCIAL IMPACT

None.

REQUESTED COUNCIL ACTION

Request Council review and discuss upcoming agenda(s).

REQUIRED VOTE

There is no vote requirement on this agenda item.

City Council Agenda – Regular Meeting
DRAFT Monday, March 16, 2026
Council Chambers
7:00 P.M. REGULAR MEETING
(meeting will be cablecast)

1. CALL TO ORDER

2. ROLL CALL

3. COUNCIL MINUTES

3.1 March 2, 2026, Regular Meeting.
February 23, 2026, Worksession.

4. OPEN FORUM **The Open Forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and city you live in for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers and posted on the podium must be adhered to.*

4.1 Swearing in of Patrol Officer Joshua Mora & Police Activity Update.

5. PUBLIC HEARING(S) - None

6. CONSENT AGENDA

6.1 Verified Bills.
6.2 Revising & Setting Council Calendars.

7. REPORTS OF OFFICERS & BOARDS & COMMISSIONS - None

8. PETITIONS, REQUESTS & COMMUNICATION - None

9. ORDINANCES & RESOLUTIONS

9.1 ORD/2026 Fee Schedule Amendment; Building Permit Fees. (1st Reading)

9.2 RES/2026 Street Overlay Project; Approve Plans & Specifications and Set a Bid Date.

9.3 RES/2026 Street Surface Improvement Project; Approve Plans & Specifications and Set a Bid Date.

9.4a ORD/Amending Chpt 10, Article IV. Charitable and Legalized Gambling. (2nd Reading)
9.4b RES/Summary Resolution of Ordinance Amending Chpt 10, Article IV, Charitable & Legalized Gambling.

9. ORDINANCES & RESOLUTIONS, Continued

9.5 RES/Accepting 2025 Donations and Contributions.

9.6 RES/Trunk Highway 47 Corridor and BNSF Grade Separation Project; Approve and Authorize the Execution of the Infrastructure Investment and Jobs Act ("IIJA") Matching Grant Agreement with the State of Minnesota Department of Transportation.

9.7 RES/Adopting the 2025 Anoka County Hazard Mitigation Plan.

9.8.a ORD/Amending Chpt 2, Article VI, Division 3, Human Rights Commission. (2nd Reading)
9.8.b RES/Summary of Ordinance Amending Chpt 2, Article VI, Division 3, Human Rights Commission.

10. UNFINISHED BUSINESS – None

11. NEW BUSINESS

11.1 Confirmation of Hiring New Electric Utility Director.

11.2 Policy on Charitable and Legalized Gambling Contribution of Net Profits to City Administered Fund.

12. UPDATES & REPORTS

12.1 4th Quater Financial Report.
12.2 Tentative Agendas.

Members of the Anoka City Council may participate remotely in City Council meetings by interactive technology rather than by being physically present. Members of the public can monitor council meetings by streaming them live online, this meeting will be broadcast live on Comcast channel hd799/sd16 and can be streamed online at http://qctv.org/anoka/. The Zoom Webinar link will be posted prior to the meeting on the City of Anoka's website calendar at: https://www.anokaminnesota.com/calendar.aspx?CID=14. To access the link, from the online calendar, find the correct meeting date and click "More Details." Meetings by telephone or other electronic means in accordance with Minnesota Statute 13D.021

City Council Agenda – Worksession
DRAFT Monday, March 23, 2026
Council Worksession Room, 5:00 p.m.

(meeting will not be cablecast)

1. CALL TO ORDER

2. ROLL CALL

3. COUNCIL BUSINESS and/or DISCUSSION ITEMS

3.1 Discussion; Anoka County CSAH 1 (5th Ave/East River Rd) Corridor Roadway Reconfiguration and Signal Improvements.

3.2 Discussion; Tax Increment District Financing (TIF) Overview & Update.

3.3 Discussion; City Owned Land/Development Site Update.

4. UPDATES/REPORTS/COUNCIL SUGGESTIONS FOR FUTURE AGENDA ITEMS

5. ADJOURNMENT

Members of the Anoka City Council may participate remotely in City Council meetings by interactive technology rather than by being physically present. The Zoom Webinar link will be posted prior to the meeting on the City of Anoka's website calendar at: https://www.anokaminnesota.com/calendar.aspx?CID=14. To access the link, from the online calendar, find the correct meeting date and click "More Details."

Meetings by telephone or other electronic means in accordance with Minnesota Statute 13D.021.

City Council Agenda – Regular Meeting
DRAFT Monday, April 6, 2026
Council Chambers
7:00 P.M. REGULAR MEETING
(meeting will be cablecast)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **COUNCIL MINUTES**

3.1

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4. **OPEN FORUM** **The Open Forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and city you live in for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers and posted on the podium must be adhered to.*

4.1 Police Activity Update.

5. **PUBLIC HEARING(S)** - None

6. **CONSENT AGENDA**

6.1 Verified Bills.

6.2 Revising & Setting Council Calendars.

7. **REPORTS OF OFFICERS & BOARDS & COMMISSIONS** - None

8. **PETITIONS, REQUESTS & COMMUNICATION** - None

9. **ORDINANCES & RESOLUTIONS**

9.1 ORD/2026 Fee Schedule Amendment; Building Permit Fees (2nd Reading)

10. **UNFINISHED BUSINESS** – None

11. **NEW BUSINESS** – None

12. UPDATES & REPORTS

12.1 Tentative Agendas.

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City of Anoka

LOCAL BOARD OF APPEALS & EQUALIZATION

Monday, April 20, 2026
6:00 p.m.
City Council Chambers

(meeting will be cablecast)

1. CALL TO ORDER
2. ROLL CALL
3. BOARD OF APPEALS & EQUALIZATION
4. PUBLIC COMMENT
5. COUNCILMEMBERS COMMENTS
6. ADJOURNMENT 7:00 P.M.

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City Council Agenda – Regular Meeting
DRAFT Monday, April 20, 2026
Council Chambers
7:00 P.M. REGULAR MEETING

(meeting will be cablecast)

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **COUNCIL MINUTES**
   - 3.1 April 6, 2026 Regular Meeting.

4. **OPEN FORUM** **The Open Forum is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and city you live in for the record. Rules of Conduct as listed in the public folder provided at the entrance of the Council Chambers and posted on the podium must be adhered to.*
   - 4.1 Police Activity Update.

5. **PUBLIC HEARING(S)** - None

6. **CONSENT AGENDA**
   - 6.1 Verified Bills.
   - 6.2 Revising & Setting Council Calendars.

7. **REPORTS OF OFFICERS & BOARDS & COMMISSIONS** - None

8. **PETITIONS, REQUESTS & COMMUNICATION** - None

9. **ORDINANCES & RESOLUTIONS**
   - 9.1 ORD/2026 Fee Schedule Amendment; Building Permit Fees (2nd Reading)

10. **UNFINISHED BUSINESS** – None

11. **NEW BUSINESS** – None

12. **UPDATES & REPORTS**
    - 12.1 Tentative Agendas.

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City Council Agenda – Worksession
DRAFT Monday, April 27, 2026
Council Worksession Room, 5:00 p.m.

(meeting will not be cablecast)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **COUNCIL BUSINESS and/or DISCUSSION ITEMS**

4. **UPDATES/REPORTS/COUNCIL SUGGESTIONS FOR FUTURE AGENDA ITEMS**

5. **ADJOURNMENT**

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