



Anoka City Hall, Work Session Room (2nd floor), 5:00 p.m.
Tuesday, March 10, 2026



- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
- IV. Old Business
 - a. Anoka County Historical Society Relocation (update)
 - b. 2025 Accomplishments, 2026 Goals
- V. New Business
 - a. Recognition Event for Dave and Deb Wallace; Tuesday March 17th, 5 p.m. at Ticknor House (1625 3rd Ave)
 - b. US 250th Anniversary House Decorating Contest
 - c. Request for Review & Response to Proposed Multi-Family Development; 111 99th Ave NE, Blaine, MN 55434 (Terrano Apartments)
- VI. Committee Reports
 - a. Heritage Preservation Award Committee
 - b. Fundraising Committee
 - c. Event Committee
- VII. Miscellaneous
- VIII. Adjournment



2026-2027 CITY COUNCIL GOALS

Primary Goals

Secondary Goals



Economic Development & Fiscal Responsibility

- Develop a responsible city budget.
- Only use bonding if there is a revenue generating component which does not affect the levy.
- Citizen engagement – identify “third places” growth and development.
- When considering business proposals, ensure consideration for local growth when possible.
- Reserve dedicated monies for eventual replacement of city assets.
- Maximize revenue from enterprise funds.



Anoka County Jail Solution

- Work with Anoka County on a mutually agreeable solution for the upgraded jail.
- Address issues with releasing inmates.
- The scale and scope of a facility in any new location that is agreed to should fit with its surroundings.

DRAFT



Multimodal Transportation

- Adopt a plan to increase sidewalk/trail connections enhancing multimodal transportation.
- Support transition of Northstar train to an Amtrak/Borealis train station in 2026.
- Encourage multimodal transport options by adding more bike racks, striping for bicycles where appropriate, and adding charging capabilities for e-bikes and e-scooters where appropriate.



Redevelopment of City-owned Properties

- Continued focus on sale and development of city-owned properties including: 7th & Main St., 7th & Bunker, 2nd & VanBuren, and sale or lease of the Miller building.
- Agricultural Area – must be preserved if there is a façade easement in place, and a Letter of Intent with a potential long-term buyer.



Improving Public Safety / Community Well Being

- Address public safety and health issues with the introduction of a city-based social worker.
- Invest in staff, resources, training and infrastructure that maintains Anoka’s commitment to citizen safety.
- Continue to evaluate security and redundancy of susceptible city assets and operations and create action plans to ensure stable services.
- A second canine for the Anoka Police Department.



Improving Community Amenities / Other

- Green Haven Golf Course Improvements / Renovations
- Implement Infill Standards
- Rum River Dam Project
- River Recreation & Rum River Trail Walk
- Public Amenities/Infrastructure
- Community Center
- Anoka Social District
- Municipal Liquor Store
- Hidden History
- Youth Representation
- City Institutions



Anoka County
COUNTY ADMINISTRATION
Community & Governmental Relations

Alice Strand
Lead Community Development Specialist
Phone: 763-323-4616
E-mail: Alice.Strand@co.anoka.mn.us

March 3, 2026

RE: HUD HOME Program Project
Project Site: (Proposed) Terrano Apartments
111 99th Avenue NE
Blaine, MN 55434

Anoka Heritage Preservation Commission
Attn: Clark Palmer
2015 1st Avenue N.
Anoka, MN 55303
cpalmer@ci.anoka.mn.us

To: Clark Palmer,

The Anoka County Housing and Redevelopment Authority (HRA) and Anoka County Community and Governmental Relations are considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, the Anoka County Community and Governmental Relations have assumed HUD's environmental review responsibilities for the project, including state historical and tribal consultations related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, buildings and structures with significant tribal associations.

Anoka County HRA and Anoka County Community and Governmental Relations will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have historical, architectural, religious, or cultural significance, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

Enclosed is a map identifying the project area and, if applicable, an additional area of potential indirect effects. The project consists of demolition of an existing one-story dwelling unit with an attached garage

Respectful, Innovative, Fiscally Responsible

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Affirmative Action / Equal Opportunity Employer

which was constructed in 1959, grounds disturbances, removing existing growth, topsoil, excavation for a new foundation and construction of a 48-unit affordable housing multi-family apartment building to be named Terrano Apartments, installing new pavement for a parking lot, installation and paving of a street/driveway access to the building, curb, gutters, sidewalks, exterior lighting, landscaping, and other site improvements related as necessary to the new construction of an apartment building. Please see the attachments included for site and photos of the existing property and of the proposed development.

More information on the Section 106 review process is available at <http://www.onecpd.info/environmental-review/historic-preservation/>.

HUD's process for tribal consultation under Section 106 is described in a Notice available at <https://www.onecpd.info/resource/2448/notice-cpd-12-006-tribal-consultation-under-24-cfr-part-58>.

If you do not wish to consult on this project or if this site does not have impact on historical, architectural, or tribal concerns, please inform us at your earliest convenience. With the approaching Spring/Summer 2026, the beginning of the new construction of the proposed improvements is anticipated to begin during the Spring of 2026. We respectfully request a response within 30 days. We value your assistance and look forward to consulting if there are historic properties of religious and cultural significance that may be affected by this project.

Sincerely,

Alice Strand

Alice Strand, Lead Community Development Specialist
Anoka County Government Center
2100 3rd Avenue, Suite 700
Anoka, MN. 55303-5024
Direct: 763-324-4616
Alice.Strand@co.anoka.mn.us

Proposed Terrano Apartments Site

Proposed Project Maps and Plans Below:



111 99th Ave NE
Blaine MN-Site Map &



REGULATIONS
 - HIGH DENSITY RESIDENTIAL

UNIT DENSITY:
 - ALLOWED UNIT DENSITY
 * 12 TO 24 DEVELOPMENT UNITS PER ACRE
 - PROPOSED UNIT DENSITY
 * 48 UNIT BUILDING ON 3.3 ACRES
 * 48 / 3.3 = 12.3 UNITS PER ACRE

REQUIRED PARKING
 - 50 STALLS

PROPOSED PARKING
 - 51 UNDERGROUND STALLS
 - 49 SURFACE STALLS

SITE CALCULATIONS
 - PROJECT BOUNDARY AREA: 170,661 SQFT
 - IMPERVIOUS AREA: 56,431 SQFT (33%)
 * BUILDING FOOTPRINT
 * SIDEWALKS
 * PROPOSED EXTERIOR AWNINGS
 - OPEN SPACE: 114,230 (67%)

Additional Information and Photos for Proposed Development:

Terrano Apartments

111 99th Avenue NE, Blaine, MN

Legal Description

THE N1/2 OF E1/2 OF LOT 30 GREEN ACRES, TOG/W E 30 FT
OF W1/2 OF SD LOT 30, SUBJ TO EASE OF REC

Name of Developer:

TTT Development, LLC

Sand Construction, LLC (General Contractor)

Sand Architects, LLC (Architect)

Sand Property Management, LLC (Property Manager)

Proposed Development:

Terrano Apartments is a proposed new construction project that will consist of forty-eight (48) affordable rental units within one building (PWD and HPH units). The community will have 100% tax credit/workforce housing and will include tax credits from MN Housing and Federal HUD HOME Program funding from Anoka County.

The existing single-family dwelling unit located on the property was built in 1959. The unit will be demolished, and the site will be redeveloped into a multi-family affordable rental apartment building. There are no known historical buildings on or near the site.

Front View of Existing Single-Family Dwelling Unit to be Demolished: (Below)



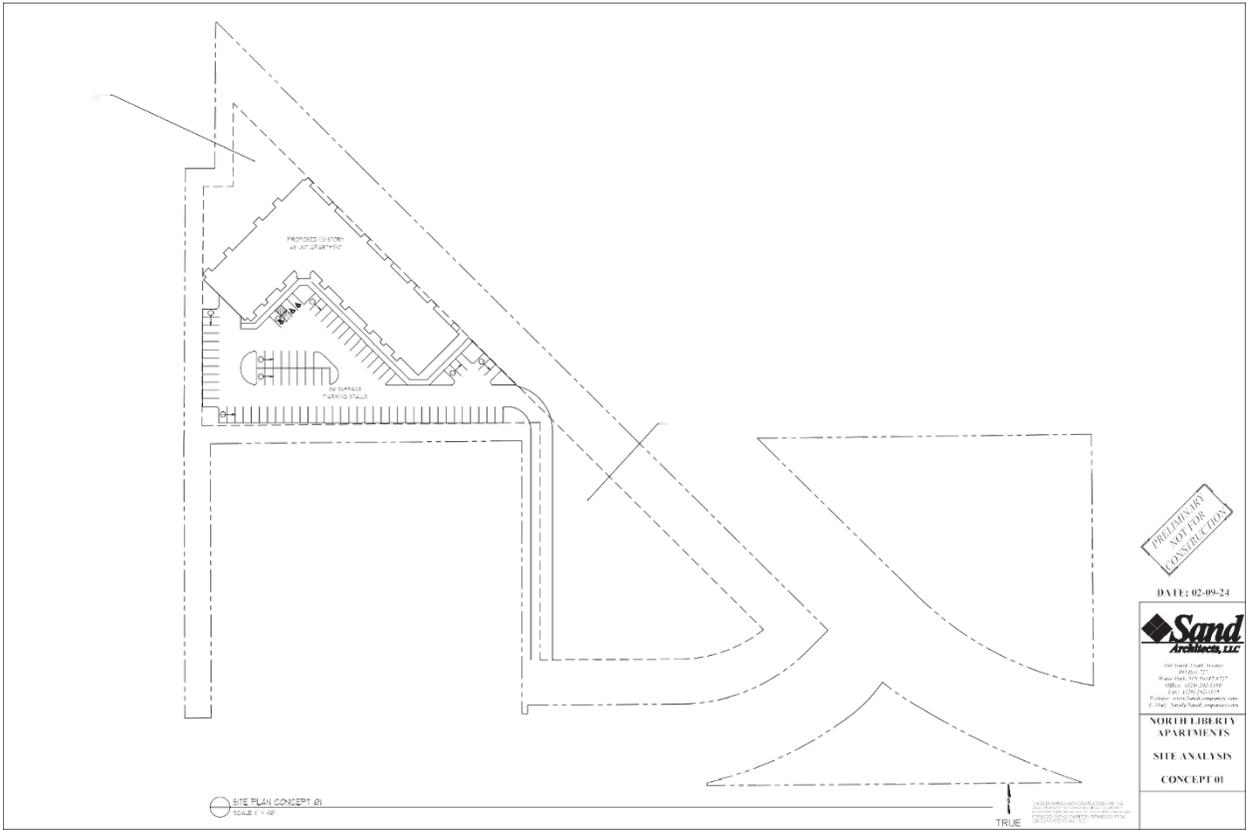
Back View of Existing Single-Family Dwelling Unit to be Demolished (Below)



Red Pindrop: Ariel View of Property to be Developed (Below)



Site Plan for 111 99th Avenue NE, Blaine, MN:

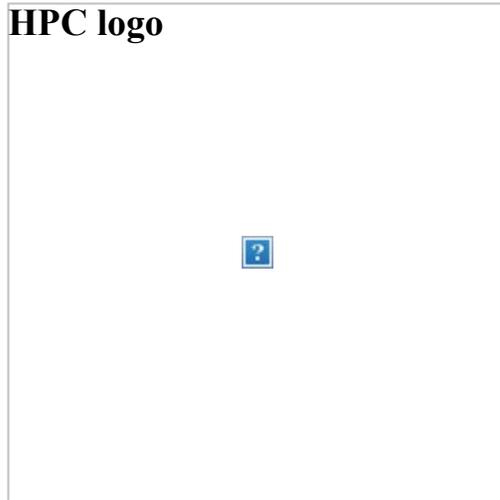


New Terrano Apartments Concept Photos:



From: noreply@civicplus.com
To: [Clark Palmer](#)
Subject: Online Form Submittal: Heritage Preservation Plaque Program Application
Date: Friday, March 6, 2026 1:08:23 PM

Heritage Preservation Plaque Program Application



City of Anoka
Historical Plaque Application
Form
Planning Department
2015 First Avenue
Anoka, Minnesota 55303
763-576-2728

Applicant Information

| | |
|----------------|-----------------------|
| Date Submitted | 3/6/2026 |
| Address | 1813 First Ave |
| City | Anoka |
| State | MN |
| Zip Code | 55303 |
| First Name | John |
| Last Name | Merkl |
| Phone Number | 6125008341 |
| Email Address | johnmerkl@outlook.com |

Building Information (If known)

| | |
|-------------------|-----------|
| What year was the | 5/20/1878 |
|-------------------|-----------|

building built?

| | |
|--|---|
| 2. Exterior construction material (brick, stone, stucco, siding, wood shingle, etc.) | New siding, but original stone foundation, as well as some original windows, including stained glass bay window. Balcony above porch, and original banister/woodwork throughout interior. |
|--|---|

Supporting Documentation

Please attach the following information **(If available)**:

| | |
|--------------------------------|--|
| A. Copy of Abstract | Original Abstract.jpg |
| B. Alterations | 1813 Alterations + Misc Info.pdf |
| C. Drawings/Photos | Interior Woodwork.png |
| D. Additional Information | Misc documentation.jpeg |
| Electronic Signature Agreement | I agree. |
| Electronic Signature | John P. Merkl |
| Date of signature | 3/6/2026 |

Email not displaying correctly? [View it in your browser.](#)