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On behalf of the dedicated staff in the Community Development Department, I am pleased to present the 2019 Annual Report. In the pages that follow, you will find updates on various projects, programs, and services that were notable in the last year.

The development market and local economy in Coon Rapids continues to remain strong and robust, which is part of a longer term trend that started several years ago. In the last 12 months, ground was broken on a number of significant multi-family, retail, commercial, industrial and single-family projects with investments spread across the community.

At the top of the list was the long-anticipated start on development in and around Port Riverwalk along Coon Rapids Boulevard. After many years of planning, community involvement and waiting for the right market conditions, the City and Coon Rapids-based Centra Homes finally started moving dirt. The 32+ acre site will eventually be home to more than 130 new residences. The detached townhome concept is a product type that has not been built in Coon Rapids in many years and offers another housing choice in the city: single family home ownership with the benefits of association maintenance of grounds, landscaping, driveways and walks.

In addition to new development, the City partnered with the Coon Rapids Home Improvement Foundation to establish a new incentive tool to encourage investment in existing housing stock. The program, known as “Front Door,” provides grant assistance to homeowners who make exterior improvements that enhance the curb appeal of their homes. The goal is simple: neighbors investing in their properties (especially work that can be seen) tends to encourage others to do the same, which is good for neighborhoods and the broader community.

In closing, it is important to point out that our staff work each day to provide responsive, friendly and professional service to our residents, businesses and other stakeholders. Much good work was accomplished in 2019 and the Community Development Department is proud of the role we play in shaping the community in the year ahead and beyond.

Best wishes in the New Year!

Sincerely,

Grant Fernelius

Grant Fernelius
Community Development Director
Economic Development and Redevelopment

Business Development

Allina Health opened its new Customer Experience Center at 8880 Evergreen Blvd., which will centralize Allina Health call centers and integrate phone and digital capabilities into one location. The new call center will field approximately eight million phone calls from customers and 400,000 online appointments each year. About 300 existing employees were moved to the Coon Rapids location, while approximately 200 new hires will be phased in during the coming months.

rms Company was awarded a Minnesota Job Creation Fund grant for an expansion project on Evergreen Blvd. The manufacturing business, which produces components for the medical device and aerospace industries, plans to add at least 80 jobs as part of a 60,000 square foot expansion. Construction started in Fall 2019.

The City’s HRA provided a $200,000 loan to Steinwall, Inc. for purchase and improvement of a 145,000 square foot warehouse located at 11225 Xeon St. Steinwall produces molded parts for a variety of industries, including agriculture, automotive, and computers. Steinwall’s expansion into this warehouse will result in relocation of 20 jobs to the site from Brooklyn Park and addition of 10 new jobs.

Green Bay Packaging, which produces corrugated cardboard shipping containers and displays, constructed more than 100,000 square feet of additional space at its facility on 87th Lane. Green Bay Packaging expects to add about 20 jobs in Coon Rapids upon completion of the expansion.

JSN Properties constructed a new 85,000 square foot multi-tenant office-warehouse building along Highway 10 adjacent to the USF Holland freight terminal at 11201 Xeon St.

Construction began on a new 6,100 square-foot multi-tenant retail building on the southwest corner of Main Street and Northdale Boulevard, on a portion of the existing parking lot of the Wells Fargo office building.

Notable business expansion projects included: Medtronic at 11520 Yellow Pine St., Costco at 12547 Riverdale Blvd., Torque Fitness at 11201 Xeon St, Xfinity at 12940 Riverdale Dr., Rose Garden at 1925 Coon Rapids Blvd., and Rapids Honda near Hanson Blvd. and Gateway Dr.

Construction began on a climate-controlled self-storage facility on the southwest corner of 101st Avenue and Foley Boulevard.

The City continued participation in the Metropolitan Consortium of Community Developers’ Open to Business program, which provides technical assistance to existing and aspiring business owners, as well as financial resources for businesses that may not qualify for conventional financing.
Housing Development and Redevelopment

Construction continues on the new transit-oriented apartment development next to the Riverdale Transit Station on Northdale Boulevard. This new development, known as Riverdale Station, includes two buildings - "Nova", a 71-unit mixed-income building, which opened in October 2019 and "Lyra", a 180-unit market rate building, which is expected to open in February 2020.

Coon Rapids-based Centra Homes is developing 136 one-level and two-level detached townhomes generally between Egret Boulevard and Avocet Street off of Coon Rapids Boulevard. Grading and infrastructure work in the area is currently underway. Crews have removed the frontage road on the south side of Coon Rapids Boulevard and are working to realign several local streets in the area. The entire project will take about three years to complete. Some homes are expected to be completed later in 2020.

St. Paul-based Real Estate Equities began construction on the Spring House Apartments near 94th Avenue and Springbrook Drive. The 168-unit complex will feature several amenities including an outdoor patio with fire pit, bocce ball court, fitness center, tot lot, dog run, underground parking, solid surface countertops, stainless steel appliances and in-unit laundry.

Common Bond Communities rehabilitated the Galway Place Townhomes on Hanson Blvd. The City provided conduit financing to assist with the project and keep rent levels affordable at the 27-unit complex.

Mercy Hospital continued an expansion of its building and parking capacity at its current location on Coon Rapids Boulevard. The multi-year project will enhance critical care and surgical services at the facility. Mercy and Unity Hospitals, owned by Allina Health, are working to enhance patient care by operating as a single system on two campuses.
Marketing and Outreach

The City partnered with Anoka County and several nearby cities to host a booth at the Minnesota Commercial Association of Realtors (MNCAR) Commercial Real Estate Expo. The booth, which focused on promoting Anoka County breweries, provided an opportunity to market the City and its development opportunities and build relationships with commercial real estate brokers. The City was a MNCAR Sponsor in 2019, which provided increased exposure for Coon Rapids throughout the year.

Coon Rapids continued its participation in the Minnesota Marketing Partnership, a marketing consortium comprised of cities and regions throughout the state, which provides communities cost-effective marketing opportunities.

The City continued publication of a semi-annual Business Update newsletter, which is mailed to all businesses in the city, as well as periodic e-newsletters.

The City continued a partnership with the Metro North Chamber of Commerce to host its Coon Rapids Business Council meetings, which help build relationships between the City and business community.

The City partnered with the St. Paul Area Association of Realtors on the Coon Rapids Realtor Forum in May. Over 50 real estate professionals attended the event, which was intended to promote Coon Rapids’ assets and educate attendees on City housing initiatives.

City Economic Development Coordinator Matt Brown served as President of the Economic Development Association of Minnesota during 2019. He also served on a panel about the Riverdale Station project at the Minnesota Affordable Housing Summit in May and provided presentations on suburban economic development at the International Economic Development Council’s Upper Midwest Basic Economic Development Course and Minnesota Economic Development Academy in July and August.

The City partnered with Anoka County, the City of Blaine, and several local banks on a Bankers’ Breakfast in September, which was attended by several dozen local bankers. The event provides bankers with information on development projects and initiatives.

The City participated in the Anoka County Regional Economic Development Initiative, which provides economic development marketing and branding on a regional basis. Activities as part of this initiative included the fourth annual Upriver Commercial Real Estate Summit in October.

City leadership conducted several business retention visits in 2019, including Arrow Tech, Air Cure, ProSource Technologies, Kurt Manufacturing, and Roadrunner Transportation Services.
Permit Activity

Permit activity continued to be strong in 2019 as the Riverdale Station project and several local businesses built new facilities or expanded existing locations. In addition, Phase One of the “Fit for the Future” Referendum project was completed by the Anoka-Hennepin School District at Coon Rapids High School. Phase 2, which links the field house to phase one is scheduled to start in the spring of 2020.

rms Company, the largest private employer in Coon Rapids, broke ground on a 60,000 square foot expansion of their production facility on Evergreen Boulevard. The company currently has a total of 275,000 square feet and will continue to add jobs as it brings the newly created areas online.

Green Bay Packaging, located to the west of rms, also broke ground on a total of 100,550 square feet spread out over four different areas of its campus. The production, assembly and warehouse areas are all undergoing large expansions to the existing footprint. Green Bay Packaging is forecasting an increase in sales created by a new mill under construction in Wisconsin.

Top 10 Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Valuation</th>
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<tbody>
<tr>
<td>Spring House Apartments</td>
<td>$28,000,000</td>
</tr>
<tr>
<td>Green Bay Packaging</td>
<td>$9,321,636</td>
</tr>
<tr>
<td>RMS Companies</td>
<td>$8,786,000</td>
</tr>
<tr>
<td>JSN Office/Warehouse</td>
<td>$4,655,000</td>
</tr>
<tr>
<td>Mercy Hospital</td>
<td>$3,662,634</td>
</tr>
<tr>
<td>Allina Customer Service Experience Center</td>
<td>$2,400,000</td>
</tr>
<tr>
<td>Medtronic</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Coon Rapids Middle School</td>
<td>$1,915,300</td>
</tr>
<tr>
<td>Red Mill Properties</td>
<td>$1,900,000</td>
</tr>
<tr>
<td>Self Storage - Shell Only</td>
<td>$1,830,000</td>
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Building Permit Valuation

Number of Permits Issued
Building Inspections

Plans Received for Plan Review

Number of Permit Inspections
Property Maintenance Division

The Property Maintenance Division is tasked with handling residential and commercial code enforcement, long grass and weed inspections, monitoring and securing vacant properties, water waiver program and chicken licensing. Code enforcement concerns are addressed through City Code 2-1100 - Administrative Procedures and Penalties. Administrative Citations are used as the primary enforcement tool along with educational and informational handouts. Inspections are mostly conducted using a complaint based approach and complaints are typically responded to in 24-48 hours.

In 2019, Property Maintenance Inspectors issued 1,138 Administrative Citations with an 82% compliance rate. Junk (inoperable and/or unlicensed) vehicles was the number one violation in 2019, followed by prohibited exterior storage and parking vehicles off pavement. When properties remain in violation after the compliance date and the violation can be abated, a contractor is used to abate the violation. In 2019, there were 70 abatements, mostly prohibited exterior storage and junk (inoperable and/or unlicensed) vehicle violations.

The number one complaint through the summer months continues to be long grass and weeds. Because of the number of long grass complaints, a dedicated long grass inspector works seasonally April through September. In 2019, there were 388 properties that were inspected and 248 of them received an Administrative Citation. The compliance rate from 2018 to 2019 stayed the same at 88% and there were 25 long grass abatements for the 2019 season (28 in 2018). In 2019, long grass abatement services continued to be provided by a contractor.
Board of Adjustment and Appeals

The Property Maintenance Coordinator is the staff liaison to the Board of Adjustment and Appeals. The role of the Board is to conduct hearings to consider variances of the building or zoning ordinances, and consider appeals for special assessment objections and consider appeals from the decisions made by the Building Official or Zoning Administrator.

The Board meets the first Thursday of every month if there is business to conduct. In 2019, the Board of Adjustment and Appeals met four times. The Board heard three variance requests and 20 special assessment objections. The Board is made up of five volunteer residents of the city that are appointed by City Council. There is currently one vacant seat on the Board.

Housing Programs Division

“Summer in the City” Neighborhood Events

The Community Engagement Committee of the Innovation Team made some fairly significant changes to the format of the Summer in the City events in 2019. These summertime events are now much more open-house focused with 20-25 tables representing each of the City’s departments, commissions and other related organizations, and only 5 minutes of brief comments from the Mayor. Additionally, each of the tables are challenged to offer an engaging activity that encourages one-on-one participation between City Staff and residents. This change made the crowd much more engaged and aware of the various activities and programs going on in the City!

As in past years, the event continued to offer police squad cars, fire trucks, and Public Works equipment on-site for kids and families to look at and climb in. Music, ice cream, resident surveys, and raffle drawings were also offered. The events took place at Riverwind Park, Crooked Lake Park, and Moore Park in 2019. Parkside Park had also been scheduled but was canceled due to weather.
Rental Licensing

The City's Rental Licensing Ordinance (City Code Chapter 12-900) continues to encourage and ensure safe and viable rental housing options in Coon Rapids. In 2019, there were 118 new rental licenses issued, resulting in 303 new rental units. Of the 118 new rental licenses, 76 of them were properties that had been converted from owner-occupied to rental. There are now a total of 5,738 licensed rental units in the city, slightly higher than last year because of the newly constructed Nova Apartment building at Riverdale Station.

Number of Licensed Rental Units at Year End

includes apartment units, single family, twin and town homes

Number of Licensed Rental Units by Year and Rental Type

North Suburban Home Improvement Show

The cities of Andover, Anoka and Coon Rapids hosted the 21st Annual North Suburban Home Improvement Show in March 2019. The event has been held annually at the Andover YMCA Community Center. More than 100 vendors were in attendance and talked with over 1,200 attendees about home improvements and related resources.
Home Remodeling Tour

Six homes recently remodeled through the Home for Generations II program were showcased in the 2019 Coon Rapids Home Remodeling Tour in May. The event was extremely successful with hundreds of people touring each home. This event is an exceptional opportunity to promote the City’s home improvement programs and services, while also showcasing the amazing remodeling projects taking place in Coon Rapids.

Home Improvement Programs

The Coon Rapids Mortgage Assistance Foundation (CRMAF), doing business as the Coon Rapids Home Improvement Foundation (CRHIF), made substantial changes to the City’s home improvement and down payment assistance programs offered in 2019. As a result, program participation and loans originated sky-rocketed!

Remodeling Advisor Visits. Coon Rapids contracts with the Center for Energy and Environment (CEE) to provide Remodeling Advisor Visits for its homeowners. This service assists homeowners in identifying and prioritizing improvements and is also a good source of objective remodeling advice. The service is free to all Coon Rapids homeowners. In 2019, Remodeling Advisor Visits were performed for 48 Coon Rapids homeowners by CEE’s team of experienced construction professionals.

Front Door Grant Program. A new program focused on increasing curb appeal to the homes in Coon Rapids was introduced to homeowners in the spring of 2019. The Front Door Grant Program was extremely popular with nearly 400 applications submitted within just 8 weeks! An initial $100,000 of pilot funding was made available and quickly depleted, so the CRHIF approved an additional $150,000 to be awarded to applicants through a lottery drawing. In all, 73 residents received a grant through this program to make exterior improvements to their home totaling $1.04 Million worth of increased curb appeal!
Home for Generations II Program was first made available in May 2013. This program offers various incentives (grants, building permit rebates, architectural consultations, and low-interest loans) to homeowners planning to make large, value-added improvements to the interior of their home. There are no income limits for this program. The City’s Housing and Redevelopment Authority (HRA) funds the grant and rebate portion of this program, while the CRHIF funds a majority of the architectural consultations along with all of the low-interest loans.

In total, there have been 403 applications submitted and 143 projects subsidized through this program (2013-2019), leveraging just over $8.9 Million worth of home improvements! In 2019 alone, there were 76 applications, 63 architectural consultations, 23 recipients of the grants and rebates portion of this program and 6 recipients of the low-interest loan, totaling $1.76 million worth of home improvements!
Planning Commission

The role of the Planning Commission is to review land use applications, then make decisions, or recommendations to the City Council, regarding those applications. The Commission meets the third Thursday of every month; this year there were nine meetings. The Commission is appointed by the City Council and is made up of seven volunteer city residents. Commissioners Ronald Bradley and Christopher Geisler were appointed in January 2019 to replace Commissioners Julia Stevens and Zachary Stephenson who resigned.

In 2019, the Commission considered 26 planning cases during 9 regularly scheduled Commission meetings.

The Commission’s review included 8 site plans. The site plan applications included:

- A 100,500 square foot expansion at Green Bay Packaging
- Centra Homes PORT Riverwalk project, 136 single family homes;
- Real Estate Equities 184 unit apartment building at Springbrook Drive and 94th Avenue
- A three-story 138,000 square foot indoor self storage facility at 3021 124th Avenue
- A 85,000 square foot office/warehouse at 11201 Xeon Street
- A 6,100 square foot multi-tenant commercial building at 3200 Main Street
- A building addition and parking lot expansion for River Trail Learning Center at 1700 Coon Rapids Boulevard
- A site plan/PUD amendment for a retail building and a bank at 3211 Northdale Boulevard

The Commission also reviewed two code changes, a change to the regulations on self storage facilities and a change to day care uses and the use table in the PORT zoning districts. Eleven subdivisions were considered, five preliminary plats, three registered land surveys and three subdivision exceptions. The Commission approved three conditional use permits and a home occupation permit. The Commission considered one zone change.
Grant Fernelius
Community Development Director

Greg Brady
Chief Building Official

Nick Jackson
Electrical Inspector

Brian Koopman
Plumbing Inspector

Phil Marvets
Building Inspector/Plans Examiner

Adam Mitlyng
Building Inspector/Plans Examiner

Rod Spiering
Building Inspector/Plans Examiner

Josh Stewart
Mechanical Inspector

Matt Brown
Economic Development Coordinator

Lea Drabczak
Housing Inspector

Kristin DeGrande
Housing Programs Coordinator

Tom Evans
Housing Inspector

Leya Drabczak
Housing Inspector

Scott Harlucker
Planner

Joy Lang
Permit Technician

Rebecca Jarombek
PT Admin Assistant

Sia Vu
Permit Technician

Cindy Hintze
Admin Support Supervisor

Mike Gazelka
Seasonal Long Grass Inspector

Laura LeVasseur
Property Maintenance Inspector

Trevor White
Property Maintenance Coordinator

Matt Brown
Economic Development Coordinator

Kristin DeGrande
Housing Programs Coordinator

Scott Harlucker
Planner

Cindy Hintze
Admin Support Supervisor

Trevor White
Property Maintenance Coordinator