



## **COUNTY BOARD WORK SESSION**

**January 31, 2022**  
**1:00 p.m.**  
**Conference Room 710**

1. Building Acquisition Discussion
2. Redistricting 101 Presentation and Proposed Principles
3. ARPA Updates



**Anoka County**

**MINNESOTA**

Respectful, Innovative, Fiscally Responsible

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# **PUBLIC SAFETY FACILITIES PROJECT BUILDING ACQUISITION UPDATE**

**JANUARY 31, 2022**

# PURPOSE (WHY ACQUIRE)

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- Long-term strategy – Future expansion / ownership of entire block
- Public Safety – Proximity to new jail creates a significant security risk

# VALUATION DISCUSSION

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- Definitions
- Scope of Work
- Assessment
- Valuation – Market Based

# DEFINITIONS

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**Assessment:** Also known as mass appraisal; is the process of valuing a universe of properties for ad valorem tax purposes as of a given date using standard methodology, employing common data, and allowing for statistical testing.

Are there different types of mass appraisal?



**Appraisal:** The process of developing an opinion of value for property.



# SCOPE OF WORK

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## ASSESSMENT

- Dictated by MN Statute
  - Provides the standard methodology and framework to ensure each jurisdiction is treating parcels fairly and equitably
    - Defines Market Value & Real Property
    - January 2<sup>nd</sup> Assessment Date
    - Valuation & Classification
    - Physically View every 5 Years
    - Sales Verification & New Improvements

## APPRAISAL

- Dictated by Client
  - Different for each assignment
  - Can be Retrospective, Current, or Prospective
  - Can impose hypothetical conditions
  - Can involve more than just Real Estate
    - Personal Property
    - Going Concern Value (Business & Real Estate)

# OFFICE BUILDING INFO - ASSESSMENT

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- 2021 ASMT - \$1,825,600
- Prior Quintile Inspection Date:  
12/9/2016
- Structure Updates:
  - 2017 New Roof & Planter Box Fix
  - 2018 New Signage & Parking Overlay
  - 2019 Tenant Remodels (Suite 210 & 100)
- 2022 ASMT – TBD

Notes: Yearly updates were noted in parcel record however only the updates in 2017 would have impacted total value. New Construction in the amount of \$250k was added that year.

Subsequent ASMTs based on sales of similar office buildings within Anoka County per MN Statute.

# OFFICE BUILDING – MARKET BASED

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- County had an appraisal completed in October.
- Appraisal was reviewed by another independent Appraiser.
- Average vacancy rates of Office around 16% and increasing.
- Current vacancy rate of the Office Building is 9.1%.
- Building is in Niche market – most tenants provide services to County and/or Courts
- Re-construction cost - \$8-\$10 million



# PRICE / ROI

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- Assumed acquisition price = TBD
- Annual Income estimated \$ 200,000
- ROI (estimated annual) 4.3% to 5%
- 20-year mortgage back investment 2.20%

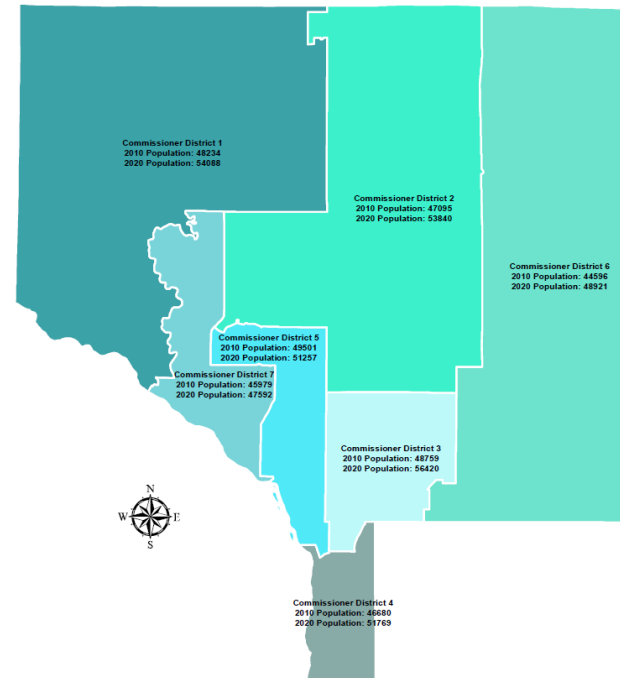
# OFFICE BUILDING – NEXT STEPS

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- Option to close the meeting to discuss specifics surrounding the potential purchase of an office building.
- HRA Board Resolution to delegate authority to appropriate staff to negotiate terms of the purchase agreement and letter of intent.
- HRA Board informational item prior to closing to review any inspection finding, acquisition details, and any other discoveries from the due diligence period.



**Anoka County Commissioner Districts  
2010 - 2020 Population**



# Anoka County Board of Commissioners

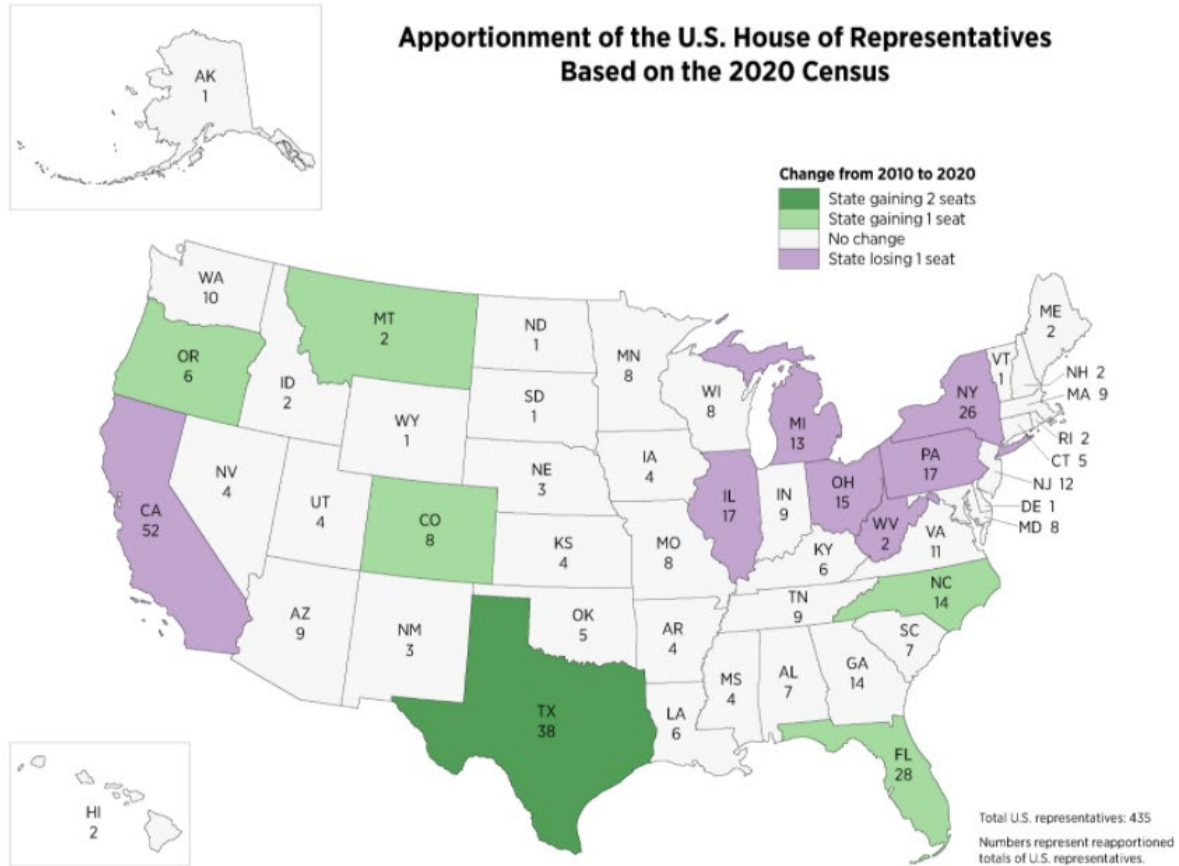
2022 REDISTRICTING

# Redistricting Overview

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- Redistricting is the process of redrawing election district boundaries after the completion of the decennial census
- The purpose of redistricting is to ensure that the people of each district are equally represented
- The U.S. Constitution gives each state a number of representatives in the U.S. House of Representatives that is proportional to their population
- This allocation is updated during reapportionment after the completion of the census
- After reapportionment, states then change the boundaries of their congressional districts to make sure the population living in each district is equal
- Minnesota legislature also responsible for redrawing state legislative districts
- After new congressional and legislative maps are established, local redistricting can begin

# 2020 Apportionment



MN State Demographer:

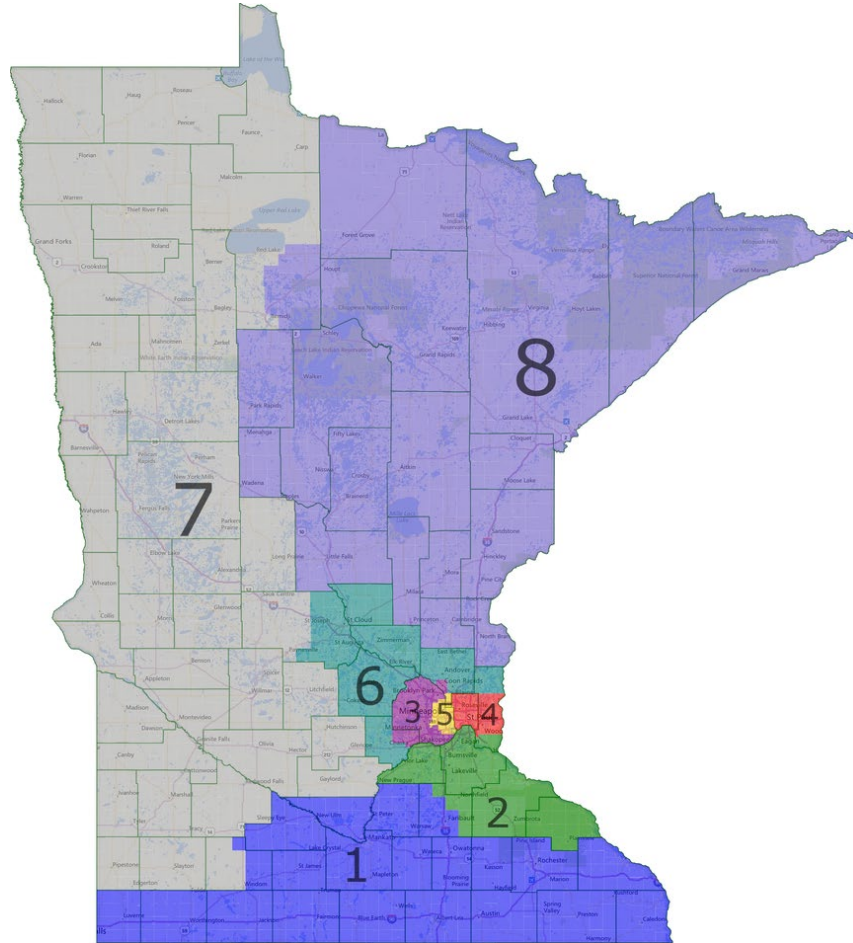
*"We found that had Minnesota counted 26 fewer residents that we would have lost that eighth congressional district"*

Minnesota had highest self-response rate in the country



# Redistricting Congressional Districts & State Legislative Districts in Minnesota

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- Minnesota population: 5,706,494
- Average district size: 713,312
- Congressional districts 1, 7 and 8 will need to expand in geographic size and population
- Anoka County population: 363,887



# Redistricting: Who, What & When

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Who	What	When
Legislature (or Courts)	Congressional and legislative districts	By February 15
City Council	Wards and precincts	By March 29
Township Board	Precincts	By March 29
School Board	School Board member districts	By April 26
County Board	County Commissioner districts Soil & Water Conservation districts*	By April 26

*\*Districts must be drawn by the county board of the county containing the largest area of the SWCD, in consultation with the SWCD board and with the approval of the state board*

# County Commissioner Redistricting Is Required If:

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1. Precinct boundary that was a commissioner district boundary is no longer there;
2. District population varies by more than 10% from average;
3. Commissioner districts are not as equal in population as possible;
4. Majority of districts (4+) contain less than 50% of total population; and/or
5. District is no longer compact or contiguous.

\*County board can choose to redistrict even if not required.

# Variance Between Commissioner Districts

	Commissioner	2010	2020	Change from 2010	Percent Change	Average District Population	Deviation from Average	Percent Deviation from Average
District 1	Look	48,234	54,088	+5,854	+12.1%	51,984	+2,104	+4.05%
District 2	Braastad	47,095	53,840	+6,745	+14.3%	51,984	+1,856	+3.57%
District 3	West	48,759	56,420	+7,661	+15.7%	51,984	+4,436	+8.53%
District 4	Meisner	46,680	51,769	+5,089	+10.9%	51,984	-215	-0.41%
District 5	Gamache	49,501	51,257	+1,756	+3.5%	51,984	-727	-1.40%
District 6	Reinert	44,596	48,921	+4,325	+9.7%	51,984	-3,063	-5.89%
District 7	Schulte	45,979	47,592	+1,613	+3.5%	51,984	-4,392	-8.45%
		330,844	363,887	+33,043	+10.0%			



# Principles for Redistricting

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## Requirements in Statute (M.S. 375.025)

- County is divided into as many districts as there are members of the board of commissioners
- Districts are bounded by town, municipal, ward, or precinct lines
- Districts are composed of contiguous territory as regular and compact in form as practicable
- Districts as nearly equal in population as possible (no more than 10 percent variation from average)
- A majority of the least populous districts cannot contain less than a majority of the county population

## Other Considerations

- No city represented by a majority of commissioners
- Preserve communities of interest, including citizens with similar social, geographic, political, cultural, ethnic, economic or other interests
- Districts drawn without the purpose of either protecting or defeating incumbents
- Anticipating future growth





# Drawing New District Boundaries

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- Anoka County GIS will build geodatabase to incorporate updated district maps from the state (February 15) and precinct maps from the municipalities (March 26)
- GIS programs incorporate 2020 census data and updated map data
- These programs will be used by the redistricting committee to identify a proposed redistricting plan that will be presented at a workshop in April
- Updated district lines must be approved at a public meeting by April 26

# Which Commissioners will be on the Ballot in 2022?

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- Scheduled 4-year term is expiring:
  - District 4 (Meisner)
  - District 5 (Gamache)
  - District 7 (Schulte)
- If redistricting moves more than 5% of the district's population in/out of the district:
  - It is the total number of individuals affected by redistricting (in AND out combined)
    - **Not simply the net change in the size of the district population before/after redistricting**
  - 5% threshold for Anoka County Commissioner districts is 2,599
  - 6 of 7 commissioner districts exceeded the 5% threshold and were required to run in 2012

# Election of Commissioners

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## Required to maintain staggered terms (2 or 4 years)

- Do not necessarily have to continue same pattern of terms
- County Board determines term lengths
- Starting in 2024, all term lengths back to 4 years

## What if redistricting causes a commissioner's residence to be shifted into another district?

- May continue to serve in office through the end of their term if they remain a resident of the county
- For Commissioners elected in 2020, this could include their full four-year term if change is less than 5% rule
- Commissioners must reside in the district when elected

# Notifications & Contests

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- April 5 – Notice of intent to redistrict must be published at least three weeks before the redistricting meeting
- April 26 – Redistricting plan must be approved by county board (to include district numbers, boundary descriptions, and term lengths)
- May 3 – Notice of new congressional, legislative and county commissioner districts must be published (including maps)
- May 10 – Deadline for voters to file a contest to require revisions to the plan passed by the county

# Preparing for Contests

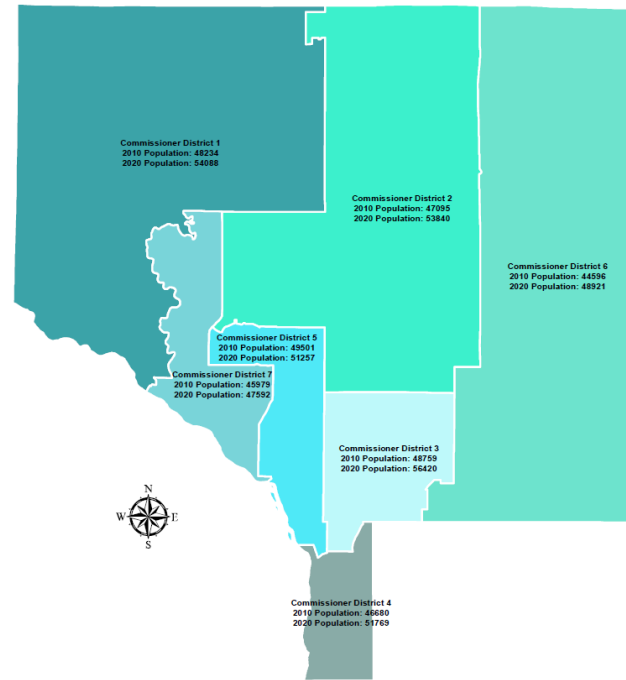
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- Within Minnesota statute requirements, the county has some room for discretion in meeting strict population equality and determining whether districts are compact and regular in form
- Applying more discretion may increase the probability of a challenge to the plan
- If counties adopt a commissioner district plan that is less strictly compliant with equal population or compactness measures compared to alternative plans, the county should consider establishing reasons for their decisions and state those reasons in the record of the commissioner meeting





## Anoka County Commissioner Districts 2010 - 2020 Population



Questions?