



Committee of the Whole Government Operations Agenda

Tuesday, March 10, 2026
Anoka County Government Center

1:00 PM

Conference Room 710
2100 3rd Ave, Anoka, MN 55303

Public comments: Public comments are welcome at this time. In consideration of others wishing to speak, please limit comments to 2 minutes. Questions directed to the committee will not be answered immediately; however, whenever possible, all appropriate questions will be responded to in a timely and effective manner by county staff.

Facilities Management and Construction – Commissioner Schulte

1. Consider recommending approval of Contract #SCON26-00000915 with RAK Construction, 21435 Johnson Street NE, East Bethel, as the lowest responsible bid (not to exceed \$420,733 for the Well at Work Clinic, 2150 Building. **See attached** worksheet and bid tabulation.

Property Records and Taxation – Commissioner Schulte

2. Consider recommending approval of a classification abatement for exempting property taxes payable in 2026 in the amount of \$13,645.67 for Wildlife Science Center 02-33-22-23-0002, 03-33-22-11-0001, 03-33-22-14-0001, 34-34-22-44-0001, and 35-34-22-33-0002. **See attached** information.
3. For informational purposes, consider an update relating to the 2026 Property Tax Statements and 2027 Valuation Notices.

Finance – Commissioner Jeppson

4. Consider for informational purposes, the Investment Report for the quarter and year ending December 31, 2025. **See attached** memo and Summary of Investments by Portfolio.
5. Consider a 2026 Budget Update and recommend approval of the 2027 Budget Guidelines. **See attached** worksheet, 2026 Budget Update presentation, and 2027 Budget Development Guidelines.

Information

6. Department Updates.



ANOKA COUNTY

GOVERNMENT OPERATIONS COMMITTEE ACTION ITEM

March 10, 2026

FM&C

ACTION REQUESTED	<p>Consider recommending the County Board approve Contract #SCON26-00000915 with RAK Construction, 21435 Johnson Street NE, East Bethel, MN 55011, as the lowest responsible bid not to exceed \$420,733 for the 2150 Building - Well at Work Clinic.</p> <p>Contingency of 10% requested: \$42,000</p> <p>Bid tab attached.</p>
BACKGROUND	<p>Anoka County is committed to supporting the health and well-being of our employees and their families.</p> <p>We've invested in onsite resources including the Well@Work Clinic, Well@Work Employee Assistance Program, and Well@Work Dental, which have been widely utilized and have delivered measurable benefits—improved physical and mental health, reduced absenteeism, and significant cost savings.</p> <p>Currently, these services are offered at two separate locations. Consolidating them into one centralized location will create a true “one-stop” health campus, making it easier for employees and family members to access care.</p> <p>This move will:</p> <ul style="list-style-type: none">• Enable seamless coordination and warm handoffs between services• Enhance privacy and convenience• Increase utilization by offering all services under one roof <p>The new space also provides room for future expansion, ensuring we can adapt as the County's needs evolve.</p> <p>Additionally, relocating these services will free up valuable space on the first floor, which will be repurposed to improve the experience for Anoka County residents and enhance accessibility to essential services.</p>
FUNDING	<p>The Self Insurance Fund will be the source of funding for the project, which will include some wellness initiative funds provided by Blue Cross Blue Shield.</p>



Anoka County

PURCHASING

Date: 02/17/2026

Time: 3pm

BID TABULATION

PROJECT NAME Well @ Work Clinic Remodel

VENDOR	Bid Security (If Applicable)	Addenda (x)	Base			Notes
CM Construction	X	1, 2	\$ 519,028.00			
Ebert	X	1, 2	\$ 463,300.00			
GCM	X	1, 2	\$ 508,765.00			
Jorgenson	X	1, 2	\$ 519,900.00			
Lift Bridge	X	1, 2	\$ 545,600.00			
RAK	X	1, 2	\$ 420,733.00			



Anoka County

PROPERTY RECORDS & TAXATION DIVISION

Respectful, Innovative, Fiscally Responsible

PROPERTY RECORDS & TAXATION ABATEMENT REQUEST STATEMENT OF FACTS – OVER \$10K (M.S. 279.01 and M.S. 375.192)

PARCEL/APPLICANT INFORMATION

PIN(s): 02-33-22-23-0002
03-33-22-11-0001
03-33-22-14-0001
34-34-22-44-0001
35-34-22-33-0002

Commissioner District: 03-Jeff Reinert

Applicant Name: Wildlife Science Center; Margaret A. Callahan

Owner Name (if different than above): Wildlife Science Center

TAX INFORMATION

Applicant is requesting the following amounts be abated for tax year(s): Payable year 2026

02-33-22-23-0002: Total tax change from: \$11,942.66 to: \$388.83

03-33-22-11-0001: Total tax change from: \$358.76 to: \$0.00

03-33-22-14-0001: Total tax change from: \$844.94 to: \$0.00

34-34-22-44-0001: Total tax change from: \$511.96 to: \$0.00

35-34-22-33-0002: Total tax change from: \$376.18 to: \$0.00

Total Tax Adjustment From: \$ 14,034.50 To: \$ 388.83

STATEMENT OF FACTS

Abatement Type: Value/Classification Hardship

Applicant's reason for request: Class Change – Taxable to Exempt. Failure to reapply for tax exemption.

Total amount of Abatement request: \$13,645.67

Total Tax Capacity From: 16,202 To: 0

Classification Change:

02-33-22-23-0002: From: 201/4BB To: 931/5E

03-33-22-11-0001: From: 111/2B To: 931/5E

03-33-22-14-0001: From: 111/2B To: 931/5E

34-34-22-44-0001: From: 111/2B To: 931/5E

35-34-22-33-0002: From: 111/2B To: 931/5E

Current Value: No Change in Value

Parcel Group: Yes



Anoka County

PROPERTY RECORDS & TAXATION DIVISION

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Timeline and statement of facts:

June 3, 2024: Emailed & mailed renewal application as well as left a voicemail for taxpayer.

December 2, 2024: Mailed hard copy of renewal application along with letter outlining the requirements in Minnesota Statute 272.02.

January 9, 2025: Mailed 3rd hard copy request for renewal application, due date February 1, 2025.

April 30, 2025: Sent Letter & Valuation Notice documenting the Removal of Exemption and transition to TAXABLE status prior to the Local Board of Appeal & Equalization Meeting in Linwood.

May 7, 2025: Emailed a request for renewal application and supporting documentation.

June 4, 2025: Emailed another request for renewal application and supporting documentation.

July/August 2025: Physical Door Tag left on-site by Residential Appraisal staff with request for call back.

November 2025: Proposed Property Tax Notice sent as required when a property is no longer exempt that provides an estimate of taxes payable in 2026.

February 2, 2026: Emailed a request for response from Wildlife Science Center regarding exemption renewal.

February 3, 2026: Email correspondence from Peggy Callahan, owner, stating the reason they failed to re-apply for property tax exemption renewal.

February 5, 2026: Owner submitted renewal application for Property Tax Exemption.

February 5, 2026: Owner submitted Abatement for Class Change application.

Supporting Documents: Application for Property Tax Exemption and email correspondence.





Anoka County

FINANCE & CENTRAL SERVICES DIVISION

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MEMORANDUM

DATE: March 10, 2026

TO: Commissioner Julie Jeppson
Lead Commissioner, Committee of the Whole – General Operations, Finance

FROM: Cory Kampf, Chief Financial Officer

SUBJECT: 2025 4th Quarter Investment Update

The Committee has requested receiving information on investments on a quarterly basis.

For the year ending December 31, 2025, the County had investments totaling \$557.76 million. Within the investment management system, we have broken down our investments into portfolios, which are defined below:

- **Investment Manager – RBC:** Represents funds managed by RBC.
- **MAGIC Fund:** Represents short-term CD's, Term Notes, and liquid funds.
- **OPEB Irrevocable:** Investments with State Board of Investments (SBI) tied to our Retiree Health Care Liability.
- **US Bank - Fixed Income:** Represents portfolio managed internally.
- **US Bank – Liquid Assets:** Represents short-term liquid funds.
- **Wells Fargo – Sweep:** Represents short-term overnight funds associated with main checking account.

Investing Strategy

The County's investing strategy focuses on safety, liquidity, and then yield. The yield is impacted by the constraints of the fixed income market and is secondary to maintaining safety in the investments chosen and the liquidity needed to manage operations. We strive for the best yield possible using a ladder maturity philosophy. The OPEB Irrevocable Trust represents Pension Assets and are invested in an Index Fund that includes equities.

Anoka County Summary of Investments by Portfolio – December 31, 2025

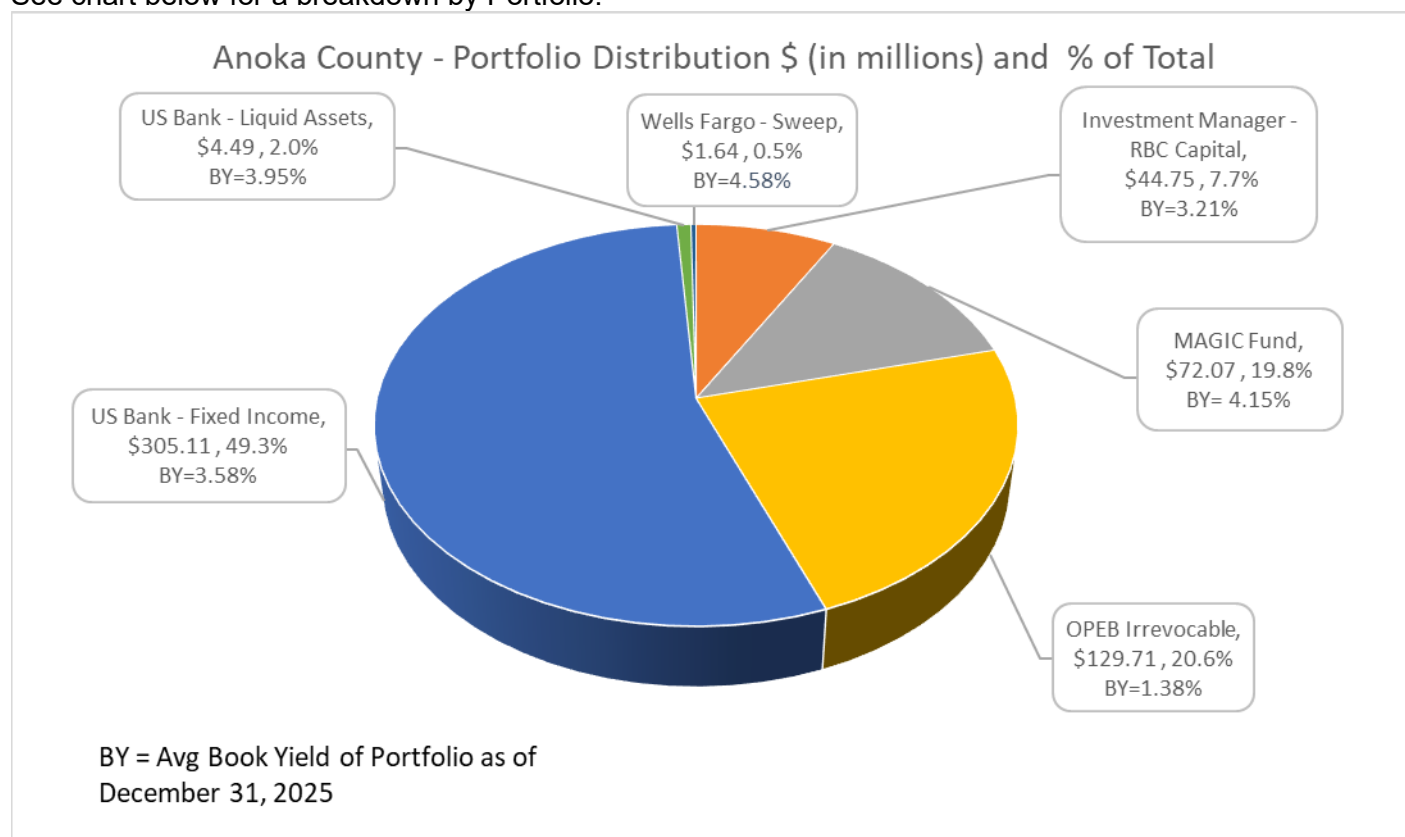
Description	Beginning Face Amount/Shares	Ending Face Amount/Shares	Buy Principal	Sell Principal	Interest Earned During Period-Book Value	Realized Gain/Loss-Book Value	Investment Income-Book Value
Investment Manager - RBC Capital	43,536,578.28	44,751,986.00	14,486,000.13	12,780,747.00	1,735,149.21	(311,464.45)	1,423,684.76
MAGIC Fund	14,940,946.67	72,065,754.47	633,624,807.80	576,500,000.00	4,709,046.98	-	4,709,046.98
OPEB Irrevocable	128,432,303.24	129,712,419.38	30,924,235.34	24,686,261.98	1,631,184.18	-	1,631,184.18
US Bank - Fixed Income	314,596,670.15	305,106,356.85	74,490,021.68	84,241,465.65	10,112,324.32	9,253.43	10,121,577.75
US Bank - Liquid Assets	7,735,273.94	4,492,986.04	717,125,609.38	720,367,897.28	460,304.50	-	460,304.50
Wells Fargo - Sweep	2,933,699.24	1,635,204.37	176,109,024.89	177,407,519.76	140,979.39	-	140,979.39
Total / Average	512,175,471.52	557,764,707.11	1,646,759,699.22	1,595,983,891.67	18,788,988.58	(302,211.02)	18,486,777.56

Less OPEB Investment Income		(1,631,184.18)
Less Interest allocated to Other Funds		(1,691,078.69)
Net Investment Income YTD	<i>% of 2025 Budget</i>	123%
2025 Investment Income Budget		15,164,514.69
Investment Income (deficit) surplus YTD		12,300,000.00
		2,864,514.69
GASB YE Market Value Change		6,293,017.76

Portfolio Performance

Total investment income earned for the year ended totaled \$18.79M, with \$(302.21)K in related realized losses due to regular activity by our RBC Capital Asset Manager \$(311.46)K and Internal activity \$9.25K. The overall portfolio performance for the year ended December 31, 2025, is an average book yield of 3.22% compared with 3.11% at the end of 2024. The portfolio, excluding the OPEB Trust, saw a \$6.29M unrealized market value gain as of December 31, 2025. The OPEB Trust saw a market value gain throughout 2025, posting a 17.86% increase or \$19.66 million gain (unrealized).

See chart below for a breakdown by Portfolio:





COMMITTEE OF THE WHOLE – GENERAL OPERATIONS

INFORMATIONAL ITEM

March 10, 2026

FINANCE

ACTION REQUESTED	Consider the budget update and request for Committee Action to approve the presented 2027 Budget Guidelines
BACKGROUND	Attached is a 2026 Budget Update, and a 2027 Budget Preview with a request to have the Committee adopt the 2027 Budget Guidelines presented as a foundation for our budget development.



2026 Budget Update

March 10, 2026

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Strategic Framework



OUR MISSION

Commitment to Excellence:
Through collaborative efforts,
we seek to improve lives and
serve with care, integrity,
and professionalism.



OUR VALUES



Respectful



Innovative



Fiscally Responsible



Anoka County
MINNESOTA

Respectful, Innovative, Fiscally Responsible





Strategic Framework

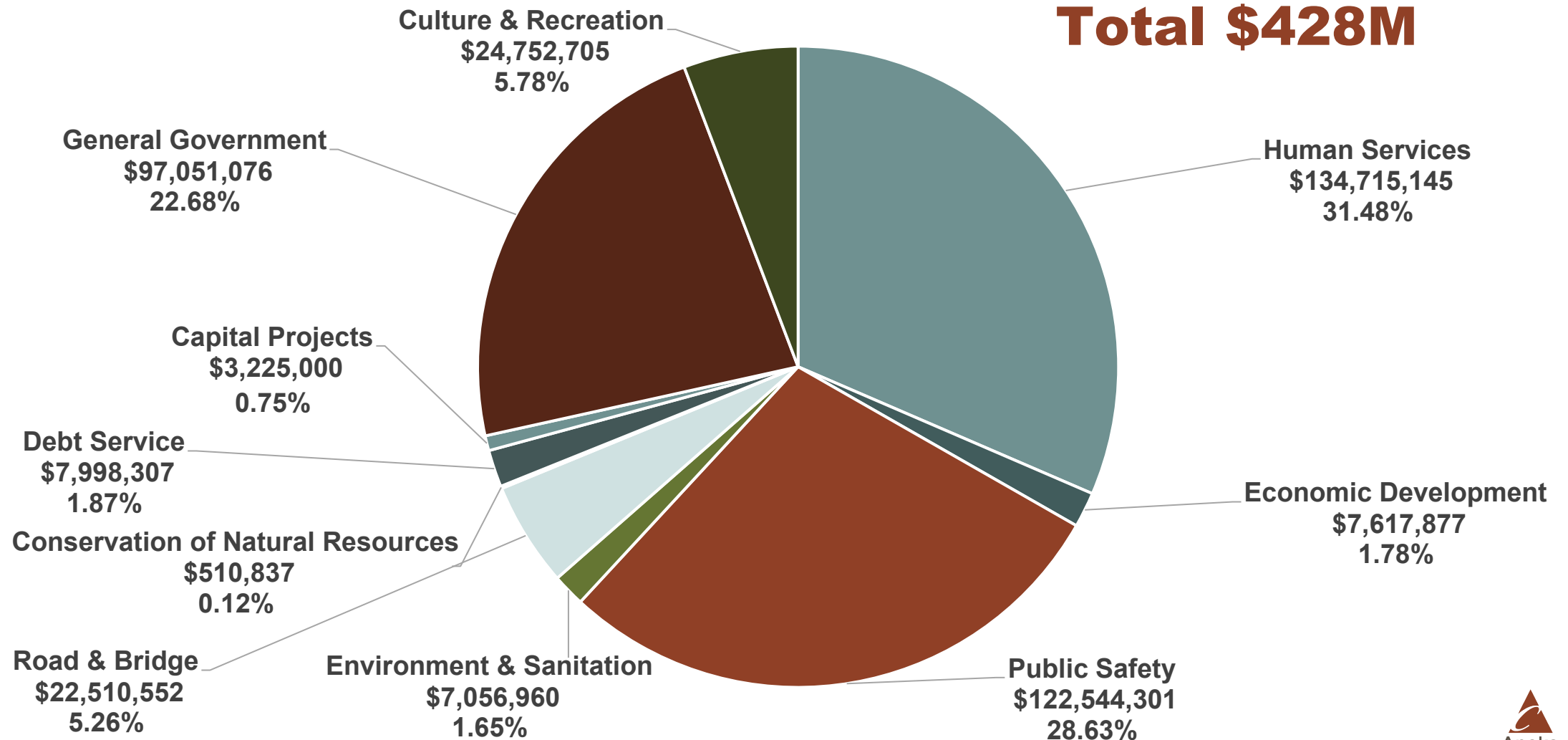


OBJECTIVES

- Review Adopted Budget
- Impacts for 2026
 - Federal
 - State
- Budget management strategies

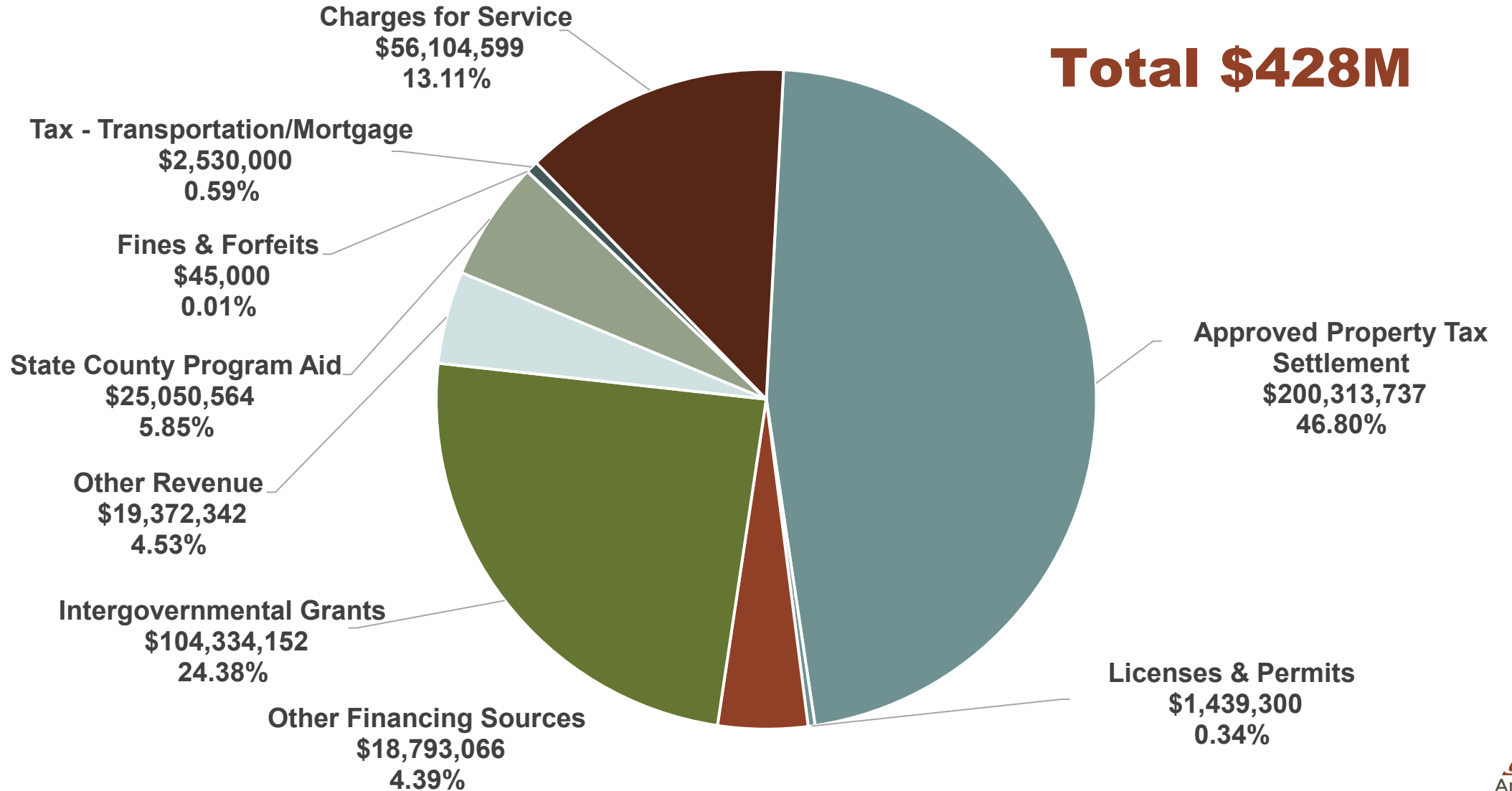
2026 Adopted Budget Gross Operating Expenditures

Total \$428M



2026 Adopted Budget Funding Sources

Total \$428M



5-Year Budget Projection with 2026 Adopted Levy 9.4%

	2026 Adopted Budget	2027 Budget Projection	2028 Budget Projection	2029 Budget Projection	2030 Budget Projection
Revenue					
Operational Levy	\$ 217,365,994	\$ 231,240,581	\$ 237,710,121	\$ 259,720,675	\$ 277,297,810
Debt Levy	\$ 7,998,307	\$ 9,694,231	\$ 24,255,534	\$ 22,821,654	\$ 21,470,854
Tax Abatement	\$ 0	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Total Gross Levy	\$ 225,364,301	\$ 241,284,812	\$ 262,315,655	\$ 282,892,329	\$ 299,118,664
Other Revenue	\$ 189,279,397	\$ 194,011,382	\$ 198,861,667	\$ 203,833,209	\$ 208,929,039
Total Revenues	\$ 414,643,698	\$ 435,296,194	\$ 461,177,322	\$ 486,725,538	\$ 508,047,703
Expenditures					
Personnel Costs	\$ 290,048,786	\$ 302,674,227	\$ 316,252,493	\$ 330,388,394	\$ 345,105,103
Other Costs	\$ 126,710,667	\$ 129,352,736	\$ 132,094,295	\$ 134,940,490	\$ 137,896,746
Capital Costs	\$ 3,225,000	\$ 3,225,000	\$ 3,225,000	\$ 3,225,000	\$ 3,225,000
Debt Service	\$ 7,998,307	\$ 10,044,231	\$ 24,605,534	\$ 23,171,654	\$ 21,820,854
Total Expenditures	\$ 427,982,760	\$ 445,296,194	\$ 476,177,322	\$ 491,725,538	\$ 508,047,703
One-Time Funding	\$ 13,339,062	\$ 10,000,000	\$ 15,000,000	\$ 5,000,000	\$ 0
Estimated Levy Change	9.40%	7.95%	9.73%	8.67%	6.29%

Anoka County Projected Impact Approved Human Services Revenue Loss/Cost Shifts

Approved	2026	2027	2028	2029
Federal Snap Admin Reduction	\$ 351,251	\$ 1,405,005	\$ 1,405,005	\$ 1,405,005
State Approved	<u>\$ 1,447,160</u>	<u>\$ 1,715,320</u>	<u>\$ 1,755,320</u>	<u>\$ 1,755,320</u>
Total Federal & State	<u>\$ 1,798,411</u>	<u>\$ 3,120,325</u>	<u>\$ 3,160,325</u>	<u>\$ 3,160,325</u>

2027 Budget Variables

› Federal

- SNAP (Food security)
- HUD (Housing Security)
- Medicaid
- 2026 Federal Funding Pause

› State

- MAAFPCWDA
 - › Minnesota African American Families Preservation Child Welfare Disproportionality Act
- SSTS Flat Rate Reimbursement
- Cost Share Waiver Residential

› Other








- Blaine Abatement
- Employee Retention
- Insurance Costs
 - › Healthcare
 - › General

Anoka County Projected Impact Potential Human Services Revenue Loss/Cost Shifts

	Approved	2026	2027	2028	2029
Federal	Snap Payment Error Shift		\$1.5m	\$6.0m	\$6.0m
State	*MAAFPCWDA also known as “The Act”		\$3.0m	\$3.0m	\$3.0m
State	SSTS Flat Rate Reimbursement		TBD	TBD	TBD
State	Cost Share Waiver Residential		<u>\$6.0m</u>	<u>\$6.0m</u>	<u>\$6.0m</u>
	Total State		<u>\$9.0m</u>	<u>\$9.0m</u>	<u>\$9.0m</u>
	Total Federal & State		<u>\$10.5m</u>	<u>\$15.0m</u>	<u>\$15.0m</u>

*Minnesota African American Families Preservation Child Welfare Disproportionality Act

2027 Budget Management Strategies

-  Board-approved guidelines will guide the 2027 proposed budgets
-  Legislative session outcomes likely to impact the 2027 budget
-  Minimal to no new FTEs anticipated
-  Continued focus on repurposing and upskilling existing staff
-  Budget Team will collaborate with departments during development
-  Presentations will be given at Committee of the Whole meetings
-  Pause on new technology system implementations will continue



Next Steps

- Continue to Evaluate 2026 Variables
- Monitor State & Federal Impacts
- April Reporting
 - Preliminary 2025 Results
 - Q1 2026 Preliminary Report
- Establish 2027 Budget Guidelines



Thank you!

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Anoka County 2027 Budget Development Guidelines

The following guidelines are established by the Anoka County Board of Commissioners and will direct staff in the preparation of the 2027 Proposed Budget.

1. County Tax Rate and Long-Term Competitiveness:

Maintain a county tax rate that supports organizational needs and positions Anoka County for long-term fiscal competitiveness through sustainable revenue sources and operational efficiencies.

2. Core Reserve Targets

Maintain Core Reserve balance at 38.5% of related operational expenditures. Core Reserves include:

- General Fund – Unrestricted Fund Balance
- Human Services Fund – Unrestricted Fund Balance
- Road & Bridge Fund Operations – Unrestricted Fund Balance
- Parks Fund Operations – Unrestricted Fund Balance
(excluding Bunker Beach and Chomonix)
- Library Fund – Unrestricted Fund Balance

3. Debt Levy Parameters

Limit the 2027 Debt Levy to no more than \$6.2 million, reflecting a decrease of \$1.8 million from the 2026 amount, due to the defeasance of the 2020A GO refunding bonds.

4. Capital Equipment and CIP Alignment

Continue the systematic review of capital equipment condition and planned capital purchases to ensure adherence to the most cost-effective replacement schedules as part of the 2027–2031 Capital Improvement Plan (CIP) development process.

5. Use of Analytics and Long-Range Financial Modeling

Expand the use of analytics and long-term financial models to identify trends in community growth, service demand, and financial capacity. These models will guide capital planning, inform future operating needs, and ensure alignment between short-term fiscal targets and long-term projections.

6. Strategic Planning Integration

Maintain a strong commitment to strategic planning to address immediate and long-term operational, staffing, infrastructure, and facility needs, consistent with the Anoka County Strategic Framework adopted on March 11, 2025.

7. Management and Policy Implementation

Support a management philosophy that advances County Board policies and goals, responds effectively to evolving community conditions and service demands, and ensures that resources are used in a responsible and cost-effective manner.