

# FINANCE & COMMERCE



Gramercy Development Cos. will build the American Cooperative of Anoka — an age 62-plus community — on a 4-acre site along the 17th and 18th fairways of the Green Haven Golf Course in Anoka. (Submitted image)

## Gramercy plans Anoka co-op

By: Brian Johnson    July 26, 2021    4:32 pm

A new age-restricted cooperative housing development with a familiar name is coming to Anoka as Gramercy Development Cos. prepares to break ground on an 87-unit project along the 17th and 18th holes of Green Haven Golf Course.

Gramercy said Monday it plans to begin construction immediately after its Aug. 30 closing date for financing. The homes, for residents 62 and older, will be available for occupancy in fall 2022, the developer said.

Known as the American Cooperative of Anoka, the project represents a relaunch of the original Gramercy, a development company established in 1990 by Mike Conlan. Mike's son, Mick Conlan, is president of the current Gramercy Development Cos.

After the elder Conlan died in 2004, the company was sold to another developer, who abandoned the Gramercy name after one project.

Mike Conlan built 13 Gramercy communities in the Twin Cities and established the "blueprint" for the cooperative model in Minnesota, according to Mick Conlan, who announced plans for the relaunch in January. Gramercy defines cooperatives as nonprofit entities owned and operated by the members.

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“Early on, he was kind of the only show in town for doing senior cooperatives,” Mick Conlan told Finance & Commerce in January.

The project will create homes ranging in size from 1,045 to 1,810 square feet, and amenities such as a billiards room, fitness studio, guest suites and a club room and terrace overlooking the 18th fairway, Gramercy said.

Residents will also find underground heated parking, storage space, and finishes such as “owner grade carpentry,” granite countertops, stainless steel appliances, large kitchen islands, and luxury flooring, according to Gramercy.

The project team includes Kaas Wilson Architects (architecture), Keely Conlan Design (interior design) and Frana Cos. (general contractor). Ebenezer Management Services will operate the community.

Gramercy plans to hold a ceremonial groundbreaking in September.

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#### ABOUT BRIAN JOHNSON

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Brian joined Finance and Commerce in February 1998. His primary beat has been construction and development.

