

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
JANUARY 17, 2023 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila January 17, 2023, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners Present: Jamie Barthel, Ted Butler, Rick Engelhardt and Randy Nelson,

Commissioners Absent: Kari Kafer and Greg Mueller

Also present: EDA Executive Director, Jim Dickinson
 Community Development Director, Joe Janish
 Public Works Director/City Engineer, Dave Berkowitz

APPROVAL OF MINUTES

December 20, 2022, Regular Meeting: Correct as written.

Motion by Barthel, Seconded by Nelson, to approve the minutes as written. Motion carried unanimously.

ORGANIZATIONAL ITEMS

President Bukkila recommended appointing the following officers for 2023:

President – Sheri Bukkila
Vice-President – Jamie Barthel
Secretary – Ted Butler
Treasurer – Kari Kafer
Assistant Treasurer – Greg Mueller
Commissioner – Rick Engelhardt
Commissioner – Randy Nelson

Staff

Executive Director – Jim Dickinson
Recording Secretary – Michelle Hartner
Staff Support – Joe Janish

Motion by Nelson, Seconded by Barthel, to appoint EDA Officers and Staff for 2023:

President – Sheri Bukkila, Vice President – Jamie Barthel, Secretary – Ted Butler, Treasurer – Kari Kafer, Assistant Treasurer – Greg Mueller, Commissioner Rick Engelhardt, Commissioner Randy Nelson, Executive Director – Jim Dickinson, Recording Secretary – Michelle Hartner, Assistant Executive Director – Joe Janish. Motion carried unanimously.

REDEVELOPMENT UPDATES

Mr. Janish updated on the Bunker Redevelopment area. The tenant number is the same as updated last month. The wells on the properties where the building has been demolished are in the process of being sealed. The well at 2526 138th Avenue needs to be located, the State will come out in the spring to locate the well. Due to the large depth of the wells at 2557 and 2621 Bunker Lake Boulevard they will be sealed in the spring.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Clocktower Commons, 15190 Bluebird Street – The final building pad location, interest is relatively low at this point.

Interest in Hughes Industrial Park – From time-to-time Staff is contacted by a business looking to expand, but it fades away.

ABC Mini-Storage/T-Squared (self-storage), 13624 Hanson Boulevard – City Council approved a CUP for additional mini-storage on a partition of this lot. They will not be getting the slab placed on the second building this year. They do have a construction crew to start erecting the east building, which is expected the week of January 16, 2023. Roofing material was delivered but was the wrong color. New material is expected.

Restaurants/Fast Food – Currently staff is aware of companies continuing to look for land to locate to in Andover.

TCF Site – At this time the city is in receipt of two conditional use permit applications related to having a drive through at this location. The current owner is looking at having two separate buildings with their own pick-up windows. City Council is expected to consider the two CUPs for a drive thru on January 17, 2023. The two restaurants would be Chipotle and Noodles and Company. There would be limited seating inside both restaurants.

Taco Bell, 7th Avenue and Bunker Lake Boulevard – The building permit has been issued. They have placed the interior slab of the building. This is a panelized building and will not be showing up until February of 2023.

Westgate Senior Living, 7th Avenue and Bunker Lake Boulevard – Framing inspection has been completed on the east wing of the building, sheetrock will begin. The west has been sheet rocked and taping has begun.

Aurora Vista, 7th Avenue and Bunker Lake Boulevard – Framing is on-going. Windows are being installed. Crane has been moved to the west wing.

Holasek Property – Andover City Council approved a Comprehensive Plan Amendment, City Zoning Code Amendment and rezoning of the parcel on August 4, 2022. This item was approved by the City Council on December 20, 2022. The applicants are reviewing market conditions and financial partners.

Housing – Developers are looking for additional land for future developments. Several developers are trying to keep an inventory of lots but are having difficulty in finding locations. In 2021 there were 140 new housing starts. In 2022 there were 88 permits issued for new housing, 1 apartment (150 units) and an assisted living facility (32 units).

Fields of Winslow Cove – Staff is currently reviewing a final plat for Fields of Winslow Cove 2nd Addition with 36 lots on the west side of Prairie Road. This plat contains a roundabout at this location.

Legacy at Petersen Farms – City Council will consider the Conditional Use Permit (CUP) amendment for a Planned Unit Development amendment to allow for Phase 3 (33 lots). On December 20, 2022 City Council tabled action on this item and provided an extension to the applicant in order to allow the applicant to review how a second access could be provided for Phase 2.

Anoka County 911 and Radio Building - The building plans have been reviewed and the Building Department is awaiting comments from the architects. The building permit could be issued sometime in the next couple weeks. The project will be spring construction.

Beberg Landscaping, 13535 Grouse Street – It appears the property has been sold to B&A Feist Properties, which operates Rock Hard Landscape Supply.

Grace Lutheran Church, 13655 Round Lake Boulevard – Is looking at an addition to the existing building in order to remove the portables at the location.

Constance Free Church, 16150 Crosstown Boulevard – Is looking at remodeling part of their facility, including revamping the entrance to the building and screening some mechanical equipment they installed. The fencing they would like to install is too tall.

Overall Marketing – City staff continues to work with parties interested in investing in Andover and marketing all commercial sites. Staff continues to work with Anoka County Regional Economic Development (ACRED) on marketing of the community and Anoka County. ACRED is developing two programs with intentions to have them available in early 2023. One program is expected to allow communities and landowners to obtain a grant to assist with obtaining “shovel ready” status. The other would allow for communities and landowners to assist with preparing their property for market or assist a project to move forward.

DSTI Parcel, 13901 Jay Street - There is still interest in multi-family on the parcel. The latest is a 162-unit senior living, market value apartment complex with a restaurant on the parcel. The EDA is not in favor of housing on the parcel.

TE Connectivity, 1671 139th Lane – The manufacturing department of the company is relocating. The shutdown is taking longer than expected, they will close the plant in 2024.

Walmart, 1851 Bunker Lake Boulevard – President Bukkila asked about the storage containers in the back. Staff was told the containers are froze to the ground and will be emptied and removed when possible. President Bukkila would like an update on the removal of the containers.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Barthel, Seconded by Nelson to adjourn. Motion carried unanimously. The meeting adjourned at 6:23 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary