

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
JANUARY 18, 2022 - MINUTES***

In the absence of the President and Vice President the Meeting of the Andover Economic Development Authority was called to order by Commission Secretary Jamie Barthel January 18, 2022, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Ted Butler, Randy Nelson, Kari Kafer and Greg Mueller

Absent: President Sheri Bukkila
Commissioner Valerie Holthus

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

APPROVAL OF MINUTES

November 16, 2021, Regular Meeting: Correct as written.

Motion by Kafer, Seconded by Nelson, to approve the minutes as written. Motion carried 5 ayes and 2 absent (Bukkila and Holthus).

ORGANIZATIONAL ITEMS

Mr. Dickinson indicated President Bukkila would like to keep the appointments the same as 2021:

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

Staff

Executive Director – Jim Dickinson

Recording Secretary – Michelle Hartner
Staff Support – Joe Janish

Motion by Butler, Seconded by Nelson, to appoint EDA Officers and Staff for 2022: President – Sheri Bukkila, Vice President – Valerie Holthus, Secretary – Jamie Barthel, Treasurer – Kari Kafer, Assistant Treasurer – Greg Mueller, Commissioner Ted Butler, Commissioner Randy Nelson, Executive Director – Jim Dickinson, Recording Secretary – Michelle Hartner, Assistant Executive Director – Joe Janish. Motion carried 5 ayes and 2 absent (Bukkila and Holthus).

REDEVELOPMENT UPDATES

Mr. Janish updated the EDA on the redevelopment area. Indicating tenants in the rental properties owned by the EDA may be relocated to another EDA owned rental property to free up some of the buildings, with intentions to demolish the buildings in the spring.

Mr. Janish stated there has been some developer interest in the area, but the developers would prefer the properties to be vacant.

Commissioner Kafer asked about the environmental inspections. Mr. Janish answered the buildings will need to have an asbestos inspection before demolition.

Commissioner Butler asked if the tenants have been notified about the rent increase. Mr. Janish indicated the renters have been notified.

Mr. Dickinson stated there is still no word from Anoka County on the parcel located on Crosstown Drive directly behind 2619 138th Avenue.

Commissioner Kafer asked about the Front Door Program. Mr. Dickinson indicated staff is still looking for funding.

Staff continues to monitor the area.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Hearth Development, 1714 Bunker Lake Boulevard – It is staff's understanding the space is going to be leased out.

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

Andover High School, 2018 Additions and Renovations, 2115 Andover Boulevard – Activities continue toward wrapping up the project.

Interest in Hughes Industrial Park – Interest in this area comes and goes. A 10-acre property east of the park has been on the market and City Council reviewed with the landowner desired roadway connections through the parcel at a past work session. The property has been purchased by the owners of Best Outdoor Services which currently owns a lot nearby. In time they would like to expand to this location but for now they are aware that the property is currently zoned residential and would have to follow a process for any type of expansion. A meeting has been scheduled for next week with the property owner to discuss the short and long term plans for the property.

ABC Mini-Storage/T-Squared (self-storage), 13624 Hanson Boulevard – City Council approved a CUP for additional mini-storage on a portion of this lot. The buyers of the property had intended to expand the mini-storage. The Building Department is working with the applicant on structural drawings for review. Water, sewer, and site prep is completed. Due to the increase in materials and the timing of approval they are waiting until spring for construction.

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

Tasty Taco, 1574 154th Avenue, Suite 102 – Is open.

TCF Site – Andover Station 2016 LLC has acquired the property. The new owner has the list of potential uses allowed. Staff suggested a restaurant or fast food. Staff recently had a meeting with the landowner and a perspective business. Staff provided the feedback from the EDA and has not heard back from the perspective business at this time. The owner of the property continues to work with those interested in the site.

7th Avenue and Bunker Lake Boulevard – Staff has obtained the easement from CenterPoint Energy. Staff has also met with the City of Anoka staff to discuss the traffic signal at 7th Avenue. The Planning and Zoning Commission along with City Council has reviewed a sketch plan for the area. At this time the commercial uses are not known. Staff has received the Rezone Request, Preliminary Plat and Commercial Site Plans for the apartment complex and assisted living facility. Staff has reached out to the landowner to have a “Welcome to Andover” sign incorporated at the site. The developer has received a PUD for the site and the Preliminary Plat and rezone may occur in February

Holasek Property – Staff has been in contact by a multi-family housing developer on this particular property. The multi-family developer has taken comments from the City Council during a work session and researching options available to add additional commercial to the site.

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. Several sites are being reviewed and looked at. In 2021 there were 140 new housing starts.

Anoka County Sheriff’s Office, 13301 Hanson Boulevard – Staff received a Commercial Site

Plan (CSP) for an expansion of parking at the property. This was recently signed off on by staff.
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.

Mr. Janish indicated the State of the City Meeting will be February 8th, there will be a 10-minute City of Andover PowerPoint presentation. If any EDA members are interested in attending, please let him know.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Nelson, Seconded by Mueller to adjourn. Motion carried 5 ayes and 2 absent (Bukkila and Holthus). The meeting adjourned at 6:28 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary