

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
JANUARY 19, 2021 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila January 19, 2021, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Ted Butler, Valerie Holthus (remote), Randy Nelson Greg Mueller

Absent: Commissioner Kari Kafer

Also present: EDA Executive Director, Jim Dickinson
Associate Planner, Jake Griffiths

APPROVAL OF MINUTES

December 15, 2020, Regular Meeting: Correct as written.

Motion by Butler, Seconded by Barthel, to approve the minutes as written. Motion taken by roll call:

Commissioner Barthel: aye
Commissioner Butler: aye
Commissioner Holthus: aye
Commissioner Mueller: aye
Commissioner Nelson: aye
President Bukkila: aye

Motion carried 6 ayes, and 1 absent (Kafer).

ORGANIZATIONAL ITEMS

Mr. Dickinson reviewed the Commission makeup. The Andover EDA consists of seven commissioners, five councilmembers and two resident members. Councilmembers serving terms that coincide with their council terms and two voting resident members serve six-year terms. The EDA annually appoints EDA officers and support staff.

President Bukkila indicated the following appointments:

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 Mueller, to appoint EDA Officers and Staff for 2021:
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 taken by roll call:

Commissioner Barthel: aye
Commissioner Butler: aye
Commissioner Holthus: aye
Commissioner Mueller: aye
Commissioner Nelson: aye
President Bukkila: aye

Motion carried 6 ayes, and 1 absent (Kafer).

COMMERCIAL PROJECT ACTIVITY

Mr. Dickinson updated on the following:

Upper Midwest Athletic Construction – The applicant is in the process of completing this project. Staff met with the applicant and due to the overhead power lines and concern with the power company trimming in the future some adjustments were made to the plantings. Staff is waiting on the as-built of the improvements.

Commissioner Barthel stated the property looks really good.

Hearth Development, 1714 Bunker Lake Boulevard – Two tenant spaces remain to be leased. Staff was asked if a liquor store could be located in this building, however due to the property being zoned Industrial it would not be permitted.

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 – Phase 2 is underway. The northwest Outdoor Education classroom additions are completed and occupied. Interiors of the new field house, locker rooms and weight room are being installed.

Interest in Hughes Industrial Park – Staff has been contacted about contract warehousing for home-based businesses.

Andover Community Center, 15200 Hanson Boulevard – There are a few exterior punch list items left.

YMCA Expansion, 15200 Hanson Boulevard - Complete, punch list items only.

Beberg Landscaping (self-storage), 13535 Grouse Street – After staff completed the commercial site plan review, staff was contacted that the developer desires to adjust each building by six inches which requires a resubmittal of plan sets. Developer has recorded the RLS and transfer of property. At this time no building permit application has been submitted. A Conditional Use Permit is only good for a year unless substantial progress is being made, which has not happened.

Hanson Builders, 13432 Hanson Boulevard – A second floor mezzanine is being remodeled to provide expanded open office areas, restroom, and an elevator, nearly expanding their office areas by one third.

Anoka County Sheriff, Forensic Lab Remodel, 13301 Hanson Boulevard – The forensic lab is being remodeled to accommodate a new fume hood and more accessible lab stations.

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

TCF Site – TCF was approached by private parties about acquiring the lot from them. Staff has heard from three parties who have made offers on the site. Two uses would be allowed according to current zoning regulations. A third party contacted City staff indicating they also made an offer. Staff is unsure at this time if TCF has actually sold the parcel.

Train for Andover Station – Staff is attempting to follow up with a potential business on this particular lot. This lot is owned by the Association.

7th Avenue and Bunker Lake Boulevard – Staff continues to work with Quest Development and CenterPoint Energy on acquiring a roadway easement through the CenterPoint property. CenterPoint has agreed to an alignment. The proposed developer is working on an easement description for the property. Surveying work for boundaries have been completed according to the developer. Staff has meet with some home builders on this property. It is expected an administrative land split will occur in order to allow for the sale of the southern parcel to a home builder. Staff also continues to have discussions with the Anoka County Highway Department related to access along Bunker Lake Boulevard. The density level has created issues with the

developer as they have builders for more density and less and is difficult to hit the target. Apparently Quest Development has closed on the property and will sell the south portion of the property to a housing developer. This housing developer has been in communication about approval processes and timing.

2557 Bunker Lake Boulevard – Building has been removed.

2526 138th Avenue – Building has been removed.

Holasek Property – This parcel has become relatively silent at the moment.

COVID-19 – The City has set up a page with several resources for businesses and residents on the City of Andover website. The City has distributed its COVID-19 Funds. Due to the dollar amount the City will have to undergo a single file audit, which is a more extensive audit relative to the funds. Anoka County has another program available based on a first come first serve basis provided criteria is met.

President Bukkila asked who pays for the audit. Mr. Dickinson replied the City pays for it.

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. The lot inventory in Andover is getting very low.

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.

REDEVELOPMENT UPDATES

Mr. Dickinson stated the City closed on properties 2607 & 2621 Bunker Lake Boulevard on December 20, 2020.

Mr. Dickinson reviewed the area and the parcels the EDA owns.

Mr. Dickinson asked the EDA if they have any interest in purchasing the property at 2619 138th Avenue. The vacant property behind 2619 138th Avenue was acquired by Anoka County through tax forfeit. If the EDA is interested in the vacant parcel also, Anoka County is willing to give it back to the State so the City could acquire the parcel. The EDA concurred to have staff pursue the properties.

Mr. Dickinson reviewed the cash balance of funds. The funds can only be used for acquisition of property.

Staff continues to monitor the area.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Butler, Seconded by Mueller to adjourn. Motion taken by roll call:

Commissioner Barthel: aye
Commissioner Butler: aye
Commissioner Holthus: aye
Commissioner Mueller: aye
Commissioner Nelson: aye
President Bukkila: aye

Motion carried 6 ayes, and 1 absent (Kafer). The meeting adjourned at 6:31 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary