

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–  
APRIL 19, 2022 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila April 19, 2022, 6:02 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Ted Butler, Valerie Holthus, Randy Nelson, Kari Kafer and Greg Mueller

Absent: None

Also present: EDA Executive Director, Jim Dickinson  
Community Development Director, Joe Janish

***APPROVAL OF MINUTES***

*March 15, 2022, Regular Meeting:* Correct as written.

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

***CONSIDER VOLUNTARY COST SHARING AGREEMENT FOR ANOKA COUNTY ECONOMIC DEVELOPMENT (ACRED)***

Mr. Janish reviewed in 2017 communities within Anoka County started having discussions with Connexus Energy, Metro North Chamber of Commerce and Anoka County on how Anoka County can place themselves on the map from an economic development standpoint. They worked with Ady Advantage to develop an economic development road map. Through the process ACRED was created and an individual was hired to work on the plan that was developed.

Mr. Janish indicated the City has been participating through a memorandum of understanding since the inception of ACRED. The cost sharing agreement outlines the following:

- Budget for 2022 of \$20,750
- The City agrees to contribute \$0.057 per individual resident within its city limits, which would be \$1,858 for 2022, an increase of \$3.00 from 2021.

All communities in Anoka County, along with Connexus Energy and Metro North Chamber have

been participating. The agreement is in the packet for the EDA's consideration.

Commissioner Kafer asked if the program is worth being a part of. Mr. Dickinson stated it is worth it with the information that is provided through the program regarding economic development throughout the county.

**Motion** by Holthus, Seconded by Nelson, to approve the Cost Sharing Agreement for ACRED. Motion carried unanimously.

### **COMMERCIAL PROJECT ACTIVITY**

Mr. Janish updated on the following:

**Hearth Development, 1714 Bunker Lake Boulevard** – Loco Fitness and Nystrom and Associates are renting space. It is also staff's understanding a local business has purchased the overall site, however staff has not heard if the intention is to move into the remaining space.

**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 to wrap up.

**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. Staff met with the new owners and they "bounced" some ideas off of staff. They are looking at ways to allow for outside storage, continue to rent out the home and not have to build the roadway. Currently they are in the process of landscaping the property and plan to continue to rent out the building.

**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. Staff anticipates they will pick up their building permit in the next week or two.

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

**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.

**7<sup>th</sup> 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 7<sup>th</sup> 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 market-rate 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 received approval on February 15, 2022. The final plat was approved by City Council and grading preconstruction meeting was held on April 13, 2022. Staff is working with the developer on some items on the final plat. The developer will be closing on the apartment complex April 27, 2022.

**Holasek Property** – Staff has been in contact with 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 are researching options available to add additional commercial to the site. The developer held a neighborhood meeting that a staff member was present at. The proposed developer has scheduled a second neighborhood meeting on April 27, 2022 to be held at Oak View Middle School cafetorium (15400 Hanson Boulevard) from 6:30 to 8:00 p.m. This is not a City meeting.

**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. There are 27 new housing starts so far this year.

**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. Construction expected this spring.

**Anoka County 911 and Radio Building** - City staff met with the consultants hired by Anoka County to construct a new 911 and Radio Building at the Anoka County Public Works location in the near future. Information related to their proposal was shared and it appears as though the plan may only require a Commercial Site Plan for the project.

**Target and Walmart** - Both Target and Walmart are considering making some architectural changes to their buildings in regard to signage and color schemes.

**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. Dickinson gave an update on a retail Post Office. He contacted the Regional Manager asking for a review of the community regarding a retail window. The Regional Manager followed up with staff and indicated he spoke with their leadership group, and they are looking at a way to put retail services at the Andover carrier annex Post Office.

Mr. Janish stated an auto body repair shop is looking to get into the Andover marketplace. The only parcel available is the DSTI property if they are open to selling the property to them. Comments were received from the EDA regarding outside storage at that location.

Commissioner Barthel stated he is fine with the business as long as all vehicles are stored inside the building.

***CONSIDER REPLACEMENT OF MESSAGE BOARD/CROSSTOWN BOULEVARD & BUNKER LAKE BOULEVARD***

Mr. Dickinson stated as part of the Capital Improvement Plan, the message board on Crosstown Boulevard and Bunker Lake Boulevard is planned to be replaced in 2024. Staff is requesting to move replacement to 2022.

Mr. Dickinson explained for the last five years the LED panels on the board have needed frequent replacement. Since the sign is outdated, the panels are quite costly to replace. Staff recently received two quotes on replacement:

- 16mm \$23,436  
\$24,500
- 10mm \$27,618  
\$29,000

Mr. Dickinson stated the smaller the millimeter number the better the quality of display.

Commissioner Barthel asked the average life of a message board. Mr. Dickinson answered 10 years.

Commissioner Barthel asked if it is valuable to have the message board or should it be converted to a monument sign for less cost.

Commissioner Kafer stated she would prefer the money for replacement go to the Front Door program.

Commissioner Butler indicated he likes the message board in that location since it is a busy intersection, and he feels it has value in getting information to the residents.

A majority of the EDA would like staff to move forward with the replacement of the message board.

***Motion*** by Holthus, Seconded by Butler to approve the replacement of the message board on

Crosstown Boulevard and Bunker Lake Boulevard to a high resolution.

Commissioner Barthel asked the for an amendment to the motion to remove “high resolution” and replace with 10mm.

***Motion*** by Holthus, Seconded by Butler to approve the amendment.

***Motion*** by Holthus, Seconded by Butler to approve the replacement of the message board on Crosstown Boulevard and Bunker Lake Boulevard with a 10mm display. Motion carried unanimously.

### ***REDEVELOPMENT UPDATES***

Mr. Dickinson indicated the City closed on the parcel located at 2503 138<sup>th</sup> Avenue and there are no tenants in the building. The building will be used to relocate tenants from other buildings.

Mr. Dickinson reviewed the units owned by the City and the area.

### ***OTHER BUSINESS***

There was none.

### ***ADJOURNMENT***

***Motion*** by Barthel, Seconded by Nelson to adjourn. Motion carried unanimously. The meeting adjourned at 6:52 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary