

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
MAY 16, 2023 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila May 16, 2023, 6:04 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners Present: Jamie Barthel, Ted Butler, Rick Engelhardt and Greg Mueller

Commissioners Absent: Randy Nelson and Kari Kafer

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

APPROVAL OF MINUTES

April 18, 2023, Regular Meeting: Correct as written.

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

ANDOVER HOME IMPROVEMENT GRANT PROGRAM/PROGRAM UPDATES

Mr. Janish indicated 18 applications have been received, based on property values only two of the applications qualify. Mr. Janish stated the top 5 projects requested from the applications are driveways/sidewalks, siding, front door/garage door, gutters, and fascia.

Mr. Janish stated in the supplemental information is a template for a grant agreement for recipients that qualify for the grant program. Highlights of the agreement are:

- Applicant affirms they meet the intent.
- All work needs to meet applicable City Code and State Code requirements.
- Permits need to be pulled.
- Before and after photos.
- Process of funds.
- The applicant agrees to release and hold harmless the City of Andover and its representatives.

Mr. Janish indicated staff is requesting the EDA to consider this agreement and consider the following items:

- Is there a desire to have signage on the property as part of the program.
- Consider authorizing the Community Development Director to sign the agreement.

The consensus of the EDA was to not have signage on the property.

Motion by Butler, Seconded by Mueller, authorizing the Community Development Director to sign the Andover Home Improvement Grant Award Details and Program Agreement on behalf of the City of Andover. Motion carried 5 ayes and 2 absent (Nelson and Kafer).

ANDOVER STATION STREET BANNERS

Mr. Janish indicated street banners have been in Andover Station for years. Replacement banner inventory is low. Over time the weather damages the banners. Staff surveyed the area and feel at this time 12 banners need replacing.

Mr. Janish reviewed the sample banners, price and warranty.

President Bukkila asked when the last time banners were ordered. Mr. Dickinson replied 2015 was the last order. Mr. Janish noted in 2015 30 banners were purchased. He suggested ordering 24 this time.

Mr. Dickinson stated depending on the lifespan of the poles this might be the last order of banners.

Motion by Barthel, Seconded by Butler approving the purchase of replacement street banners for Andover Station. Motion carried 5 ayes and 2 absent (Nelson and Kafer).

REDEVELOPMENT UPDATES

Mr. Janish indicated the tenant in 2556 138th Avenue will be relocating to one of the units on Bunker Lake Boulevard. Once the building is empty the demolition process will begin. Staff will contact the asbestos tester, environmental company for removal and once removed the Fire Department will conduct training.

Mr. Dickinson asked if the EDA would be opposed to a Fire Department burn of the building. The consensus of the EDA is for the Fire Department to have the opportunity to safely burn the building.

Mr. Janish reviewed the properties.

Mr. Dickinson indicated the parcel north of 2619 138th Avenue has been deeded to the EDA from Anoka County.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Clocktower Commons, 15190 Bluebird Street – Staff have met with the owner/developer who is working on plans to build on the final pad. The developer is aware and plans to have a clock on the building. There would need to be a PUD amendment, they are shifting off of the pad.

Interest in Hughes Industrial Park – Staff received an email from a business that would like to build another building. The business would have to go through the Interim Use and Commercial Site Plan process.

ABC Mini-Storage/T-Squared (self-storage), 13624 Hanson Boulevard – The east building is up, and the roof has been completed. They are working on the interior, separating the units, and installing the units roll up doors. The pad is poured for the second building.

Commissioner Barthel questioned the building materials. He was under the impression the materials had to match the building at 13650 Bunker Lake Boulevard. Mr. Janish indicated they do not have to match the building. Mr. Janish stated he would check with the Building Official on the approved materials that were submitted.

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 has approved two conditional use permit applications related to having a drive through at this location. These two restaurants would be Chipotle and Noodles and Company. The applicant is working with the Coon Creek Watershed District on infiltration at the site. Staff received an email from the applicant and the infiltration issue has been resolved with the Coon Creek Watershed District.

Taco Bell, 7th Avenue and Bunker Lake Boulevard – At this time they are planning for a June 1, 2023 opening if things continue as they have. While working on the site they discovered their site elevations were off and there will be a small retaining wall on the north side of the property.

Westgate Senior Living, 7th Avenue and Bunker Lake Boulevard – Exterior finishes have begun, with final inspections starting to take place this week. They are planning for a June 1st opening.

Aurora Vista, 7th Avenue and Bunker Lake Boulevard – Staff received a tour of the project. Framing is ongoing on the west wing, with sub-contractors starting their rough ins. East wing is sheet rocked, painted, cabinets and trim are starting to take place. Siding continues to be installed. They are planning an October opening. They have one signed lease for October 1, 2023.

Holasek Property (near City Hall) – 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 100 permits issued for new housing, 1 apartment (150 units) and an assisted living facility (32 units). Currently 27 permits have been issued for single-family homes. Lot inventory is going down and lot prices are going up.

Fields of Winslow Cove – City Council has approved the Final Plat for Fields of Winslow Cove 2nd Addition with 36 lots on the west side of Prairie Road. Tree clearing has been underway. Grading will start soon with street and utility work expected in July.

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 3. A preliminary plat was submitted for Phase 3.

Legacy Christian Academy – Staff is reviewing a commercial site plan for an expansion at this site. The commercial site plan has been approved with building plans being reviewed.

Anoka County 911 and Radio Building - The building permit has been issued. A groundbreaking was held on April 10, 2023. Sanitary sewer and water main have been extended to the building and are currently working on the storm sewer and building the pad for the building.

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. A Conditional Use Permit was granted. Staff received a letter asking for a one year extension of the portables.

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. City Council amended the City Code to allow for taller fences in certain situations. Staff has stamped the commercial site plan. Building permits are currently being reviewed.

White Rabbit Kitchen, 15190 Bluebird Street – They have submitted plans and the City is currently waiting for Anoka County Health Department approval before issuing the building permit. White Rabbit is moving into the former META location.

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.

OTHER BUSINESS

There was none.

ADJOURNMENT

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Motion by Barthel, Seconded by Mueller to adjourn. Motion carried unanimously. The meeting adjourned at 6:48 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary