

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
AUGUST 16, 2022 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila August 16, 2022, 6:00 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

June 21, 2022, Regular Meeting: Correct as written.

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

EDA 2023 BUDGET DISCUSSION

Mr. Dickinson stated the EDA by-laws indicate the EDA is to review a preliminary budget in August. The final EDA budget recommendation is in November.

Mr. Dickinson reviewed the 2023 EDA budget documents. Pointing out expenditures are down significantly.

Mr. Dickinson indicated the Bunker Lake Boulevard median project will take place yet this year, the medians will be filled in with concrete.

Mr. Dickinson stated funds will be allocated for the Andover Home Improvement Program.

REDEVELOPMENT UPDATES

Mr. Janish stated the one tenant that refused to sign a lease has been evicted. He reviewed the properties owned by the EDA and the number of tenants in each building.

Mr. Janish indicated the asbestos has been removed from a vacant property owned by the EDA. The Fire Department and Anoka County Sheriff's Office will use the building for training. After that, staff will go out for RFPs for demolition of the building.

Mr. Janish stated 2621 Bunker Lake Boulevard owned by the EDA is also vacant. The building was tested for asbestos, the asbestos will be removed, and the building will be demolished by the end of the year.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Hearth Development, 1714 Bunker Lake Boulevard – Loco Fitness and Nystrom and Associates are renting space. Milk Moms is also utilizing a portion of the building for retail storage. In May a tobacco license was issued for a retail smoke shop in suite 106, that shop has yet to open.

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 – The high school is planning to add an additional garage near the football fields.

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. Their current plans are to continue to rent out the home.

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 to start construction. Materials are expected to arrive in September and staff is working with developing a construction schedule with them.

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 drive through.

Andover Crossings, 7th Avenue and Bunker Lake Boulevard – The development is under construction.

Taco Bell, 7th Avenue and Bunker Lake Boulevard – City staff has completed a Commercial Site Plan (CSP) for a Taco Bell. The drive through has also received a Conditional Use Permit (CUP).

Westgate Senior Living, 7th Avenue and Bunker Lake Boulevard – This is under construction.

Aurora Vista, 7th Avenue and Bunker Lake Boulevard – This is under construction.

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 also held two neighborhood meetings that a staff member was present at.

Andover City Council approved a Comprehensive Plan Amendment, City Zoning Code Amendment and rezoning of the parcel on August 4, 2022, the amendment has been submitted to the Met Council. The applicant will still need to pursue a Planned Unit Development (PUD), preliminary and final plat for the property.

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. So far this year we have had 61 permits issued for new housing, 1 apartment (150 units) and an assisted living facility (32 units).

Fields of Winslow Cove – Trunk utility work is complete on the west side of Prairie Road and utilities are currently being installed for Phase 1 on the east side of Prairie Road.

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 soon.

Anoka County 911 and Radio Building - This is currently in review for the Commercial Site Plan (CSP) and the Andover Planning and Zoning Commission considered a Conditional Use Permit for an additional fuel tank for the facility on August 10, 2022 with City Council consideration on August 16, 2022.

Bunker Lake Boulevard and Crosstown Boulevard Message Board Replacement – The replacement reader board is in and working as expected.

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.

Andover Post Office, 15219 Bluebird Street – Mr. Dickinson indicated he has followed up with the Regional Post Office, they have reviewed the site, sent out their architects and have put together drawings, but the project has been stalled because of their strategic plan related items. They indicated they would be moving forward with the project at some point.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Holthus, Seconded by Kafer to adjourn. Motion carried unanimously. The meeting adjourned at 6:41 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary