

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
SEPTEMBER 18, 2018 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, September 18, 2018, 6:01 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Sheri Bukkila, James Goodrich, Valerie Holthus,
and Mike Knight

Absent: Commissioner Joyce Twistol

Also present: EDA Executive Director, Jim Dickinson

APPROVAL OF MINUTES

September 4, 2018, Regular Meeting: Correct as written.

Motion by Holthus, Seconded by Bukkila, to approve the above minutes as written. Motion carried unanimously.

COMMISSION CANDIDATE INTERVIEWS

Kyle Nemeth

President Trude asked Mr. Nemeth why he like to be on the EDA. Mr. Nemeth replied he is interested in being more involved in the process of EDA projects.

Commissioner Holthus asked how Mr. Nemeth's experience on the Planning and Zoning Commission could help him on the EDA. Mr. Nemeth indicated having the understanding of the zoning for the City gives him that edge over another candidate without it.

Commissioner Goodrich asked what kind of businesses Mr. Nemeth would like to see in the City. Mr. Nemeth replied he applauds the EDA for the progress made in the redevelopment area on Bunker Lake Boulevard. He would like to see a more upscale apartment building in the area, something to attract younger couples just starting out.

Commissioner Goodrich asked Mr. Nemeth his thoughts on market value housing. Mr. Nemeth indicated market value is more appropriate for the City of Andover. Mr. Nemeth stated he would like to see more businesses in the City that would bring in more jobs, such as manufacturing.

Commissioner Bukkila asked in terms of multi-family housing, where in the City would he like to see this type of housing. Mr. Nemeth replied he would like to see a mixed use of commercial and housing in the area of 7th Avenue and Bunker Lake Boulevard. He envisions a 2-story apartment building with underground parking. Something that blends in with the current area, nothing that is large and stands out.

President Trude asked Mr. Nemeth if he can make a commitment to attend both Planning and Zoning and EDA meetings. Mr. Nemeth indicated yes, he would be fully committed to attending both.

Commissioner Knight asked Mr. Nemeth what he sees in the future for the City of Andover in terms of demographics. Mr. Nemeth replied he sees the community with young families. He feels right now everywhere is over building senior living.

Commissioner Knight asked Mr. Nemeth with the growth of the City, does he feel the City is keeping up with bringing businesses into the City. Mr. Nemeth replied yes in terms of retail, he would like to see more industrial or manufacturing businesses in the City.

President Trude asked Mr. Nemeth if he is familiar with Tax Increment Financing (TIF). Mr. Nemeth stated yes, he knows it was used with the Arbor Oaks and The Farmstead projects.

President Trude asked Mr. Nemeth if he has any preconceived opinions about TIF or general outlook on providing TIF for a project. Mr. Nemeth answered he feels providing TIF would depend on the project.

President Trude asked Mr. Nemeth why the EDA should select him to the EDA. Mr. Nemeth replied he has been paying attention to the EDA minutes and keeping up with EDA projects. He also has a background in finance and Planning and Zoning.

Mr. Nemeth thanked the EDA for their time. The EDA thanked Mr. Nemeth for coming in.

Kari Kafer

President Trude asked Ms. Kafer why she is interested in being on the EDA. Ms. Kafer replied there are multiple reasons, one of them being she is interested in having a voice in the community where her kids will grow up.

Commissioner Holthus asked Ms. Kafer to tell the EDA about her background. Ms. Kafer indicated she studied economics and accounting at the University of Eau Claire, graduated and moved to Minnesota. She has been at her current job for eight and a half years, which has given her experience in business development.

Mr. Goodrich asked Ms. Kafer if she has been following the EDA meetings. Ms. Kafer replied she has read all the EDA and Planning and Zoning meeting minutes for the past year and has read most of the Comprehensive Plan.

Commissioner Goodrich asked Ms. Kafer what direction she would like to see the City go as far as businesses. Ms. Kafer replied she would like to see a mixture of commercial and housing.

Commissioner Bukkila asked Ms. Kafer what she sees as a demand for housing, in terms of apartment complexes such as affordable and market rate housing. Ms. Kafer answered she feels Andover does have affordable housing compared to other communities. She continued she feels the legal term of affordable housing may not be a great fit in Andover without public transportation being available.

President Trude asked Ms. Kafer if the City has to keep a high-density area, such as the redevelopment area on Bunker Lake Boulevard what kind of image does she envision for the area. Ms. Kafer stated the area would still need to be with the neighborhood's characteristics. She could see a potential 3-story apartment building with commercial buildings.

Commissioner Knight asked Ms. Kafer how she envisions the City. Ms. Kafer replied right now her vision is to have growth but keep the characteristics of Andover.

Commissioner Holthus asked Ms. Kafer how familiar she is with the different zoning districts in the City and does she feel any of those zoning districts need to be changed. Ms. Kafer stated going over the comprehensive plan she reviewed the zoning for the City but she is not completely familiar with the zoning districts, that would be a learning curve for her.

President Trude stated the EDA can offer TIF to developers to attract a business or housing project to the City. She asked Ms. Kafer if she has any type of philosophy that might guide her to when and where a city should spend tax money or use tax money to draw a developer in. Ms. Kafer answered she feels it should be used on a case by case basis and if it is the right scenario it can be beneficial.

President Trude indicated the EDA has meetings 1-2 times a month, she asked Ms. Kafer if that is a commitment she can make. Ms. Kafer stated she can.

President Trude asked Ms. Kafer if there were any topics that peaked her interest when she read the EDA minutes. Ms. Kafer replied she is interested to be a part of the redevelopment area and to see what happens with the 7th Avenue and Bunker Lake Boulevard parcel.

President Trude asked Ms. Kafer why the EDA should select her. Ms. Kafer stated another candidate may have more experience but she has a lot of potential and would like the opportunity to invest in the City she plans to raise her kids in.

The EDA thanked Ms. Kafer for coming in.

OTHER DISCUSSION

President Trude stated they had two great candidates.

The candidates were discussed.

Motion by Holthus, Seconded by Goodrich, to recommend Kari Kafer to the City Council for the Andover Economic Development Authority Commissioner seat. Motion carried unanimously.

OTHER BUSINESS

President Trude asked if there will be an EDA meeting in October. Mr. Dickinson replied possibly October 16, 2018 before the City Council meeting.

ADJOURNMENT

Motion by Bukkila, Seconded by Goodrich to adjourn. Motion carried unanimously. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary