

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–  
FEBRUARY 15, 2022 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila February 15, 2022, 6:02 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Ted Butler, Randy Nelson (arrived at 6:03 p.m.), and Greg Mueller

Absent: Commissioners Valerie Holthus and Kari Kafer

Also present: EDA Executive Director, Jim Dickinson  
Community Development Director, Joe Janish  
Public Works Director/City Engineer, Dave Berkowitz

***APPROVAL OF MINUTES***

*January 18, 2022, Regular Meeting:* Correct as written.

***Motion*** by Mueller, Seconded by Butler, to approve the minutes as written. Motion carried 3 ayes and 1 present (Bukkila) and 3 absent (Holthus, Kafer and Nelson).

***REDEVELOPMENT UPDATES***

Mr. Janish indicated rental inspections are currently being done. Staff is working with properties to complete the inspection identified problems, while other property's inspections have been completed.

Mr. Janish reviewed some tenant issues.

Mr. Dickinson indicated the building at 2543 Bunker Lake Boulevard will be taken down this spring.

***COMMERCIAL PROJECT ACTIVITY***

Mr. Janish updated on the following:

***Hearth Development, 1714 Bunker Lake Boulevard*** – Fitaholic has vacated their space and Loco Fit is renting a portion of the building. A professional business will be going in. One third

of the building is still vacant.

***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 toward wrapping up the project.

***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.

***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.

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

***Tasty Taco, 1574 154<sup>th</sup> Avenue, Suite 102*** – Is open.

***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 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 are scheduled for the February 15, 2022 City Council meeting.

***Holasek Property*** – Staff has been in contact by 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 is in the process of sending out notices to the neighborhood for a neighborhood 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.

**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 in the spring.

**Anoka County 911 and Radio Building** - City staff will be meeting 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. The consultants are looking to discuss requirements and timing for the project.

**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.

**State of the Cities** – Vice-Mayor Barthel and City Staff attended the Anoka Area Chamber of Commerce “State of the Cities” event and provided a brief overview of the activities over the last year for the City of Andover. There were approximately 170 guests in attendance.

Commissioner Barthel indicated Mr. Janish did a great job with the City of Andover presentation.

### ***OTHER BUSINESS***

There was none.

### ***ADJOURNMENT***

**Motion** by Barthel, Seconded by Nelson to adjourn. Motion carried unanimously. The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary