

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

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila March 15, 2022, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Ted Butler, Randy Nelson, and Kari Kafer

Absent: Commissioners Valerie Holthus and Greg Mueller

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

APPROVAL OF MINUTES

February 15, 2022, Regular Meeting: Correct as written.

February 15, 2022, Closed Meeting: Correct as written.

Motion by Barthel, Seconded by Nelson, to approve the minutes as written. Motion carried 4 ayes, 1 present (Kafer) and 2 absent (Holthus and Mueller).

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. Nystrom and Associates will be occupying a portion of the building, also a local business is looking to obtain the remaining space in the building.

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. Final inspection is scheduled for this week.

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. Staff has shared with the businesses the 7th Avenue and Bunker Lake Boulevard commercial locations.

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.

7th 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 7th 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 and small drainage and utility easement vacation are scheduled for March 15, 2022 at the City Council meeting. The developer has requested to have the final plat rescheduled for approval at the April 5, 2022 City Council meeting.

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 developer is ranked number three in the Twin Cities for the number of units owned. The developer will be at the March 29, 2022 City Council Workshop.

Mr. Dickinson recapped the neighborhood meeting. Comments from the neighborhood:

- Less or no commercial
- Save more trees
- Traffic on Bluebird Street
- Concern about building mass and height
- Esthetic was well received

The developer spoke with staff about dealing with the traffic on Bluebird Street. Mr. Berkowitz requested the developer have a traffic study done on Bluebird Street.

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 16 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.

2022 North Suburban Home Show – 1,303 attended the Home Show.

REDEVELOPMENT UPDATES

Mr. Dickinson indicated going into a Closed Session is not necessary unless other negotiations are desired. He handed out an Offer to Purchase Property and Purchase Agreement for 2503 138th Avenue. Mr. Dickinson is seeking approval from the EDA to proceed forward with the Purchase Agreement.

President Bukkila asked when closing could take place. Mr. Dickinson replied by the end of March. He also stated the building will be empty by the closing and could be used for relocation of tenants from other buildings.

Motion by Barthel, Seconded by Butler authorizing Executive Director Dickinson to proceed with the Purchase Agreement for 2503 138th Avenue. Motion carried 5 ayes, and 2 absent

(Holthus and Mueller).

Mr. Dickinson stated he is looking for direction from the EDA on what property to pursue next. The area was discussed.

Commissioner Kafer stated she would like to see more momentum on the Priority 1 portion of the area before moving to Priority 2.

Staff will continue to monitor the area for willing sellers and focus on the Priority 1 area.

OTHER BUSINESS

Mr. Berkowitz indicated he received an email from the Planner with the Anoka County Highway Department looking for the City of Andover's support for a federal aid application for the intersection of 181st Avenue and Round Lake Boulevard. They are asking for a city support letter. It could possibly be for a single lane round-about and would be a 2027 project.

The EDA directed staff to move forward with a support letter.

Commissioner Nelson indicated the small post office located in Speedway on Hanson Boulevard is closing. He feels it would be nice to have a full-service Post Office, he would like a letter sent to the Regional Postmaster.

Mr. Dickinson stated the City had pursued for a full-service Post Office in 1995 and the early 2000s. He continued the United States Postal Service (USPS) has recently released their vision and 10-year plan. "They are evaluating low traffic branches for closure and consolidation. People are mailing less, volume is less and they need to find ways to reduce their expenses."

President Bukkila stated she feels the City should say something to the Postmaster.

Commissioner Barthel stated this is a federal matter and other than writing a letter there is nothing the City can do.

President Bukkila indicated she has received two emails from residents regarding this issue and she encouraged those residents to contact USPS directly.

Commissioner Barthel stated the current Andover Post Office has a counter and front door, if they are not staffing it, it must not be important to them.

The EDA directed staff to draft a letter to the USPS.

ADJOURNMENT

Motion by Butler, Seconded by Barthel to adjourn. Motion carried unanimously. The meeting adjourned at 6:57 p.m.

*Andover Economic Development Authority Meeting
Minutes – March 15, 2022
Page 5*

Respectfully submitted,

Michelle Hartner, Recording Secretary