

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING –
APRIL 20, 2021 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila April 20, 2021, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Ted Butler (remote), Valerie Holthus, Randy Nelson, Kari Kafer (remote), and Greg Mueller

Absent: None

Also present: EDA Executive Director, Jim Dickinson
Associate Planner, Jake Griffiths

APPROVAL OF MINUTES

March 16, 2021, Regular Meeting: Correct as written.

Motion by Barthel, Seconded by Nelson, to approve the minutes as written. Motion taken by roll call:

Commissioner Barthel: aye
Commissioner Butler: aye
Commissioner Holthus: aye
Commissioner Kafer: aye
Commissioner Mueller: aye
Commissioner Nelson: aye
President Bukkila: aye

Motion carried unanimously.

HOME IMPROVEMENT PROGRAM

Mr. Dickinson indicated the EDA has briefly discussed the possibility of a residential improvement grant program and is leaning towards a program similar to the Front Door program the City of Coon Rapids offers.

Mr. Dickinson indicated a map was assembled identifying the home values within the community. The map was reviewed. The map identifies approximately 2,300 parcels with a

home value of \$275,000 or less. This is roughly 20% of the City.

Mr. Dickinson stated relative to financing options, there are a few:

- Formulate a program and have it ready for when the next CBDG grant application process comes around from Anoka County. CBDG funds are distributed based on income.
- Met Council funds, a requirement is to become a member of the Livable Communities Program.
- Possible Federal funding provided to cities related to Covid Relief. Guidelines may allow to use funds for this program.
- General City Funds and EDA funds available.

Mr. Dickinson reminded the EDA, the EDA redevelopment funds can only be used for property acquisition.

Commissioner Holthus asked if CBDG funds require the City to match the CBDG funds. Mr. Dickinson answered generally, a grant application looks more favorable when there are matching funds.

Commissioner Kafer asked where the City of Coon Rapids gets their funding for the Front Door Program. Mr. Dickinson replied the City of Coon Rapids is a CBDG grant award city, so they do not have to apply for the grants through Anoka County they receive the funds sent directly to them from the Federal Government. They also have their own HRA which they utilize as a taxing authority and provide funds that way as well.

President Bukkila stated she likes having a plan in place for when funds become available. She would like to target home values up to \$225,000 to see the interest. If the number of applicants is low, then adjust the program to allow for home values up to \$250,000.

Commissioner Butler suggested applicants with a lower home value get preference in the application process.

President Bukkila stated by targeting home values of \$225,000 or less she would like to see a lower project minimum amount.

The EDA discussed the project minimum amount.

Commissioner Mueller stated the Coon Rapids program is viable, they have a lottery system due to the high number of applications.

President Bukkila asked if there should be a max cap on the project amount.

Commissioner Butler suggested \$500 - \$5,000 for the project cost range.

Mr. Dickinson reviewed direction to staff:

- Start the focus at home values under \$225,000
- Property has to have a residential structure on it
- Project cost \$500 - \$5,000

Mr. Dickinson indicated the program details will be fine-tuned and brought back to a future meeting.

REDEVELOPMENT UPDATES

Mr. Dickinson indicated a corporate headquarters is looking to locate to the North Metro with the capability of building up to a 150,000 square foot building. Staff has provided two locations as potential options. The one is the vacant parcel owned by DSTI and the other parcel is the Prairie Oak Community Church area.

Mr. Dickinson reviewed the two parcels.

Mr. Dickinson stated the parcel located on Crosstown Drive directly behind 2619 138th Avenue and owned by Anoka County Highway Department, the City contacted Anoka County with interest in purchasing the parcel. The Anoka County Transportation Committee Board recommended turning the parcel over to the City for economic development with no monetary transaction.

Mr. Dickinson indicated the parcel on the east side of Round Lake Boulevard and South Coon Creek Drive is a tax forfeit property and the City has identified interest in the parcel to Anoka County. The City would pay market value for the parcel of \$11,800 since it will be used for development. Staff will continue to pursue this parcel.

Mr. Dickinson continued with the parcel on the west side of Round Lake Boulevard and South Coon Creek Drive. This parcel is owned by the State and has a market value of \$45,000. While researching the property staff found there are DNR restrictions, such as if the property is turned over to the city, the city can only use the parcel for open space.

The EDA agreed they are not interested in the parcel if it cannot be used for development. Mr. Dickinson indicated staff will do a bit more research on removing the DNR restrictions.

OTHER BUSINESS

Commissioner Holthus asked for an update on the Bunker Lake Boulevard median. Mr. Dickinson replied the median will be mowed and the drip irrigation evaluated for repair. Concrete is an option for the median.

President Bukkila requested the item be brought to a future meeting.

ADJOURNMENT

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President Bukkila declared the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary