

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–  
JUNE 21, 2022 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila June 21, 2022, 6:01 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

Absent: Commissioner Greg Mueller

Also present: EDA Executive Director, Jim Dickinson  
Community Development Director, Joe Janish

***APPROVAL OF MINUTES***

*April 19, 2022, Regular Meeting:* Correct as written.

***Motion*** by Kafer, Seconded by Nelson, to approve the minutes as written. Motion carried 6 ayes, and 1 absent (Mueller).

***DISCUSSION OF “ANDOVER HOME IMPROVEMENT PROGRAM”***

Mr. Janish reviewed in 2020 and 2021 the EDA discussed the possibility of a residential improvement loan/grant program. Last year the direction was to use an Anoka County estimated property value of not more than \$225,000.

Mr. Janish stated staff would like to discuss two items:

- Is \$225,000 an appropriate valuation due to recent increases in property values.
- Possible funding sources for the program.

Mr. Janish indicated by increasing valuation by 30%, that would bring the dollar amount to \$293,000 as a qualifying property.

Commissioner Kafer asked how the applications will be prioritized. Mr. Dickinson replied first come first serve.

President Bukkila stated she would rather the program start with a low valuation, what happens if

property values suddenly drop. Mr. Janish indicated Anoka County will not adjust valuations mid-year.

Mr. Janish suggested using language that the EDA can adjust the program valuations at any point.

Commissioner Butler stated he agrees with bringing the valuation up to \$293,000.

The EDA discussed the program and concurred to increase the qualifying valuation to \$293,000.

Mr. Dickinson explained EDA funds are being used to fund the improvement program.

The EDA directed staff to move forward with the program.

### ***REDEVELOPMENT UPDATES***

Mr. Janish indicated a vacant property owned by the EDA has been tested for asbestos, a requirement before the building can be demolished. The Fire Department has scheduled a dumpster and will remove the carpet from the building. The Fire Department and Anoka County Sheriff's Office will use the building for training. After that, staff will go out for RFPs for the demolish of the building.

Mr. Janish stated one tenant has refused to sign a lease, the eviction process has begun.

### ***COMMERCIAL PROJECT ACTIVITY***

Mr. Janish updated on the following:

***Hearth Development, 1714 Bunker Lake Boulevard*** – Loco Fitness and Nystrom and Associates are renting space. A local business (Milk Moms) purchased the overall site, with plans to utilize a portion of the building for retail storage.

***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 to wrap up.

***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. Currently they are in the process of landscaping the property and plan to continue to rent out the building.

***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. Staff is in the process of sending a letter indicating it has been awhile since the CUP was approved and they need to start construction or staff will bring the item to Council to revoke the CUP.

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

***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 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. Staff has recently reviewed a couple sketches for the property providing feedback to the owners.

***Andover Crossings, 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 received approval on February 15, 2022. The final plat was approved by City Council and grading preconstruction meeting was held on April 13, 2022. The GEO Technical Report has been submitted and signed off on the project and staff is waiting on the grading as-built. The developer hopes to start utility work on June 20<sup>th</sup>. The apartment complex hopes to start work about the same time as a temporary drive to the apartment site has been approved by the Fire Department and a pre-con meeting specifically for the apartments has been scheduled and should be completed by the time of the EDA meeting. A gravel road will be put in for emergency vehicles, utilities will be installed and then the road will be paved.

***Westgate Senior Living, 7<sup>th</sup> Avenue and Bunker Lake Boulevard*** – The Building Department has reviewed their permit and is waiting for responses from the applicant/builder.

***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.

SilverCrest completed the sketch plan review process and is evaluating the feedback provided for future consideration of submissions. SilverCrest has made some adjustments and updated the traffic study. It is anticipated they will continue to move forward with an application for the project.

**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 49 new housing starts so far this year. Developers are looking at the Rural Reserve.

**Fields of Winslow Cove** – Trunk utility work was expected to occur during the week of June 27, 2022.

**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** - 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.

**Bunker Lake Boulevard and Crosstown Boulevard Message Board Replacement** – The replacement reader board is expected to ship between June 24<sup>th</sup> – July 1<sup>st</sup> 2022. It would be expected the sign is replaced sometime after that by the sign contractor.

**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.

#### ***OTHER BUSINESS***

Mr. Dickinson indicated there is possibly a letter of intent for the parcel located at 13901 Jay Street. His understanding it is for a mixed used development.

#### ***ADJOURNMENT***

**Motion** by Barthel, Seconded by Nelson to adjourn. Motion carried unanimously. The meeting adjourned at 6:48 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary

