

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
SEPTEMBER 19, 2023 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila September 19, 2023, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Commissioners Present: Jamie Barthel (arrived at 6:08 p.m.), Ted Butler, Rick Engelhardt,
Randy Nelson, Kari Kafer and Greg Mueller

Commissioners Absent: None

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

APPROVAL OF MINUTES

June 20, 2023, Regular Meeting: Correct as written.

Motion by Mueller, Seconded by Butler, to approve the minutes as written. Motion carried unanimously.

ANDOVER HOME IMPROVEMENT GRANT PROGRAM UPDATES

Mr. Janish indicated 30 applications have been received, based on property values, eight of the applications qualify. Mr. Janish stated driveways and siding are the two most frequent requests.

Mr. Janish stated staff received its first W-9 form which means the Finance Department will be cutting a check to the property owner. Mr. Janish presented before and after pictures of the home improvement project.

Mr. Dickinson stated there is interest in the program. Mr. Janish indicated with the current applicants the funds will be consumed for the program this year.

President Bukkila stated she would like the before and after pictures to continue for each finished project.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Clocktower Commons, 15190 Bluebird Street – Staff have met with the owner/developer who is working on plans to build on the final pad. Costs came back higher than expected as they looked at construction costs and are currently re-evaluating the building. The developer is aware and plans to have a clock on the building.

Interest in Hughes Industrial Park – Staff have been contacted by businesses that would like to expand for outside storage. The businesses would have to go through the Interim Use and Commercial Site Plan process.

ABC Mini-Storage/T-Squared (self-storage), 13624 Hanson Boulevard – The buildings will have brick over the steel and stucco. Staff have met with the project manager related to site improvements and continue to work with them to see progress on the buildings and site.

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

TCF Site – At this time the city has approved two conditional use permit applications related to having a drive through at this location. The two restaurants would be Chipotle and Noodles and Company. The applicant is working with the Coon Creek Watershed District on infiltration at the site.

Aurora Vista, 7th Avenue and Bunker Lake Boulevard – Room finishes are taking place within the second phase. Room finishes are near completion on phase one. Elevators have been installed. Landscaping and sod is near completion. They would like approval to allow people to move in October 1st.

Holasek Property (near City Hall) – Andover City Council approved a Comprehensive Plan Amendment, City Zoning Code Amendment and rezoning of the parcel on August 4, 2022. This item was approved by the City Council on December 20, 2022. The applicants are reviewing market conditions and financial partners.

Mr. Dickinson presented a handout from SilverCrest Senior Communities. He indicated they continue to work on the project and have requested the EDA consider a 9,000 square foot commercial component integrated into the building versus a separate 10,000 square foot commercial component. The proposal contains a wellness center for seniors, a bistro and salon which would service the facility and also the public.

The consensus of the EDA is that they are not in favor of declaring the 9,000 square feet as commercial. Zoning of the property requires 10,000 square feet of commercial.

Mr. Dickinson stated the property is not eligible for tax increment financing, but assessment agreements or abatement are available.

Housing – Currently 45 permits have been issued for single-family homes/townhomes.

Fields of Winslow Cove – City Council has approved the Final Plat for Fields of Winslow Cove 2nd Addition with 36 lots on the west side of Prairie Road. The roundabout is under construction and is expected to be completed in late October.

Legacy at Petersen Farms – City Council will consider the Conditional Use Permit (CUP) amendment for a Planned Unit Development amendment to allow for Phase 3 (33 lots). City staff continues to work with the applicant on the primary plat. The pre-construction meeting is scheduled.

Legacy Christian Academy – Tip up panels are complete, working on setting spancrete and bar joists.

Anoka County 911 and Radio Building - Concrete is being placed on the interior. Framing crews have started framing the upper exterior walls so the roof can start soon.

Grace Lutheran Church, 13655 Round Lake Boulevard – Staff continues to work with the applicant on the Commercial Site Plan. They received an extension for their subordinate classrooms.

Constance Free Church, 16150 Crosstown Boulevard – Building permits have been issued, siding and EFIS work is taking place.

White Rabbit Kitchen, 15190 Bluebird Street – They have started to call for final inspections, the project should be complete in a week.

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.

REDEVELOPMENT UPDATES

Mr. Dickinson stated staff are still pursuing property in the area but at this time property owners are not interested in selling.

Mr. Janish indicated a tenant has fallen behind in paying rent and has been asked to leave. The tenant will have 60 days to vacate the property. After the 60 days if they do not leave the eviction process will begin.

EDA SPECIAL REVENUE FUND/TAX INCREMENT PROJECTS CAPITAL PROJECT FUND

Mr. Dickinson reviewed the EDA Fund balance report. He highlighted the home improvement program, indicating \$50,000 was allocated for the program in 2023. An additional \$30,000 has been allocated for the program in 2024. Any funds remaining from 2023 will be rolled over to the program in 2024 adding to the \$30,000.

Commissioner Butler asked what the long-term plan is for the home improvement program. Mr. Dickinson replied the program could qualify for funds from the State Funding Program generated from the new sales tax. That could be the potential for the City to continue the program.

The consensus of the EDA is in favor of continuing the program, but to continue to look for other funding options.

Mr. Dickinson reviewed the Budget Detail indicating most of the costs are maintenance responsibilities the EDA has.

Mr. Dickinson reviewed the Tax Increment Fund.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Barthel, Seconded by Nelson to adjourn. Motion carried unanimously. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary