

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING –
OCTOBER 19, 2021 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Sheri Bukkila October 19, 2021, 6:02 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Valerie Holthus, Kari Kafer, and Greg Mueller (arrived at 6:12 p.m.)

Absent: Commissioners Ted Butler and Randy Nelson
EDA Executive Director, Jim Dickinson

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

APPROVAL OF MINUTES

July 20, 2021, Regular Meeting: Correct as written.

Motion by Kafer, Seconded by Barthel, to approve the minutes as written. Motion carried 4 ayes and 3 absent (Butler, Mueller, and Nelson).

REDEVELOPMENT UPDATES

Mr. Janish reviewed the occupied units owned by the City. He indicated in the spring the City could look at condensing the units. Mr. Janish stated there has been some exterior clean up on the units and he anticipates the cleanup will be complete by winter.

REVIEW COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Hearth Development, 1714 Bunker Lake Boulevard – Two tenant spaces remain to be leased. Staff was contacted by a potential tenant for an office type use.

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 the project. The garage space will be expanded.

Interest in Hughes Industrial Park – Interest in this area comes and goes. Staff met with a property owner about expansion. Staff reviewed the site plan process with the property owner.

ABC Mini Storage/T-Squared (self-storage), 13624 Hanson Boulevard – Water, sewer and site prep is complete. The Building Department is working with the applicant on structural drawings for review. This looks to be a spring project.

Hanson Builders, 13432 Hanson Boulevard – A second floor sales area has been constructed, including an elevator and restrooms. The first floor is also being remodeled and the interior finishes are nearly complete.

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 recently had a meeting with the landowner and a perspective business. The perspective business is not allowed in General Business District, the business would need to petition for a code amendment.

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 is expecting an application for the development in the new future. A Commercial Site Plan was submitted for the apartment complex. The preliminary plat could be submitted soon.

Holasek Property – Staff has been in contact with another multi-family housing developer on this particular property. The type of multi-family plan exceeds the comprehensive plan. There would need to be a comprehensive plan amendment.

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 2020 the City had 139 new housing starts. We have had around 108 residential permits issued so far this year. The number of housing permits for 2022 will have a significant jump with the addition of the apartment complex and senior living facility.

Anoka County Sheriff's Office, 13301 Hanson Boulevard – Staff received a Commercial Site Plan (CSP) for an expansion of parking at the property. This is currently being reviewed by staff.

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.

Walmart, 1851 Bunker Lake Boulevard – Walmart is expected to begin remodeling of their restrooms soon.

Commissioner Holthus asked about the vacant property on Round Lake Boulevard by G-Will Liquors. Mr. Janish replied the property is owned by Rademacher Companies Inc. and they have no intentions of selling the property.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Holthus, Seconded by Barthel to adjourn. Motion carried unanimously. The meeting adjourned at 6:31 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary