

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
JANUARY 7, 2020 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude January 7, 2020, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Sheri Bukkila (arrived at 6:05 p.m.), Jamie Barthel, Mike Knight, Valerie Holthus, Kari Kafer and Joyce Twistol

Absent: None

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

APPROVE AMENDED AGENDA

President Trude indicated she would like to add under Other Business:
Discussion on Hughes Industrial Area, traffic patterns and future development.

Motion by Knight, Seconded by Twistol approving the amended agenda as indicated. Motion carried unanimously.

APPROVAL OF MINUTES

November 19, 2019, Regular Meeting: Correct as written.

Motion by Holthus, Seconded by Kafer, to approve the minutes as written. Motion carried unanimously.

ORGANIZATIONAL ITEMS

President Trude thanked the Resident Commissioners for their excellent attendance and indicated the Resident Commissioners will serve until reappointed or replaced.

President Trude indicated the following appointments:

President – Julie Trude
Vice-President – Jamie Barthel
Secretary – Valerie Holthus

Treasurer – Kari Kafer
Assistant Treasurer – Joyce Twistol
Commissioner – Sheri Bukkila
Commissioner – Mike Knight

Staff

Executive Director – Jim Dickinson
Recording Secretary – Michelle Hartner
Staff Support – Joe Janish

Motion by Trude, Seconded by Twistol, to appoint EDA Officers and Staff for 2020: President – Julie Trude, Vice President – Jamie Barthel, Secretary – Valerie Holthus, Treasurer – Kari Kafer, Assistant Treasurer – Joyce Twistol, Commissioner Sheri Bukkila, Commissioner Mike Knight, Executive Director – Jim Dickinson, Recording Secretary – Michelle Hartner, Assistant Executive Director – Joe Janish. Motion carried unanimously.

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

Upper Midwest Athletic Construction – Staff is working with the owner on the screening of the site by adding additional trees as indicated by the City Council during their review, the project is expected to start in the spring of 2020.

Hearth Development, 1714 Bunker Lake Boulevard – Fitaholic is open and two tenant spaces remain to be leased. A question was raised about a possible drive through; however, the building was not built for one and would require acquisition of land from the bus company to accommodate a drive through.

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 – Phase 1 is complete. Staff is waiting for the third submittal of Phase 2.

Interest in Hughes Industrial Park – Staff was working with a property owner on a code amendment allowing “impound lots” in the industrial zones. This was expected to be considered by the City Council; however, the applicant withdrew the request.

Andover Public Works Maintenance Building, 1900 Veterans Memorial Boulevard – This project is underway. The Cold Storage building should have occupancy spring of 2020. The Maintenance Facility continues to have construction activities take place with occupancy spring of 2020 as well.

Andover Community Center, 15200 Hanson Boulevard – The east parking lot is complete. The

west parking lot and sport complex construction is underway. The fieldhouse expansion will start mid-January 2020.

YMCA Expansion, 15200 Hanson Boulevard – Is under construction, which will include a new gymnasium.

Beberg Landscaping (self-storage), 13535 Grouse Street – Staff has commented on the second Commercial Site Plan and is waiting on the third submittal.

Legacy Christian Academy, Additions & Remodeling 3037 Bunker Lake Boulevard – Construction is underway to build a three-story classroom addition between the existing buildings to replace temporary classrooms.

Custom Smiles Dentistry, 2258 Bunker Lake Boulevard – This dentistry will take over and remodel the space where Belli Capelli was.

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

TCF Site – TCF was approached by private parties about acquiring the lot from them. Staff has heard from three parties who have made offers on the site. Two uses would be allowed according to current zoning regulations.

Train for Andover Station – Staff is attempting to follow up with a potential business on this particular lot. This lot is owned by the Association.

Hanson Boulevard and 133rd Avenue Monument Sign – Anoka County is in the process of reviewing their required documents and staff is projecting all permits to be ready late January or early February. Construction of the sign would be mid-February.

7th Avenue and Bunker Lake Boulevard – Staff continues to work with Quest Development and CenterPoint Energy on acquiring a roadway easement through the CenterPoint property. Quest Development has submitted a second drawing to CenterPoint Energy on the roadway easement.

Holasek Property – Staff has been having conversations with a developer and land broker on this parcel.

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.

Commissioner Holthus asked about the property on Nightingale Street just north of Crosstown Boulevard. Mr. Janish responded the property is owned by a local church and they are determining whether to remain where they are or to build on the property.

REDEVELOPMENT UPDATES

Mr. Janish indicated 2557 Bunker Lake Boulevard which is owned by the City is vacant of tenants. Staff is asking for direction from the EDA, if demolition is pursued staff is looking for a motion with that direction.

Motion by Twistol, Seconded by Bukkila approving the demolition of 2557 Bunker Lake Boulevard. Motion carried unanimously.

The area was discussed.

Staff continues to monitor the area.

OTHER BUSINESS

President Trude stated she was contacted by the property owner of 2975 161st Avenue. She thought it would be a good idea for the EDA to discuss the request from the property owner.

Mr. Janish explained staff has spoken with the property owner and his broker. It is staff's understanding that City Council's direction for 162nd Lane is to provide a connection to 161st Avenue, 162nd Lane would not remain a cul-de-sac. This connection would come from 162nd Lane through the property of 2975 161st Avenue. The property owner does not want to do that. The property owner feels he should be able to split his 10-acre property in some manner without paying for a roadway. Staff has informed the property owner if he splits the property, he is now a developer and is responsible for the connection of the road.

President Trude stated the property is zoned residential. She continued during her conversations with the property owner he indicated splitting the property into 3 lots, keeping the front lot as residential and the back two as commercial.

President Trude asked the EDA if they are interested in expanding that industrial area.

Potential sewer and water to the area was discussed.

Mr. Janish indicated staff suggested to the property owner to contact the property owner at 2875 161st Avenue.

The EDA agreed the parcel should be zoned either residential or commercial, not a mixed use.

Mr. Janish explained the roadway process and setbacks when constructing a development.

The EDA concurred, if the parcel is developed the road needs to be constructed.

ADJOURNMENT

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Motion by Barthel, Seconded by Twistol to adjourn. Motion carried unanimously. The meeting adjourned at 6:38 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary