

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
FEBRUARY 5, 2019 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, February 5, 2019, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Sheri Bukkila (arrived at 6:03 p.m.), Valerie Holthus (arrived at 6:10 p.m.), Mike Knight and Kari Kafer

Absent: Commissioner Joyce Twistol

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

APPROVAL OF MINUTES

January 2, 2019, Regular Meeting: Correct as written.

Motion by Barthel, Seconded by Knight, to approve the above minutes as written. Motion carried 4 ayes and 3 absent (Bukkila, Holthus and Twistol).

ENTRANCE MONUMENT DISCUSSION

Proposed 133rd Avenue and Hanson Boulevard Sign

Mr. Janish indicated staff has been out to the site on 133rd Avenue and Hanson Boulevard and believes an electronic message board will work in that area.

Commissioner Barthel asked if the placing of the sign would be on the east or west side of Hanson Boulevard.

President Trude replied the sign would be placed on the west side. She explained the Anoka County Sheriff's Office has an electronic board on the east side.

Mr. Janish stated an electronic message board is approximately \$27,000 and electricity to the location is a separate cost. President Trude indicated the money is in the budget.

The sign area and sign size were discussed. The sign would be one sided, similar to the sign on

Bunker Lake Boulevard and Crosstown Boulevard.

Commissioner Barthel suggested the sign be a little taller than the one on Bunker Lake Boulevard.

Commissioner Bukkila suggested placing the message board on the top of the sign and the “Welcome to Andover” board placed under the message board, this would give the electronic portion some height. She also mentioned checking with the sign company on the suggested size relevant to the speed limit for the area.

7th Avenue and Bunker Lake Boulevard

Mr. Janish asked what type of sign the EDA would like to see in this area, a message board or standard entrance sign. The developer for the property asked if the City would be interested in something that could be incorporated into their sign.

The EDA’s direction for staff is an electronic message board for the area and they are open to discussion with the developer on incorporating the signs.

Bunker Lake Boulevard (Ham Lake border) Sign

Mr. Janish stated the estimated cost to get electricity to this location is \$2,800-\$3,300.

President Trude suggested putting more entrance sign money into the budget.

The EDA directed staff to proceed with lighting for the sign.

DEPOT POND SIGNAGE DISCUSSION

Mr. Janish indicated staff is looking for direction on the signage for Depot Pond.

Commissioner Holthus stated she did not like the signage options created by the City Sign Department. She had contacted the Industrial Tech teacher at Andover High School who has access to fancy software and is willing to attempt a design for the EDA.

The EDA supported the idea of the Industrial Tech teacher at the high school creating a design for the Depot Pond sign.

COMMERCIAL UPDATES

The Shops @ Andover, 13650 Hanson Boulevard – 1 tenant space remains.

Karate School, 15190 Bluebird Street, Suite 112 – Open for business.

Walmart (front end pickup remodel), 1851 Bunker Lake Boulevard – Complete. Discussions

have occurred about providing a cover for the area to load cars, staff is evaluating if this is possible.

FedEx/Walmart Tenant Build Out, 1851 Bunker Lake Boulevard – Complete.

McDonalds, 15232 Bluebird Street – A scheduled renovation is permitted and underway, a majority of the work is occurring in the customer dining area and includes new tables, seating and interior finishes. This is on hold by the property owner until fall of 2019.

McDonalds, 13731 Round Lake Boulevard - A scheduled renovation is permitted and underway, a majority of the work is occurring in the customer dining area and includes new tables, seating and interior finishes. This is complete.

Domino's Pizza, 2256 Bunker Lake Boulevard – This is complete, and the CO has been issued.

Anoka Parks, Activity Center Greenhouse Demolition and Renovation, 550 Bunker Lake Boulevard – Demolition of the existing greenhouse area will give way to an outdoor patio area with a large deck. Footings are in. Other improvements are to renovate the site approach and provide for better accessibility and general renovation. This is complete with a few small items remaining to be completed.

Jon Smith Subs, 15190 Bluebird Street, Suite 107 – A building permit has been issued for remodeling of the tenant space previously occupied by Keomawny Asian Cuisine to become Jon Smith Subs. The owner is waiting for some kitchen equipment to be installed.

Upper Midwest Athletic Construction – A CUP was granted for outside storage. The owner provided a commercial site plan that has been reviewed. The owner is working with his engineer on comments.

Hearth Development, 1714 Bunker Lake Boulevard – Fitaholic is open and two tenant spaces remain to be leased.

Clocktower Commons, 15190 Bluebird Street – Owner Tom Roberts has indicated he has some interest in lot 4 but nothing is concrete at this time. Mr. Roberts is looking at some adjustments to lot 4. The adjustments have caused for storm water requirements to be met at this time.

Andover High School, 2018 Additions and Renovations, 2115 Andover Boulevard – Construction is in process. The project has a value expected around \$11.9 million dollars. The second-floor classrooms concrete has been poured and framing of the cafeteria addition is underway. First-floor concrete is scheduled to be poured by the end of this week.

Estates at Arbor Oaks/Trident Development, 1753 156th Lane – In the process of renting out units. They currently are 75% full. Three additional move-ins are expected by March 1st putting them at 80% occupied. The apartments rent for \$1,600 to \$2,859 per month.

Crosstown Square, 13632 Crosstown Boulevard – Staff was contacted by the property owner and informed that one of the spaces will be available at the beginning of 2019.

Interest in Hughes Industrial Park – Interest in the area has quieted down. A few properties are being marketed in the area.

Legacy Christian Academy, 3037 Bunker Lake Boulevard – The plans call for classrooms to replace the portables that had been removed.

Milk Moms, 13783 Ibis Street, Suite 200 – Interior remodeling nearly complete.

Andover Public Works Maintenance Building, 1900 Veterans Memorial Boulevard – Staff will bring forward a recommended bid package to City Council on February 5th.

Andover Community Center, 15200 Hanson Boulevard – Staff has been directed to work on bid packages with alternates.

Beberg Landscaping, 13535 Grouse Street – City Council will consider a CUP for additional mini-storage on a portion of this location on February 5th.

Overall Marketing – City staff continues to work with parties interested in investing in Andover and marketing all commercial sites.

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

State of the Cities – The Chamber is hosting the annual State of the Cities Meeting February 12th at 11:00 a.m.

REDEVELOPMENT

Mr. Janish indicated staff continues to look for interest of owners willing to sell their property.

President Trude asked the EDA if they would be interested in seeing a presentation from a developer, who builds 42-unit modern apartment buildings. Currently the developer has projects in Blaine and Forest Lake. She continued the developer has offered to present his product and then the EDA can decide if it would be a fit in the City.

The area was discussed.

Commissioner Bukkila believes it is too premature to bring in a developer since there is not enough mass property acquired yet. Commissioner Holthus agreed.

Commissioner Barthel stated he is not a fan of apartment buildings but could be open to townhomes in the area.

OTHER BUSINESS

Mr. Janish stated the Estates at Arbor Oaks has invited the EDA on a tour of the facility. Since some members are interested in the tour, he will get back to the EDA with dates and times for a facility tour.

ADJOURNMENT

Motion by Bukkila, Seconded by Holthus to adjourn. Motion carried unanimously. The meeting adjourned at 6:56 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary