

**ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–  
FEBRUARY 20, 2018 - MINUTES**

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, February 20, 2018, 6:02 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Sheri Bukkila, Valerie Holthus, James Goodrich, Mike Knight and Joyce Twistol

Absent: Commissioner Timothy Cleven

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

**APPROVAL OF MINUTES**

*January 2, 2018, Regular Meeting:* Correct as written.

**Motion** by Holthus, Seconded by Twistol, to approve the minutes as written. Motion carried 6 ayes and 1 absent (Cleven).

**REVIEW COMMERCIAL PROJECT ACTIVITY**

Mr. Janish reviewed the following:

***The Shops @ Andover, 13650 Hanson Boulevard*** – Natural Nails, Dunkin Donuts, Joy Kitchen, Twin Cities Dental and SportClips are open.

***Estates at Arbor Oaks/Trident Development, 1753 156<sup>th</sup> Lane*** – In the process of renting out units. Apartments are rented for \$1,600 to \$2,859 per month. This is a 55+ facility.

***Daycare Interest*** – A daycare facility submitted a commercial site plan for a property located in Clocktower Commons.

***Restaurants/Fast Food*** – Currently staff is aware of two companies continuing to look for land to locate in Andover. The companies are focusing on Bunker Lake Boulevard and Hanson Boulevard.

***Upper Midwest Athletic Construction*** – A CUP was granted for outside storage, staff is waiting

for the commercial site plan to be submitted.

***Andover Cinema, 1836 Bunker Lake Boulevard*** – A CUP and liquor license were granted, sales are expected in March. The bar arrangement has been conditionally approved by Anoka County, staff expects a permit this week or next week.

***Northern Natural Gas/Centerpoint Energy*** – Special inspection records are going to be provided to the City.

***Interest in Hughes Industrial Park*** – This evening a CUP for doggy daycare and boarding facility at the former Andover Liquor store site will be reviewed by the City Council.

***Clocktower Commons*** – Has their permit for the electronic message sign.

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

Water and sanitary sewer to Bunker Hills Activity Center is done, but some minor plumbing is occurring within the building.

President Trude and Mr. Dickinson attended the North Metro Mayors' Association Meeting.

Commissioner Knight asked for an update on the area of 7<sup>th</sup> Avenue and Bunker Lake Boulevard. Mr. Janish indicated a developer has been having conversation with the gas company regarding a land swap. There are some utility concerns that will need to be discussed with Anoka County. Mr. Janish stated since this property is an estate the owners intend to sell the entire property in one transaction.

### ***REDEVELOPMENT UPDATE***

Mr. Dickinson stated staff continues to focus on Bunker Lake Boulevard properties. The two buildings acquired on Bunker Lake Boulevard have renters. A management company has been hired for the rental properties, Mr. Janish is working with the management company.

Commissioner Knight asked if the redevelopment area could all be commercial. Mr. Dickinson answered the area could be “mixed use”. Mr. Dickinson reminded the EDA; the current density will need to be replaced when redeveloped.

Mr. Dickinson stated going into comprehensive plan discussions. High density in the City is 14 units per acre. He continued that this density does not yield a cost-effective apartment building when you are talking redevelopment.

President Trude asked if it is a better opportunity if it's a “clean” site. Mr. Janish answered the metro area developers are generally seeing higher density.

Mr. Dickinson indicated the redevelopment area would most likely see at least one 60-70 unit apartment building.

Mr. Dickinson stated staff will continue to monitor the area.

***OTHER BUSINESS***

Mr. Janish indicated staff received a sketch plan for a development on the Turkey Farm property located off 7<sup>th</sup> Avenue.

The sketch plan and area were discussed.

Mr. Janish stated the sketch plan will go to the Planning and Zoning Commission and Council for comments and questions at a future meeting.

***ADJOURNMENT***

***Motion*** by Goodrich, Seconded by Holthus, to adjourn. Motion carried 6 ayes and 1 absent (Cleven). The meeting adjourned at 6:49 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary