

**ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
MARCH 2, 2020 - MINUTES**

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude March 2, 2020, 6:02 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Sheri Bukkila, Valerie Holthus (arrived at 6:39 p.m.), Kari Kafer and Joyce Twistol

Absent: Commissioner Jamie Barthel

Also present: EDA Executive Director, Jim Dickinson
Public Works Director/City Engineer, Dave Berkowitz
Associate Planner, Jake Griffiths

APPROVAL OF MINUTES

January 7, 2020, Regular Meeting: Correct as written.

Motion by Twistol, Seconded by Bukkila, to approve the minutes as written. Motion carried unanimously.

COMMERCIAL PROJECT ACTIVITY

Mr. Dickinson 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.

President Trude asked if they are actively marketing the tenant spaces. Mr. Dickinson replied yes, they are marketing the spaces themselves.

Clocktower Commons, 15190 Bluebird Street – The final building pad location interest is relatively low at this point.

Andover High School, 2115 Andover Boulevard – Phase 1 is complete. Phase 2 will be constructed by Gohman Construction and the permit is expected to be picked up soon. Spring construction is scheduled for Phase 2, while school is still in session.

Interest in Hughes Industrial Park – Interest in this area comes and goes. A 10-acre property east of the park has been on the market and City Council reviewed with the landowner desired roadway connections through the parcel at a past workshop. City Council agreed the property owner needs to meet the criteria the City requires. President Trude recapped the City Council workshop.

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.

Mr. Berkowitz stated the plan is to start moving into the facility in April with transition in May. Site work will continue until June or July.

Andover Community Center, 15200 Hanson Boulevard – The east parking lot is complete. The west parking lot and sport complex construction is underway. The running track is being installed in the multi-purpose rink area, refrigeration and mechanical installation is underway, interior framing work is done as well.

YMCA Expansion, 15200 Hanson Boulevard – Is under construction, which will include a new gymnasium. Wall panel installation nearly complete, structural steel is in place, new elevator construction is underway. Early August for completion.

Beberg Landscaping (self-storage), 13535 Grouse Street – Staff has commented on the second Commercial Site Plan and is waiting on the third submittal. As part of a “land swap” the applicant needs to create an RLS and have a vacation of roadway approved by City Council. This is slated for the March 17, 2020 City Council meeting.

Legacy Christian Academy, 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 project is complete.

Riverdale Church, 3210 Bunker Lake Boulevard – Continues to work on their interior remodel which they hope will create an “open design” to provide a more modern appeal and allow for more interaction for all ages.

Integra Dental, 13783 Ibis Street, Suite 400 – Expansion is underway to add additional workstations.

CVS Pharmacy, 3633 Bunker Lake Boulevard – CVS Health Club should be ready for clinical

practice soon.

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

Margie’s Kitchen and Cocktails, 13735 Round Lake Boulevard, Suite 105 – City Council approved a CUP for on-sale liquor license on February 18, 2020. The applicant/restaurant owner continues to work with their contractor on interior design and permitting.

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. A third party contacted City staff indicating they also made an offer. Staff is unsure at this time if TCF has actually sold the parcel.

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 – All permits are in place. Construction to begin in the spring.

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. CenterPoint has agreed to an alignment. The proposed developer is working on an easement description for the property.

Holasek Property – This parcel has become relatively silent at the moment. The parcel could be developed as mixed-use, commercial and residential.

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.

Prairie Oak Church, 1657 161st Avenue – The church is changing their long-term vision. They are working with a broker and looking at marketing their site, potentially splitting off a parcel for commercial use. The parcel is outside the MUSA boundaries. Staff has looked at getting water and sewer to the parcel, it is possible, but is quite costly. There is potential to combine with the parcel to the north, which could be used for senior living. That might make it cost effective to run water and sewer to the property. Staff is looking for direction from the EDA to pursue the idea. The EDA concurred.

Passion Church, 13545 Martin Street – They may be looking for a partner to divide the building in half.

Kottkes – Staff was contacted by a broker who is interested in approaching Kottkes about relocating.

REDEVELOPMENT UPDATES

Mr. Dickinson indicated 2557 Bunker Lake Boulevard which is owned by the City is vacant of tenants. Staff is looking at having the asbestos test done. Once the asbestos materials are removed from the building it will be turned over to the Fire Department and Anoka County Sheriff's Office for maximizing their training, then the building will be demolished.

The area was discussed.

Mr. Dickinson indicated code enforcement continues in the area.

Staff continues to monitor the area.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Bukkila, Seconded by Kafer to adjourn. Motion carried unanimously. The meeting adjourned at 6:44 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary