

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–  
MARCH 19, 2019 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, March 19, 2019, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Jamie Barthel, Sheri Bukkila, Valerie Holthus, Mike Knight and Joyce Twistol

Absent: Commissioner Kari Kafer

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

***APPROVAL OF MINUTES***

*February 5, 2019, Regular Meeting:* Correct as written.

***Motion*** by Knight, Seconded by Bukkila, to approve the above minutes as written. Motion carried 5 ayes, 1 present (Twistol) and 1 absent (Kafer).

***ENTRANCE MONUMENT DISCUSSION UPDATES***

Mr. Janish indicated at a previous EDA meeting direction to staff was to pursue an electronic message board location at 133<sup>rd</sup> Avenue and Hanson Boulevard.

Mr. Janish contacted Scott Maciej with DeMars Signs. Mr. Maciej recommended not to move the “Andover” portion to the bottom of the sign, keep consistency with the other electronic message boards. He suggested once the snow is gone to go out to the 133<sup>rd</sup> Avenue site and take measurements to determine the best height for the sign. Mr. Maciej felt the current size sign at the other locations is appropriate for the speed of Hanson Boulevard. All of that will be evaluated when at the site.

President Trude asked about doing a double-sided sign. She thinks it could add approximately \$10,000 to the cost.

Commissioner Bukkila stated she feels it should be determined if there is a clear view to both sides.

Mr. Janish indicated he can sketch up a couple options with the estimated cost and bring them back to a future EDA meeting.

President Trude suggested an entrance sign, like the one on Round Lake Boulevard at 133<sup>rd</sup> Avenue and Crosstown Boulevard.

The area was discussed.

Mr. Berkowitz stated there is a small parcel there to work with. Staff can meet with the Anoka County Highway Department and bring the information to a future EDA meeting.

President Trude mentioned an entrance sign placed on Crosstown Boulevard on the border of Ham Lake. She believed the EDA's goal was to place several of the entrance signs on the Andover border over several years.

#### ***ESTATES AT ARBOR OAKS TOUR DISCUSSION***

Mr. Janish indicated he has been communicating with the Director of Housing at Arbor Oaks, who has offered a tour of the Estates at Arbor Oaks facility. Staff has two dates for the EDA to consider, April 2<sup>nd</sup> or April 16<sup>th</sup> from 6:00 p.m. to 6:45 p.m.

President Trude feels redevelopment is a higher priority than a tour and would like to schedule Norhart, a potential developer for a presentation in April.

Mr. Janish reviewed direction to staff, to contact Norhart and other potential developers to schedule presentations for April.

President Trude suggested the Arbor Oaks tour be scheduled for May.

#### ***COMMERCIAL UPDATES***

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

***Walmart (front end pickup remodel), 1851 Bunker Lake Boulevard*** – The next phase of development to support online ordering and pickup is the proposed construction of a customer vehicle canopy that may be located in the parking lot near the southeast corner of the store. A tensile fabric structure has been typical at other Walmart stores.

***McDonalds, 15232 Bluebird Street*** – This project has been pushed back until Fall 2019.

***Domino's Pizza, 2256 Bunker Lake Boulevard*** – This project is complete and open.

***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. 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*** – This project is complete and open.

***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 currently working with his Engineer on the 3<sup>rd</sup> set of 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 is installed, and interior walls are being erected in the classroom addition. The theater balcony structure and associated second floor egress are framed. Cafeteria framing is started with structural steel, then CMU walls, then steel will resume followed by roofing. Plumbing and mechanical inspections are ongoing.

***Estates at Arbor Oaks/Trident Development, 1753 156<sup>th</sup> Lane*** – In the process of renting out units. They currently are 75% full. Three additional move-ins are expected by March 1<sup>st</sup> 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*** – Kinghorn Construction has provided a building permit application and plans to build a three-story classroom addition between the existing buildings to replace temporary classrooms. A commercial plan review will be necessary prior to permitting, plans are distributed to all departments.

***Milk Moms, 13783 Ibis Street, Suite 200*** – This project is complete and open.

***Andover Public Works Maintenance Building, 1900 Veterans Memorial Boulevard*** – Clearing of trees will begin next week.

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

***Beberg Landscaping, 13535 Grouse Street*** – The lot was sold to ABC Mini Storage. The owner is working with staff on fire suppression requirements.

***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.

***Hanson Commons*** – Under new ownership, a company out of Texas. There is over 9,000 square feet available for lease. They are actively marketing the available space.

### ***REDEVELOPMENT UPDATES***

Mr. Janish updated the EDA on the City owned rental units.

Commissioner Barthel asked what will happen to the rental buildings once they are vacated. Mr. Dickinson replied they will be demoed.

The area was discussed.

Staff continues to monitor the area.

### ***OTHER BUSINESS***

President Trude indicated she was contacted by Urban Land Institute (ULI). ULI works with U of M students, who contact cities and provide workshops for EDA, Council and Planning and Zoning Commission members regarding problem solving and strategizing for cities. The City members would pick a topic and ULI would come in for a two-hour workshop with suggestions on solving the issue. They have openings available in May.

Mr. Dickinson suggested the focus be on multi-family housing.

President Trude suggested Mr. Dickinson, Mr. Janish and herself meet with ULI first to see if this would be of interest to the City.

### ***ADJOURNMENT***

***Motion*** by Barthel, Seconded by Bukkila to adjourn. Motion carried unanimously. The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary