

**ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
APRIL 17, 2018 - MINUTES**

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, April 17, 2018, 6:03 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Present: Commissioners Sheri Bukkila, James Goodrich, and Joyce Twistol

Absent: Commissioners Valerie Holthus, Mike Knight, and Timothy Clevon

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

APPROVAL OF MINUTES

February 20, 2018, Regular Meeting: Correct as written.

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

REVIEW COMMERCIAL PROJECT ACTIVITY

Mr. Janish reviewed the following:

The Shops @ Andover, 13650 Hanson Boulevard – AT&T, Natural Nails, Dunkin Donuts, Joy Kitchen, Twin Cities Dental and SportClips are open. There is one space still available.

Estates at Arbor Oaks/Trident Development, 1753 156th Lane – In the process of renting out units. 30% of the apartments are rented or reserved. Apartments are rented for \$1,600 to \$2,859 per month.

Growing Generations, 15216 Bluebird Street – Is a daycare facility. They are working towards construction and have a footing to grade permit.

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

Upper Midwest Athletic Construction – A CUP was granted for outside storage, staff is waiting for the Commercial Site Plan to be submitted.

Hearth Development, 1714 Bunker Lake Boulevard – Staff is in the process of reviewing the second submittal. The constructed building will be multi-use.

Muddy Paws, 3121 161st Avenue – A building permit has been issued for the remodeling of the former Andover Liquor store. This facility will feature doggy daycare, boarding and some retail.

Interest in Hughes Industrial Park – Interest in the area has quieted down now that the former Andover Liquor store has been purchased.

Clocktower Commons – Has their permit for the electronic message sign. The property owner has indicated he has some interest in Lot 4.

O'Reilly Auto Parts, 3414 Bunker Lake Boulevard – A building permit has been issued for expansion into the former Debra Miller's World of Dance space.

Andover High School, 2115 Andover Boulevard – Plans submitted show Phase 1 and Phase 2. There will be building expansion and parking lot expansion. The project has a value expected around \$11.9 million.

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

7th Avenue (Sonstebj Property) – There are a couple of developers interested in the property. President Trude asked how much of the area could be purchased. Mr. Janish replied all of the properties would be purchased together in one sale.

Potential commercial properties in the City were reviewed.

BUNKER LAKE BOULEVARD MEDIAN

Commissioner Twistol suggested cleaning up the entire median and replant the area with hardy flowers and flowering shrubs. She stated what previously had been done is just "patching."

Mr. Dickinson asked if they should explore doing something other than prairie grass. The EDA answered yes. Mr. Dickinson continued that irrigation would likely need to be restored.

President Trude suggested getting an updated quote for the irrigation system, have Kameron Kytonen, Nature Resources Technician meet with a contractor and put a planting plan together. She also asked about the budget and what funds could be used. Mr. Dickinson indicated the project could qualify as TIF, then TIF funds would be used.

President Trude suggested Commissioner Twistol meet with Mr. Kytonen.

Staff was directed to get an updated irrigation quote and to meet with a landscape contractor to discuss a plant plan.

BUNKER LAKE BOULEVARD CITY OWNED RENTAL UNITS

Mr. Janish indicated the EDA purchased properties on Bunker Lake Boulevard are renter occupied. Staff contacted Cedar Management who is managing the properties for the City to have a rent analysis conducted.

Mr. Janish stated after review of the analysis, staff is recommending a \$100 rent increase per unit, per month starting July 1, 2018.

Mr. Janish indicated the new lease has been reviewed by the City Attorney, staff and Cedar Management.

Motion by Goodrich, Seconded by Bukkila to approve the proposed rent increases as recommended by staff. Motion carried 4 ayes and 3 absent (Knight, Holthus and Cleven).

ECONOMIC DEVELOPMENT UPDATES

Mr. Janish explained Anoka County is creating an Economic Development Initiative (EDI), cities can choose to partner with the County by contributing a yearly fee. The fee for Andover would be \$1,800. Each participating city will have a member on the Board. The County will hire an individual that will report to the EDI Board. What the City would get out of the EDI is economic abilities that the County would provide, such as marketing, knowledge of the communities and access to the new MNCAR website.

Commissioner Twistol asked what the advantages are for a city that already has an EDA department. Mr. Dickinson answered, “a seat at the table” and being able to participate in discussions and the ability to network.

Mr. Dickinson explained even though the City doesn’t have a lot of available commercial property, the City does have the population that supports community businesses. If we support our community and other communities the County and School District benefit, which lowers the taxes in the City.

Commissioner Goodrich stated if the City gets one business out of the program that could pay the City’s contribution fee for years.

President Trude asked Mr. Janish if he feels like he could be a “voice” that could steer good things to the community for County benefit. Mr. Janish answered yes, the benefit is working on a county wide perspective and having a seat at the table.

President Trude asked how many members would be on the board. Mr. Dickinson answered one member from each participating community.

Mr. Dickinson stated this program is a new model compared to years past. He believes it is worth a shot.

Motion by Bukkila, Seconded by Twistol to participate in the Anoka County Economic Development Initiative (EDI). Motion carried 4 ayes and 3 absent (Knight, Holthus and Cleven).

OTHER BUSINESS

President Trude indicated Commissioner Cleven has put in his EDA resignation. She asked how the EDA would like to handle the replacement process.

Commissioner Bukkila stated she would prefer a formal process since it is a 6-year term. The EDA agreed.

ADJOURNMENT

Motion by Bukkila, Seconded by Twistol, to adjourn. Motion carried 4 ayes and 3 absent (Knight, Holthus and Cleven). The meeting adjourned at 6:54 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary