

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–  
MAY 21, 2019 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, May 21, 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, Kari Kafer and Joyce Twistol

Absent: None

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

***APPROVAL OF MINUTES***

*April 16, 2019, Regular Meeting:* Correct as written.

***Motion*** by Twistol, Seconded by Knight, to approve the above minutes as written. Motion carried unanimously.

***ENTRANCE MONUMENT DISCUSSION UPDATES***

Mr. Janish updated the EDA on the potential message board which would be located on 133<sup>rd</sup> Avenue and Hanson Boulevard. He discussed conversations with the Anoka County Highway Department. The City will need to submit paperwork as was done for the previous signs.

Mr. Janish indicated the City's IT Coordinator Scott Allen has been working with the potential vendor on how to get the sign to communicate with the existing system. The sign needs Wi-Fi to operate.

President Trude asked if the location is going to work. Mr. Janish answered yes, the location will work.

President Trude asked about the installation of lighting of the Bunker Lake Boulevard entrance sign on the east side of the City. Mr. Dickinson stated there will be an update at the next EDA meeting.

**COMMERCIAL UPDATES**

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

***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 is to be located in the parking lot near the southeast corner of the store. A tensile fabric structure has been typical at other Walmart stores. This permit application has been submitted to the Building Department and includes some modifications inside the store as well. Staff has requested a material sample.

President Trude suggested caution approving this type of structure and make sure it falls within the City Code.

Commissioner Holthus asked if the structure is attached to the building. Mr. Janish answered no it is a stand-alone structure.

President Trude asked if they will need to come back for an amendment to their Conditional Use Permit (CUP). Mr. Janish indicated staff has reviewed the CUP and they will not need an amendment since the structure is not considered outdoor storage.

Mr. Janish stated pictures will be provided at the next EDA meeting.

Commissioner Bukkila stated she hopes the structure will be maintained.

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

***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.

***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. A fence permit has been granted along the east side of the property. A 3<sup>rd</sup> set of revisions was submitted and is currently under review.

***Hearth Development, 1714 Bunker Lake Boulevard*** – Fitaholic is open and two tenant spaces remain to be leased. The Building Department has been talking with two businesses looking to occupy the spaces.

***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 currently adding additional parking and adjusting the Brio drive through.

***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 ceiling tiles are being installed at this time. The School is looking at starting Phase 2 possibly this fall.

***Estates at Arbor Oaks/Trident Development, 1753 156<sup>th</sup> Lane*** – Currently they are 86% occupied and have a total of 82 tenants residing in 57 apartments and at 96% reserved. The apartments rent for \$1,600 to \$2,859 per month. The manager of the property has indicated they can provide a tour of the facility when the EDA is available.

President Trude asked if any of the members are interested in a tour. Commissioner Kafer stated she is interested. President Trude suggested she work with staff and tour the property at her convenience.

***Crosstown Square, 13632 Crosstown Boulevard*** – Staff was contacted by the property owner and informed the last available space will be filled. The property owner did not indicate what business will be locating there.

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

***Andover Public Works Maintenance Building, 1900 Veterans Memorial Boulevard*** – This project is underway. Site utilities are being installed at this time.

***Andover Community Center, 15200 Hanson Boulevard*** – Bids have been opened and are being reviewed. The City Council is expected to review the bids at their June 4, 2019 meeting.

***Beberg Landscaping (self-storage), 13535 Grouse Street*** – City Council approved a CUP for additional mini-storage on a portion of this location on February 5<sup>th</sup>. The buyers of the property had intended to expand the mini-storage, they are still working on some aspects of the additional storage.

***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. The permit for construction has been released.

***Anoka-Hennepin Schools Bridges Program, 13735 Round Lake Boulevard*** – The Building Department has released a permit for an expansion of the Bridges Program. The expansion will remodel the area that was a former restaurant into space to be used by the Bridges Program.

***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, 1574 154<sup>th</sup> Avenue** – The candy shop is leaving, and Snap Fitness will be expanding.

### **REDEVELOPMENT UPDATES**

Mr. Janish indicated rent increase notices went out to the tenants. Staff will be working with the Engineering Department this summer on some grading issues at 2557 138<sup>th</sup> Avenue, a City owned property.

Commissioner Barthel asked when the City owned buildings are vacant will they just be torn down. Mr. Dickinson replied that is correct.

Commissioner Barthel asked if two of the City owned buildings get torn down what does that do to the value of the other buildings in the area. Does it hurt or help the City. Mr. Dickinson replied it doesn't help or deter the City. It is a safety issue as vacant buildings attract unwanted activity.

The area was discussed.

President Trude stated she would like the Finance Department to put together a Performa of the benefits of redevelopment. Mr. Janish explained the market value is not determined by what the City is doing, it is determined by what is occurring in the County as a whole that sets the value.

President Trude indicated it would be helpful to know that information moving forward with redevelopment.

Staff continues to monitor the area.

### **OTHER BUSINESS**

Commissioner Twistol reminded the EDA of previous conversations on buying a train car for the Andover Station area. She stated she has a contact in Waite Park that is in charge of a historical museum and is willing to help the EDA on the process of obtaining a train car. She continued that she is willing to meet with the contact.

Commissioner Twistol asked the amount of funds available for this project. Mr. Dickinson replied a little less than \$25,000. President Trude reviewed how the funds for the project were received.

President Trude indicated she is interested in meeting with the contact in Waite Park. She suggested forming a sub-committee for the project. Commissioner Knight stated he is interested serving on the sub-committee.

Commissioner Barthel asked if there was something else that could be done with the property

besides putting a train car on it.

***ADJOURNMENT***

***Motion*** by Bukkila, Seconded by Barthel to adjourn. Motion carried unanimously. The meeting adjourned at 6:51 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary