

***ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
JUNE 19, 2018 - MINUTES***

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude, June 19, 2018, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

Absent: EDA Executive Director, Jim Dickinson

Also present: Community Development Director, Joe Janish
Public Works Director/City Engineer, Dave Berkowitz
Fire Chief, Jerry Streich
Building Official, Fred Patch

APPROVAL OF MINUTES

June 5, 2018, Regular Meeting: Correct as written.

June 5, 2018, Closed Meeting: Correct as written.

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

RATIFY PURCHASE AGREEMENT/BUNKER LAKE BOULEVARD REDEVELOPMENT AREA

Mr. Janish reviewed from the previous EDA meeting direction to staff to extend an offer for the property at 2542 138th Avenue. The property contains a 4-plex rental unit. The offer of \$357,000 was accepted by the property owner. Closing will take place either before or on July 31, 2018.

Motion by Knight, Seconded by Holthus approving the Purchase Agreement for 2542 138th Avenue and authorizing EDA Executive Director, Jim Dickinson to sign the Purchase Agreement. Motion carried unanimously.

DISCUSS BUNKER LAKE MEDIAN IRRIGATION

Mr. Berkowitz gave an update regarding the Bunker Lake Boulevard median. Kameron

Kytonen, the Natural Resources Technician has been working with Mickman Brothers for some additional plantings for the medians. City staff contacted Anoka County for a permit to plant in the median. The City was informed by the County as part of the median policy there must be active irrigation in the median and they will not issue a permit without active irrigation. Mr. Berkowitz indicated there has not been active irrigation in the medians for five years.

President Trude suggested contacting County Commissioner Gamache for a policy change.

Mr. Berkowitz indicated the median will be mowed and weed spray applied next week.

Mr. Berkowitz stated he would estimate the cost for irrigation at around \$16,000.

The EDA directed staff to get an irrigation quote from Mickman Brothers for the median.

DISCUSS 1306

Chief Streich indicated the 1306 amendment is a building sprinkler system code adopted with the City Building Code. He continued 1306 puts a stronger provision on buildings 2,000 square feet or larger. It has been working in the City since 1986 when it was adopted. From a Fire Chief standpoint, it has worked very well for the City. The reason is the model of fire service the department provides to the community, it's not a full-time department. Chief Streich stated typically sprinklers are not designed to put the fire out, they keep the fire from spreading from one area to another. Yes, there are additional costs to the builder. The benefit comes back to the City.

President Trude asked what the exclusions are. Mr. Patch replied there is a misperception on exclusions as there really are no exclusions for 1306.

Mr. Patch handed out a copy of 1306. He explained there are two options for 1306, Subpart 2 and Subpart 3. The City has chosen to adopt Subpart 2 the most restricted provision. Mr. Patch read the definition for Subpart 2 Existing and new buildings. Automatic sprinkler systems for new buildings, buildings increased in total floor area (including the existing building) or buildings in which the occupancy classification has changed, must be installed and maintained in operational condition within the structure.

The Hughes Industrial area was discussed regarding the struggles of not being on the city water system and having to comply with 1306, if a change of occupancy were to occur on a property.

Mr. Patch explained the different types of building construction.

Chief Streich stated it is all about life safety of occupancy, fire fighters' safety and property protection.

Commissioner Bukkila asked if there is something the City could do to attract businesses to the Hughes Industrial area, like creating a TIF District and improving the conditions to make it more

attractive. President Trude indicated a study was done several years ago and it was very expensive to put in a commercial well.

Mr. Berkowitz stated a study was done in 2006 and due to the cost, the businesses were not interested in serving the area with its own well. President Trude suggested revisiting the study.

Commissioner Bukkila stated it might take awhile to see a return and turnover of the property. But if you do nothing, nothing will happen.

Mr. Berkowitz indicated you would have to see if the property owners are willing to be assessed for the improvement, or is the City willing to put the money forward or a combination of the two.

President Trude asked if the underground water suppression tanks are expensive. Chief Streich answered they are very costly.

The EDA thanked Chief Streich and Mr. Patch for coming in and explaining 1306.

Mr. Janish reviewed direction for staff to update the study done for the area. Mr. Berkowitz indicated as far as updating the study, it was not done internally. He will research, gather the information and bring the 2006 study to a future meeting.

COMMERCIAL UPDATES

No discussion, informational only.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Bukkila, Seconded by Twistol to adjourn. Motion carried unanimously. The meeting adjourned at 6:52 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary