

**ANDOVER ECONOMIC DEVELOPMENT AUTHORITY MEETING–
OCTOBER 15, 2019 - MINUTES**

The Meeting of the Andover Economic Development Authority was called to order by President Julie Trude October 15, 2019, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

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

September 3, 2019, Regular Meeting: Correct as written.

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

COMMERCIAL PROJECT ACTIVITY

Mr. Janish updated on the following:

McDonalds Interior Remodeling/Renovation, 15232 Bluebird Street – Project is complete.

Anoka Parks, Activity Center Greenhouse Demolition and Renovation, 550 Bunker Lake Boulevard – This is complete with a few small items remaining to be completed.

Upper Midwest Athletic Construction – Staff is working with the owner on the screening of the site. There are a few trees left to be planted.

Hearth Development, 1714 Bunker Lake Boulevard – Fitaholic is open and two tenant spaces remain to be leased. Some restriping has occurred and currently working through a few items related to the as-built at the site. Staff was contacted by a possible renter about the potential of installing a drive through at this property. There are many challenges for a possible drive-through.

Clocktower Commons, 15190 Bluebird Street – The final building pad is complete. There has been some interest in the last lot. There is potential to construct two buildings on the pad, not just one. The last building would have the clock tower.

Andover High School, 2018 Additions and Renovations, 2115 Andover Boulevard – Phase 2 has been submitted however staff is waiting for payment of the application to be complete.

Estates at Arbor Oaks/Trident Development, 1753 156th Lane – The building is currently 100% leased.

Interest in Hughes Industrial Park – Staff was working with the property owner on a CUP for exterior storage and for Interim Performance Standards. The applicant withdrew the CUP request and is now requesting to have the City Code amended to allow for an impound lot. Currently the City Code does not allow vehicles with expired tabs, they are considered “junk” vehicles. Staff will continue to work with the applicant. Council will have the final say on amending the City Code to allow impound lots in the City.

YMCA Expansion, 15200 Hanson Boulevard – Staff reviewed a Commercial Site Plan (CSP) and was waiting for the second submittal after the staff comments were provided. The second submittal was just received digitally, staff is still waiting for the hardcopy of the second submittal.

Beberg Landscaping (self-storage), 13535 Grouse Street – City Council approved a CUP for additional mini-storage on a portion of this location on February 5th. The buyers of the property intend to expand the existing mini-storage from the property immediately north. Staff was contacted on August 28, 2019 with questions related to lighting for the site and again contacted with lighting questions October 7, 2019.

Legacy Christian Academy, 3037 Bunker Lake Boulevard – Construction is underway.

Anoka-Hennepin Schools Bridges Program, 13735 Round Lake Boulevard – The expansion will remodel the area that was a former restaurant into space to be used by the Bridges Program. This project is complete.

Custom Smiles Dentistry, 2258 Bunker Lake Boulevard – This dentistry will take over and remodel the space where Belli Capelli was.

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 companies continuing to look for land to locate to in Andover.

Train for Andover Station – A few EDA Members have spoken with the St. Cloud Area Rail Legacy Museum; additional research will continue to be conducted.

Hanson Boulevard and 133rd Avenue Monument Sign – Demars Signs is working with Anoka County to obtain the appropriate permits to get the new sign up.

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. Quest Development is looking at constructing commercial and housing uses on the property.

Holasek Property – Staff has been contacted by a Land Broker regarding the property at the corner of Hanson Boulevard and Crosstown Boulevard. The Land Broker asked if the EDA would be open to three acres of commercial and housing such as an apartment building on the remaining eleven acres.

Commissioner Barthel stated he is not interested to change the parcel from all commercial to allow housing. A majority of the EDA agreed that three acres out of fourteen acres for commercial seems small.

Mr. Janish stated he can respond to the Land Broker that the EDA has concerns related with the amount of commercial remaining and would like to see a sketch plan. The EDA concurred.

REDEVELOPMENT UPDATES

Mr. Janish stated by November 1, 2019 another tenant will have moved out.

Mr. Janish indicated a developer contacted staff regarding the area. The developer is interested in the area, if 20 units per acre is allowed. Mr. Janish reminded the EDA allowing over 16 units per acre would require an amendment to the Comprehensive Plan.

The area was discussed.

The EDA directed staff to continue conversations with the developer.

Staff continues to monitor the area.

EDA BOARD STRUCTURE

Mr. Dickinson indicated during the City Council goal discussion session the topic of the EDA Board structure was brought up. Mr. Dickinson stated Minnesota State Statute allows three options for board structure, 3, 5 and 7 member authority. In order to change the member number a change in the by-laws by City Council is required. Then there would be the process of recruiting commissioners.

Commissioner Barthel stated he is in favor of a more resident board and less councilmembers. He is a huge supporter of having a business member on the board and would be willing to give up his seat for a business resident.

Commissioner Twistol stated she does not support a more resident EDA, based on her past work experience.

President Trude indicated she is not in favor of changing the EDA board members.

Commissioner Holthus commented she feels having Councilmembers on the EDA is the height of efficiency.

Commissioner Bukkila stated since the City is still developing, she is not in support of a more resident EDA.

Commissioner Barthel indicated the Planning & Zoning and Park & Recreation Commissions do not have Councilmembers on them.

Commissioner Holthus replied the Planning & Zoning Commission has different tasks, they are more analytical. The Park & Recreation Commission manages the budget for parks and trails. These entities are not the same as the EDA.

Commissioner Barthel stated a majority of the EDA decisions have to be approved by Council. President Trude indicated a number of decisions that were made by the EDA did not need Council approval such as buying and selling property.

The majority of EDA members were not in support of a more resident member EDA Authority.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion by Barthel, Seconded by Twistol to adjourn. Motion carried unanimously. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Michelle Hartner, Recording Secretary