City of Blaine
City Council Workshop

April 8, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. Roll Call

3. New Business

3.1. 2024-779 Anoka County Housing Study
Sponsors: Elizabeth Showalter, Community Development Specialist

3.2. 2024-791 Crime Prevention Through Environmental Design (CPTED)
Sponsors: Emily Douglas

3.3. 2024-781 105th Avenue Redevelopment Financing
Sponsors: Erik Thorvig, Community Development Director

3.4. 2024-780 MN Local Affordable Housing Aid
Sponsors: Elizabeth Showalter, Community Development Specialist

3.5. 2024-827 Closed Session Pursuant to MN Statute 13D.05, subd. 3(c) - Discuss Potential Property Purchase - PID 21-31-23-24-0025
Sponsors: Erik Thorvig, Community Development Director

4. Other Business

5. Adjournment

City of Blaine
Staff Report

File Number: 2024-779

Agenda Date	Status
April 8, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Elizabeth Showalter, Community Development Specialist

Agenda Item # 3.1

Anoka County Housing Study

Background

Karen Skepper, Anoka County Director of Community and Government Relations, will present the findings of the Anoka County Housing Study, prepared by Maxfield Research. The study includes market data for Anoka County as a whole and for Blaine specifically.

Staff Recommendation

Questions for Council

Attachment List

1. Blaine Presentation

Anoka County Housing Needs Assessment

October 2023

Key Findings

- Robust household growth in Anoka County and Twin Cities metro area
- Labor shortages remain
- Tight rental market with vacancy rate of 2.3%
- Dramatic increase in for-sale home prices
- Housing affordability continues to decrease in all markets but especially for low and moderate-income households
- Demand for all types of housing through 2030
- Potential demand for 18,041 new housing units

Housing Demand

- The Twin Cities Metro area continues to add households, despite a downturn resulting from the Pandemic
- Labor shortages continue in many industry segments
- Shortages remain for in-person industries is expected to continue for some time.
- Anoka County has experienced strong development of new rental housing product in the “suburban” communities
- Production of rental units in more rural areas is a missing piece
- Strong demand for affordable units across the county with very limited vacant units
- General Occupancy demand projected – **8,295 owner occupied** units and **4,509 rental units** between 2023 and 2030

Senior Housing Demand

- Market rate 2,758 units (56%)
- Affordable 1,269 units (25%)
- Subsidized 666 units (19%)
- Senior housing **5,237 units** by 2030 in addition to the general occupancy demand

Anoka County is a Jobs Exporter

- The ratio of employed residents to jobs is 0.58
- Many residents commute from Anoka County to Hennepin or Ramsey County for higher paying jobs
- Median household income in Anoka County is $90,027 but average wage in 2022 was $64,212 for jobs in the county
- While rents tend to be lower in Anoka County, new construction 2-bedroom rents exceed $1,600 per month
- Anoka County workers can’t afford the new construction rents

Cost Burden - Renters

- The Department of Housing and Urban Development has a general benchmark of 30% of a household's adjusted gross rent is affordable
- In Anoka County, **42% of renters** pay more than 30% of their income for rent making them **cost burdened**
- **22% of renters** pay more than 50% of their income for rent making them **severely cost burdened**
- Renter households making less than **$35,000 per year – 82%** are cost burdened with **60% severely cost burdened** paying more than half of their income for rent

Cost Burdened Homeowners

- **18% of all homeowners** are cost burdened, paying more than 30% of their income for housing
- **6% of homeowners** are severely cost burdened, paying more than 50% of their income for housing
- For **homeowners earning less than $50,000** per year the numbers increase to 58% cost burdened and 32% severely cost burdened
- The solution is either higher wages or affordable housing development

Affordable Housing Production

- Currently 3,083 affordable units that are income restricted
- Need for an additional 1,935 affordable or subsidized units to meet 2030 demand
- This would require 150-200 units each year be developed over the next decade
- Public and Private sector efforts are needed to meet this goal
- Demand has increased for townhome and small lot single family development, but availability of product is limited
- Developers are increasing production of luxury townhomes/small lot

Home Sales

- Median resale Twin Cities – single family homes in 2023 was $416,870
- Up 46% from 2018
- Time on market continues to be days rather than months
- Multiple offers on entry level housing creates bidding wars
- Metro area new construction single family median price $500,000

Employment Trends

- By 2030 Anoka County is forecast to have 137,890 jobs
- 2040 forecasts show 147,220 jobs in Anoka County
- 75% of Anoka County jobs are located in 5 cities: **Coon Rapids, Blaine, Fridley, Anoka and Ramsey**
- 66% of new job growth is anticipated to occur in these 5 cities
- Ultra-low unemployment rates can be indicative of labor shortages putting pressure on wages

Study Recommendations for Blaine

- Blaine is poised to grow
- Blaine is projected to add 4,028 new households between 2020 and 2030
- Ample land for new development
- Central location and easy access to Highway 610, I-35W and Central Ave
- 68% of General Occupancy demand is projected for Owned units
- 32% demand for rental housing

Blaine – Owned Housing

For-Sale Housing

- Demand for 1,755 **single-family** homes between 2023 and 2030
- Demand for 752 owned, **townhome/condo** units during same time frame
- Demand is weighted towards move-up segment but there remains demand for entry level homeownership targeted to upper end of entry market
- Strong market for first time homebuyers and move up buyers looking for new construction
- Increased land costs and escalating prices may shift entry homebuyers to townhome products

Blaine – Owned Housing

- Estimated 425 vacant developed lots and 337 future lots could be brought to market in short-term
- To meet demand, these lots would need to be platted in the next 12-24 months

Blaine – Rental Housing

General Occupancy Housing

- Demand for 1199 rental units by the end of 2030
- Market rate 719 units, Affordable 300 units, Subsidized 180 units
- New market-rate apartments have leased up ahead of schedule
- Two buildings in initial lease up with absorption exceeding projections
- Other existing rentals have few or no vacancies and rent rate is rising
- Additional general occupancy units needed to meet demand from moderate income workers, especially in areas where new jobs have been created

Blaine – Senior Housing

Senior Housing

- Demand for both active adult (55+) and service-enriched buildings
- Current stand-alone memory care units have low vacancy rates
- Demand remains for other service levels- particularly independent living with optional services
- Opportunities for Cooperative, or other owned age restricted targeted to empty nesters or young seniors
- Continuum of care concept – defer to later half of this decade

Blaine - projections

- As of 2023- 86% of households own their housing and 14% rent
- New rental housing has increased this proportion, but additional units are needed to support balance between homeownership and rental housing
- With the new rental housing produced this decade it's expected that the proportion will shift to 82% owned and 18% rented
- An aging population will drive a shift toward rental housing
- Blaine will continue to attract high numbers of persons seeking to purchase a home in the community

Karen Skepper, Director Community and Government Relations

karen.skepper@anokacountymn.gov

763-324-4603

City of Blaine
Staff Report

File Number: 2024-791

Agenda Date	Status
April 8, 2024	
In Control	**File Type**
City Council	Workshop Item

New Business - Brian Podany, Safety Services Manager/Police Chief

Agenda Item # 3.2

Crime Prevention Through Environmental Design (CPTED)

Background

Community Outreach Coordinator Emily Douglas will give an overview of Crime Prevention Through Environmental Design (CPTED). The CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.

Community Outreach is implementing the CPTED program to help decrease opportunities for criminal activity by denying criminals access to potential targets and to create a perception of risk for would-be offenders. CPTED works by eliminating criminal opportunities in and around properties making it a less appealing target.

Staff Recommendation

Council to provide questions or feedback.

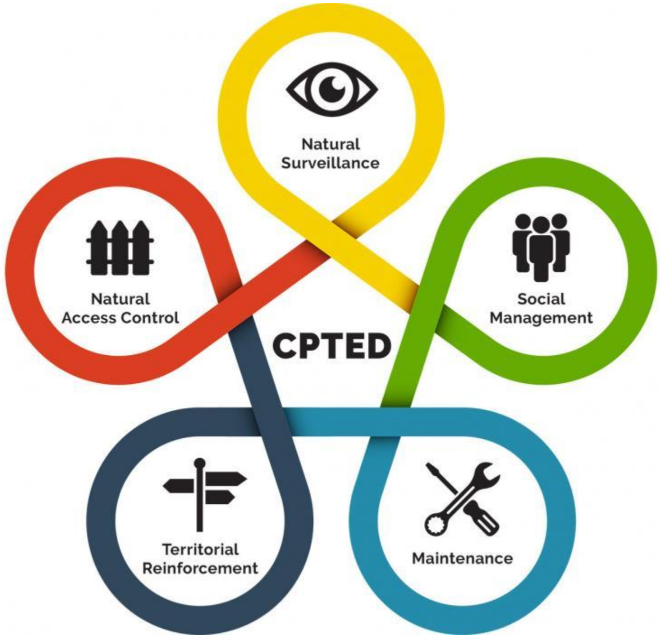
Questions for Council

Attachment List

1. CPTED City Council

City of Blaine Police Department

Crime Prevention Through Environmental Design (CPTED)



Community Outreach Unit

Officer Brian Wiens and
Coordinator Emily Douglas

CPTED

- **Crime Prevention Through Environmental Design (CPTED)** theories contend that law enforcement officers, architects, city planners, landscape and interior designers, and resident volunteers can create a climate of safety in a community right from the start. The goal of applied CPTED principles is to prevent crime by designing a physical environment that positively influences human behavior. The theory is based on five principles: natural access control, natural surveillance, territoriality, activity support, and maintenance.

5 Principles of CPTED

- **NATURAL SURVEILLANCE –** The intended users can observe the property. Effective lighting of a property is an example of natural surveillance.
- **NATURAL ACCESS CONTROL** – Controlling and reducing the number of access points to a property. Gated communities are an example of access control.
- **TERRITORIAL REINFORCEMENT –** Creating a clear delineation of space and separates your space from non-legitimate users.
- **ACTIVITY SUPPORT –** Placing activity where individuals become part of the natural surveillance.
- **MAINTENANCE –** Regularly scheduled maintenance routine will ensure the property demonstrates territoriality and natural surveillance.

CPTED Survey
Valley Ridge Mall

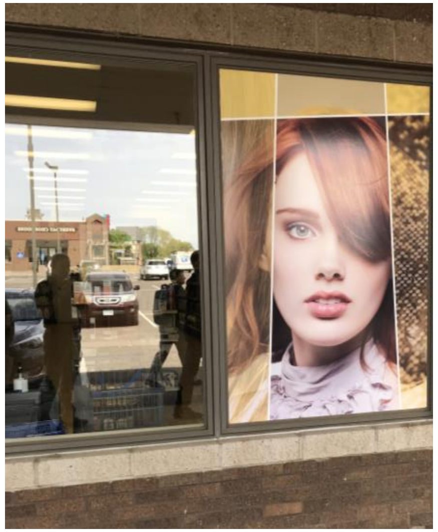
1250 Frontage Road W
Stillwater, MN
55082

Natural Surveillance Positive

- Outdoor seating at the dining establishments
- Open windows with exercise equipment facing out
- Open railings along stairs and ADA ramp

Natural Surveillance Negative

- Windows blocked by ads and window treatments
- Half walls that completely block the view between ADA ramp and stairs
- Limited windows on the back side of the building



Territorial Reinforcement Positive

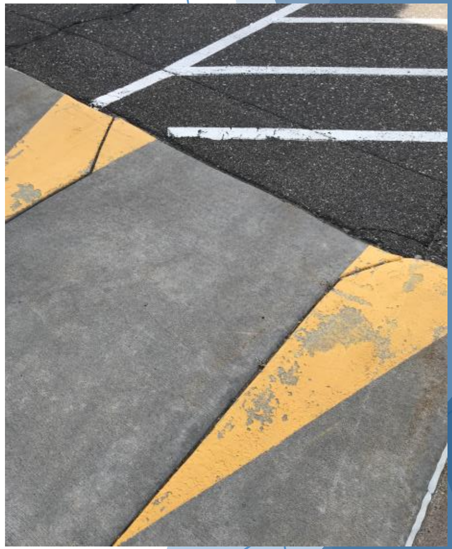
- Acapulco placed decorative plants by their doors to show ownership
- Directive signage placed by the mall doors to establish behavioral expectations of visitors

Territorial Reinforcement Negative

- Limited signage identifying the site and individual business within
- A few businesses use physical attributes that demonstrate a sense of ownership, but the complex in general lacks a sense of ownership.

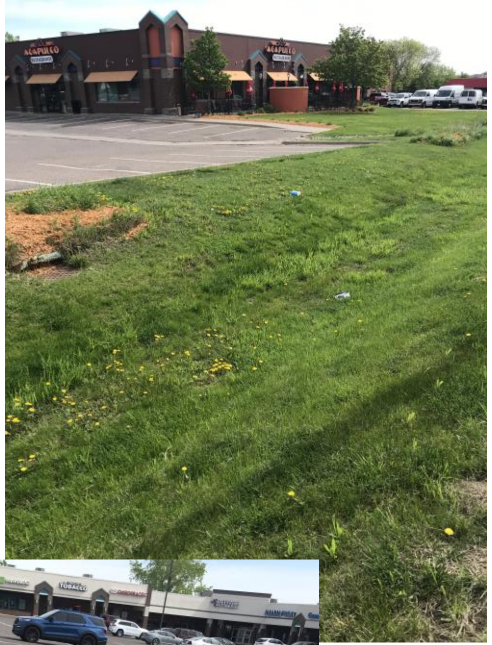
Maintenance

- Site did not appear to be maintained to an adequate standard or schedule.
- Most landscaping adhered to the 2’/6’ rule, but some shrubs and trees need trimmed.
- Rain garden at front of property appeared overgrown.



Landscaping

- Most landscape did adhere to the 2' / 6' rule
  - Some needed to be trimmed to meet standard
- Various ground covering (wood chips vs jagged rocks)
  - Need to create uniformity throughout
- Did have rain gardens and retention pond areas for drainage
- Landscaping maintenance is needed



City of Blaine
Staff Report

File Number: 2024-781

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City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 3.3

105th Avenue Redevelopment Financing

Background

Information was presented at the March 11, 2024, workshop related to the tax abatement structure for the financing of the turf fields at the National Sports Center (NSC). The purpose of the April 8, 2024, workshop is to finalize the tax abatement structure, discuss event stadium financing, and infrastructure/demolition financing.

Tax Abatement

Discussions began in April 2023 between the MASC/NSC, developer and city to understand how the developer can acquire development rights to a portion of the MASC property. The MASC acquired approximately 75 acres on the east side of their campus in the late 1990s. Based on how the property was acquired, there is statutory language that allows the MASC to lease up to 16 acres of the property for private development. A ground lease can be executed for 30 years, with two extensions for an additional 30 years each (total of 90 years). The intent to allow the MASC to lease the property was to provide a funding source for the National Sports Center Foundation (NSCF) who operates the day-to-day operations of the facility.

The NSC has significant deferred maintenance on the campus. Their primary source of funding for maintenance and capital improvements on the campus is from the State of Minnesota Legislature. Therefore, whenever the NSC needs capital improvement dollars, they must compete with other projects state-wide that are submitted to the legislature. In some years, they are successful in getting bonding dollars from the legislature. However, it is not to the level needed to catch up on deferred maintenance or complete other projects (such as turf fields) to keep the campus relevant into the future.

In 2022, the City of Blaine provided $3.8MM to the NSC to construct three new turf fields south of 105th Avenue. This money was a combination of ARP funds and EDA dollars. The City of Blaine recognizes the importance of the NSC as an economic driver to Blaine and Anoka County and therefore provided funding to improve the campus. The NSC has stated that the addition of 10 turf fields could increase revenue for the NSCF by 10-15%. It also allows them to compete for national tournaments that they are currently losing because they don't have the necessary fields to qualify and attract said tournaments.

Through negotiation, the MASC/NSC identified the need for turf fields as compensation for leasing property. An amount of $12MM was identified which would allow for the installation of ten, lit turf fields. Turf would be installed on fields 25-32 and fields 55 and 56. This work would be completed by Fall, 2024. The statutory language identified above would have allowed the MASC/NSC to lease the property to the developer for an annual fee of $300,000. Annual payments of this amount do not provide an opportunity for a significant, one-time investment on the campus. As such, the up-front commitment of $12MM for improvements was negotiated.

Various agreements were negotiated and drafted by the MASC/NSC, developer and city that would allow for the following:

1. Ground lease of MASC land to the developer for up to 90 years.
2. Approximately four acres of public/gather space on MASC land.
3. Ongoing maintenance dollars in the amount of $200,000 annually, paid by the developer, for the NSC. This money is available after the debt is retired on the turf-field bond.
4. The City bonding for $12MM to pay for the installation of ten lit turf fields.

These agreements have been approved by the MASC board and Blaine City Council.

Since negotiations began with the MASC/NSC, city staff, the developer, NSC, Baker Tilly (city consultant), Spring Lake Park Schools, Anoka County and Blaine City Council have been analyzing a mechanism to fund the $12MM project and source to repay debt.

The City, with the assistance of their municipal financial consultant Baker Tilly, identified a payment structure for the $12MM bond. The payment structure is in the form of tax abatement. The annual debt service for the bond is approximately $1.1 - $1.2MM. The term of the debt is 15 years.

Tax abatement is like tax increment financing (TIF), where the increased property taxes received because of new development can be captured to pay debt for various improvements related to a project. Unlike TIF, the county and school district have the option to participate in tax abatement. County and school district participation is crucial in making debt service payments feasible.

Approximately $125MM in value is needed to generate the annual property taxes to cover the debt service. Baker Tilly has been working with the Anoka County assessor to determine approximate values in Phase 1 of the redevelopment area. The assessor provided a range of $78 - $107MM of taxable value in Phase 1. This property does not generate any tax dollars today. Because the ground lease allowing the developer control of the MASC property is dependent upon financing of the fields, no development, nor new tax value would be generated on the MASC property unless the turf field financing is approved. The remainder of the project would be captured in a TIF district to assist in typical redevelopment costs such as demolition, environmental, infrastructure and public parking facilities. Any taxes currently collected from properties in a future TIF district would continue to be collected by the various taxing entities.

The $78-$107MM in new development value for Phase 1 would be captured in the tax abatement. The remaining value needed would be captured elsewhere in the city. As proposed, it would be from two newly constructed apartment buildings. The apartments are Arris 2, which is located at 9460 Ulysses Street, and Glenfield Park Estates, which is located at 8585 and 8615 Groveland Court. Both are in the SLP school district.

Whether one or both of these apartment buildings are needed depends on the ultimate property tax value of Phase 1. The most conservative approach, utilizing the low range of value of $78MM, requires both apartment buildings to be included. If Phase 1 values are either at mid-range, high or exceed the county estimates, only one or neither of the apartments are needed. This will not be known until construction occurs and values are identified. This also does not include the likely inflationary property tax value, which helps the overall value and property taxes generated in Phase 1. Because the apartments are new, the full tax value has not been realized. Therefore, there is no “take” of existing tax dollars collected by the various taxing authorities.

Considerable discussion has taken place regarding the structure of the $12MM GO Tax Abatement Bonds due to the timing for when the proceeds are needed to finance the turf fields, and when the new value will be created on the MASC property that is generating the future tax abatement dollars. Development on the MASC property is expected to start late 2024 and continue through 2028, resulting in a delay in new taxes being generated from those properties until taxes payable 2026 - 2030. Options the City had when considering how to bridge the time for when debt service payments are due on the bonds and tax abatement revenues would be generated include:

1. Capitalized interest
2. Interest-only payments
3. Other payment sources, or
4. Identification of other properties under construction (Arris 2 and Glenfield Park Estates apartment buildings) that would generate future tax abatement revenues.

The preferred option by all participants (City, County and School) is option 4 as it results in rather significant interest savings and would require the least amount of pledged abatement revenues from all 3 participants. Current trending interest rates remaining constant have also allowed this scenario to remain feasible. The estimated new taxable value for the Arris 2 and Glenfield Park Estates apartments is approximately $51MM for taxes payable 2025. This new value generates the abatement revenues necessary to bridge the timing until future development on the MASC property is constructed and starts generating tax abatement revenues. The total value of the new development (range of $78MM - $107MM) will dictate how much of the apartment abatement revenues will be needed over the full 15-year term of the bonds.

As indicated above, participation by Anoka County and Spring Lake Park Schools is critical to the financing structure. City staff and Baker Tilly have been working closely with each entity to educate and advance discussions among their staff and boards. The following is a list of various meetings and actions taken to date, along with the tentative schedule to consider tax abatement by each entity. There also have been various meetings between consultants and staff for each party.

February 20, 2024 - Anoka County Board workshop to discuss tax abatement.
February 27, 2024 - Anoka County Intergovernmental Committee meeting - Motion to advance the tax abatement decision to the full board unanimously passed 4-0.
March 5, 2024 - Spring Lake Park Schools workshop discussion.
March 12, 2024 - Anoka County Board considers Resolution Calling for a Public Hearing on Proposed Tax Abatement. Motion to set public hearing was approved 4-2.
March 28, 2024 - Spring Lake Park Schools workshop discussion.

April 9, 2024 - Spring Park Schools holds public hearing and considers resolution approving tax abatement.
April 9, 2024 - Anoka County holds public hearing and considers resolution approving tax abatement.
April 15, 2024 - City Council holds public hearing and considers resolution approving tax abatement.
April 23, 2024 – Anoka County Board to consider Tax Abatement Agreement.
May 6, 2024 - City Council consideration of award of bond sale by the City.
May 30, 2024 - Receipt of proceeds and settlement of bonds.

Event Stadium

The concept of an event stadium has been discussed since last spring. The stadium cost is estimated at $40MM. The stadium would be privately owned and operated by various parties related to the development and proposed baseball team. Discussions have revolved around the City issuing a $30+MM bond to finance the stadium. Other funding sources would include private equity and bank financing. The debt payment structure proposed would be a revenue sharing model where revenues from the baseball operation would be shared with the City to pay for the debt. Revenue projections have been provided showing sufficient revenue generated by the stadium operation to cover the debt. The primary goal of the revenue sharing structure is for the stadium operation to cover the debt and have no tax dollars used to pay for the stadium. Baker Tilly is analyzing the revenue projections and additional information will be shared by them and the stadium operations team at the meeting. The anticipated financing structure for the stadium financing would be General Obligation Tax Abatement Bonds with annual revenues generated by the stadium operations pledged to the City and would cancel the annual abatement levy. Additional discussion regarding additional repayment sources, funding structure, potential security provisions and timing are anticipated to occur as project details become available.

Infrastructure/Demolition Financing

The developer has expressed a desire to complete all project infrastructure (roads, utilities, stormwater) and building demolition as part of Phase 1 beginning in 2024. Completing the infrastructure in Phase 1 accomplishes several things including getting all necessary road/utility improvements in place early in the project and creating development ready sites for later phases of the project. Completing all building demolition in Phase 1 would remove the existing buildings currently owned by the EDA. All this activity would show significant progress for the project in addition to the private development that would occur in Phase 1 (food hall, event stadium and field house).

The developer has identified approximately $18.5MM in infrastructure costs and approximately $700,000 in demolition costs. These costs are eligible tax increment financing (TIF) expenditures and it is not uncommon for these types of improvements to be funded by TIF for a redevelopment project. It has always been assumed that a redevelopment TIF district would be created for this project to fund various eligible expenditures. The TIF district would encompass any parts of the redevelopment project that are not included in the tax abatement area. This would generally include the east portion of the project (housing, professional office).

Baker Tilly is completing an analysis of the potential TIF generation of the east portion of the project based on the concept plan. It's anticipated the TIF district may generate sufficient TIF dollars to support the infrastructure and demolition costs. It is expected that any additional TIF revenue would be available for other eligible expenditures and would be negotiated as to what is available for the project. This could be an additional funding source to complete property acquisition in the district.

There are two options to finance improvements with TIF. The first option is to issue a bond to fund the improvements at the beginning of the project, and TIF revenues over the term of the district repay the debt. The other option is called pay-as-you go, in which the developer finances the improvements via private financing, and TIF revenues over the term of the district cover the debt incurred by the developer.

Baker Tilly, city staff and the developer are currently analyzing the TIF structure to determine whether this is the appropriate funding mechanism for infrastructure and demolition. The structure of land take down, including timing and method for identifying sale proceeds per lot, are also in the process of being developed to understand the feasibility of the redevelopment site and the availability of TIF and other potential funding sources as a means to finance the identified redevelopment costs, including demolition and infrastructure improvements. Additional discussions will occur with the city council regarding this structure.

Staff Recommendation

Questions for Council

This is intended to be an update/discussion. Staff may be seeking guidance on high level principals of the very components.

Attachment List

1. Abatement Structure

Projected Tax Abatement Report

City of Blaine, Minnesota
105th Street Tax Abatement
Draft Abatement Revenues for Financing of $12M Turf Fields

Taxes Payable/ Collected (1)	Total Taxable Value (2)	Total Net Tax Capacity (3)	Maximum Tax Abatement City * (4)	Maximum Tax Abatement County * (5)	Maximum Tax Abatement School * (6)	Estimated Total Abatement (7)
12/31/23						
12/31/24	0	0	0	0	0	0
12/31/25	51,990,300	649,879	208,370	160,279	163,399	532,048
12/31/26	58,740,300	784,879	239,773	184,434	188,025	612,232
12/31/27	81,827,800	1,246,629	347,183	267,053	272,253	886,488
12/31/28	107,315,300	1,756,379	465,757	358,261	365,236	1,189,254
12/31/29	119,715,300	2,004,379	523,445	402,635	410,474	1,336,554
12/31/30	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/31	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/32	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/33	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/34	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/35	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/36	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/37	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/38	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
12/31/39	129,715,300	2,017,316	507,641	390,478	398,080	1,296,199
			$6,860,937	$5,277,438	$5,380,191	$17,518,566

City of Blaine
Staff Report

File Number: 2024-780

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City Council	Workshop Item

New Business - Elizabeth Showalter, Community Development Specialist

Agenda Item # 3.4

MN Local Affordable Housing Aid

Background

In 2023, the legislature and governor approved a new 0.25% sales tax in the 7 county metro to be used for affordable housing. A portion of that revenue will be distributed to local governments based on the number of households in the city paying over 30% of their income on housing. This portion of the sales tax revenue is called Local Affordable Housing Aid (LAHA). Blaine is expected to receive between $550,000 and $600,000 annually, with dispersement beginning in July. Funds must be spent or transferred to an affordable housing trust fund within three years of receiving the funds, or they must be returned to the state.

The LAHA funds can be used for affordable rental housing at or below 80% of Area Median Income ($94,650) or for owner occupied housing at or below 115% of Area Median Income ($143,650). Funds can be used to create new affordable housing, make existing housing more affordable, or improve the habitability of existing affordable housing. These funds are more flexible than other affordable housing funding sources (TIF, competitive grant programs, existing revolving loan funds, etc).

Staff will present six categories of eligible projects and programs and request Councilmembers to rate each category based on their interest in potentially pursuing projects or programs in that category. Staff will then identify specific projects and programs based on council feedback to present in more detail at a future workshop.

The categories to be presented are:

- Owner occupied home improvement
- Home purchase assistance
- Ownership opportunity creation
- Supporting existing renters and homeowners
- Creating new affordable rental opportunities

- Supporting existing affordable rental properties

Staff will be meeting with staff from local housing assistance organizations in advance of the workshop and will share feedback from those conversations at the workshop.

Staff Recommendation

Provide feedback on options for spending Local Affordable Housing Aid

Questions for Council

Which categories of eligible projects should staff provide more detailed information on?

Attachment List

None

City of Blaine
Staff Report

File Number: 2024-827

Agenda Date	Status
April 8, 2024	
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City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director

Agenda Item # 3.5

Closed Session Pursuant to MN Statute 13D.05, subd. 3(c) - Discuss Potential Property Purchase - PID 21-31-23-24-0025

Background

Staff will present information regarding the potential property purchase of a parcel identified as 21-31-23-24-0025. A confidential memo will be provided to the City Council with information.

Staff Recommendation

Questions for Council

Attachment List

None