City of Blaine
Economic Development Authority

June 5, 2023 | 8:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The meeting was called to order at 7:51 PM by President Sanders followed by the Roll Call.

PRESENT: President Tim Sanders, Commissioners Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: Commissioner Terra Fleming.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Director of Engineering Dan Schluender; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

2. Approval of Minutes

2.1. 2023-211 Approval of the March 20, 2023 Economic Development Authority (EDA) Minutes
Sponsors: Erik Thorvig, Community Development Director

Moved by Commissioner Robertson , seconded by Commissioner Newland, that the Minutes of March 20, 2023, be approved.

Motion adopted unanimously.

3. New Business

3.1. 2023-219 Approving a Development Agreement with South Side Entertainment District Development

Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated PinPoint Community Development, LLC is proud to present a two-phase development plan to accentuate the ambitious city of Blaine goals to expand opportunities for local residents and traveling guests to enjoy more options in the realm of restaurants, retail, entertainment and Class A office space. Phase I will consist of two commercial buildings of mixed use. Building One will be a 9,100+ square foot Pizza Pub Prime (7,000 FFL, 2,100 SFL) with a 3,000+ square foot roof top patio and 1,000+ square feet of ground patio space. This is the 10th Pizza Pub to be built, with the nine previous restaurants all operating today and at a profit. Building Two will consist of 20,000+ square feet (12,000 FFL, 8,000 SFL) mixed use of a Mexican restaurant with a Tequila Bar focus, private member club, office, health/athletic services, retail and grab n' go food. Many tenants to be determined, thus the buildings final design to be finalized, however, a planned concept to fill tenants to suite is also accompanied in the package. Both buildings will tie together in exterior aesthetics and carry into phase II if successful. Amenities in building two will include roof top patios for the Private Club and Restaurant as well as office tenants, courtyard design in the middle for smaller retailers and a shared elevator for 2nd floor tenants and ground patios. The developer has received all necessary approvals for the project from the city council and is planning to start construction this summer. In order for the EDA to provide financing, a development agreement must be approved that outlines the terms of payment and responsibilities of each party. The construction timeline was reviewed with the EDA. Staff commented further on the proposed development, noting the two funding options available for the project and requested the EDA approve the Development Agreement for South Side Entertainment District project at 105th Avenue and Radisson Road.

Commissioner Newland stated he supported Option 1 for this project.

Commissioner Massoglia explained he would support Option 2 for this project as he feared Option 1 may put a halt to this project.

Mike Breese, PinPoint Equity, thanked the EDA for considering this project. He shared reasons for the request and commented on the limits to what the bank will finance.

Commissioner Massoglia reported this project would be a tremendous addition to the 105th Redevelopment Area. It was his hope the EDA would support Option 2 in order to keep this project moving forward.

Commissioner Robertson commented she fully supported this project. She discussed how what was approved tonight could impact future development requests. She wanted to see the EDA remaining consistent for this and future asks.

Commissioner Saroya questioned if the removal of the drive-thru had impacted the project. Mr. Breese indicated this had only impacted his project temporarily.

Commissioner Saroya noted she would support Option 2 moving forward.

Commissioner Larson reported this was a development that was desired by the community. She requested further information from the applicant regarding his history as a restaurant

owner and developer. Mr. Breese explained he has never not finished a project in the past 20 years. He reported he has built over $2 billion in projects.

Commissioner Newland stated he was not a fan of the city acting as a bank. He indicated this was a very attractive property for development. He explained he has been in business for the past 30 years and he has never asked the city for financial assistance. He reported he would continue to support funding Option 1.

President Sanders thanked Mr. Breese for bringing this project to the city of Blaine. He appreciated how this development would serve all residents of Blaine, along with the visitors to the National Sports Center. He indicated the requested funds would be spent on infrastructure, and therefore he could support Option 2 in order to move this project forward.

Moved by President Sanders, seconded by Commissioner Saroya, to approve the Development Agreement for Southside Entertainment District Development with direction given on the disbursement structure for Option 2.

Motion adopted 5-1 (Commissioner Newland opposed).

3.2. 2023-220 Renegotiation of Promissory Notes for Senior Living Facilities
Sponsors: Joe Huss, Finance Director/Asst. City Manager

Finance Director Huss stated staff is requesting EDA approval of amended and restated promissory notes issued to the EDA in 2015 as part of the sale of the EDA senior living facilities Blaine Courts and Cloverleaf Courts. Staff commented further on the request and recommended approval of the renegotiated notes.

Commissioner Massoglia asked if all of the other terms on the notes would remain the same. Mr. Huss reported this was correct.

Moved by Commissioner Massoglia, seconded by Commissioner Larson, to approve the renegotiated promissory notes and authorize the President and Executive Director to sign the notes.

Motion adopted unanimously.

4. Old Business

None.

5. Adjournment

Moved by Commissioner Massoglia, seconded by Commissioner Robertson, to adjourn the meeting at 8:18 PM.

Motion adopted unanimously.

Signed by _____

Tim Sanders, President

Attest by: _____

Catherine M. Sorensen, CMC, City Clerk