



City of Blaine

Economic Development Authority

June 20, 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 7:56PM by President Sanders followed by the Roll Call.

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

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Police Captain Russ Clark; Finance Director/Assistant City Manager Joe Huss; Director of Engineering Dan Schluender; Communications Manager Ben Hayle; Community Development Specialist Elizabeth Showalter; and City Clerk Catherine Sorensen.

2. Approval of Minutes

2.1. 2023-252 Approval of the June 5, 2023 Economic Development Authority (EDA) Minutes

Sponsors: Erik Thorvig, Community Development Director

Moved by Commissioner Robertson, seconded by Commissioner Massoglia, that the minutes of June 5, 2023, be approved.

Motion adopted unanimously.

3. New Business

3.1. RES 23-101 Resolution Authorizing an Application to the Community Homeownership Impact Fund Grant Program

Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated the Community Homeownership Impact Fund provides funding to support affordable homeownership. Staff is proposing an application to provide deferred loans to support home improvements to manufactured homes in the city, which are poorly served by other home improvement programs. She reviewed the number and age of the manufactured homes in the community. Staff commented further on the proposed program and explained the program would cost the EDA \$135,000 while leveraging \$360,000 in state funding for deferred loans.

Moved by Commissioner Robertson, seconded by Commissioner Newland, to adopt a Resolution Authorizing an Application to the Community Homeownership Impact Fund Grant Program.

Commissioner Robertson thanked staff for identifying the need and for pursuing funding for manufactured home improvements.

Commissioner Saroya questioned if these would be grants or loans. Ms. Showalter reported the city would be applying for a grant from the state. She explained the funds would be provided as a deferred loan and would be forgiven after five years, if they remain in the home.

Commissioner Newland anticipated this program would be quite popular and the funds would be gone quickly. Ms. Showalter stated she was unsure how many people would follow through with the deferred loans but explained if the program was successful the city could apply for more funds in future years.

Motion passed unanimously.

3.2. RES 23-104 Resolution Authorizing the Sale of Building at 10550 Nassau Street NE.

Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig explained on October 31, 2022, the Blaine EDA acquired the property at 10550 Nassau Street. The property includes a 17,467 square foot metal building. At the time of purchase, the EDA assumed the existing lease with General Pattern Company. General Pattern Company has until June 30, 2023 to be vacated from the building. The purchase agreement also allows an additional 30 days for the previous owner to remove any fixtures or equipment from the building. Removing fixtures and/or equipment reduces liability and cost to the city during demolition. There are two large overhead cranes the previous owner is selling to a company in Arkansas. When the company owner recently visited Minnesota, he inquired whether he could purchase the building from the city and relocate it to their property in Arkansas. Ultimately, the city will be demolishing the building later this year. The estimated cost of demolition will be approximately \$70,000+. By selling the building, demolition costs would be significantly reduced if not eliminated. A concrete slab will remain, but this could be removed at the time

earthwork begins on the entire 105th Avenue project. It's not uncommon for cities to sell buildings on sites where redevelopment will occur. Typically, cities will sell the building for \$1 and any removal/moving costs are the responsibility of the purchaser. The purchaser will need to hire a contractor that is bonded and insured. If approved by the EDA, an agreement will be drafted between the EDA and the purchaser identifying the timeline (building to be removed by August 31, 2023), site clean-up responsibilities, etc. In addition, an escrow will need to be deposited to ensure site cleanup.

President Sanders thanked staff for bringing this item before the EDA. He stated he supported the proposed building sale.

Moved by Commissioner Massoglia, seconded by Commissioner Newland, to adopt a Resolution Authorizing the Sale of the building at 10550 Nassau Street NE.

Motion adopted unanimously.

4. Old Business

None.

5. Adjournment

Moved by Commissioner Robertson, seconded by Commissioner Massoglia, to adjourn the meeting at 8:16PM.

Motion adopted unanimously.



Signed by

Tim Sanders, President

Attest by:

Catherine M. Sorensen, CMC, City Clerk