



City of Blaine

Economic Development Authority

March 2, 2026 | 8:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The purpose of the Blaine Economic Development Authority is to increase the City's commercial/industrial tax base, provide employment opportunities, undertake redevelopment to enhance and maintain neighborhood economic stability, and address special needs, such as senior housing. As authorized under Minnesota State statutes, the Blaine City Council also serves as the Blaine Economic Development Authority.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2026-66 Approval of the January 21, 2026 Economic Development Authority (EDA) Minutes
Sponsors:

4. Public Hearing

- 4.1.** RES 26-32 Resolution Approving the Sale of EDA Land to MNDOT at 1320 109th Avenue NE
Sponsors: Sheila Sellman, Community Development Director
- 4.2.** RES 26-33 Resolution Approving the Sale of EDA Land to MNDOT at 1409 105th Avenue NE
Sponsors: Sheila Sellman, Community Development Director
- 4.3.** RES 26-34 Resolution Approving the Sale of EDA Land to MNDOT at 10136 Central Avenue NE
Sponsors: Sheila Sellman, Community Development Director
- 4.4.** RES 26-35 Resolution Approving the Sale of EDA Land to MNDOT, Outlot A, Wolf Addition
Sponsors: Sheila Sellman, Community Development Director

5. **New Business**
6. **Old Business**
7. **Adjournment**



City of Blaine

Economic Development Authority

January 21, 2026 | 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 7:30PM by President Sanders followed by the Roll Call.

2. Roll Call

PRESENT: President Tim Sanders, Commissioners Terra Fleming, Chris Ford, Leslie Larson, and Tom Newland.

ABSENT: Commissioners Chris Massoglia and Jess Robertson.

Quorum Present.

ALSO PRESENT: Executive Director Erik Thorvig; Deputy Executive Director Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Administrative Services Scott Johnson; Director of Engineering Dan Schluender; Community Development Specialist Elizabeth Showalter; City Attorney Eric Larson; and City Clerk Catherine Sorensen.

3. Approval of Minutes

- 3.1. 2026-026 Approval of the December 15, 2025 Economic Development Authority (EDA) Minutes
Sponsors: Shari Russell, Receptionist

Moved by Commissioner Newland, seconded by Commissioner Fleming, that the minutes of December 15, 2025, be approved.

Motion adopted unanimously.

4. New Business

4.1. RES 26-22 Resolution to Adopt a Term Sheet for Cloverleaf Courts and Blaine Courts Apartments

Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated the term sheet outlines the use of \$500,000 of pooled Housing TIF and \$500,000 of Local Affordable Housing Aid to assist Cloverleaf Courts and Blaine Courts with rehabilitation work. Blaine Courts (1990) and Cloverleaf Courts (2000) were developed by the EDA to provide affordable independent senior apartments for senior residents of Blaine and surrounding communities. In total, 157 units were built with these two buildings. The EDA owned, maintained and provided direction to a management company that oversaw the daily operations of both apartments prior to sale of the properties in 2015. Staff reviewed several sources of financial support including pooled Housing TIF, Local Affordable Housing Aid (LAHA), the existing notes, and 4(d) tax classification. Changes to the existing notes would reduce the receivables due to the general EDA fund, and 4(d) tax classification would reduce the property tax due to the property, thereby reducing income to the City general fund. At the January 12, 2026 City Council workshop, Council directed staff to structure the assistance with half coming from pooled Housing TIF and half from LAHA, which leaves sufficient funds in the pooled TIF account to allow for assistance to a future project, and to continue to implement the LAHA expenditures directed by the Council in 2024. The proposed term sheet outlines the structure for the financial assistance. Important aspects include funds being paid out on a reimbursement basis, affordability standards in place for 10 years, and \$1,000,000 of reimbursement for a minimum of \$1,357,200 of project costs.

Moved by Commissioner Newland, seconded by Commissioner Ford, to adopt a Resolution to Adopt a Term Sheet for Cloverleaf Courts and Blaine Courts Apartments.

Commissioner Newland inquired if the city would receive a report back on when and how the funds are used. Ms. Showalter reported the development agreement will come to the EDA for approval which would formally bind the language in the term sheet. She indicated staff would be happy to provide the council with updates on the project reimbursements as they occur.

Motion adopted unanimously.

5. Old Business

Executive Director Erik Thorvig invited the EDA and business community to attend the January 22 Business Council Meeting at 7:30AM at the TPC. He reported the mayor would be providing a state of the city address at the event.

6. Adjournment

Moved by Commissioner Newland, seconded by Commissioner Ford, to adjourn the meeting at 7:36PM.

Motion adopted unanimously.



City of Blaine Staff Report

File Number: RES 26-32

Agenda Date

March 2, 2026

Status

In Control

Economic Development Authority

File Type

Resolution

Public Hearing - Sheila Sellman, Community Development Director

Agenda Item # 4.1

Resolution Approving the Sale of EDA Land to MNDOT at 1320 109th Avenue NE

Executive Summary

Approving the sale of a portion of EDA-owned land for Trunk Highway 65 right-of-way as depicted on the attachments.

Background

As part of the upcoming improvements to Trunk Highway 65, MNDOT is assembling property or portions of property for right-of-way. MNDOT has identified property located at 1320 109th Avenue NE (see attachments) is needed for additional right-of-way. MNDOT has provided an appraisal and is offering \$490,000 for compensation. This includes the entire property.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Proceeds of \$490,000 will go into the EDA Targeted Strategic Initiatives Fund.

Public Outreach/Input

Notice of the public hearing was published in the Blaine/Spring Lake Park/Columbia Heights/Fridley Life.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Parcel 88 attachments



City of Blaine

Signature Copy

Resolution: RES 26-32

Resolution Approving the Sale of EDA Land to MNDOT at 1320 109th Avenue NE

WHEREAS, the Minnesota Department of Transportation (MNDOT) is planning improvements to Trunk Highway 65, and;

WHEREAS, MNDOT has determined that the need to acquire property owned by the Blaine Economic Development Authority for right-of-way purposes located at 1320 109th Avenue NE and;

WHEREAS, MNDOT has submitted an offer for right-of-way acquisition in the amount of \$490,000.

NOW THEREFORE, BE IT RESOLVED, that the Blaine Economic Development Authority hereby approves the sale of property for Trunk Highway 65 improvements in the amount of \$490,000 for property located at 1320 109th Avenue and as depicted on Exhibit A.

PASSED by the Blaine Economic Development Authority this 2nd day of March, 2026.

Date: _____

Blaine Economic Development Authority
10801 Town Square Dr. NE
Blaine, MN 55449

State Project #: 0208-169RW
Control Section #: 0208 (65=5) 908
Project Job #: TRW240721
County: Anoka
Parcel: 88 - Blaine Economic Development Authority
Property Address: 1320 109th Avenue NE, Blaine, MN 55014

The State of Minnesota, acting through its Department of Transportation (MnDOT), will be purchasing your property for improvements to Highway 65. The person delivering this purchase package is a representative of MnDOT and will explain the procedures involved in the land acquisition process.

This package includes a copy of an appraisal completed by MnDOT for the property being purchased. The certified appraised amount offered to you is \$490,000.00. This amount is for the total acquisition of your property.

In accordance with Federal and State laws and regulations, eligible property owners and/or occupants of the property on the date of this offer may be entitled to relocation assistance and benefits.

It is important that you review all of the information provided in this purchase package. It will help explain your rights during the purchasing process and assist you in making your decisions. If at any time you have questions or concerns, please contact Kris Koski at 651-440-4096 or kristine.koski@state.mn.us your MnDOT representative.

TEMPORARY PERMIT TO CONSTRUCT

Dated: February 3, 2026

C.S. 0208 (65=5) 908
Parcel 88
County of Anoka

The State of Minnesota, by its Commissioner of Transportation, has established and designated the route of Trunk Highway No. 65 in Anoka County, Minnesota.

It is necessary that the State of Minnesota use for highway purposes real property situated in Anoka County, Minnesota, described as follows:

All of Tract A described below:

Tract A. The East 5 acres of the North 10 acres of the Northeast Quarter of the Northwest Quarter of Section 20, Township 31 North, Range 23 West, Anoka County, Minnesota, except the East 537 feet as measured along the North and South line thereof, according to the United States Government Survey thereof;

containing 35,920 square feet, more or less.

The undersigned, having an interest in the above described real property, understand that they are not required to surrender possession of the property until the purchase price has been made available and are not required to surrender lawfully occupied real property without at least 90 days notice. By this permit, the undersigned waive these rights and give the State of Minnesota an immediate right of entry and permit to construct, maintain and operate the trunk highway.

The undersigned acknowledge having received an offer by the State of Minnesota on to purchase the above described property.

The State of Minnesota agrees to proceed as soon as possible to acquire the necessary right of way for said highway as provided by law.

For a valuable consideration, the undersigned hereby grant to the State of Minnesota, the immediate right to enter the real property and construct the highway until fully completed, and to travel the highway when completed. The undersigned waive all right of final payment prior to the State of Minnesota taking possession of the land as required by U.S. Public Law 91-646, Title III, Section 301(4) with the knowledge that such waiver in no way jeopardizes or compromises the damages to which the undersigned may be entitled.



AERIAL PHOTO OF SUBJECT PROPERTY



City of Blaine Staff Report

File Number: RES 26-33

Agenda Date

March 2, 2026

Status

In Control

Economic Development Authority

File Type

Resolution

Public Hearing - Sheila Sellman, Community Development Director

Agenda Item # 4.2

Resolution Approving the Sale of EDA Land to MNDOT at 1409 105th Avenue NE

Executive Summary

Approving sale of a portion of EDA owned land for Trunk Highway 65 right-of-way as depicted on the attachments.

Background

As part of the upcoming improvements to Trunk Highway 65, MNDOT is assembling property or portions of property for right-of-way. MNDOT has identified a portion of property located at 1409 105th Avenue NE (see attachments) is needed for additional right-of-way.

MNDOT has provided an appraisal and is offering \$27,900 for compensation. This amount includes \$21,000 for the real estate being acquired and \$6,900 for damages or loss in value to the remaining property.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Proceeds of \$27,900 will go into the EDA Targeted Initiatives Fund.

Public Outreach/Input

Notice of public hearing was published in the Blaine/Spring Lake Park/Columbia Heights/Fridley Life.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Parcel 57 attachments



City of Blaine

Signature Copy

Resolution: RES 26-33

Resolution Approving the Sale of EDA Land to MNDOT at 1409 105th Avenue NE

WHEREAS, the Minnesota Department of Transportation (MNDOT) is planning improvements to Trunk Highway 65, and;

WHEREAS, MNDOT has determined that the need to acquire a portion of property owned by the Blaine Economic Development Authority for right-of-way purposes depicted on Exhibit A, and;

WHEREAS, MNDOT has submitted an offer for right-of-way acquisition in the amount of \$27,900.

NOW THEREFORE, BE IT RESOLVED, that the Blaine Economic Development Authority hereby approves the sale of property for Trunk Highway 65 improvements in the amount of \$27,900 for a portion of property located at 1409 105th Avenue depicted on Exhibit A.

PASSED by the Blaine Economic Development Authority this 2nd day of March, 2026.

Date: _____

Blaine Economic Development Authority
10801 Town Square Dr. NE
Blaine, MN 55449

State Project #: 0208-169RW
Control Section #: 0208 (65=5) 908
Project Job #: TRW240488
County: Anoka
Parcel: 57 - Blaine Economic Development Authority
Property Address: 1409 105TH AVE NE, Blaine, MN 55434

The State of Minnesota, acting through its Department of Transportation (MnDOT), will be purchasing a portion of your property for improvements to Highway 65. The person delivering this purchase package is a representative of MnDOT and will explain the procedures involved in the land acquisition process.

This package includes a copy of an appraisal completed by MnDOT for the property being purchased. The certified appraised amount offered to you is \$27,900.00. This amount includes \$21,000.00 for the real estate being acquired and \$6,900.00 for damages or loss in value to the remaining property.

In accordance with Federal and State laws and regulations, eligible property owners and/or occupants of the property on the date of this purchase offer may be entitled to relocation assistance and benefits.

It is important that you review all of the information provided in this purchase package. It will help explain your rights during the purchasing process and assist you in making your decisions. If at any time you have questions or concerns, please contact your MnDOT representative.

Sincerely,

Jay Hietpas, P.E., Metro District – Program Delivery Engineer
Metro District Program Delivery

TEMPORARY PERMIT TO CONSTRUCT

C.S. 0208 (65=5) 908

Parcel 57

County of Anoka

Dated: December 5, 2025

The State of Minnesota, by its Commissioner of Transportation, has established and designated the route of Trunk Highway No. 65 in Anoka County, Minnesota.

It is necessary that the State of Minnesota use for highway purposes real property situated in Anoka County, Minnesota, described as follows:

All of the following:

That part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 31 North, Range 23 West, shown as Parcel 57 on Minnesota Department of Transportation Right of Way Plat Numbered 02-47 as the same is on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota; the title thereto being registered as evidenced by Certificate of Title No. 139561;

containing 6000 square feet, more or less, of which 5000 square feet is encumbered by an existing roadway easement;

together with other rights as set forth below, forming and being part of said Parcel 57:

Access:

All right of access as shown on said plat by the access control symbol(s).

Temporary Easement:

A temporary easement for highway purposes as shown on said plat as to said Parcel 57 by the temporary easement symbol, said easement shall cease on December 1, 2030, or on such earlier date upon which the Commissioner of Transportation determines by formal order that it is no longer needed for highway purposes.

The undersigned, having an interest in the above described real property, understand that they are not required to surrender possession of the property until the purchase price has been made available and are not required to surrender lawfully occupied real property without at least 90 days notice. By this permit, the undersigned waive these rights and give the State of Minnesota an immediate right of entry and permit to construct, maintain and operate the trunk highway.

RIGHT OF WAY PARCEL LAYOUT



C.S. 0208(65=5)908

S.P. 0208-169

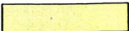
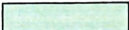
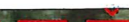
COUNTY: Anoka

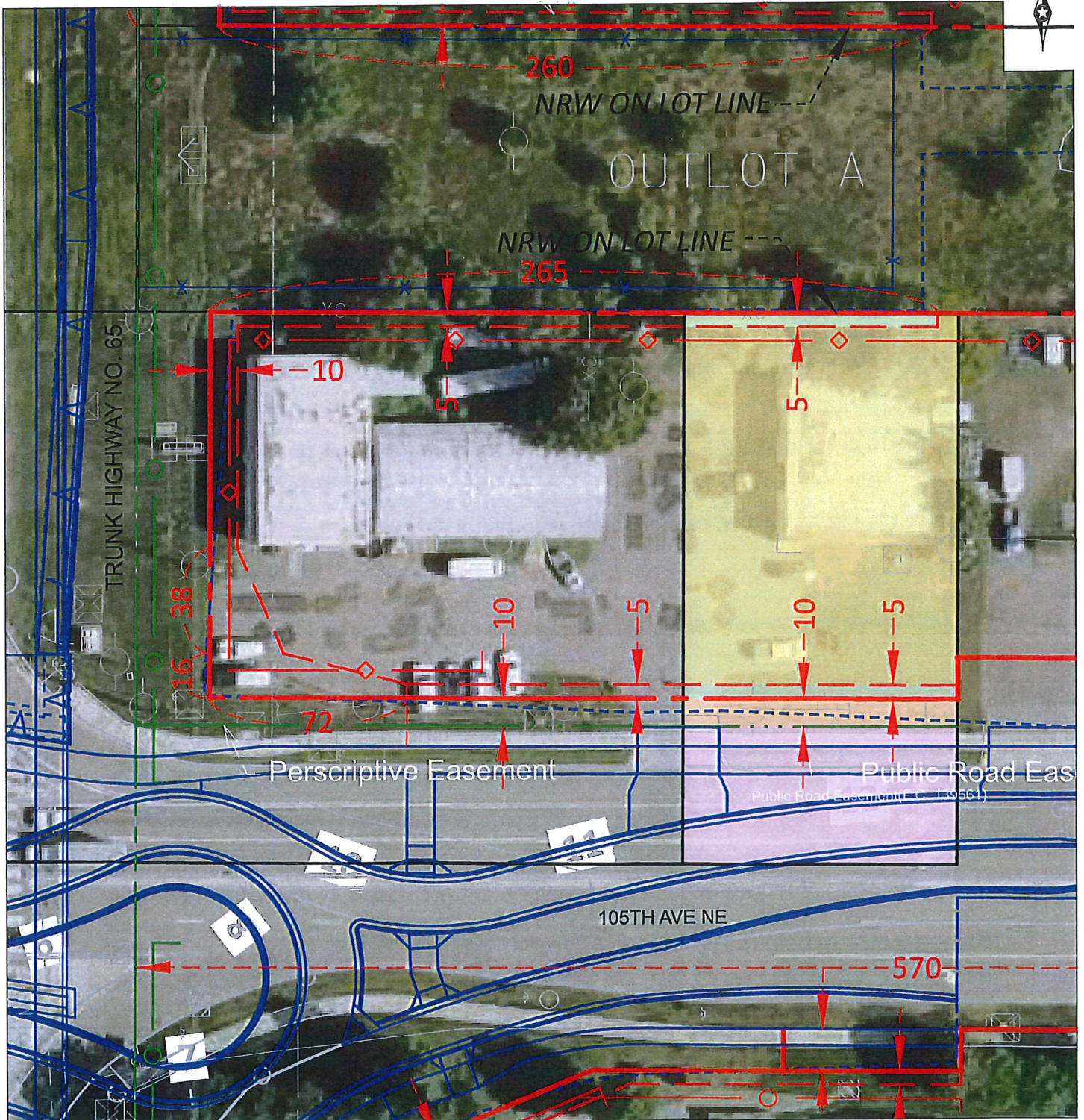
PARCEL NUMBER: 57

PAGE 1 OF 1

OWNER: Blaine Economic Development Authority

SCALE 1" = 50 ft.

- | | | |
|--|--|---|
|  Parent Tract |  Existing Highway Easement to be purchased in FEE |  Existing Access Control |
|  New Right of Way (Fee) |  Existing Other Roads Easement to be purchased in FEE |  Inplace R/W Line |
|  Temporary Easement |  Permanent Easement |  New Access Control |
| | |  New R/W Line |
| | |  Temporary Easement |
| | |  Proposed Construction |



LAYOUT SKETCH BY: AAH

DATE: 08/08/2025



City of Blaine Staff Report

File Number: RES 26-34

Agenda Date

March 2, 2026

Status

In Control

Economic Development Authority

File Type

Resolution

Public Hearing - Sheila Sellman, Community Development Director

Agenda Item # 4.3

Resolution Approving the Sale of EDA Land to MNDOT at 10136 Central Avenue NE

Executive Summary

Approving the sale of a portion of EDA-owned land for Trunk Highway 65 right-of-way as depicted on the attachments.

Background

As part of the upcoming improvements to Trunk Highway 65, MNDOT is assembling property or portions of property for right-of-way. MNDOT has identified a portion of property located at 10136 Central Avenue (see attachments) is needed for additional right-of-way.

MNDOT has provided an appraisal and is offering \$394,000 for compensation. This amount includes \$388,291 for the real estate being acquired and \$5,709 for damages or loss in value to the remaining property.

Strategic Plan Relationship

Board/Commission Review

Notice of the public hearing was published in the Blaine/Spring Lake Park/Columbia Heights/Fridley Life.

Financial Impact

Public Outreach/Input

Proceeds of \$394,000 will go into the EDA Targeted Strategic Initiatives Fund.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Parcel 39 attachments



City of Blaine

Signature Copy

Resolution: RES 26-34

Resolution Approving the Sale of EDA Land to MNDOT at 10136 Central Avenue NE

WHEREAS, the Minnesota Department of Transportation (MNDOT) is planning improvements to Trunk Highway 65, and;

WHEREAS, MNDOT has determined that the need to acquire a portion of property owned by the Blaine Economic Development Authority for right-of-way purposes depicted on Exhibit A, and;

WHEREAS, MNDOT has submitted an offer for right-of-way acquisition in the amount of \$394,000.

NOW THEREFORE, BE IT RESOLVED, that the Blaine Economic Development Authority hereby approves the sale of property for Trunk Highway 65 improvements in the amount of \$394,000 for a property described as that part of Lots 3 and 4, CLEAR VIEW ACRES, shown as Parcel 39 on Minnesota Department of Transportation Right of Way Plat Numbered 02-46 as the same is on file and of record in the office of the County Recorder in and for Anoka County, Minnesota; and depicted on Exhibit A.

PASSED by the Blaine Economic Development Authority this 2nd day of March, 2026.

Date: _____

Blaine Economic Development Authority
10801 Town Square Dr. NE
Blaine, MN 55449

State Project #: 0208-169RW
Control Section #: 0208 (65=5) 908
Project Job #: TRW240493
County: Anoka
Parcel: 39 - Blaine Economic Development Authority
Property Address: 10136 CENTRAL AVE NE, 10166 CENTRAL AVE NE, Blaine, MN 55434

The State of Minnesota, acting through its Department of Transportation (MnDOT), will be purchasing a portion of your property for improvements to Highway 65. The person delivering this purchase package is a representative of MnDOT and will explain the procedures involved in the land acquisition process.

This package includes a copy of an appraisal completed by MnDOT for the property being purchased. The certified appraised amount offered to you is \$394,000.00. This amount includes \$388,291.00 for the real estate being acquired and \$5,709.00 for damages or loss in value to the remaining property.

In accordance with Federal and State laws and regulations, eligible property owners and/or occupants of the property on the date of this purchase offer may be entitled to relocation assistance and benefits.

It is important that you review all of the information provided in this purchase package. It will help explain your rights during the purchasing process and assist you in making your decisions. If at any time you have questions or concerns, please contact your MnDOT representative.

Sincerely,

Jay Hietpas, P.E., Metro District – Program Delivery Engineer
Metro District Program Delivery

TEMPORARY PERMIT TO CONSTRUCT

C.S. 0208 (65=5) 908
Parcel 39
County of Anoka

Dated: September 11, 2025

The State of Minnesota, by its Commissioner of Transportation, has established and designated the route of Trunk Highway No. 65 in Anoka County, Minnesota.

It is necessary that the State of Minnesota use for highway purposes real property situated in Anoka County, Minnesota, described as follows:

All of the following:

That part of Lots 3 and 4, CLEAR VIEW ACRES, shown as Parcel 39 on Minnesota Department of Transportation Right of Way Plat Numbered 02-46 as the same is on file and of record in the office of the County Recorder in and for Anoka County, Minnesota;

together with other rights as set forth below, forming and being part of said Parcel 39:

Access:

All right of access as shown on said plat by the access control symbol(s).

Temporary Easement:

A temporary easement for highway purposes as shown on said plat as to said Parcel 39 by the temporary easement symbol, said easement shall cease on December 1, 2030, or on such earlier date upon which the Commissioner of Transportation determines by formal order that it is no longer needed for highway purposes.

The undersigned, having an interest in the above described real property, understand that they are not required to surrender possession of the property until the purchase price has been made available and are not required to surrender lawfully occupied real property without at least 90 days notice. By this permit, the undersigned waive these rights and give the State of Minnesota an immediate right of entry and permit to construct, maintain and operate the trunk highway.

The undersigned acknowledge having received an offer by the State of Minnesota on to purchase the above described property.

The State of Minnesota agrees to proceed as soon as possible to acquire the necessary right of way for said highway as provided by law.

RIGHT OF WAY PARCEL LAYOUT

C.S. 0208(65=5)908

S.P. 0208-169

COUNTY: Anoka

PARCEL NUMBER: 39

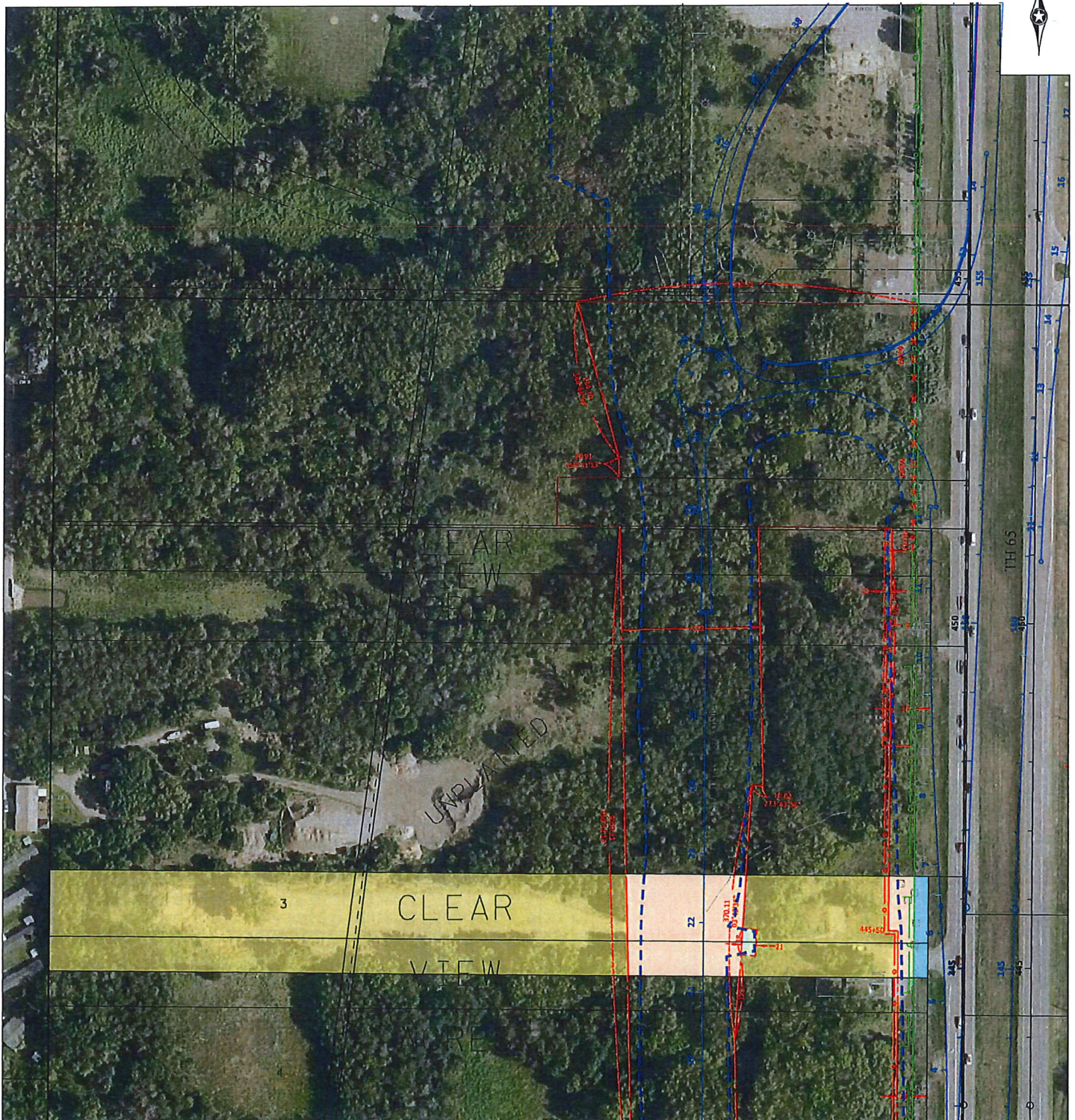
OWNER: Blaine Economic Development Authority



PAGE 1 OF 1

SCALE 1" = 200 ft.

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|--|--|--|--|
|  Parent Tract |  Existing Highway Easement to be purchased in FEE |  Existing Access Control |  Inplace R/W Line |
|  New Right of Way (Fee) or Highway Easement |  Existing Other Roads Easement to be purchased in FEE |  New Access Control |  New R/W Line |
|  Temporary Easement |  Permanent Easement |  Temporary Easement |  Proposed Construction |



LAYOUT SKETCH BY: MRS

DATE: 8/07/2025



City of Blaine Staff Report

File Number: RES 26-35

Agenda Date

March 2, 2026

Status

In Control

Economic Development Authority

File Type

Resolution

Public Hearing - Sheila Sellman, Community Development Director

Agenda Item # 4.4

Resolution Approving the Sale of EDA Land to MNDOT, Outlot A, Wolf Addition

Executive Summary

Approving the sale of a portion of EDA-owned land for Trunk Highway 65 right-of-way as depicted on the attachments.

Background

As part of the upcoming improvements to Trunk Highway 65, MNDOT is assembling property or portions of property for right-of-way. MNDOT has identified the lot described as Outlot A Wolf Addition (see attachments) is needed for additional right-of-way.

MNDOT has provided an appraisal and is offering \$585,000 for compensation. This acquisition is for the entire parcel.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Proceeds of \$585,000 will go into EDA Targeted Initiatives Fund.

Public Outreach/Input

Notice of the public hearing was published in the Blaine/Spring Lake Park/Columbia Heights/Fridley Life.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Parcel 59 attachments



City of Blaine

Signature Copy

Resolution: RES 26-35

Resolution Approving the Sale of EDA Land to MNDOT, Outlot A, Wolf Addition

WHEREAS, the Minnesota Department of Transportation (MNDOT) is planning improvements to Trunk Highway 65, and;

WHEREAS, MNDOT has determined that the need to acquire a portion of property owned by the Blaine Economic Development Authority for right-of-way purposes depicted on Exhibit A, and;

WHEREAS, MNDOT has submitted an offer for right-of-way acquisition in the amount of \$585,000.

NOW THEREFORE, BE IT RESOLVED, that the Blaine Economic Development Authority hereby approves the sale of property for Trunk Highway 65 improvements in the amount of \$585,000 for a portion of property depicted on Exhibit A.

PASSED by the Blaine Economic Development Authority this 2nd day of March, 2026.

Date: _____

Blaine Economic Development Authority
10801 Town Square Dr. NE
Blaine, MN 55449

In reply refer to: MS 050
S.P.: 0208-169RW C.S.: 0208 (65=5) 908 Job: TRW240717
County: Anoka
Parcel: 59 - Blaine Economic Development Authority
Property Address: Blaine, MN 55343

The State of Minnesota, acting through its Department of Transportation (MnDOT), will be purchasing a portion of your property for improvements to Highway 65. The person delivering this purchase package is a representative of MnDOT and will explain the procedures involved in the land acquisition process.

This package includes a copy of an appraisal completed by MnDOT for the property being purchased. The certified appraised amount offered to you is \$585,000.00. This amount is for the real estate being acquired and no other damages or loss in value to the remainder property has been identified in the appraisal.

In accordance with Federal and State laws and regulations, eligible property owners and/or occupants of the property on the date of this purchase offer may be entitled to relocation assistance and benefits.

It is important that you review all of the information provided in this purchase package. It will help explain your rights during the purchasing process and assist you in making your decisions. If at any time you have questions or concerns, please contact Kris Koski at 651-440-4096 your MnDOT representative.

TEMPORARY PERMIT TO CONSTRUCT

Dated: February 3, 2026

C.S. 0208 (65=5) 908
Parcel 59
County of Anoka

The State of Minnesota, by its Commissioner of Transportation, has established and designated the route of Trunk Highway No. 65 in Anoka County, Minnesota.

It is necessary that the State of Minnesota use for highway purposes real property situated in Anoka County, Minnesota, described as follows:

All of Tract A described below:

Tract A. Outlot A, WOLF ADDITION, according to the plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota, the title thereto being registered as evidenced by Certificate of Title No. 142289;

together with all right of access, being the right of ingress to and egress from that part of Tract A, hereinbefore described to Trunk Highway No. 65;

containing 45,950 square feet, more or less.

The undersigned, having an interest in the above described real property, understand that they are not required to surrender possession of the property until the purchase price has been made available and are not required to surrender lawfully occupied real property without at least 90 days notice. By this permit, the undersigned waive these rights and give the State of Minnesota an immediate right of entry and permit to construct, maintain and operate the trunk highway.

The undersigned acknowledge having received an offer by the State of Minnesota on to purchase the above described property.

The State of Minnesota agrees to proceed as soon as possible to acquire the necessary right of way for said highway as provided by law.

For a valuable consideration, the undersigned hereby grant to the State of Minnesota, the immediate right to enter the real property and construct the highway until fully completed, and to travel the highway when completed. The undersigned waive all right of final payment prior to the State of Minnesota taking possession of the land as required by U.S. Public Law 91-646, Title III, Section 301(4) with the knowledge that such waiver in no way jeopardizes or compromises the damages to which the undersigned may be entitled.

RIGHT OF WAY PARCEL LAYOUT

C.S. 0208(65=5)908

S.P. 0208-169

COUNTY: Anoka

PARCEL NUMBER: 59

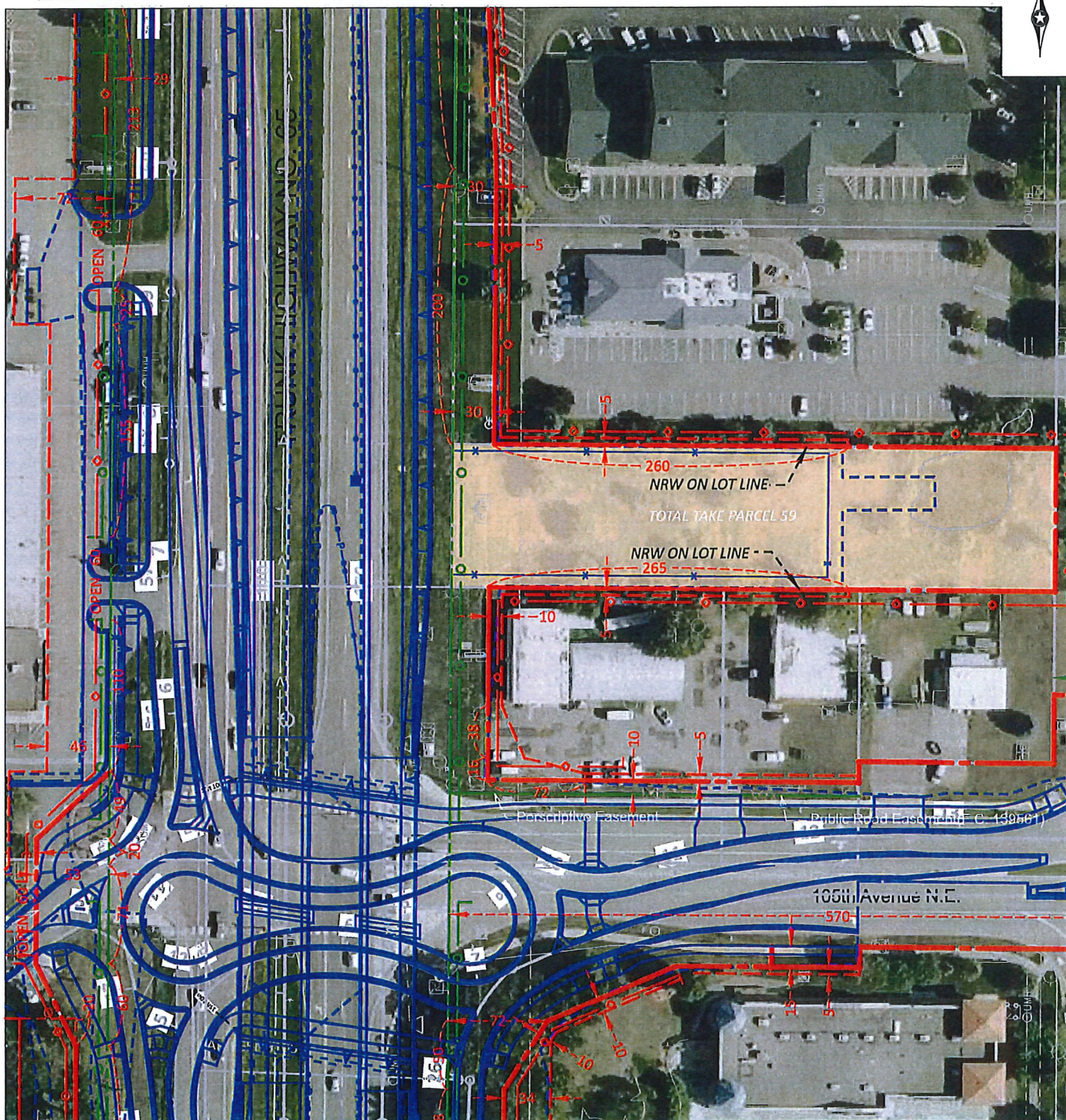
OWNER: Blaine Economic Development Authority



PAGE 1 OF 1

SCALE 1" = 100 ft.

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|--|--|--|
|  Parent Tract |  Existing Highway Easement to be purchased in FEE |  Existing Access Control |
|  New Right of Way (Fee) |  Existing Other Roads Easement to be purchased in FEE |  Inplace R/W Line |
|  Temporary Easement |  Permanent Easement |  New Access Control |
| | |  New R/W Line |
| | |  Temporary Easement |
| | |  Proposed Construction |



LAYOUT SKETCH BY: Charlie Freitag

DATE: 08/08/2025