



City of Blaine

City Council Workshop

March 9, 2026 | 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.** 2026-67 Northtown Updates
Sponsors: Sheila Sellman, Community Development Director
 - 3.2.** 2026-68 Safety Plans and Proposed Ordinances Pertaining to Parks, Open Spaces, and Trails
Sponsors: Brian Podany, Safety Services Manager/Police Chief, Jerome Krieger, Park and Recreation Director
 - 3.3.** 2026-69 Financial and Budget Software
Sponsors: Jason Zimmerman, Finance Director
- 4. Other Business**
- 5. Adjournment**



City of Blaine Staff Report

File Number: 2026-67

Agenda Date	Status
March 9, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.1

Northtown Updates

Background

In late 2025, Council requested an update on activities in the Northtown area. Below is a summary of the activity that staff will present.

Norhtown Mall

The current owner has owned the mall since 2023. The mall's vacancy rate continues and several stores have closed (Hobby Lobby, Torrid, Trade Home Shoes, Bosslady, Shoetique, Best Buy and 2 Bros Sports Collectables).

Cushman Wakefield has spaces inside Northtown Mall that are actively listed for lease, and outlots for sale (flyer attached). Seven outlots are for sale that mostly consist of existing parking lots/vacant lots. There have been several calls to the City about car washes, a gas station and cannabis for a couple of these outlots. Staff has had discussions with a hotel, but no application has been made.

Asia Village construction is underway, and several tenant finish permits have been pulled. No opening date has been provided.

Northtown Vision Plan

In 2022, the City adopted the Northtown District Vision [Plan](#). The plan is a long-term plan that outlines redevelopment/revitalization options for the area. The plan breaks out action steps for implementation. Short-term actions (1-5 years), mid-term actions (6-10 years) and long-term actions (11-20 years) have been identified.

We are currently within the short-term actions timeframe. The following are items identified in the short-term and what has been completed.

1. TIF feasibility study and special legislation. This study has not taken place.

2. Northtown District Transportation Study - this was conducted with the AUAR (Alternative Urban Areawide Review).
3. MnDOT Highway 47 Planning and Environmental Linkages Study - complete.
4. Environmental review - AUAR was completed in 2024.
5. Explore new taxes and sources for funding redevelopment - has not taken place.
6. Change zoning to mixed use - complete.
7. Create City Implementation Team - internal - complete.
8. Create a special service district - has not been discussed.
9. Ditch 17/Springbrook Creek Improvement study - has not been discussed.
10. Establish development goals for EDA properties and issue RFPs. Parcels have been sold for Northtown Villas development, an RFP has been sent for a single family home on the Van Buren property. The remaining EDA lots (next to Autozone) are available.
11. Pedestrian and Bicycle Network Improvements (touched on in AUAUR) - no formal action.
12. Establish shared parking district - Northtown mall subdivided some outlots and have shared parking throughout. No formal district has been established.

Since the adoption of the plan, Northtown mall was sold in 2023. The "new" owner is not interested in redeveloping the mall as the plan suggested, has subdivided some property and created outlots to sell for development, and subdivided the space for Asia Village.

The Council created a new mixed use zoning district for this area, County Road 10 mixed use. The comp plan designation changed slightly for some of the parcels as part of the rezoning and Medium Density Residential/Community Commercial (MDR/CC) was introduced (see attached map). Many of the action steps outlined above, and the majority of the plan, were based on a partnership or action by the mall ownership. Small implementations of the plan can take place, and have, but it is difficult when the City does not have ownership or a developer interested in redeveloping the area.

WSB and Associates created an opinion of probable costs to the area based on the results of the AUAR including sanitary sewer improvements, storm sewer improvements, and transportation improvements. In 2024, these estimates were \$35,433,584 (details attached).

City-Owned Property in Northtown Area

- Three parcels off 89th Avenue NE next to Auto Zone. Total 2.88 Acres, zoned County Road 10 Mixed Use and guided MDR/CC. One development request for a dog brewery was before the Council in 2023. The council preferred to keep options open.
- 8550 Vanburen Street - rezoned and reguided to R-1 single-family residential and low-density residential with the intent to sell. Staff sent a request for proposals to three builders who have purchased similar lots in the City of Fridley. It was also posted on the city website and on the LMC site. The RFP is attached.
- Sale of EDA lots. In December 2025 the City sold 3 lots off University Avenue and 90th Lane to Ranger Development. The proposed development includes 8 twinhomes and 3 detached villa lots which was also approved in December 2025.

Other Retail

- Northcourt Commons (Barnes and Noble): Four spaces are available to lease, about 8,473 square feet. O'Reilly Auto Parts is open.
- Walgreens is closed and vacant.
- Loon Leaf Dispensary is open at 8700 University Avenue.

Police Activity

Calls for service in Area 2 (Northtown mall and surrounding retail) are down from 2,224 in 2024 to 2,190 in 2025 (does not include traffic stops). The total calls for service in 2025 was 39,613 without including traffic stops. Retail district stats are attached.

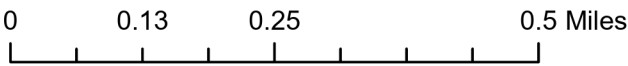
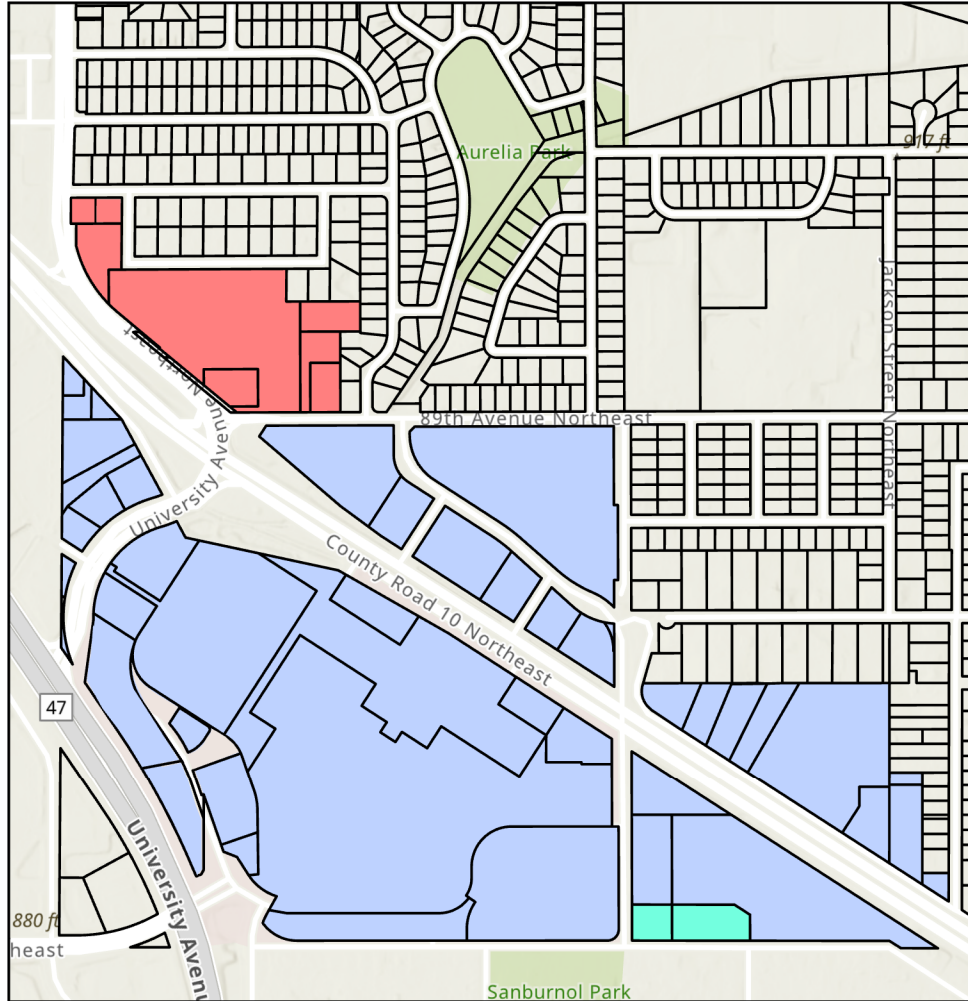
Staff Recommendation

Questions for Council

Attachment List

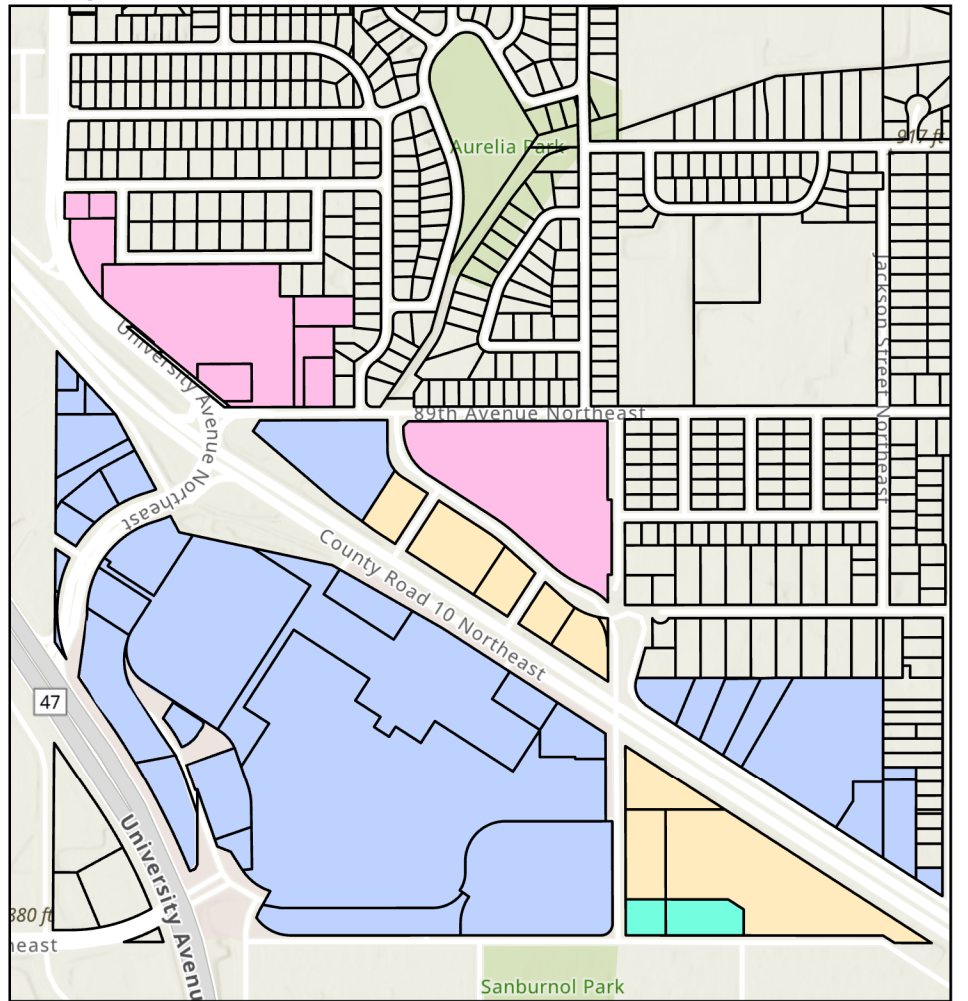
1. land use changes
2. Van Buren Flyer
3. Mitigation Measure Cost Analysis - 091724_wPlan
4. Northtown mall listing
5. Retail District Stats

Existing Land Use



- CC - Community Commercial
- MDR - Medium Density Residential
- HDR/PC - High Density Residential/Planned Commercial

Proposed Land Use



- CC - Community Commercial
- MDR - Medium Density Residential
- HDR-2/PC - High Density Residential 2/Planned Commercial
- MDR/CC - Medium Density Residential/Community Commercial

Approved November 6, 2023



VACANT LOT FOR SALE

8550 Van Buren St NE

LOT INFORMATION

- 12,865 square feet
 - Depth: 165 feet
 - Width: approximately 80 feet on average
- Zoned R-1 Single Family
- Located at Van Buren Street and County Road 10 Service Road
- Post war era neighborhood
- Formerly occupied by Jimbo's Drive In Restaurant, demolished in 2019



PROPOSAL SUBMITTAL

Interested parties are invited to submit:

- Purchase price
- Anticipated home plan
- Business information

PROPOSALS DUE: MARCH 1, 2026

See addendum for full requirements and selection criteria



AVAILABLE DOCUMENTS

- Survey
- Geotechnical Report
- Phase I Environmental Site Assessment

CONTACT US

Elizabeth Showalter

763-717-2751

EShowalter@BlaineMN.gov

Blaine Economic Development Authority
10801 Town Square Drive
Blaine, MN 55449



ADDENDUM

Sale of 8550 Van Buren St NE
Proposals due March 2, 2026

Required Design Elements:

1. Garage no more than 10 feet in front of the house.
2. Covered front porch at least 5 feet wide.
3. Front façade must incorporate two distinct materials or siding textures. For example, lap siding and stone or lap siding and shake siding. Entirely brick or stone front facades are acceptable.
4. No more than 1.5 stories (20-foot height, measured at the midpoint of a gabled or hip roof).
5. R-1 standards must be met:
 - a. 30-foot front and rear yard setbacks (west and east)
 - b. 20-foot corner side yard setback (south)
 - c. 10-foot side yard setback (north)
 - d. All other R-1 standards.
6. Minimum of 1,300 sf of finished square footage.

Selection Criteria:

Responses will be reviewed based on proposed purchase price, consistency with the surrounding area, and inclusion of one or more of the following elevated design features:

1. Large covered front porch (at least 10 feet wide).
2. Meet visitability standards that allow for the home to be visited by individuals who use mobility devices as defined in Minnesota statute 462A.34:
 - a. 32-inch clear doorways
 - b. First floor bathroom (full or half)
 - c. No step entrance
3. Garage even with or behind the front plane of living area.
4. Premium wood-look maintenance free siding (LP, Hardie, Edco or equivalent) on front façade.
5. Curb appeal features including substantial pillars on front porch, bay windows, multiple gables, etc.

A five year rental restriction will be enforced on the property requiring owner occupancy.

Proposal Requirements:

Proposals must be submitted electronically by email to eshowalter@blainemn.gov no later than March 2, 2026 (11:59 PM) and should include:

1. Lot purchase price
2. Anticipated home plan
3. Business information including:
 - a. State license number
 - b. Relevant experience of business and applicable staff, including years of experience, and any projects involving buying lots from cities or development authorities
 - c. Number of homes built per year
 - d. Pictures of 3-5 homes recently completed

Questions?



Elizabeth Showalter



763-717-2751



Eshowalter@BlaineMN.gov



Blaine Economic Development Authority
10801 Town Square Drive
Blaine, MN 55449

CERTIFICATE OF SURVEY

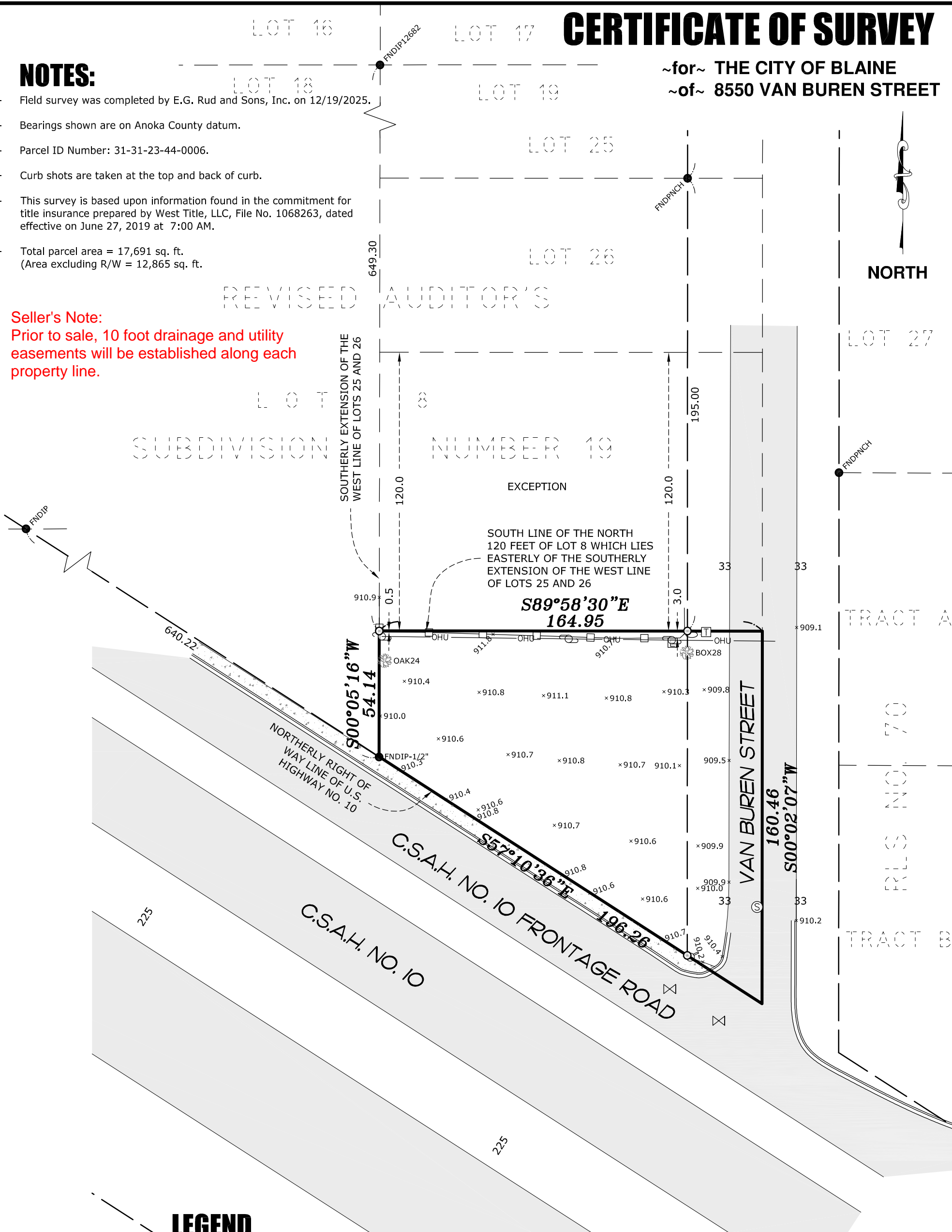
~for~ THE CITY OF BLAINE
~of~ 8550 VAN BUREN STREET

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/19/2025.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 31-31-23-44-0006.
- Curb shots are taken at the top and back of curb.
- This survey is based upon information found in the commitment for title insurance prepared by West Title, LLC, File No. 1068263, dated effective on June 27, 2019 at 7:00 AM.
- Total parcel area = 17,691 sq. ft.
(Area excluding R/W = 12,865 sq. ft.)

Seller's Note:

Prior to sale, 10 foot drainage and utility easements will be established along each property line.



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES HYDRANT
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES WATER VALVE
- ⊕ DENOTES POWER POLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES ELECTRIC TRANSFORMER
- OHU— DENOTES OVERHEAD UTILITY
- ▭ DENOTES BITUMINOUS SURFACE
- ▭ DENOTES CONCRETE SURFACE

LEGAL DESCRIPTION:

(Per Commitment for Title Insurance by West Title, LLC, File Number 190733755)

All that part of Lot Eight (8), Revised Auditor's Subdivision Number 19, that is described as follows:

All that part of said Lot Eight (8) that lies East of the West line of Lot Twenty-five (25) and Twenty-six (26), said Revised Auditor's Subdivision Number 19, said West line being extended South to the intersection with the Northerly right-of-way line of U.S. Highway No. 10, according to the map or plat thereof on file and of record in the office of the Registrar of Titles in and for the County of Anoka, Minnesota, EXCEPT the North 120 feet thereof.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: 
Minnesota License No. 41578

Dated 22nd day of December 2025.

DATUM: Anoka County

JOB NO. 25.1325LS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

SCALE: 1" = 30'

DATE: 12/22/25

DRAWN BY: BPN

CREW: DT/CT



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

Memorandum

To: Sheila Sellman, City of Blaine

From: Alison Harwood, WSB

Date: September 17, 2024

Re: Northtown Mall and Surrounding Area AUAR – Mitigation Measure Cost Analysis
WSB Project No. 23484-000

Attached please find a cost summary spreadsheet that outlines the opinions of cost for mitigation measures outlined in the Alternative Urban Areawide Review for the Northtown Mall and Surrounding Area study area. Cost analysis was completed for those mitigation measures that are anticipated to be carried out by, or in partnership with, the City of Blaine for development consistent with Development Scenario 2 (Vision Plan). Below includes the specific mitigation measures for which a cost analysis was performed:

WATER, WASTEWATER, AND STORMWATER

- 12.3: The stormwater management system will consist of ponding to meet stormwater requirements along with water reuse or filtration if infiltration is not possible.
- 12.5: Improvements will made at the intersection of University Avenue and Anoka County Road 10 to reduce flooding and better capture and convey stormwater from the area.
- 12.6: Depending on the final redevelopment layout, some sanitary sewers and watermains may need to be reconfigured and reconstructed.
- 12.11: As proposed grades and building layouts are developed, the City of Blaine, City of Spring Lake Park, and Metropolitan Council may revisit the opportunity for a new metering station, likely along the southern boundary of the site at the upstream end of MCES Interceptor 4-SL-534.

FISH, WILDLIFE, PLANT COMMUNITIES, AND SENSITIVE ECOLOGICAL RESOURCES

- 14.6: Consider opportunities to daylight County Ditch 17 (Springbrook Creek).

TRANSPORTATION

- 20.1: Implement intersection improvements outlined in traffic study at:
 - CSAH 10 and the new 85th Avenue Extension
 - TH 47 & 85th Avenue
 - CSAH 10 & University Avenue
 - University Avenue & 89th Avenue
 - University Avenue & 91st Avenue
 - CSAH 10 & Able Street
 - CSAH 10 & 85th Avenue Extension
 - CSAH 10 & 7th Street
 - Jefferson Street & Mall Entrance

- TH 47 Northbound Ramp & CSAH 10
- TH 47 Southbound Ramp & CSAH 10
- CSAH 10 & Jefferson Street

20.3: Construct trail and sidewalk connections within the study area and to the surrounding network.

While these mitigation measures are anticipated to be funded in whole, or in part, by the City of Blaine, potential funding opportunities may be available. Based on review of current funding sources, the following may be applicable to some of the mitigation measures outlined in this memo.

Water/Sanitary Services

- Metropolitan Council funding for wastewater flow metering station.
- MN Department of Health grants for replacement of lead or galvanized water service lines requiring replacement.

Transportation

- DNR's Minnesota Local Trail Connections Program: provides grants to local governments to promote relatively short trail connections between where people live and desirable locations.

Stormwater

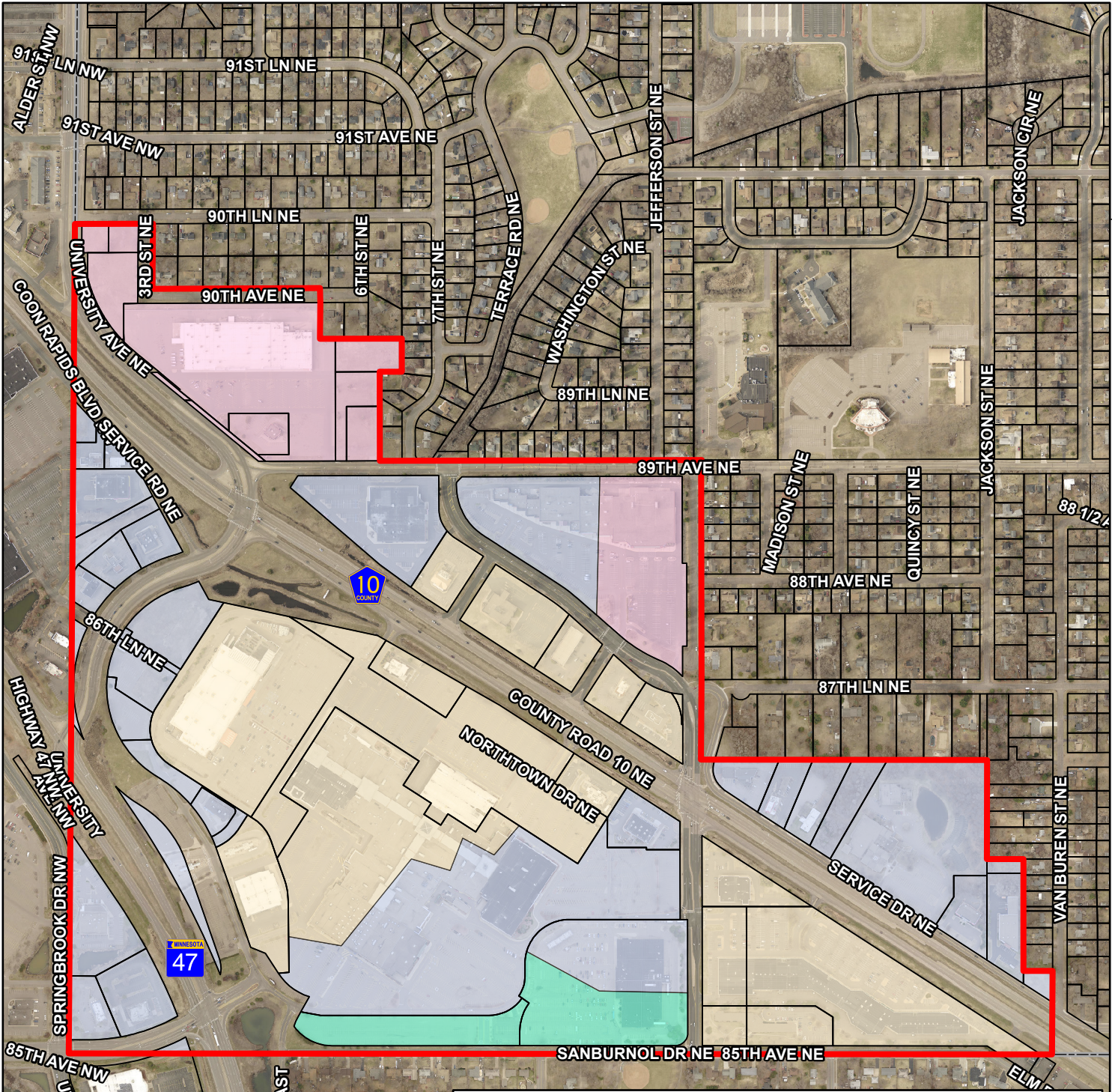
- MPCA Resiliency Grants: provides grants for improvements to climate resilience in areas like stormwater, wastewater, and community services.

Ecological Resources

- DNR's Conservation Partners Legacy Grant (CPL) Program for daylighting of CD 17. Program provides competitive matching grants from \$5,000 to \$500,000 to local, regional, state, and national nonprofit organizations, including government entities for projects that restore, enhance, or protect habitat for wildlife.
- BWSR Clean Water Funds: provides grant funding for water quality improvements to waters with a TMDL.
- Coon Creek Watershed District funding.

Questions regarding the opinions of cost can be directed to me at aharwood@wsbeng.com or 612.360.1320.

Attachments

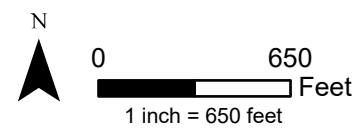


	Project Location
	City Boundary
Scenario 2 Proposed Land Use	
	CC - Community Commercial
	HDR-2/PC - High Density Residential 2 / Planned Commercial
	MDR - Medium Density Residential
	MDR/CC - Medium Density Residential / Community Commercial



Scenario 2

Blaine Northtown AUAR
Blaine, MN



OPINION OF PROBABLE COST					
Project: Northtown Mall AUAR Owner: City of Blaine, MN Project No.: 023484-000			Design By: JC Check By: Date: 9/17/2024		
Item No.	Description	Unit	Quantity	Unit Cost	Total Cost
WATERMAIN IMPROVEMENTS (AUAR Mitigation Measure 12.6)					
2104.503	REMOVE WATERMAIN	LIN FT	11000	\$12	\$132,000
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	10	\$3,000	\$30,000
2504.602	12" GATE VALVE & BOX	EACH	30	\$6,500	\$195,000
2504.603	12" WATERMAIN DUCTILE IRON CL 52	LIN FT	12600	\$120	\$1,512,000
2504.602	HYDRANT ASSEMBLY	EACH	36	\$7,500	\$270,000
2504.608	DUCTILE IRON FITTINGS	LBS	8800	\$20	\$176,000
SANITARY SEWER IMPROVEMENTS (AUAR Mitigation Measure 12.6)					
2104.503	REMOVE SEWER PIPE	LIN FT	8700	\$12	\$104,400
2104.502	REMOVE MANHOLE	EACH	45	\$700	\$31,500
2503.602	CONNECT TO EXISTING MANHOLE	EACH	6	\$2,200	\$13,200
2503.603	8" PVC PIPE SEWER	LIN FT	6300	\$75	\$472,500
2503.603	10" PVC PIPE SEWER	LIN FT	2900	\$95	\$275,500
2503.603	48" DIAM. SANITARY MANHOLE	EACH	45	\$3,500	\$157,500
2503.603	CASTING ASSEMBLY	EACH	45	\$950	\$42,750
2503.603	VIDEO TAPE PIPE SEWER	LIN FT	9200	\$4.50	\$41,400
SANITARY SEWER IMPROVEMENTS (AUAR Mitigation Measure 12.11)					
2503.999	MCES METER STATION	LUMP SUM	1	\$180,000	\$180,000
STORM SEWER IMPROVEMENTS (AUAR Mitigation Measures 12.3 & 12.5)					
	STORM SEWER (RE) CONSTRUCTION WITHIN ROW	LUMP SUM	1	\$876,200	\$876,200
	SURFACE WATER RETENTION / (IN)FILTRATION	LUMP SUM	1	\$718,500	\$718,500
TRANSPORTATION IMPROVEMENTS (AUAR Mitigation Measure 20.1)					
	TH 47 & 85TH AVE INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$3,928,000	\$3,928,000
	CSAH 10 & UNIVERSITY AVE INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$41,000	\$41,000
	UNIVERSITY AVE & 89TH AVE INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$78,000	\$78,000
	UNIVERSITY AVE & 91ST AVE INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$43,000	\$43,000
	CSAH 10 & ABLE ST INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$372,000	\$372,000
	CSAH 10 & 7TH ST INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$68,000	\$68,000
	JEFFERSON ST & MALL ENTRANCE INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$358,000	\$358,000
	TH 47 & CSAH 10 INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$9,151,000	\$9,151,000
	TH 47 NB RAMP & CSAH 10 INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$34,000	\$34,000
	TH 47 SB RAMP & CSAH 10 INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$35,000	\$35,000
	CSAH 10 & JEFFERSON ST INTERSECTION IMPROVEMENTS	LUMP SUM	1	\$1,902,000	\$1,902,000
	NEW INTERSECTION: CSAH 10 & 85TH AVE EXTENSION	LUMP SUM	1	\$2,166,000	\$2,166,000
TRANSPORTATION IMPROVEMENTS (AUAR Mitigation Measure 20.3)					
	TRAIL/SIDEWALK CONNECTIONS	LUMP SUM	1	\$504,000	\$504,000
ECOLOGICAL RESOURCE IMPROVEMENTS (AUAR Mitigation Measure 14.6)					
	DAYLIGHT CD 17 (SPRINGBROOK CREEK)	LUMP SUM	1	\$741,000	\$741,000
SUB-TOTAL					\$24,649,450
CONTINGENCY (15%)					\$3,697,418
CONSTRUCTION SUB-TOTAL					\$28,346,868
INDIRECT COSTS (25%)					\$7,086,717
TOTAL COST					\$35,433,584

Notes

12" loop to NW office park, 12" thru N multi-family, 12" thru SE multi-family, reconfigure central 12" loop

8" to NW office park, relay 8" east of CR10, 8" branches off new 10" trunk
10" to N multi-family, reconfigure S 10" trunk and branches

structure, piping, telemetry, electrical, site work

assumes rework of mall parking lot
bridges required to be replaced, assume both left-turns would be accommodated for

cost of extending SB LTL is negligible given width appears adequate for restriping

trails do not include costs related to signal modifications, APS/ADA improvements, ect.

DISCLAIMER:

In review of this Opinion of Probable Cost, the Client understands that the Consultant has no control over the availability of labor, equipment or materials, market conditions, or the Contractor's method of pricing. This Opinion of Probable Cost is made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, regarding the ultimate bids or negotiated cost of the Work.



NORTHTOWN MALL

398 NORTHTOWN DR NE, BLAINE, MN

Mall Leasing And Pad Sites For Sale

NORTHTOWN MALL

398 Northtown Dr NE, Blaine, MN

MALL LEASING

Available Spaces: 42,910 SF
14,638 SF
6,240 SF

LEASE RATES

Negotiable

PAD SITES FOR SALE

PAD SITE 1: 250 X 110 = 27,500 SF / .63 Acres
PAD SITE 2: 130 X 125 = 16,250 SF / .37 Acres
PAD SITE 3: 290 X 310 = 89,900 SF / 2 Acres
PAD SITE 4: 510 X 150 = 76,500 SF / 1.75 Acres
PAD SITE 5: 130 X 135 = 17,550 SF / .4 Acres

SALE RATES

Negotiable

NEIGHBORING TENANTS

Shadow anchored by Home Depot and Cub Foods

Area retailers include Target, SkyZone, Slumberland, Walmart, Urban Air, and Barnes & Noble




COMMENTS

- Successful mall with new ownership in the north Mpls/St. Paul metro with large consumer draw from the surrounding suburbs.
- Anchored by Burlington, Hobby Lobby, Becker Furniture and Outlet, as well as Best Buy Mobile, Famous Footwear, Helzberg Diamonds, Victoria Secret/Pink, and many others.
- Well located in the Blaine area on Highway 10 and Highway 47/University Avenue, just south of Highway 610. Great access into the Mall's circular drive and has plenty with parking
- Excellent visibility from both Highways to the pad sites and Mall signage

NORTHTOWN MALL

398 Northtown Dr NE, Blaine, MN

NEIGHBORHOOD DEMOGRAPHICS

	 2022 HOUSEHOLDS	 2022 AVERAGE HOUSEHOLD INCOME	 2022 DAYTIME POPULATOIN
1 Mile	3,237	\$85,179	10,485
3 Miles	28,202	\$95,555	74,766
5 Miles	85,587	\$104,880	207,511



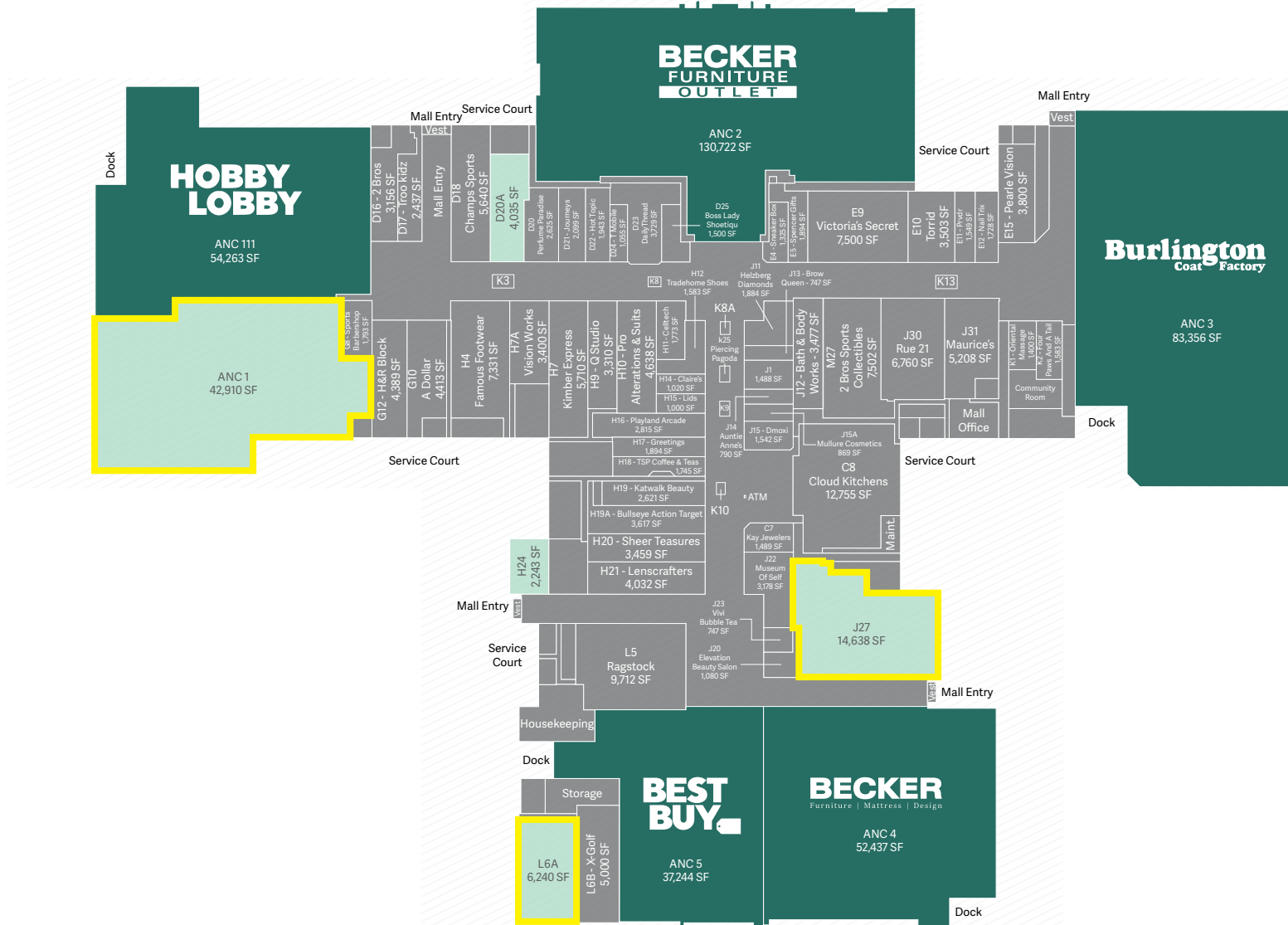
NORTHTOWN MALL

398 Northtown Dr NE, Blaine, MN

2021 TWIN CITIES FORTUNE 500 COMPANIES

Rank	Company	Revenues (\$M)	Employees
5	United Health Group	\$226,247	300,000
30	Target	\$75,356	360,000
66	Best Buy	\$42,879	125,000
96	3M	\$32,765	93,516
103	CHS	\$32,683	10,495
113	U.S. Bancorp	\$25,775	75,772
169	General Mills	\$16,631	15,262
191	C.H. Robinson Worldwide	\$15,740	40,000
219	Land O'Lakes	\$15,679	23,000
237	Ecolab	\$14,936	10,000
253	Ameriprise Financial	\$14,668	49,000
272	Xcel Energy	\$12,924	14,062
317	Hormel Foods	\$11,537	11,068
369	Thrivant Financial	\$9,587	13,600
407	Polaris Industries	\$9,546	20,100
421	Securian Financial Group	\$8,635	3,708
479	Fastenal	\$6,166	12,000
491	Patterson	\$5,910	7,800

SITE PLAN - MALL LEASING



SITE PLAN - PAD SITES FOR SALE



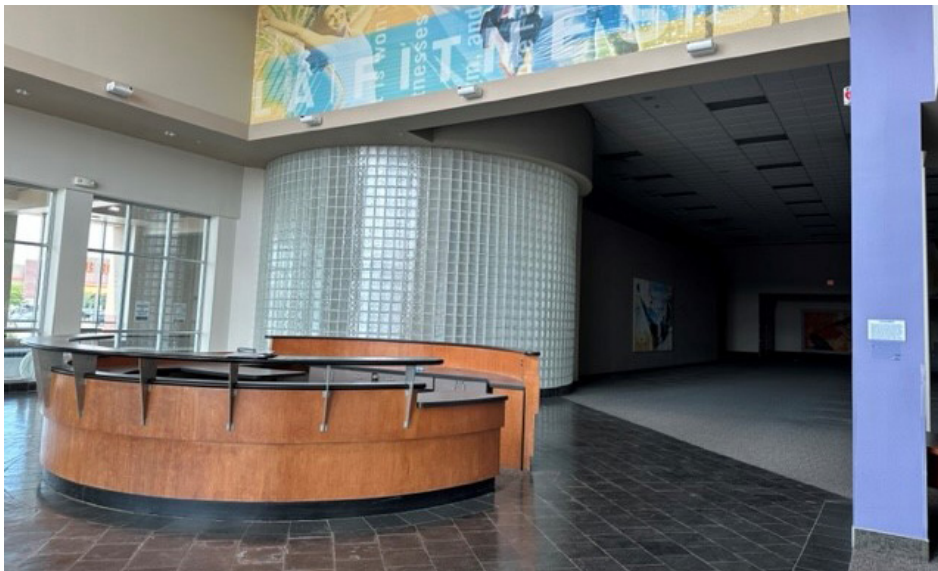
Deb Carlson / Director / deb.carlson@cushwake.com / +1 952 465 3370

William Melin / Senior Director / william.melin@cushwake.com / +1 952 465 3377

PROPERTY PHOTOS



FORMER LA FITNESS SPACE



AERIAL



Deb Carlson / Director / deb.carlson@cushwake.com / +1 952 465 3370

William Melin / Senior Director / william.melin@cushwake.com / +1 952 465 3377

AERIAL



Deb Carlson / Director / deb.carlson@cushwake.com / +1 952 465 3370

William Melin / Senior Director / william.melin@cushwake.com / +1 952 465 3377

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

City of Blaine Retail District Stats Calls for Service and Theft Incidents



Total Calls for Service Patrol Area 2

(2021-2025)

The data suggests that, aside from a sharp increase in 2023, calls for service in Area 2 are generally trending down.

Percent Change by Year

- 2021 → 2022: -9.15%
- 2022 → 2023: +10.30%
- 2023 → 2024: -6.87%
- 2024 → 2025: -2.38% (forecasted)



**The total number of calls for service for the first six months of each year were compared. This was done to account for the projected numbers for 2025.*

	2021	2022	2023	2024	2025 Forecasted by Average Count
Total CFS	2383	2165	2388	2224	2171
Count Change	N/A	-218	+223	-164	-53
Percent Change	N/A	-9.15%	+10.30%	-6.87%	-2.38%

Total Calls for Service Patrol Area 2

*First six months of the year
(2021-2025)

Trend Analysis

The total number of calls for service for the first six months of each year were compared. This allowed for comparison of 2025 data as well as a prediction of 2026 data. A linear trendline was established based on the total calls for service for 2021-2025 and the forecasted calls for service for 2026.

A trend pattern analysis was performed using the average change in count from year to year. This analysis resulted in a predicted decrease of 76 calls for service (-8.4%) for the first six months of 2026.



	2021	2022	2023	2024	2025	2026 Forecasted by Average Count
Total CFS	1206	1070	1334	1134	901	825
Count Change	N/A	-136	+264	-200	-233	-76
Percent Change	N/A	-11.3%	+24.7%	-15.0%	-20.5%	-8.4%

Total Calls for Service Patrol Area 2

*First six months of the year
(2021-2025)

Trend Analysis

The total number of calls for service for the first six months of each year were compared. This allowed for comparison of 2025 data as well as a prediction of 2026 data. A polynomial trendline was established based on the total calls for service for 2021-2025 and the forecasted calls for service for 2026.

A trend pattern analysis was performed using quadratic regression analysis. This analysis resulted in a predicted decrease of 265 calls for service (-29.4%) for the first six months of 2026.



	2021	2022	2023	2024	2025	2026 Forecasted by Quadratic Regression
Total CFS	1206	1070	1334	1134	901	636
Count Change	N/A	-136	+264	-200	-233	-265
Percent Change	N/A	-11.3%	+24.7%	-15.0%	-20.5%	-29.4%

Shoplifting Incidents

(1/1/2021 – 6/30/2025)

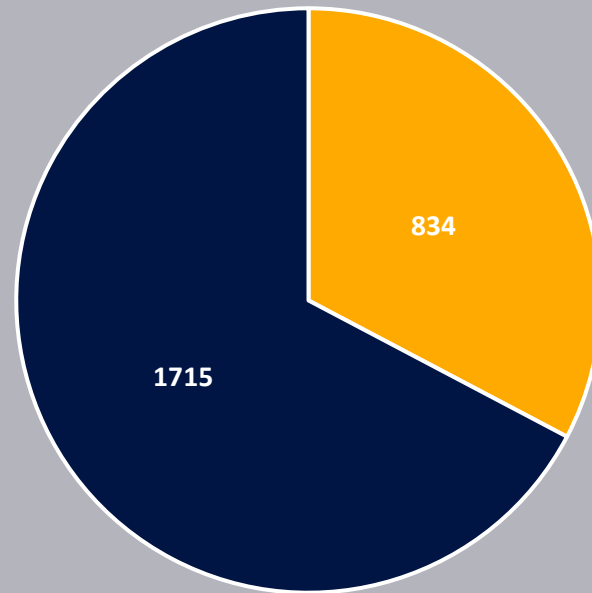
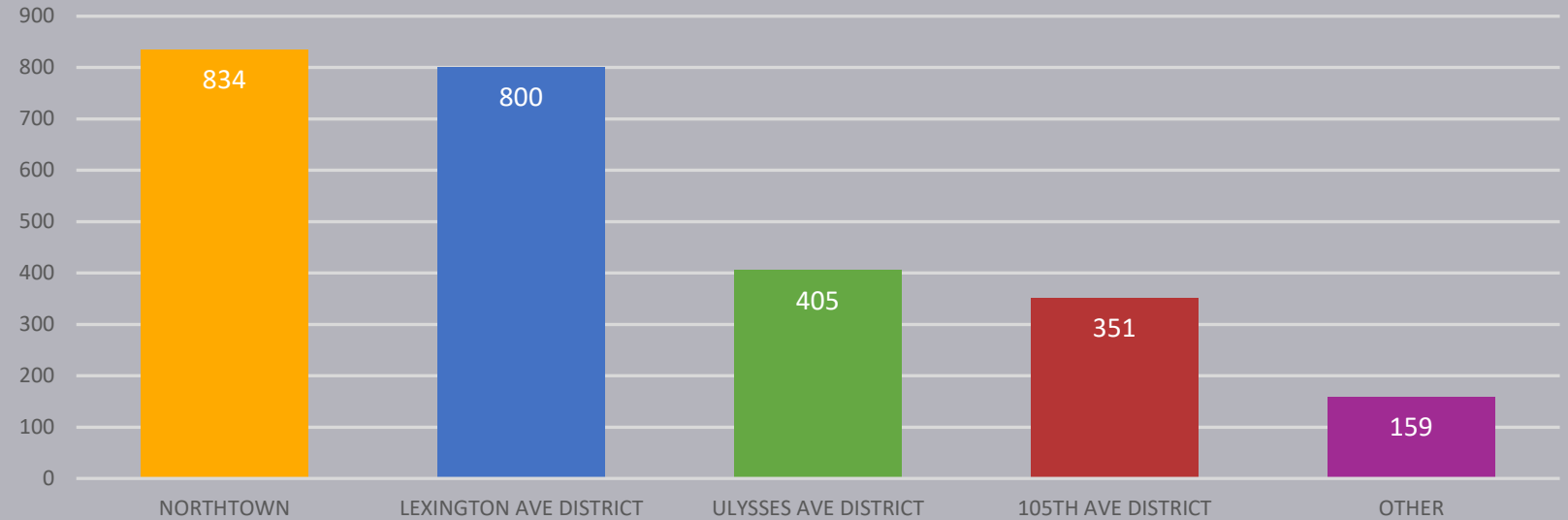
This data includes all incidents where a report was generated that included a shoplifting charge (NIBRS Code 23C). It covers incidents reported between 1/1/2021 – 6/30/2025.

There were a total of 2,549 incidents, 834 (approximately 32.7%) of those incidents were in Patrol Area 2.

Where applicable, the data was separated by retail district. See the next slide for a map of the districts. The note below describes each district. The "Other" category includes all the locations that had reported shoplifting incidents, but do not fall within one of the designated boundaries.

Count of Shoplifting Incidents

1/1/2021 - 6/30/2025



■ NORTHTOWN ■ NON-NORTHTOWN

Definition of Districts:

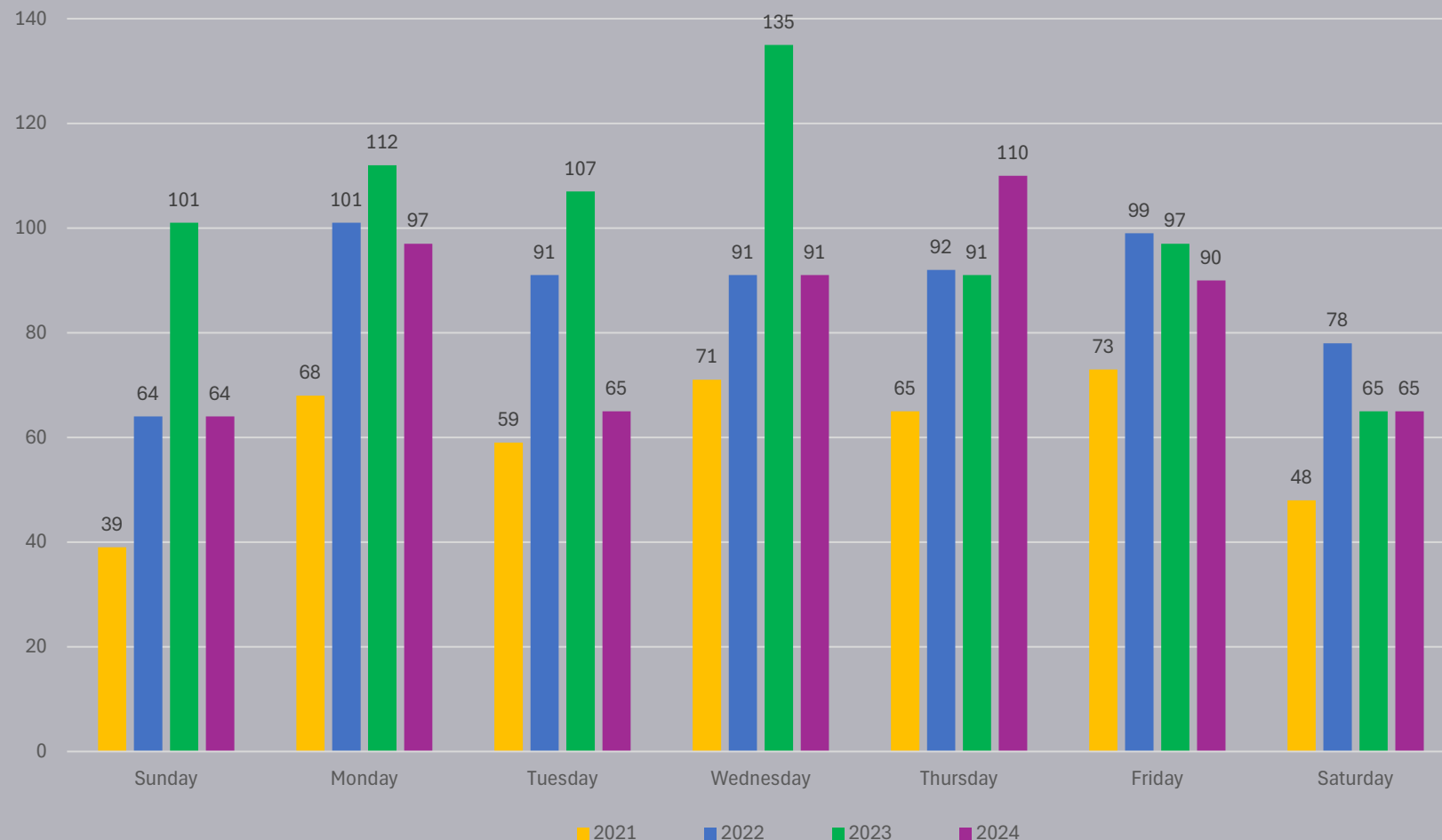
- Northtown: includes all incidents reported at an address that falls within the Retail Unit response area.
- Lexington Ave District: includes Aldi, At Home, AT&T, Cub Foods, Dollar Tree, Fleet Farm, Goodwill, Holiday, Home Depot, Michaels, Plato's Closet, Walgreens and Walmart.
- Ulysses Ave District: includes Auto Zone, Dollar Tree, Goodwill, Harbor Freight, Kwik Trip, Lowes, Marshall's, Taco Bell, Ulta and Walmart.
- 105th District: includes AT&T, Kohls, Menards, MotoMart, Office Max, Petsmart, Pure Hockey, Soccer Planet, Sports Cards Hitters & Collectables and Target.

Shoplifting Incidents

Days of the Week

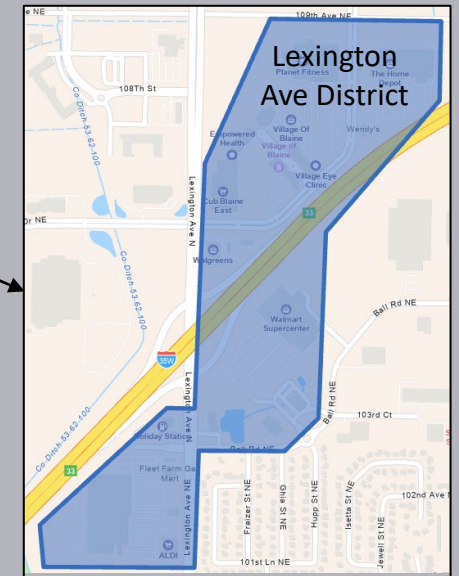
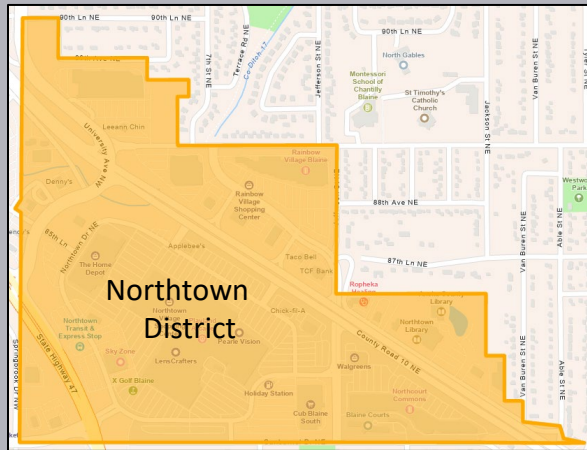
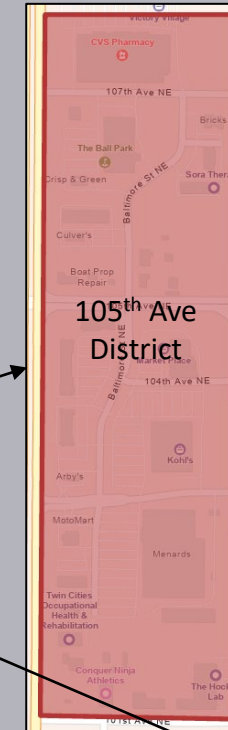
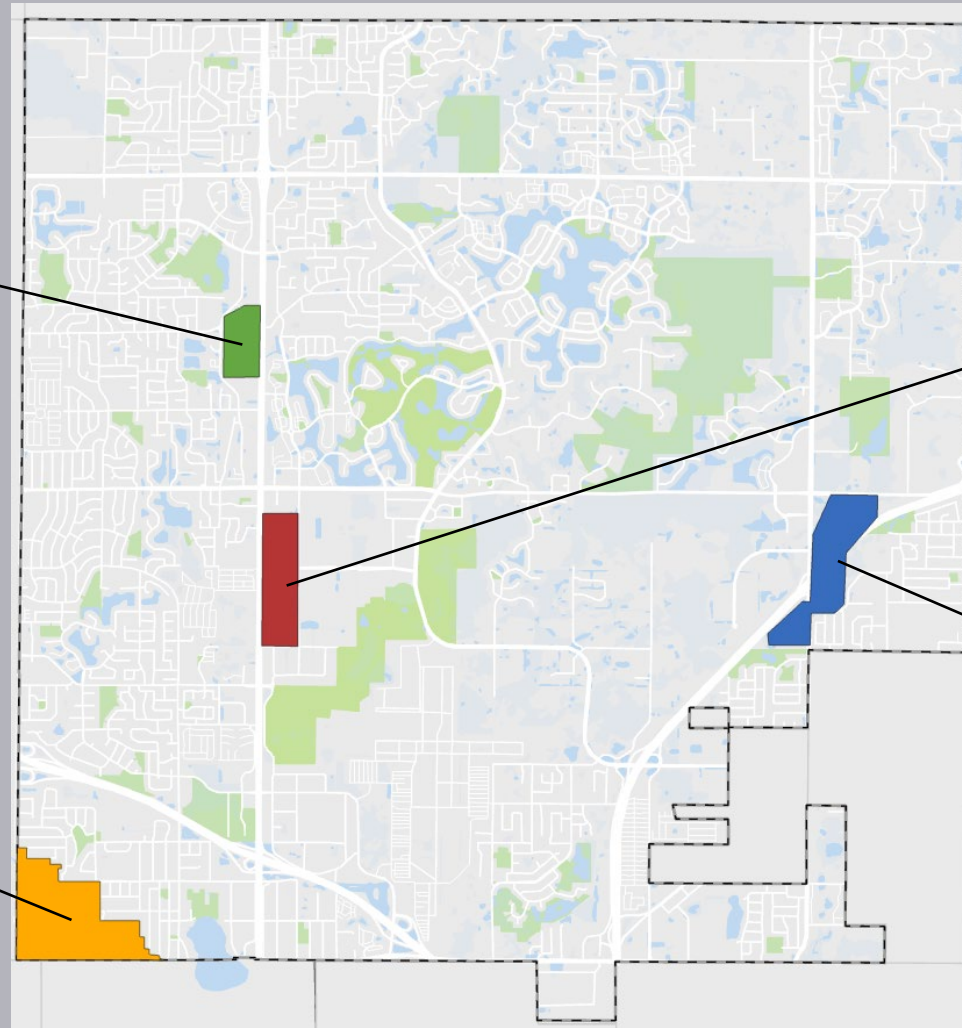
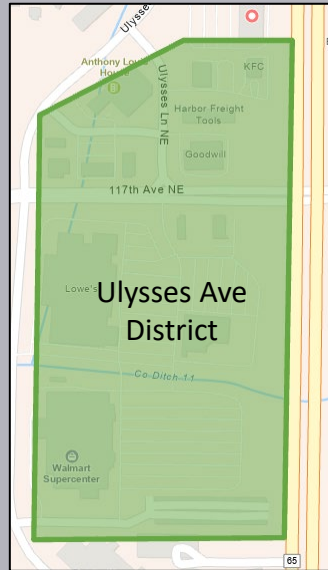
This data includes all incidents where a report was generated that included a shoplifting charge (NIBRS Code 23C). It is separated by day of the week, and covers incidents reported between 1/1/2021 – 12/31/2024.

Wednesday consistently shows the highest numbers of shoplifting incidents. The incidents reported on Saturdays and Sundays are consistently lower.



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2021	39	68	59	71	65	73	48
2022	64	101	91	91	92	99	78
2023	101	112	107	135	91	97	65
2024	64	97	65	91	110	90	65

Retail Districts – City of Blaine



Shoplifting Incidents

*First six months of the year
(2021-2025)

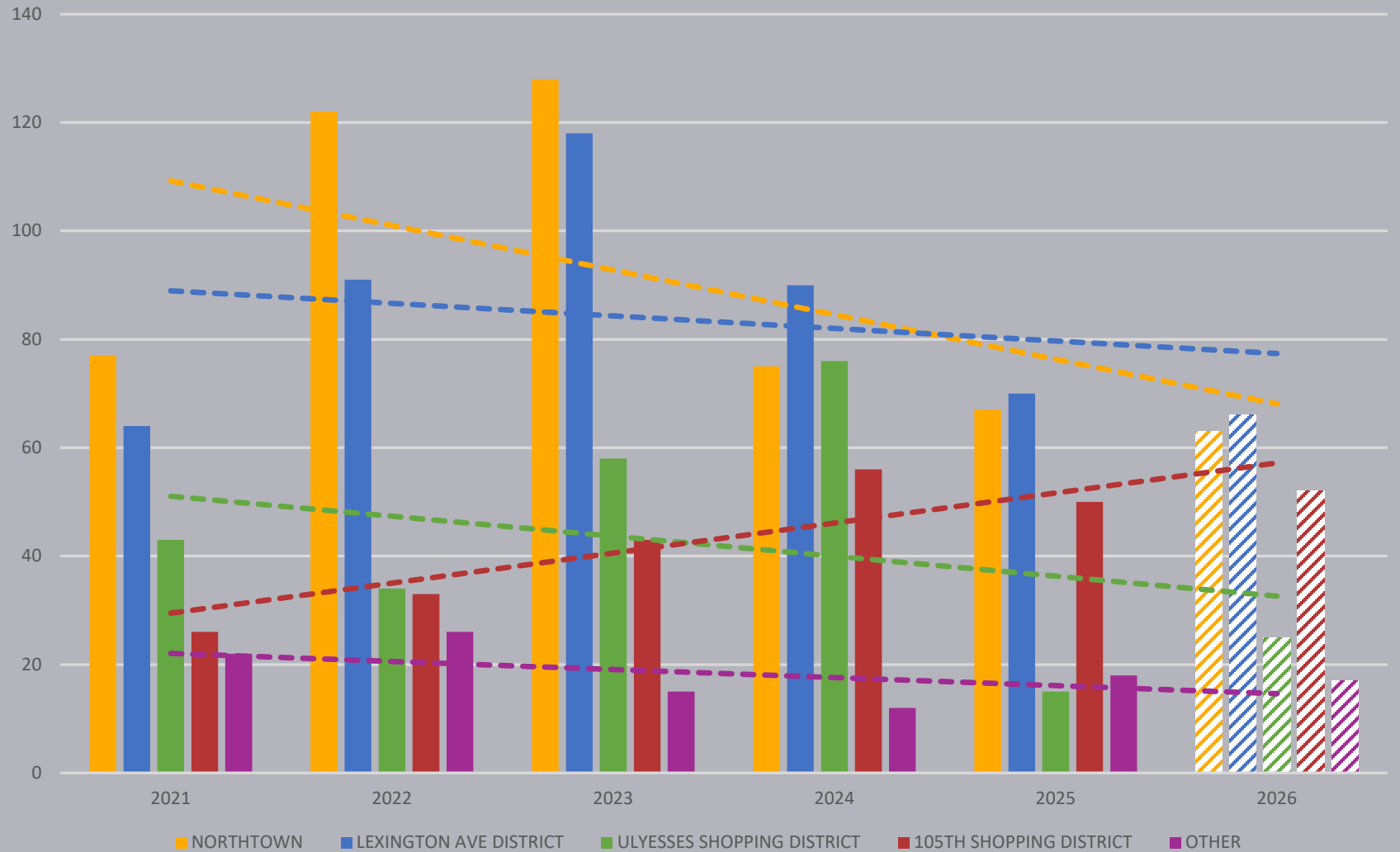
The total number of theft incidents for the first six months of each year were compared. This allowed for comparison of 2025 data as well as a prediction of 2026 data.

A trend pattern analysis was performed using simple linear regression. This analysis is represented in the form of trendlines, which are displayed on the chart as dashed lines.

Northtown had the highest number of thefts of all the districts during 2021, 2022 and 2023, but the Lexington Ave District surpassed Northtown in 2024 and 2025.

The Northtown area shows a steady decline in theft incidents that is predicted to continue into 2026.

The 105th Ave District shows a steady incline in theft incidents that is predicted to continue into 2026.



	2021	2022	2023	2024	2025	2026 Forecasted
Northtown	77	122	128	75	67	63
Lexington Ave District	64	91	118	90	70	66
Ulysses Ave District	43	34	58	76	15	25
105 th Ave District	26	33	43	56	50	52
Other	22	26	15	12	18	17



City of Blaine Staff Report

File Number: 2026-68

Agenda Date	Status
-------------	--------

March 9, 2026

In Control	File Type
------------	-----------

City Council

Workshop Item

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

Agenda Item # 3.2

Safety Plans and Proposed Ordinances Pertaining to Parks, Open Spaces, and Trails

Background

There have been a multitude of items that have surfaced for discussion regarding ordinance changes and safety/livability in the public use of our parks and open spaces, as well as our trails/sidewalks. Various items will be brought to Council for discussion pertaining to conduct in the parks and at the beach. Additionally, we will be discussing the use and operation of E-Bikes, E-Scooters, and other mobility devices. Discussion will be had on a proposed ordinance pertaining to this, as well as other potential measures to address this issue. There has been an increase in the use and operation of these devices, some of which are being operated illegally or in an unsafe manner.

Discussion will be had regarding an overview of the issues, as well as potential ordinances for council consideration. Additional safety measures beyond ordinances will also be presented for consideration.

Staff Recommendation

Questions for Council

Attachment List

1. Blaine E bike E scooter PDF



City of Blaine
E-bikes and E-motos

BLAINE TRAILS

Extensive Park & Trail System



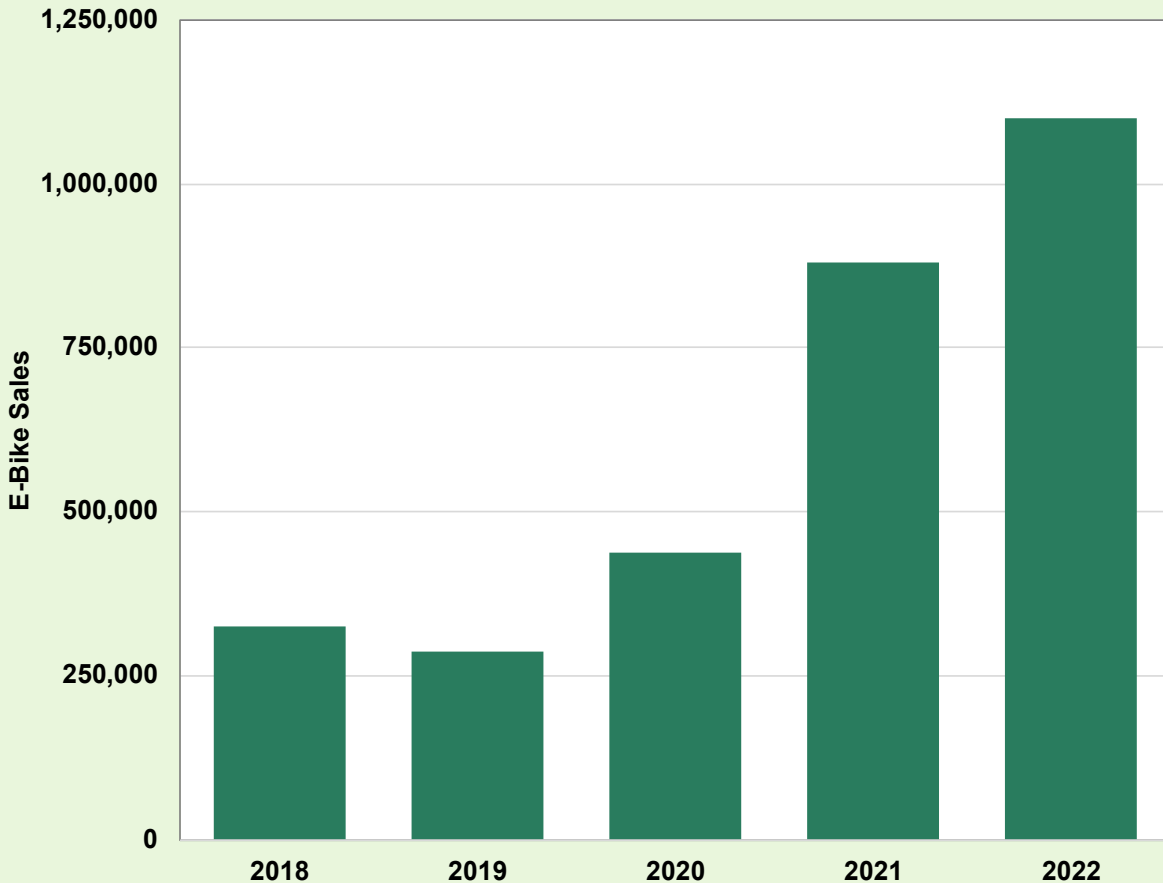
- 65 parks encompassing 638 acres of land
- Most parks within residential neighborhoods
- Over 50 miles of trails and trail corridors

E-BIKE SALES

U.S. 2018-2022



Number of E-Bike Sales, 2018–2022



KEY STATISTICS

Global E-Bike Market

Global Market Value

\$27.22 BILLION (2021) **\$118.6 BILLION** (2030)

\$54.48 BILLION (2027)

\$1,825 Average price of e-bikes sold in the US

10% Cheaper than 2021

10% Net Profit Margin per E-bike sold

17 Million Annual E-Bike Sales by 2030

ASIA PACIFIC Most Valuable E-Bike Market

300 Million E-Bikes in global use by 2023

TheRoundup.org

Sources: Mordor Intelligence, Allied Market Research, ECF, Conebi, NPD Group, Evelo

Estimated 25,000 e-bikes sold in Minnesota in 2023

E-BIKES

Definitions/Types



CLASS 1



CLASS 2



CLASS 3

Pedal Assist



Throttle



Max Speed

20 mph

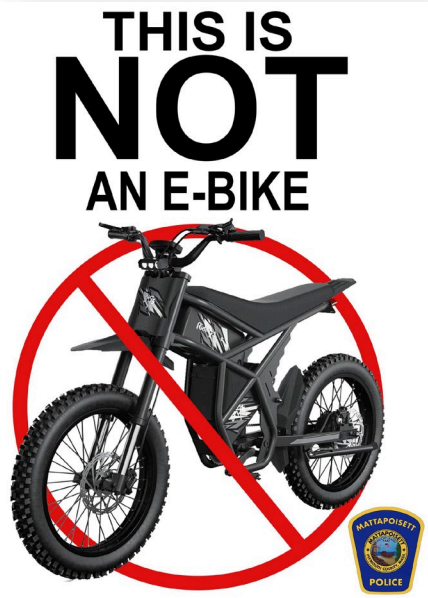
20 mph

28 mph

E-MOTOS ARE NOT E-BIKES!



- No Pedals
- Motor over 750 watts
- Speeds over 28 mph



What's Legal and What's Not: Electric Bicycle vs. E-Moto

Feature	Class 1 / 2 / 3 Electric Bicycle	E-Moto
Operable Pedals	Required	Not required (often fake)
Motor Power	≤ 750W	Often 1,000W–6,000W+
Top Speed	≤ 20–28 mph	30–65+ mph
Throttle	Class 2 only (≤ 20 mph)	Usually throttle-only
Licensing / Registration	No	Required (in most states)
Product Category	Consumer product	Motor vehicle
Age Restrictions	Yes- must be 15 or older	Depends on type

STATE STATUTE



State Statute Highlights – Minnesota 169.222

“A person under the age of 15 must not operate an electric-assisted bicycle”

“A person must not modify an electric-assisted bicycle to change the motor-powered speed capability”

A driver’s license is not required to operate an e-bike or non-electric bicycle

“On mixed use trails: (1) bikers must alert pedestrians of their approach with a bell or their voice, (2) leave a safe distance when overtaking pedestrian or bikers, (3) maintain safe distance until safely past the overtaken pedestrian or bicycle “

“A person may operate an electric-assisted bicycle in the same manner as provided for operation of other bicycles, including roadway shoulders, bicycle lanes, and bicycle trails/ shared use paths”

ENFORCEMENT

What are we doing about it?



THIS IS
NOT
AN E-BIKE

- Increased Park Police presence on trails
- Communications with neighboring cities
- Social media and website messaging
- Signage and community education
- Supporting a state-wide solution



OTHER

Motorized Foot Scooters & Mobility Devices



LOCAL ORDINANCES



- Three Rivers Park District Ordinance:

"It is unlawful to for any person to: Ride or operate a bicycle except in a prudent and careful manner, or at a speed faster than is reasonable and safe with regard to the safety of the operator and other persons in the immediate area."

- Cities of Excelsior, Greenwood, Shorewood Ordinance:

"Any person under the age of 18 operating or riding upon an electric-assisted bicycle shall wear a helmet or other protective headgear approved for bicycle riding by the United States Department of Transportation or American National Standards Institute."

- Edina Ordinance

"Any person under the age of 18 operating an electric assisted bicycle in the city shall wear a helmet..." " No person may operate an electric-assisted bicycle, as defined in this Chapter, on a sidewalk."

NATIONAL ADVOCACY GROUPS SAY MODERNIZE STATE VEHICLE LAWS



**THIS IS
NOT
AN E-BIKE**



- Regulate all vehicles powered by an electric motor that are capable of exceeding 20 miles per hour on motor power alone and used on or off roads (motorized bicycle, moped, motorcycle, or off-road or off-highway vehicle)
- Ban easily modified motorized and cross-over products that have pedals and settings that make them appear as an electric bicycle
- Prohibit false advertising
- Require sellers of e-motos to advise prospective buyers
- Require that e-motos meet mandatory testing standards

EDUCATION, ENFORCEMENT, COMMUNICATION



1. Current state statutes address most issues, but updates are needed
2. **Public communication and education is key**
3. **Communication blasts needed in local communities**
4. It's everyone's responsibility on multi-use trails to respect other trail users
5. Enforcement is challenging, but law enforcement in the North Metro has been acting in response and educating their residents

BE PROACTIVE



- Trail dimensions, surface material, design speeds
 - sight distances, intersections, horizontal/vertical curves
- High volume trails may need additional considerations
 - separated trails, wider pavement section, breakoff areas
- Additional considerations
 - helmets, age restrictions, sidewalks vs trails (over 8' wide)
- Include signage
 - educational, enforcement, identify locations/restrictions
- Trail infrastructure
 - proper draining, cracks/potholes, pavement markings

**“You are one ride away
from a good mood.”**

Sarah Bentley
British cyclist





City of Blaine Staff Report

File Number: 2026-69

Agenda Date	Status
-------------	--------

March 9, 2026

In Control	File Type
------------	-----------

City Council

Workshop Item

New Business - Jason Zimmerman, Finance Director, Kyle Stasica, Assistant Finance Director, Haley Chapman, Accounting Manager

Agenda Item # 3.3

Financial and Budget Software

Background

Financial Software

The City's financial software manages all the monetary transactions and data of the City. Main fiscal tasks such as accounting, utility billing, payroll processing, accounts payable, capital assets, and cashiering are contained within the financial software. Additional financial data is pulled into the financial software through interfaces with other City software (IMS-BuildingInspections/Community Standards; Questica-Budget; CivicRec-Recreation). The financial software is the central repository for vendor invoices, employee timekeeping/payroll, and utility billing customer service.

On June 18, 2009, a public hearing was held in order to utilize the Capital Improvements Fund for the purchase and implementation of a new financial system provided by New World Systems, which was authorized with a \$600,000 budget, and was intended to serve as the primary accounting, payroll, and utility billing software for the City. Following its 2011 implementation, the New World financial system has remained the city's primary platform. The agreement is currently subject to an annual renewal fee of approximately \$150,000. In 2015, New World was purchased by Tyler Technologies, who currently supports the product. The software was originally purchased as an on-premise server license, but in 2026 will be moving to a cloud solution to increase security and reduce internal IT staff demand. The software is slowly being discontinued with new subscriptions no longer being sold since 2021. Updates from New World are for minimum required items such as changes in federal laws, without any new functionality planned. Tyler Technologies is moving towards one primary financial system — Enterprise ERP.

This migration to a Software as a Service (SaaS) model effectively modernizes our technical infrastructure by addressing the "where" and "how" of our data access and serves as the foundation for the next critical phase of our digital transformation. While SaaS optimizes our backend operations, a new financial software solution is necessary to modernize our business operations. By transitioning

from backend stability to operational excellence, we ensure that the tools we use to conduct the City's business are as agile and sophisticated as the cloud environment that hosts them.

As part of the 2026 budget, the City Council authorized funding to move from a locally hosted (on-premise) environment to a SaaS model with Tyler Technologies. In the legacy model, the city owned the servers, managed the SQL databases, and was responsible for the physical security of the room. In the SaaS model, Tyler hosts the New World environment and provides access via a secure web connection. Moving our Tyler New World software to a cloud-based "SaaS" model is like switching from owning and maintaining our own power plant to simply paying a monthly utility bill. Instead of our IT staff spending time fixing physical servers and managing complex security updates, Tyler Technologies handles all the "under the hood" technical work in a secure, professional data center. This move protects the City from losing data during local disasters, ensures our software is always up-to-date with the latest features, and replaces unpredictable, expensive hardware repairs with a steady, manageable annual budget. Moving to a SaaS model not only provides capacity for our IT Department to focus on other initiatives, it aligns us with the modern software industry, where almost every top-tier solution now requires a cloud-based approach.

A new financial software would have many advantages, including better productivity, ease of use for finance and non-finance staff, and better financial reporting. A new software would also assist with implementing new accounting principles and possibly provide for better connectivity with other City software. Key Objectives for a new financial software solution include:

1. Reporting: Improve visibility into budget-to-actual performance, payroll data, and vendor auditing.
2. Integration: Replace the current decentralized module system with a unified, cohesive platform.
3. Centralization: Consolidate departmental billing and accounts receivable into one shared system.
4. Alignment: Update the chart of accounts to meet modern management requirements.
5. Efficiency: Streamline the year-end close, automate routine manual workflows, and reduce software downtime.

The cost of new financial software would vary based on the product chosen. In 2024, the City did receive a quote from Tyler Technologies to migrate from New World to Enterprise ERP for one-time implementation costs of approximately \$500,000. Other examples of recent implementation costs for similar-sized cities:

- Plymouth - in 2025 began implementation of Workday ERP for approximately \$2.3 million, including financial and HR software.
- Woodbury - in 2022 began implementation of Tyler Technologies Enterprise ERP for approximately \$835,000 and an additional \$465,000 for SpryPoint utility billing software.
- Lakeville - in 2022 began implementation of BS&A for approximately \$460,000 including financial and utility billing software.

Should the City proceed with a new financial software system, full implementation is projected to span 12 to 36 months. The standard phases of this transition include:

Analysis of Requirements for a New Financial Software	Assess current system limitations and establish future system functionality requirements.
	Multi-department needs assessment of the current environment (both the good and bad) and review of current operational processes to identify potential operational efficiencies.
	Possibly retain an independent software consultant to assist in RFP preparation, system planning, and market research.
Preparation and Issuance of a Request for Proposals	Set the scope of the project and outline specific city requirements for a new financial software.
	Invite vendors to submit proposals for vetting, advertise the RFP.
	Evaluation of proposals received, demonstration of products, and review of contract terms.
Selection and Implementation of a Financial Software	Sign contract and set dates for implementation of the chosen software.
	Staggered implementation of core financials, payroll, and utility billing.

Budget Software

In 2022 the City engaged with Questica Ltd. for software used in the preparation of both the operating and capital budgets. The software proposed a robust system that could manage all aspects of the budget seamlessly, integration with New World, and future potential for transparency options. The software provides the ability to manage a highly complex budget with numerous options for building out scenarios and projections.

While the City has received benefit from the Questica product by consolidating our budgets into one platform and decentralizing the budget development process, it has also recognized shortfalls in the program such as integration failures and a lack of data validation. In particular, staff have not been able to produce reliable reporting within the software and have continued to rely on Microsoft Excel to compile data into an easy-to-follow format for public consumption. Areas we are looking to improve with alternative budget software include:

- Reliable integration between financial and budget software
- Reporting functions that are end-user friendly and customizable
- Enhanced forecasting capabilities
- Transparency and budget book development features

A five-year service agreement with Questica was approved via [Motion 22-131 on July 18, 2022](#). The City will soon enter the final year of the agreement, which is due to end in July 2027. Considering the City is in need of updated financial software, and the timing of this contracts end, it would be beneficial to explore these products in unison. Doing so would allow for a more comprehensive look at the City's current and future financial software needs to determine the most suitable products for our development and growth-focused city.

The annual subscription fee for Questica is currently \$50,000 and implementation services were nearly \$50,000 back in 2022 when the contract was approved. Although staff have not yet solicited formal quotes for alternative solutions, pricing for comparable systems is expected to align closely with these figures.

Funding Sources

At the [November 4, 2024](#) and [July 14, 2025](#) City Council Workshops, staff outlined the status of the existing core financial software and the desire to move forward with implementation of a new financial software product. Given the financing constraints of the Capital Improvement Plan, and specifically the Capital Equipment and Replacement Fund, this request was removed while priority was placed on other equipment. While no current funding source has been identified, preliminary financial summaries indicate the General Fund will have sufficient unrestricted reserves to:

- Transfer \$2.5 million to the Capital Equipment and Projects Fund in lieu of bonding; similar to 2025 actions
- Allocate approximately \$1.5 million for other purposes, including the financing of finance and budget software

Beyond the use of unrestricted General Fund reserves, there is no clear path to financing these improvements beyond future levy increases. Typically, staff would look to the Strategic Priorities Fund, but with an approximate balance of \$500,000 resulting from investment in the Lexington Crossings development, further draws from this account could create a future financial gap.

Direction from the Council will greatly impact the overall cost and timeline associated with a software implementation, should support exist.

Staff Recommendation

Questions for Council

Does Council support Finance issuing a Request for Proposals (RFP) or obtaining multiple quotes to directly negotiate for a new financial software?

Does Council support the retention of an independent software consultant?

Does Council desire to leverage unrestricted reserves or other funding mechanism(s)?

Attachment List

None