City of Blaine
City Council Workshop

February 2, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

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

The meeting was called to order by Mayor Pro Tem Robertson at 5:30PM.

2. Roll Call

PRESENT: Mayor Tim Sanders (arrived at 5:33PM), Councilmembers Terra Fleming, Chris Ford, Leslie Larson, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Erik Thorvig; Community Development 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; City Attorney Eric Larson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

3. New Business

3.1. 2026-29 105th Redevelopment Discussion
Sponsors: Erik Thorvig, City Manager

City Manager Thorvig stated staff and the developer will present an update to the city council on activity that occurred in 2025 and construction scheduled for 2026. The developer has prepared new renderings for various components of the project that will be presented.

Corey Burstad, Elevage Development Group, discussed the history of this project and provided the council with a detailed update on the 105th redevelopment project. He discussed the entitlement phase he and staff went through and commented on the land that had to be purchased for this redevelopment project. He was pleased to report the city was able to acquire the necessary parcels for the project and commented on how the project had to be re-imagined after Scheel's entered the equation. He reported all the pieces of the project were now in alignment, and he had letters of intent (LOIs) within the district to move forward with a large entertainment user and medical use within the district. He provided further information on the plans that were in place for the multi-purpose stadium, the pedestrian bridge, fieldhouse, parking structure and Marriott hotel. He indicated he was still working on naming rights for the stadium. He discussed how more retail could now be added to the project, which was one of the council's original requests. The most current concept plans were further reviewed with the council. He indicated the project timeline would remain as is and noted he would keep working on finalizing the last pieces of this project.

Manny Lagos, Minnesota United representative, explained he grew up in St. Paul and played soccer his whole life at a number of different levels, and he got to be a part of the stadium development in St. Paul. He stated he appreciated the trajectory of the redevelopment project and discussed how it aligned with Minnesota United. He reported he was excited to partner with the City of Blaine, the developers, and the National Sports Center and was excited about evolving their sports branding. He commented on how the Minnesota United players train every day at the National Sports Center and how it was his hope their organization could continue to build their brand through this project.

Mr. Thorvig reviewed the commitments the city has made to this project to date. He commented on the importance of beginning vertical construction in 2026 in order to begin the collection of property revenues to pay the obligations for this project. He provided additional information on the bonds that would be sold for this project. He stated in August 2025, information was presented at a workshop regarding a parking structure that would serve the stadium and west portion of the district. The importance of adequate parking was discussed. It was noted staff has been working with the developer over the last five months on the preferred location of the structure and financial structure. Staff presented further information on the financial components of the parking structure and requested guidance from the council on a preferred option.

Rob Bader, Bader Development, explained the goal was to have one centrally-located parking complex that would allow visitors to walk the entire redevelopment district. He commented on how the new location of the parking structure made way for additional retail.

Mr. Thorvig reported the parking structure would cost $15 million. He commented on how difficult it was to work with the state on funding. He explained he approached Anoka County to see if there was a mechanism to assist in funding the parking ramp. He indicated all revenue sources have been identified for this project and the city had no other revenue sources. He commented the only remaining source for the parking structure would be to use levy dollars. The three potential funding options were further discussed with the council along with the potential impact these options would have on taxpayers. These options included funding the debt through the EDA, the developer financing the project with the city repaying the debt or the city joining the Anoka County HRA for funding assistance. He discussed recent development projects that were completed in the city that requested funding from the city. He requested the council provide staff with direction on how to proceed with the proposed parking structure and the financing for the parking structure.

Councilmember Ford confirmed the council had discussed not levying for this project when it first began but rather that this project would be paid for by some other means. Mayor Sanders stated this was the hope.

Councilmember Ford indicated it would be difficult for the council to now levy for the parking structure, since the public had been told the council would not be levying this property taxes. He understood the parking structure was important, but he thought the expense was already covered. He stated this was a very difficult request.

Mayor Sanders explained it was his hope the council could still avoid not levying for this structure. He indicated the abatement district may do better than anticipated because the valuation for this project would far surpass what was originally planned. He stated while he would prefer not to impose a tax levy he was more comfortable with that then other options because it would be for infrastructure.

Councilmember Ford asked if the parking ramp would be free for visitors or would there be a charge. Mr. Bader indicated the goal was to have the parking available for visitors free of charge, but he anticipated a fee would be charged for the parking on game days to help pay off the expenditures of the project.

Councilmember Newland thanked staff and the development group for the detailed presentation. He said he appreciated seeing the updated information and how this project was coming to fruition. He questioned what the timeline was for the parking structure. Mr. Bader stated he would like to start with the pilings sometime this summer.

Councilmember Newland indicated he was not able to make a decision on the parking structure one way or another because this was all new information to him. He recalled that an additional $7 million would be needed for the ramp and now the number has increased to $15 million. Mr. Bader stated the $7 million estimate was for the infrastructure in the west district and noted dollars have been allocated for the west district.

Councilmember Newland recalled that this project was proposed to not be funded by the taxpayers. He reported this was fundamental and now the city was proposing to fund a parking structure through the levy. He commented last year the council was told then this would be the last bite of the apple but was now being asked to do so again.

Mr. Bader reported the request from last year differed from the parking. He indicated the placement and figures for the parking structure were unknown, and now the development team had the correct information. He commented on how the project had been re-imagined with Scheel's but noted the parking structure was always a part of the project. He discussed how there was an opportunity for the city to sell the ramp to the developer once the bonds were paid off, which would create a future revenue source for the city. He explained the east parking ramp would generate $1.2 million a year from the hotel for overnight parking.

Councilmember Newland reported if the ramp was purchased from the developer 15 years from now that would make him more comfortable with the city financing the construction up front.

Councilmember Massoglia stated he believed the city had done a great job moving this project forward without impacting the tax levy. He said he was proud of the fact that the city has come up with $180 million in participation without impacting Blaine taxpayers. He reported this project would have a tremendous impact on the city's economy. He explained it was disappointing that there was another financial request for this project but noted he could support the parking structure moving forward through a levy because this was a generational, transformational project.

Councilmember Larson questioned what the maintenance costs would be for the parking structure. Mr. Bader stated the developers would manage the parking structure and the revenues generated from the district would cover the maintenance costs. Mr. Thorvig explained the parking ramps would be owned by the city in order to be tax-exempt, but this would be the city's only role going forward.

Further discussion ensured regarding how the parking structure maintenance would be covered through common area maintenance fees.

Councilmember Larson asked why this $15 million request could not be bundled with the other ramp. Mr. Thorvig reported if any of the predicted revenue sources came in higher than expected, this could chip away at the expense for the west ramp.

Councilmember Fleming thanked staff and the developers for all of their work on this project. She explained she supported financial participation from the city. She reported without the west parking structure, the stadium would be lost. She indicated she wanted to see the city follow through with this project and noted as a resident she would be willing to pay for the proposed parking structure through a levy and supported the request.

Councilmember Robertson indicated she agreed with the comments that have been made. She reiterated how the taxpayers were not supposed to be impacted by this development. She stated she did not want to fall back on this, but at the same time she understood the parking structure had to move forward. She supported the city looking through all expenditures for the EDA in order to have a net zero impact for the taxpayers and was not interested in joining the Anoka County HRA.

Council consensus was to address this item further at the February 9 city council workshop.

4. Other Business

City Manager Thorvig shared the new workshop room set-up then noted the possibility of a change for the February 18 meeting to February 17. Council feedback was to allow staff to decide and communicate the meeting date change if appropriate.

5. Adjournment

The workshop adjourned at 7:03PM.

Signed by ______________________________

Tim Sanders, Mayor

Signed by ______________________________

Catherine M. Sorensen, City Clerk