



City of Blaine

City Council Workshop

April 6, 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.** 2026-76 Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update
Sponsors: Scott Johnson, Director of Administrative Services
 - 3.2.** 2026-77 Municipal Cannabis Partnership Update (30 Minute Discussion)
Sponsors: Ruth Tucker, Economic Development Specialist
 - 3.3.** 2026-78 Concept Plan for Viridian Central at 9436 Ulysses Street NE (30 Minute Discussion)
Sponsors: Sheila Sellman, Community Development Director
- 4. Other Business**
- 5. Adjournment**



City of Blaine Staff Report

File Number: 2026-76

Agenda Date	Status
In Control	File Type
April 6, 2026	
City Council	Workshop Item

New Business - Scott Johnson, Director of Administrative Services

Agenda Item # 3.1

Closed Session Pursuant to MN Statute 13D.03 Subd. (1)(b) - Labor Negotiations Update

Background

Staff Recommendation

Questions for Council

Attachment List

None



City of Blaine Staff Report

File Number: 2026-77

Agenda Date	Status
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New Business - Ruth Tucker, Economic Development Specialist

Agenda Item # 3.2

Municipal Cannabis Partnership Update (30 Minute Discussion)

Background

Council has previously convened on multiple occasions to discuss the selection of an operating partner for the City’s municipal cannabis retailer license. Following these discussions, council directed staff to continue engagement with Voyageur Cannabis as the potential operating partner.

Pursuant to that direction, Voyageur Cannabis has submitted a detailed business plan and pro forma outlining the proposed structure, operations, and financial performance of the municipal cannabis retail operation. These materials have been reviewed and evaluated by Central Minnesota Development Company (CMDC), with their analysis and key considerations provided here for Council’s review.

With the benefit of CMDC’s evaluation and the submitted materials, council is now asked to consider whether to direct staff to proceed with contract negotiations with Voyageur Cannabis as the City’s operating partner. Additional information will be handed out at the meeting.

The City of Anoka recently opened the first municipal cannabis store in Minnesota in February. Anoka built a new store and operate the facility similar to a municipal liquor store where the city owns and operates the facility and collects 100% of the profits. The Anoka City Council recently discussed the possibility of partnering with other cities where Anoka would operate the facility on behalf of the partner city, similar to the arrangement Blaine is already exploring with private entities. Blaine staff has been working closely with Anoka staff to understand the industry, and this concept was floated to Blaine staff after the discussion occurred by the Anoka City Council. This creates another option for Blaine to consider. Details of profit sharing, etc. have not been discussed. Additionally, staff is unsure of the state cannabis laws regarding this type of relationship. If the Blaine City Council wishes to explore this option, staff would discuss a partnership arrangement, primarily

around profit sharing and determine any legal hurdles around existing state laws.

Additionally, Representative West introduced a bill that would change language regarding municipal partnerships. Current law prohibits private entities that hold their own license and operate a separate facility from partnering with a city. In other words, "Jim's Cannabis" can't operate their own facility in "ABC City" and also partner with a municipality using the city's license. The proposed language would allow for a private entity to operate their own facility and also partner with a municipality to operate a facility under the city license.

Lastly, Blaine has until December 2026 to activate the license. As such, decisions need to be made soon on how to proceed.

Staff Recommendation

Questions for Council

1. Does council have any questions or concerns regarding the information presented for Voyageur?
2. Does council wish to proceed with negotiation with Voyageur Cannabis as the City's preferred operating partner?
3. Does council want staff to explore a potential partnership with the City of Anoka?

Attachment List

None



City of Blaine Staff Report

File Number: 2026-78

Agenda Date	Status
April 6, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.3

Concept Plan for Viridian Central at 9436 Ulysses Street NE (30 Minute Discussion)

Background

History:

An apartment building was constructed at 9436 Ulysses St in 2016. The building has changed names multiple times since then, and is currently called Veridian Central. It includes 191 units. The adjacent Arris apartment building was constructed in 2022 and has 66 units. The buildings have always been separately owned and managed.

The City has undergone several code amendments related to multifamily parking requirements. When the Veridian project was approved, 2.2 parking stalls were required per unit, resulting in 423 stalls required, and 429 were provided. Now, 1 stall is required for studio units, 1.5 for one bedroom, and 2 for all other units, which reduces the requirement to 320 stalls. Due to the reduction in parking requirement, which aligns with the actual parking demand seen by the property owner, there is excess parking space on the property, which the property owner is proposing to utilize for construction of an 84 unit apartment building.

Proposed Project:

Construction of a new apartment building on the site would require a comprehensive plan amendment from the current Planned Industrial/Planned Commercial/High Density Residential (PI/PC/HDR) which allows up to 25 units per acre, to High Density Residential 2 (HDR-2) which allows up to 60 units per acre. The proposed project would have an overall density (accounting for the existing Viridian building and the proposed additional building) of 29 units per acre. The neighboring Arris building has a density of 33 units per acre. The applicant contends in their narrative (attached) that the land use amendment is consistent with the goals of the comprehensive plan, the neighboring Arris apartment, which received a comprehensive plan amendment from PI/PC to HDR2, and that the land is currently underutilized, but cannot be cost effectively developed while meeting the 25 units per acre.

The attachments include a draft site plan and building elevations. The proposed building has one story

of above grade enclosed parking with four stories of residential above it. This is approximately the same height as the neighboring Viridian, and taller than Arris, which has three stories of residential above above grade parking.

Engineering Items:

The development of the existing apartment building constructed in 2016 included the construction of a stormwater drainage pond, as required by regulations enforced by Coon Creek Watershed District (CCWD) and the City of Blaine.

The proposed construction appears to indicate a location where additional stormwater measures could be installed if required by CCWD. The project will be required to submit the project to CCWD for review and approval. An issued permit will be required to be received at the City prior to City plan approval and the start of any site work.

A traffic study will be required to be provided to determine what access and or street improvements would be required.

A preliminary civil construction drawing set has been submitted to the City for preliminary review. If the proposed construction moves forward, the developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

Necessary Land Use Applications:

- Preliminary and final plat (including payment of park dedication for 84 units, totaling \$411,096 if paid in 2026).
- Comprehensive plan amendment from HDR/PI/PC to HDR-2.
- Conditional use permit amendment to allow additional units.

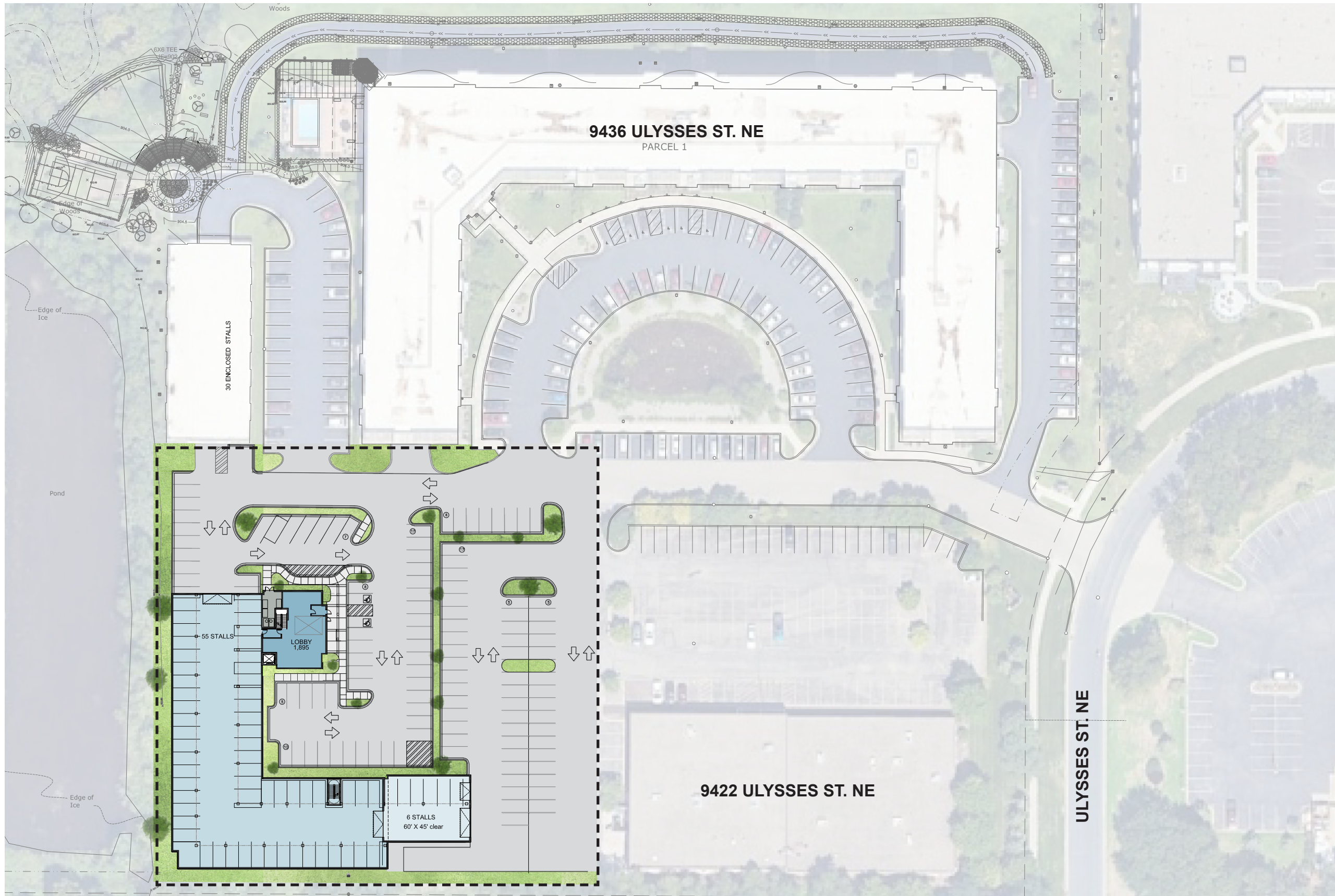
Staff Recommendation

Questions for Council

Do you support a comprehensive plan amendment to allow for construction of a new 84 unit apartment building?

Attachment List

1. Attachments
2. Zoning and Location Map



DWELLING UNITS

FIRST FLOOR	0
SECOND FLOOR	19
THIRD FLOOR	22
FOURTH FLOOR	22
FIFTH FLOOR	21

TOTAL 84

AREA

FIRST FLOOR (COMMONS - 1,895 SF)	23,119 SF
SECOND FLOOR (COMMONS - 1,616 SF)	20,509 SF
THIRD FLOOR (FOURTH FLOOR SIM)	21,657 SF
FIFTH FLOOR (COMMUNITY ROOM - 634 SF)	21,149 SF

TOTAL 108,091 SF

PARKING STALLS

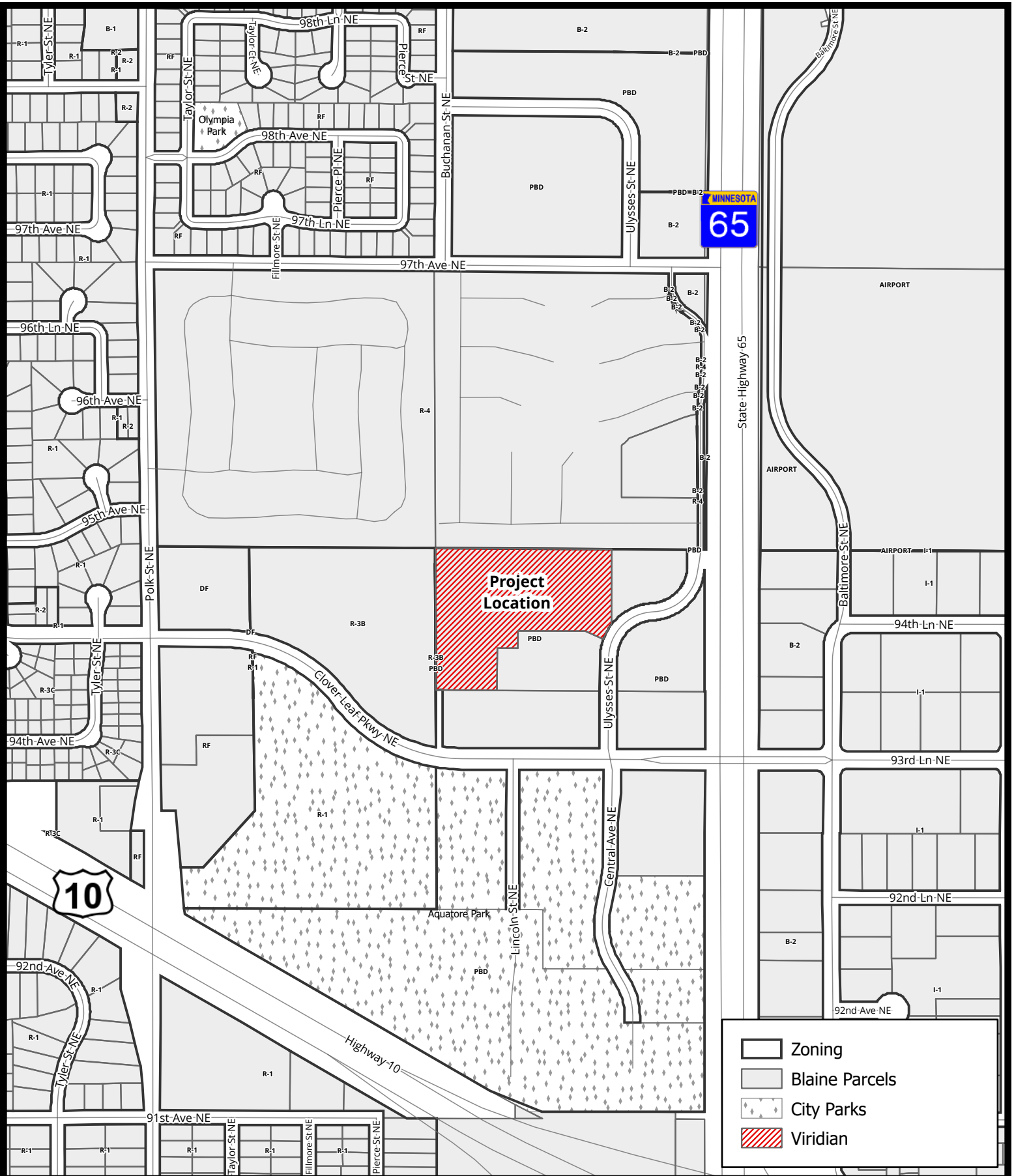
RES. GARAGE STALLS	55
ADD. GARAGE STALLS	06

SCALE 1:30





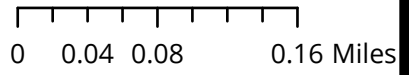




	Zoning
	Blaine Parcels
	City Parks
	Viridian

Concept Plan 26-0001

Viridian Central



Scale: 1:6,962



BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

This map is for general reference only. It is not for legal, engineering, or surveying use.