



City of Blaine Anoka County, Minnesota Minutes

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

EDA

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.

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Monday, December 20, 2021

Council Chambers

Meeting will take place immediately following the City Council meeting

1 Call to Order

The meeting was called to order at 8:37PM by President Sanders followed by the Roll Call.

2 Roll Call

PRESENT: President Tim Sanders, Commissioners Wes Hovland, Julie Jeppson, Chris Massoglia, Richard Paul, Jess Robertson, and Jason Smith.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Public Works Director Jon Haukaas; Deputy Police Chief Dan Szykalski; Finance Director Joe Huss; Deputy Finance Director Ali Bong; City Engineer Dan Schluender; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

Present: 7 - Commissioner Jeppson, Commissioner Robertson, Commissioner Paul, Commissioner Hovland, Commissioner Massoglia, Commissioner Smith, and President Sanders

3 Minutes

3-1

Approval of the December 6, 2021 EDA Minutes

Attachments: [Unapproved Minutes Dec. 6 2021](#)

Moved by Commissioner Jeppson, seconded by Commissioner Smith, that the Minutes of December 6, 2021, be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Massoglia Commissioner Smith
President Sanders

4 New Business

4-1 Authorize President and Executive Director to Enter into Agreement with Xcel Energy to Install and Maintain Street Lighting on Pheasant Ridge Drive

Attachments: [Xcel Agreement -Pheasant Ridge Lighting](#)
[Location Map](#)

Community Development Director Thorvig stated Pheasant Ridge Drive was reconstructed in 2020 and as part of that project the existing street lighting was removed. The existing lighting was in disrepair and was one of the last city-owned, operated, and maintained lights on the city street lighting system. The city's current standard is to have electric service providers install the street lighting and then enter into an agreement for the installation, power, and maintenance. Because this project is located in a business park, EDA funds were originally identified in 2015 when initial funding sources were discussed for the overall Pheasant Ridge Drive street reconstruction project. This action approves the expenditure per the original funding plan for the project.

Moved by Commissioner Robertson, seconded by Commissioner Hovland, that Resolution No. 21-20, "Authorize President and Executive Director to Enter into Agreement with Xcel Energy to Install and Maintain Street Lighting on Pheasant Ridge Drive," be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Massoglia Commissioner Smith
President Sanders

4-2 Authorize The Blaine Economic Development Authority, Having All The Powers Of A Housing Redevelopment Authority, To Levy A Property Tax Upon The Taxable Property In The City Of Blaine For 2022

Finance Director Huss stated earlier this year, city finance staff conducted a thorough analysis of the EDA fund and on September 20, the EDA gave preliminary approval for a 2022 property tax levy of \$750,000. At subsequent budget discussions, the EDA confirmed this levy amount, and at the annual Truth-in-Taxation hearing, the EDA directed staff to bring forward this dollar amount as the 2022 EDA property tax levy.

Commissioner Massoglia reported this levy would not be enough to sustain

everything in the EDA fund as there would be a deficit of \$71,000.

Moved by Commissioner Smith, seconded by Commissioner Jeppson, that Resolution No. 21-23, "Authorize the Blaine Economic Development Authority, Having all the Powers of a Housing Redevelopment Authority, to Levy a Property Tax Upon the Taxable Property in the City of Blaine for 2022," be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Massoglia Commissioner Smith
President Sanders

4-3

Adopt the 2022 EDA Fund Budget

Attachments: [2022 Budget EDA.pdf](#)

Mr. Huss stated the EDA discussed its 2022 budget at a number of Blaine City Council workshops throughout 2021. The budget presented herein reflects the 2022 budget for which the EDA has given conceptual approval. Under a separate resolution, and in association with the resolution, the EDA adopted its 2022 property tax levy. The budget increases by nearly \$134,000 as expenditures that were curtailed in 2020 and 2021 in response to COVID-19 cost containment measures (for 3M Tournament support and construction of monument signs) were restored for 2022.

Moved by Commissioner Robertson, seconded by Commissioner Hovland, that Resolution No. 21-22, "Adopt the 2022 EDA Fund Budget," be approved.

Substitute motion by Commissioner Massoglia to remove the monument signs from the 2022 EDA Fund Budget. Motion failed for lack of a second.

Motion adopted 6-1 (Councilmember Massoglia opposed).

Aye 6 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Smith President Sanders

Nay 1 - Commissioner Massoglia

5 Other Business

None.

6 Adjournment

Moved by Commissioner Hovland, seconded by Commissioner Robertson, to adjourn the meeting at 8:46PM.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Massoglia Commissioner Smith
President Sanders