



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.

Monday, December 16, 2019

Council Chambers

THE EDA MEETING WILL IMMEDIATELY FOLLOW THE 7:30 CITY COUNCIL MEETING

1 Call to Order

The meeting was called to order at 9:23 p.m. by President Ryan followed by the Roll Call.

2 Roll Call

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; Public Services Manager/Assistant City Manager Bob Therres; City Engineer Dan Schluender; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

Present: 6 - President Ryan, Commissioner Swanson, Commissioner Jeppson, Commissioner Garvais, Commissioner Robertson, and Commissioner Paul

Absent: 1 - Commissioner Hovland

3 Minutes

3-1

OCTOBER 21, 2019 EDA MINUTES

Attachments: [OCT. 21 2019 EDA MINUTES](#)

Moved by Commissioner Jeppson, seconded by Commissioner Robertson, that the Minutes of October 21, 2019, be approved.

Motion adopted unanimously.

Aye 6 - President Ryan Commissioner Swanson Commissioner Jeppson
Commissioner Garvais Commissioner Robertson Commissioner Paul

4 New Business

4-1

ENTERING INTO A LETTER OF INTENT WITH SURE CAST FOR 10610 NASSAU STREET NE

Attachments: [Location Map](#)
 [Site Plan](#)
 [Letter of Intent](#)

Community Development Director Thorvig stated a portion of the industrial park, generally located at 105th Ave and Nassau St. has been identified as a redevelopment area in both the 2030 and 2040 Comprehensive Plans. The area includes older industrial buildings that do not necessarily meet the needs of new industrial users and certain existing users have extensive outside storage which is not consistent with the vision. The Blaine EDA has been active in purchasing property in the area. In 2016, the EDA purchased the 2.43 acre property at 10610 Nassau St. In 2017 the EDA purchased 2111 105th Ave and 10525 Nassau St. All of these properties contained older buildings that have been demolished and the sites are currently vacant.

Mr. Thorvig reported the EDA has identified two other properties for acquisition - 10549 and 10601 Nassau St. The EDA has a purchase agreement for 10549 Nassau St and have been in discussions with the owner of 10601 Nassau St. The owner has indicated their desire to eventually sell to the EDA. The property at 10601 Nassau St is occupied by Sure Cast. Sure Cast is an aluminum foundry that has been in Blaine since 1980. The business was recently sold and the new ownership group would like to construct a new, modern building. Sure Cast leases their existing building and the lease expires in September 2021.

Moved by Commissioner Swanson, seconded by Commissioner Robertson, that Resolution No. 19-15, "Entering into a Letter of Intent with Sure Cast for 10601 Nassau Street NE," be approved.

Motion adopted unanimously.

Aye 6 - President Ryan Commissioner Swanson Commissioner Jeppson
 Commissioner Garvais Commissioner Robertson Commissioner Paul

4-2

AUTHORIZING THE BLAINE ECONOMIC DEVELOPMENT AUTHORITY, HAVING ALL THE POWERS OF A HOUSING REDEVELOPMENT AUTHORITY, TO LEVY TAXES UPON THE TAXABLE PROPERTY IN THE CITY OF BLAINE FOR COLLECTION FOR THE YEAR 2020

Finance Director Huss stated Minnesota statutes allow special taxing districts to certify property tax levies on all real property within their jurisdiction. The Blaine

Economic Development Authority (EDA) functions as a special taxing district and is therefore, authorized to levy taxes under state law. From the city's recently adopted 2040 Comprehensive Plan, the EDA will encourage "development that creates access to sustainable jobs for the residents of Blaine. Development of corporate offices, professional and financial services, research, medical manufacturing and medical services, education and emerging industrial technology will be focal points in helping to create a well-balanced and vital economy for the city and its residents." The city, through its EDA will also "dedicate staff resources to monitoring the economic health of the city and assisting businesses in relocation or expansion within the city." Earlier this year, city finance staff conducted a thorough analysis of the EDA fund and on September 16, the EDA gave preliminary approval for a 2020 property tax levy of \$825,000. 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 2020 EDA property tax levy.

Commissioner Swanson discussed how the billboard revenues were being used to assist with park maintenance.

Moved by Commissioner Paul, seconded by President Ryan, that Resolution No. 19-16, "Authorizing the Blaine Economic Development Authority, having all the Powers of a Housing Redevelopment Authority, to Levy Taxes Upon the Taxable Property in the City of Blaine for Collection for the Year 2020," be approved.

Motion adopted unanimously.

Aye 6 - President Ryan Commissioner Swanson Commissioner Jeppson
Commissioner Garvais Commissioner Robertson Commissioner Paul

4-3

ADOPTING THE 2020 EDA BUDGET

Finance Director Huss stated the EDA discussed its 2020 budget at the city's annual Truth-In-Taxation public hearing on December 9, 2019. The budget presented herein reflects the 2020 budget for which the EDA gave conceptual approval at the December 9 hearing. Under a separate resolution, and in association with the attached resolution, the EDA adopted its 2020 property tax levy.

Moved by Commissioner Jeppson, seconded by Commissioner Garvais, that Resolution No. 19-17, "Adopting the 2020 EDA Budget," be approved.

Motion adopted unanimously.

Aye 6 - President Ryan Commissioner Swanson Commissioner Jeppson
Commissioner Garvais Commissioner Robertson Commissioner Paul

5 Other Business

None.

6 Adjournment

Moved by Commissioner Jeppson, seconded by Commissioner Robertson, to adjourn the meeting at 9:31 p.m.

Motion adopted unanimously.

Aye 6 - President Ryan Commissioner Swanson Commissioner Jeppson
 Commissioner Garvais Commissioner Robertson Commissioner Paul