City of Blaine
Anoka County, Minnesota
Minutes
EDA

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

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.

This meeting will be a hybrid of Zoom and in-person. The Mayor has signed a declaration allowing members of the council, staff, and the public to attend the meeting remotely via Zoom as has been done during the COVID-19 pandemic.

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.

Please note that all visitors to city hall are required to wear a face mask while inside the building.

Public comments may be submitted prior to the meeting by sending an email to PublicComment@BlaineMN.gov or by calling 763-717-2782 no later than Noon on Monday, December 7. Public comment during the meeting will be taken both remotely via Zoom and in-person in the council chambers. Members of the public can join the Zoom webinar at, https://blainemn.zoom.us/j/94079375552

Monday, November 2, 2020 — **Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings**

MEETING TO BE HELD IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

1 Call to Order

The meeting was called to order at 9PM by President Ryan followed by the Roll Call. Due to the COVID-19 pandemic this hybrid meeting was held both virtually and in person.

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; City Planner Lori Johnson; Communications Technician Roark Haver; and Communications Manager Ben Hayle.

Present: 5 - President Ryan, Commissioner Swanson, Commissioner Garvais, Commissioner Robertson, and Commissioner Paul

Absent: 3 - Executive Director Arneson, Commissioner Jeppson, and Commissioner Hovland

3 Minutes

3-1 APPROVAL OF SEPTEMBER 21, 2020 EDA MINUTES

Attachments: Unapproved Minutes

Moved by Commissioner Robertson, seconded by Commissioner Garvais, that the Minutes of September 21, 2020, be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye 5 - President Ryan Commissioner Swanson Commissioner Garvais Commissioner Robertson Commissioner Paul

Abstain 1 - Arneson

4 New Business

4-1 APPROVAL OF A PURCHASE AGREEMENT FOR 10524 NASSAU STREET NE

Attachments: 10524 Nassau St

Community Development Director Thorvig stated a portion of the industrial park, generally located at 105th Avenue and Nassau Street, 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 Avenue and 10525 Nassau Street. In 2020 the EDA purchased 10601 Nassau Street. All of these properties contained older buildings that have been, or will be demolished, and the sites are currently vacant. The EDA also has a purchase agreement for 10549 Nassau Street. The property at 10524 Nassau Street is .58 acres and contains a 4,100-sf. metal building built in the 1970s. The property is not connected to city sewer and water and has had various code enforcement violations over the last several years due to outside storage and other blight. If acquired, the building and site would be cleared

and held for future development of the area. The site is too small to redevelop individually. Staff is requesting the EDA to enter into a purchase agreement with the owner of 10524 Nassau Street. The purchase agreement outlines a purchase price of $250,000. Based on comparable EDA purchases in the area and the Anoka County 2020 assessors' value, staff believes the proposed purchase price is reasonable. The purchase would be funded from pooled EDA TIF funds.

Moved by Commissioner Swanson, seconded by Commissioner Robertson, that Resolution No. 20-13, "Approval of a Purchase Agreement for 10524 Nassau Street NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye 5 - President Ryan Commissioner Swanson Commissioner Garvais Commissioner Robertson Commissioner Paul

Abstain 1 - Arneson

4-2

ENTER INTO A LETTER OF INTENT FOR XXXX 109TH AVENUE NE

Attachments: Site Location

Mr. Thorvig stated the Blaine EDA acquired 80 acres of land south of 109th Avenue and east of the Sanctuary development in 2009 for approximately $1.9 million. A majority of the site is encompassed by wetland and there is approximately 8.2 acres of upland scattered throughout the site however mainly located on the westerly portion of the property. No additional research on soil conditions, etc. has been done on the property by the EDA. The property is currently zoned Planned Office District (POD) and guided for Planned Industrial (PI) in the 2040 Comprehensive Plan. The site does come up in discussion with developers for specific site searches. Staff has been working with an architect that represents a reputable sports medicine company that is interested in development of a sports medicine and sports training facility on approximately 20 acres of the westerly portion of the property. The developer has asked the Blaine EDA to enter into a Letter of Intent (LOI) to secure the site for up to 180 days to complete necessary due diligence including wetland delineation, soil testing, etc., to determine overall development costs and whether it is financially feasible to continue with a project. A potential purchase price will be discussed once development costs are identified for the project.

Moved by Commissioner Robertson, seconded by President Ryan, that Resolution No. 20-14, "Enter into a Letter of Intent for XXXX 109th Avenue NE," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye 5 - President Ryan Commissioner Swanson Commissioner Garvais Commissioner Robertson Commissioner Paul

Abstain 1 - Arneson

5 Other Business

Mr. Thorvig stated staff was recently approached to by an organization that would like to have rugby fields at the National Sports Center. He explained this group was looking for a letter of support from the EDA. He indicated this organization would be making a presentation to the Minnesota Amateur Sports Commission on Tuesday, November 3.

Mayor Ryan supported this request.

Commissioner Garvais agreed.

Commissioner Robertson believed it was in the City's best interest to support this activity at the National Sports Center.

Moved by Commissioner Garvais, seconded by Commissioner Robertson, to direct staff to draft a letter of support for having rugby fields at the National Sports Center.

A roll call vote was taken. Motion adopted unanimously.

Aye 5 - President Ryan Commissioner Swanson Commissioner Garvais Commissioner Robertson Commissioner Paul

Abstain 1 - Arneson

6 Adjournment

Moved by Commissioner Robertson, seconded by President Ryan, to adjourn the meeting at 9:15PM.

A roll call vote was taken. Motion adopted unanimously.

Aye 5 - President Ryan Commissioner Swanson Commissioner Garvais Commissioner Robertson Commissioner Paul

Abstain 1 - Arneson