



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, October 18, 2021

Council Chambers

Meeting will take place immediately following the City Council meeting

1 Call to Order

The meeting was called to order at 8:22PM by President Sanders followed by the Roll Call.

2 Roll Call

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

ABSENT: Commissioner Julie Jeppson.

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; City Engineer Dan Schluender; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

Present: 6 - Commissioner Robertson, Commissioner Paul, Commissioner Hovland, Commissioner Massoglia, Commissioner Smith, and President Sanders

Absent: 1 - Commissioner Jeppson

3 Minutes

3-1

Approval of the October 4, 2021 EDA Minutes

Attachments: [Minutes](#)

Moved by Commissioner Hovland, seconded by Commissioner Robertson, that the Minutes of October 4, 2021, be approved.

Motion adopted unanimously.

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

4 New Business

4-1

Consideration of a Design Service Contract for 105th Avenue Request for Proposals

Attachments: [Request for Proposal](#)
 [SRa Submittal](#)

Community Development Director Thorvig stated the 105th Avenue/Radisson Road industrial area has been identified in the 2040 Comprehensive Plan as a priority redevelopment area. It has also been identified as one of the four priority areas by the city council through the visioning process that occurred in early 2021 and is also identified in the "Growth Management" portion of the city's strategic plan. Based on direction from the city council, the city will embark on a visioning/design process for this area to assist in future marketing and development efforts. The industrial area consists of older industrial buildings that have either become antiquated due to their age or have excessive outdoor storage which is not consistent with the vision for the area. The EDA has been active in purchasing property over the last five years and continues to discuss further acquisitions as property becomes available. The National Sports Center (NSC) and Metropolitan Airports Commission (MAC) are also key property owners in this area.

Mr. Thorvig explained general discussions by the city council identify this as a potential "city core" where the city should encourage walkable, entertainment type of uses that take advantage of the NSC and be an amenity to Blaine residents and visitors. Staff is suggesting a planning/design process that includes key stakeholders (city staff, boards/commissions, city council, property owners, NSC and MAC) to establish the vision for this area both visually and descriptively. An important aspect is an architect assisting in creating the visual plan for the area. The general process would be staff led, however the purpose of the request for proposals (RFP) is to select an architect to assist in creating the visual plan. The plan will also include the vacant land on Town Square Drive in front of city hall.

Mr. Thorvig stated an RFP was advertised in September seeking written proposals from qualified architects to assist the Community Development Department in preparation of a master plan for the 105th Avenue Redevelopment Area. The RFP was advertised on the Minnesota American Planning Association (MNAPA) webpage along with it being sent to various contacts that city staff has. Only one proposal was submitted by Sperides Reiners Architects (SRa). SRa has experience in Blaine representing such clients as Twin Cities Orthopedics and is the primary architect for the minor league baseball stadium proposal. Staff commented further on how this plan

will move forward and recommended the council approve a contract with SRa Architects for design services for 105th Avenue.

Nicholas Sperides, SRa Architects, thanked the council for considering his proposal and stated he was honored to be selected for this project. He explained his team was excited to take on this creative urban planning and architectural design work. He stated a project like this was not about his team but rather was about the city's goals and objectives.

Moved by Commissioner Robertson, seconded by Commissioner Hovland, that Resolution No. 21-14, "Consideration of a Design Service Contract for 105th Avenue Request for Proposals," be approved.

Motion adopted unanimously.

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

5 Other Business

Mr. Thorvig updated the Commission on the upcoming Northtown planning design charette that would be held next week.

6 Adjournment

Moved by Commissioner Massoglia, seconded by Commissioner Paul, to adjourn the meeting at 8:34PM.

Motion adopted unanimously.

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