



# 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.*

---

Monday, October 10, 2022

6:00 PM

Cloverleaf Farms Room

---

1 **Call to Order**

The meeting was called to order at 6:00PM by President Sanders followed by the Roll Call.

2 **Roll Call**

**PRESENT:** President Tim Sanders, Commissioners Wes Hovland, Julie Jeppson, Tom Newland, Richard Paul, and Jess Robertson.

**ABSENT:** Commissioner Chris Massoglia.

Quorum Present.

**ALSO PRESENT:** City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; 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:** 5 - Commissioner Jeppson, Commissioner Robertson, Commissioner Paul, Commissioner Hovland, and President Sanders

**Absent:** 1 - Commissioner Massoglia

3 **Minutes**

None.

4 **New Business**

4-1 **Approve Termination of Lease Agreement for 10550 Nassau Street NE**

Community Development Director Thorvig stated on September 19, 2022, the Blaine EDA approved a purchase agreement for the building a 10550 Nassau Street. The current owner has a lease agreement with General Pattern

Company (GPC) that went into effect on September 1, 2022. If the EDA purchases the building, the EDA assumes the existing lease agreement. One of the contingencies of the purchase agreement is the execution of a lease termination between the Blaine EDA and GPC as the city does not want to be a long-term landlord for the building after assuming the lease. GPC is agreeable to terminating the lease agreement. They have secured a new location and are willing to move immediately, however will have expenses incurred to move to another location.

Mr. Thorvig reported GPC has not made any significant improvements to the building, however, will need to move 50 large injection molds and 20 injection presses into the building as they had no other location to store them as of September 1. These are large pieces of equipment and will cost approximately \$92,500 to move into the new location. Initially, GPC had requested the city cover all moving expenses. City staff stated concerns about shouldering the entire cost burden. The moving cost responsibility of the EDA has been negotiated down to \$52,286 with the property owner and GPC covering the remaining costs. Upon execution of a lease termination agreement with GPC, other details related to the sale will occur and closing is anticipated on October 31, 2022.

Denny Ryland, General Pattern Company representative, thanked the EDA for considering his request and for all the EDA has done for General Pattern. He discussed how General Pattern has grown over the years in the city of Blaine. He commented on the new space he would be leasing for his company and stated he appreciated the EDA offering assistance to move his heavy injection molding equipment.

**Moved by Commissioner Newland, seconded by Commissioner Hovland, that Resolution No. 22-12, "Approve Termination of Lease Agreement for 10550 Nassau Street NE," be approved.**

**Motion adopted unanimously.**

**Aye** 5 - Commissioner Jeppson Commissioner Robertson Commissioner Paul  
Commissioner Hovland President Sanders

## **5     Other Business**

None.

## **6     Adjournment**

Moved by Commissioner Newland, seconded by Commissioner Jeppson, to adjourn the meeting at 6:08PM.

Motion adopted unanimously.