



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.

Thursday, August 16, 2018

7:20 PM

Council Chambers

1 Call to Order

The meeting was called to order at 7:26 p.m. by President Ryan followed by the Roll Call.

2 Roll Call

Quorum Present.

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

Present: 5 - Commissioner Clark, Commissioner Hovland, Commissioner King, President Ryan, and Commissioner Swanson

Absent: 2 - Commissioner Jeppson, and Commissioner Garvais

3 Minutes

3-1

APPROVAL OF JULY 12, 2018 EDA MINUTES

Attachments: [July 12 EDA Minutes](#)

Moved by Commissioner Swanson, seconded by Commissioner King, that the Minutes of July 12, 2018, be approved.

Motion adopted unanimously.

Aye 5 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson

4 New Business

4-1

APPROVAL FOR PURCHASE OF 1409 105TH AVENUE

NE

Attachments: [Site Location Area](#)
 [Potential Redevelopment Areas](#)
 [Sales Brochure](#)

Economic Development Coordinator Thorvig stated the property at 1409 105th Avenue is currently for sale. For the past year the current owner was attempting a redevelopment project which would have included the subject property, along with the vacant lot to the north and the property at 1491 105th Avenue (Mark's Welding). The project likely would have required EDA assistance for demolition and acquisition. Unfortunately, the owner was not able to put a project together and therefore has listed the property for sale. At the August 2nd workshop, the Council directed staff to pursue purchase and bring back a formal item for approval. It was noted the current asking price is \$350,000. Staff has negotiated a purchase price of \$340,000. Anoka County tax records value the property at \$172,400 and the property was purchased on December 22, 2015 for \$228,500. Staff provided further comment on the proposed purchase and recommended approval.

Commissioner Clark asked if the entire area in red was being purchased. Mr. Thorvig clarified staff was proposing to purchase 1409 105th Avenue.

Commissioner Hovland questioned if staff had spoken to the adjacent property owners to see if they had any interest in selling their properties. Mr. Thorvig stated he has not held these conversations, but understood Mark's Welding and the sign shop was interested in selling at some point in the next five years. He anticipated the redevelopment of this entire corner would occur in the next five years. He provided further comment on the benefits of the City acquiring this property.

Commissioner King inquired what the future zoning of this property would be. Mr. Thorvig stated he envisioned this property being rezoned PBD (Planned Business District), which was consistent with the property to the north and south.

Moved by Commissioner Swanson, seconded by Commissioner Hovland, that Resolution No. 18-14, "Approval for Purchase of 1409 105th Avenue NE," be approved.

Motion adopted unanimously.

Aye 5 - Commissioner Clark Commissioner Hovland Commissioner King President
 Ryan Commissioner Swanson

4-2

**CONSIDERATION OF THE SALE OF .6562 ACRES OF
EDA WETLAND CREDITS TO SUPPORT THE GLEN
COVE TOWNHOME DEVELOPMENT (110TH
ALIGNMENT AND RADISSON ROAD). DOUG PAULSON**

DEVELOPMENT.

Attachments: [Glen Cove Wetland Credits](#)

Planning and Community Development Director Schafer stated Doug Paulson is completing the last remaining homes in the Amen Corner townhome development at 109th and Radisson. Mr. Paulson also owns 7.5 acres of vacant land east of Radisson Road at the 110th alignment that is guided as MDR (Medium Density Residential). He is planning to develop a detached villa project that would be similar to Amen Corner with unit types, sizes and price ranges adjusted down slightly to reflect the location and lack of golf course view/exposure. In developing the site for 19 detached villas there are existing wetlands that have been avoided in the plan but with some wetland fill still needed at the edges. Mr. Paulson has asked to purchase the .6562 acres (2/3 of an acre) of wetland credits from the EDA's Wetland Bank. This would be the type of wetland credit purchase that would fit nicely in the City's new wetland bank but unfortunately those credits are not yet available and the developer does not wish to wait until next spring to begin developing the property. Staff provided further comment on the requested wetland credit sale and recommended approval.

President Ryan asked if the entrance to this development would be shared. Mr. Schafer reported this was the case.

Commissioner Clark asked if credits could be swapped between the EDA and the City at some point in the future. Mr. Schafer stated this conversation could be held in the future.

Moved by Commissioner Hovland, seconded by Commissioner Swanson, that Resolution No. 18-15, "Consideration of the Sale of .6562 Acres of EDA Wetland Credits to Support the Glen Cove Townhome Development (110th Alignment and Radisson Road)," be approved.

Motion adopted unanimously.

Aye 5 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson

5 Other Business

Commissioner King requested the EDA hold a worksession to discuss ways to develop and/or create small business redevelopment policies for blighted sites. Mr. Thorvig supported the EDA having this discussion at a future meeting.

Direction provided to staff.

6 Adjournment

Moved by Commissioner King, seconded by Commissioner Hovland, to adjourn the meeting at 7:44 p.m.

Motion adopted unanimously.

Aye 5 - Commissioner Clark Commissioner Hovland Commissioner King President
Ryan Commissioner Swanson