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.

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, May 3, 2021

Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

The EDA will meet immediately following the regular Council meeting

1 Call to Order

The meeting was called to order at 8:51PM by President Sanders 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; City Engineer Dan Schluender; City Planner Lori Johnson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

Present: 7 - Commissioner Jeppson, Commissioner Robertson, Commissioner Paul, Commissioner Hovland, Commissioner Massoglia, Commissioner Smith, and President Sanders

3 Minutes

3-1 Approval of April 5, 2021 EDA Minutes

Attachments: Unapproved Minutes 4/5/21

Moved by Commissioner Jeppson, seconded by Commissioner Robertson, that the Minutes of April 5, 2021, be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul Commissioner Hovland Commissioner Massoglia Commissioner Smith President Sanders

4 New Business

4-1 Resolution Approving Tax Increment Financing Development Agreement and Business Subsidy with Artis REIT for Blaine 35 Project

Attachments: Blaine - Tax Increment Development Agreement BLAINE 35

Blaine ED TIF No. 1-22 Final Draft TIF Plan for EDA and CC Approval 050321

Anoka County Comment Letter

Community Development Director Thorvig requested the EDA approve a TIF Development Agreement and Business Subsidy with Artis REIT for Blaine 35 project. He explained the agreement would require the developer to meet specific performance measures and noted the project was slated to begin on June 1, 2021. The building would have to be built consistent with the plans submitted to the City. It was noted that the EDA would have to meet its obligations if the developer built to these specifications. If the value of the project comes in lower than anticipated, the developer would receive less from the EDA. The job requirements for the project were reviewed and staff recommended approval of the TIF Development Agreement and business subsidy for Artis REIT.

Commissioner Massoglia stated he would like to see this project have a job creation document that required closer to 200 jobs and not 59. He recommended the job number be increased within the Development Agreement. He suggested more documentation be provided to the council in the future for TIF districts. Mr. Thorvig clarified that this document covers Phase I of the project and explained additional jobs would be created through Phase II.

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, that Resolution No. 21-04, "Resolution Approving Tax Increment Financing Development Agreement and Business Subsidy with Artis REIT for Blaine 35 Project," be approved.

A roll call vote was taken. Motion adopted 5-2 (Commissioners Massoglia and Robertson opposed).

Aye 5 - Commissioner Jeppson Commissioner Paul Commissioner Hovland Commissioner Smith President Sanders

Nay 2 - Commissioner Robertson Commissioner Massoglia

5 Other Business

None.

6 Adjournment

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, to adjourn the meeting at 8:58PM.

A roll call vote was taken. Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul Commissioner Hovland Commissioner Massoglia Commissioner Smith President Sanders