



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, May 3, 2018

7:20 PM

Council Chambers

1 Call to Order

The meeting was called to order at 7:22 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 Jean Keely; Communications Technician Roark Haver; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

Present: 7 - Commissioner Clark, Commissioner Hovland, Commissioner King, President Ryan, Commissioner Swanson, Commissioner Jeppson, and Commissioner Garvais

3 Minutes

None.

None.

4 New Business

4-1 **CONSIDERATION OF THE SALE OF EDA WETLAND CREDITS FOR MORTENSON DEVELOPMENT/CROWN IRON WORKS AT 9879 NAPLES STREET**

Attachments: [Crown Iron Works Map](#)

Planning and Community Development Director Schafer stated Crown Iron

Works/Mortenson Development has current applications with the City to redevelop the former contractor yard once occupied by Mortenson. The site is located adjacent to 35W just north of the 95th Avenue parking ramp. The site would be developed for a new 70,000+ square foot office and research headquarters for Crown Iron Works. The site plan that has been submitted to the City and Rice Creek Watershed District shows wetland impacts on portions of their site in order to achieve a building pad and parking layout sufficient for their business. The plan would impact wetlands requiring the need to provide .9713 acres (42,310 square feet) of wetland credit. They have approached the EDA to acquire the credits and meet the mitigation requirement of the RCWD. Using the sales price that has been established by the EDA for most small sales of \$2 per square foot the sale would be \$84,620 (42,310 square feet x \$2) plus the EDA actual cost of withdrawal. With this action the EDA's Wetland Bank will still have approximately 21 acres currently available plus the 14 acres held in reserve by the City's Open Space Bank for a total of 35 acres.

Moved by President Ryan, seconded by Commissioner Clark, that Resolution No. 18-06, "Consideration of the Sale of EDA Wetland Credits for Mortenson Development/Crown Iron Works at 9879 Naples Street," be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson Commissioner Jeppson Commissioner Garvais

4-2

CONSIDERATION OF THE SALE OF EDA WETLAND CREDITS FOR THE VILLELLA ADDITION PROJECT AT 10440 FLANDERS STREET

Planning and Community Development Director Schafer stated Rob Carlson has submitted a site plan for a 16,800 square foot industrial building at his vacant site at 10440 Flanders Street. The building site requires circulation for vehicles and trucks servicing the building as well as parking for employees which has caused the need to fill a small portion of a larger wetland complex. The RCWD has suggested that the required mitigation of .2358 acres (10,271 square feet) be purchased through an off-site wetland bank. Mr. Carlson has proposed that the purchase occur through the EDA's Wetland Bank. The wetland impact will require the purchase of 10,271 square feet. At the sales price of \$2 per foot the sale would be \$20,542 plus the EDA's out of pocket cost of the withdrawal. With this action the EDA's Wetland Bank will still have approximately 21 acres available plus the 14 acres held in reserve by the City's Open Space Bank for a total of 35 acres.

Moved by Commissioner Garvais, seconded by Commissioner Jeppson, that Resolution No. 18-07, "Consideration of the Sale of EDA Wetland Credits for the Villella Addition Project at 10440 Flanders Street," be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Clark Commissioner Hovland Commissioner King President
Ryan Commissioner Swanson Commissioner Jeppson Commissioner
Garvais

5 Other Business

None.

6 Adjournment

**Moved by Commissioner Jeppson, seconded by Commissioner Clark, to
adjourn the meeting at 7:26 p.m.**

Motion adopted unanimously.

Aye 7 - Commissioner Clark Commissioner Hovland Commissioner King President
Ryan Commissioner Swanson Commissioner Jeppson Commissioner
Garvais