



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.

Public comment options prior to the meeting must be received by noon on Monday, May 4. Email comments to: PublicComment@BlaineMN.gov or phone 763-717-2782.

Zoom is for members of the public who want to comment during the meeting on an agenda item. Join Zoom Webinar at <https://blainemn.zoom.us/j/98748117923>

Ways to watch if not commenting on an agenda item: [BlaineMN.gov/Video](https://blainemn.gov/video) or North Metro TV on Comcast, Apple TV, or Roku

Questions? Email - Communications@BlaineMN.gov

Monday, April 20, 2020

7:15 PM Due to the COVID-19 pandemic, city meetings will now be held as virtual meetings until further notice.

1 Call to Order

The meeting was called to order at 7:15PM by President Ryan followed by the Roll Call. Due to the COVID-19 crisis this meeting was held virtually.

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; Public Services Manager/Assistant City Manager Bob Therres; City Engineer Dan Schluender; City Planner Lori Johnson; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

Present: 7 - President Ryan, Commissioner Swanson, Commissioner Jeppson, Commissioner Garvais, Commissioner Robertson, Commissioner Paul, and Commissioner Hovland

3 Minutes

3-1

APPROVAL OF MARCH 16, 2020 EDA MINUTES

Attachments: [March 16, 2020 Minutes](#)

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, that the Minutes of March 16, 2020, be approved.

A roll call vote was taken. Motion adopted. Councilmember Swanson abstained due to his absence.

Aye 6 - President Ryan Commissioner Jeppson Commissioner Garvais
 Commissioner Robertson Commissioner Paul Commissioner Hovland

Abstain 1 - Commissioner Swanson

4 Public Hearing

4-1

APPROVAL OF SALE OF 10610 NASSAU STREET

Attachments: [Purchase Agreement](#)
 [Site Plan](#)

Community Development Director Thorvig stated the Blaine EDA has been active in purchasing property in this area of the City. In 2016 the EDA purchased the 2.43-acre property at 10610 Nassau Street. In 2017 the EDA purchased 2111 105th Avenue and 10525 Nassau Street. All of these properties contained older buildings that have been demolished and the sites are currently vacant. He reported the EDA has identified two other properties for acquisition - 10549 and 10601 Nassau Street. The EDA has a purchase agreement for 10549 Nassau Street and have negotiated a purchase agreement for 10601 Nassau Street which is also on the April 20 agenda for approval. The property at 10601 Nassau Street is occupied by Sure Cast. Sure Cast is an aluminum foundry that has been in Blaine since 1980. The business was recently sold and the new ownership group would like to construct a new, modern building. Sure Cast leases their existing building and the lease expires in September 2021. Staff commented further on how the property would be utilized by an existing business in Blaine and recommended approval of the sale.

President Ryan opened the Public Hearing at 7:19 p.m.

Hearing no comments from the public, President Ryan closed the Public Hearing at 7:20 p.m.

Moved by Commissioner Hovland, seconded by President Ryan, that Resolution No. 20-05, "Approval of Sale of 10610 Nassau Street," be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye 7 - President Ryan Commissioner Swanson Commissioner Jeppson
 Commissioner Garvais Commissioner Robertson Commissioner Paul
 Commissioner Hovland

5 New Business**5-1****APPROVAL OF PURCHASE OF 10601 NASSAU STREET**

Attachments: [Purchase Agreement](#)
 [Area Map](#)

Mr. Thorvig explained the property at 10601 Nassau Street is occupied by Sure Cast. Sure Cast is an aluminum foundry that has been in Blaine since 1980. At the December 16, 2019 meeting the EDA entered into a Letter of Intent for Sure Cast to purchase the EDA owned lot at 10610 Nassau Street for \$344,645 therefore making their property available for purchase. Sure Cast would build a new building on the EDA site. Staff is requesting the EDA to enter into a purchase agreement with the owner of 10601 Nassau Street. The purchase agreement outlines a purchase price of \$904,835 which is consistent with what the EDA has paid for other similar properties in the area. Timing of acquisition will depend on when Sure Cast is ready to construct their new building.

President Ryan reported the EDA has been working to redevelop this portion of the City for the past 20 years. He explained he supported the proposed purchase.

Commissioner Jeppson questioned if the existing building would be demolished. Mr. Thorvig reported this would occur after Sure Cast had relocated in an attempt to make the property shovel ready. The site would then be marketed to new businesses.

Moved by Commissioner Swanson, seconded by Commissioner Paul, that Resolution No. 20-06, "Approval of Purchase of 10601 Nassau Street be approved.

A roll call vote was taken. Motion adopted unanimously.

Aye 7 - President Ryan Commissioner Swanson Commissioner Jeppson
 Commissioner Garvais Commissioner Robertson Commissioner Paul
 Commissioner Hovland

6 Other Business

None.

7 Adjournment

Moved by Commissioner Robertson, seconded by President Ryan, to adjourn the meeting at 7:28PM.

A roll call vote was taken. Motion adopted unanimously.

Aye 7 - President Ryan Commissioner Swanson Commissioner Jeppson
Commissioner Garvais Commissioner Robertson Commissioner Paul
Commissioner Hovland