



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, April 18, 2022

Council Chambers

Meeting will take place immediately following the regular Council meeting

1 Call to Order

The meeting was called to order at 8:52PM by President Sanders followed by the Roll Call.

2 Roll Call

PRESENT: President Tim Sanders, Commissioners Wes Hovland, Chris Massoglia, Richard Paul, and Jess Robertson.

ABSENT: Commissioner Julie Jeppson.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Public Works Director Jon Haukaas; 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 Robertson, Commissioner Paul, Commissioner Hovland, Commissioner Massoglia, and President Sanders

Absent: 1 - Commissioner Jeppson

3 Minutes

3-1

Approval of the March 21, 2022 EDA Minutes

Attachments: [Unapproved Minutes](#)

Moved by Commissioner Robertson, seconded by Commissioner Paul, that the Minutes of March 21, 2022, be approved.

Motion adopted unanimously.

Aye 5 - Commissioner Robertson Commissioner Paul Commissioner Hovland
Commissioner Massoglia President Sanders

4 New Business

4-1

Approval of Blaine 35 Phase Two Tax Increment Financing (TIF) Development Agreements

Attachments: [Site Plan](#)
[Building B Agreement](#)
[Building C Agreement](#)

Community Development Director Thorvig stated in 2021, Artis received approvals to construct three industrial buildings totaling 317,000 square feet. The site is located at 85th Avenue/35W. As part of the development approval, an economic development tax increment financing (TIF) district was approved to assist project financing due to unique, extraordinary site development costs. Two separate TIF districts were created because of the project being done in two different phases. Phase one consists of a 118,500 multi-tenant office/manufacturing/warehousing building. Necessary TIF documents were executed for this project in 2021 prior to the start of construction last fall. Two companies have executed leases for space in Building A. Those companies are Jonco Die Company and Caerus Corporation. Jonco Die Company is a manufacturer specializing in steel rule cutting dies and related tooling for the packaging industry. Jonco will be occupying 51,800 square feet of Building A. Caerus Corporation is a medical device company specializing in orthopedic and pain management technologies for both human and veterinary patients. Caerus will be occupying 34,477 square feet of Building A. There is approximately 32,000 square feet of space still available in Building A.

Mr. Thorvig reported Phase two consists of Buildings B and C. Building B is approximately 98,900 square feet and Building C is approximately 100,000 square feet. Site grading was completed last fall and the developer is ready to start construction of buildings this spring. Building C is already fully leased by Chandler Industries. Chandler Industries is a precision machining manufacturer specializing in the aerospace, defense, and medical device markets. They are consolidating two locations and this location will be their corporate headquarters with over 140 jobs in skilled labor, management, and executive level positions. Building B is still available for lease. It was noted two separate TIF development agreements are required for Buildings B and C. Staff commented further on the general requirements of the developer and EDA and recommended approval of the Blaine 35 Phase Two TIF development agreement.

Commissioner Robertson explained she supported this project but noted she had a difficult time with the TIF portion. She noted she would be voting yes on

this request in order for it to move forward.

President Sanders indicated he walked through this development and he was very impressed by the quality of companies and corporations that were moving into Blaine. He reported that each of these businesses was bringing a large number of jobs as well.

Moved by Commissioner Hovland, seconded by Commissioner Paul, that Resolution No. 22-05, "Approval of Blaine 35 Phase Two Tax Increment Financing (TIF) Development Agreement," be approved.

Motion adopted unanimously.

Aye 5 - Commissioner Robertson Commissioner Paul Commissioner Hovland
Commissioner Massoglia President Sanders

5 Other Business

None.

6 Adjournment

Moved by Commissioner Hovland, seconded by Commissioner Paul, to adjourn the meeting at 8:59PM.

Motion adopted unanimously.

Aye 5 - Commissioner Robertson Commissioner Paul Commissioner Hovland
Commissioner Massoglia President Sanders