



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, April 5, 2018

7:20 PM

Council Chambers

1 Call to Order

The meeting was called to order at 7:31 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

3-1

MARCH 15, 2018 EDA MINUTES

Attachments: [03-15-18 EDA Minutes](#)

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, that the Minutes of March 15, 2018, be approved.

Motion adopted 6-0-1. (Commissioner Garvais abstained.)

Aye 6 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson Commissioner Jeppson

Abstain 1 - Commissioner Garvais

4 New Business

4-1

**CONSIDERATION OF THE SALE OF EDA WETLAND
CREDITS
FOR THE CITY'S LEVER STREET/125TH AVENUE
PROJECT.**

Planning and Community Development Director Schafer stated the City of Blaine has completed the plans for the Lever Street/125th Avenue street and utility project and has sent the package out for bids. That project includes new paved street section with curb and gutter and requires widening of the street base within the right-of-way to convert a rural section gravel road to a new urban section street. Along the Lever Street corridor and at a point on 125th Avenue the project will need to fill small portions of wetland. Because this is a road project the RCWD has suggested that the mitigation for the fill be accomplished through the purchase of wetland credits. The cost of the credits is an expected project expense and will be made part of the levied assessment. The wetland impact will require the purchase of 17,084 square feet. At the sales price of \$2 per foot the sale would be \$34,168. The street project will also pay the EDA's out of pocket BWSR fee for the withdrawal (at 2.5%). The EDA's Wetland Bank currently has approximately 23 acres available plus the 14 acres held in reserve by the City's Open Space Bank for a total of 37 acres.

Commissioner Jeppson asked if the amount of wetland credits sold could be increased to offset the assessments for the properties along Lever Street. Mr. Schafer indicated this was not an option.

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, that EDA Resolution No. 18-04, "Consideration of the Sale of EDA Wetland Credits for the City's Lever Street/125th Avenue Project," 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 LORENZ BUS AT 8600 XYLITE STREET
NE**

Attachments: [EDA Res - Wetland Credits to Lorenz.pdf](#)

Planning and Community Development Director Schafer stated Lorenz Bus Company has a current application with the City to reconfigure and add significant bus and employee parking on their site. The business has grown over the years as has their need for storage and parking of their bus inventory as well as driver/employee cars. The site plan that has been submitted to City and the Rice Creek Watershed shows a small wetland impact in the northwest corner of their

site. The plan would impact about a third of an acre resulting in the need to provide .7224 acres of wetland credit. They have approached the EDA to acquire the credits and meet the mitigation requirement of the watershed. Using the sales price that has been established by the EDA for most small sales of \$2 per square foot the sale would be \$62,935 (.7224 acres x 43,560 = 31,468 square feet) plus the EDA actual cost of withdrawal. Prior to this action the EDA's Wetland Bank currently has approximately 23 acres currently available plus the 14 acres held in reserve by the City's Open Space Bank for a total of 37 acres.

Moved by Commissioner Swanson, seconded by Commissioner King, that EDA Resolution No. 18-05, "Consideration of the Sale of EDA Wetland Credits for Lorenz Bus at 8600 Xylite Street NE," 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 Swanson, seconded by Commissioner Hovland, to adjourn the meeting at 7:38 p.m.

Motion adopted unanimously.

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