



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.

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, March 21, 2022

Council Chambers

Meeting will take place immediately following the regular Council meeting

1 Call to Order

The meeting was called to order at 8:21PM by President Sanders followed by the Roll Call.

2 Roll Call

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

ABSENT: None.

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

3 Minutes

3-1

Approval of the February 23, 2022 EDA Minutes

Attachments: [Unapproved Minutes 022322](#)

Moved by Commissioner Robertson, seconded by Commissioner Jeppson, that the Minutes of February 23, 2022, be approved.

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 Certifying 10524 Nassau Street as a Substandard Building for Tax Increment Financing (TIF) Purposes

Attachments: [Site Location Map](#)
[Letter of Finding](#)

Community Development Director Thorvig stated a portion of the industrial park, generally located at 105th Ave and Nassau Street, has been identified as a redevelopment area in the 2040 Comprehensive Plan. The area includes older industrial buildings that are obsolete, blighted and/or have extensive outside storage which is not consistent with the vision. The city is currently in the process of creating a redevelopment master plan for the area with the vision focusing on destination uses that will capitalize on tourism at the National Sports Center and serve Blaine residents. The City of Blaine EDA has been active in purchasing property in the area since 2016. Property purchases have occurred when willing sellers have either offered or listed their properties for sale. Purchase of property is a useful tool by the EDA to assist in redevelopment. The EDA purchased the property at 10524 Nassau St. in July 2021. Demolition is scheduled for April.

Mr. Thorvig reported as the city explores redevelopment options in the area, tax increment financing (TIF) could be a tool the EDA utilizes to assist in demolition, property acquisition, construction of structured parking and other public infrastructure costs that are identified in the ultimate redevelopment master plan. The EDA can capture TIF and utilize it for the aforementioned purposes rather than providing it to a developer. It was noted the building is going to be demolished in April. For the building to qualify as substandard if a future TIF district is created, a resolution, prior to demolition, must be adopted by the EDA determining that the building meets the necessary criteria for a substandard building outlined in Minnesota Statute 469. The determination is valid for three years. This action does not obligate the EDA to create a TIF district, however, preserves the opportunity for the building to be counted towards the 50% substandard building count if a TIF district is ultimately created.

Commissioner Massoglia asked if it made sense to wait on the demolition until the EDA knows if a TIF District will be created. Mr. Thorvig reported the building was in blighted condition and needs to be demolished. He had full confidence that the EDA will have a conversation within the three year window.

Moved by Commissioner Robertson, seconded by Commissioner Hovland, that Resolution No. 22-04, "Resolution Certifying 10524 Nassau Street as a Substandard Building for Tax Increment Financing (TIF) Purposes," be approved.

Motion adopted unanimously.

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

5 Other Business

None.

6 Adjournment

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, to adjourn the meeting at 8:23PM.

Motion adopted unanimously.

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