

UNAPPROVED

CITY OF BLAINE BLAINE ECONOMIC DEVELOPMENT AUTHORITY

Monday, March 20, 2023

Blaine City Hall
Council Chambers
10801 Town Square Drive

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:45PM by President Sanders followed by the Roll Call.

PRESENT: President Tim Sanders, Commissioners Terra Fleming, Chris Massoglia, Tom Newland, and Jess Robertson.

ABSENT: Commissioner Lori Saroya.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

APPROVAL OF THE MINUTES

Moved by Commissioner Newland, seconded by President Sanders, that the Minutes of February 22, 2023, be approved.

Motion adopted unanimously.

NEW BUSINESS

4.1 EDA Resolution No. 23-04, Southwest Corner of 105th Avenue and Radisson Road Development Financial Request.

Community Development Director Thorvig stated the developer is requesting financial assistance in the amount of \$1,525,112 for private infrastructure improvements for a commercial project at the southwest corner of 105th Avenue and Radisson Road.

The City Council/EDA discussed this request at the March 6, 2023, workshop and showed general support for providing assistance, however a final amount was not determined. He reviewed the

conversations staff had with Baker Tilly regarding the proforma for this project. It was noted the project was slated for project in the spring of 2023 and trees would need to be removed prior to March 31. He commented on the source of funds that could be used to assist with this project. Staff commented further on the unique expenditures that were associated with developing this site and recommended the EDA approve the financial request.

Commissioner Newland explained he supported this project and was pleased with how well it fit into the 105th Avenue redevelopment area. He asked if the master developer for 105th was aware of this proposal. Mr. Thorvig reported the master developer was aware of this project and understands it was outside of his area. He noted the master developer was concerned about the design standards that were followed for these buildings, but staff explained this project followed all architectural and design standards for the 105th Avenue redevelopment area.

Commissioner Newland questioned if this project would impact the airport ballpark. Mr. Thorvig commented a phase II would impact the ballfields, but phase II was not being brought forward at this time.

President Sanders requested the EDA discuss if they were willing to provide assistance for this project, and if so, at what amount.

Commissioner Newland reported he supported the EDA providing \$1.5 million for this project.

Commissioner Massoglia indicated he could also support the \$1.5 million in financial assistance. He noted this was the type of project the residents of Blaine wanted to see in the community. He reported the funds being used for assistance could only be used for economic development. He believed this project would be a great fit to the 105th Avenue redevelopment area.

Moved by Commissioner Newland, seconded by Commissioner Massoglia, that Resolution No. 23-04, "Southwest Corner of 105th Avenue and Radisson Road Development Financial Request of \$1,525,112," be approved.

Commissioner Robertson asked if the city would be able to replenish the EDA funds if \$1.5 million were used for this project. Mr. Thorvig explained the EDA has \$9 million in assessed value of land assets throughout the city and as this land is sold, the funds would be placed in this account. In addition, the city has wetland credits that could be sold for value.

Commissioner Robertson questioned if the extraordinary costs for this project were only for phase 1 of this project. Mr. Thorvig reported this was the case.

President Sanders asked if the EDA should be considering any conditions for approval for these funds. Mr. Thorvig reported if the EDA were to approve funds for this project, staff would prepare a development agreement that outlines the requirements of the developer along with the obligations of the city. He indicated sureties would be written into the agreement to ensure this project is completed per the city's desired specifications.

Commissioner Robertson commented further on unique circumstances surrounding this project. She noted this was a federal piece of land that the applicant had negotiated a lease with. She reported the timeline for this project was accelerated because the trees on this site would have to be removed prior to March 31. She thanked the developer for all of his efforts and for being willing to invest in the city of Blaine.

Motion adopted unanimously.

OTHER BUSINESS

None.

ADJOURNMENT

Moved by Commissioner Newland, seconded by Commissioner Robertson, to adjourn the meeting at 8:07PM.

Motion adopted unanimously.

Tim Sanders, President

ATTEST:

Catherine Sorensen, City Clerk
Submitted by Minute Maker Secretarial