



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.

Monday, March 2, 2020

7:20 PM

Council Chambers

1 Call to Order

The meeting was called to order at 7:24PM by President Ryan followed by the Roll Call.

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 FEBRUARY 19, 2020 EDA MINUTES

Attachments: [Unapproved Minutes](#)

Moved by Commissioner Hovland, seconded by Commissioner Paul, that the Minutes of February 19, 2020, be approved.

Motion adopted unanimously.

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

4 New Business**4-1****FINANCIAL PARTICIPATION FOR PARKING LOT
PAVING AT THE NATIONAL SPORTS CENTER FOR
THE BENEFIT OF THE 3M OPEN**

Attachments: [NSC Improvements](#)
 [Future Improvements](#)

Community Development Director Thorvig stated in 2019 a request was made by the 3M Open for the City of Blaine to financially participate with Anoka County in funding parking lot improvements at the National Sports Center (NSC). As part of the 3M Open golf tournament, the NSC has agreed to allow the 3M Open to use the facility during the tournament for general spectator parking. There are 4,700 paved and 1,170 gravel stalls available at the NSC. Parking at the airport and TPC will be available for players, caddies, VIPs, media, etc. The paving of the parking lots was part of an approval the NSC received from the city in 2014, and the intention was for the NSC to receive money from the State of Minnesota to fund the improvements; however, this has not occurred.

Mr. Thorvig reported the tournament has requested additional improvements to occur in 2020. These improvements include paving of the three gravel parking lots north of 105th Avenue. The city fire inspections department is also requiring fire protection (water line with hydrants) as part of any project completed. Anoka County Highway Department estimated the cost of said improvements to be \$1,012,005. Broken down it is \$534,964 for the large middle parking lot, \$118,076 for the south parking lot, \$83,965 for the north parking lot and \$275,000 for the water line and hydrants. The county engineer has stated that it's unlikely that all three lots could be constructed prior to the tournament and suggested phasing. Anoka County has indicated their willingness to participate in the cost share. It was noted the NSC has submitted a request in the 2020 bonding bill that includes paving of the parking lots and relocation of their maintenance facility. However, preliminary information shows that the NSC is likely only to get funding for relocation of the maintenance facility and not the parking lot improvements. Staff explained the county was recommending Phase I of this project include the larger middle parking lot, water line and hydrants. Phase II would then include the paving of the two smaller lots.

President Ryan discussed the amount of money the PGA and 3M has invested in the community for this golf tournament. He understood Anoka County had questions regarding the water line and fire hydrant and explained he had the same questions. He questioned why these were required when perimeter hydrants were allowed at Northtown Mall. He expressed frustration with the fact the city was

being asked to install these improvements on state property. He understood the importance of have the necessary fire prevention measures in place, but did not understand why perimeter hydrants could not be considered.

Commissioner Jeppson stated she would be recusing herself from the vote on this item.

President Ryan asked if he should be recusing himself on the vote given the fact he served on the Founders Board for the National Sports Center. City Attorney, Patrick Sweeney stated he looked into this matter and advised there was no conflict of interest for President Ryan.

Commissioner Robertson questioned if the entire parking lot project would be stalled if the water line was not supported by the City of Blaine. Mr. Thorvig commented these were facilities that were necessary per State Fire Code which then need fire suppression. He stated he was uncertain if the line could be delayed until 2021. Police Chief/Safety Services Manager Podany explained in order to remain in compliance with State Fire Code the water lines were required. He commented the National Sports Center was put on notice for the water line back in 2015. He indicated a fire truck could put out a car fire, but with stated there was a risk with the high level of vehicle concentration in this lot that car fires could spread. He discussed the other events that occur at the National Sports Center throughout the summer, which included fireworks and an RV show.

Commissioner Swanson indicated he had a difficult time spending EDA dollars to bring a state agency into compliance with State Fire Code. He asked why city dollars should be spent to do this.

President Ryan discussed the location of the proposed pipe and noted it would go through a large amount of water. He explained the state has got to do better to provide adequate funding for maintenance and improvements of its own facilities.

Commissioner Hovland requested comment from the National Sports Center representative.

Neil Ladd, Deputy Executive Director for the National Sports Center, reported the NSC has requested \$5.1 million from the state. He noted this was for the demolition of the maintenance building along 105th, site reclamation, filling the holes and site restoration. He explained the governor has recommended \$3 million be allocated to the NSC which would leave a remaining balance of \$2 million to complete the site. He commented on the history of financial asks the NSC has had with the state and understood funding took time. He reported the NSC Foundation has stepped in to address some of the site management issues. He stated the NSC

currently has approximately \$42 million in deferred maintenance. He indicated he worked to chip away at this maintenance each year.

Commissioner Swanson questioned if the water line were not to move forward and a complaint was filed by the state, this would be the state filing against its own entity. Mr. Ladd reported this would be the case.

President Ryan encouraged the state to realize what a great tourist attraction the National Sports Center was and to begin allocating funds to address the maintenance concerns at the NSC.

Commissioner Hovland believed it should be a priority to get the pit filled in.

Amended motion by Commissioner Swanson, seconded by President Ryan, to approve the parking lot paving as proposed in an amount not to exceed \$405,000 without the inclusion of the water line and fire hydrants.

President Ryan asked if the county was interested in paying for the water line. Mr. Thorvig reported after speaking with county officials they had stated they would reluctantly pay for their half of the water line.

Commissioner Hovland questioned what would be covered by the \$405,000. Mr. Thorvig explained these funds would cover the city's half for all three of the parking lots.

President Ryan inquired if all three lots could be completed in 2020. Mr. Thorvig stated he would speak with the county about this further.

Moved by Commissioner Paul, seconded by Commissioner Garvais, that Resolution No. 20-03, "Financial Participation for Parking Lot Paving at the National Sports Center for the Benefit of the 3M Open," be approved.

Amended motion adopted 6-0-1 (Councilmember Jeppson abstained).

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

Abstain 1 - Commissioner Jeppson

5 Other Business

None.

6 Adjournment

Moved by Commissioner Robertson, seconded by Commissioner Hovland, to adjourn the meeting at 7:49PM.

Motion adopted unanimously.

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