

## UNAPPROVED

### CITY OF BLAINE BLAINE ECONOMIC DEVELOPMENT AUTHORITY

Monday, July 6, 2020  
7:20PM

Blaine City Hall  
Council Chambers  
10801 Town Square Drive

#### **CALL TO ORDER/ROLL CALL**

The meeting was called to order at 7:26PM by President Ryan followed by the Roll Call. Due to the COVID-19 pandemic this meeting was held virtually.

**PRESENT:** President Tom Ryan, Commissioners Andy Garvais, Wes Hovland, Julie Jeppson, Richard Paul, and Jess Robertson.

**ABSENT:** Commissioner Dick Swanson.

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; Communications Technician Roark Haver; Communications Coordinator Ben Hayle; and City Clerk Catherine Sorensen.

#### **APPROVAL OF THE MINUTES**

Moved by Commissioner Robertson, seconded by Commissioner Jeppson, that the Minutes of June 15, 2020, be approved.

A roll call vote was taken. Motion adopted unanimously.

#### **NEW BUSINESS**

##### 4.1 EDA Resolution No. 20-11, Demolition and Site Improvement Loan for Kingdom Baking at 10130 Sunset Avenue.

Moved by President Ryan, seconded by Commissioner Hovland, that Resolution No. 20-11, “Demolition and Site Improvement Loan for Kingdom Baking at 10130 Sunset Avenue,” be approved.

Community Development Director Thorvig stated the property at 10130 Sunset Avenue is owned by Zongo Properties. The property is 23,087 square feet and consists of a vacant, dilapidated gas station. The owner received original approvals on March 3, 2016 and subsequent approvals on April 1, 2019 to construct a new bakery on the property. The project involves removing the existing building, constructing a new building and making various site improvements. The owner obtained a building permit on March 26, 2020 to allow for construction of the new building.

Mr. Thorvig explained financing has been a continuous challenge for the property owner. Staff has worked with the owner since the original approval in 2016 on various financing options. Staff has offered the Blaine Small Business Loan Program along with providing him information on other financing/grant options through other entities. It's not uncommon for a developer to ask for assistance with demolition costs under a redevelopment scenario. Demolition is an additional significant expense for developers who buy a redevelopment site. Redevelopment of blighted sites is a benefit to the city, so the EDA has provided demolition assistance in the past for various projections. Assisting a developer in demolition is often less expensive for the EDA than the EDA purchasing a blighted property. The EDA/city council recently considered a similar request for the Fresh Picked Pizza project. In this instance, the business owner was requesting \$72,500 in assistance for demolition and site cleanup. The EDA/city council approved a loan for this project. Staff commented further on the request and recommended approval.

Mayor Ryan stated he looked forward to this building being torn down.

A roll call vote was taken. Motion adopted 5-1 (Commissioner Jeppson opposed).

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

Moved by Commissioner Robertson, seconded by Commissioner Jeppson, to adjourn the meeting at 7:32PM.

A roll call vote was taken. Motion adopted unanimously.

---

Tom Ryan, President

ATTEST:

---

Catherine Sorensen, City Clerk

*Submitted by Minute Maker Secretarial*