



# 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.*

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Monday, August 19, 2019

7:20 PM

Council Chambers

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### 1 Call to Order

The meeting was called to order at 7:27 p.m. by President Ryan followed by the Roll Call.

### 2 Roll Call

Quorum Present.

**ALSO PRESENT:** Acting City Manager Joe Huss; Community Development Director Erik Thorvig; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Public Services Manager/Assistant City Manager Bob Therres; City Engineer Dan Schluender; Water Resources Manager Rebecca Haug; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

**Present:** 6 - President Ryan, Commissioner Swanson, Commissioner Garvais, Commissioner Robertson, Commissioner Paul, and Commissioner Hovland

**Absent:** 1 - Commissioner Jeppson

### 3 Minutes

3-1

AUGUST 5, 2019 EDA MINUTES

Attachments: [August 5, 2019 Minutes](#)

**Moved by Commissioner Hovland, seconded by Commissioner Robertson, that the Minutes of August 5, 2019, be approved.**

**Motion adopted unanimously.**

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

### 4 New Business

4-1

**AUTHORIZE THE EDA PRESIDENT TO ENTER INTO**

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**AN AGREEMENT WITH THE CCES TO DEVELOP A  
LONG TERM MANAGEMENT AND MONITORING  
PLAN FOR THE BLAINE WETLAND BANK BRANCH 3**

**Attachments:**     [Long Term Management Plan](#)

Water Resources Manager Haug explained the EDA's 103-acre Branch 3 Wetland Mitigation Bank completed its five (5) years of required ecological restoration and implementation along with the associated monitoring and reporting tasks to meet the requirements set forth by the permitting agencies at the end of the 2015 growing season. This allowed for the city to generate 53 acres of wetland credits. A requirement of wetland mitigation banks is long term monitoring and management of the site. Critical Connections Ecological Resources (CCES) has provided the EDA with a scope of work to develop a 10-year management and monitoring plan for the 103-acre Branch 3 Wetland Mitigation Bank. This long-term management and monitoring plan would be put in place for 2020-2029 and then likely be repeated over 10-year intervals beyond 2029. The proposed cost of preparing the management plan is \$24,450.

President Ryan stated he appreciated the time Jason Hesveth with Critical Connections has spent on this project.

**Moved by Commissioner Hovland, seconded by President Ryan, that Resolution No. 19-10, "Authorize the EDA President to Enter into an Agreement with the CCES to Develop a Long-Term Management and Monitoring Plan for the Blaine Wetland Bank Branch 3," be approved.**

**Motion adopted unanimously.**

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

4-2

**ENTERING INTO LETTER OF UNDERSTANDING WITH  
COALITION DEVELOPMENT FOR 2.88 ACRES OF EDA  
OWNED LAND ON 89TH AVENUE NE NEXT TO  
FORMER KMART**

**Attachments:**     [Letter of Intent](#)

Community Development Director Thorvig stated on August 5, 2019 a development proposal was made by Coalition Development for 2.88 acres of EDA owned land east of the former K-Mart. The proposal was for a 90-unit apartment building. Based on the discussion, the City Council seemed willing to consider a proposal for the site with the understanding that further discussion needed to occur regarding site design and a potential affordability component. The developer has asked the EDA to enter into a Letter of Understanding (LOU) for the development property. The purpose of the LOU is to provide assurance to the developer that the

EDA will work solely with them while they complete their due diligence to determine whether they will proceed with a project. Though an LOU is a signed document by both parties, it does not bind the parties to enter into a future agreement but is merely intended to set forth the parties intent to work together.

Commissioner Swanson indicated he was willing to work with the developer but anticipated the proposed project would be a hard sell for this neighborhood.

President Ryan agreed stating he did not want to see this project lower surrounding property values.

Commissioner Hovland explained he was willing to work with this developer exclusively but recommended the Council take a further look at how this property should develop.

**Moved by President Ryan, seconded by Commissioner Robertson, that Resolution No. 19-11, "Entering into Letter of Understanding with Coalition Development for 2.88 Acres of EDA Owned Land on 89th Avenue NE Next to former Kmart," be approved.**

**Motion adopted unanimously.**

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

**5     Other Business**

None.

**None.**

**6     Adjournment**

**Moved by Commissioner Hovland, seconded by Commissioner Paul, to adjourn the meeting at 7:36 p.m.**

**Motion adopted unanimously.**

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