



# 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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Thursday, July 12, 2018

7:20 PM

Council Chambers

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### 1 Call to Order

The meeting was called to order at 7:20 p.m. by President Ryan followed by the Roll Call.

### 2 Roll Call

Quorum Present.

**ALSO PRESENT:** City Manager Clark Arneson; Planning and Community Development Director Bryan Schafer; Public Works Director Jon Haukaas; Police Chief/Safety Services Manager Brian Podany; Finance Director Joe Huss; Economic Development Coordinator Erik Thorvig; Public Services Manager/Assistant City Manager Bob Therres; City Engineer Jean Keely; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

**Present:** 7 - Commissioner Clark, Commissioner Hovland, Commissioner King, President Ryan, Commissioner Swanson, Commissioner Jeppson, and Commissioner Garvais

### 3 Minutes

#### 3-1 JUNE 21, 2018 EDA MINUTES

**Attachments:** [June 21 EDA Minutes](#)

**Moved by Commissioner Jeppson, seconded by Commissioner Hovland, that the Minutes of June 21, 2018, be approved.**

**Motion adopted unanimously.**

**Aye** 7 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson Commissioner Jeppson Commissioner Garvais

### 4 New Business

4-1

**RESOLUTION APPROVING AN AMENDMENT TO THE  
BLAINE ECONOMIC DEVELOPMENT PROJECT PLAN,  
ESTABLISHING AN ECONOMIC DEVELOPMENT TAX  
INCREMENT FINANCING DISTRICT AND APPROVING  
A TAX INCREMENT FINANCING PLAN THEREFOR  
(CROWN IRON WORKS PROJECT)**

**Attachments:**     [Location Map](#)  
                                  [TIF Plan](#)

Economic Development Coordinator Thorvig stated for almost two years staff has been working with a company called Crown Iron Works (Crown) about relocating their global headquarters to Blaine. Crown is currently located in Roseville with additional offices in six other countries worldwide. Crown is a global supplier of oilseed extraction technology, refining plants and processing equipment. They are an industry leader with over 400 large scale Crown designed facilities operating world-wide. The proposed building in Blaine would house their global office headquarters with executive level and administrative staff and design engineers, along with research, development and testing areas for the design of large scale oilseed extraction technology. Crown currently provides 102 jobs. The projected number at the new location is approximately 125 jobs. He reviewed the types of jobs that would be offered by Crown Iron Works along with the salaries.

Economic Development Coordinator Thorvig explained Crown identified the site at 9859 Naples St. as their preferred location. The property is owned by Mortenson Construction, who used the property as a contractor's yard up until a few years ago. Mortenson is proposing to construct a 70,000-sf. office/research and development building and 5,000 sf. extraction building for Crown. Crown would lease the building from Mortenson. At the June 21st City Council meeting the project received all necessary approvals for the project. He provided further comment on the project along with the project funding gap. Staff requested the EDA approve the establishment of a TIF district and plan. It was noted this would be a nine-year TIF district.

**Moved by Commissioner Swanson, seconded by Commissioner Jeppson, that Resolution No. 18-12, "Resolution Approving an Amendment to the Blaine Economic Development Project Plan, Establishing an Economic Development Tax Increment Financing District and Approving a Tax Increment Financing Plan Therefor (Crown Iron Works Project)," be approved.**

**Motion adopted unanimously.**

**Aye** 7 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson Commissioner Jeppson Commissioner Garvais

4-2

**RESOLUTION APPROVING TIF DEVELOPMENT**

## AGREEMENT WITH MORTENSON CONSTRUCTION FOR CROWN IRON WORKS PROJECT

**Attachments:**     [Development Agreement DRAFT](#)

Economic Development Coordinator Thorvig stated as part of the development of a new TIF District, a development agreement with Mortenson Construction must also be approved outlining specific requirements of the developer in order to ensure project completion and performance. Staff reviewed the development highlights and recommended approval of the TIF Development Agreement.

**Moved by President Ryan, seconded by Commissioner Clark, that Resolution No. 18-13, "Approving TIF Development Agreement with Mortenson Construction for Crown Iron Works Project," be approved.**

**Motion adopted unanimously.**

**Aye** 7 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson Commissioner Jeppson Commissioner Garvais

### 5     **Other Business**

Economic Development Coordinator Thorvig updated the Commission on the upcoming 3M Golf event.

**Informational.**

### 6     **Adjournment**

**Moved by Commissioner Jeppson, seconded by Commissioner Garvais, to adjourn the meeting at 7:31 p.m.**

**Motion adopted unanimously.**

**Aye** 7 - Commissioner Clark Commissioner Hovland Commissioner King President Ryan Commissioner Swanson Commissioner Jeppson Commissioner Garvais