

## **APPROVED**

### **CITY OF BLAINE BLAINE ECONOMIC DEVELOPMENT AUTHORITY**

Thursday, March 16, 2017  
7:20 P.M.

Blaine City Hall  
Council Chambers  
10801 Town Square Drive

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

The meeting was called to order at 7:25 p.m. by President Ryan followed by the Roll Call.

**PRESENT:** President Tom Ryan, Commissioners Dave Clark, Andy Garvais, Wes Hovland, Jason King, and Dick Swanson.

**ABSENT:** Commissioner Julie Jeppson.

Quorum Present.

**ALSO PRESENT:** City Manager Clark Arneson; Planning and Community Development Director Bryan Schafer; Finance Director Joe Huss; Police Chief/Safety Services Manager Chris Olson; Public Services Manager Bob Therres; City Engineer Jean Keely; Communications Technician Roark Haver; Senior Engineering Technician Jason Sundeen; and City Clerk Catherine Sorensen.

### **APPROVAL OF THE MINUTES**

Moved by Commissioner Clark, seconded by Commissioner Garvais, that the Minutes of February 16, 2017, be approved.

Motion adopted unanimously.

### **NEW BUSINESS**

#### 4.1 Resolution No. 17-03, Public Hearing and Consideration of the Sale of EDA Property at 8600 Central Avenue.

Moved by Commissioner Garvais, seconded by Commissioner Clark, that Resolution No. 17-03, "Consideration and Approval of the Sale of EDA Property at 8600 Central Avenue," be approved.

Planning and Community Development Director Schafer stated the EDA owns the property at 8600 Central Avenue. The EDA purchased the property in 1995 for \$279,400. The site is 2.46 acres in size and is zoned B-2 Community Commercial. The property tax the EDA has to pay for the site in 2017 is \$26,767 (after 15 years EDA land becomes taxable). He noted the service road was relocated to the west side of Kwik-Trip and completed in the summer of 2015.

Planning and Community Development Director Schafer reported the City has been actively marketing the property since October, 2015 at a price of \$750,103. The property has garnered some interest because of the

“For Sale” sign. He explained Java Companies, LLC is offering to purchase the property for \$650,000 (\$6.06/ft.). They are proposing to construct two retail buildings (2,200 and 3,500 sf.). The smaller building would be for a sandwich shop. The developer has not secured a user for the second building however it is anticipated it would be for a retail/restaurant use. Staff requested the EDA hold a Public Hearing and approve the sale of the property at 8600 Central Avenue.

President Ryan opened the Public Hearing at 7:29 p.m.

President Ryan closed the Public Hearing at 7:30 p.m.

Commissioner Hovland believed the site had too much parking given the size of the proposed buildings. Planning and Community Development Director Schafer agreed the site was over parked and stated the plans would be revised through the Site Plan Review process.

Mark Krogh, Java Properties, explained he was very excited to bring this project to the City of Blaine.

Motion adopted unanimously.

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

Moved by Commissioner Clark, seconded by Commissioner Hovland, to adjourn the meeting at 7:34 p.m.

Motion adopted unanimously.

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Tom Ryan, President

ATTEST:

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Catherine Sorensen, City Clerk  
*Submitted by TimeSaver Off Site Secretarial, Inc.*