



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, August 5, 2019

7:20 PM

Council Chambers

1 Call to Order

The meeting was called to order at 7:30 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; 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 JULY 8, 2019 EDA MINUTES

Attachments: [July 8 Minutes](#)

Moved by Commissioner Jeppson, seconded by Commissioner Robertson, that the Minutes of July 8, 2019, 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

APPROVAL OF DEMOLITION ASSISTANCE FOR

ROYAL LAKES RETAIL CENTER/LEEZERS EXPRESS

Attachments: [Attachments](#)

Community Development Director Thorvig stated the property at 12475 Lexington Ave has been used a gas/convenience store since the building was built in 1988. The business/property owner has had the property for sale off and on for several years however did not found a buyer. With the new Kwik Trip opening to the south, the owner is looking at redevelopment options for the site and changing the use to retail/restaurant. The site is 1.39 acres and the owner wants to purchase the vacant lot to the east which would create a 2.31-acre site. The existing building is approximately 3,500 sf. and redevelopment of the site would allow for a building to be better oriented and positioned on the site to maximize parking, exposure, building square footage and site access.

Mr. Thorvig explained the developer has submitted plans that show a 12,000 square foot building with a sit-down restaurant, coffee shop and general retail. These plans will be presented before the planning commission in August and city council in September. The developer would like to start construction this fall, therefore getting the building removed in a timely manner is important to the project schedule. This is the reason for the financial request coming ahead of the formal project approvals. The owner is currently in negotiations with several potential tenants and the financial pro-forma for the project and finish of the building dictates potential rent and the quality of tenant the owner can attract. The owner is requesting EDA financial assistance for the building demolition and tank removal. The owner has indicated a desire to have a higher finish building and financial assistance will help the owner use dollars that otherwise would have been spent on demolition towards the quality of the building. Staff requested the EDA approve up to \$75,000 of funding to assist with the demolition of the Royal Lakes Retail Center.

President Ryan stated he supported this request as it would lead to a positive redevelopment project.

Moved by Commissioner Hovland, seconded by Commissioner Paul, that Resolution No. 19-08, "Approval of Demolition Assistance for Royal Lakes Retail Center/Leezers Express," be approved.

Motion adopted unanimously.

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

4-2

APPOINTING THE ACTING CITY MANAGER AS EXECUTIVE DIRECTOR OF THE BLAINE ECONOMIC DEVELOPMENT AUTHORITY

Community Development Director Thorvig stated this action is to appoint the Acting City Manager, Joe Huss, as the Executive Director of the Blaine Economic Development Authority.

Moved by Commissioner Hovland, seconded by President Ryan, that Resolution No. 19-09, "Appointing the Acting City Manager as Executive Director of the Blaine Economic Development Authority," be approved.

Motion adopted unanimously.

5 Other Business

None.

None.

6 Adjournment

Moved by Commissioner Jeppson, seconded by Commissioner Garvais, to adjourn the meeting at 7:38 p.m.

Motion adopted unanimously.

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