



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.

This meeting will be a hybrid of Zoom and in-person. The Mayor has signed a declaration allowing members of the council, staff, and the public to attend the meeting remotely via Zoom as has been done during the COVID-19 pandemic.

The council chambers will have limited seating, with audience chairs being set up at least six feet apart. There will be an overflow area where the meeting can be watched in the Cloverleaf Farms Room, also with chairs set up at least six feet apart.

Please note that all visitors to city hall are required to wear a face mask while inside the building.

Public comments may be submitted prior to the meeting by sending an email to PublicComment@BlaineMN.gov or by calling 763-717-2782 no later than Noon on Monday, September 21. Public comment during the meeting will be taken both remotely via Zoom and in-person in the council chambers. Members of the public can join the Zoom webinar at, <https://blainemn.zoom.us/j/98617282628>.

Monday, July 6, 2020

7:20 PM Council Chambers and due to the COVID-19 pandemic, city meetings will also be held as virtual meetings

1 Call to Order

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.

2 Roll Call

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.

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

Absent: 1 - Commissioner Swanson

3 Minutes

3-1 APPROVAL OF JUNE 15, 2020 EDA MINUTES

Attachments: [Unapproved 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.

Aye 6 - President Ryan Commissioner Jeppson Commissioner Garvais
Commissioner Robertson Commissioner Paul Commissioner Hovland

4 New Business

4-1 **DEMOLITION AND SITE IMPROVEMENT LOAN FOR KINGDOM BAKING AT 10130 SUNSET AVE.**

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 projects. 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.

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.

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

Aye 5 - President Ryan Commissioner Garvais Commissioner Robertson
Commissioner Paul Commissioner Hovland

Nay 1 - Commissioner Jeppson

5 Other Business

None.

6 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.

Aye 6 - President Ryan Commissioner Jeppson Commissioner Garvais
Commissioner Robertson Commissioner Paul Commissioner Hovland