



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.

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.

Wednesday, September 8, 2021

Council Chambers

Meeting will take place immediately following the City Council meeting

1 Call to Order

The meeting was called to order at 9:42PM by President Sanders followed by the Roll Call.

2 Roll Call

PRESENT: President Tim Sanders, Commissioners Wes Hovland, Julie Jeppson, Chris Massoglia, Richard Paul, Jess Robertson, and Jason Smith.

ABSENT: None.

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; City Engineer Dan Schluender; City Planner Lori Johnson; Communications Manager Ben Hayle; and City Clerk Catherine Sorensen.

Present: 7 - Commissioner Jeppson, Commissioner Robertson, Commissioner Paul, Commissioner Hovland, Commissioner Massoglia, Commissioner Smith, and President Sanders

3 Minutes

3-1

Approval of the August 9, 2021 EDA Minutes

Attachments: [Unapproved Minutes 080921](#)

Moved by Commissioner Robertson, seconded by Commissioner Jeppson, that the Minutes of August 9, 2021, be approved.

Motion adopted 6-0-1 (Commissioner Hovland abstained).

Aye 6 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
 Commissioner Massoglia Commissioner Smith President Sanders

Abstain 1 - Commissioner Hovland

4 New Business**4-1 Approve the Sale of 2.441 Acres of Wetland Credits to Opus Development for the Sanctuary Business Center**

Attachments: [Site Plan](#)

Community Development Director Thorvig stated Opus Development has land under contract located in the 10200 block of Xylite Street. The project site is an 18.5 acre parcel located on the east side of Xylite Street, directly south of the Sanctuary residential neighborhood, and north of Walter's Recycling and Refuse. The site is zoned I-1 (Light Industrial). Opus Development is proposing to construct a 137,178 square foot light industrial building for manufacturing, office and warehousing. The proposed site design requires filling 1.8 acres of wetland. This results in the need to purchase 2.441 acres of wetland credits. The developer is willing to pay the market rate price of \$2.50 per square foot totaling \$265,824.90. The developer is preserving large areas of existing wetland on the northeast and east portions of the site to provide a buffer to the adjacent neighborhood.

Moved by Commissioner Robertson, seconded by Commissioner Jeppson, that Resolution No. 21-09, "Approve the Sale of 2.441 Acres of Wetland Credits to Opus Development for the Sanctuary Business Center," be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
 Commissioner Hovland Commissioner Massoglia Commissioner Smith
 President Sanders

4-2 Accept Bid from Albrecht Companies in the Amount of \$93,414 for the Lexington Avenue Monument Signage Improvement Project No. 21-62

Attachments: [Sign Design](#)
 [Bid results](#)

Mr. Thorvig stated the city council approved plans and specifications and

ordered advertisement for bids for the Lexington Avenue Monument Signage project on July 7, 2021 with Resolution 21-146. The project will consist of furnishing and installing monument signage for Pheasant Ridge Business Park, Sanctuary Preserve, and the Lexington Athletic Complex. This action is solely for the Pheasant Ridge Business Park monument sign as this was proposed to be funded by the EDA. The Pheasant Ridge Business Park previously had a sign that was removed with the street reconstruction project in 2018. It was noted bids were received on August 26, 2021. The lowest bid was received from Albrecht Signs in the amount of \$93,414 which includes \$88,614 for the sign and \$4,800 for lighting. Not included in the bid is the cost to install electric which will be done separately by Xcel Energy.

Moved by Commissioner Hovland, seconded by Commissioner Jeppson, that Resolution No. 21-10, "Accept Bid from Albrecht Companies in the Amount of \$93,414 for the Lexington Avenue Monument Signage," be approved.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Massoglia Commissioner Smith
President Sanders

5 Other Business

None.

6 Adjournment

Moved by Commissioner Hovland, seconded by Commissioner Robertson, to adjourn the meeting at 9:47PM.

Motion adopted unanimously.

Aye 7 - Commissioner Jeppson Commissioner Robertson Commissioner Paul
Commissioner Hovland Commissioner Massoglia Commissioner Smith
President Sanders