



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Details (With Text)

**File #:** ORD 17-2378 **Version:** 3 **Name:** Approving sale of property at 108th Ln & Town Sq Dr  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/21/2017 **In control:** City Council  
**On agenda:** 12/21/2017 **Final action:** 12/21/2017  
**Title:** SECOND READING

APPROVING THE SALE OF 1.58 ACRES OF PROPERTY GENERALLY LOCATED AT THE CORNER OF 108TH LANE AND TOWN SQUARE DRIVE

**Sponsors:** Erik Thorvig

**Indexes:**

**Code sections:**

**Attachments:** 1. Purchase Agreement

Date	Ver.	Action By	Action	Result
12/21/2017	3	City Council	Adopted	Pass
7/13/2017	2	City Council	Introduced, Read, and Placed on File for Second Reading	
6/15/2017	1	City Council	Postponed	Pass

**ADMINISTRATION-** *Erik Thorvig, Economic Development Coordinator*

## SECOND READING

### APPROVING THE SALE OF 1.58 ACRES OF PROPERTY GENERALLY LOCATED AT THE CORNER OF 108<sup>TH</sup> LANE AND TOWN SQUARE DRIVE

First reading was held on July 13<sup>th</sup>, 2017 with second reading intended to be before the City Council when other planning and zoning approvals are being reviewed. The Letter of Intent that was also approved in July stated a purchase agreement needed to be executed prior to December 31, 2018. Therefore, in order to execute the purchase agreement, the 2<sup>nd</sup> reading needs to be adopted by the City Council. Staff still anticipates a planning and zoning submittal sometime this winter/spring.

The following is information from the July 13<sup>th</sup> staff report regarding the project.

Staff has been working with a dentist currently located in the office building at corner of Radisson Road and Town Square Drive about expanding his business to a new location. Ideally he'd like to construct and own a new building in Blaine. Several sites were reviewed however he has strong interest in the City owned land next to his current building.

A development proposal is included that would create a 1.58 acre parcel next to the existing office building. Site development would include 16,500 sf. of office space with 89 parking stalls. The building is designed to have mezzanine space over main level offices giving the building a more vertical appearance. The exterior material would match that of other buildings in the area. The dentist would take a portion of the building and lease the remaining to other local businesses.

The general terms of the real estate transaction are as follows:

- Purchase Price: \$6.50/sf. based on final property survey (approximately \$447,361).
- Closing Date: On or before May 31, 2018.
- Developer will construct a 16,500 sf. office building consistent with approved plans.

The property is owned by the City of Blaine, not the Blaine EDA (the property was transferred from the EDA to the City in 2014). City Charter requires any sale of property by the City Council to be done by ordinance.

Hold second reading and adopt the ordinance to sell property as described below.

**THE CITY OF BLAINE DOES ORDAIN:**

1. The City Council hereby approves the sale of real property generally described as the westerly 1.58 acres of Outlot A, Town Square Village, pursuant to the attached Purchase Agreement.
2. The City Council authorizes and directs the Mayor and City Manager to execute a deed and all of the documents necessary to complete the sale.

**INTRODUCED AND READ** in full the 13<sup>th</sup> day of July, 2017.

**PASSED** by the City Council of the City of Blaine this 21<sup>st</sup> day of December, 2017.