



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: WS 21-69, Version: 1

Workshop Item - *Erik Thorvig, Community Development Director*

Title

National Sports Center Maintenance Building Demolition Request

Background

The National Sports Center (NSC) currently operates a campus maintenance facility within two buildings on 105th Avenue, just west of Invictus Brewing. The facility houses all maintenance operations for the golf course and NSC grounds. The buildings pre-date the NSC and were constructed sometime in the 1960s and are in poor condition.

The NSC requested \$5.163mil in the 2020 bonding bill from the State Legislature to construct a new maintenance facility, however only \$3M was received. The NSC is moving forward with plans to construct a new 25,955 sf. maintenance facility with parking on the south end of the Super Rink, attached to the existing ice arena. The project will utilize all of the funds provided leaving no money for demolition of the existing facility. The NSC was creative with the design of the building in order to construct it with the \$3M available. The new maintenance facility is scheduled to be completed in February 2022.

The NSC received two bids for demolition with the lowest bid being \$25,384. Given the current financial hardship the NSC has experienced due to COVID impacts and the lack of funding provided by the state, NSC and city staff have discussed whether the EDA could finance the demolition costs.

The maintenance facility is adjacent to the 105th Avenue redevelopment area where the EDA has been active in acquiring property and will be completing a future plan for the overall area later in 2021. This plan will include portions of land owned by the NSC and Metropolitan Airports Commission (MAC) where future development could occur. Removal of the maintenance facility is important in beautifying the general appearance of the corridor and image of Blaine to the millions of annual visitors to the NSC.

The land where the maintenance facility is located has fewer encumbrances and could develop in a variety of ways such as additional fields for the NSC, a public/private recreational facility (YMCA, etc.), or private development. Staff would suggest that if money is provided to assist in demolition, an agreement be negotiated between the EDA and NSC stating that if the property is ever sold or generates revenue for the NSC, the EDA be reimbursed for the demolition costs. The money could be forgivable if the land is developed for NSC use such as fields, etc. If there is consensus for the EDA/City Council to provide money for the demolition, it would require a formal EDA action at which point an agreement would be presented for approval.

Staff Recommendation

Discuss the proposal and provide direction to staff on whether to proceed with drafting an agreement to provide funding for demolition.

Attachment List

Site location map

Concept plan for new maintenance facility