



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 21-193, **Version:** 1

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**Consent** - *Dan Schluender, City Engineer*

### **Title**

### **Wetland Credit Sale (0.5159 Acres)**

#### **Executive Summary**

The developer Charles Cudd Homes is proposing a project in the city of Victoria that has impacts to wetlands. The applicant has requested to purchase 0.5159 acres of wetland credits from the Site 7 Wetland Bank that are necessary for the proposed project to meet permit requirements.

#### **Background**

The developer Charles Cudd Homes would like to purchase 0.5159 acres of wetland credit from the City of Blaine (Site 7) Wetland Bank at a value of \$2.50 per square foot. The cost of the wetland credit purchase is \$56,181.51 based on the 0.5159 acres. In addition, the developer Charles Cudd Homes will pay the City of Blaine's withdrawal fee to BWSR for withdrawing the credits.

Please note, when Site 7 Wetland Bank was created, the pro forma was based on the sale of wetland credits as a unit cost of \$1.75-\$2.00 per Square foot.

The city's Site 7 received a release of an additional 12 credits this summer that are now available for sale.

#### **Strategic Plan Relationship**

The sale of wetland credits provides funding for the city to maintain its open spaces and trails meeting the well maintained infrastructure goal of the strategic plan.

#### **Board/Commission Review**

The Natural Resource Conservation Board was made aware of the sale of the wetland credits.

#### **Financial Impact**

If approved, the city will add \$56,181.51 to the Open Space Development Fund, pursuant to the City's Capital Improvement Plan.

#### **Public Outreach/Input**

N/A

#### **Staff Recommendation**

Adopt the resolution.

#### **Attachment List**

No attachments.

**BE IT RESOLVED** by the Blaine City Council (the “Council”), as follows:

**WHEREAS**, it is one of the goals and purposes of the Council to sell credits to generate revenue to offset costs to maintain the city’s open spaces and trails; and

**WHEREAS**, the developer Charles Cudd Homes proposes to impact wetlands through development in the city of Victoria; and

**WHEREAS**, the developer Charles Cudd Homes project has identified the need to acquire 0.5159 acres of wetland credits and has indicated an interest in purchasing the City of Blaine wetland credits that are necessary for their project.

**NOW, THEREFORE, BE IT RESOLVED**, by the Blaine, Minnesota City Council, that the Mayor and City Manager are hereby authorized to execute any and all agreements and documents required for the sale and transfer of 0.5159 acres of City wetland credits to the developer Charles Cudd Homes project at a cost of \$2.50 per square foot plus the City of Blaine’s out of pocket cost for withdrawing credits from the wetland bank.

**PASSED** by the Blaine City Council this 4th day of October, 2021.