

ECONOMIC DEVELOPMENT AUTHORITY

City of Brainerd, Minnesota
City Hall, 501 Laurel Street, Council Chambers
Wednesday, June 28th at 5:00 pm

The public is invited to attend this meeting in person

1. **Call To Order**

2. **Roll Call**

___ K. Bevans ___ T. Bieser ___ J. Grecula ___ G. Johnson
___ M. Kirsch ___ M. O'Day ___ K. Yeager

3. **Discussion On Programs Of Funding For Businesses Based On
BLAEDC's BR&E Visits**

Documents:

Discuss Programs.pdf

4. **Discussion On Westwood Mobile Home Park**

Documents:

Westwood Mobile Home Park.pdf

5. **Adjourn**

MEMO



TO: EDA Board of Commissioners

FROM: James Kramvik, Community Development Director

DATE: June 28th, 2023

RE: Discuss Programs or Funding for Businesses Based on BLAEDC's BR&E Visits

BLAEDC's BR&E Visits Report

BLAEDC staff presented the findings and comments from their 2022 BR&E interviews at the April 6th, 2023 EDA meeting. The complete document is attached to the packet for review. The EDA Board of Commissioners directed staff to schedule a workshop to further review the comments from businesses interviewed in 2022 by BLAEDC and begin discussion on other programs or incentives to attract new business and help existing businesses thrive and expand in Brainerd. Also, the Commission would like to discuss EDA Board of Commissioners attending future BR&E interviews.

Alison Medeck of BLAEDC will attend the workshop to be a part of the discussion of next steps for potential future programs or funding and will be able to provide some insights from conversations with businesses over the past few years. Alison can also share information about the Washington Street Business visits that have recently been conducted by BLAEDC.

Any detailed questions regarding the 2022 BR&E interviews that are not included in the BLAEDC memo should be directed before the workshop to Tyler Glynn – tyler@growbrainerdlakes.org. Tyler was the primary BLAEDC employee conducting the BR&E interviews, but is unable to attend the workshop.

Summary of Comments from BR&E Visits related to Future Programing or Funding

Workforce Needs

- 1) *We are always looking for new employees, this is a primary concern and we have had to adjust wages and benefits to keep our current workforce and attract new.*
- 2) *Always looking to grow with staff, hiring quality tech's is challenging, which requires them to outsource some of those services.*
- 3) *Our workforce concerns center around our childcare services, as we would like to grow and need experienced staff to do so, we will work to increase wages and benefits to attract qualified individuals.*

- 4) *Workforce is an ongoing issue, we are working with BLAEDC to continue adding senior staff as we reorganize the company, front line staff are difficult to find currently, but we are offering competitive wages and benefits to assist.*
- 5) *We continue to have significant workforce related issues, we offer signing bonuses, wage increases to attract workforce, we are currently down 10 + employees.*

Targeted Redevelopment Area

- 1) *Do not feel as though any incentives or programs are designed to assist businesses that are not located in downtown Brainerd.*
- 2) *Why do they not provide incentives or programs for the businesses that are not located in the downtown area of Brainerd. All the incentives are only available if you are in the River to Rail corridor.*
- 3) *We would like to see more promotions for services, programs and incentives that are available for business throughout the city. It is nice to see what is available in all areas, but it feels as though they are concentrated downtown, which limits the search for a new business.*

Marketing and Engagement

- 1) *I have never had a city employee, council member or member of the EDA ever request a visit to our facility. Not sure that members that are willing to serve on these groups are able to get an understanding of our needs without stepping foot inside our facility.*
- 2) *Very frustrated with the lack of marketing assistance that is provided by the EDA/City to help promote the business community.*
- 3) *I am not certain the role that is played by the EDA.*
- 4) *I would like to see the EDA get more involved in the marketing of the city owned properties and separate their efforts on the city site or to create their own site with information regarding the assistance they can provide.*
- 5) *I am not really sure the role that the EDA plays in this city. I would like to see more programs organized by this group, so we are able to find out more about them, the members of their board and what they see as the future of our city.*

Programs from other EDA's

Detroit Lakes, MN (Population 9,795)

- 1) **Detroit Lakes Development Authority Loan Program** – The DLDA utilizes its fund and a PUC Fund and its own revolving Loan Fund to encourage employment opportunities and local tax base expansion. These loans are built with screening parameters and explicitly stated priorities that benefit the creation of jobs, eligibility pegged to 1 job created per \$10,000 borrowed and primary priority of loaning to manufacturing or Agri-processing. There is a request that projects show a public interest though it is not firmly stated. Further, conditions on the acceptance of the Loan include DLDA inspections of the business in the follow up period and an Electric Power Supply Agreement with the city Public Utilities.

- 2) **Façade Improvement Grant Program** – A grant for business owners remodeling façade elements of their place of business at a rate of 10% of the project cost up to a maximum of \$2,500. The funds are paid upon completion of the project and the lesser of what was charged versus what was requested will be given. The goal of this is to incentivize an update of the city’s businesses fronts to meet modern expectations.

Fergus Falls, MN (Population 14,029)

- 1) **Economic Development Loans** – Direct loans up to \$50,000 at 2% below prime rates with a maximum term of 12 years for interior, exterior, and compliance related improvements. Loan funds may also be used for Residential Rental Rehab, but funds are targeted specifically to downtown apartments attached to commercial buildings and rentals located along main arterial streets as determined by the City.
- 2) **Exterior Façade Program** – Direct loans up to \$25,000 with a 0 to 2% rate with flexible repayment plans on a 7-year term. Open to Non-profits, building and business owners. Specifically for rehabilitation, restoration, ornamentation, and signage for the commercial spaces in the city.

Staff Considerations

Staff has provided potential considerations for new programs, funding, and zoning regulations.

- 1) Waive all SAC, WAC, and Park Dedication fees and building permit fees up to \$150,000 of total construction costs for new multifamily (2+ units) development projects in the Traditional Neighborhood 1 and Traditional Neighborhood 2 Zoning Districts.
 - a. *Economic Development GOAL 1: Support infill and redevelopment throughout Brainerd as a strategic component of growth.*
 - i. *Policy 1 - Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exists.*
 - b. *Housing GOAL 1: Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.*
 - i. *Policy 2 - Expand home ownership and rental opportunities through rehabilitation and new construction.*
 - ii. *Policy 3 - Rehabilitate and/or replace substandard housing with units that are decent, safe, healthy, affordable, and of appropriate size to meet the city’s current and future housing needs.*
- 2) Waive all building permit fees for exterior remodel permits for properties adjacent to Washington Street.
 - a. *Land Use - GOAL 2: Through thoughtful planning, maintain the unique identity of the city and all the appropriate land uses that support it.*
 - i. *Policy 2 - Promote reinvestment in the city’s main highway corridors and downtown.*

- 3) Offer grants for business owners remodeling façade elements of their place of business at a rate of 50% of the project cost up to a maximum of \$2,500. The funds are paid upon completion of the project and the lesser of what was charged versus what was requested will be given. The goal of this is to incentivize an update of the city's businesses fronts to meet modern expectations. Priority should be given to businesses located along the major thoroughfares into Brainerd and downtown properties.
 - a. *Land Use - GOAL 2: Through thoughtful planning, maintain the unique identity of the city and all the appropriate land uses that support it.*
 - i. *Policy 2 - Promote reinvestment in the city's main highway corridors and downtown.*
 - ii. *Policy 7 - Encourage development proposals that seek to rehabilitate historic structures through adaptive reuse.*
 - b. *Community Character - GOAL 2: Enliven the community through intentional community design.*
 - i. *Become the hub for cultural events, experiences, public art, and music.*

- 4) Allow for mixed-use development in the Commercial Corridor (CC) District with similar regulations as the Main Street (MS) District which prohibits residential living on the first floor.
 - a. *Land Use – Goal 1 - Support mixed-use development that is focused on integration instead of the separation of land uses.*
 - i. *Policy 2- Develop complete neighborhoods that meet the needs of all people within a comfortable walking or bicycling distance.*
 - ii. *Allow a mix of land uses in appropriate locations, leading to lively neighborhoods.*
 - b. *Housing – Goal 2 - Encourage the preservation and historical significance of existing neighborhoods.*
 - i. *Policy 6 - Seek ways to encourage mixed-use development/redevelopment in and around the downtown area.*

MEMO

TO: EDA Board of Commissioners

FROM: Tyler Glynn, Executive Director - Brainerd Lakes Area Economic Development Corporation (BLAEDC)

DATE: April 6, 2023

RE: Washington Street Surveys and Visits

BLAEDC would like to focus its attention in 2023 on the business community located on Washington Street. This is from feedback received from EDA members in anticipation of the upcoming road construction project. We have included with this memo, a beginning document with specific questions addressed at this upcoming project. It is our request that we be very specific in the questions asked, so we are able to receive detailed and direct feedback from those businesses related to the assistance that can be provided by BLAEDC, the EDA, the city and MnDOT.

- BLAEDC can establish relationships through these visits.
- Build a response online database to help guide the EDA.
- Identify resources that are available through the city and MnDOT to help survive the project.
 - MnDOT has a resource for businesses on how to thrive during construction.
- Identify with questions, the current and future needs of the businesses located on Washington Street
- BLAEDC will have additional staff resources from May through September to assist with this effort.
- A sample form is attached for review and editing.

We have included some of the comments that were made during our Business Retention and Expansion visits for review.



Proposal: Use Washington Street Business Visits to gather information to inform/create a construction mitigation plan to support impacted businesses. MNDot is currently in the “prepare design and engineer plans” phase for 2023-2025. Construction is set for 2026-2027.

1. Start connecting with businesses around Washington Street and start a list/directory of businesses.
 - a. BLAEDC/BLAEDC Intern/Chamber/City Staff/Any other community members
2. Gather initial information and contact information.
3. Put together a committee to create a construction mitigation plan for businesses and what support will be offered.
 - a. The committee should connect to figure out – what is the plan for communication during construction? Is that through the city? Look at the resources/models from past projects and other cities.

Washington Street Business Questions: (online form – filled out by business or whoever interviews)

1. Business Name
2. Business/industry: (have these options predetermined)
3. Business size (breakdown into options – small, medium, large)
4. Business Contact Information – owner, business address, phone number, email
5. How long have you been in business? (years breakdown)
6. How long have you been at this location? (years breakdown)
7. What are your current business issues – (space after each issue to fill in additional information)
 - a. Façade/signage
 - b. Building condition
 - c. Location
 - d. Financial
 - e. Resources
 - f. Marketing
 - g. Training
 - h. Finding employees
8. Are you aware of the 210 Road Construction Project starting in 2025?
 - a. Yes
 - i. If yes, where are you getting your information/sources:
 - b. No
 - c. Unsure
9. What are your current thoughts/feelings regarding the road construction project?
10. What information do you feel you need regarding the project to be successful during that time?
11. What challenges do you anticipate with the construction project?
 - a. Have you started to think about solutions to those challenges?
 - i. If so, what?
 - ii. Conversation starters:
 1. Marketing --Do you have online presence: website, social media, digital email newsletter?
 2. Financial – Do you need financial resources?
 3. Would you be interested in getting these tools?

As outlined in our 2022 Activities Report submitted in November 2022, we identified the following themes based off of feedback from our BR&E visits. Below are the summaries of business visits where specific comments were made:

Business Resources

These visits are a great opportunity to connect with local businesses and make sure they are aware of the resources available to them. The majority of businesses we met with knew of the resources. New businesses to the area did not know all the resources available, but also were not in need of them at this time.

Marketing

Businesses outside of the downtown area, but still within the River to Rail Corridor, feel left out of promotion and marketing. Some businesses would like to see more Brainerd Chamber of Commerce involvement in the downtown area.

Programs and Incentives

Programming and grants feel focused on the downtown area only. Why are the incentives only offered to businesses located in the downtown corridor and not everyone inside the city limits?

-
- What types of products and services do you offer
 - We offer a wide range of printing, apparel and video services.
 - Workforce concerns
 - We are always looking for new employees, this is a primary concern and we have had to adjust wages and benefits to keep our current workforce and attract new.
 - Growth and Expansion plans
 - We would like to expand at our existing site, but we have space concerns
 - Primary Market area
 - We serve clients from all over the United States and are branching in to new service areas for some new business that we purchased
 - **Comments – Do not feel as though any incentives or programs are designed to assist businesses that are not located in downtown Brainerd.**
-
- What types of products and services do you offer
 - Telecommunication services, phone, television and internet
 - Workforce concerns
 - Always looking to grow with staff, hiring quality tech's is challenging, which requires them to outsource some of those services
 - Growth and Expansion plans
 - We will continue to expand our internet services throughout the region to serve our members, we have immediate expansion plans in the Cuyuna region
 - Primary Market area
 - We serve Crow Wing, Cass, Aitken, Mills Lacs and other regions throughout Central MN
 - **Comments – As a company we are frustrated that this commission has not respected the applications that have been submitted from members of our staff. We have offered the flexibility for our staff to get involved in**

the communities they live, but when qualified individuals are not respected, we have to question if the EDA has the best interest of Brainerd companies in mind when appointing members to their commissions.

- What types of products and services do you offer
 - Fitness, childcare, youth activities and sports, aquatics, certification courses, also own Camp Vanasek
 - Workforce concerns
 - Our workforce concerns center around our childcare services, as we would like to grow and need experienced staff to do so, we will work to increase wages and benefits to attract qualified individuals.
 - Growth and Expansion plans
 - We have significant growth and expansion plans; we have launched our capital campaign and we are also in the process of purchasing a building in downtown Brainerd to expand childcare services
 - Primary Market area
 - We serve the Brainerd Lakes area.
 - **Comments – Appreciate the work that is done by these volunteers, all the programs will continue to assist our growth in Brainerd.**
-
- What types of products and services do you offer
 - Rotomolding, injection molding, blow molding, thermo forming and more.
 - Workforce concerns
 - Workforce is an ongoing issue, we are working with BLAEDC to continue adding senior staff as we reorganize the company, front line staff are difficult to find currently, but we are offering competitive wages and benefits to assist.
 - Growth and Expansion plans
 - We are continuing to expand our service offerings that will allow us to grow in the future.
 - Primary Market area
 - We sell and distribute products all over the globe in the molding industry.
 - **Comments – I am not certain the role that is played by the EDA. All I have seen is the mess that was made public with the industrial park and the bit coin people. It was not very professional.**
-
- What types of products and services do you offer
 - We are the parent company of many other businesses that includes companies all over the world
 - Workforce concerns
 - Not at the corporate level
 - Growth and Expansion plans
 - Continued growth and expansion plans, just purchased a company with over 500 employees located in Michigan
 - Primary Market area
 - We are a global company that owns and operates companies throughout the world and here in Brainerd
 - **Comments – I would like to see the EDA get more involved in the marketing of the city owned properties and separate their efforts on the city site or to create their own site with information regarding the assistance they can provide.**

- What types of products and services do you offer
 - Manufacture products for doors and windows, among other CNC machining, robotic painting...
- Workforce concerns
 - We continue to have significant workforce related issues, we offer signing bonuses, wage increases to attract workforce, we are currently down 10 + employees
- Growth and Expansion plans
 - We have locations in Brainerd and Coon Rapids and do not currently have expansion plans in our current locations
- Primary Market area
 - We serve clients all over the world in the construction industry
- **Comment – I have never had a city employee, council member or member of the EDA ever request a visit to our facility. Not sure that members that are willing to serve on these groups are able to get an understanding of our needs without stepping foot inside our facility.**

- What types of products and services do you offer
 - We are a multi-disciplined contractor specializing in municipal, commercial and residential infrastructure
- Workforce concerns
 - We are currently at full staff due to our seasonal work, we do not have much turnover from year to year, so currently we do not have workforce concerns
- Growth and Expansion plans
 - We are currently expanding our footprint at our current location, adding a new shop and offices, the work should be completed in 2022, we have been in business for 75 years in Brainerd
- Primary Market area
 - We serve communities all over central Minnesota in municipal, commercial and residential.
- **Comment – Not sure what they do through the EDA.**

- What types of products and services do you offer
 - Collaborative for making, learning and sharing ideas. Offer community workshops, DIY classes and a retail front that offer products.
- Workforce concerns
 - No concerns with workforce as I have a very small team. I would be hiring if I am able to expand my business offerings.
- Growth and Expansion plans
 - Looking at another service inside my current spaces
- Primary Market area
 - I serve clients from the region
- **Comment – Very frustrated with the lack of marketing assistance is provided by the EDA/City to help promote the business community.**

- What types of products and services do you offer
 - Banking & Financial Services
 - Workforce concerns
 - We have a great staff at this time, we have hired a new business banker that will take over for Tom's retirement
 - Growth and Expansion plans
 - Not in this market
 - Primary Market area
 - United States, this branch supports clients from all over the region and state
 - **Comments – Appreciate the recent programs that have been offered to the business community in the form of grants through the EDA. Appears that this was advertised well with good communication and follow through.**
-
- What types of products and services do you offer
 - Childcare for all ages
 - Workforce concerns
 - Significant workforce concerns related to staffing shortages and wage issues
 - Growth and Expansion plans
 - We had expansion plans but due to issues with the city, our plans will no longer be viable due to cost and employees
 - Primary Market area
 - We serve this region.
 - **Comments – We would like to see more promotions for services, programs and incentives that are available for business throughout the city. It is nice to see what is available in all areas, but it feels as though they are concentrated downtown, which limits the search for a new business.**
-
- What types of products and services do you offer
 - Timeless décor and home goods
 - Workforce concerns
 - She does not have any workforce concerns at this time as she is the only employee, she will look to add staff next summer.
 - Growth and Expansion plans
 - She started this business out of her home and is seeing tremendous revenue at this time since moving to her retail space in October.
 - Primary Market area
 - Brainerd Lakes Area
 - **Comment – Why do they not provide incentives or programs for the businesses that are not located in the downtown area of Brainerd. All the incentives are only available if you are in the River to Rail corridor.**

- What types of products and services do you offer
 - Donated items and works with local non-profits, she wants to create a community day, also is a consignment service for local artists.
- Workforce concerns
 - No workforce concerns at this time, she is the only employee, but as she expands her offerings, she may need to add staff.
- Growth and Expansion plans
 - She wants to increase inventory and services she offers.
- Primary Market area
 - She is a local Brainerd store, but customers come from all over the region.
- **Comments – I am not really sure the role that the EDA plays in this city. I would like to see more programs organized by this group, so we are able to find out more about them, the members of their board and what they see as the future of our city.**



Brainerd Economic Development Authority

Who we are...

The EDA is dedicated on enhancing Brainerd's economic vitality and expanding tax base and employment opportunities within the city limits, providing a one-stop shop for developing businesses and fostering growth for Brainerd.

Business Retention Interview

Business Information

Business Name: _____

Business/ Industry: _____

Business Size (Approximate Employees): _____

Business Contact Information: Owners Name: _____

Business Address: _____

Phone Number: _____

Email: _____

Business Questions

1) What are your current business issues?

Examples: Façade/ Signage, Building Condition, Location, Financial, Marketing, Training, Finding Employees, Employee Childcare

2) Has your business made use of any grants or programs available to businesses in this region? Please Explain

3) What is your most valuable or profitable activity at your business?

Contact Us.

Jennifer Bergman: jbergman@ci.brainerd.mn.us / 218-454-3404

James Kramvik: jkramvik@ci.brainerd.mn.us / 218-454-3408

MEMO



TO: EDA Board of Commissioners
FROM: James Kramvik, Community Development Director
DATE: June 28th, 2023
RE: Discuss Westwood Mobile Home Park

EXISTING CONDITIONS

Westwood Mobile Home Park – 602 James Street, Brainerd, MN

The property is not currently listed for sale, but the property owners have been approached by interested parties about the sale of the property. Potential buyers have been interested in this property remaining a mobile home park. The property's legal non-conforming status is the primary question asked of Staff.

Parcel Number(s): 41040761, 41040787, 41040785, 41040763, 41040762
Zoning District: Traditional Neighborhood 2 (TN-2)

Property Area: 4.69 acres
Mobile Homes: 39

Adjacent Uses: North: Vacant Property
East: Business Offices & Brainerd Dispatch
South: Automobile Sales – Tanner Motors
West: Commercial Shopping Mall

Adjacent Zoning: North: Traditional Neighborhood 2 (TN-2)
East: Traditional Neighborhood 2 (TN-2)
South: General Commercial (GC)
West: General Commercial (GC)

LEGAL NONCONFORMING

Westwood Mobile Home Park is in a TN-2 Zoning District which does not allow for the use of manufactured housing. New manufactured homes cannot be installed on vacant lots and any replacement of manufactured homes cannot be larger in size than the existing manufactured home. The current homes in the park are 30+ years old and it is difficult to find replacements as many of the newer models are at least two feet wider. A replacement home cannot be larger but

can have a smaller footprint. RVs and campers are not considered manufactured homes and cannot be used for replacement purposes.

MINNESOTA STATUTES 327C.095 PARK CLOSINGS SUMMARY

At least 12 months before the conversion of all or a portion of a manufactured home park to another use, or before closure of a manufactured home park or cessation of use of the land as a manufactured home park, the park owner must prepare a closure statement.

Within 90 days after receiving notice of a closure statement, the governing body of the affected local government authority shall hold a public hearing to review the closure statement and any impact that the park closing may have on the displaced residents and the park owner.

At the time of, and in the notice for, the public hearing, displaced residents must be informed that they may be eligible for payments from the Minnesota manufactured home relocation trust fund under section 462A.35 as compensation for reasonable relocation costs under subdivision 13, paragraphs (a) and (e). The governing body of the local government authority may also require that other parties, including the local government authority, but excluding the park owner or its purchaser, involved in the park closing provide additional compensation to residents to mitigate the adverse financial impact of the park closing upon the residents.

MINNESOTA MANUFACTURED HOME RELOCATION TRUST FUND

The Trust Fund was established by the Minnesota Legislature in response to the risk of park closings. Prior to its adoption, park residents were not guaranteed compensation for relocation costs unless their city passed a local ordinance. At the time the fund was created, only 22 cities in Minnesota had passed such ordinances, leaving over 100,000 residents in 400 cities unprotected. Now, every manufactured (mobile) homeowner in the state is eligible for compensation.

A park owner who closes a park is responsible for paying up to \$3,250 for each single section manufactured home and \$6,000 for each multi-section manufactured home at the time of the closing.

Manufactured homeowners are guaranteed reasonable compensation for relocation costs. If you live in a city that has its own ordinance, you may be entitled to receive a higher level of compensation. If the manufactured home can be moved, the compensation for moving costs is up to \$7,000 for a single section home and up to \$12,500 for a multi-section home. If the home cannot be moved within a 25-mile radius, the compensation is the value of the home up to \$8,000 (with a minimum of \$2,000) for a single section home and up to \$14,500 (with a minimum of \$4,000) for a multi-section home.

If a manufactured homeowner resides in a community that, prior to August 1, 2007, adopted a local ordinance covering relocation or buyout payments, the homeowner can receive the higher of the local ordinance compensation amount or the state law compensation amount.

BRAINERD CITY CODE SECTION 435 – MANUFACTURED HOME PARK CLOSINGS (2005)

If a manufactured home can be relocated to another manufactured home park within a twenty-five (25) mile radius, the park owner shall pay displaced residents' relocations costs as defined herein.

Relocation Costs

- 1) The actual expenses incurred in moving the displaced owner's manufactured home, including the reasonable cost of disassembling, moving and reassembling sheds and any attached appurtenances, such as porches, decks, skirting and awnings, which were not acquired after notice of closure or conversion of the park, and utility hook-up charges.
- 2) The cost of insurance for the replacement value of the property being moved
- 3) The cost of repairs or modifications that are required in order to take down, move and set up the manufactured home.

If a resident cannot relocate his or her manufactured home to another location within a twenty-five (25) mile radius or chooses not to relocate his or her manufactured home to a manufactured home park that is outside of Independent School District No. 181 and tenders title to the manufactured home, the resident is entitled to compensation in order to mitigate the adverse financial impact of the park closing. In such instance, the compensation shall be an amount equal to 75% of the assessed value, or the estimated market value, of the manufactured home, whichever is greater, as determined by an independent appraiser experienced in manufactured home appraisal approved by the City Council, or an amount equal to the equivalent of one year's lot rent, whichever is greater.

RELOCATION COSTS

The age of the mobile homes and condition of the axels will make it very difficult to move the existing homes to a new mobile home park within a 25-mile radius of Westwood Mobile Home Park. Staff does not believe the surrounding mobile home parks would be able to accommodate all 39 mobile homes.

There are currently 39 mobile homes located in Westwood Mobile Home Park. According to the Minnesota Reallocation Trust Fund, the owner of the park would be required to pay up to \$3,250 for each single section manufactured home which comes to a total of **\$126,750**. Staff believes that Brainerd's Manufactured Home Park Closings Ordinance would make it significantly more expensive to redevelop this property.

MOBILE HOME PARKS WITHIN A 25-MILE RADIUS (EXCLUDING LAKE RESORTS)

Stonybrook South (3 mi.)

Meadowview Manor (3.9 mi.)

Lazy Acres Trailer Ct (5 mi.)

Supreme Mobile Court (6.2 mi.)

Towns Edge (21.3 mi.)

Pequot Terrace Estates (22.8 mi.)

POTENTIAL USES IN THE TRADITIONAL NEIGHBORHOOD-2 (TN-2) ZONING DISTRICT

Residential Uses

- 1) Density for the TN-2 District - 9 to 20 Dwelling Units Per Acre (20+ Dwelling Units Per Acre requires a CUP)
 - a. The property is 4.69 acres in size which supports a density range of 42 to 94 Dwelling Units
- 2) Multi-family attached dwelling units (5+ Units) – Conditional Use
- 3) Mixed-Use Building, including residential uses not on main floor – Conditional Use
- 4) Senior housing – Permitted Use
- 5) Single Family Attached Dwelling Unit (2-4 Units) – Permitted Use

Commercial Uses

- 1) Commercial day care facilities – Conditional Use
- 2) Commercial/Retail establishments – Permitted Use
- 3) Drive-through Businesses – Conditional Use
- 4) Office businesses – (general use, medical clinic) – Conditional Use
- 5) Restaurants – sit down, take out or delivery (no drive-up window) – Permitted Use
- 6) Specialty food shops – Permitted Use

Staff has provided a general overview of typical uses in the TN-2 Zoning District. For a full list of uses review [Appendix A: Table of Uses](#)

STAFF RECOMMENDATION

Staff has reached out to the owners and discussed the potential for this property to be marketed on the EDA website. The owners are considering it and will make a final determination in July.

Staff recommends placing this property on the EDA marketable property website with approval from the owner.

Staff recommends removing Section 435 of the City Code – Manufactured Home Park Closings and relying on State Statutes and the Minnesota Manufactured Home Relocation Trust Fund.