

To: EDA Board of Commissioners
From: Eric Charpentier, Executive Director
Date: July 28th, 2022
Re: Brainerd HRA Update

General Agency Update

We are continuing to work with the city and a builder to sell 3 parcels of tax forfeited land in the city that will lead to 2 new single family homes. We were able to get clarification from the city attorney regarding an outstanding assessment on one of the parcels and this process should move forward as anticipated now. We are on track to get these parcels sold in late September, and the builder does have plans to pull building permits on these parcels within 12 months of sale. The County tax forfeit property policy continues to be a positive program that has seen good interagency teamwork to get these parcels returned to the tax rolls.

We continue to work with the developer that is interested in purchasing the former Thrifty White building in downtown. The developer does have a purchase agreement in place and is optimistic that the purchase will go through. We do have funds available through the Crow Wing County HRA Housing Trust Fund that can be accessed if the redevelopment of this property will have a housing component that meets the criteria of the fund.

Rehab

We currently have 2 homeowners we are working with through the MHFA program and 1 through the Housing Trust Fund.

Brainerd Oaks/Serene Pines/Dalmar Estates

Development	Total	# Sold to Developer	# Sold to End Buyer	For Sale	In Construction
Brainerd Oaks	81*	64	57	0	8
Serene Pines	23	16	16	0	0
Dalmar Estates	7	3	1	0	2

*Originally 83 lots, 2 have been merged/combined into a single parcel