

BRAINERD ECONOMIC DEVELOPMENT AUTHORITY
Thursday, August 4th, 2022, 7:30 a.m.
City Hall Council Chambers
WebEx Teleconference Meeting

Pursuant to due call and notice thereof, President Johnson called the meeting of the Brainerd Economic Development Authority to order at 7:30 a.m.

Upon roll call Commissioners Kelly Bevans, Toni Bieser, Marie Kirsch, Mike O'Day, Kevin Yeager, and Gabe Johnson were noted as present. Also, present were City Administrator Bergman, Community Development Director Kramvik, Finance Director Hillman, Eric Charpentier, HRA Director, and John Schommer, HRA Rehab Coordinator.

Approval/Amendment of the Agenda- Approved

Commissioner Bieser questioned whether BLAEDC submitted an update for the packet as it was not included.

Executive Director Bergman stated that there was not.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY CARRIED, TO APPROVE THE AGENDA.

Approval of Consent Calendar

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND BIESER TO APPROVE THE CONSENT CALENDAR.

Commissioners Bevans, Bieser, Kirsch, O'Day, and Johnson voted "aye". No commissioner voted "nay". The Chair declared the motion carried.

New Business

Consider the 2023 EDA Preliminary Levy Request

Finance Director Hillman stated the preliminary levy needs to be set by the City Council by September 30, 2022. In order to include the EDA's levy, the Council needs the EDA Board to recommend their preliminary tax levy request. The EDA will consider a budget at a future meeting. Historically, the EDA Board has requested the maximum allowed by state statute. For 2023, this amount is \$152,861. It is .01813% of the previous years estimated market value of the City which was \$843,139,100. For reference the maximum the EDA levy for 2022 was \$145,036.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY CARRIED, TO REQUEST THAT THE CITY COUNCIL SET THE EDA LEVY AT .01813% OF THE PREVIOUS YEARS ESTIMATED MARKET VALUE OF \$152,861.

Discussion on the 2023 Consultant Services Agreement

Executive Director Bergman stated that in 2022, the EDA solicited proposals from organizations to provide economic development services to further the EDA's goals.

The EDA entered into one-year agreements with BLAEDC, the City of Brainerd, DDBC, Swanson Haskamp and Visit Brainerd. Those agreements expire on December 31st, 2022. Staff would like to discuss what the EDA would like to do in 2023. Since we have only had these agreements in place for 7 months, it's hard to really gauge the impact. We would recommend that we contact the organizations to see if they are interested in extending their agreements through December 31, 2023. If so, staff recommends renegotiating all 5 agreements for 2023 for approval by the EDA. We will then have over a year to evaluate the impact of these services.

Commissioner Bieser asked whether there would be a subcommittee to go over the 2023 contracts.

President Johnson stated that the current agreements and the 2023 agreements will be very similar so as long as the EDA has a chance to review them there shouldn't be issues.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY CARRIED, TO AUTHORIZE STAFF TO NEGOTIATE AGREEMENTS EXTENSIONS WITH BLAEDC, THE CITY OF BRAINERD, DDBC, SWANSON HASKAMP AND VISIT BRAINERD.

Staff Reports

Executive Director Bergman stated that the HRA, Community Development Department, and City Administrator met with the developer interested in purchasing the Thrifty White building. The developer has a closing date of August 22, 2022, for a market rate building with potentially 75 units. River to Rail met and discussed DEED Main Street Program and organizations gave updates. The YMCA applied for Congressional Appropriations. They are 1 organization of 50 that Senators are supporting. VCV Digital submitted building plans to the Community Development Department before the deadline, the department is reviewing the plans. The lease with Region 5 for the Annex continues to be negotiated. The DEED Main Street application is open and will continue to be open until September 5th. The marketing materials have been developed by Visit Brainerd. The Mississippi Landing Trailhead Park is coming along quickly, and it is so exciting.

HRA Director Charpentier stated that the developer of the Thrifty White building may be able to utilize the Housing Trust Fund grant opportunity to develop, this would have certain parameters it would need to meet. The conversations will continue with the developer. Continuing to work with a builder/ developer to develop three lots with outstanding assessments in the City. The HRA and City of Brainerd have been working with the City Attorney to convey the lots to the HRA. It will go before City Council in September. There are a couple of properties that staff is working with to encourage them to apply for a rehabilitation grant for revitalization of their property.

Rehab Coordinator Schommer stated that Brainerd Oaks has 9 in progress properties, Serene Pines has 3, and Dal-Mar has 3 completed and sold to end buyers. The Housing Trust Fund is working with homeowners for closing costs.

Adjourn

August 4th, 2022

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY
CARRIED, TO ADJOURN THE EDA MEETING.

The Authority adjourned at 7:48 a.m.

Secretary/Treasurer