

BRAINERD ECONOMIC DEVELOPMENT AUTHORITY
Thursday, April 7th, 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 Chanski, Finance Director Hillman, and Eric Charpentier, HRA Director.

Approval/Amendment of the Agenda- Approved

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 O'DAY, DULY CARRIED, TO APPROVE THE CONSENT CALENDAR.

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

Old Business

Direction on Priority Properties for Marketing and Development

Development Director Chanski stated during the March meeting Swanson-Haskamp presented a list for discussion of properties to develop. Based on the Commission's discussion, direction was given to focus on properties.

Jennifer Haskamp, Swanson-Haskamp Consulting, reviewed the updated list. The priority properties are City owned properties including parking lots, industrial park and the newly acquired Robert's land, followed by the properties along 210 for development, finally the vacant lots.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY CARRIED, TO DIRECT STAFF TO FOLLOW THROUGH AS PRESENTED WITH THE TIER ONE DEVELOPMENT.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY CARRIED, TO DIRECT STAFF DUE TO THE HIGHWAY 210 RECONSTRUCTION TO ADD WASHINGTON STREET PROPERTIES TO TIER TWO DEVELOPMENT.

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

New Business

Discussion on State Hospital Property Acquisition

Community Development Director Chanski stated that in January staff spoke with the Minnesota Department of Health to discuss the unused parcels of the State Hospital property. The State is not looking to develop the land themselves. To acquire the property for development, the City can either purchase the land at market value or draft legislation to transfer the state-owned property to a local government. If legislation is drafted and the City sells the land, it must be sold at market value and all proceeds returned to the State. Staff recommends that the EDA submit a recommendation to the City Council to draft a bill transferring the undeveloped portions of the State Hospital Property to the City for marketing and development and engage its legislators to champion the bill through the State Legislature.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND O'DAY, DULY CARRIED, TO DIRECT STAFF TO BEGIN THE PROCESS TO DRAFT LEGISLATION FOR ACQUISITION OF THE STATE HOSPITAL PROPERTY.

Consideration of Letter of Support for YMCA Funding

Community Development Director Chanski stated that the YMCA is requesting a letter of support for funding through 2023 Congressionally Directed Spending for the proposed childcare facility to be located at 703 Oak St.

Commission discussion took place.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND YEAGER, DULY CARRIED, TO AUTHORIZE SIGNATURE ON THE LETTER OF SUPPORT FOR THE YMCA TO BE CONSIDERED FOR CONGRESSIONALLY DIRECTED SPENDING.

Informational

Staff Reports

Tyler Glynn, BLAEDC, stated that there is an update from MNDOT on 371B at 4:00 pm on April 26th. The DEED main street application for the River to Rail corridor was submitted with the mayor's support by the Initiative Foundation. The grant was a

two-time match of projects up to \$750,000 awarded. If the organization receives the full amount, \$1.5 million would be the match without the use of state or federal dollars. BLAEDC Annual Meeting May 19th at 7:30 am at The Woods. Finally, the recruitment program has met his annual goal, 7 positions for recruitment have been for Brainerd businesses.

Eric Charpentier, HRA Director, stated that on May 19th, the Brainerd HRA Board and the Crow Wing County HRA Boards will be doing strategic planning with the Big River Group to refocus organizational priorities. The developer purchased five lots in March and plans to purchase five more in May in Brainerd Oaks. Finally, the HRA is still working with a developer to in-fill tax forfeit lots in Brainerd to build single family homes on.

Community Development Director Chanski stated that the City Council accepted his resignation on April 4th. He is taking a position as City Administrator in Breezy Point.

Executive Director Bergman stated that the construction for 210 is being pushed off until 2026. She is very excited about the work Jennifer Haskamp is doing for the EDA. She has sent the information to a developer who is looking for property in Brainerd. The information is very easy to share out and understand. The redemption period for the Dixon Electric property has ended, the City has been asked to identify that land as non-conservation. Finally, she congratulated Mr. Chanski on his new position, and informed the EDA that City Engineer/ Public Works Director Sandy also put his resignation in.

Commissioner Comments/ Questions

Commissioner Yeager stated that he has had the pleasure of working with Mr. Chanski on several endeavors and thanked him for his time and effort for the City of Brainerd.

Commissioner Kirsch stated that the DDBC had their first business owner social, there was a lot of great conversation surrounding collaboration. The first podcast for DDBC will be around mental health.

Adjourn

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

The Authority adjourned at 8:34 a.m.



Secretary/Treasurer

