

## **ECONOMIC DEVELOPMENT AUTHORITY**

November 12, 2015

Pursuant to due call and notice thereof, President Menk called the meeting of the Brainerd Economic Development Authority to order at 8:01 A.M.

Present were Commissioners Ed Menk, Matt Mallie, Wayne Erickson, Dale Parks, Jerry Sinner, and Council Liaisons Borkenhagen and Bevans. Also present were Council Member Scheeler, City Administrator Thoreen, Finance Director Hillman, City Engineer Hulsether, City Planner Ostgarden, Ms. Sheila Haverkamp and Mr. Chris Robinson from BLAEDC, Ms. Jennifer Bergman from HRA.

### **Approval/Amendment of Agenda – Approved**

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND ERICKSON, DULY CARRIED, TO APPROVE THE AGENDA AS PRESENTED.

### **Approval of Minutes – Approved**

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND PARKS, DULY CARRIED, TO APPROVE THE MINUTES FROM THE JULY 8, 2015 EDA MEETING AS PRESENTED.

### **Approval of Financial Report and EDA 2016 Budget Recommendation – Approved**

MOVED AND SECONDED BY COMMISSIONERS ERICKSON AND BEVANS, DULY CARRIED, TO APPROVE THE FINANCIAL REPORT AS PRESENTED.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND PARKS TO APPROVE PROPOSED EDA BUDGET,

Upon roll call, Commissioners Sinner, Parks Menk, Erickson, Bevans, Borkenhagen and Mallie voted “aye.” No Commissioner voted “nay.” The Chair declared the motion carried.

City Administrator Thoreen reported that the EDA budget will be presented to Council at their November 17, 2015 Budget Work Session with adoption of the City’s Budget expected at the December 21, 2015 City Council meeting.

### **Discuss Potential Request for EDA Participation in a Re-Development Project in South Brainerd – Informational**

The Chair welcomed Mr. Chris Robinson who reported that this item is related to a possible redevelopment of the Brainerd Hotel and that no action is requested at this time.

### **Discuss Potential Solar Energy Project in Downtown Brainerd and EDA’s Role, if Any – Recommend to Council the City’s Full Support of Project, Full Support in the Use of the City Attorney’s Services for this Project and Use of HRA Staff for Administration of this Project – Approved**

The Chair recognized Mr. Chris Robinson from BLAEDC, who discussed the information which had been provided to the Commission prior to the meeting on a Downtown Rental Housing Loan/Grant Assistance Program for businesses in downtown Brainerd. The applicant, Mr. David Peuringer, is seeking financing for the purchase and installation of roof mounted solar energy

arrays on his properties located at 205, 209 and 214 South 7<sup>th</sup> Street and will produce increased energy efficiency and utility cost savings for housing tenants.

The Chair recognized Mr. David Peuringer, 616 ½ Front Street, Brainerd, who discussed costs, savings and specific details on the proposed project which he feels will offer savings for rental tenants in the downtown area.

The Chair recognized Ms. Sheila Haverkamp of BLAEDC who discussed the underwriting process.

Discussion was held on the benefits of the project, including Brainerd becoming more of a "Green City." Concerns about tax benefits, out-of-pocket costs, variations of loan terms, etc., were discussed in detail.

Commissioner Borkenhagen reported that he feels funds should be used to enhance business opportunities and current businesses rather than benefiting rental tenants.

Jennifer Bergman, Executive Director HRA, who stated that the City Council authorized a DEED application for SCDP for the downtown area – applying for 690,000 for the downtown core area for 17 rental loans and 9 commercial grants 80/20 Grant/Equity.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND BORKENHAGEN, DULY CARRIED, TO RECOMMEND SUPPORT OF THE PROPOSED SOLAR ENERGY PROJECT IN DOWNTOWN BRAINERD TO FULLEST EXTENT OF FINANCIAL ABILITIES AND TO THE CITY COUNCIL.

MOVED AND SECONDED BY COMMISSIONERS PARKS AND BEVANS, DULY CARRIED, TO RECOMMEND THE SUPPORT OF THE USE OF CITY ATTORNEY'S SERVICES FOR THE PROPOSED SOLAR ENERGY PROJECT IN DOWNTOWN BRAINERD.

MOVED AND SECONDED BY COMMISSIONERS PARKS AND BEVANS, DULY CARRIED, TO SUPPORT THE USE OF HRA STAFF FOR THE ADMINISTRATION OF THE PROPOSED SOLAR ENERGY PROJECT IN DOWNTOWN BRAINERD.

Chair Menk stated that these recommendations will be included on the November 16, 2015 City Council Meeting for conceptual approval and to call a Public Hearing.

### **BLAEDC Update**

The Chair recognized Ms. Sheila Haverkamp, who reviewed prospective new businesses in the area. She distributed a brochure from \_\_\_\_\_ in which BLAEDC has a large ad, stating that over and above working with local entities they are attempting to cover a larger base. She thanked Mr. Mike Higgins for a large financial contribution which made the ad possible along with many other local businesses.

### **Adjourn**

The Chair adjourned the meeting at 9:01 A.M.

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Dale Parks  
Secretary