BRAINERD ECONOMIC DEVELOPMENT AUTHORITY
Thursday, March 3rd, 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 WITH THE ADDITION OF OATH OF OFFICE.

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.

Oath of Office

Mr. Kevin Yeager was sworn into the Economic Development Authority by Executive Director Bergman.

Old Business

Consideration of Modification of Development District Number 2 and Industrial Park Land Sale to VCV, LLC

Development Director Chanski stated that on December 9th the EDA authorized staff to negotiate for the sale of land to B&D Power Solutions. On February 25th, staff received and accepted PDA for the sale of Lot 1, Blocks 2 and 3, Brainerd Industrial Park 1st Addition to VCV Digital Infrastructure Minnesota, LLC. He also stated that previous to considering the sale of the land, the EDA must adopt by resolution modification to Development District No. 2 for the purpose of enlarging the boundaries to contain the property being sold.

The Chair opened the public hearing at 7:38 a.m.

No one came forward.

The Chair closed the public hearing at 7:39 a.m.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND KIRSCH TO ADOPT RESOLUTION MODIFYING DEVELOPMENT PROGRAM.

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

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND KIRSCH TO ADOPT RESOLUTION TO APPROVE PURCHASE AND DEVELOPMENT CONTRACT WITH VCV DIGITAL INFRASTRUCTURE MINNESOTA, LLC.

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

BLAEDC Share Services Agreement Response

Community Development Director Chanski stated that on January 6th the EDA authorized staff to work with the EDA subcommittee to draft agreements with the selected entities to provide consulting services. BLAEDC was selected to provide business support and recruitment/retention services in the amount of $35,000. On February 18th, the City received a counter proposal from BLAEDC. Staff is seeking direction from the EDA on how to proceed.

Tyler Glynn, BLAEDC Executive Director, stated BLAEDC will continue to do monthly reporting and meeting with other contractors.

MOVED AND SECONDED BY O'DAY AND BEVANS, DULY CARRIED, TO ACCEPT BLAEDC'S SHARED SERVICES AGREEMENT PROPOSAL.

New Business

Consideration of Priority Properties for Marketing and Redevelopment

Community Development Director Chanski stated Jennifer Haskamp and her team have produced the attached list of properties for the EDA to consider as priorities for marketing and redevelopment. Staff and consultants are looking for direction from the EDA as to which properties the EDA would like to focus on first.

Jennifer Haskamp, Haskamp Swanson Consulting, gave an overview of the list of potential properties for development. She is asking the EDA to prioritize properties.

Commission discussion took place. Ms. Haskamp will return to the April EDA meeting with a more defined list of properties to approach about redevelopment as well as a plan to market city owned properties.

Informational

Staff Reports

Eric Charpentier, HRA Director, stated that the county HRA is in the process of getting the last forfeited lot that is in Serene Pines conveyed to the county. The goal is sale of the lot to the current developer. The City Council did pass a resolution to not re-certify the taxes on that lot. The developer who is interested in the property on 8th and Laurel is still negotiating the sale of the property with the current owner. Finally, he will be attending the Greater Lakes Association of Realtors to inform them on the Housing Trust Fund and how area realtors might be able to help their clients take advantage of these programs.

Executive Director Bergman stated that BPU approved the purchase for energy with VCV.

EDA Goals Update

Community Development Director stated that the goals were updated with the contractors coming on board. The goals will be on the agenda monthly.

Commissioner Comments/ Questions

Commissioner Kirsch asked with what happens to the money from the sale of the industrial park land.

Finance Director Hillman stated that she will be doing some research due to the revolving loan program, but it will otherwise come to the EDA or go to the City's capital fund.

Adjourn

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

The Authority adjourned at 8:18 a.m.

Secretary/Treasurer

March 3, 2022