

Executive Director Bergman stated that a lot of the action steps are continuously ongoing. These goals and action steps are ambitious, but those not accomplished could carry over beyond 2024.

Commissioner Yeager stated that he would like to see a barometer of success quarterly.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND BIESER, DULY CARRIED, TO ADOPT THE 2023-2024 GOALS AND ACTION STEPS.

New Business

Transfer of Sale Proceeds from Industrial Lots to the City

Finance Director Hillman stated The EDA purchased the land for the Industrial Park Phase IV and Wright Street. The EDA paid cash in the amount of \$355,807 and borrowed \$646,427 from the state MIF revolving loan fund. The City issued bonds and received a grant from DEED to put in the infrastructure and to make the sites shovel ready. The bonds issued were assessment bonds, however since the lots did not sell, the City needed to levy to make the debt payments. It is estimated that the City paid just over \$4 million in principal and interest. When the lots in Phase IV were sold to FedEx, all of the proceeds went to pay off debt the City had issued. In working with DEED at the time, Staff was told that if the City chose to use the proceeds from the sale for debt service, then the state MIF revolving loan would not have to be repaid. If not used for debt service, then the MIF loan would need to be repaid. The City conveyed the lots that were sold to VCV to the EDA so that there could be a right of reverter in the agreement. Because VCV does not qualify for the dollar an acre a lot set by the City for the industrial park lots, the lots were sold to VCV at market value.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND YEAGER, DULY CARRIED TO AUTHORIZE THE PROCEEDS OF THE SALE OF THE LOTS TO VCV TO BE RETURNED TO THE CITY OF BRAINERD.

Staff Reports

Executive Director Bergman stated that VCV needs to close on the property. The company was gathering stakeholders and redesigning layout after their variance was denied. The City continues to speak with various developers for housing development. Scheduling a meeting DW Jones to continue discussion on the Thrifty White property. Next meeting will have the budget discussion and consultant agreements.

Commissioner Bieser asked whether the DEED Main Street Grant money has been distributed.

Commissioner O'Day asked what the plan is to redistribute funds that are not accepted.

BRAINERD ECONOMIC DEVELOPMENT AUTHORITY
Thursday, November 3rd, 2022, 7:30 a.m.
City Hall Council Chambers

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, Kevin Yeager, and Gabe Johnson were noted as present. Commissioner Mike O'Day was noted as present at 7:32 a.m. Also, present were City Administrator Bergman, Community Development Director Kramvik, Finance Director Hillman, Eric Charpentier, HRA Director, and Tyler Glynn, BLAEDC.

Approval/Amendment of the Agenda- Approved

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND YEAGER, DULY CARRIED, TO APPROVE THE AGENDA.

Approval of Consent Calendar

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND BIESER TO APPROVE THE CONSENT CALENDAR WITH REMOVING VISIT BRAINERD'S REPORT FOR DISCUSSION.

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

Approval of Visit Brainerd Report

Commissioner Bieser stated that item three on the report: "Develop and Implement an advertising campaign focused on recruiting existing businesses outside of Brainerd to relocate to areas within the corporate limits of the City of Brainerd" is looking for guidance on who to work with to achieve this.

MOVED AND SECONDED BY COMMISSIONERS BEVANS AND BIESER, DULY CARRIED, TO INSTRUCT VISIT BRAINERD TO WORK WITH STAFF ON THE ADVERTISING CAMPAIGN.

Old Business

Adopt 2023-2024 EDA Goals and Action Steps

Executive Director Bergman stated The EDA conducted a strategic planning session at their October meeting. The Board recommended keeping all of the 2021-2022 goals and action steps but to include additional strategies/action steps.

President Johnson questioned whether any of the strategies were completed and if the EDA had too many action steps to achieve in the next two years.

Tyler Glynn, BLAEDC, stated that five of the projects are ready to be funded. The rest of the projects are in the process of obtaining bids. The Initiative Foundation is monitoring everything. The subcommittee will reconvene in January to allow for more projects to decline funding.

HRA Director Charpentier stated that some of the discussions with developers around the City are brand new, they are excited that these questions are being fielded. HRA received another application for our home buyer assistance program through the housing trust fund, for a home to be purchased in Brainerd. Fall is typically a busy time with maintenance, this is a great opportunity to meet with tenants about concerns. Finally, the HRA Board authorized their funding to Lakes Area Habitat for Humanity.

Commissioner Comments

Commissioner Yeager stated that he got his first opportunity to tour the NorthStar building, hats off to those who maintain the building.

Commissioner Kirsch stated that Destination Downtown Brainerd Coalition will be applying for a grant through RETHOS for the Minnesota Main Street program. The Spooktacular was a well-attended event. Upcoming is Hometown Holidays will kick off with Shop Local on the Saturday after Thanksgiving. She has been gathering feedback for the Downtown Snow Removal District.

Commissioner O'Day stated that they have a meeting with the MNDOT Project Management Team on Wednesday. The team has been very clear with their expectations. The changes requested are reflective of goals of the EDA.

Commissioner Bevans requested the EDA schedule should be discussed in December. For 2023 he would like to see 6 meetings.

President Johnson stated that his family attended the Spooktacular and North Brainerd for Halloween festivities.

Adjourn

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

The Authority adjourned at 7:55 a.m.



Secretary/Treasurer

