

## Brainerd HRA & Crow Wing County HRA JOINT BOARD MEETING MINUTES April 19, 2016

A special joint meeting of the Board of Commissioners of the Housing and Redevelopment Authority (HRA) in and for the City of Brainerd, Minnesota, and of the Board of Commissioners of the Housing and Redevelopment Authority (HRA) in and for Crow Wing County, MN, was held at 5:00 p.m., Tuesday, April 19, 2016, at the Brainerd Lakes Chamber, 224 West Washington St. in Brainerd, Minnesota.

1. **CALL TO ORDER:** Chair Fargo of the Brainerd HRA called the meeting to order at 5:02 p.m. Chair Kneeland of the Crow Wing County HRA called the meeting to order at 5:02 p.m.
2. **ROLL CALL:**  
**Brainerd HRA**—Present at the meeting were Chair Rick Fargo, Commissioners Nathan Steffenson, Dale Parks, Gabe Johnson, and Patrick Wussow. Absent: Commissioners Marlee Larson and Eric Charpentier.  
**CWC HRA**— Present at the meeting were Chair Mike Kneeland, Commissioners Sharon Magnan, Craig Nathan, Theresa Goble, and Darrell Schneider.  
**Others Present**—Executive Director Jennifer Bergman, Finance Director Karen Young, Executive Assistant LeAnn Goltz; Sheila Haverkamp, BLAEDC; and Debby Erickson, Crow Wing County.
3. **COMPARISON OF COUNTY AND CITY HRAS:** Minnesota State Statute 469 is the statute that regulates HRAs. County HRAs and city HRAs have the same powers and the only differences are the area of operation and who appoints commissioners. For a city HRA, the area of operation is just within the boundary of the city it serves. A county HRA covers the entire county and can operate in municipal boundaries as long as that city approves it by resolution. The Mayor appoints city HRA commissioners and each of the county commissioners appoints an HRA commissioner for their district.

The boards discussed the differences between the two HRAs. Crow Wing County HRA does not offer housing programs such as Public Housing or Section 8 but Brainerd HRA does.

4. **DISCUSSION ON STRATEGIC PLANS:** Both boards completed the same strategic planning exercise to establish their strategic plans. Bergman provided copies of each and pointed out the two goals that are similar:

**Brainerd HRA:** 1) Continue the redevelopment of commercial, rental and owner-occupied properties in the City of Brainerd; and 2) Continue providing high quality, safe and affordable housing for existing and potential residents and participants.

**Crow Wing County HRA:** 1) Explore funding or facilitate redevelopment projects; and 2) Improve housing quality and availability in Crow Wing County.

There was a discussion among the board members about the importance of educating the public, City, and County about what HRAs do and how they can help our communities.



5. **BRAINERD OAKS UPDATE AND DISCUSSION:** Bergman briefly gave a history and background on the Brainerd Oaks project, including the most recent attempt to find a solution through the ULI Workshop and Technical Assistance Panel. She also provided the Boards with their recommendation report, which was completed in February 2016.

Bergman also informed the Boards that last week she spoke to a developer who is interested in Brainerd Oaks. This developer wants to build 63 homes by tying together some of the lots in multiple phases. He expressed some concern about the TIF District, the Common Interest Community, and the assessments. He is also interested in two other subdivisions of land: Serene Pines and Dal Mar Estates, which will be part of his offer. The developer will be sending a proposal by the end of April.

According to County Liaison Debby Erickson, Minnesota state law requires assessments to be paid on foreited land. Since the City of Brainerd paid the assessments with GO bonds, it would be up to the City to decide what happens with the assessment costs. They could choose to reduce or forgive the assessment costs. The forfeited land must also to be sold at fair market value unless it's deeded over to a government entity such as the HRA.

The Boards had a discussion about the possibilities and what will need to happen moving forward. They determined the following:

1. Address Assessments—It's important that the Brainerd City Council starts discussing the assessments issue. Gabe Johnson, Brainerd City Council and Brainerd HRA Board, will make a request to add a discussion about Brainerd Oaks to the agenda of the next Council work session.
2. Common Interest Community—The Brainerd HRA will enlist the help of an attorney to find out what happens to the Common Interest Community after tax forfeiture. Is it still in effect or does it dissolve? This question also would pertain to the TIF District.
3. Proposal—The intent of the developer is to submit a proposal and negotiate the sale with the Crow Wing County HRA. Any agreement with the developer would have to be contingent upon the County deeding the land to the Crow Wing County HRA and the City considering the assessments.

6. **FUTURE MEETINGS AND FUTURE PARTNERS:** Both Boards agreed that another meeting together would be beneficial but chose to wait on selecting a date. Future topics might include Downtown Brainerd Revitalization and Brainerd Riverfront.
7. **ADJOURNMENT:** Chair Fargo of the Brainerd HRA adjourned the meeting at 6:43 p.m. Chair Kneeland of the Crow Wing County HRA also adjourned the meeting at 6:43 p.m.

