

Minutes from Tuesday, May 9th, 2017
JOINT BOARD OF COMMISSIONERS MEETING
for Brainerd HRA & Crow Wing County HRA
TUESDAY, MAY 9, 2017

1. **CALL TO ORDER:** CWC HRA Chair Craig Nathan called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present at the meeting were CWC HRA Commissioners Sharon Magnan, Darrell Schneider, Craig Nathan, and Theresa Goble; Brainerd HRA Commissioners Patrick Wussow, Dale Parks, Eric Charpentier, Marlee Larson, Krista Brodal, and Rick Fargo; and Executive Director Jennifer Bergman, Finance Director Karen Young, and Executive Assistant LeAnn Goltz. Also present: Jim Thoreen, Bruce Buxton, and Debby Erickson. Absent: Mike Aulie and Gabe Johnson.
3. **UPDATE ON BRAINERD OAKS/SERENE PINES/DAL MAR ESTATES:** Bergman summarized the history of this project and thanked both boards for their dedication and involvement. The first 12 of the 113 lots were sold to Paxmar-Brainerd, LLC, on March 15th. The groundbreaking ceremony was held at Brainerd Oaks on Thursday, March 30th. Construction began on two lots in Brainerd Oaks and two in Serene Pines. Plans for 740 and 748 Kings Court in Brainerd Oaks have been submitted to the City. Paxmar plans to purchase another 10–20 lots within the next month.
4. **DISCUSSION ON TAX FORFEITED PROPERTY POLICY:** As a result of the success of the conveyance of 113 tax forfeited lots in Brainerd to the CWC HRA, the Brainerd HRA began to discuss what other potential there would be for other tax-forfeited lots in Brainerd. Bergman provided the boards with an example of the policy that St. Paul HRA and Ramsey County has in place.

This discussion was prompted by the 2.3 acre commercial lot in Brainerd Oaks, which is tax-forfeited and will be listed on the fall tax-forfeited land sale. Attorney Martha Ingram has indicated that the lot is likely not considered blighted. Also, Outlot B is currently on the tax-forfeited land sale.

Erickson recommended that each of the HRAs have an established policy in place before trying to move forward on tax-forfeited properties.

The Boards had a discussion about helping to get the properties back on the tax rolls. They decided to separately review the policy examples and possibly reconvene at a later date.

The Brainerd HRA would like a draft to consider at their next board meeting on May 31st, so that they can position themselves to purchase properties just as they are forfeited.

5. **DISCUSSION ON POTENTIAL JOINT PROJECTS:** Bergman provided the boards with a summary of the work that has been done by the HRA in downtown Brainerd over the past few years, including the Housing Institute, SCDP \$650,000 grant for Downtown Brainerd, and now helping with the Destination Downtown Brainerd program. The competition will be kicking off the second week of June and Brainerd HRA has agreed to help with a rent subsidy.



6. With the recent momentum and investment happening in Downtown Brainerd, Bergman suggested the boards discuss ideas about how they might help and what tools they have to offer that could benefit others and help with the revitalization.

Thoreen informed the Boards that there are 12 rental units with unsafe living conditions in the Downtown Mall. He shared that the City will have a recommendation by the Appeals Board shortly about whether or not the property owner may renew his rental license, which expires on May 31st.

The Boards also had a discussion about a joint educational session. The Brainerd HRA Board's goal has been to increase awareness to the public about what HRAs do and would like to better educate others. Chair Wussow suggested hosting an education session that would include nearby HRAs and inviting legislative representatives to attend. August might be a good time as they will be touring and visiting with constituents. Staff will begin with saving the date and will let the other HRAs know. The CWC HRA Board agreed it would be a good idea.

7. **DISCUSSION ON BRAINERD HRA & CWC HRA GOALS:** The Boards reviewed their goals, action steps, and status of those goals and discussed potential for collaboration.

The Boards agreed that improving public awareness and offering education are key goals. They would like to further define the educational outreach effort with the legislative forums and expressed the importance of a unified approach. Chair Wussow also suggested that having an accomplishments list would be helpful in educating others what they do.

Chair Wussow recommended a joint tax forfeited properties policy and Commissioner Charpentier suggested exploring relationships with the schools and determining where their goals and/or projects might overlap.

8. **ADJOURNMENT:**

Commissioner Fargo made a motion to adjourn the meeting. Commissioner Parks seconded the motion. All commissioners voted in favor of the motion and none were opposed. The motion was approved and meeting was adjourned at 6:54 p.m.

