

**CITY OF BREEZY POINT  
RESOLUTION 48-2026**

**RESOLUTION APPROVING A SECOND MODIFICATION TO REDEVELOPMENT PLAN  
FOR REDEVELOPMENT PROJECT NO. 1 PROPOSED BY THE HOUSING AND  
REDEVELOPMENT AUTHORITY IN AND FOR THE COUNTY OF CROW WING,  
MINNESOTA**

**WHEREAS**, the Housing and Redevelopment Authority in and for the County of Crow Wing, Minnesota (the “County Authority”) has previously established its Redevelopment Project No. 1 (the “Project”) pursuant to Minnesota Statutes, Sections 469.001 through 469.047, as amended (the “HRA Act”); and

**WHEREAS**, the boundaries of the Project are coterminous with the boundaries of Crow Wing County, Minnesota (the “County”); and

**WHEREAS**, on September 13, 2016, the Board of Commissioners of the County Authority approved a Redevelopment Plan (the “Original Redevelopment Plan”) for the Project, providing for certain redevelopment activities to take place in the City of Brainerd, Minnesota (the “City of Brainerd”), and the City Council of the City of Brainerd approved the Original Redevelopment Plan, following a duly noticed public hearing in accordance with the HRA Act, on September 6, 2016; and

**WHEREAS**, on October 14, 2025, the Board of Commissioners of the County Authority approved a Modification to Redevelopment Plan (the “First Modified Redevelopment Plan”) for the Project, which modified the Original Redevelopment Plan and provided for certain redevelopment activities to take place in the City of Baxter, Minnesota (the “City of Baxter”), and the City Council of the City of Baxter approved the First Modified Redevelopment Plan, following a duly noticed public hearing in accordance with the HRA Act, on October 7, 2025; and,

**WHEREAS**, the County Authority has caused to be prepared a Second Modification to Redevelopment Plan (the “Second Modified Redevelopment Plan”) for the Project, which modifies the Original Redevelopment Plan, as modified by the First Modified Redevelopment Plan, to provide for certain redevelopment activities to take place within the County, including the City of Breezy Point, Minnesota (the “City”); and

**WHEREAS**, the boundaries of the Project will not be expanded by the Second Modified Redevelopment Plan; and

**WHEREAS**, the County Authority submitted the Second Modified Redevelopment Plan to the Planning Commission of the City for its study and requested its written opinion, and on August 12, 2026 the Planning Commission of the City adopted PC 26-10 finding that the Second Modified Redevelopment Plan conforms to the general plan for the development of the City as a whole and recommending approval of the Second Modified Redevelopment Plan (the “Planning Commission Resolution”); and

**WHEREAS**, approval of the Second Modified Redevelopment Plan does not alter the City's zoning authority, land use regulations, permitting requirements, or development review processes;

**WHEREAS**, on the date hereof, the City Council conducted a duly noticed public hearing regarding the Second Modified Redevelopment Plan in accordance with the HRA Act, at which all interested persons were given an opportunity to be heard; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Breezy Point, Minnesota that:

1. The City Council hereby finds that (a) the land within the Project area would not be available for redevelopment described in the Second Modified Redevelopment Plan without the financial assistance sought under the Second Modified Redevelopment Plan; (b) the Second Modified Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the redevelopment of the Project area by private parties; and (c) the Second Modified Redevelopment Plan conforms to the general plan for the development of the City as a whole, consistent with the findings made in the Planning Commission Resolution.
2. These findings are based on the facts and conditions described in the Second Modified Redevelopment Plan, which is incorporated herein by reference.
3. The City Council hereby approves the Second Modified Redevelopment Plan.
4. City staff and consultants are authorized to take all actions necessary to implement the Second Modified Redevelopment Plan in cooperation with the County Authority.

Approved and adopted by the City Council of the City of Breezy Point, Minnesota this 14th day of September, 2026.

Rebecca Ball: \_\_\_\_\_

Todd A. Roggenkamp: \_\_\_\_\_

Steve Jensen: \_\_\_\_\_

Brad Scott: \_\_\_\_\_

Michael Moroni: \_\_\_\_\_

Adopted this 14th Day of September 2026

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Mayor Todd A. Roggenkamp

Attest:

\_\_\_\_\_  
Deb Runksmeier, City Clerk