



CITY COUNCIL MEETING

AGENDA ITEM

Prepared By:

*Anthony Moberg, Planning and Zoning
Administrator*

Meeting Date:

September 14th, 2026

Item Name:

*HRA – Second Modification to the
Redevelopment Plan*

BACKGROUND

The Housing and Redevelopment Authority in and for the County of Crow Wing (HRA) has submitted a Second Modification to Redevelopment Project No. 1 for review by the Planning Commission. The original Redevelopment Plan was approved in 2016 and subsequently modified in 2025. The current modification expands redevelopment activities to include certain tax-forfeited properties within the City of Breezy Point while maintaining the existing project boundaries throughout Crow Wing County.

OVERVIEW

The HRA utilizes Redevelopment Project No. 1 to acquire tax-forfeited properties from Crow Wing County and facilitate their transfer to private developers for residential development. The stated purpose of the program is to return underutilized properties to productive use, expand housing opportunities, increase the local tax base, and support economic development throughout the County.

The proposed redevelopment plan does not alter the City's zoning authority, land use regulations, permitting requirements, or development review processes.

The Second Modification identifies several tax-forfeited lots within Breezy Point for inclusion in the redevelopment project:

- Lot 71, Fifteenth Addition to Breezy Point Estates (PID 10161782)
- Lot 72, Fifteenth Addition to Breezy Point Estates (PID 10161781)
- Lot 245, Fifteenth Addition to Breezy Point Estates (PID 10161645)
- Lot 246, Fifteenth Addition to Breezy Point Estates (PID 10161644)
- Lot 92, Eighth Addition to Breezy Point Estates (PID 10161859)

At its August 12, 2026 meeting, the Planning Commission determined that the Second Modified Redevelopment Plan is consistent with the general plan for development of the City of Breezy Point and adopted Resolution PC 26-10 recommending approval to the City Council.

STAFF RECOMMENDATION

Staff finds that the Second Modified Redevelopment Plan is generally consistent with the City's planning objectives of promoting residential development, returning vacant parcels to productive use, and supporting the long-term tax base and economic vitality of the community. Staff concurs with the Planning Commission's recommendation and recommends approval of the Second Modified Redevelopment Plan.

REQUESTED CITY COUNCIL ACTION

- Adopt Resolution 48-2026 approving the Crow Wing County HRA Second Modified Redevelopment Plan.

SUPPORTING DOCUMENTS

Second Modification to Redevelopment Plan for Redevelopment Project No. 1

Resolution PC 26-10

Resolution 48-2026