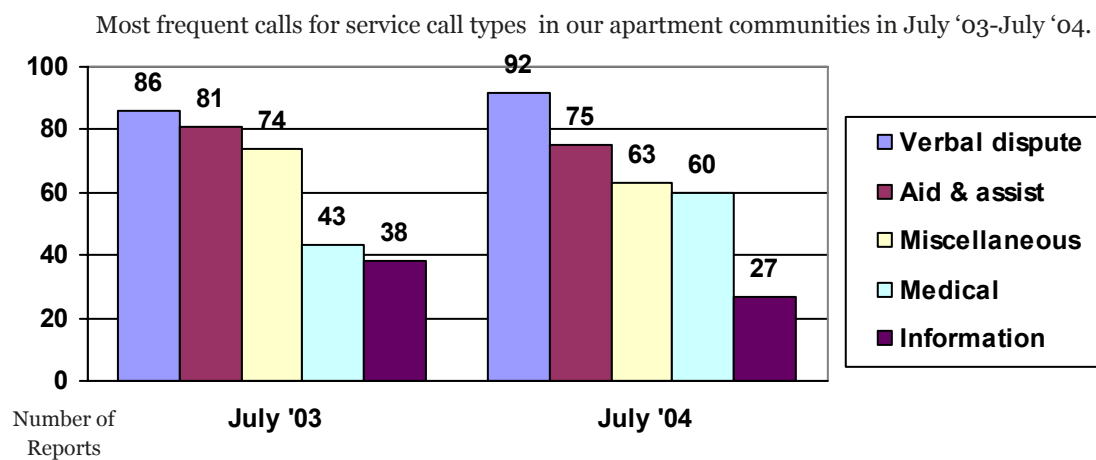
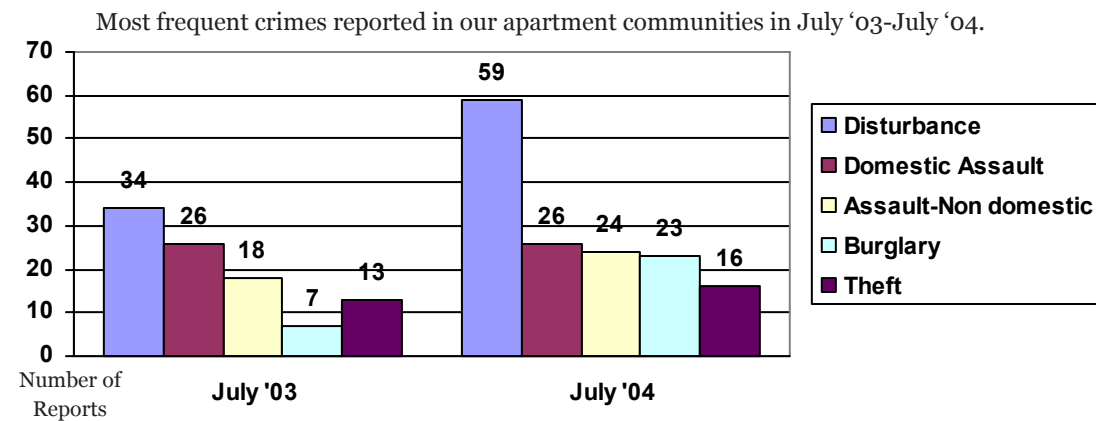


Reported crime in our apartments is down so far this year. Over-all, the decline is almost 13%. The most frequent crime call type for July 2004 was disturbance calls (loud noise complaint/disorderly conduct) which rose 74% compared to July 2003.

While crime reports have decreased, the need for police services has increased slightly during the first seven months of 2004. Brooklyn Park Police has responded to over five thousand calls for service in apartments so far this year.

The Brooklyn Park Police department is going to include charts like these in future publications. We hope you find this information helpful. ✧



Next Meeting

Wednesday September 15

9:30-11:00 a.m.

Topic: Rental Housing Ordinance Update and Continued Fee Structure Discussion

For more information on this publication, Property Manager Meetings or City matters, please contact: Jennifer Verbrugge, 763-493-8145.

Property Manager Meetings are held on the third Wednesday of the odd months at 9:30a.m. unless otherwise announced.



August 2004

Important City Numbers

COPS Unit

Officer Minster
763-493-8266

Officer Orgon
763-493-8300

Officer Weeks
763-493-8241

Calls for service information:
Connie Sjulstad
763-493-8283

Housing Inspectors

Steve Tiedman
763-315-8449

Rodney Beystrom
763-493-8071

Code Enforcement
Environmental Health Manager
Vickie Schleuning
763-493-8075

Housing Facilitator

Jennifer Verbrugge
763-493-8145
jenv@ci.brooklyn-park.mn.us

Please feel free to reproduce any information in this newsletter. If you would like information in e form please contact Jennifer Vebrugge at the number above.

Property Manager News

Election Time

This year voters will be facing a lot of decisions on their ballot-especially at the local level. There are plenty of resources available to you to help educate your residents about this year's elections. The Secretary of State's office has brochures available that explain the basics of voting to citizens. It is available for downloading at www.sos.state.mn.us or phone 651-296-2803 to request copies.

Brooklyn Park has a total of seven members on its City Council (two council members from each

of the three districts and the Mayor.) The Mayor is elected city wide every four years, (Mayor Lampi is in the second year of his term). Council Members also serve four year terms but only half are up for election at a time, every two years one council member from each district is up for re-election.

We've really seen in the past few years how important every vote is. In a Brooklyn Park's most recent special election the margin of victory was less than ten votes! ✧

Candidate Forum

The League of Women Voters (Pat Hoehn, 763-424-8192) and the North Hennepin Area Chamber of Commerce (Dave Looby, 763-424-6744) are sponsoring two candidate forums for the General Election to be held at City Hall in the Council Chambers.

Council Member-Central District

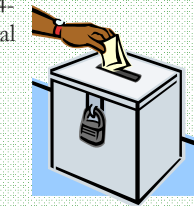
Rich Gates, Rand Haglund, Mike Trepanier

Council Member-East District

Mark Mata, Peter Schnellman, Berishia Wilson-Chamberlain

Council Member-West District (No Primary Election - only one candidate)

Terry Gearin



Dates

Primary Election

Tuesday, Sept. 14, 7a.m.-8 p.m.

City Council Candidates Forum

Tuesday, October 5, 6p.m.-8p.m.

Brooklyn Park State Representatives Forum

Tuesday, October 5, 8p.m.-10p.m.

General Election

Tuesday, November 2, 7a.m.-8p.m.

\$35 Million Referendum Goes to Voters

On August 23 the City Council voted to submit to the voters a \$35 million bond referendum to pay for acquisition and demolition of approximately 40 percent of the apartment units in the Zane Avenue Corridor, as well as redevelopment of those sites. The referendum was part of a recommendation by the Apartment Housing Enhancement and Dispersal (AHEAD) Task Force appointed to study Brooklyn Park's apartment housing issues.

This newsletter provides information about the upcoming referendum

The purpose of the \$35 Million bond is acquisition of approximately 900 apartment units in the Zane Avenue Corridor, demolition, clearance, relocation assistance to tenants and preparation of site including infrastructure improvements (streets, utilities, etc.) for redevelopment. Look inside for more information on pages two and three.

A brochure is available for you

and your residents on-the city's web site and will be sent to residents with the Park Pages.

If you would like addition copies of the brochure or if you have questions please contact Director of Communication, Mary Cosgrove at 763.493.8003.



Q and A Apartment Bond Referendum Questions & Answers

Q. Which buildings would be purchased?

A. The City would use the bond proceeds to eliminate 40% of apartments in the Zane Avenue Corridor, or approximately 900 units. The AHEAD Task Force developed selection criteria, which will be used to acquire and demolish these units, then develop the land.

City funds will not pay for new rental units in this area

Q. Where is the Zane Corridor?

A. The Zane Corridor runs from about I-694 to 83rd Avenue North.

Q. Why is the City focusing on apartments in the Zane Avenue Corridor?

A. Built in 1960s and 1970s, apartment buildings in the Zane Avenue Corridor are aging and obsolete. They experience higher vacancy rates and lower rents than comparable developments in the metro area as a whole. By demolishing 40 percent of these apartment units, the City can proceed to revitalize the area. New development could pave the way for owner-occupied housing, entertainment, or other commercial opportunities.

Q. If the bond referendum passes how quickly would redevelopment proceed?

A. The City expects to enter the first phase of acquisition and demolition within a year. Development is expected to be phased over

several years.

Q. What type of new development would replace the apartment complexes that are removed and when would it occur?

A. The new development could include townhomes, condominiums, entertainment, restaurants or other commercial development. Currently the City is contacting developers to discuss potential redevelopment opportunities.

Q. By acquiring these apartments, the City would be removing affordable housing from the community. Doesn't the City care about affordable housing?

A. With the removal of these apartments, the City will still be well above the Met Council's benchmark for affordable rental housing. The goal is to reduce the number of obsolete, one-bedroom apartments and replace them with a full range of housing options.

Q. What would happen to people living in the apartments slated for demolition? Will they have time to find new homes?

A. In compliance with relocation laws, the City will be required to provide financial assistance to residents who are relocating. The City will follow a process to ensure that residents are contacted and have enough time to find and move to new housing. With high vacancy rates in other affordable housing in the community, it is possible that many of the residents may be able to move elsewhere in Brooklyn Park. The relocation financial assistance could also provide an opportunity for some renters to transition to home ownership.

Q. Would the reduction of apartments in

through articles, editorials and guest columns.

The city distributes its own newsletter via U.S. mail to each resident in the city. The "Park Pages" is mailed out every other month and contains timely information from each department in the city. You may access both of these publications on line through the city's website: www.brooklynpark.org under the "News and Events" tab or directly link to the Sun at www.mnsun.com (updated Thursdays). ✧

the Zane Avenue Corridor impact on the Village Creek development?

A. Yes. Eliminating 40 percent of the apartment units in the Zane Avenue Corridor may speed progress in the adjacent Village Creek development. Village Creek is a 20-acre site in the Zane Corridor, formerly the home of the Village North Shopping Center. It was recently cleared for development; it will be the focal point of a 133-acre planned redevelopment.

Q. Why must this be financed through general obligation bonds?

A. The AHEAD Task Force studied all the financing tools available to the community. Legislative changes have reduced the traditional funding sources for these types of projects such as tax increment financing and Economic Development Authority (EDA) funds. By using general obligation bonding the City can move forward aggressively to pursue the apartment reduction and redevelopment program. ✧

What is the need?

Age & Lack of Vitality Built in the 1960s and 1970s, these developments are aging and obsolete. Because of this, they have experienced declining property values.

Higher Vacancy Rates The apartments have higher vacancy rates and lower rents than others in the Metro area.

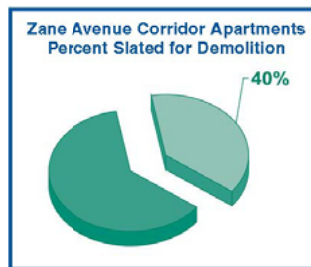
Changing Market There's increasing demand for family housing in Brooklyn Park, yet more than 8 of every 10 apartments in the Corridor are 1-bedroom.

Diminished Stability Population in the apartments is more transient-turnover averages 50 percent a year for many of the developments. In addition, nearly four of every ten students at area elementary schools do not return after winter break.

Diversity of Housing Stock Nearly 6 out of 10 Brooklyn Park apartments are considered affordable, according to the Metropolitan Council's goal of 50 percent. The Met Council has encouraged the City to develop higher-priced single-family homes that attract families, empty nesters and move-up buyers. ✧

Why tear down four out of ten Zane Corridor Apartments?

By demolishing approximately 40% of the units in the Zane Avenue Corridor and redeveloping these sites, the community could realize some of the following goals:

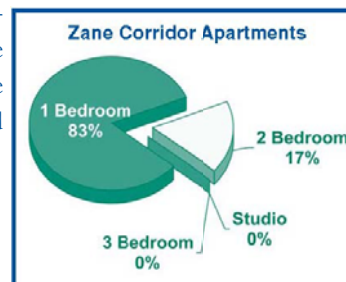


Promote Vitality Removal of obsolete buildings from the Corridor could help revitalize the area.

Increase Tax Base For example, eliminating 900 apartments valued at \$40,000 each and replacing them with 360 owner-occupied townhomes valued at \$200,000, would significantly increase the tax base.

Decrease Density Seven to 15 townhomes could be developed per acre. Current apartment densities are closer to 25 units per acre.

Reduce Crime There is a much higher concentration of crime in the Zane Corridor. Eliminating 40% of that area's apartments and redeveloping this land may improve the crime rate.



Provide Development Opportunity This could include new housing for families, empty-nesters and move-up buyers, as well as entertainment or commercial opportunities.

Improve Stability Eliminating 40% of the apartments in the Zane Corridor will provide development opportunities that attract families and viable businesses to the area. This can improve neighborhood stability and property values.

Offer Home Ownership Opportunities All new housing built in the Zane Corridor will be owner-occupied. In addition, renters who move due to apartment acquisition may be eligible for home purchase as well as relocation assistance.

Citizen Update

Are you signed up to receive the "Citizen Update" crime alerts from the Brooklyn Park Police Department? If you haven't, or if you email has changed lately please contact Crime Prevention Specialist Lee Glamm at 763-493-8035 to get on the list and stay informed. *Citizen Update* is designed to improve communication between the Brooklyn Park Police Department and residents. It works by using e-mail to send information from the police department to Brooklyn Park residents and businesses. Our goal is to send information regarding crime, crime prevention and programs offered through the police department. We also want to make crime maps available to those on the system. Members of *Citizen Update* will be placed in separate categories so that specific information can be sent to those people that need to receive it. Some of the categories include Resident, Crime Watch, and business. Also, the list is broken down into geographical locations. ✧



Rental License Update

In January 2004, the Honorable Kerr Karasov, Judge of Hennepin County District Court, handed down a ruling that portions of the city's rental housing ordinance were invalid, including the portion related to police calls and the rental license fee.

In May 2004, the plaintiff in the case filed a petition with the court asking the City of Brooklyn Park to pay for their legal fees. Later that month, the City Council directed staff to suspend enforcement of portions of the ordinance that were affected by the ruling. In addition, the City Council directed the attorney to appeal the January ruling, and wait for the ruling on the plaintiff's request for attorney's fees. At the end of July, the petition for legal fees was denied by the courts. Soon thereafter, the city decided not to pursue its appeal of the court's original decision on the ordinance. As a result, the city will amend the ordinance in order to comply with Judge Kerr Karasov's ruling.

So, where does that leave things you ask? At this time, city staff is working to establish a new license fee structure and ordinance including a voluntary rebate program that would reward property owners' participation in crime prevention efforts.

The reward program may have two or three different areas in which owners could voluntarily participate and receive credit toward their rental license fee. Some of the areas may include: Screening practices, training of the on-site staff, participation in the manager's coalition, implementing minimum CPTED requirements and other items yet to be determined. Input from the owners and managers has been taken and at the upcoming meeting you'll have an opportunity to share even more. ✧

Summer Blossom Award

The annual Summer Blossom program recognizes and rewards citizens and businesses for their attractive gardens and landscaping in Brooklyn Park. This year's Grand Prize winner in commercial properties is Ridgebrook Apartments.



Manager Brian Hamilton received his award at the August 16th City Council meeting. Nominations are taken in June, and judges tour the properties in Early August. ✧

City Communications

The Sun Post is the official paper of the City of Brooklyn Park. In an informal survey this summer it was discovered that many apartment communities have either elected not to receive, receive limited copies or have never received the newspaper.

The City (and most other metro cities) uses the paper to post official meetings and public notices. Each week there are in-depth articles about the city. In years like this, the paper serves to educate residents about issues they will be voting on in the local election