



Monday, December 16, 2019  
7:00 pm

City Hall – Council Chambers  
5200 - 85<sup>th</sup> Ave North

**THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF BROOKLYN PARK  
REGULAR MEETING – AGENDA #15**

**President Jeffrey Lunde, Vice President Lisa Jacobson & Treasurer Wynfred Russell  
Commissioners Mark Mata, Terry Parks, Susan Pha & Tonja West-Hafner, Executive Director Kim  
Berggren, Assistant Executive Director Jay Stroebel & Secretary Theresa Freund**

For reasonable accommodations or alternative formats, contact Theresa Freund, 763-493-8059 or email [theresa.freund@brooklynpark.org](mailto:theresa.freund@brooklynpark.org).

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*Our Mission: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.*

*Our Goals:*

*Strong Neighborhoods • Adapting to Changing Demographics • Public Safety  
Financial Sustainability • Community Image • Focused Redevelopment and Development*

**I. ORGANIZATIONAL BUSINESS**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT AND RESPONSE**

This provides an opportunity for the public to address the EDA on items, which are not on the agenda. Open Forum will be limited to 15 minutes (if no one is in attendance for the Open Forum, the Regular Meeting may begin) and it may not be used to make personal attacks, to air personality grievances, to make political endorsements or for political campaign purposes. Commissioners will not enter into a dialogue with citizens. Questions from the EDA will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the citizen for informational purposes only.

**2A. RESPONSE TO PRIOR PUBLIC COMMENT**

**2B. PUBLIC COMMENT**

**3. APPROVAL OF AGENDA**

**II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION**

**4. CONSENT**

**4.1 Consider Approving Meeting Minutes**

**4.1A August 19, 2019 Meeting Minutes**

**4.2 Notice of Administrative Action to Issue Tax Increment Financing Note to Scannell Properties #321, LLC**

**4.2A Tax Increment Financing Note**

**4.3 Consider Approving a Revised BrookLynk Cooperative Agreement between the Brooklyn Park EDA and the City of Brooklyn Center to Reflect Changes in the Advisory Committee Structure and Function**

**4.3A Resolution**

- 4.3B Redlined BrookLynk Cooperative Agreement
- 4.4 Consider Approving 2020 EDA Meeting Calendar
  - 4.4A 2020 EDA Meeting Calendar

The following items relate to the EDA's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the Secretary. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the EDA table for action.)

**5. Public Hearings**

- 5.1 None.

**6. General Action Items**

- 6.1 Consider Accepting D'Amico Catering's Annual Business Plan
  - 6.1A D'Amico Catering 2020 Edinburgh USA Report
- 6.2 Consider Authorizing Conveyance of EDA-Owned Land to the City for Fair Oaks Park
  - 6.2A Resolution
  - 6.2B Deed
- 6.3 Consider Funding Four Additional BrookLynk Interns for the 2020 Youth Sports Initiative
  - 6.3A Request from Brooklyn Bridge Alliance
  - 6.3B Alliance Commitment to Equitable Access in Sports
- 6.4 Consider Approving a Preliminary Term Sheet between the EDA and Aeon BP, LLC for the Acquisition and Rehabilitation of Huntington Place Apartment Community
  - 6.4A Preliminary Term Sheet

**III. DISCUSSION - These items will be discussion items but the EDA may act upon them during the course of the meeting.**

**7. Discussion Items**

- 7.1 Status Update
  - 7.1A Cultivate Wrap-up Presentation
- 7.2 Housing Update

**IV. WORK SESSION - This portion of the meeting will not be televised nor videotaped and will be held in the Council Chambers.**

**8. Work Session**

- 8.1 Discuss Housing Policy in Brooklyn Park
  - 8.1A Matrix of Housing Strategies and Tools
- 8.2 Discuss Development of North Hennepin Community College Surplus Land for Affordable Housing
- 8.3 Discuss Potential Business Incubator Model Options
  - 8.3A LIST OF INCUBATORS IN MINNEAPOLIS/SAINT PAUL
  - 8.3B OPPORTUNITY ZONE AND NEW MARKET TAX CREDIT ELIGIBLE AREAS MAP
  - 8.3C OPTIONS FOR BUSINESS INCUBATOR CONCEPT

**V. ADJOURNMENT**

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the EDA on each agenda item in advance from City staff; and decisions are based on this information and past experiences. If you are aware of information that has not been discussed, please raise your hand to be recognized. Please speak from the podium. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

The Brooklyn Park Economic Development Authority's Agenda Packet is posted on the City's website. To access the agenda packet, go to [www.brooklynpark.org](http://www.brooklynpark.org)  
**The Next Scheduled EDA Meeting is January 21, 2019**