

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
DECEMBER 16, 2019 REGULAR MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1. CALL TO ORDER: President Jeff Lunde at 7:00 p.m.

ROLL CALL PRESENT: President Jeff Lunde, Vice President Lisa Jacobson, Treasurer Wynfred Russell and Commissioners Mark Mata, Terry Parks and Tonja West-Hafner, Executive Director Kim Berggren and EDA Secretary Theresa Freund

ABSENT/EXCUSED: Susan Pha

2. PUBLIC COMMENT AND RESPONSE:

2. A Response to Prior Public Comment: None.

2. B Public Comment: None.

3. APPROVAL OF AGENDA

MOTION WEST-HAFNER, SECOND JACOBSON APPROVING THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY.

II. STATUTORY BUSINESS:

4. CONSENT:

- 4.1 Consider Approving Meeting Minutes.

MOTION WEST-HAFNER, SECOND JACOBSON TO APPROVE THE AUGUST 19, 2019 EDA MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

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

MOTION WEST-HAFNER, SECOND JACOBSON TO ACCEPT NOTICE OF ADMINISTRATIVE ACTION TO ISSUE TAX INCREMENT FINANCING NOTE TO SCANNELL PROPERTIES #321, LLC. MOTION PASSED UNANIMOUSLY.

- 4.3 Consider Approving an Amendment to the BrookLynk Cooperation Agreement between the Brooklyn Park EDA and the City of Brooklyn Center.

MOTION WEST-HAFNER, SECOND JACOBSON TO WAIVE THE READING AND ADOPT RESOLUTION #2019-32 APPROVING AN AMENDMENT TO THE BROOKLYNK COOPERATION AGREEMENT BETWEEN THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY AND CITY OF BROOKLYN CENTER. MOTION PASSED UNANIMOUSLY.

- 4.4 Consider Approving 2020 EDA Meeting Calendar.

MOTION WEST-HAFNER, SECOND JACOBSON TO APPROVE THE PROPOSED 2020 EDA MEETING CALENDAR. MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS:

- 5.1 None.

6. GENERAL ACTION ITEMS:

- 6.1 Consider Accepting D'Amico Catering's Annual Business Plan.

MOTION RUSSELL, SECOND JACOBSON ACCEPTING D'AMICO CATERING'S ANNUAL BUSINESS PLAN. MOTION PASSED UNANIMOUSLY.

- 6.2 Consider Authorizing Conveyance of EDA-Owned Land to the City for Fair Oaks Park

MOTION JACOBSON SECOND PARKS, TO WAIVE THE READING AND ADOPT RESOLUTION 2019-31 AUTHORIZING CONVEYANCE OF EDA-OWNED LAND TO CITY FOR FAIR OAKS PARK. MOTION PASSED UNANIMOUSLY.

- 6.3 Consider Funding Four Additional BrookLynk Interns for the 2020 Youth Sports Initiative.

MOTION LUNDE, SECOND PARKS TO DIRECT STAFF TO FUND FOUR ADDITIONAL BROOKLYNK INTERNS FOR THE 2020 YOUTH SPORTS INITIATIVE. MOTION CARRIES (5 TO 1) WITH COMMISSIONER MATA VOTING NO.

- 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.

MOTION LUNDE, SECOND RUSSELL APPROVING A PRELIMINARY TERM SHEET BETWEEN THE EDA AND AEON BP, LLC FOR ACQUISITION AND REHABILITATION OF HUNTINGTON PLACE APARTMENT COMMUNITY. MOTION PASSED UNANIMOUSLY.

III. DISCUSSION:

7. DISCUSSION ITEMS

- 7.1 Status Update – Kim Berggren briefly highlighted the following:

- Staff is conducting business outreach efforts right now visiting businesses. We do plan on bringing information to commissioners this winter to talk more about our business programming.
- I would like to celebrate the success of the Business Champions for Youth Breakfast that was held in partnership with several other entities including Brooklyn Bridge Alliance for Youth. Next year the

event will be held December 1, 2020. Thank you to the commissioners that were able to attend.

- Several years ago, the EDA started funding a modest store for residents to buy promotional material to celebrate Brooklyn Park. We have restocked the store with some modest purchases. The communications team is helping to set those prices, sell and market those items. This is still an ongoing effort of the EDA in that space of marketing the community.
- Avenues for Homeless Youth has changed their name to Avenues for Youth. They are one of our partners and they operate the youth shelter for the EDA.
- Staff would like to share a quick update on the Cultivate Bottineau work. Jennifer Jordan has a few slides to share with commissioners so that you are aware of what has been happening the last few years and some things we are thinking of in the future.

Jennifer Jordan, Senior Project Manager just a quick update on the wrap up of the Cultivate Bottineau effort. You have an extensive interim wrap-up report in your packet. A final report has been issued and we will get that to you when it is available. This was a two-year partnership initiative between Hennepin County, Springboard for the Arts and all the Bottineau corridor cities. The point of it was to engage local artists and learn who our local artists are. Over the course of the two-year period:

- We identified 37 official artists.
- Over 26 total projects.
- 36 artistic happenings.

This is significant because we had over 700 people participate across the corridor. In the pictures shown in this slide one of them is a Brooklyn Park resident and artist Geno, who is a muralist. We have been able to forge a good relationship with him and I think you will see more work from him in the future.

Also, as part of the effort we were able to get two different public realm pieces for our temporary plaza park at 85th Avenue North and West Broadway. The images on the slide show both pieces under construction as well as a concept plan. The one on the left is in the same boat by Mike Klein who grew up in Brooklyn Park and still has family here. The robot park by Nick Knutson who also grew up here in Brooklyn Park. Both pieces are completed and are in storage with our Operations and Maintenance staff and will be installed in the spring. Once again these are artists that we worked with extensively and I think we will see more pieces from them in the future.

Kim Berggren stated I do want to remind commissioners that the project was funded by federal and McKnight Foundation funding in partnership with the other cities.

Commissioner Lisa Jacobson stated I just want to say it is neat to see artists who grew up here come back and have an opportunity to share their art. This is what I was looking forward to with the coming of LRT to make sure that the artists have some ties to this community. So, I just want to say great work. Thank you.

- 7.2 Housing Update – Erika Byrd reported that she wanted to update commissioners on the University of Minnesota CURA, Center for Urban and Regional Affairs on Evictions and Apartment Study. The first advisory council meeting is going to be convening later this week, December 19. Kim Berggren, Breanne Rothstein and I met with the researchers a couple of weeks ago to get some updates on what they are planning. I have a list of the stakeholders that will be involved in that advisory meeting: tenants, landlords/owners, city staff, two council members, youth outreach worker, Hennepin County staff person, some representation from community housing organizations and the researchers themselves who will be facilitating it.

IV. WORK SESSION: Commissioners took a recess at 9:26 pm and reconvened at 9:31 pm. Present: President Jeff Lunde, Vice President Lisa Jacobson, Treasurer Wynfred Russell and Commissioners Mark Mata, Terry Park and Tonja West-Hafner, Executive Director Kim Berggren, EDA Secretary Theresa Freund, Economic Development & Housing Director Breanne Rothstein and Development Project Coordinator Erika Byrd were present. Absent/Excused: Susan Pha. This portion of the meeting was not televised nor videotaped but was open to the public.

8. WORK SESSION ITEMS:

- 8.1 Discuss Housing Policy in Brooklyn Park – Erika Byrd stated the EDA and Council has done a lot of work in this space in the last few years. Current and recent policy work:
- Mixed-Income Housing Policy
 - Fair Housing Policy
 - Apartment Action Plan
 - Housing Policy Matrix
 - NOAH Preservation Program
 - Tenant Notification Ordinance
 - Eviction and Housing Stability Research - CURA

EDA staff, in consultation with housing and community groups, recently updated the Matrix of Housing Strategies and Tools. When staff talked to these groups there were a few items that rose up for recommendations, they would like shared with the City Council and EDA. Their recommendations are:

- Rental assistance i.e. Kids@home
- Pre-eviction notification
- Update rental licensing practices

Following discussion, commissioners stated Huntington Place is their primary focus right now and they are concerned about staff taking on these recommendations.

- 8.2 Discuss Development of North Hennepin Community College Surplus Land for Affordable Housing – Erika Byrd stated NHCC has vacant land on the campus, north of 85th Avenue North to the east of where the Center for Innovation and the Arts is planned. This land is owned by the Minnesota State Colleges and Universities system. It was included in the corridor development initiative which was a LISC lead workshop event with developers, community members and other stakeholders.

North Hennepin Community College received permission to designate the land as surplus. This was done because they don't need this land to build future buildings. The college would like to sell the land to the city. They would like to see housing available on this site that would serve students, but not traditional student housing. If the city is not interested, they would sell the land to the private market.

Staff is proposing if commissioners are interested, to enter into an option to purchase the land but only execute the option if we were to find a developer and be able to work on the development. If the EDA would like to buy the land, this would be a year and a half process:

- Staff would talk to developers, either do a request for proposals or request for qualifications to get some development ideas.
- Come back to the EDA for a development agreement and there would likely be financing.

Commissioners and staff discussed the options listed in the report and potential funding sources. Consensus was to move forward with securing an option on the site for development of a future well site and the purpose of seeking a potential development partner.

- 8.3 Discuss Potential Business Incubator Model Options – Breanne Rothstein reported a business incubator was identified as a priority in 2019. In addition, many community members, small businesses and nonprofits have asked expressed this same desire for a small, affordable space within the community for rental or ownership options.

There are a lot of different models and there are many definitions of incubators anywhere from requiring short-term leases to just being smaller spaces, global markets, food markets and co-ops, which are shared ownership. There are a lot of different types of funding sources to help with these, though none fully fund them. Depending on the type of incubator there are tax programs to access new market tax credits. A matrix was provided in your packets with different options.

Following discussion from commissioners, staff will do further research as time allows.

V. ADJOURNMENT

Meeting adjourned at 10:46 p.m.

Respectfully Submitted
EDA Secretary Theresa Freund