

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF BROOKLYN PARK  
JANUARY 21, 2020 ANNUAL 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.

Economic Development & Housing Director Breanne Rothstein introduced BrookLynk Staff:

- Catrice O'Neal, BrookLynk Program Manager
- Paul Vang, BrookLynk Coordinator
- Merissa Murray, BrookLynk Specialist

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 LUNDE TO APPROVE THE SEPTEMBER 16, 2019 EDA MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

- 4.2 Consider Designating US Bank as the Official EDA Depository for 2020.

MOTION WEST-HAFNER, SECOND LUNDE DESIGNATING US BANK AS THE OFFICIAL EDA DEPOSITORY FOR 2020. MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS:

- 5.1 None.

6. GENERAL ACTION ITEMS:

6.1 Consider Election of Officers.

MOTION JACOBSON, SECOND RUSSELL TO ELECT LUNDE AS PRESIDENT OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY. MOTION PASSED UNANIMOUSLY.

MOTION JACOBSON, SECOND RUSSELL TO ELECT PHA AS VICE PRESIDENT OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY. MOTION PASSED UNANIMOUSLY.

MOTION PARKS, SECOND LUNDE TO ELECT JACOBSON AS TREASURER OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY. MOTION PASSED UNANIMOUSLY.

MOTION LUNDE, SECOND JACOBSON TO ELECT WEST-HAFNER AS SECRETARY OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY. MOTION PASSED UNANIMOUSLY.

6.2 Consider Approving Loan Agreement and Associated Documents between the EDA and Aeon BP, LLC for the Acquisition and Rehabilitation of Huntington Place Apartment Community.

MOTION LUNDE, SECOND WEST-HAFNER TO WAIVE THE READING AND ADOPT RESOLUTION #2020-1 AUTHORIZING A LOAN FOR THE HUNTINGTON PLACE APARTMENTS PROJECT AND APPROVING THE EXECUTION OF RELATED DOCUMENTS. MOTION CARRIES (5 TO 1) WITH COMMISSIONER MATA VOTING NO.

III. DISCUSSION:

7. DISCUSSION ITEMS

7.1 Status Update – Kim Berggren stated the update this month has an emphasis on entrepreneurs and small businesses.

- Plan It! Entrepreneur cohort graduation was Celebrated at the North Hennepin Community College. This is an entrepreneurship program hosted by some of our nonprofits.
- We are launching our BR&E, Business Retention and Expansion and support programs for businesses. The kickoff meeting was at the Business Forward group. They are going to be advising us on things that we could be doing to improve that work. The work will also be informed by the result of the small business survey that the Liberian Association is undertaking right now.
- The Village Creek banners are being redesigned and long overdue. There are some images of the banners in commissioners' packets. There will be a slight change to the dance image. The banners will be going up shortly in the Village area.

- The Advisory Council for the Center for the Innovation of the Arts will be kicking off on February 14. Commissioners Susan Pha and Wynfred Russell have volunteered as district members to serve on that advisory council along with several other local leaders and stakeholders. The charge of that group will be to advise the partners on both the fundraising strategies, service champions for the project and also to help ensure that the project is an inclusive project as we move forward making sure we are serving the needs of the community.

7.2 Housing Update – Erika Byrd, Development Project Coordinator highlighted the following:

- The University of Minnesota Center for Urban and Regional Affairs, also known as CURA, is doing a year-long research project in the city on renter quality of life and housing stability. Earlier this evening we had our third advisory council meeting. The group is made up of tenants, landlords, council members, city and Hennepin County staff, community and housing stakeholders and researchers. The group has been working on establishing shared values, sharing data on information and working to narrow down the scope of research questions. The group will have another subsequent meeting in February to decide on the full research questions and scope of research.

IV. WORK SESSION: Commissioners took a recess at 8:34 pm to conduct a Special Council Meeting. EDA Meeting was reconvened at 9:27 pm. This portion of the meeting was not televised nor videotaped but was open to the public. Present: President Jeff Lunde, Vice President Susan Pha, Treasurer Lisa Jacobson, Secretary Tonja West-Hafner and Commissioners Mark Mata, Terry Park and Wynfred Russell, Executive Director Kim Berggren and Economic Development & Housing Director Breanne Rothstein were present. Absent/Excused: None.

8. WORK SESSION ITEMS:

8.1 Discuss the Potential Acquisition and Redevelopment of the Villas Townhouses – Breanne Rothstein reported the Villa Townhouses are located at the northeast corner of Yates Avenue North and Brookdale Drive. The property includes six, three-bedroom rowhouses that are owned by four different owners. One is owned by two different people jointly. Four of the units are rentals. They were built in the 1960s. The property is twice as large as the development and is 1.13 acres in size total.

The property has several code enforcement violations on it. The primary issue is the driveway and the parking area, which needs total reconstruction. Another issue is that one of the units is experiencing some structural issues as the garage is caving in and the decking on the top is deteriorated. Over the years there have been some deferred maintenance items and the property needs new siding and probably windows as well.

Staff has met with all the property owners twice. The first meeting was to talk about options that the city has for rehab. At that time the owners expressed interest in potentially selling as part of a redevelopment. We convened a more formal meeting to discuss options and confirmed their interest in selling.

The preliminary cost for acquisition, relocation and demolition is \$1.1 million based on the estimated market values of the properties. If a redevelopment partnership was pursued, we are looking at fifteen owner occupied affordable three-bedroom townhomes. We know that two and three bedrooms are needed in the community. This would replace and then add nine units to the site. A variety of funding sources would have to be pursued from the county, Minnesota Housing as well as the Met Council and other possible sources. Staff has talked to multiple developers and Habitat was the only one interested.

Commissioners asked staff questions on the options presented. They also expressed discomfort about being asked for funding when the properties were not maintained. Staff were directed to bring back some cost projections.

V. ADJOURNMENT:

Meeting adjourned at 10:08 p.m.