



Economic Development Authority
City Hall Council Chambers
Via telephone or other electronic means
5200 – 85th Avenue North

Monday, March 15, 2021
7:00 pm

REGULAR MEETING – AGENDA #4

President Lisa Jacobson, Vice President Terry Parks, Treasurer Susan Pha,
Commissioners Boyd Morson, Wynfred Russell and Tonja West-Hafner.
Executive Director Kim Berggren, Assistant Executive Director Jay Stroebel and Secretary Theresa Freund

Some members of the Commission will participate in the meeting by electronic means pursuant to Minnesota Statutes, Section 13D.021 rather than in-person at its regular meeting place at City Hall, 5200 85th Avenue North, Brooklyn Park, Minnesota. Members of the public can monitor the meeting by watching it on CCX Media Channel 16 or by livestreaming it at https://nwsgcc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5

Anyone who wants to address the EDA during the Public Comment period or on any Agenda Item may do so by calling 763-493-8059 or emailing theresa.freund@brooklynpark.org by 4:30 pm on March 15. You will be asked to provide your name, address, email and phone number. You will then be registered to speak during the meeting and will be provided a call-in number to address the EDA.

Members of the public who desire to give input or testimony during the meeting may do so by texting Executive Director Kim Berggren at 612-760-0514 or emailing her at kimberly.berggren@brooklynpark.org (Subject line: "EDA Testimony").

For reasonable accommodations or alternative formats, contact Theresa Freund, 763-493-8059 or email theresa.freund@brooklynpark.org. Para asistencia, 763-493-8059. Yog xav tau kev pab, hu 763-493-8059.

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

Brooklyn Park 2025 Goals:

- United Community • Beautiful Places • Thriving Economy***
- Healthy and Safe People • Increased Equity • Effective, Engaging Government***

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 EDA Meeting Minutes
 - 4.1A October 19, 2020 Draft Meeting Minutes
 - 4.1B November 23, 2020 Draft Meeting Minutes
 - 4.1C January 19, 2021 Draft Meeting Minutes
- 4.2 Consider Election of Secretary

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 Approving and Authorizing the Execution of an Amended and Restated Loan Agreement and an Amended and Restated Disbursing Agreement for the Huntington Place Apartments Project
 - 6.1A Resolution
 - 6.1B Amended and Restated Loan Agreement
 - 6.1C Amended and Restated Disbursing Agreement
 - 6.1D Memo from Aeon
 - 6.1E Budget and Timeline
 - 6.1F Huntington Place Year in Review Summary
- 6.2 Consider Approving a Preliminary Term Sheet for an Agreement Between the Economic Development Authority and Enclave Development, LLC. For the Development of Arrowleaf Apartments Project
 - 6.2A Resolution
 - 6.2B Preliminary Term Sheet
 - 6.2C Ehlers Memorandum
 - 6.2D Mixed-Income Housing Policy
 - 6.2E Location Map
 - 6.2F Building Renderings
 - 6.2G 2020 HUD Rent & Income Limits

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

7. Discussion Items

- 7.1 Status Update
 - 7.1A CITA Flyer
- 7.2 Housing Update

IV. WORK SESSION

8. Work Session

- 8.1 Discuss Space Options Related to the Small Business Center
 - 8.1A Survey Results

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
The Next Scheduled EDA Meeting is April 19, 2021