



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

Monday, May 17, 2021
7:00 pm

REGULAR MEETING – AGENDA #6

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 Breanne Rothstein

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://nwscce-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 763-493-8050 or emailing kimberly.berggren@brooklynpark.org by 4:30 pm on May 17. 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 emailing the Executive Director Kim Berggren at kimberly.berggren@brooklynpark.org (Subject line: "EDA Testimony") or texting President Lisa Jacobson at 763-234-0315.

For reasonable accommodations or alternative formats, contact Sarah Abe, 763-493-8089
sarah.abe@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 April 19, 2021 Minutes
 - 4.1B April 19, 2021 Worksession Minutes
- 4.2 Consider Development Agreement Amendment for 610 Junction
 - 4.2A Resolution
 - 4.2B Location Map
 - 4.2C Amendment No.1 to Development Agreement
- 4.3 Consider Approving and Authorizing the Execution of an HIA Development Agreement with Park Villa Townhomes Homeowners' Association Inc. and a Budget Amendment in Connection Therewith in the Amount of up to \$187,000
 - 4.3A Park Villa HIA Resolution
 - 4.3B Park Villa HIA Development Agreement
 - 4.3C Location Map
 - 4.3D Park Villa HIA Fee Resolution
 - 4.3E Park Villa HIA Ordinance
 - 4.3F Brooklyn Park HIA Policy

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 Entering into a Purchase Agreement and Option Agreement for the Land located at 6900 85th Avenue North, Approving a Preliminary Development Term Sheet, and Supporting the Use of Tax Increment Financing for a Rental Housing Development Project
 - 6.1A Resolution (Purchase Agreement, Option Agreement, and Term Sheet)
 - 6.1B Resolution (Financial Assistance Support)
 - 6.1C Purchase Agreement (Minnesota State)
 - 6.1D Option Agreement (Duffy)
 - 6.1E Ehlers Financial Analysis Memo
 - 6.1F Term Sheet (Duffy)
 - 6.1G Letter of Support
 - 6.1H Location Map
 - 6.1I Site Plan and Renderings
- 6.2 Consider Acceptance of Feasibility Report, Approval of Strategy for Small Business Center, and Authorize EDA Executive Director to Begin Negotiations with Landowners
 - 6.2A Resolution
 - 6.2B Feasibility Report Part 1
 - 6.2C Real Estate Financial Analysis
 - 6.2D TOD Test Site
 - 6.2E Tenant Interest Survey Results
 - 6.2F Operational Assumptions
- 6.3 Consider Approval of the TIF Agreement for the Development of a Mixed Income Housing Development at 5505 96th Avenue North by Enclave Companies and Authorize EDA Executive Director to Execute the Agreement
 - 6.3A Resolution

- 6.3B Tax Increment Financing (TIF) agreement
- 6.3C Ehlers Memorandum
- 6.3D Mixed-Income Housing Policy
- 6.3E Location Map
- 6.3F Site Plan and Building Renderings

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
- 7.2 Housing Update

IV. WORK SESSION – The EDA will take a short recess and reconvene for work session items. Work session will be recorded but not televised.

8. Work Session

- 8.1 Discuss Bethesda Senior Project at Village Creek
 - 8.1A Location Map
 - 8.1B Site Plan
 - 8.1C Proforma Summary

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. Items requiring excessive time may be continued to another meeting.