



Monday, September 20, 2021
7:00 p.m.

REGULAR MEETING – AGENDA #12

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 Josephine Thao

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.

For reasonable accommodations or alternative formats, please provide a 72-hour notice and contact Josephine Thao by calling 763-493-8059 or emailing Josephine.Thao@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.

Our Brooklyn Park 2025 Goals:

• A united and welcoming community, strengthened by our diversity • Beautiful spaces and quality infrastructure make Brooklyn Park a unique destination • A balanced economic environment that empowers businesses and people to thrive • People of all ages have what they need to feel healthy and safe • Partnerships that increase racial and economic equity empower residents and neighborhoods to prosper • Effective and engaging government recognized as a leader

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. Public Comment will be limited to 15 minutes (if no one is in attendance for Public Comment, 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 members of the public. Questions from the EDA will be for clarification only. Public Comment will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing from members of the community.

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 Authorizing Submittal of a Grant Application and Execution of an Agreement with the Metropolitan Council to the Livable Communities Demonstration Account for Development Grant Funding for a Small Business Center Project; and Authorizing Submittal of a Grant Application and Execution of an Agreement with the Metropolitan Council for Transit Oriented Development Grant Funding for the Tessman Ridge Project
 - A. RESOLUTION – SMALL BUSINESS CENTER
 - B. RESOLUTION – TESSMAN RIDGE

- 4.2 Consider Authorizing the Creation of the Community Partnership Program
 - A. RESOLUTION
 - B. PROGRAM GUIDELINES

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 American Rescue Plan Act Funds for the Purpose of Providing Assistance to Aeon BP, LLC; and Approving and Authorizing the Execution of an Amended and Restated Loan Agreement and Amending the EDA Budget for the Purpose of Providing Assistance to Aeon BP, LLC for Safety and Security Improvements at Huntington Place Apartments
 - A. RESOLUTION – ARPA FUNDING
 - B. RESOLUTION – EDA FUNDING
 - C. LETTER OF REQUEST
 - D. REVITALIZATION PLAN
- 6.2 Consider Authorizing a Budget Amendment to the Economic Development Authority General Fund in the Amount of \$7,400,000 for the Purpose of Purchasing the Property Located at 7944-7996 Brooklyn Boulevard North to Develop a Small Business Center
 - A. RESOLUTION
 - B. DUE DILIGENCE MEMORANDUM
 - C. SUMMARY OF LEASES
 - D. PRELIMINARY NORTHWINDS PLAZA CASH FLOW ANALYSIS
- 6.3 Consider Authorizing the Executive Director to Enter into a Property Management Agreement with Wellington Management Company to Continue Property Management Services at the Property Located at 7944-7996 Brooklyn Blvd N on an Interim Basis
 - A. RESOLUTION
 - B. DRAFT WELLINGTON MANAGEMENT CONTRACT

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
 - A. DRAFT LETTER OF INTEREST
 - B. EDA-OWNED PROPERTY MAP
- 7.2 Housing Update
 - A. CEE LOANS EXPENDITURE

IV. 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.