



Tuesday, February 22, 2022
6:00 p.m.

REGULAR EDA MEETING – AGENDA #2

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

Some members of the EDA will participate in the meeting by electronic means pursuant to Minnesota Statutes, Section 13D.021 rather than in-person at its regular meeting location 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.

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. You will be asked to provide your name, address, email address, 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.

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

3A. APPROVAL OF AGENDA

3B. PUBLIC PRESENTATIONS

- 3B.1** Presentation of Center for Urban and Regional Affairs (CURA) Recommendations
 - A.** HOUSING PROJECT EXECUTIVE SUMMARY
- 3B.2** Presentation of Local Initiatives Support Corporation (LISC) Corridor Development Initiative (CDI) Process
 - A.** LOCATION MAP
 - B.** DEVELOPMENT GUIDELINE RECOMMENDATIONS
 - C.** SUMMARY REPORT
 - D.** NEIGHBORHOOD LETTER - FRAMING RECOMMENDATIONS

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

- 4.1** Consider Approving the EDA Meeting Minutes
 - A.** JANUARY 18, 2022 DRAFT MEETING MINUTES

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** Consider Opening Public Hearing on the Sale of Economic Development Authority-Owned Property Located at 7621 Brooklyn Boulevard North to Village Creek Reserves LLC for the Development of Village Creek Apartments and Setting the Wage and Job Goals for the Non-Housing Portion of the Development at Zero and to Continue the Public Hearing to the March 21, 2022 Economic Development Authority Meeting

6. GENERAL ACTION ITEMS

- 6.1** Consider Approving the Term Sheet between the Brooklyn Park Economic Development Authority and Real Estate Equities (REE) for the Development of a Housing Development at 7849 West Broadway N
 - A.** RESOLUTION
 - B.** LOCATION MAP
 - C.** PRELIMINARY TERM SHEET
 - D.** SITE PLAN
 - E.** EHLERS' TIF ANALYSIS
 - F.** CASE STUDIES OF REE PROJECTS
- 6.2** Consider Approving the Expenditure of \$42,954 for the Removal of Gabion Baskets and Concrete Walls Along Brooklyn Boulevard and Shingle Creek and Authorize Executive Director to Enter a Contract with Tambah & Sons to Complete the Work
 - A.** RESOLUTION
 - B.** SCOPE OF WORK
 - C.** PHOTOGRAPHS
- 6.3** Consider Approving a First Amendment to the Center for Innovation and the Arts Cost Sharing Agreement with North Hennepin Community College; and an Agreement with Beatrice Adenodi of Mirror Ink, Inc. for the Center for Innovation and the Arts Project Management Services
 - A.** RESOLUTION - COST SHARING AMENDMENT
 - B.** RESOLUTION - PROJECT MANAGEMENT SERVICES CONTRACT
 - C.** FIRST AMENDMENT TO AGREEMENT
 - D.** PROJECT MANAGEMENT SERVICES CONTRACT
 - E.** BEATRICE ADENODI'S RESUME

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
- 7.3** Home Improvement Loan Programs Update
 - A.** HOME IMPROVEMENT LOAN PROGRAM GUIDELINES
 - B.** HOMEOWNERPROGRAMS MATRIX

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. **WORKSESSION**

8.1 Discuss 2022 Housing Priorities

A. METRO CITIES' HOUSING REPORT

B. HENNEPIN COUNTY METRO TREND REPORT

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.

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 Monday, March 21, 2022.