



Monday, March 21, 2022
6:00 p.m.

REGULAR EDA MEETING – AGENDA #3

President Lisa Jacobson, Vice President Boyd Morson, Treasurer Tonja West-Hafner,
Commissioners Xp Lee, Terry Parks, and Susan Pha.
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 None.

II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

- 4.1 None.

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 Approving a Modification to the Development Program for Development District No. 1, Establishing Tax Increment Financing District No. 1-27 (A Housing District) Therein, Approving a Tax Increment Financing Plan Therefor, Authorizing the Execution of Development and Purchase Agreements Related Thereto, and Approving the Removal of a Parcel from Tax Increment Financing District No. 1-20
- A. RESOLUTION
 - B. TIF PLAN
 - C. PURCHASE AGREEMENT
 - D. DEVELOPMENT ASSISTANCE AGREEMENT
 - E. LOCATION MAP
 - F. BUILDING RENDERINGS
 - G. COMMERCIAL SPACE OPERATIONS OVERVIEW

6. GENERAL ACTION ITEMS

- 6.1 Consider Approving Plans and Authorizing Advertisement for Bid for the Small Business Center Construction Project
- A. RESOLUTION
 - B. CONSTRUCTION PLAN SHEET
 - C. DRAFT CONSTRUCTION BID PACKAGE
 - D. DRAFT AV/IT BID PACKAGE
 - E. DRAFT FFE BID PACKAGE
- 6.2 Consider Authorizing the Executive Director to Enter Into Contract Negotiations for the Small Business Center Operator with Indred Alexander
- A. FINALIST SUBMISSIONS
- 6.3 Consider Approving Emergency Financial Assistance for the Elevator Repair at Evergreen Apartments in the Amount of a \$100,000 Loan and Up to a \$50,000 Grant
- A. RESOLUTION
 - B. LOAN AGREEMENT
 - C. PROMISSORY NOTE
 - D. PROJECT PROPOSAL
- 6.4 Consider Approving Contracting with Metro North/Anoka County Chamber ("Metro North") to Provide Chamber Support Services to Brooklyn Park and Authorize Executive Director to Enter Into a Contract
- A. RESOLUTION
 - B. BUSINESS PROPOSAL
 - C. DRAFT PROFESSIONAL SERVICES AGREEMENT

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 2021 Economic Development Authority Annual Report
- A. YEAR-END ACTIVITY SUMMARY

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.

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, April 18, 2022.