



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

## **REGULAR EDA MEETING – AGENDA #11**

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

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](mailto: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 Innovation and the Arts Project Update

**A.** LETTER FROM PROJECT PARTNERS

**3B.2** Presentation of D'Amico Catering's Annual Business Plan for 2023

**A.** D'AMICO CATERING EDINBURGH USA ANNUAL REPORT

**3B.3** Presentation of Workforce Development Update

#### **II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION**

##### **4. CONSENT**

**4.1** Consider Approving the EDA Meeting Minutes

**A.** MAY 16, 2022 DRAFT MEETING MINUTES

- B. AUGUST 15, 2022 DRAFT MEETING MINUTES
- C. OCTOBER 17, 2022 DRAFT MEETING MINUTES
- 4.2 Consider Accepting a Grant from the United States Department of Housing and Urban Development (HUD) and Authorizing the Executive Director to Enter Into an Agreement and Amending the 2022 Economic Development Authority Grant Fund
  - A. RESOLUTION
- 4.3 Consider Accepting American Rescue Plan Act (ARPA) Funds From the City of Brooklyn Center and Entering Into a Joint Powers Agreement for the Delivery of Workforce Development Programs and Services and Authorizing the Executive Director to Enter Into an Agreement
  - A. RESOLUTION
  - B. JOINT POWERS AGREEMENT
  - C. 2022-2024 WORKFORCE DEVELOPMENT FRAMEWORK
  - D. ARPA BUDGET SCHEDULE

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 Purchase and Development Contract Between the Brooklyn Park Economic Development Authority and Christina's Child Care Center, LLC.; Approving Conveyance of Certain Property Located at 7516 Brooklyn Blvd N; and Approving A Business Subsidy
  - A. RESOLUTION
  - B. LOCATION MAP
  - C. PURCHASE AND DEVELOPMENT CONTRACT

**6. GENERAL ACTION ITEMS**

- 6.1 Consider Approving Amendment Seven for the Amended and Restated Consulting Agreement Between the Brooklyn Park Economic Development Authority and the Center for Energy and Environment
  - A. RESOLUTION
  - B. AMENDMENT TO THE CONSULTING AGREEMENT
  - C. HOUSING PROGRAM BUDGET
  - D. LOAN PROGRAM GUIDELINES
- 6.2 Consider Approving the 2023 Economic Development Authority Budget
  - A. RESOLUTION
  - B. 2023 EDA BUDGET SUMMARY WITH 5-YEAR PROJECTIONS
  - C. 2021 YEAR-END ACTIVITY SUMMARY
- 6.3 Consider Approving an Amended and Restated Consulting Agreement Between the Brooklyn Park Economic Development Authority and Liberian Business Association
  - A. RESOLUTION
  - B. AMENDMENT TO THE CONSULTING AGREEMENT
- 6.4 Consider Approving the Term Sheet Between the Brooklyn Park Economic Development Authority and Real Estate Equities for a Housing Development on the Western Portion of 9500 Decatur Drive – North Building; and Approving the Term Sheet Between the Brooklyn Park Economic Development Authority and Real Estate Equities for a Housing Development on the Western Portion of 9500 Decatur Drive – South Building
  - A. LOCATION MAP
  - B. RESOLUTION – NORTH BUILDING
  - C. RESOLUTION – SOUTH BUILDING
  - D. PRELIMINARY TERM SHEET – NORTH BUILDING
  - E. PRELIMINARY TERM SHEET – SOUTH BUILDING
  - F. EHLERS ANALYSIS OF FINANCIAL REQUEST

**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. 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](http://www.brooklynpark.org).  
**The Next Scheduled EDA Meeting is Monday, December 19, 2022.**