

Monday, April 17, 2023
6:00 p.m.

REGULAR EDA MEETING – AGENDA #4

President Hollies Winston, Vice President Nichole Klonowski, Treasurer Boyd Morson,
Commissioners Christian Eriksen, Xp Lee, and Maria Tran,
Executive Director Kim Berggren, Assistant Executive Director Jay Stroebel, and Secretary Josephine Thao.

If you need these materials in an alternative format or reasonable accommodations for an EDA meeting, please provide a 72-hours' notice to 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

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 public for informational purposes only.

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 Consider Approving the 2023 EDA Meeting Minutes

A. MARCH 20, 2023 DRAFT REGULAR MEETING MINUTES

4.2 Consider Election of Secretary

4.3 Consider Directing Staff on the Loan Forgiveness for Aeon's Perimeter Security Project at Huntington Place

A. LETTER FROM AEON

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 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. RESOLUTION – NORTH BUILDING

B. RESOLUTION – SOUTH BUILDING

C. PRELIMINARY TERM SHEET – NORTH BUILDING

D. PRELIMINARY TERM SHEET – SOUTH BUILDING

E. REE RESPONSE TO PROPOSED MORATORIUM

F. CASE STUDIES OF REE PROJECTS

G. LOCATION MAP

6.2 Consider Approving a Professional Services Agreement with I Alexander Agency for Operations of the Small Business Center Project; and Approving Second Amendment to Management and Leasing Agreement with Wellington Management for the Small Business Center Project

A. RESOLUTION

B. RESOLUTION

C. DRAFT PROFESSIONAL SERVICES AGREEMENT

D. DRAFT SECOND AMENDMENT TO MANAGEMENT AND LEASING 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

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 and packet is posted on the City's website.

To access the agenda and packet, go to www.brooklynpark.org.

The next scheduled EDA meeting is Monday, May 15, 2023.