

Monday, August 21, 2023

6:00 p.m. following the Special City Council Meeting

REGULAR EDA MEETING – AGENDA #8

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 Seng Moua.

If you need these materials in an alternative format or reasonable accommodations for an EDA meeting, please provide a 72-hours' notice to Seng Moua by calling 763-493-8059 or emailing Seng.Moua@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

Meeting will be called to order in room A203. This portion of the meeting will not be televised but will be audio recorded.

I. ORGANIZATIONAL BUSINESS

1A. CALL TO ORDER/ROLL CALL

1B. APPROVAL OF AGENDA

II. WORK SESSION

2. WORKSESSION ITEMS

- 2.1** Discuss Village Creek Real Estate Market and Development Opportunities
 - A.** KIMBLE CO PROPOSAL AND BACKGROUND INFORMATION
 - B.** VILLAGE CREEK REAL ESTATE MARKET ANAD DEVELOPMENT OPPORTUNITIES
 - C.** VILLAGE CREEK MAP OF EDA-OWNED SITES
- 2.2** Discuss Changes to the Former Park & Ride Sites Proposal by MVP Development, Design by Melo, and Good Neighbor Homes Development Group
- 2.3** Discuss the Nullification of Rental Restrictive Covenants on 222 Single Family Homes in Brooklyn Park
 - A.** LIST OF PROPERTIES
 - B.** LOCATION MAP
 - C.** RESTRICTIVE COVENANT EXAMPLE
- 2.4** Discuss 2024 EDA Strategic Investments
 - A.** EMAIL FROM METRO CITIES RE: DIRECT HOUSING ALLOCATION

Meeting will be recessed and reconvened in the Council Chambers. This portion of the meeting will be televised.

III. PUBLIC INVOLVEMENT

3. 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.

3A. RESPONSE TO PRIOR PUBLIC COMMENT

3B. PUBLIC COMMENT

3C. PUBLIC PRESENTATIONS

IV. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

4.1 Consider Approving the 2023 EDA Meeting Minutes

A. JULY 20, 2023 DRAFT REGULAR MEETING MINUTES

4.2 Consider Identifying the Need for Livable Communities Demonstration Account Funding and Authorizing Application for Grant Funds for a Housing Development at 9500 Decatur Drive

A. RESOLUTION

B. LOCATION MAP

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 Special Benefit Tax Levies for the Purpose of Defraying the Costs Incurred by the Brooklyn Park Economic Development Authority for the Year 2024

A. RESOLUTION

6.2 Consider Selecting MVP Development, Design by Melo and Good Neighbor Homes as the Developer for the EDA-Owned Site at 4201 95th Ave North and Directing Staff to Enter Into Negotiations for a Term Sheet and Purchase Agreement for the Site

A. RESOLUTION

B. UPDATED SITE PLAN

C. JUNE 27 COMMUNITY WORKSHOP FEEDBACK SUMMARY

D. AUGUST 3 COMMUNITY WORKSHOP CONTENT BOARDS

E. AUGUST 3 COMMUNITY WORKSHOP FEEDBACK

F. LOCATION MAP

V. 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

A. HOUSING LEGISLATIVE RECAP

7.3 Verbal Commissioner Reports and Announcements

VI. 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, September 18, 2023.