

Monday, September 18, 2023
6:00 p.m.

REGULAR EDA MEETING – AGENDA #9

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.
Si usted necesita esta información en español, llame al 763-424-8000 y solicite un intérprete.
. 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 History and Status of the Village Creek Redevelopment Area
 - A.** VILLAGE CREEK MAP OF EDA-OWNED SITES
 - 2.2** Discuss Interest in Purchasing Property at 4120 85th Ave N
 - A.** LOCATION MAP
 - B.** LETTER

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.** AUGUST 21, 2023 DRAFT REGULAR MEETING MINUTES
- 4.2** Consider Approving the Decertification of Tax Increment Financing District (TIF) No. 24
 - A.** RESOLUTION

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 a Scope with Paadio Consulting to Complete Work Associated with State Legislation Related to Small Business Opportunities and Direct Executive Director to Execute a Professional Services Agreement
 - A.** RESOLUTION
 - B.** SCOPE

V. DISCUSSION – These items will be discussion items, but the EDA may act upon them during the meeting.

7. DISCUSSION ITEMS

- 7.1** 2024 EDA Budget Introduction
 - A.** 2024 EDA GEN FUND BUDGET SHEET
 - B.** 2022 YEAR END ACTIVITY SUMMARY
- 7.2** Status Update
- 7.3** Housing Update
- 7.4** 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, October 16, 2023.

City of Brooklyn Park EDA WORK SESSION

Agenda Item:	2.1	Meeting Date:	September 18, 2023
Agenda Section:	Work Session	Prepared By:	Kim Berggren, Executive Director
Attachments	1	Presented By:	Kim Berggren, Executive Director
Item:	Discuss History and Status of the Village Creek Redevelopment Area		

Overview:

The Economic Development Authority has prioritized promoting development within the Village Creek redevelopment area. In June, several members of the EDA board participated in developer discussions with representatives from Ryan, Wellington, and McGough. In August, Julie Kimble of KimbleCo presented the results of a real estate market and development opportunities analysis and a written report was provided to the EDA.

The purpose of tonight's discussion is to review the redevelopment history of the Village Creek neighborhood to inform the EDA's consideration of future investments in this area.

Background:

Planning for the revitalization of the 133-acre Village Redevelopment Area began in 1997. Since the start of redevelopment efforts, the City, EDA, Hennepin County, and Metropolitan Council have invested more than \$37 million into preparing and facilitating development at Village Creek. Preparation of the area has resulted in over of \$91 million of market value to date, including:

- New housing
- New retail
- Public facilities
- Improvements to the Zane Avenue and Brooklyn Boulevard streetscapes
- Restoration and transformation of Shingle Creek
- Several remaining development opportunity sites

The EDA owns 19 acres of land in the Village Creek neighborhood and is working with multiple developers on various project concepts including:

Christina's Child Care Center (Site #1)

Christina's Child Care Center, currently located in Crystal, seeks to purchase the site located at 7516 Brooklyn Boulevard to build a second location. The land use application for this project has been approved by the City Council and the purchase and business subsidy agreement was approved by the EDA on November 21, 2022. Christina's is working to secure final financing and begin construction in 2023.

Regent Site (Site #2-3)

Over the years, the EDA has received multiple proposals from various development groups for the Regent site, the 13-acre redevelopment site at Regent and Brooklyn Boulevard. The site was formerly occupied by the Huntington Pointe apartments, which were acquired and demolished by the EDA in 2007/08. The most recent proposal for the site was from JO Companies and included senior rental housing, workforce rental housing, rental townhomes, and a free-standing commercial building. At its July meeting, the EDA did not advance discussions on the development vision presented by JO Companies.

Village Creek Apartments (7621 Brooklyn Boulevard) (Site #4)

Village Creek Apartments is proposed to be constructed on EDA-owned land at 7621 Brooklyn Boulevard. The project proposal includes 83 units of mixed-income housing and a 10,000 square foot commercial component including a community kitchen. The EDA first considered this project in 2018. Since that time the developer has secured multiple sources of funding including:

- Metropolitan Council Livable Communities Development Account (LCDA) grant
- Hennepin County Transit Oriented Development (TOD) grant
- TIF and land write down from the Brooklyn Park EDA
- Tax-exempt bonds from Minnesota Management and Budget (MMB)

George Group North is now working to secure expedited funding from the U.S. Department of Housing and Urban Development (HUD) and begin construction in late 2023/early 2024.

Zane Commons (Site #6-10)

Zane Commons is a vision for the southwest corner of Zane Ave and Brooklyn Blvd proposed by local resident and business owner, Edoh Akakpo. Mr. Edoh currently owns the building on the corner and operates a successful African market at that location. His business is surrounded by vacant EDA-owned properties, and in 2021 he entered into a partnership with the EDA to explore a vision for the site which includes expanded commercial space and the addition of residential units. Currently he is working with a consultant to define a site vision and clear financial proposal for the site. This work is funded with a Metropolitan Council Livable Communities Demonstration Account (LCDA) predevelopment grant with matching EDA and developer funds. The EDA will receive a project update this fall.

Villas Townhomes (privately owned) (Site #11)

The Villas Townhouses owned by Property Development by Cross LLC. has successfully acquired five of the six attached townhome properties located at 5672-5692 Brookdale Drive North. Visioning, architectural design with Design by Melo, and financial planning with NEOO partners is currently underway with community engagement at the front and center of the process. This work is funded with a Metropolitan Council Livable Communities Demonstration Account (LCDA) predevelopment grant with matching EDA and developer funds. The EDA will receive a project update this fall.

Huntington Place Apartments (privately owned) (Site #12)

The EDA has provided up to \$6 million (a portion of which will be repaid) in rehabilitation and sustainability funds for the Huntington Place apartment community. City staff continues to coordinate internally and with representatives from Aeon regarding the current livability at Huntington Place as well as the long-term sustainability of the 834-unit apartment community. Staff from Police, Community Development, Recreation and Parks departments as well as the Community Engagement division (Administration department) are collaborating on actions needed in response to the themes heard from Huntington Place residents over the past few years. Related information is available on the city website at <https://www.brooklynpark.org/city-projects/huntington-place/>.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Considerations:

The Village Creek TIF district #20 is set to decertify in the next few years. The EDA could consider pursuing special legislation toward securing funds to support continued reinvestment in this area.

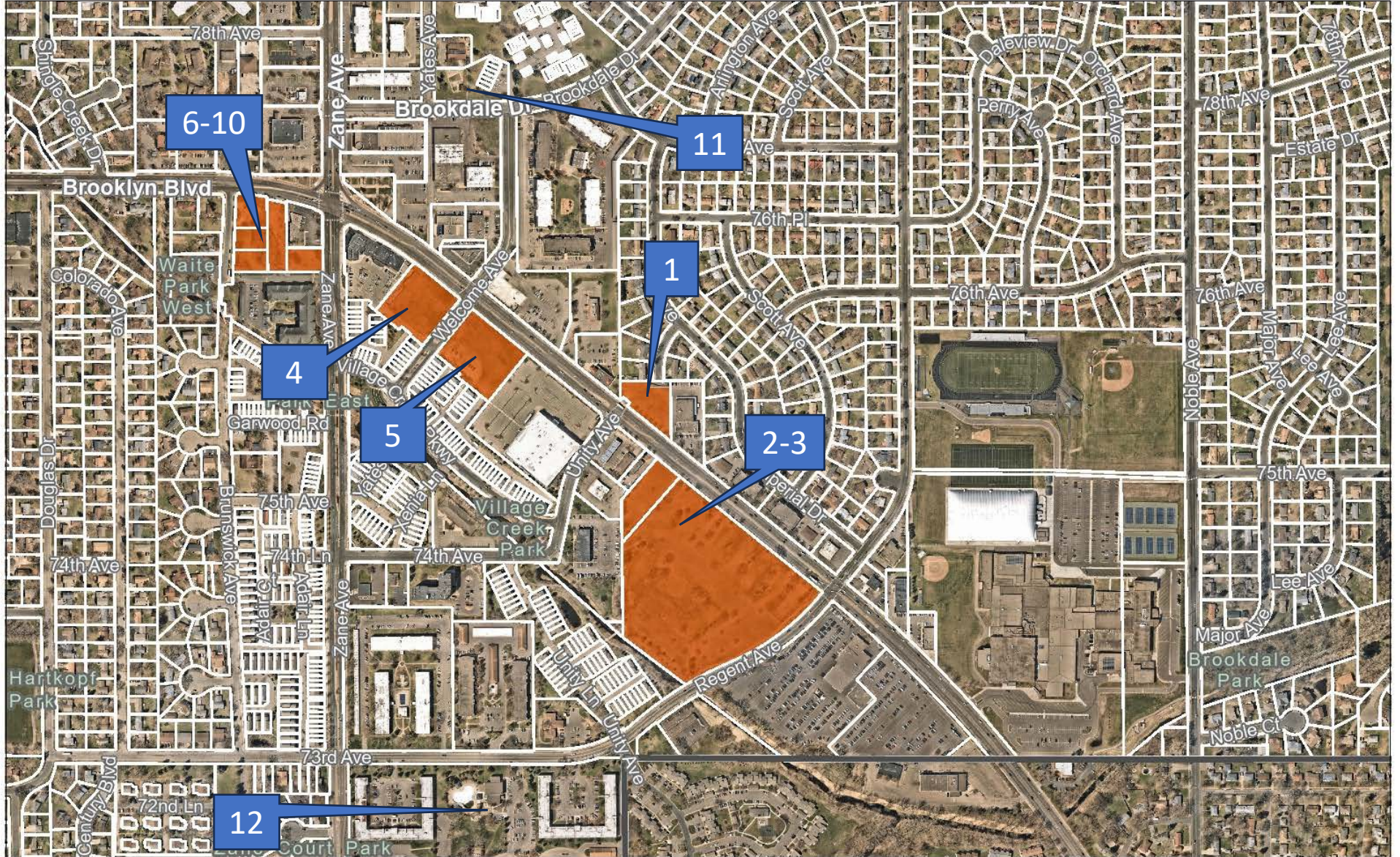
Next Steps: N/A

Attachments:

2.1A VILLAGE CREEK MAP OF EDA-OWNED SITES

Village Creek Neighborhood - Development Sites

8/12/2023



Map Scale = 1: 7,238

603 ft  1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org

Village Creek Neighborhood - Development Sites

Map #	Address	Land Description	Acres	Potential Use	Planning process/stage
1	7516 Brooklyn Blvd	Vacant- Former Burger King	0.95	Christina's daycare	Chistina's Child Care
2	7495 Brooklyn Blvd - Regent Site	Vacant- Former Blondie's Site	1	Housing/Mixed use	Regent Redevelopment Site
3	7479 Brooklyn Blvd - Regent Site	Vacant- Former Huntington Pointe Apartments	11.84		
4	Welcome I- 7621 Brooklyn Blvd	Vacant- West side of Welcome @Brooklyn Blvd	1.71	Mixed use w/Comml Kitchen	Village Creek Apartments
5	Welcome II - 7601 Brooklyn Blvd	Vacant East Side of Welcome @Brooklyn Blvd	2.07	Housing/Mixed use	
6	7617 Zane Ave	Vacant - SW Zane/Brooklyn Blvd	0.41	mixed use	Zane Commons project
7	7705 Brooklyn Blvd	Vacant - SW Zane/Brooklyn Blvd	0.65	mixed use	
8	7642 Brunswick Ave	Vacant - SW Zane/Brooklyn Blvd	0.35	mixed use	
9	7709 Brooklyn Blvd	Vacant - SW Zane/Brooklyn Blvd	0.51	mixed use	
10	7616 Brunswick Ave	Vacant - SW Zane/Brooklyn Blvd	0.36	mixed use	
11	NE corner of Yates and Brookdale Dr	Villas Townhomes	1+	Infill Housing	Infill housing
12	SE corner of Zane and 73rd Ave	Huntington Place Apartments			NOAH reinvestments by owner Aeon

City of Brooklyn Park EDA WORK SESSION

Agenda Item No:	2.2	Meeting Date:	September 18, 2023
Agenda Section:	Work Session	Prepared By:	Sarah Abe, Development Project Coordinator
No. of Attachments	2	Presented By:	Breanne Rothstein, Economic Development and Housing Director
Item:	Discuss Interest in Purchasing Property at 4120 85 th Ave N		

Overview:

Several years ago, the Economic Development Authority (EDA) expressed interest in acquiring property along the north side of 85th Avenue North. The owner of the parcel at 4120 85th Avenue N is now interested in selling the property and has reached out to the EDA to ask if there is still interest.

Background:

The EDA owns the adjacent parcel at 4000 85th Avenue N. That site is 1.68 acres and has received little development interest. The site up for consideration, 4120 85th Ave N, is approximately 6.38 acres making the combined site size just over 8 acres. At one time the redevelopment vision was to acquire 3 adjacent properties (4000 85th Ave, 4120 85th Ave, and 4128 85th Ave) to develop as one large, approximately 9.3-acre parcel; however, the parcel at 4128 85th Ave N is currently not available for purchase.

All of these parcels are currently zoned Planning Community Development District (PCDD) and guided for Office/Medium Density Residential which allows up to 12 units per acre.

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Considerations:

A property purchase would require an investment from the EDA's TIF 3 account. Other pre-purchase costs would include an appraisal of the property, environmental surveys to assess the condition of the land before purchase, and related legal fees.

Next Steps:

If the EDA is interested in the acquisition, staff will proceed with an appraisal and environmental testing and bring back discussions on negotiating an offer in closed session.

Attachments:

- 2.2A LOCATION MAP
- 2.2B LETTER FROM ATTORNEY



Map Scale = 1: 4,190

349 ft  1 in

Map provided by the City of Brooklyn Park, MN. This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details. www.brooklynpark.org



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RECEIVED AUG 17 2023

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STACY A. WOODS¹

August 11, 2023

Kimberly Berggren
Director, Community Development
5200 85th Avenue North
Brooklyn Park, MN 55443

Jay Stroebel
City Manager
5200 85th Avenue North
Brooklyn Park, MN 55443

**Re: Royalton Heating & Cooling
4120 85th Avenue North, Brooklyn Park, Minnesota**

Dear Ms. Berggren and Mr. Stroebel:

Following the recent death of Tom Stewart, the Stewart family is proceeding with liquidation of various real estate assets including 4120 85th Avenue North. This property PID 15-119-21-34-0002 consists of approximately 6.3 acres. Although currently zoned PCDD it is designated for rezoning/redevelopment under the comprehensive plan as LW-Live/Work.

Several years ago the City through the EDA sought to acquire properties along the north side of 85th Avenue North. I have not heard recently that these efforts are continuing, however the family has requested that inquire whether the City has interest in acquiring this property.

Thank you.

Sincerely,

Gordon L. Jensen

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¹ Real Property Law
Specialist Certified By
The Minnesota State
Bar Association

² Licensed In
³ Illinois/Colorado
Qualified Neutral Mediator
under Rule 114

City of Brooklyn Park Request for EDA Action

Agenda Item:	4.1	Meeting Date:	September 18, 2023
Agenda Section:	Consent	Prepared By:	Seng Moua, EDA Secretary
Resolution:	N/A	Presented By:	Kim Berggren, Executive Director
Attachments:	1		
Item:	Consider Approving the 2023 EDA Meeting Minutes		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE AUGUST 21, 2023 EDA MEETING MINUTES.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.1A AUGUST 21, 2023 DRAFT REGULAR MEETING MINUTES

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
AUGUST 21, 2023 MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1A. CALL TO ORDER: President Winston at 6:27 p.m.

ROLL CALL PRESENT: President Hollies Winston, Vice President Nichole Klonowski, Treasurer Boyd Morson and Commissioners Christian Eriksen, XP Lee, and Maria Tran. Staff: Executive Director Kim Berggren, Economic Development and Housing Director Breanne Rothstein, EDA Secretary Seng Moua, EDA Attorney Joe Sathe, Development Project Coordinator Sarah Abe, and Housing and Redevelopment Coordinator John Kinara.

ABSENT/EXCUSED: None.

1B. APPROVAL OF AGENDA

MOTION LEE, SECOND KLONOWSKI APPROVING THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY. (TRAN ABSENT)

II. WORK SESSION

2.1 Discuss Village Creek Real Estate Market And Development Opportunities

- A. Kimble Co Proposal And Background Information
- B. Village Creek Real Estate Market And Development Opportunities
- C. Village Creek Map Of EDA-Owned Sites

2.2 Discuss Changes To The Former Park And 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 recessed at 8:54 p.m.

Meeting reconvened in the Council Chambers at 8:57 p.m.

III. PUBLIC COMMENT AND RESPONSE:

3. A Response to Prior Public Comment: Executive Director Kim Berggren noted that there was one comment at the last meeting related to affordable housing, but it was just a comment and response was not needed.

3. B Public Comment Received: None.

3. C Public Presentations: None.

IV. STATUTORY BUSINESS:

4. CONSENT:

- 4.1 Consider Approving EDA Meeting Minutes.
 - A. July 20, 2023 Draft 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

MOTION MORSON, SECOND LEE, TO APPROVE THE CONSENT AGENDA. MOTION PASSED UNANIMOUSLY. (TRAN ABSENT)

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

Executive Director Kim Berggren commented that this action is to consider the preliminary levy for the EDA and HRA. She presented the proposed levies for the EDA and HRA, as well as the previously adopted levies. She reviewed the levy trends and provided details on the market value, tax rate, and levy limitations. She stated that based on the 2024 budget, staff recommends setting the preliminary levies as follows, EDA at \$1,426,649 and HRA at \$1,100,000. She noted that is \$200,000 more than last year but still \$1,300,000 below the maximum levy. She advised that the EDA/Council retains the ability to reduce the levy through the budget process but cannot increase that amount.

Commissioner Lee asked for more details on why this amount is proposed and whether that is linked to the desire to balance the lower increase for taxes. He also asked for more information on the ability to reduce the levy, but not increase.

Executive Director Kim Berggren explained that this is done in August, with the Council certifying a preliminary levy in September, in order to have all the information needed for the truth in taxation statement that is mailed to residents. She stated that she can follow up with the Finance Director to provide more specific information. She explained that once the preliminary levy is certified to the County, the Council would have the ability to keep that the same or reduce but that amount could not increase.

Commissioner Lee commented that he would be supportive of looking at a higher number because that could be decreased prior to final adoption. He clarified that he does not want to raise taxes but desired additional flexibility throughout the budget process. He asked for a staff recommendation on a potential increase to the preliminary levy.

Executive Director Kim Berggren stated that she was not anticipating that request. She stated that part of this exercise is balancing between the EDA levy and City levy. She stated that staff suggests a small increase in recognition for requests that would have demands on resources. She stated that the EDA and HRA do have healthy fund balances and therefore it is not critical that the levy be increased at this time as those funds could be used if there are additional initiatives the EDA would like to support. She stated that if the EDA would like to increase the levy in future years, that could be discussed in the future. She commented that throughout the fall they will delve more into the programs and projects.

Commissioner Lee commented that he would be comfortable supporting the levies as presented.

MOTION MORSON, SECOND ERIKSEN, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-20 APPROVING SPECIAL BENEFIT TAX LEVIES FOR THE PURPOSE OF DEFRAYING THE COSTS INCURRED BY THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY FOR THE YEAR 2024. MOTION PASSED UNANIMOUSLY.

- 6.2 Consider Selecting MVP Development, Design by Melo and Good Neighbor Homes as the Developer for the EDA-Owned Site at 4201 95th Avenue 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 27th Community Workshop Feedback Summary
 - D. August 3rd Community Workshop Content Boards
 - E. August 3rd Community Workshop Feedback
 - F. Location Map

Development Project Coordinator Sarah Abe provided background on the request, noting that this item was also discussed in worksession prior to this meeting. She summarized the proposed modifications and reviewed the proposed site design.

President Winston opened the floor for public comment.

Alissa Bentz, 4102 Foxclub Avenue North, thanked Thomas for the community engagement and attempting to strike a balance between the asks of the community and direction of the EDA. She stated that during Night to Unite, a neighbor asked a Police Officer for input about an apartment building in this area. The Officer stated that an apartment does not have a sense of community and places that lack a sense of community tend to have increased crime. She asked the EDA to reconsider an increase in apartment units and also to reconsider the townhomes for sale. She stated that Zillow currently shows 112 homes for sale in Brooklyn Park with one quarter of those are townhomes. She asked the EDA to consider reclassifying the for sale portion of the development to a 55+ community as that product is lacking in the community.

Angela Chan, 4040 Foxclub Avenue North, stated that she is confused as to why they are in the same position they were one year ago as this is the same developer with basically the same idea. She stated that while she appreciates the work MVP has been doing to listen to the community, she

did not feel the EDA has reimagined ideas for this space. She commented that Commissioner Lee has had some great ideas for this site that do not include housing and believes those should be considered.

David Knox, 4150 Foxclub Avenue North, thanked the EDA and MVP noting that they have done a lot to listen to the residents. He echoed the comments of his neighbors and also expressed concern with traffic and parking. He stated that there has been mention of a traffic study and that has not yet been done. He asked the EDA to consider the impact of the neighborhood and what recourse those residents would have if the streets are used for overflow parking. He believed that more questions should be answered before moving forward.

President Winston commented on what he believes the site could support and liked the inclusion of retail. He commented that he does not have a desire to create a city where developers are disincentivized from working with the City because they are unable to connect their business or development to the larger goals of the City. He did not believe that anyone is getting all of what they want, recognizing that it is a negotiation. He believed that this development will add economic value and bring retail to this area. He commented that this is an example of a developer listening and making adjustments.

Commissioner Lee commented that in terms of the concern with overflow parking there were discussions on ideas for mitigation to prevent that from happening such as cutting off the pathway or placing a fence. He referenced the resident idea for senior homes and asked how that would impact the project.

Thomas Hertzog commented that typically senior housing is done in relation to tax credits. He commented that they are not pursuing any tax credits for this project and if a city wanted to require a certain amount of senior living, that could be written into the zoning code but was not aware of any cities that have done that.

Commissioner Lee recognized the appreciation from the residents related to the community outreach. He echoed the words of President Winston and clarified that this action is to move forward and none of the plans are finalized by this action. He asked that the residents be willing to reimagine this and move into a creative phase to continue to better dial in the plans. He commented that he supports moving forward.

MOTION LEE, SECOND ERIKSEN, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-21 SELECTING MVP DEVELOPMENT, DESIGN BY MELO AND GOOD NEIGHBOR HOMES AS THE DEVELOPER FOR THE EDA-OWNED SITE AT 4201 95TH AVENUE NORTH AND DIRECTING STAFF TO ENTER INTO NEGOTIATIONS FOR A TERM SHEET AND PURCHASE AGREEMENT FOR THE SITE.

MOTION PASSED UNANIMOUSLY.

Commissioner Klonowski thanked the neighborhood group for attending the meetings and staying engaged. She encouraged the residents to continue to participate as this moves forward.

President Winston thanked everyone involved for being civil throughout this process.

V. DISCUSSION:

7. DISCUSSION ITEMS

7.1 Status Update

Executive Director Kim Berggren highlighted items from her report including a new cycle of BPDC micro loans and a potential cooperative business structure that could assist displaced businesses. She noted the upcoming Coffee with the Mayor and other upcoming events including the opening of the Small Business Center (SBC).

Commissioner Tran asked for details on the information needed to apply for the SBC, as she has been told a social security number (SSN) is required.

Executive Director Kim Berggren clarified that an EIN is required for the business and if someone does not have that, the SSN could be used in place of that.

President Winston replied that is common practice when renting a space.

Commissioner Morson asked for details on when the additional \$100,000 from BPDC would be available.

Economic Development and Housing Director Breanne Rothstein provided additional details on the second round of funding being offered through BPDC. She stated they hope to roll out the application and marketing in the next 30 days.

Commissioner Morson stated that he was approached with a question about a Brooklyn Park resident having a business in another city and whether they would be eligible to apply for that funding.

Economic Development and Housing Director Breanne Rothstein stated that she would need to double check the requirements. She noted that there is an incredible demand for the program and therefore Brooklyn Park businesses would be prioritized. She commented that if there is a desire to expand that, that could be discussed at BPDC.

7.2 Housing Update

A. Housing Legislative Recap

Executive Director Kim Berggren highlighted information about the home improvement loan program and funding received by the developer for the Village Creek Apartments. She noted that information was also provided about housing programs and financing recently approved by the legislature.

7.3 Verbal Commissioner Reports and Announcements

No comments.

IV. ADJOURNMENT:

Meeting adjourned at 9:41 p.m.

City of Brooklyn Park Request for EDA Action

Agenda Item:	4.2	Meeting Date:	September 16, 2023
Agenda Section:	Consent	Prepared By:	Breanne Rothstein, Economic Development and Housing Director
Resolution:	X	Presented By:	Breanne Rothstein, Economic Development and Housing Director
Attachments:	1		
Item:	Consider Approving the Decertification of Tax Increment Financing District (TIF) No. 24		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-____ APPROVING THE DECERTIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 24.

Overview:

In 2014, the Economic Development Authority (EDA) approved a request for financial assistance from First Industrial related to the development of the property at 6965 West Broadway, 6973 West Broadway, 7040 Winnetka Ave N, and 7044 Winnetka Ave N. Tax Increment Financing District (TIF) #24 was created to facilitate the removal and redevelopment of those parcels and the construction of two buildings totaling 135,000 square feet of new, light industrial space. In order for the property to develop, the developer needed TIF to offset extraordinary development costs associated with the environmental remediation and infrastructure investments on the site. The establishment of TIF #24 was the mechanism to reimburse the developer for undertaking those upfront costs. The district included approximately 15 acres and was set up as a nine-year term Economic Development District for a total of up to \$1,100,000 tax increment. The obligation in the district was satisfied in five years (quicker than anticipated) and ended in 2022, under a settlement agreement. Once all the obligations in a TIF district are satisfied, the district must be decertified.

The purpose of this action is to de-certify TIF #24 and return the tax capacity to the general property tax rolls. Under separate actions, the City Council and the EDA previously approved a transfer of funds from this account to a spending plan account to be used for future development opportunities. This resolution authorizes the use of any remaining funds in this account to pay for eligible spending, which include administrative expenses.

Primary Issues/Alternatives to Consider:

- **Why is the district being decertified?**

The district should be decertified because it is no longer needed to cover the development agreement commitments related to the development of First Industrial's redevelopment.

Budgetary/Fiscal Issues:

If approved, beginning in 2024 the tax capacity from the development is no longer captured within the TIF district and will be available to the taxing jurisdictions, including the City, County and School District. The excess funds within the district will be sent back to the County for redistribution (\$182,769) to the City, County and School District. An estimated \$80,600 will be refunded to the City. These are unrestricted funds upon refund; therefore, it is recommended that these dollars be allocated to the city's general fund or set aside for strategic use. Upon decertification, this district will add approximately \$103,060 of annual tax capacity.

Recommendation:

The Executive Director of the EDA recommends approval.

Attachments:

4.2A RESOLUTION

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK

RESOLUTION 2023-_____

RESOLUTION TO APPROVE THE DECERTIFICATION OF TAX INCREMENT FINANCING
DISTRICT NO. 24.

WHEREAS, on March 24, 2014 the Brooklyn Park EDA (the "EDA") created its Tax Increment Financing District No. 24, (the "District") within its Development District No. 1 (the "Project Area"); and

WHEREAS, Minnesota Statutes, Section 469.174 to 469.1794 (the "TIF Act") authorizes the EDA to decertify a tax increment financing district on any date after all bonds and other obligations have been satisfied; and

WHEREAS, as of the date hereof all projects have been completed, all obligations to which tax increment from the District has been pledged have been paid in full or defeased, and the EDA has determined that it is in the best interests of the EDA and the City of Brooklyn Park to terminate and decertify the TIF District; and

WHEREAS, the EDA desires by this resolution to cause the decertification of the District effective December 31, 2023, after which all property taxes generated by property within the District will be distributed in the same manner as all other taxes payable in 2024; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Brooklyn Park Economic Development Authority that the EDA's staff shall take such action as is necessary to cause the County Auditor of Hennepin County to decertify the District as a tax increment district as of December 31, 2023 and to no longer remit tax increment from the District to the City. Any remaining increments not eligible for spending, as determined by EDA staff, will be returned to Hennepin County for redistribution in accordance with the TIF Act.

City of Brooklyn Park Request for EDA Action

Agenda Item:	6.1	Meeting Date:	September 18, 2023
Agenda Section:	General Action	Prepared By:	Breanne Rothstein, Economic Development and Housing Director
Resolution:	X	Presented By:	Breanne Rothstein, Economic Development and Housing Director
Attachments:	2		
Item:	Consider Approving a Scope with Paadio Consulting to Complete Work Associated with State Legislation Related to Small Business Opportunities and Direct Executive Director to Execute a Professional Services Agreement		

Executive Director's Proposed Action:

MOTION _____ SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2023-_____ APPROVING A SCOPE WITH PAADIO CONSULTING TO COMPLETE WORK ASSOCIATED WITH STATE LEGISLATION RELATED TO SMALL BUSINESS OPPORTUNITIES AND DIRECT EXECUTIVE DIRECTOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT

Overview:

In May of 2023, the Minnesota State Legislature passed a series of budgetary appropriations related to fostering and assisting small businesses. Since Brooklyn Park has a dynamic small business community, which is often not the focus of state programs, staff seeks to enlist the assistance of a consultant to track, monitor, and advocate for this support to reach Brooklyn Park businesses, and then connect as many businesses as possible to these resources. The scope includes a not to exceed amount of \$132,500 over two years, with Phase I being identification and tracking of resources, and Phase II being to connect businesses with these resources, the details of which are outlined below.

Background:

Paadio Consulting is a company located in North Minneapolis that is deeply committed to the prosperity and sustainability of the micro business community in the region. Paadio Consulting provides training, strategic planning and professional development for micro and small businesses. It also conducts needs assessment and community engagement for agencies and corporate bodies to improve their trust and relationship with the BIPOC community. In order to be responsive to community-driven demands for small business development and other community services, staff proposes to partner with Paadio on this work as a sole source contract. The EDA has partnered with Paadio on several related projects over the past three years, most recently enlisting their help to provide small businesses technical support to apply for the state's Main Street program. Paadio previously completed a procurement study for the Brooklyn Park EDA and also received ARPA funds from Brooklyn Park and Brooklyn Center to do small business engagement and training. Most recently, the firm helped local businesses apply to the state's Main Street funding program.

Primary Issues/Alternatives to Consider:

- **What is the scope of this work?**

The full scope of this proposed work is included in the attachment. The summary of the scope is to compile, document, and track programs coming out of the 2023 legislative session for small businesses, advocate for adjustments or changes, as needed, to include as many Brooklyn Park businesses as possible, evaluate the nature of the needs of businesses, set up a technical assistance resource to help businesses access these opportunities, complete significant community outreach efforts to inform businesses of these opportunities, assist businesses directly in making applications for funding, and track rate of uptake/completion/application to these programs.

- **How is this project funded?**

This project is funded from the EDA general fund. There is sufficient funding allocated for 2023 and proposed in 2024 to cover the scope for those two years. Based on effectiveness, the project could be included in a 2025 budget allocation as well, to be determined during that budget cycle. Staff is recommending contracting this work in two phases to accommodate for the unknowns in the breadth and depth of tasks one and two. It will be structured as an hourly, not-to-exceed contract, with payment made upon receipt of deliverables.

- **Why should the EDA consider this as a sole source contract?**

The following things were considered in recommending Paadio for this contract:

- The commitment from Paadio staff at the state legislature this session, tracking the opportunities, and conveying those details to staff.
- The unique nature of the program, which builds on work Paadio has already done, creating continuity and efficiencies in the work.
- Paadio's specific history and expertise with doing similar training, development, and needs assessment work with a focus on building relationships with small BIPOC-owned businesses, including those in Brooklyn Park.

In addition but separately, this contract aligns with the EDA's desire to contract with more BIPOC business owners.

- **What is the project schedule?**

An estimated project timeline with the dates of completion for each component is as follows:

Request approval from the EDA	September 18, 2023
Contract executed and project kickoff	October 1, 2023
Phase I - Tasks One and Two:	
Compile spreadsheet of all available funding opportunities for small business	November 30, 2023
Phase II - Task Three, and Four, Five:	
Determine which opportunities are most suitable/appropriate for BP business	February 28, 2024
Identify and connect with sub-recipients of state funding	Ongoing
Connect with eligible businesses through a variety of engagement efforts	Spring of 2024
Task Six:	
Assist at least 15 Brooklyn Park businesses through the application process	Fall of 2024
Directly engage/inform at least 50 Brooklyn Park businesses of opportunities	Ongoing
Evaluate program and submit monthly progress reports	Ongoing

Budgetary/Fiscal Issues:

The project is proposed to be funded out of the EDA General Fund over up to three budget cycles (2023, 2024, 2025). There are sufficient resources in the 2023 and draft 2024 budget to cover these costs.

The total contract value will not exceed \$132,500. Given that the first two tasks impact the rest of the scope, the contract will be structured as a not-to-exceed amount, and actual payment will be subject to the deliverables as outlined in the scope.

Attachments:

- 6.1A RESOLUTION
- 6.1B SCOPE

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK

RESOLUTION #2023-_____

APPROVING A SCOPE WITH PAADIO CONSULTING TO COMPLETE WORK ASSOCIATED WITH STATE LEGISLATION RELATED TO SMALL BUSINESS OPPORTUNITIES AND DIRECT EXECUTIVE DIRECTOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT

WHEREAS, in July of 2023, Paadio Consulting sent the City of Brooklyn Park Economic Development Authority (EDA) a letter of solicitation to develop a system for tracking and maximizing resources available at the state through the 2023 legislative session;

WHEREAS, Paadio has completed a number of studies and activities in the advancement of economic development and prosperity in Brooklyn Park and Brooklyn Center and beyond; and

WHEREAS, with the historic state legislative session, it is necessary to track opportunities and be intentional about connecting the Brooklyn Park business community to them, including technical assistance to help businesses get ready.

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of Brooklyn Park to approve a scope with Paadio Consulting to complete work associated with state legislation related to small business opportunities and direct the Executive Director to execute a professional services agreement.

Phase 1					
Task/Activity 1	Timelines	Objectives	Milestones	Deliverables	Cost
Data Collection and Organization	10/1/2023 – 11/30/2023	Develop a comprehensive spreadsheet containing state funding details, contact information, allocation amounts, areas of focus, mission statements, locations, and other pertinent details about funded organizations and state agencies.	1) Conduct research by collecting data, documenting critical information, interpreting and analyzing community funding from the state that could benefit businesses in Brooklyn Park. 2) Compile and structure data for an all-inclusive spreadsheet relevant to funded entities and state establishments. 3) Update report as new information becomes available.	An organized spreadsheet of funded organizations and agencies that are relevant to economic development in Brooklyn Park, encompassing state funding particulars, contacts, allocation figures, mission declarations, geographical points, and other relevant information.	\$11,000
Task/Activity 2	Timelines	Objectives	Milestones	Deliverables	Cost
Bill Identification and Purpose	10/1/2023 – 12/31/2023	Determine the bill numbers associated with each funding source and clearly identify the intended purpose and scope of each fund allocation.	1) Research on the purpose, specified focus domains, and stated goals of the state budget appropriations as listed in Task 1 above that are relevant to the business community in Brooklyn Park. 2) Collect data, document critical information, analyze and interpret data to complete research of state budget appropriations. 3) Analyze and interpret data to connect state budget appropriations to allocations of the business community.	1) A concise summary report that identifies the bill numbers associated with each funding source in Task 1 above, that clearly outlines the intended purpose and allocation scope for each funding source. 2) Updated report on state budget appropriation that benefits Brooklyn Park business community.	\$8,000
Task/Activity 3	Timelines	Objectives	Milestones	Deliverables	Cost
Needs Assessment and Prioritization	10/1/2023 – 2/29/2023	1) Analyze potential areas of need in Brooklyn Park for economic development and community services. 2) Align the identified needs with the priorities set forth by state agencies during this biennial budget cycle, FY 2024 and FY 2025.	1) Perform outreach via email to connect and schedule regular meetings with city officials to gather perspectives on city development needs. 2) Track outreach and responses through a CRM system. 3) Prepare materials and agendas for meetings. 4) City will share all relevant data associated with the project that will drive deliverables and reporting.	1) Host regular meetings with city officials to align project needs. 2) Survey of twenty (20) businesses. 3) Analysis of business data from the city.	\$17,800

			<p>5) Collate and analyze the data shared by the city to articulate the funding gaps and the project’s value proposition to support businesses in Brooklyn Park.</p> <p>6) Develop and distribute surveys that gauge participants' current and future funding needs and priorities.</p> <p>7) Perform outreach via social media, email, phone banking, and other means, to cast a wide net of outreach and participation, directed at the Brooklyn Park business community.</p> <p>8) Analysis of all data gathered to align needs and priorities of Brooklyn Park business community.</p>	<p>4) Produce comprehensive report of findings and recommendations.</p>	
Task/Activity 4A	Timelines	Objectives	Milestones	Deliverables	Cost
<p>Build Relationships with Big Funders (NDC, MEDA, Hennepin County)</p>	<p>10/1/2023 – 8/31/2025</p>	<p>Identify and collaborate with funders to prioritize and focus their funding goals to serve the needs of the businesses in Brooklyn Park.</p>	<p>1) Perform outreach via social media, email, phone banking, and other means, to market, spread awareness, and solicit interest in the project.</p> <p>2) Track outreach and responses through a CRM system.</p> <p>3) Schedule meetings with funders to discuss project priorities. Invite staff to participate as their time is available.</p> <p>4) Prepare materials and agendas for meetings.</p> <p>5) Develop a value proposition to persuade funders to prioritize their services in the Brooklyn Park business community.</p> <p>6) Analyze Brooklyn Park businesses and CBOs needs to matchmake with funders. Matchmaking will consist of evaluating the business’s needs and connecting them with the best funder(s) that can serve and support in those gaps.</p> <p>7) Schedule tours with funders and businesses.</p> <p>8) Remain in contact with funders to foster relationship development.</p>	<p>1) Host six (6) meetings with funders.</p> <p>2) Value proposition pitch deck to funders/program officers</p> <p>3) Host three (3) tours for funders to visit real businesses in the city that are participating in this project.</p> <p>4) Produce comprehensive report of findings and recommendations.</p>	<p>\$14,500</p>
Task/Activity 4B	Timelines	Objectives	Milestones	Deliverables	Cost

<p>Activate, Engage and Inform Targeted Businesses of the Opportunities from Task/Activity 4A</p>	<p>10/1/2023 – 5/31/2025</p>	<p>1) Mobilize and engage targeted Brooklyn Park businesses and CBOs to participate in and benefit from the funding, programs, and initiatives as stated in Task/Activity 4A.</p>	<p>1) Identify who will be the targeted businesses and CBOs that align with the funder’s priorities, as identified in Task/Activity 4A.</p> <p>2) Share the funding and relationship building opportunities with the business community in Brooklyn Park, via social media, email, phone banking, and other means.</p> <p>3) Track outreach and responses through a CRM system.</p> <p>4) Facilitate matchmaking between the participating businesses and funders for revenue generation or other opportunities. Matchmaking will consist of evaluating the business’s needs and connecting them with the best funder(s) that can serve and support those gaps.</p> <p>5) Remain in contact with participating businesses to continue matchmaking efforts and foster relationship development.</p> <p>6) Triage any communication or outreach issues as they arise.</p> <p>7) Schedule tours and meetings with funders and businesses.</p> <p>8) Prepare materials and agendas for meetings.</p> <p>9) Develop and communicate business needs and requests that arise from tours.</p>	<p>1) Report on which three (3) businesses are willing to be visited in-person by the funders and facilitate the tours.</p> <p>2) Articulate the business needs and requests resulting from the tours.</p> <p>3) Conduct five (5) meetings with businesses and CBOs on execution of this task.</p> <p>4) Follow-up and track the outcomes from these relationship building efforts.</p>	<p>\$16,700</p>
<p>Task/Activity 5</p>	<p>Timelines</p>	<p>Objectives</p>	<p>Milestones</p>	<p>Deliverables</p>	<p>Cost</p>
<p>Community Outreach</p>	<p>10/1/2023 – 5/31/2025</p>	<p>1) Execute outreach efforts to inform local businesses, residents, and stakeholders about the available opportunities from state-funded programs and projects.</p> <p>2) Facilitate workshops, seminars, and information sessions to ensure active participation and utilization of these opportunities.</p>	<p>1) Develop marketing collaterals.</p> <p>2) Create a marketing campaign to reach out to potential applicants of the RFP and Grant Center. This campaign will target businesses and nonprofit organizations.</p> <p>3) Share the developed materials via social media, email, phone banking, and other means.</p> <p>4) Track outreach and responses through a CRM system.</p>	<p>1) Broadcast the opportunity to local social media groups, local CBOs, PAADIO social media, and website platforms; reaching two hundred (200) businesses located in Brooklyn Park.</p> <p>2) Workshops and seminars will be strategically planned as time and interest is gauged, holding one (1) event per quarter through the course of the project.</p>	<p>\$20,700</p>

			<p>5) Prepare materials and agendas for workshops, seminars, and in-person or virtual meetings.</p> <p>6) Organize and set up meeting space for in-person events.</p> <p>7) Remain in contact with participating businesses to foster relationship development.</p>	<p>3) Host fifty (50) in-person or virtual meetings for all the Tasks/Activities throughout the duration of the contract.</p>	
Phase 2					
Task/Activity 6	Timelines	Objectives	Milestones	Deliverables	Cost
RFP and Grant Center Services	1/2/2024 – 5/31/2025	<p>1) Set up RFP and Grant Center to support organizations in Brooklyn Park that want to maximize their competitiveness in the local marketplace.</p> <p>2) The Center will help to identify, collaborate, and streamline the efforts of different organizations that provide funding and technical assistance to businesses in the city. This will simplify the grant and RFP application process for the business community in Brooklyn Park.</p> <p>3) Promote educational services for businesses and CBOs to understand where and how to access funding and other opportunities in Brooklyn Park.</p> <p>4) Articulate the Objective’s value to the local community in the delivered reports, including value added and grants won by the participating businesses and CBOs.</p>	<p>1) Create the <i>PAADIO Discovery Assessment</i>, which will survey a business’s overall preparedness and offer direct recommendations or referrals to other services as needed.</p> <p>2) Identify organizations that provide funding and technical assistance in Brooklyn Park.</p> <p>3) Create awareness via the marketing campaign in Activity 5.</p> <p>4) Schedule <i>PAADIO Discovery Assessments</i> with interested businesses.</p> <p>5) Work alongside businesses to complete the <i>PAADIO Discovery Assessment</i>; use information to guide businesses in preparing for grant applications.</p> <p>6) Support in grant research and provide guidance for businesses and CBO application of identified grants.</p> <p>6) Research local grant providers and schedule meetings to access and share their data.</p> <p>7) Design and deploy dedicated web page for RFP and Grant Center offerings, grants access, technical assistance, and other offerings.</p> <p>8) Remain in contact with participating businesses to foster relationship development.</p>	<p>1) Deliver <i>PAADIO Discovery Assessments</i> to twenty (20) businesses and CBOs who have contacted PAADIO or expressed interest in this project through social media or other forms of outreach.</p> <p>2) Guide fifteen (15) businesses and CBOs who have completed <i>PAADIO Discovery Assessments</i> through application of grants, based on eligibility and availability of grants.</p> <p>3) Establish a dedicated web page that will provide access to a list of:</p> <ul style="list-style-type: none"> - available grants and RFPs; - local organizations and their offerings; - funding and technical assistance resources in Brooklyn Park. 	\$18,500
Task/Activity 7	Timelines	Objectives	Milestones	Deliverables	Cost
Performance Tracking and Impact Evaluation	11/1/2023 – 8/31/2025	<p>1) Monitor the progress and milestones achieved throughout the project's implementation.</p>	<p>1) Develop project plan and timeline (Gantt Chart) to track and monitor all project activities.</p> <p>2) Design and create monthly reports to verify expenses and work completed.</p>	<p>1) Deliver prepared monthly reports, which will include PAADIO cost reimbursements, status/tracking updates, and tracking of the indicated KPIs.</p>	\$13,400

		<p>2) Assess the impact on Brooklyn Park as the project unfolds, such as the expansion of organizations into the city, the number of businesses benefiting, and the residents impacted.</p> <p>3) Measure the project's return on investment (ROI) to demonstrate how each dollar spent generates income in Brooklyn Park.</p> <p>4) Identify and highlight the project's intangible benefits (value on investment- VOI) to the city, such as relationships built among businesses in Brooklyn Park and funders.</p>	<p>3) Tracking of internally obtained KPIs, such as:</p> <ul style="list-style-type: none"> - business owners name, address, and contact information; - business size; - business preparedness, as evaluated by the <i>PAADIO Discovery Assessment</i>; - grants applied for and won by the businesses; - PAADIO's impact on success and preparedness through participation in the RFP and Grant Center. <p>4) Track the ROI and VOI for this project.</p> <p>5) Gather feedback on project overall performance.</p>	<p>3) Marketing tools will be shared with businesses involved in the project for promotion of their own businesses and successes within the project.</p> <p>4) Report on the ROI and VOI for this project.</p>	
Task/Activity 8	Timelines	Objectives	Milestones	Deliverables	Cost
Project Reporting	1/2/2025 – 8/31/2025	<p>1) Prepare a comprehensive report detailing the entire project, its objectives, methodologies, achievements, and outcomes.</p> <p>2) Summarize the benefits gained by Brooklyn Park and showcase how this project aligns with the City's economic development mission.</p>	<p>1) Provide a structured report showing progress and keep stakeholders informed about the project's trajectory. Include regular project status updates, reports, and presentations to maintain transparency and alignment among all involved parties.</p> <p>2) Design report to be able to have a published and bound product to display and feature PAADIO's success in the project.</p>	A final, published report and formal presentation delivered to Brooklyn Park stakeholders at end of contract period and will include all numbers and totals, for a full picture of qualitative and quantitative data collected.	\$12,000
Total	Timelines				Cost
Project Duration	10/1/2023 – 8/31/2025				\$132,600



MEMORANDUM

DATE: September 15, 2023

TO: EDA Commissioners

FROM: Kim Berggren, Executive Director
Breanne Rothstein, Economic Development and Housing Director

SUBJECT: 2024 EDA Budget Introduction

Overview:

This memo introduces the 2024 EDA budget and major planned expenses for the Brooklyn Park Economic Development Authority (EDA). The EDA budget funds the below primary uses:

1. **Economic inclusion programs** including the community partnership programs, down payment assistance, workforce development, gap financing for aspiring and local developers;
2. **Housing stability and neighborhood livability** through programs like rehabilitation loans, tenant engagement, implementation of recommendations from the housing stability report from CURA, and apartment action plan update;
3. Direct and related **development costs**, such as infrastructure, write-downs/gap financing for desired development, small business development subsidies, financial and legal fees;
4. Investments in Cities United/Re-imagining Public Safety through **workforce development** including BrookLynk Trainings and Internships, the Youth Entrepreneur Program, and partnerships for career pathways;
5. Investments in **small business support** including the development of a small business resource center/co-working space, partnerships for technical assistance and staff support for the Brooklyn Park Development Corporation (BPDC) programming;
6. **Maintenance of EDA capital assets.** This includes the maintenance and planning for EDA-owned vacant properties and capital investments at Edinburgh Clubhouse, Northwind Plaza, Brooklyn Park Small Business Center, the transitional housing 4-plex, and the youth shelter building;
7. **Contract Management.** A large part of the work of the EDA is managing the deployment of financial resources into the community. The EDA staff are currently managing over \$60 million in active contracts for development, re-development,

business subsidy, grant pass throughs, and professional services to implement the work of the EDA.

EDA REVENUES

Outside Funding (Grants)

EDA staff continue to seek outside revenue sources to support a portion of the EDA's activities. In the past three years, the EDA has received almost \$8 million in outside funding (not including ARPA) to fund operations and projects, which is more than the amount of EDA/HRA levy dollars collected over that same three-year period. Funded activities include items such as the development of affordable housing, a federal appropriation and a County grant for the small business center, continued growth of BrookLynk and workforce programs, and predevelopment funds for several projects. The EDA also works closely with the State's Department of Employment and Economic Development (DEED) to administer six active Minnesota Investment Fund (MIF) and Job Creation Fund grants to Brooklyn Park businesses, which are processed as pass through grants. The EDA also receives almost \$500,000 annually in federal CDBG resources for the administration of housing programs and other community development initiatives. Starting in 2024, EDA staff will be overseeing the use of the new State appropriation of Affordable Housing Aid, which is estimated at almost \$1M annually.

The EDA team has also spent significant time deploying COVID relief and American Rescue Plan Act (ARPA) funding to the community as approved by the City Council. Staff time allocated to this work has been tracked and will be reimbursed by the grant funds which is budgeted out of the 206 ARPA account not included in this discussion. A large part of the work of the EDA and its staff is grant and outside resource administration.

EDA/HRA Levy

In August, the EDA approved the preliminary Economic Development Authority (EDA) levy and Housing Redevelopment Authority (HRA) levy for 2024. Table 1 shows the HRA and EDA levy amounts last year and the proposed amount for 2024. For many years the EDA was levying the maximum amount of funds available under State Statute. In 2024, the levy is proposed at \$1.3 million below the maximum allowed.

Table 1: Proposed EDA/HRA Levy for 2024

	Adopted	Adopted	Adopted	Proposed	Maximum	Difference between proposed and maximum
LEVY	2021	2022	2023	2024	2024	2024
EDA	\$1,253,949	\$1,253,949	\$1,326,649	\$1,426,649	1,901,919	-\$475,270
HRA	\$859,752	\$859,752	\$1,000,000	\$1,100,000	\$1,940,734	-\$840,734
Total	\$2,113,701	\$2,113,701	\$2,326,649	\$2,526,649	\$3,842,653	-\$1,316,004

Tax Increment Financing (TIF) and Tax Abatement

The EDA budget includes several TIF and tax abatement funds that the EDA/City administers for programs and projects, which will be presented with the full budget in November. The EDA has three new affordable housing site-specific TIF districts in motion to support projects proposed by REE, Duffy and George North Group. The EDA's TIF Management Plan guides the future steps of the EDA related to the administration of the TIF districts, which are being implemented as part of the administration of the TIF districts and in accordance with the TIF plans. In accordance with TIF laws, some TIF funds are used to cover administrative costs associated with development and redevelopment activities. Currently, less than 1% of the City's market value is captured in TIF districts. At its peak, TIF represented 12% of market value.

Northwind Plaza

Since purchasing the Northwind Plaza in 2021, the EDA receives revenue from positive cash flow on an annual basis. Last year, the EDA received \$240,000 in net revenue from this source, which is used to make the annual interfund loan payment back to the 502 EDA General Fund for the purchase of the mall. The 2024 budget reflects a positive cash flow of over \$400,000 once the small business center starts paying rent and Common Area Maintenance fees.

Program Income

The EDA budget includes projected revenue from repayments from many active loans to rental property owners, homeowners associations, and individual homeowners including:

- Creekside Gables Rehabilitation Loan (#512)
- Evergreen Apartments Rehabilitation Loan (#512)
- Brooks Landings and Brook Gardens Rehabilitation Loan (#512)
- Park Villas Housing Improvement Area (HIA) Loan (#511)
- Stoneybrook HIA Loan (#511)
- D'amico Loan for small wares (#502)
- Homeowner rehab loans, small rental rehab loans and downpayment assistance (#507)

EDA EXPENDITURES

Below is a listing of proposed strategic projects included in the 2024 budget. The funding source is the EDA general fund, unless otherwise noted.

2024 EDA Budgeted Projects

The below listing is projects that the EDA annually budgets for to cover on-going strategic initiatives of the EDA.

- \$90,000 for Edinburgh USA Clubhouse capital investments per the City's Capital Improvement Plan (CIP#2035).
- \$100,000 for the BrookLynk program, which is jointly managed by Brooklyn Park EDA and the City of Brooklyn Center and leverages grant funds from the State and County.
- \$250,000 for small business center operations and programming (Rev to Fund 293 Small Business Center)
- \$100,000 to finish tenant build out of small business center (TIF #3)
- \$25,000 to continue the Home Energy Assistance Program with Center for Energy and the Environment, which has assisted over 450 homeowners since the start of the program, to identify energy-efficiency improvements.
- \$70,000 branding and marking initiatives

- \$60,000 to the Community Environmental Sustainability Program, which provides beautification, environmental sustainability, and community engagement grants to apartment neighborhoods in Brooklyn Park. (TIF #3 - #545)
 - At this time, Highland Gables is participating in this program. Summer Crest and Summerwood have expressed interest.
- \$1,000,000 for Home Re-hab Loans, small scale rental Re-hab, and Down Payment Assistance Program (Home Loan Fund - #507 via fund balance transfer from Foreclosure Recovery Fund #509)
- \$13,000 for events such as Real Estate Forum, Business Forward Forum and other community events.
- \$50,000 for EDA lawn maintenance (transfer out to Operations and Maintenance Department or contract for services)
- \$25,000 Old Library utility holding costs, in case the demolition does not occur in 2023
- \$25,000 for a renewed chamber partnership/business engagement strategy with MetroNorth Chamber of Commerce
- \$30,000 Lobbyist
- \$50,000-\$100,000 in Racial Equity, Diversity and Inclusion (REDI) Manager and community engagement funding for economic inclusion work (Transfer Out)
- \$200,000 for Pre-development support (TIF #3)
- \$40,000 for Economic Inclusion efforts/visioning
- \$50,000 for Apartment Action Plan implementation
- \$28,700 for transitional housing operations and maintenance (Fund 513 – Transitional House, offset by revenue)
- Re-imagining public safety implementation
 - \$100,000 for career pathways programming to complement the Brooklynk program and to leverage State resources available for college and career pathways
 - \$200,000 for the Community Partnership Program (paired with American Rescue Plan Act (ARPA) funds)
- \$500,000 for Wayfinding Implementation (increase from \$100,000 in 2022). The plan was completed in 2022. Paired with Park Bond funds for \$1M to implement Phase I.
- \$100,000 for NW Area Planning (will be removed if this gets funded in the City budget)
- \$166,000 for the new Senior level Planning and Development position, approved by the EDA in July 2023.
- \$50,000 for small area planning to better support private investment and tax base expansion (TIF#3)

Contractual Payments and new TIF Districts

- \$3 million for remaining loan disbursement to Aeon for Huntington Place revitalization/re-hab efforts (Housing Set Aside – Fund 512)
- \$200,000 in annual development payment for Target Corporation (Tax Abatement - Fund 515)
- \$582,000 in annual development payment for Doran Companies for 610W (Tax Abatement - Fund 516)
- \$82,000 in annual development payment for Scannell Properties Industrial development (TIF #26 – Fund 557)
- \$900,000 to support Devean George’s Village Creek project (Housing Set Aside) and establishment of an associated TIF district, which has no 2024 budget impact
- \$1 million to fund Phase I of REE’s project at Jefferson Highway (Housing Set Aside) and establishment of a TIF district, which has no 2024 budget impact

- Establishment of a TIF district for Tessman Ridge by Duffy Development, which has no 2024 budget impact

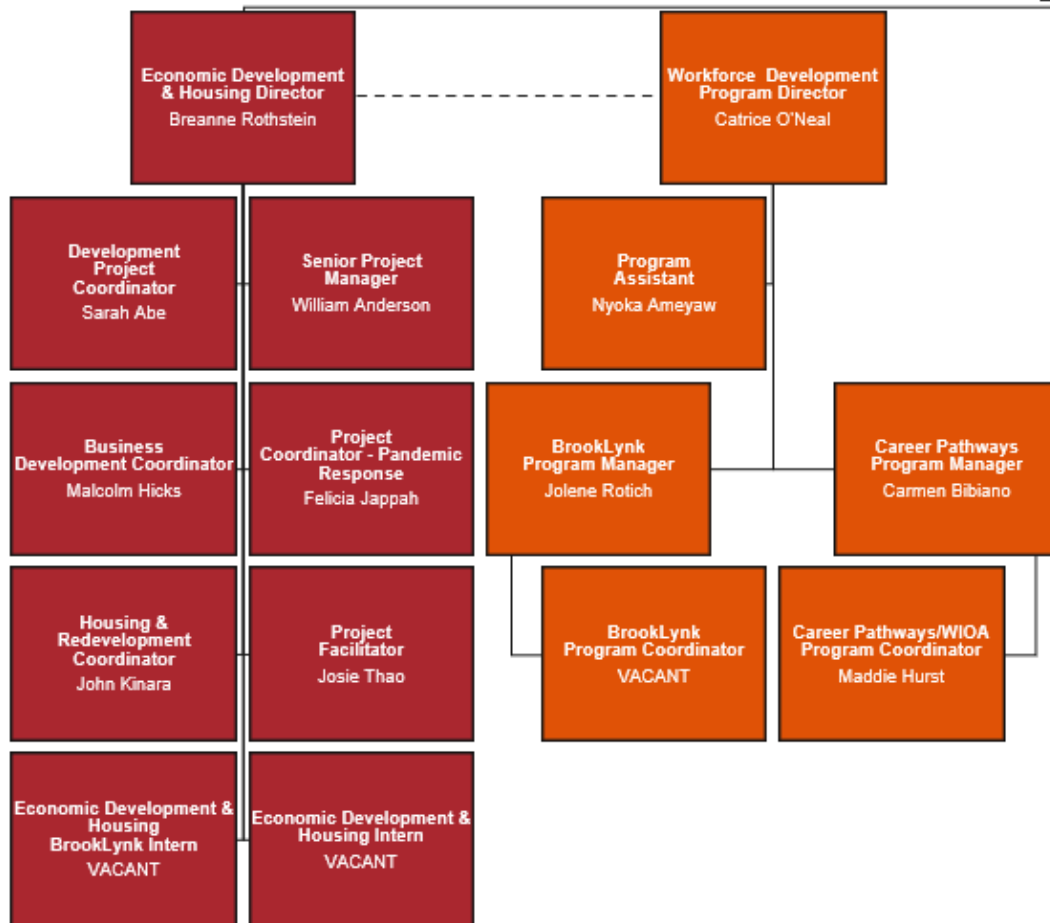
Other Work with No Direct Budget Allocation for 2024

The EDA does other strategic work that is not called out above (see 7.1B for 2022 year-end summary). The below list includes other planned work in 2024:

- Job Creation Fund/Minnesota Investment Fund applications/programs
- Grant writing for Met Council, DEED, MN Housing, Hennepin County, and other grants
- Administration of housing policies and ordinances, including mixed income and tenant notification
- Review, project management, and facilitation of the development of affordable housing and Naturally Occurring Affordable Housing (NOAH) preservation deals.
- Deploy business recruitment, retention, and expansion strategies.
- Market, recruit developers, and project manage development deals including identifying sources of funding for housing.
- Plan and facilitate events and convenings such as Restaurant Week, Real Estate Forum, BrookLynk Job Fair, BrookLynk Youth Internship Onboarding, Supervisor Trainings, Brooklyn Park Development Corporation, the Business Forward Advisory Board, Brooklyn Park Housing Resource Group, Champions for Youth and the Business Forward Forum.
 - Establish an Affordable Housing Trust Fund with identified funding sources. Staff is planning to bring forward a plan for the funding of an Affordable Housing Trust Fund in 2023.
- Anti-displacement policy work.

Staffing

The Economic Development and Housing and the Workforce Development staff are listed on the below organizational chart and no changes are proposed for 2024. Two of these positions are currently ARP-funded. In future years, EDA will make decisions about the strategic need for these positions post-2024. The workforce development team is grant funded, with the exception of the EDA's \$100,000 and City of Brooklyn Center's annual contribution. Workforce Development programming serves both Brooklyn Park and Brooklyn Center.



Next Steps:

- October or November 2023 EDA Meeting – Approve full EDA budget and forward to City Council.
- December 2023 – City Council approves 2024 EDA budget.

Attachments:

- 7.1A 2024 EDA GEN FUND BUDGET SHEET
- 7.1B 2022 YEAR END ACTIVITY SUMMARY

**City of Brooklyn Park
2024 Budget Summary - EDA Capital Project Fund,
General Activities**

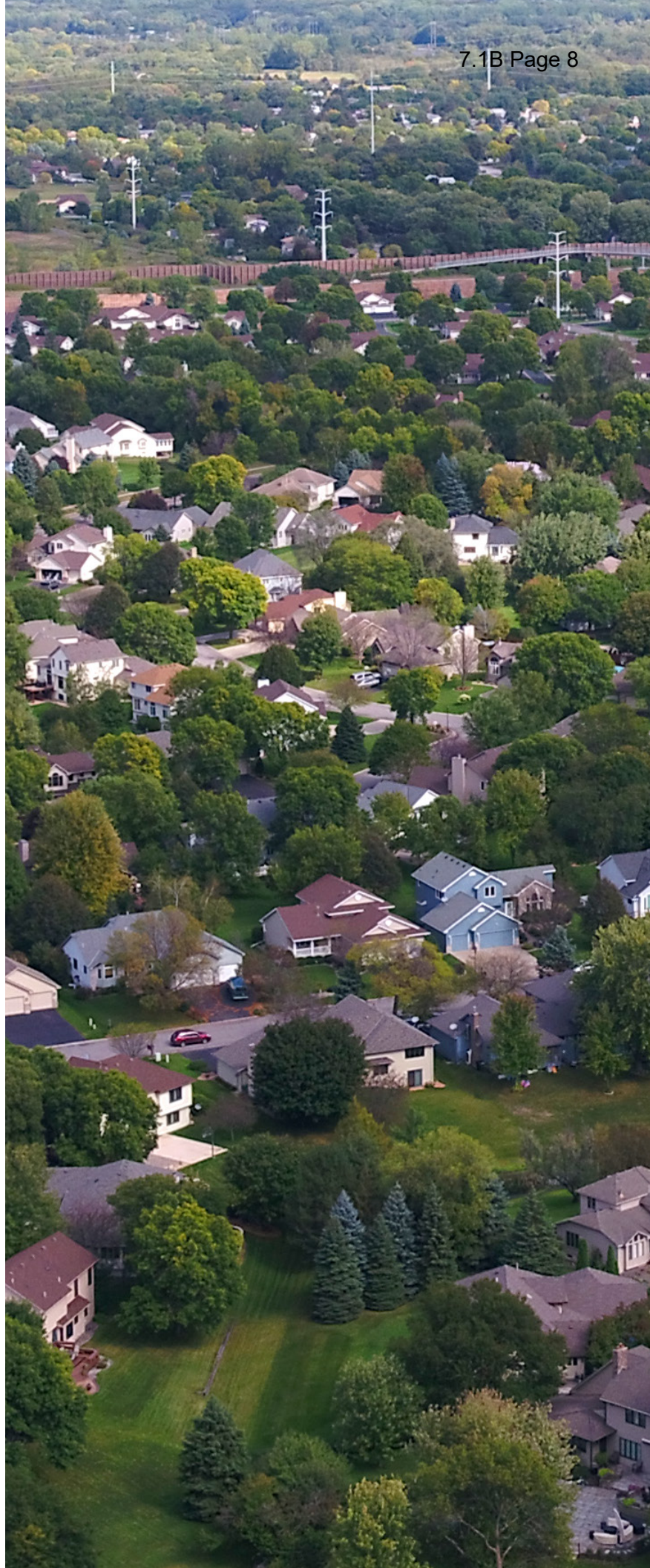
	2021 Actual Amount	2022 Actual Amount	2023 Amended Budget	2024 City Manager Proposed	2025 City Manager Proposed	2026 Forecast	2027 Forecast	2028 Forecast
EDA General Activities								
Revenue								
GPTX - General property taxes	\$2,026,316	\$2,106,700	\$2,326,649	\$2,526,649	\$2,726,649	\$2,900,000	\$3,100,000	\$3,300,000
OG - Other grants	(\$197)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CHGS - Charges for services	\$656	\$200	\$0	\$0	\$0	\$0	\$0	\$0
INVINC - Investment income	\$38,861	(\$283,310)	\$765,481	\$85,616	\$68,496	\$85,522	\$85,522	\$85,522
OR - Other revenue	\$71,855	\$153,696	\$153,328	\$33,486	\$26,031	\$6,500	\$0	\$0
TRF - Transfers in	\$43,799	\$10,000	\$60,000	\$60,300	\$60,609	\$10,927	\$11,255	\$11,593
UFB - Use of Fund Balance*	\$0	\$0	\$0	\$248,605	\$558,062	\$108,082	\$0	\$0
Revenue Totals	\$2,181,290	\$1,987,286	\$3,305,458	\$2,954,656	\$3,439,847	\$3,111,031	\$3,196,777	\$3,397,115
Expenditures								
SAL - Salaries	\$0	\$725,969	\$870,941	\$1,071,997	\$1,181,920	\$1,060,278	\$1,090,818	\$1,122,275
BEN - Benefits	\$0	\$184,143	\$221,224	\$228,608	\$266,182	\$275,691	\$283,650	\$291,849
SUP - Supplies	\$1,685	\$8,795	\$5,540	\$10,603	\$10,603	\$10,815	\$11,031	\$11,252
PS - Professional services	\$50,161	\$60,832	\$40,000	\$60,000	\$60,000	\$61,200	\$62,424	\$63,672
CS - Contractual services	\$414,619	\$220,244	\$1,228,344	\$955,000	\$955,000	\$974,100	\$993,582	\$1,013,454
COMM - Communications	\$3,466	\$4,617	\$4,000	\$4,100	\$4,100	\$4,182	\$4,266	\$4,351
UTIL - Utilities	\$20,519	\$15,786	\$25,000	\$25,000	\$25,000	\$25,500	\$26,011	\$26,530
CONF - Conferences and schools	\$4,109	\$9,815	\$16,555	\$16,969	\$16,969	\$17,309	\$17,655	\$18,008
DUES - Dues and subscriptions	\$2,037	\$4,059	\$3,680	\$4,273	\$4,273	\$4,358	\$4,446	\$4,535
OTH - Other charges	\$52,266	\$15,478	\$48,800	\$51,469	\$51,469	\$52,498	\$53,549	\$54,619
GFC - General Fund Charges	\$1,318,922	\$178,167	\$201,940	\$196,828	\$196,828	\$204,701	\$212,889	\$221,405
LC - Loss control charges	\$32,471	\$31,251	\$36,141	\$38,309	\$39,458	\$41,036	\$42,678	\$44,385
TRF - Transfers out	\$306,433	\$324,085	\$550,000	\$291,500	\$628,045	\$379,363	\$331,275	\$157,964
CO - Capital outlay	\$24,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals	\$2,231,588	\$1,783,241	\$3,252,165	\$2,954,656	\$3,439,847	\$3,111,031	\$3,134,274	\$3,034,299
Change in Net Assets:	(\$50,298)	\$204,045	\$53,293	\$0	\$0	\$0	\$62,503	\$362,816
Net Assets - Beginning of Year	\$12,637,475	\$12,587,177	\$12,791,222	\$12,844,515	\$12,595,910	\$12,037,848	\$11,929,766	\$11,992,269
Use of Fund Balance*	\$0	\$0	\$0	\$248,605	\$558,062	\$108,082	\$0	\$0
Net Assets - End of Year	\$12,587,177	\$12,791,222	\$12,844,515	\$12,595,910	\$12,037,848	\$11,929,766	\$11,992,269	\$12,355,085

This Economic Development Fund accounts for all the General Activities of the Brooklyn Park Economic Development Authority (EDA). The Net Assets reflect available resources for the EDA to help promote development and re-development activity within the City. These resources are in addition to Tax Increment Financing and Tax Abatement initiatives. In 2022 the methods for accounting for staff salaries was changed from a General Fund Charge to direct charge.

*Use of Fund Balance uses existing revenue to fund expenses.

Economic Development Authority Report

2022 Year-End
Activity Summary



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2022 Summary

The Economic Development Authority (EDA) focuses on tax base growth, job growth, and improving the quality of life for Brooklyn Park residents and businesses. The EDA seeks to ensure its investment contribute to an economy that works for everyone through the implementation of equitable programs and policies.



Three highlights from 2022 include:

The Small Business Center

is slated to open in Spring 2023. The center will be a place for small businesses and entrepreneurs to locate, access resources, and grow in an affordable, culturally inclusive, and supportive environment. The EDA held open house tours for city officials, steering committee members, and future tenants of the center, highlighting the shared enthusiasm and ideas for further development.

BrookLynk

continues to develop the future workforce in the region, having served over 300 youth through work readiness training, summer internships, alumni workshops through partnerships with several business sectors and industries. The program also completes workplace development, training supervisors and employers in recruiting, hiring, and retaining the workforce of the future. The Workforce Development division delivered its first full year of the Youth Entrepreneurship Program (YEP), successfully debuting a shark tank rendition for youth participants responding to the entrepreneurial goals and desires of young people in the community.

COVID-19 Economic Response

The EDA and the City coordinated partnerships with over 40 community-based organizations to respond to the economic impacts of COVID, delivered forgivable and low interest loans to homeowners and businesses to buy and invest in real estate, and invested in new mixed income housing and existing naturally occurring affordable housing.



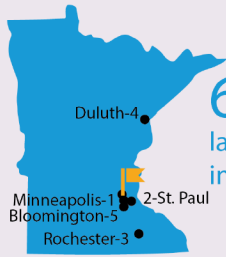
The History of the Economic Development Authority

The Brooklyn Park City Council established the Economic Development Authority (EDA) in 1988 to oversee job creation and preservation, enhance the city's tax base, promote the general welfare of the city's residents, and assume primary responsibility for development activities. In 1993, the EDA absorbed the work of the Housing and Redevelopment Authority (HRA), giving the EDA oversight on housing programs, policies, and development.

The EDA is made up of the seven elected and sworn-in members of the City Council and meets once a month to discuss projects and initiatives as presented by city staff. Since its inception, the EDA has been integral to projects, including redevelopment of the Village Creek neighborhood, establishment of Northland Business Park, transportation planning, funding housing projects, leveraging outside funding from state and federal sources, and the creation and management of critical housing and small business programs.



Who we are...



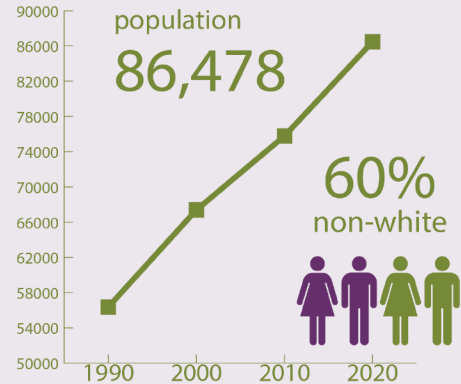
6th
largest city
in the state



1/4
were born outside U.S.
Africa 13%, Asia 8%, Latin America 3%



29%
speak a language other than
English at home
Top languages: Hmong, Spanish, various African
languages, Vietnamese



What we have...



\$329,950
median home sale price
↑2% from 2020



Every home
is within walking
distance to a park



69 miles of
paved trails



60
parks



31
established
neighborhoods



1,600+
businesses
100+ restaurants

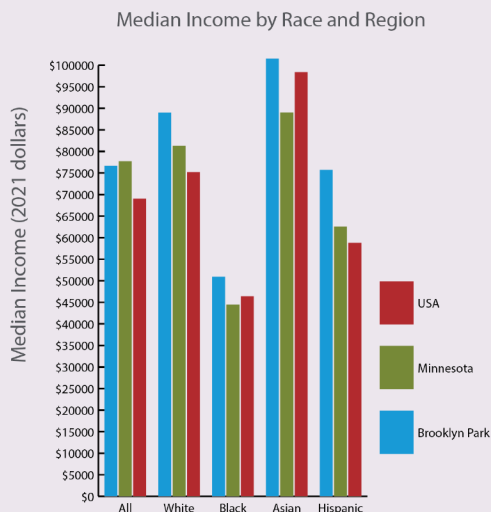


50,000+
jobs projected
by 2040



1,000 acres
of undeveloped land

Where we're going...



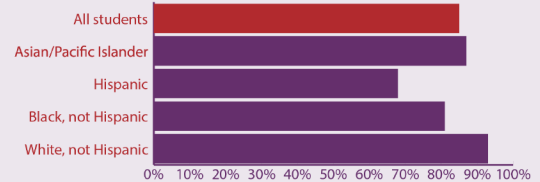
\$76,620
median household
income



\$1B
invested in
infrastructure²



85%
graduation rate¹



4.2%
unemployment rate

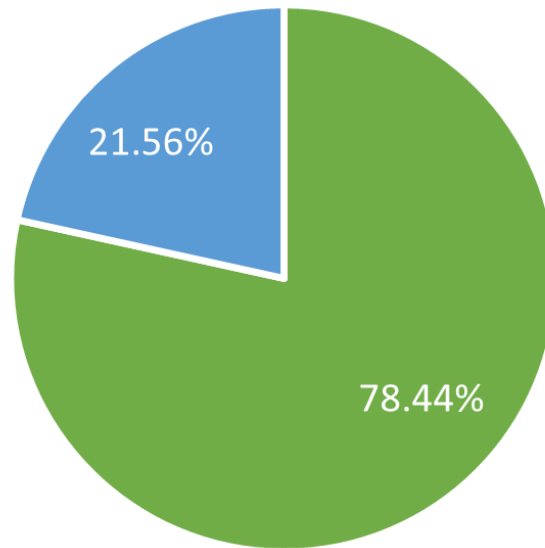


NOTE: This data is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details.

¹ includes Champlin Park, Osseo, Robbinsdale Cooper and Park Center High Schools
² includes construction for light rail, West Broadway, and Highway 252

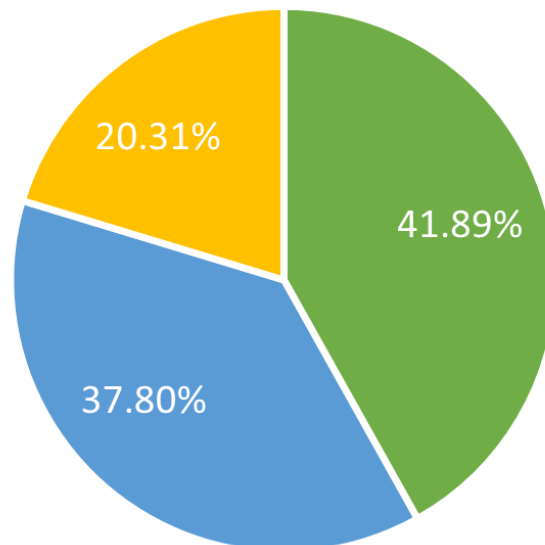
Sources: US Census Bureau, American Community Survey, MN Department of Education (MDE), MN Department of Employment and Economic Development (DEED), Minneapolis Association of Realtors, City of Brooklyn Park.

Grant by use



■ Development & Redevelopment (\$6.13M) ■ Workforce Development (\$1.69M)

Grant by type



■ Pass Through (\$3.28M) ■ Competitive (\$2.95M) ■ Entitlement (\$1.59M)

EDA SUPPORTED DEVELOPMENT

Predevelopment Grants

In 2021, the EDA received three predevelopment grants from the Metropolitan Council's Livable Communities Demonstration Account grant program. Work completed on these projects in 2022 includes:

Innovation Hub

This 11-acre site located at the intersection of Brooklyn Blvd and Regent Ave underwent a significant visioning process in 2022. New Africa CDC, the lead developer on this project, completed a charette session with the help of partners Garden Fresh Farms, NEOO, Design by Melo, and WSB to create a master plan for the development. The plan includes townhomes, multifamily housing, and an urban gardening facility. Financing, however, remains a challenge, and New Africa CDC is currently working on a financing proposal that aligns with the vision for the full site.

7701 Brooklyn Blvd

Zane Commons, the company owned by local business owner Edoh Akakpo, has worked with LSE Architects and NEOO to develop a site plan and financing proposal for this site. The current vision is to double the commercial space available on the site (up to 15,000 sq ft) and add 122 market rate apartments with a heavy focus on 2 and 3-bedroom units. Securing financing for this project is a challenge that the developer will work to address in 2023.

The Villas

In 2022, Paul Cross worked to acquire the remaining properties at 5672 - 5692 Brookdale Drive North. He has successfully acquired 5 of the 6 properties and predevelopment work was launched late in 2022. Visioning and planning is currently underway with community engagement at the front and center of the process.

Development Projects

Various development projects have advanced in 2022, several representing Brooklyn Park's first opportunities since 1980 to build more mixed-income housing for families in the city. Rising interest rates and construction costs were the story of 2022, so many of these projects are moving forward but grappling with financing packages in order to be successful.

Former Park & Ride site

LISC-Twin Cities completed its Corridor Development Initiative (CDI) work for this location after a long pause due to the COVID-19 pandemic. The process consisted of five workshops that included basic financial feasibility on project ideas and input from community members on ideas and goals for the site. The result, which was a set of goals to guide development, was included in the Request for Qualifications (RFQ) issued September - October 2022. The EDA received seven varied proposals and is currently undergoing a process with a panel of residents, staff, and CDI consultants to recommend a developer and a broad site vision to the EDA in 2023.

Village Creek Apartments

In March 2022, the EDA approved the land sale and Tax Increment Financing (TIF) package for Village Creek Apartments that would contribute up to \$3,590,000 which includes \$370,000 in a land write down, \$900,000 in TIF grant dollars, and \$2,320,000 in Pay-As-You-Go (PAYGO) TIF. The project includes 83 units of mixed-income housing and a 10,000 square foot commercial component. Due to rising interest rates and construction costs, the George North Group is currently considering a HUD loan or other financing options to support this development project.

Tessman Ridge (6800 85th Ave)

Phase I of this project advanced in 2022. The project received Low Income Housing Tax Credit (LIHTC) and the land use application was approved by the City Council. Phase I is anticipated to be 71 units with a mix of 1, 2, 3, and 4-bedroom units at various affordability levels with hopes to begin construction early in 2023.

Real Estate Equities

This project relocated from the Revive Church site on W Broadway to a new site on 9500 Decatur Drive (near Jefferson Hwy) in 2022. It is a 356-unit project that proposes income averaging to be available for families making 60% of the area median income (AMI). This project has an approved term sheet with the EDA with the bulk of the predevelopment anticipated to take place in 2023.

BUSINESS VITALITY

Brooklyn Park Development Corporation

The BPDC amended and approved its by laws to change the number of directors from five (5) to seven (7) as part of the ongoing effort to make BPDC a more effective board. The BPDC also adopted several new loan programs to support local businesses. Per the by laws, one City Council member and one EDA member serve on the BPDC board and the loan funds available came from the EDA.

Revolving Loan Fund

The Board approved a \$100,000 Revolving Loan Fund (RLF) loan to help a small business purchase the business located at 6315 Zane Ave N. The location of the store near 63rd and Zane Avenues represents an opportunity to have an owner in the area that is familiar with the community and can provide long-term stability to the surrounding neighborhood.

Commercial Code Program

The Commercial Code Correction Program was designed to provide low-cost financing to small businesses

in the city. The code correction microloan program provides loans up to \$25,000 in funds over the course of 5 years at 1-2% interest. The program is meant to provide capital to micro businesses without using credit as the sole determinant for final financing.

Microbusiness Loan Program

Modeled after the commercial loan program, the BPDC approved a Microbusiness Loan Program which provided 13 businesses in \$7,600 each in funds for various projects including: purchasing inventory, supplying working capital, technology upgrades, and funds to hire additional staff.

Emergency Loan Program

In response to business displacement, the BPDC created the Emergency Loan program which offered loans up to \$5,000 at a 2% interest rate to be paid back over three years to tenants whose business was located at 7710-7714 Brooklyn Blvd N. During 2022, ten businesses have utilized the program and received loans ranging from

month payment deferral period to allow time for businesses to reestablish themselves in their new location.

SAC and WAC Programs Recipients

The EDA established the SAC and WAC Reduction Program in 2019 as a way to assist new and expanding businesses with the upfront fees charged in order to access the regional sewer and wastewater system and the City's water system. The City funds the program using excess credits pooled from the former Grand Rios water park property and vacant land located off County Road 81 at 63rd Avenue.

2022 SAC & WAC recipients:

- African Immigrant Adult Daycare, (8401 West Broadway N, Suite 8417)
- Oh My Tea!, (9801 Xenia Ave N, Suite 103)
- Nadia's Jamaican Kitchen, (9590 Noble Pkwy N)

ARPA Funding

The EDA authorized the creation of the Community Partnership Program (CPP) in September 2021 to fund community-based

organizations engaged in critical economic inclusion work and approved \$202,500 from the EDA general fund for that work. The EDA/ CPP funds were combined with the American Rescue Plan Act (ARPA) funds as part of the City's ARPA/ CPP community funding opportunity. The EDA/ CPP funds were combined with the American Rescue Plan Act (ARPA) funds as part of the City's ARPA/ CPP community funding opportunity. In 2022, the Council approved \$1,204,700 in ARPA funding to organizations responding to the public health emergency and negative economic impact of COVID-19

Under the ARPA/ CPP community funding, the city awarded funds to 41 community-based non-profits



and businesses proposing a variety of programs to serve the residents of Brooklyn Park. The organizations were awarded funding of between \$10,000 and \$82,500.

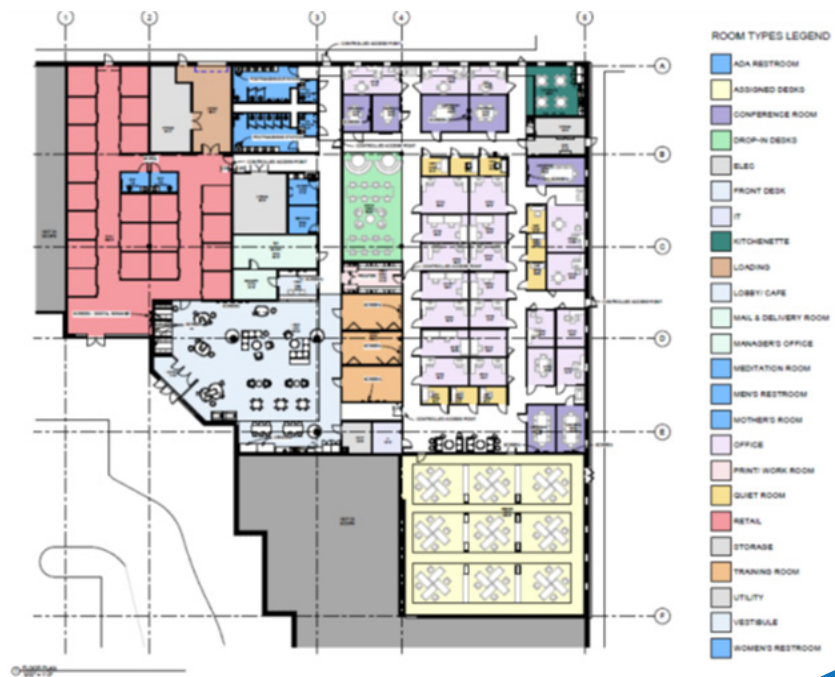
Brooklyn Park Small Business Center

The EDA is investing in a Small Business Center at 7970 Brooklyn Blvd within Northwind Plaza. The center is designed as a coworking and incubator space that fosters collaboration and growth in a space that provides a full suite of services at a competitive price. The small business center will be approximately 25,000 square feet and provide shared office space, conferencing, printing, network access and audio-visual capabilities for meetings. The center will support a variety of business in retail such as sales, merchandising and beauty/ salon and office space for about 60 small businesses and entrepreneurs. Construction is underway with grand opening schedule for May 2023.

Office side new windows for natural light



Retail business space



Brooklyn Park Business Council

Metro North Chamber of Commerce was selected in helping start and grow a chamber type organization in the City to create a sense of community among our businesses, provide opportunities to network, share their learnings and challenges, and work closely with a unified chamber that can represent the needs and provide a collective voice to Brooklyn Park businesses in legislative and policy decisions. Metro North has led several quarterly meetings and held numerous office hours at City Hall; many Brooklyn Park businesses have joined their chamber.

2022 Minnesota Investment Fund (MIF) and Job Creation Fund (JCF) Awards

Walgreens Inc – JCF \$2M and MIF \$775K

Walgreens, the second largest pharmacy chain in the United States, plans to build a 52,000 square foot micro fulfillment facility in Brooklyn Park to improve how prescription drugs are delivered. The facility will have automated state of the art robotic technology, machinery,

and equipment. Walgreens is investing over \$34 million in the project and is expected to create 142 new full-time jobs in three years.

Biomerics, LLC, Brooklyn Park - JCF \$405,000 and MIF \$1,000,000

Biomerics, LLC manufactures biomaterials, extrusions, injection molded components, and finished medical devices. Headquartered in Salt Lake City, Utah with Minnesota locations in Plymouth, Brooklyn Park and Rogers, the company is looking to lease an additional 100,000 square feet of space at their current Brooklyn Park location. The total project is expected to cost \$4.6 million and will create 53 jobs.

Groundbreaking and Ribbon Cutting Ceremonies

- Taco Bell Defy
5931 94th Ave N
- Heavy Rotation Brewing
9301 Xenia Ave N #105
- Highview 61
9501 Louisiana Ave N
- 610 Commerce 5th Addition
9360 West Broadway
- 610 Zane Medical Center
Zane Ave N
- Kurita
6600 93rd Ave N

- Rasmussen College - 610 Crossing - 5555 96th Ave N
- Pura Vida Soccer
7050 Winnetka Ave
- Raising Cane's
5625 96th Ave N
- Twin Cities Orthopedics
5601 96th Ave N
- N1 Fitness
8376 89th Ave N
- NorthPark Business Center
10600 Xylon Ave N
- 610 Medical
6001 96th Ave N
- Take 5 Oil Change
5921 94th Ave N

Under Construction

- NorthPark Buildings V and VI - NW corner of Oxbow Creek Dr & Winnetka Ave
- Kipling Apartments
5505 96th Ave N
- Spero Academy
7600 Humboldt Ave N
- PrairieCare expansion
9400 Zane Ave
- 610 Junction West
(Building 1) 9400 Decatur Dr

INFRASTRUCTURE INVESTMENTS

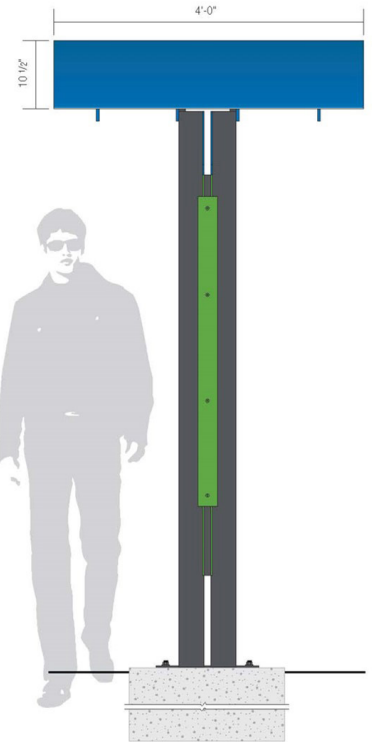
Wayfinding Plan

In 2022, the EDA collaborated with the Recreation and Parks department to complete a plan to add monument, trail, and vehicular signage that will help guide people to places and introduce them to great destinations in the community. Additionally, the branding initiative and park system plan combined with the city's opportunity to leverage light rail transit (LRT) investment call for the development of a comprehensive citywide wayfinding system plan that links key community destinations, local and regional trails, and the LRT.

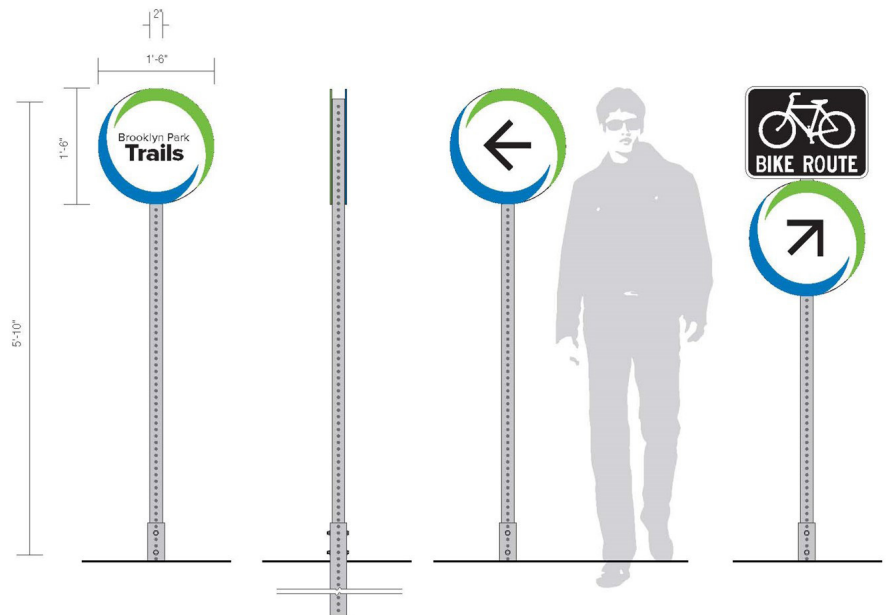
Wayfinding includes kiosks at key locations and directional signage with maps as well as existing small-branded city signs, gateway monument signs, and park and city facility identification signage.



9 **Roof Option**
Scale: 3/4"=1'-0"



10 **End Elevation**
Scale: 3/4"=1'-0"



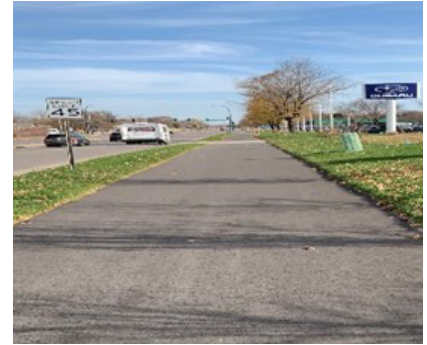
1 **Side A Elevation**
Scale: 3/4"=1'-0"

2 **End View**
Scale: 3/4"=1'-0"

3 **Side B Elevation**
Scale: 3/4"=1'-0"

Brooklyn Boulevard Trail and the Utility Undergrounding Projects

The Brooklyn Boulevard Trail creates a critical pedestrian and non-motorized transportation connection between the Brooklyn Boulevard transit hub and commercial center and the Village Creek neighborhood. This trail project completes the three-quarter- $\frac{3}{4}$ mile trail gap between the Village Creek Park Trail and the Shingle Creek Regional Trail to future trails along West Broadway Avenue as part of the reconstruction project. The project was funded by a \$100,000 bikeway grant from Hennepin County and another \$200,000 by the EDA.



Housing Improvements

Evergreen Apartments Project

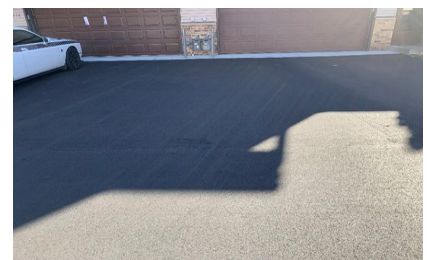
The Evergreen apartment community is located at 7108 West Broadway Avenue in Brooklyn Park. Constructed in 1997, the building is owned and operated by the National Handicap Housing Institute (NHHI), a nonprofit organization that provides affordable housing opportunities to low-income people with physical disabilities and mobility impairments.

The EDA provided \$150,000 of emergency funding for the modernization of the elevator at Evergreen apartments. About \$50,000 of the funding was awarded as a grant and another \$100,000 was advanced as a low-interest loan using EDA housing set aside funds.



Sunrise Court Second Addition – Homeowners' Association Project

The EDA awarded \$403,055 in a Housing Improvement Area (HIA) loan to Sunrise Court Homeowners' Association for the replacement of all the existing driveways and concrete aprons along garage openings, scaling of all sewer lines and the installation of cleanouts for sewer lines in each of the shared driveways within the HOA as well as restriping as per the current layout. The HIA loan is payable over the next 10 years as a special assessment on each property within the Association.



Homeowner Financial Resources

The EDA administers several housing reinvestment programs that provide financial resources to first time homebuyers, single-family and townhome homeowners in the community. Homeowner programs were redesigned in 2019 to increase the number of residents making improvements to their homes and to provide needed resources for future homebuyers. The redesigned and revamped programs have been a huge success, with funds for multiple programs expended rapidly. Almost \$1 million was expended in the fiscal year 2022 for all the housing programs administered by Center for Energy and Environment (CEE) and Hennepin County as well as the EDA staff.

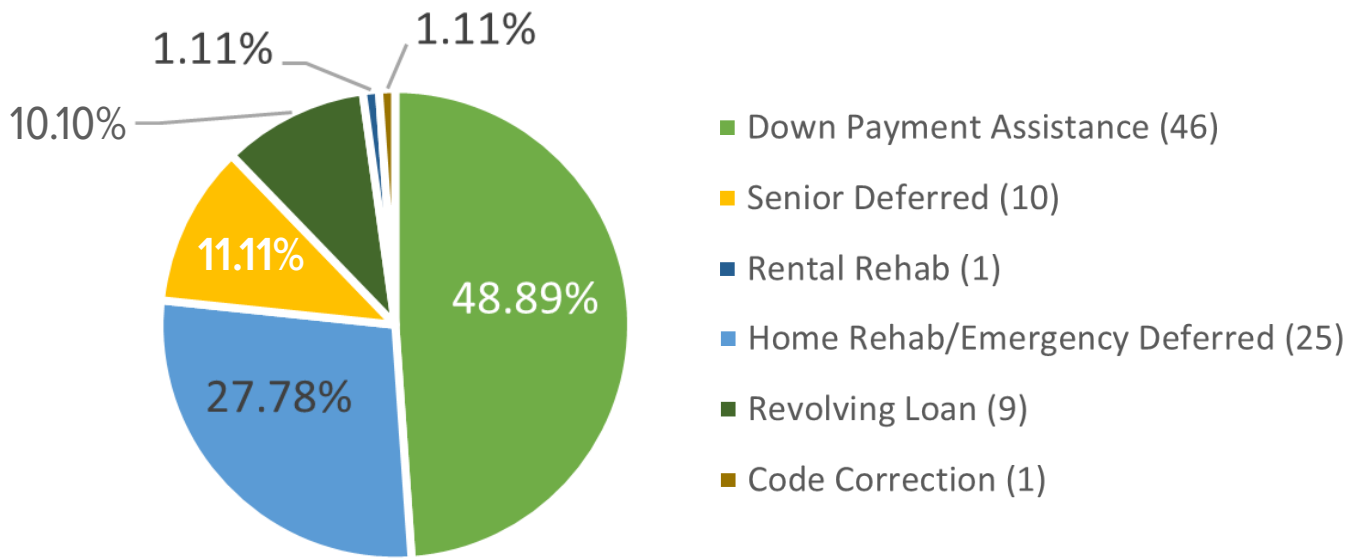
Primary Loan Programs

Code Correction Loan: 1 Loan, \$11,000
Down Payment Assistance: 46 Loans, \$377,000
Home Rehab / Emergency Deferred Loan: 25 Loans, \$277,000 Code Correction
Rental Rehabilitation Loan: 1 Loan, \$35,000
Revolving Loan: 9 Loans, \$132,000
Senior Deferred Loan: 10 Loans, \$295,000

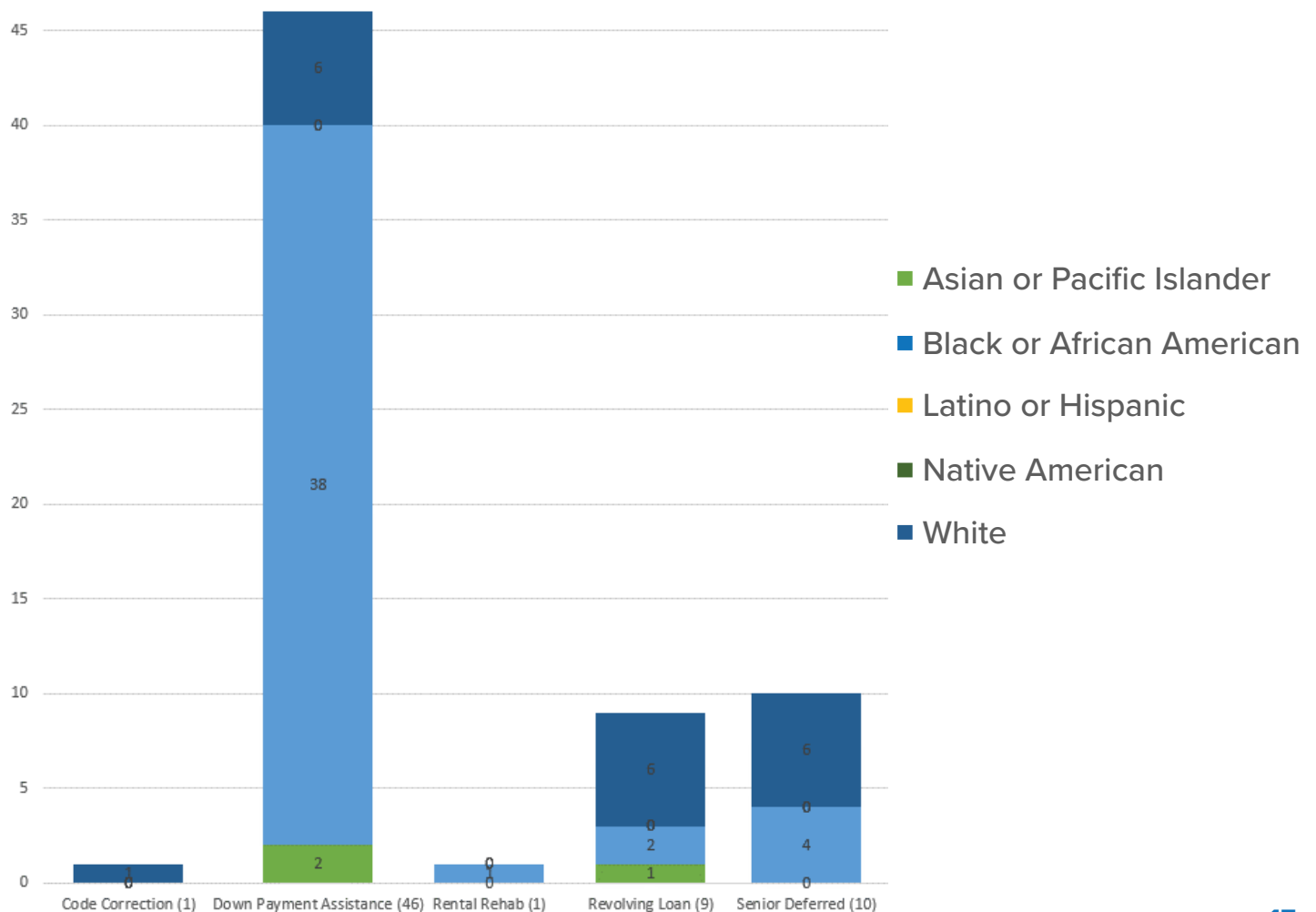
Other Loan Programs

Community Engagement and Sustainability Grant: 1 Grant, \$20,000
Home Energy Squad Enhanced: 62 Home Visits, \$4,000

Total Number of Loans Closed Since 2019



2022 Loan Recipients By Race Since 2019



Huntington Place Improvements

The EDA continued to invest in Huntington Place in 2022, providing almost \$1 million in funding for improvements to the property. Additionally, in response to community concerns, the EDA spent a significant portion of several of their meetings listening to community members and evaluating options for improved operations, which resulted in amendments to the agreement to focus on unit improvements for existing residents. Aeon received \$3 million in County funding for improvements as well as a \$4 million award of federal dollars. Staff completes a weekly update memo to all stakeholders and coordinates a monthly community listening session of residents in collaboration with staff from community engagement and police.



Brooklyn Avenues Update

The EDA owns a short-term 12 bed transitional housing facility that works with young people experiencing long term homelessness to help them move towards long-term housing stability. The building was constructed by the EDA and leased to Avenues for Youth for \$1 per year. Program operations began on February 6, 2015. The program provides a safe and stable shelter, as well as transitional housing with intensive support services for homeless youth ages 16 through 21 from the northwestern suburbs.

The Midwest Renewable Energy Association (MREA) selected Avenues for Youth to receive a \$25,000 grant from Hammond Climate Solutions for the solar array at Brooklyn Avenues facility. Avenues entered into a leasing and power purchase agreement with Afy Solar I LLC to install the solar array on the roof of the property. Brooklyn Avenues annually utilizes almost 42,000 kilowatt hours of electricity at a cost of about \$6,500. The solar array is expected to reduce this cost by about 95%.

METRO Blue Line Light Rail Extension Year in Review

Metro Transit and Hennepin County led the planned METRO Blue Line Light Rail Transit project, which is anticipated to open for service in 2028-2030 bringing five stations to Brooklyn Park and connecting residents to downtown Minneapolis and the MSP airport. Below is a year in review provided by the project office.

Summer 2022	Fall 2022	Planned for 2023
Made progress towards selecting a new route after more than 18 months of robust community engagement. Project staff held hundreds of community meetings, virtual open houses, and had thousands of face-to-face community interactions. Feedback received during community engagement guided decision making through the route selection process.	Began the environmental review process to understand the potential social, economic, and environmental impacts and benefits that may occur because of the design, construction, and operation of the Blue Line Extension route options. The environmental work, along with ongoing public feedback and agency coordination, will compare options, drive the design process, and guide project decisions so they avoid, minimize, or mitigate potential impacts of the modified route.	Advance station and light rail planning and design, complete the draft environmental review document, and share the recommendations from the anti-displacement work group efforts. As the project moves into this next phase, project staff will continue to solicit feedback and communicate with the community to ensure the project delivers maximum benefit.

BLRT anti-displacement workgroup

The Blue Line Extension anti-displacement workgroup is working to prevent displacement and maximize community benefits in the corridor through various workshops. It includes representatives living in the community and from nonprofits, small businesses, and government.

Priorities

- Cultural displacement and placemaking
- Policies to support businesses
- Structure for recommendations

Learn more:

<https://www.cura.umn.edu/programs/research/blue-line-anti-displacement-initiative>

Cultivate Arts engaged corridor communities through artist-led projects

In 2022, the Cultivate Arts project returned. Cultivate Arts worked with local artists to engage over 5,000 residents from a diverse range of ages and cultural backgrounds, along communities in the Metro Blue Line Extension corridor. The purpose was to build artist capacity, demonstrate arts and placemaking tools, and activate the creative economy.

Learn more: <https://mybluelineext.org/Cultivate>.

Highlight

There were 31 culturally representative arts-based engagement events within the five cities that make up the METRO Blue Line corridor, centered around music, dance, paint, photography, and interactive art installations, educated communities on the Blue Line Extension project, while informing a corridor-wide plan for long-term public art.

30th Annual Real Estate Forum

On March 3, 2022, the EDA held its successful Annual Real Estate Forum at Edinburgh USA Clubhouse. The theme was “Brooklyn Park – The Community of the Future” and featured Julia Lashay of Keller Williams Realty and David Arbit of the Minneapolis Area Association of Realtors as keynote speakers. 120 real estate professionals from throughout the region attended and participants had the opportunity to earn continuing education credits from the Minnesota Department of Commerce.

11th Annual Restaurant Week

In September 2022, Brooklyn Park celebrated its 11th Annual Restaurant week. Brooklyn Park partnered with Zanewood Recreation Center youth to offer a new perspective of Brooklyn Park restaurants. In collaboration with the City’s Communication Division, youth were taught various concepts of social media, marketing, and advertisement to create video content showcasing the diversity in cuisines that is known to Brooklyn Park.

23rd Annual Summer Blossom Garden & Landscape Program

The Summer Blossom Garden & Landscape Recognition Program highlights attractive gardens and landscaping in the community and recognizes residents and businesses for improving the city’s landscape. From May 15 to July 15, nominations were received from gardeners, neighbors, or friends.

The winners were awarded a Certificate of Appreciation signed by Mayor Jacobson and received recognition at a City Council meeting.

11th Annual Business Forward Forum

On November 9, 2022 the City held its first in-person Business Forward Forum at Edinburgh Clubhouse since COVID in 2020. This year’s event included breakfast and featured speakers Tashie George of Hennepin County Housing and Economic Development and Hennepin County Commissioner Jeffrey Lunde. The event also highlighted a panel on getting loan ready, business banking, and access to capital with McKinzie Hopkins of CorTrust Bank, Ron Richard of Bremer Bank, and Kurt Thompson of CMDC Business Financing.

View the recording here:
<https://youtu.be/gbwwa5g3vcQ>.



WORKFORCE DEVELOPMENT

Overview

Workforce Development programs provide training and employment services to youth, adults, and businesses that promote economic empowerment and decreases individual, community, and systemic barriers to employment. Our programs are directed by the cities of Brooklyn Park and Brooklyn Center as a response to workforce needs caused by the pandemic. Our workforce development framework seeks to advance shared city strategies related to employment, economic inclusion, public safety, and racial equity.



Programs

BrookLynk – Provides work readiness training, summer internships, and individual support services to youth ages 14-24 that live or attend school in Brooklyn Park and Brooklyn Center. BrookLynk is dedicated to addressing our regional talent and workforce needs through a strategy that explicitly supports and invests in young people facing barriers to employment.

2022 = 424 Participants

Career Pathways – Prepares local job seekers age 16+ with the skills needed to launch a career in construction or IT. This program is committed to ensuring that participants stay

competitive in a global marketplace and secure in demand high wage employment.

2022 = 20 Participants

Youth Entrepreneurship Program (YEP) –

In partnership with Zanewood Community Center, the YEP program introduces youth and young adults up to age 24 to business and entrepreneurship as a career pathway. This program is committed to supporting higher barrier youth living in Brooklyn Park and Brooklyn Center to paid training and employment opportunities and to build capacity for

local small business owners.

2022 = 97 Participants

Community Partnership Program (CPP) –

This program contracts with local organizations to provide workforce development programs and services to residents of Brooklyn Park and Brooklyn Center.

2022 = 8 Contracted Community Providers

WORKFORCE DEVELOPMENT

Funders

- City of Brooklyn Park
- City of Brooklyn Center
- Minnesota Department of Employment & Economic Development (DEED)
- Minnesota Department of Transportation
- Hennepin County
- Brooklyn Park Rotary Club

Partners

- Hennepin Technical College
- North Hennepin Community College
- Hennepin County
- City of Brooklyn Park
- City of Brooklyn Center
- City of Golden Valley
- TopLine Federal Credit Union
- Osseo Area School District
- Brooklyn Center Community School District
- Robbinsdale Area School District
- Brooklyn Bridge Alliance for Youth
- Second Harvest Heartland
- Alight
- BI Worldwide
- Switch Back
- Clear Edge
- Kraus-Anderson
- Cummins Power Systems
- Three Rivers Park District
- Construction Career Foundations
- Paadio Consulting

2022 PROGRAM IMPACT

BrookLynk

# of youth that completed work readiness training	279
# of youth that completed internships	69
# of youth that completed online training series	32
# of youth that attended mock interviews	44
Total # of youth served	424

YEP (Youth Entrepreneurship Program)

# of youth attending workshops	90
# of youth that completed internships	7
Total # of youth served	97

Career Pathways

# of participants that completed IT training	13
# of youth that completed construction internship	7
Total # of participants served	20



+268,000 in wages & stipends

541 participants across programs

127 internships coordinated.



MEMORANDUM

DATE: September 15, 2023

TO: EDA Commissioners

FROM: Kim Berggren, EDA Executive Director
Breanne Rothstein, Economic Development and Housing Director

SUBJECT: Status Update

Overview:

This memo provides an update to the Brooklyn Park Economic Development Authority (EDA) and serves to keep interested Community members informed. The EDA's housing-related work is summarized in a separate memo.

BUSINESS DEVELOPMENT

Brooklyn Park Development Corporation

On July 20th, the Brooklyn Park Development Corporation (BPDC) met to approve the second round of the Small Business Micro Loan Program. The BPDC Board has approved \$200,000 for the second round, which will include eligibility updates such as pre and post award orientation meetings to better assist businesses through the application and funding process and the use of Brooklyn Park's technical resource partnerships to provide further support to the participating businesses.

Brooklyn Park Business Council

The Brooklyn Park Business Council will hold its next meeting at the Small Business Center on September 26th at 7:30 am. This quarterly meeting will include a Coffee with the Mayor, to allow business owners a chance to connect, share and discover Brooklyn Park with an added perspective. In addition, a feature presentation will be given by Reva Chamblis, Metropolitan Council Member for District 2, with updates on the Metro Blue Line Extension.

Promoting Expansion Among Japanese-Owned Companies

President/Mayor Winston and City Manager Strobel visited Japan with Governor Walz and other State Economic Development leaders from September 8-15, 2023. Prior to the visit, the Mayor and staff visited three Japanese-owned companies in Brooklyn Park – Takeda Pharmaceuticals, Olympus Surgical Technologies, and Kurita (water treatment solutions company). All three companies reported recent and continued growth as well as workforce development needs.



2023 MINNESOTA NORTH & WEST SUBURBAN DEVELOPMENT SUMMIT

On Friday, September 8th, the City of Brooklyn Park sponsored, and Malcolm Hicks served as a panelist for the 2023 Minnesota North & West Suburban Development Summit, held at the Golden Valley Country Club. City staff presented alongside various directors of economic development from Elk River, Blaine, Great River Energy, and Chisago city, and Anoka County Regional Economic Development. Panelist discussed and answered questions regarding city development incentives and city-specific information, city growth and demographics, job outlook, and city incentives for developers.

<https://pheedloop.com/NWSUBURBANmn2023/site/panels/>

WORKFORCE DEVELOPMENT

2023 marked the sixth year of BrookLynk operating as a joint program of the cities of Brooklyn Park and Brooklyn Center. On August 25th, the workforce development team coordinated BrookLynk's Annual Summer Celebration at Brooklyn Park's Community Activity Center. This fun filled event brought together youth, families, employers, and community partners from BrookLynk's summer internship program, Youth Entrepreneurship Program (YEP), and Career Pathways programs. Each year at Celebration we recognize a supervisor of the year, this year this award was presented to Charles Williams and Mark Robinson from our MN Trades Academy construction internships. Every year we also take the opportunity to celebrate a standout youth who was a bright star at their internship and in the program. This year's intern of the year was awarded to Tyquan Bledsoe. In attendance was Brooklyn Center City Council Members Marquita Butler and Dan Jerzak, Dan and Marquita have been longtime champions of BrookLynk with a deep commitment to the advancement of the two cities shared workforce development programs. Over the summer the City of Brooklyn Center employed eleven interns across various departments and divisions. Together the cities of Brooklyn Park & Brooklyn Center hosted thirty-seven interns this summer. In addition to the two cities, twelve employer partners across a variety of industries and sectors including high tech manufacturing, education, marketing, and more employed more than eighty youth that live and/or attend school in Brooklyn Park and Brooklyn Center.

The workforce development team would like to thank Jay Stroebel and Dr. Reggie Edwards for chairing the 2023 BrookLynk Advisory Committee and BrookLynk Advisory Committee Members:

- Dr. Eda Watts – North Hennepin Community College
- Dena Russell – Hennepin Technical College
- Vicki Erickson – Topline Federal Credit Union
- Rebecca Gilgen – Brooklyn Bridge Alliance for Youth
- Yousef Mahayni – BrookLynk Alumni
- Nicole Bosire – BrookLynk Alumni
- Sonia Limkar – BrookLynk Alumni
- Jesse Anderson – City of Brooklyn Center
- Breanne Rothstein – City of Brooklyn Park
- Sonja Gingerelli – Cummins Power Systems

Over the last six years (2018-2023), since joining the two cities, BrookLynk has provided summer employment and work readiness training to more than **1,900**. In 2021 the program expanded its offerings to include Career Pathways and the Youth Entrepreneurship with a focus on engaged young adults 18-24. We look forward to continued success over the next six years!



OTHER

American Rescue Plan Act (ARPA)

ARPA funded city projects and activities are ongoing. Several projects have ended while others have been in progress with several focused on summer and fall activities. Additionally, the city is in the process of launching a second round of community partnership funding. In July, the Council approved contract extensions for 10 high-performing current partners to continue the work

providing critical services to residents. Staff will present a Request for Proposal (RFP) to the Council on September 11 for approval and release the RFP to the community thereafter. Awards are expected to be announced in early fall 2023.

Summer Blossom Awards Program

The annual Summer Blossom Awards Program nominations was held from May 15 through July 14. The program is designed to highlight attractive gardens, landscaping, and storm water retrofitting in Brooklyn Park. This competitive program annually recognizes and rewards residents and businesses that strive to improve the City's landscape and attractiveness. There are four categories: single family, townhome, neighborhood, and commercial. Each category was judged on a city-wide competitive basis except for single family. Nominations for single family are divided into four districts. The districts are established by grouping areas of the city with similar sized lots and housing types.

Grand winners in each category will receive **\$400** toward materials, an **engraved garden paver**, and **formal recognition** from the Brooklyn Park City Council meeting scheduled for September 11. First Place winners in each single-family district (1, 2, 3 and 4) will receive **\$100** toward materials, an engraved garden paver, as well as formal recognition from the Brooklyn Park City Council.

<https://www.brooklynpark.org/neighborhoods/summer-blossom/>

Attachments: N/A



MEMORANDUM

DATE: September 18, 2023

TO: EDA Commissioners

FROM: Kim Berggren, Executive Director
Breanne Rothstein, Economic Development and Housing Director

SUBJECT: Housing Update

Overview:

This memo provides an update to the Economic Development Authority (EDA) on housing-related items. In addition to updating the EDA, this memo serves to keep interested community members informed of this work.

COVID-19 HOUSING UPDATES

HomeHelpMN

HomeHelpMN is a federally funded program created as an emergency response to the COVID-19 pandemic. It provides financial assistance for homeowners behind on their mortgage and other past-due housing expenses.

The program opened on May 7, 2022, and stopped accepting applications on July 7, 2023. Applicants on or prior July 7 will be notified if their application is being reviewed.

For questions or updates, visit the HomeHelpMN web page or call 1-800-388-3226. More resources are available at Find Housing Help (<https://www.mnhousing.gov/housing-help.html>).

Home Improvement Loan Programs Update

The EDA administers several housing reinvestment programs that provide financial resources to first time homebuyers, single-family and townhome homeowners in the community. Homeowner programs were redesigned in 2019 to increase the number of residents making improvements to their homes and to provide needed resources for future homebuyers. The redesigned and revamped programs have been a huge success, with funds for multiple programs expended rapidly. About 60 loans amounting to over \$800,000 have been closed beginning this January 2023 to date. These are programs administered in partnership with the Center for Energy and Environment (CEE). The most popular programs are the down payment assistance for the first-time homebuyers, senior deferred loan for seniors and the low interest revolving loan.

NEW HOUSING DEVELOPMENT PROJECTS

Real Estate Equities (Western Portion of 9500 Decatur Drive)

On July 3 the City received notification that Real Estate Equities (REE) received an allocation of tax-exempt bonds for one phase of its two-phased project. Various actions will still be needed from both the EDA and the City Council to accept the bonding allocation and to consider a Tax Increment Financing (TIF) agreement. REE

submitted two applications for bonding authority to the Minnesota Office of Management and Budget (MMB) with one application receiving funding and the other not due to lack of available bond allocations. For the project awarded funding (Parcel B), REE aims to begin construction this year. REE is also submitting an application to the Metropolitan Council's Livable Communities Demonstration Account (LCDA) Development program for additional funds to fill a gap in financing.

This follows the April 17 EDA approval of two updated term sheets for a 350-unit housing proposal on the western portion of 9500 Decatur Drive. The term sheets, one for each phase, include \$1.45 million in TIF and a \$1 million loan for each building/phase for a total of \$4.9 million in financial request from the EDA. On December 12, 2022, the City Council had voted to support REE's tax-exempt bond application.

REE's proposal includes two phases of workforce housing consisting of 1-bedroom, 2-bedroom, and 3-bedroom apartment homes, one of which was awarded bonds and is proceeding towards construction. This project proposes to use income averaging and have an average affordability to families making 60% of the area median income. Five percent (5%) of the homes, or a total of 18 units, will be restricted to families making no greater than 30% AMI. The total unit mix is 77% 2-bedroom units and above with units of each size at both 30% and 60% AMI. Real Estate Equities received unanimous approval for its land use application at the Planning Commission on Wednesday, March 8, and land use approval from the City Council on April 10.

Tessman Ridge (6900 85th Avenue North - NHCC Site)

The Tessman Ridge apartment community is under construction. Phase 1, which is the portion currently under construction, includes 71 units with 8 efficiency, 12 one-bedroom, 32 two-bedroom, 14 three-bedroom and 5 four-bedroom units. The EDA purchased and now owns the full site at 6900 85th Avenue N from Minnesota State Colleges and Universities (MnSCU) and sold the land for the Phase I development to Duffy.

Phase II will include applying for additional financing and a separate land sale for the remainder of the property at a later date. Duffy is financing both phases of this development with an allocation of Low-Income Housing Tax Credits (LIHTC) from Minnesota Housing, a \$1,185,000 Metropolitan Council Livable Communities Demonstration Account – Transit Oriented Development (LCDA-TOD) grant, Tax Increment Financing (TIF) from the EDA, and other sources. The EDA approved the term sheet to provide TIF and approve the purchase agreement with Minnesota State Colleges and Universities (Minnesota State) and North Hennepin Community College at its meeting on May 17, 2020. The EDA had solicited qualifications for the development of this vacant land in early 2020 and selected Duffy Development at that time. Additionally, there is approximately 1-acre of property held by the EDA for commercial use at the intersection of 85th Avenue N and College Parkway.

Village Creek Apartments (7621 Brooklyn Boulevard)

On July 27 the City received notification that the Village Creek Apartments project received an allocation of tax-exempt bonds from Minnesota Management and Budget (MMB). George Group North is now working to secure expedited funding from the U.S. Department of Housing and Urban Development (HUD) and begin construction in late 2023/early 2024. Currently various other loan agreements and approvals expire at the end of 2023, so additional short extensions may be needed if HUD's financing timeline extends the beginning of construction to early 2024.

On Tuesday, June 20, the EDA approved an updated Tax Increment Financing (TIF) agreement for the above financing structure. The approved term sheet and development agreement include a total of \$2.1 million in assistance. Approved EDA assistance includes:

- \$370,000 land-write down
- \$900,000 in upfront Tax Increment Financing (TIF) funds (from Housing Set Aside)
- \$535,000 in pay as you go (PAYGO) TIF funds over 15 years from newly created Housing TIF district

Village Creek Apartments is located on EDA-owned land at 7621 Brooklyn Boulevard. The project includes 83 units of mixed-income housing and a 10,000 square foot commercial component. The EDA first considered this

project in 2018. The project has since received a Metropolitan Council's Livable Communities Development Account (LCDA) grant to assist with project costs and a Hennepin County Transit Oriented Development (TOD) in fall 2020.

RE-HABILITATION PROJECTS

Huntington Place Apartments

City staff continues to coordinate internally and with representatives from Aeon regarding the current livability at Huntington Place as well as the long-term sustainability of the 834-unit apartment community. Staff from Police, Community Development, Recreation and Parks departments as well as the Community Engagement division (Administration department) are collaborating on actions needed in response to the themes heard from Huntington Place residents over the past many months. Related information is available on the city website at <https://www.brooklynpark.org/city-projects/huntington-place/>.

Stonybrook Housing Improvement Area HIA



The EDA approved \$1.2 million through the Housing Improvement Area (HIA) loan program for Stonybrook Property Owners Association. The funds will be used for the replacement of all the existing roadways and driveways, mill and overlay, restriping, landscaping as well as the installation of new exterior lighting within the Homeowners Association (HOA) as per the current layout.



Located at 30084-69484 84th Court North, Stonybrook Townhomes were built in 1970s and consist of 88 buildings with 352 individually owned townhome units. Construction work on the project is currently underway and is expected to wrap up by the end of September 2023.

HOMEOWNER ASSOCIATION (HOA) WORKSHOP

The City is hosting a homeowner workshop on September 28, at 6pm. The workshop will be held at the Community Activity Center. Attendees at the workshop will include current homeowners at various homeowner associations in Brooklyn Park as well as their board members.



At the workshop, attendees will hear and learn about HOA best management practices from Jennifer McCook representing Omega Property Management, one of the oldest homeowner association management companies in the Twin Cities region. Attendees will also learn and interact with Jennifer Toohey, from Toohey Law Firm, P.A, an attorney specializing in HOA law.

This FREE workshop will include a light dinner. For more information, please click on the following link to register.

[RSVP Now!](#)

OTHER HOUSING NEWS AND UPDATES

Housing Aid Distribution

The metro wide sales tax approved by the legislature for affordable housing includes a direct allocation to Brooklyn Park of approximately \$940,000 annually as well as increased funding for County and Statewide housing programs. The EDA will have to consider its options for how to allocate at a minimum the \$940,000 direct allocation, starting in 2024, which will be done through a budget amendment in early 2024.

There are several sources of data that tell the story of the need for affordable and accessible housing in the region, including:

- Key Facts on Housing 2022 (Minnesota Housing Partnership)
 - <https://mhponline.org/mhp-releases-key-facts-on-housing-2022/>
- Regional Housing Affordability Dashboard (Minneapolis Federal Reserve)
 - <https://minneapolisfed.shinyapps.io/Itasca-Housing-Dashboard/> - Indicators

- <https://minneapolisfed.shinyapps.io/Itasca-Housing-Dashboard/> - Tracking three key goals for region
- Indicators for an Inclusive Regional Economy (disaggregated by cultural community) (Center for Economic Inclusion)
<https://indicators.centerforeconomicinclusion.org/>
- The applications dashboard provides data on the number of homeowners who have submitted financial assistance inquiries through www.homehelpmn.org
<https://homehelpmn.org/dashboard/>

Staff Participation in Housing Groups

Staff participates regularly in various regional groups on the topic of housing, including:

- NOAH Working Group hosted by Minnesota Housing and focused on identifying strategies to advance the preservation of affordable housing regionally.
- Anti-displacement Working Group created by the Metro Blue Line Light Rail Transit Extension (BLRT) project office and Hennepin County.
- Housing Collaborative hosted by Twin Cities Local Initiatives Support Corporation (LISC) and focused on education, info sharing, and collaboration among city staff on housing programs and policies.
- Regional Housing Policy Work Group hosted by Urban Land Institute (ULI) Minnesota.
- Government Equitable Development Community of Practice hosted by the Metropolitan Council.

Other Housing Policy Work Currently Underway:

- Research the establishment of a housing trust fund
- Apartment Action Plan 2.0 (2018-present)
- CURA Housing Stability study implementation
- Fair Housing Training

Housing Work Recently Completed:

- CURA Housing Stability Study (2021-2022) – available at <https://www.cura.umn.edu/research/brooklyn-park-housing-project>
- EDA-owned former Park and Ride site at 4201 95th Avenue North (community engagement workshops held on June 27 and Aug 3)
- Transitional Housing Facility Rehabilitation (2018-2020)
- Fair Housing Policy and Training Program, (May 2019/August 2023)
- Mixed-Income Housing Policy (2017)
- Tenant Notification Ordinance (October 2019)
- Homeowner Programs re-vamp (2019)
 - Senior Deferred Loan Program
 - Down Payment Assistance Program (tripled investment in 2021)
 - Code Correction Loan Program
 - Revolving Loan Program
 - Rental Rehabilitation Loan Program (for 1-16-unit rental properties. Details available at www.mncee.org/services/financing/brooklynpark/-1) (April 2020)
 - Community Engagement and Environmental Sustainability Program (April 2020)
- Affordable Housing Preservation and Development Program (July 2019)
- Brooks Landing and Brook Gardens Rehabilitation Project (2019-2020)
- Park Villa Housing Improvement Area (HIA) Project
- Autumn Ridge Apartments Rehabilitation
- Evergreen Elevator Project (2022)
- Sunrise Court Second HIA Project (2022)

Attachments: N/A