

BROOKLYN PARK SPECIAL CITY COUNCIL MEETING

Monday, January 30, 2023
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER - Mayor Hollies Winston

PRESENT Mayor Hollies Winston; Council Members Boyd Morson, Christian Eriksen; Xp Lee, and Nichole Klonowski; City Manager Jay Stroebel; City Attorney Jim Thomson; Community Development Director Kim Berggren; Police Chief Mark Bruley and City Clerk Devin Montero.

ABSENT: Council Member Maria Tran (excused)

Mayor Winston opened the meeting with the Pledge of Allegiance.

2A RESPONSE TO PRIOR PUBLIC COMMENT

City Manager Stroebel stated there was one public comment at the last Council meeting. He stated it was mainly feedback to the Council regarding the legislative agenda and did not need a response.

2B PUBLIC COMMENT

1. Collette Guyott Hemple, 9277 Trinity Gardens. She asked the Council to send testimony regarding Senate Bill 73, the legalization of marijuana in the State. She asked the Council to send the legislators a request if they did not pass the bill. She stated she testified last week at the judiciary committee and listened to the bill. She stated some sections in the bill included anyone 21 years of age could have 2 oz and they could give or sell 2 oz to anyone 21 years of age or over. If they were under 21 years of age and sell it to them, it was a misdemeanor. She stated a person could also have 5 pounds of marijuana in their home and up to 8 plants. The senate bill did not have DARE or educational funding for prevention in the middle schools or high schools. There is no additional police funding, other than taking money away from highway trunk funds. She stated there was no addiction funding, there was \$3 million for cannabis regulatory state staff to test for potency, no additional poison control funding, no regulations for apartments or the impacts on others, no addiction funding, no certified test for impairment of driving. She stated no employer could not do random testing on it. The bill did not have spacing or distancing from other locations for selling it, nothing to stop people from giving 2 oz to other people. She stated the only thing the bill did say was they couldn't have it in a school building but as far as parks and public places like Tater Daze and other events, anyone could bring in 2 oz. She stated people were at central park and had 150 people like Osseo had that showed up with a party bus and had marijuana, they could all be smoking 2 oz. She stated 2 oz was the same as 56 joints per person. On average 3 joints would make a person high. She stated it took away control from the police and they couldn't do anything about someone having 2 oz of an illicit drug on them. She stated a couple that testified before her, they talked about their 16 year old son that started using marijuana, who became addicted, developed psychosis and committed suicide within 5 years.

2. Denise Butler. 7552 Brunswick. Stated she was representing ACER, African Career Education and Resource, Inc. in support of the business tenants at 7710, Brooklyn Park Executive Plaza, who were facing eviction effective tomorrow. She stated through an advocacy and all of the work from the community members, they received an extension today until March

31. She asked the city to provide support to the business tenants. She stated that currently there was a property 6800 78th Avenue on the market for sale, for \$1.1million, 7,000 square feet of space and was vacant. She stated the tenants would like to be relocated as much of them as possible into the new space. They were asking for city to support the collective purchase and was not a new model as ACER was familiar with the process and could provide consultation, project management and support to both staff and business tenants to support the endeavor. She stated they were looking for the city to be lender in the interim, for the loan to purchase the building and they could work with another lender they reached out to, to support the refinancing of the loan. She stated that the model or concept was nothing new and had been shared and done in other places and recently shared with city staff through other projects. She stated it was something taking place in the North Wind Plaza too. She stated they would be making history and piloting it prior to the North Wind Plaza opening.

She stated the ask was for support for the business tenants in purchasing the building and the city being lender in the interim, support a collective purchase of the tenants at the 7710 building. She stated the model was not new and had been done before. She stated ACER could support the business tenants and city staff making it possible. She stated the building, 6800 79th Avenue was within one mile distance where the tenants were currently. The building was located near the OLM office, ACER office, and Global Fatherhoods office. She stated the traffic was already there with the targeted business already catered to and was closer in proximity to the TOD, transient oriented development, which also provided a lot of resources as far as marketing to continue to draw other traffic for the business tenants.

3. Alhaaj,Bah, 12031 Porter Drive, Champlin. He stated he wrote a letter of complaint to the city and did not get a response. He stated he wanted to highlight, 6900 70th Avenue building as it was part of the discourse but was not mentioned and was frustrating for them and thought they would get something out of it. He was wondering about the letter they received from the development area and said they should come with la ease and rent. He stated they were the people almost being evicted out of the building and didn't know how they were going to get a lease with anyone, and the city was aware of their situation. He stated the reason they didn't see most of the people there tonight, was some of them were sick and some were traumatized because tomorrow was the last day. He stated they were able to talk to the landlord because of the process they were going through to get funding to move out and asked the landlord to think about humanity and try to extend the lease. He stated they now had a few more days to get the funding and work the city. He stated they wanted the city to expedite the funding. He stated they were human beings like the Council and did not want to go through the same thing with the lease. He stated they had lived in Brooklyn Park for many years and their children were facing all kinds of trauma and COVID. He stated whatever the Council can do to help us, they were their family and community and there to make the city a better place for everyone. He also asked about the \$5,000 they were proposing for Osseo and wondered if the Council could increase that to \$10,000 because the money was going back to the city and an investment and wasting money. He stated If they purchased that building and cosign with the city as investor, it would be a good idea and hope tonight the Council could help them.

3A. MOTION LEE, SECOND KLONOWSKI TO APPROVE THE AGENDA AS SUBMITTED BY THE CITY CLERK WITH REMOVAL OF ITEM 4.3. MOTION PASSED UNANIMOUSLY.

3B. PUBLIC PRESENTATIONS/PROCLAMATIONS/RECEIPT OF GENERAL COMMUNICATIONS

3B.1 Interview Applicants for Commissions

The Mayor and Council interview applicants to fill vacancies on the Budget Advisory Commission, Planning Commission, and the Recreation and Parks Advisory Commission.

4.0 MOTION LEE, SECOND KLONOWSKI TO APPROVE THE FOLLOWING ADMINISTRATIVE CONSENT ITEM: (ITEM 4.3 WAS REMOVED FROM THE AGENDA)

4.1 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-12 TO AUTHORIZE THE RECREATION AND PARKS DIRECTOR TO ENTER INTO LEASE AGREEMENT WITH THE STATE OF MINNESOTA DEPARTMENT OF MILITARY AFFAIRS FOR SHARED USE OF BROOKLYN PARK ARMORY FACILITIES.

4.2 TO APPROVE COMMISSIONER MORSON'S REQUEST TO ATTEND THE EHLERS' 2023 MINNESOTA PUBLIC FINANCE SEMINAR IN BROOKLYN CENTER, MINNESOTA ON FEBRUARY 2-3, 2023.

4.4 TO APPROVE THE MINUTES OF THE BROOKLYN PARK CITY COUNCIL MEETING OF JANUARY 9, 2023, AS PRESENTED BY THE CITY CLERK.

4.4 TO APPROVE THE MINUTES OF THE BROOKLYN PARK SPECIAL CITY COUNCIL MEETING OF JANUARY 17, 2023, AS PRESENTED BY THE CITY CLERK.

4.5 TO APPROVE MAYOR WINSTON'S REQUEST TO ATTEND THE PROJECT EQUITY SUMMIT IN OAKLAND, CALIFORNIA ON FEBRUARY 7-9, 2023.

4.6 TO WAIVE THE READING AND ADOPT RESOLUTION #2023-13 APPROVING PROPOSAL FOR DESIGN OF 109TH AVENUE AND AMENDING THE 2023-2027 CAPITAL IMPROVEMENT PLAN (CIP).

4.7 TO APPROVE THE SETTLEMENT AGREEMENT WITH BRICE SAND AND THE CITY OF BROOKLYN PARK.

4.8 TO APPROVE THE SETTLEMENT AGREEMENT WITH JAMES LASZCZAK AND THE CITY OF BROOKLYN PARK.

MOTION PASSED UNANIMOUSLY.

5. PUBLIC HEARINGS-None.

6. LAND USE ACTIONS

6.1 Range USA – Site Plan Review for a 14,955 Square Foot Building for a Commercial Indoor Recreational Facility to be Used as a Gun Range.

Planning Director Paul Mogush briefed the Council on the Site Plan Review for a 14,955 square foot building for a commercial indoor recreational facility to be used as a gun range.

6.1 MOTION LEE, SECOND MORSON TO WAIVE THE READING AND ADOPT RESOLUTION

#2023-14 APPROVING A SITE PLAN REVIEW FOR A 14,955 SQUARE FOOT BUILDING FOR A COMMERCIAL INDOOR RECREATIONAL FACILITY, SUBJECT TO CONDITIONS CONTAINED IN THE RESOLUTION. MOTION PASSED UNANIMOUSLY.

7. GENERAL ACTION ITEMS

7.1 Designation of Official Newspaper

Risikat Adesaogun, Communications Manager, briefed the Council on the designation of the official newspaper for the city. She briefed on the designation of the newspaper at the January 9 meeting, Minnesota Statute 331A.04, designation of a newspaper for official newspaper, Minnesota Statute 331A.02, Requirements for a qualified newspaper, Examples of official notices, About Sun Post-Current Official Newspaper, Where can residents pick up free weekly Sun Post newspapers, Sun Post drop sites, Factors to consider when selecting an official newspaper, Other newspapers for consideration, What other options exist, Sun Post vs. Insight News, and Staff recommendation.

Council Member Morson stated it was the first time since serving on the Council to see the presentation to give the Council context. He stated he was dissatisfied with the Sun Post newspaper because it did not represent who the city was. He stated Mayor Winston was sworn in as Mayor, it was a historical opportunity as the first African American mayor in the city and they didn't cover it. He stated they didn't engage with the population in the communities and the people of color did not reach that publication. He was not in support of the newspaper and suggested other options be explored. He suggested tabling the item to get information on other options.

Council Member Lee thought the relationship was in question related to the official newspaper. His understanding was about the legal responsibility of the legal notices being published. He stated the city had been working with the Sun Post for a long time and was an opportunity to work with them to develop that relationship so the city could balance the label of them being the official newspaper. He stated it meant the city needed to take ownership of what that meant to the Council. He was okay with tabling it for now and would like to see community engagement on it with the surveys out in the community. His concern was people who relied on the Sun Post and relied on it for about 20 plus years. He asked if they were considering making a change to make sure it was done transparently and publicly so people knew the city was going to be moving the official notices somewhere else, so people who had been relying on the Sun Post knew where to go.

Council Member Klonowski asked if the city provided any reference on the city's website that the Sun Post was free to sign up.

Communications Manager Adesaogun stated they did not advertise the city had an official newspaper because their function was to check that legal box. She stated when talking about hearings of public interest or projects, they relied on other communication avenues such as social media, sending out emails via GovDelivery, and Park Pages going to 33,000 households. She stated tonight was primarily figuring out the city was going not to adhere to a statutory requirement.

Council Member Klonowski asked if she saw a benefit to promote it was free and that was

where the city posted things there or in the Park Pages.

Communications Manager Adesaogun stated it could be an idea and while that was just about checking that box, there were financial implications. She stated the city paid money for legal notices. She stated that while the staff's recommendation was to retain the Sun Post, it was not without financial implications. She stated whether they did nothing or did something else, there was the money piece to consider.

Mayor Winston agreed with tabling the item and understood if the Council tabled it. He stated the presentation was wonderful and the thought of diversifying the drop sites and increasing the outreach to the other print and visual outlets was key. His concern was the Sun Post hadn't been doing the work and understood it was for statutory purposes to have the official newspaper. He stated from the perspective of representing the city, if he wanted to know what was going on in the Hmong community, he would have to pick up a Hmong newspaper or call a Council Member he knew or call someone in the community that knew what was going on. It would be the same with African American communities, Oromo community, Liberian community, and others. He stated if they were going to be the official paper of city that was 55% to 65% people of color there should be coverage of events and issues. He stated he was not interested in teaching the Sun Post how to do what they should be doing. He stated they should already develop the resources and better understanding how the communities work and build those relationships, and the fact they hadn't was not his issue, it was on them.

He stated what he would like to do and the reason to table it was because, the city needed an official newspaper and asked how they did what they needed to do legally and also have partners whether it was a creative system, on getting the word out to everyone. He stated if he knew there were key issues that were not covered in the Liberian, Hmong, African American and Oromo communities, there was a good chance when they got the Sun Post, it was not as interesting. He stated from the city perspective, he was interested in everyone being keyed in on what was going on so when those public notices came out, he wanted everyone to have an idea on what was going on. He wanted to reach as many communities as possible. He stated there was an opportunity for the city to do something creative and thought the Council would be behind it. He stated sometimes those approaches took away from other key things, the Council understood it and was something they could be leaning on and still meet the legal requirements.

Council Member Eriksen stated most of the people who showed up at city hall for public hearings or truth and taxation hearings were not finding out about it in the small blurb in the back of the newspaper. He stated they were seeing it on the Facebook page and hearing about it from their friends and neighbors. He stated to the question of which newspaper the city used was irrelevant, but they could use it as a leverage piece or encouragement tool to help the city promote what the city was doing to a wider audience. He stated he was in favor of doing that research and tabling it until it was figured out.

Council Member Morson stated the cost to the city was \$20,000 in 2022 and the diverse readership in that \$20,000 did not yield the responses they needed in the city to move forward. He stated the city invested \$22,000 and did not reach a fraction of what it could have for \$20,000 in the Sun Post. He stated it did yield some responses but did not have a collective response from the diverse community.

7.1 MOTION MORSON, TO TABLE THE ACTION ON ITEM 7.1 RELATED TO THE DECISION ON THE CITY NEWSPAPER UNTIL THE END OF FEBRUARY.

Mayor Winston thought it should be the end of two months and offered an amendment to the motion.

7.1 MOTION WINSTON TO AMEND THE MOTION TO TABLE 7.1 UNTIL THE END OF THE LAST MEETING IN MARCH AND TO HAVE STAFF COME UP WITH MORE OPTIONS IN TERMS OF HOW WE CAN LEGALLY MEET THOSE REQUIREMENTS AND ALSO CREATE A BETTER REACH WHETHER ITS WITH THE OFFICIAL NEWSPAPER OR OTHER RESOURCES.

Council Member Lee stated the city was going to continue to pay anyone for the legal notices for now and suggested a work session in February to go over the strategies.

City Manager Stroebel stated the next work session was in a week and asked if the Council wanted staff to gather some ideas and present them before the Council at a future work session. He suggested two months, April work session or could do it in reverse, have an initial conversation sooner and have staff do the research based on that initial conversation. He thought there had been enough feedback tonight to have staff gather some information and come up with some strategies and come back at the work session in April.

Council Member Lee stated he would like more information on the Insights Newspaper because there were questions around the distribution and do a deeper dive with Insights and the Sun Post. He also wanted other creative ideas that was presented and how to build relationships. He stated that even if they decided to go somewhere else, the Sun Post was still there and had a large distribution, and why he talked about the relationship piece. He wanted to make sure the city kept in touch with them to be able to put notices with them or other newspapers.

Communications Manager Adesaogun stated they would begin to set up meetings with some of the news outlets, do a deeper dive and ask for more specific information on the circulation. She reminded the Council they were talking solely about placement of official notices and shouldn't have of hand on the type of content from the newspapers and those two were separate issues. She stated when the city paid \$20,000, it was purely the city purchasing space in the paper for official notices to go in the paper.

Mayor Winston stated when the newspaper had that official title, he wanted it to be representative and didn't want to automatically rubber stamp something it no longer was not representing the community like they used to. He asked if staff could do that research and what it would look like with the pricing. He stated if they were listed as the official newspaper, the city could also give or find ways to get resources to those people and do something different of getting those notices out and was more representative of what the community was.

Council Member Morson asked if the Council could have the presentation to do homework on it. He was in support of tabling it as the City Manager recommended the first work session in April.

Council Member Klonowski asked if the Star Tribune met all the requirements.

Communications Manager Adesaogun stated the Star Tribune did meet the requirements. She stated she didn't include them because they were quite cost prohibitive for the city and was a question to the Council if they were interested using those funds and increasing the funds for the placement of those public notices with the Star Tribune and would include it too.

Council Member Klonowski stated there was also the Minnesota Women's Press newspaper.

Council Member Lee stated it might be semantics in terms of official versus legal if staff was just saying, they needed a legal paper instead of an official paper and asked if that would change the conversation.

City Attorney Thomson stated legal was the correct term and not official. He stated what the laws required them to do was designate a newspaper where legal notifications were published, and the newspaper had to meet a certain criterion in order for the Council to do that. He stated he understood the discussion and understood why the Council might have wanted the newspaper, where legal notification was published to be more representative of the community and certainly could continue that discussion.

Council Member Morson accepted the amended motion as a friendly amendment to the motion. Mayor Winston stated he would second the motion made by Council Member Morson.

7.1 TO TABLE ITEM 7.1 TO THE APRIL WORK SESSION AND TO HAVE STAFF COME UP WITH MORE OPTIONS IN TERMS OF HOW WE CAN LEGALLY MEET THOSE REQUIREMENTS AND ALSO CREATE A BETTER REACH WHETHER ITS WITH THE OFFICIAL NEWSPAPER OR OTHER RESOURCES. THE VOTE ON THE MOTION PASSED UNANIMOUSLY.

8. DISCUSSION ITEMS

8.1 Provide an Update on Huntington Place.

Community Development Director Kim Berggren and Police Chief Mark Bruley gave an update on the Huntington Place Apartments.

Council Member Morson asked about the city staff going around two times a week to Huntington Place Apartments.

Community Development Director Berggren stated the rental inspectors had been going out every Tuesday and walking two buildings, a couple of hours walking the interior common spaces. She stated they had been doing that on a routine basis since they finished the door knocking because they wanted to make sure there was additional oversight being maintained.

Council Member Morson stated they were going out at Huntington Place and not the other apartments and stated it was good for Huntington Place but not good for the other residents who were suffering the same conditions at other apartments.

Community Development Director Berggren stated it was an unequal allocation of staff time and was responding to the request from the Council in the past months to put additional enforcement at Huntington Place to ensure property maintenance was being maintained. She

stated if the Council wanted them to change the allocation of staff time, she would be happy to do that.

Mayor Winston asked if the Council was to ask staff to look at other apartment buildings, what the capacity for staff was to do it on weekly basis.

Community Development Director Berggren stated they were in the process of redesigning the rental inspection program and had some proposed actions to bring forward in the next couple of months after doing the outreach with the stakeholder groups. She stated they were not including building walk throughs as part of the proposal. She stated they had some other ideas to use staff time toward the outcomes they were looking for. She stated it was an interim strategy at Huntington while they were monitoring their maintenance. She stated Aeon had been able to hire a supervisor who had been very responsive in the last six weeks. She the building inspectors walking the buildings had said they felt they might be able to back off based on the performance of Aeon's current staff. She stated if they tried to do it across the whole system, they didn't have the staff time to do it. She stated they were hiring a fifth rental inspector and would be adding some capacity and would be proposing to the Council some ideas on using the staff hours. She stated they previewed it last week with the property management group and doing the same with advocate groups soon.

Council Member Morson stated that telling the Council they didn't have capacity to meet the needs of all apartment residents living in the community sounded like even with Huntington being the focal point, was playing catch up. He stated it didn't sound like they were planning or had plans or was a system in place and now playing catch up to meet the needs where they should have been because staff didn't have the capacity to do it. He stated they had to find it and put all the pieces together just to get to where they were with Huntington at the same time of doing that, other people were living in the same conditions and still suffering in those deplorable conditions, and they were allowing it to still exist in the city since he had been on the Council.

Community Development Director Berggren stated because of the Huntington performance management and property maintenance problems they had the past year, they provided extra oversight during that time at Huntington. She stated based on the recent performance of Huntington, the rental inspectors were able to back off some of the oversight and planned to shift their attention towards in unit inspections at Huntington. She stated they would be on site doing unit inspections and still had some monitoring going on. She didn't think their rental inspections out in the community were doing this all the time and by door knocking at a couple other complexes they were monitoring the conditions of apartments. If another apartment community was having as many maintenance problems as Huntington, had this past year, they would recommend deploying additional oversight like they did at Huntington. She stated if problems arose, they would pay more attention to the problem.

Council Member Morson stated with all that preparation and modification they had been doing and going through, asked what attention they had brought to moving rental inspections three times every three years to making it once a year or twice a year. He asked what conversation helped them how they held inspections as opposed to every 3 years or 5 years and where was the conversation for it.

Community Development Director Berggren stated the Council approved the increase in the

number of rental inspectors with this year's budget and in the process of hiring the fifth inspector. She stated that added capacity to the system and could do additional inspections. She stated the redesign they were working on now, recommended ways in which they applied that staff time toward the outcome. She stated the increase in frequency was part of the redesign. She stated it was a lot of detail and looked forward to presenting it to the Council. She stated they had shared it with the property managers coalition already and were having another meeting with them to go over that along with meeting with the renter engagement groups to get their feedback. She stated there would be opinions about how to best provide better oversight and were navigating through that now. She stated they would be able to increase frequency of interacting with the apartments with the fifth inspector.

Council Member Lee asked if there were any updates on the asbestos situation or conversations about it.

Community Development Director Berggren stated Aeon did provide protocols they used in response to asbestos and worked with the vendor to come up with ways to handle asbestos and were in the process of training their staff. She stated the city did not oversee asbestos as staff were not versed on the topic of asbestos and had been working with the state inspectors to understand it. She stated one of the things they might recommend to Council was to require property managers to have the asbestos plans in place. She stated as far as they understood, the state didn't require it or monitoring of it. She stated it was something the city could take on in monitoring and ensuring they had a plan in place and were paying attention to the plan. She stated the regulation of the materials would be at the state level.

Police Chief Bruley stated they had a significant reduction of violent crime at Huntington Place over the last quarter but had seen an increase in overdose cases and their strategic effort was focusing on fentanyl as recent as last week. He stated they served a search warrant and recovered fentanyl and that focus continued. He stated the other growing concern was the amount of domestic violent calls they were receiving. He stated there was a strategic group being created with officers and city hall staff to focus on strategies around how they were going to deal with it. He stated a lot of the strategies would be based on resources they wanted to bring in and help the community. He stated traditionally apartment complexes that became disenfranchised usually saw more crimes and less calls because people were less likely to call the police. He stated when they built more trust and legitimacy with the police and connected with residents, they would see police calls go up and violent crime go down. He stated they might be seeing part of it with domestics where they had a lot of relationships they built throughout the summer and continued to build there and were receiving more calls as they focused on domestics. He stated the good news, the residents were calling about domestics and gave an opportunity to get the right resources there and do the right work. He stated it was sometimes harder in the winter to have community events to connect with the community and police, but his staff found creative ways to do it by partnering with Three Rivers Park district. He stated last week they had a winter event for the Huntington Place youth, and had sledding, snowshoeing and other events that were nontraditional.

Mayor Winston stated with the domestic violence concerns knew other resources were being considered. He asked if there were other resources outside the police department the city could be investing in or bringing into city to help with that and would nice if they could be ahead of curve in terms of addressing it.

Chief Bruley stated with the early assessment, combing through the data and historically what they knew, a lot of domestic violence centered around drug and alcohol addiction and the lack of ability to deescalate certain situations. He stated they were trying to partner with Hennepin County and bring additional resources. He stated the preliminary conversations with management of Aeon, they were open to using their facilities and apartments to bring in such things like social workers into Huntington Place on a regular basis to be a link for resources and then having a consortium of people of different disciplines come together and work on ideas to be creative and bringing resources to Huntington to curb it.

Mayor Winston stated with some of the tenant's rights organizations being involved, asked if they were considered part of that conversation in terms of solutions.

Chief Bruley stated it was being led by Inspector Faust and would mention it to him. He stated they would take anyone wanting to help with bringing ideas and resources to the table.

Council Member Lee asked if addressing issues at one place, did the crime move to other places, such as some of the violence addressed at Huntington Place, if he was seeing that spread to other places, other geographies, such as parks and complexes.

Chief Bruley stated one hurdle they had on law enforcement was the transient nature of some of the community members not just in the city but in the region. He stated keeping track of the data was difficult. He stated there was some anecdotal information that had a sense of what was going on. He stated they knew through intelligence shared with Brooklyn Center and North Minneapolis; a lot of the gang members that gathered around Huntington had involved a lot of violence at north Minneapolis. They knew the displacement occurred when they were set up between Huntington and 63rd Avenue and Zane. He stated those were no longer conducive areas for them to do that. He stated between the community taking over that space and partnering with the police, they just found new areas. He stated when there was significant violence, that intelligence was shared, and saw those individuals the city had on the radar and no longer lived in the city. He stated displacement was an issue and they worked on it constantly to find ways to share intelligence.

Council Member Morson stated Police Chief Bruley was the police chief the city needed now to move the city in the direction it needed to go in. He stated the Chief's compassion, willingness to engage the community and provide connections to the community, the chief and the officers that served the city should be given a standing ovation. He stated Chief Bruley was one of the city's MVPs to help change the trajectory of the city's course of action. He stated the brave men and women serving under Chief Bruley's leadership should be appreciative of his leadership. He stated since Chief Bruley became the police chief, he found his undertaking been geared toward playing catch up where the city should have been and that was part of the problem and showing his creativeness to solve those issues and problems. He stated he stood behind the Chief and what he did in the city and looking forward for greater things they could come up with building a better policing in the city that had been long standing. He stated he was comfortable with the chief's focus, direction, vision, and efforts in the community and people coming back to Council Member Morson about the Chief on what he had done for the city and turning it around and proactively engaging in the community by getting rid of things the city didn't need and no longer wanted.

The following individual addressed the Council.

1. Dr. Eric Johnson, President, CEO, Aeon, stated he was present to answer questions or comments from Council.

Council Member Lee asked about the door latching outlined in the report. He stated he knew it had been an ongoing issue and it also had to do with the tenants not being as responsible as they should be. He stated it was a safety concern and asked if they were having conversations with residents or planned to address it.

Dr. Johnson stated there was a plan to address it and conversations with staff on that issue today. He stated they had a list of items per dollar with the city they were spending but that issue had surfaced and taking it seriously.

Council Member Lee stated they had to make sure residents, guests and everyone were safe and if they had to try and go around as often as possible with maintenance and security guides to check on those doors would be great.

Dr. Johnson stated underway right now was a 100%-unit inspection to be completed by the end of February. He stated in the final analysis, they were trying to pick up all issues, and not just the unit inspections, it was what they could do long term with property.

Council Member Lee stated he was glad to hear about the asbestos plan and asked how they were moving forward with it.

Dr. Johnson stated they had been working with a vendor in the asbestos space not only to review their procedures and policies but everything they did going forward based on that approach. He stated it was important to remember the age of the building like Huntington, 1960s, and given the age they would run up against those issues as the property went through the transformation. He stated they were taking it seriously, if something happened in a building and had to get into wall at that point of contact that was when they should be applying any and all asbestos standards.

Council Member Lee stated the last time he heard him talking about conversations he was having at the higher level to secure larger funding. He stated it was good to hear he was able to get some flexibility from the city and access money from Hennepin County. He asked if there were any updates, he could share with any higher-level conversations.

Dr. Johnson stated they were in constant conversation about longer strategies with investors and potential partners around the country. He stated they had been up against a challenge, the interest rates going up, the negative narrative about Huntington, and spending a lot of time answering questions. He stated they were trying to get future investors and future funders comfortable with the property. He stated the \$100 million budget seen in the Governor's budget, Aeon was the workhorse when it came to acquisition of NOAH properties and anticipated there would be discussion there. He stated \$4 million just came in from the federal government which they didn't have as it was a long process and could be 6 months. He stated at the previous meeting or before he talked about a number that was significant and it was not \$5 million there, or \$5 million here, he stated it was a big deal at \$150 million plus given the age and history of the property.

Council Member Morson stated there were no outstanding complaints, violations and they had had been caught up and from that perspective after listening to all complaints the Council had over the past years, deserved recognition. He stated it deserved attention to how Dr. Johnson was meeting the needs of the residents who were living in deplorable conditions and how committed Aeon was to resolve those issues. He was also concerned about the standby, the readiness, they had in the event something went wrong and asked how prepared they were to the readiness to make sure the residents were not without for an extended period.

Dr. Johnson stated the readiness given the age of the properties, when seeing things like the heat going out and water leakage was like the cascading effect that happened. He stated Aeon had been an entity buying those properties and trying to preserve them and faced that across their portfolio. He stated when it got cold the shear impact on the property related to the pipes bursting, water breakage in the buildings, ceilings were something constantly catching them off guard because they didn't know the full extent of what was coming, and the cost needed to repair it for a long term to fix it. He stated they were trying to do a better job at response and trying to anticipate what could happen given the age of the properties and what they were up against. He stated that was why they saw the number of dollars needed to bring those properties up to the point where it didn't happen anymore.

Council Member Morson stated with summer coming asked if there was a plan, because the pool was down last year and he had conversations with staff about the grounds by making it more friendly by having barbeque pits, picnic tables or monkey bars, for those who lived there. He stated those people liked to barbecue and have fun and asked how they were making it family friendly for the upcoming months.

Dr. Johnson stated the immediate focus had been unit rehabilitation as quickly as they could with the residents living there. He stated they had been focusing their efforts on unit inspections trying to get the dollars in the units to bring them up to standard. He stated what he hoped would happen was getting into the summer and not having pipes break in the winter. He stated his emphasis was about the residents. He stated Huntington was the second largest multifamily complex in the state and was the example, when talking about naturally occurring affordable housing properties. He stated in his last testimony to the legislatures said there was a glitch in the system at the state level not having enough resources to take on something of that scale and trying to fix it as quickly as they could because whether Huntington or another property across the state was in a position to be bought, purchased, dislocated residents was a challenge and something they were trying to do with the legislators.

Council Member Morson stated he met with Commissioner Grove, and they had a conversation about the potential allocating of money to Huntington. He stated last week he brought that to his attention and had assigned a team to meet with city to try to bring money to Huntington and shared with him the great need. He stated all those tenants deserved a normal life and lived decently within the city. He stated with the conversations he had, he felt good about it and would be holding another meeting to see how to tap into that \$100 million to meet the needs in the city.

Dr. Johnson stated it was important to hear that because just hearing it from him as the developer and as the landlord was different than hearing it from the leadership of the city. He stated on the \$100,000 million, the argument would be it had to be shared across the state. He stated they didn't need all of it but would take \$20 or \$25 million. He stated that would be a

source they could leverage to do what they were trying to do with various partners and would be a tremendous show of support. He stated when they talked to potential investors and partners around the country, they would say the city had stepped up as the origin of helping and had funds in the project, Hennepin County had funds in the project, they just got a federal appropriation into the project. He stated with the \$100 million out there, because Aeon was a player in that space, would have access to that money to say they were doing their part and see if that could draw in support from potential investors and partners.

Mayor Winston asked the City Manager and Community Development Director if they could set up meetings with key legislators in housing along with a follow up with Commissioner Grove and DEED and let them know, while he understood Aeron needed \$24 to \$25 million, the city did have other apartments that were struggling too. He thought the city had an issue with protecting naturally affordable housing and was a larger issue. He stated it was an opportunity to kind of run that number up while the city had the resources it did at the capitol. He suggested that be set up as soon as possible because it was not just Aeon or not just Council Member Morson and needed more of a presence. He suggested three Council members show up and have that discussion because things were moving quickly.

He asked Dr. Johnson if there was anyone the Council needed to reach out to, to make sure it happened. He stated he didn't want a situation where they didn't get it and he would have a press conference and was too late and was important to the city to make sure it gets taken care of.

Dr. Johnson stated it was communication at the state level on the importance of the issue. He stated when Aeon needed the city to have a conversation with a potential partner, to talk about the commitments the city had made into the project and how it served as a foundation to continue to move it forward, he would let the council know.

Mayor Winston asked Ms. Tekoa Cochran about the situation related to the heating at the Village and wanted to know how the community responded.

Ms. Cochran stated it was around Christmas Eve and she started getting complaints of heat shortages in the apartments, inadequate or no heat. She stated they responded by providing blankets and heaters and got the fire Department and city leaders involved. She stated they tried to reach an Aeon representative and was not available. She stated it was just the community members that came together to tackle the problem. She stated the police department donated heaters and coordinated that through city officials along with the residents and Village BP.

Mayor Winston stated everyone was a partner in that and should not be going at it alone. He stated there was some capacity the Village could bring to help with some of the short-term issues. He asked Dr. Johnson if there had been some relationship between the Village and Aeon and if that was being worked on for some of those issues when they happened. He stated if the Village could step in and have a connection with Aeon that might solve some of the problems and build more trust between all the partners involved.

Dr. Johnson stated it was a good idea and stated for Aeon to be able to do that outreach to the residents in terms of partnerships helped solve some of those issues and did a couple things,

builds capacity within the community and helped them solve problems. He stated he was open to having that type of relationship. He stated because the age of the properties, it was not going to be the last time those things would happen given the nature they were dealing with and anticipated those things would continue to happen.

Mayor Winston stated he knew Dr. Johnson had a busy schedule and asked staff if they could set up some type of meeting, such as a zoom meeting to make sure that relationship would happen and continue.

Community Development Director Berggren stated there was a community task force meeting every month. She stated that was the forum they had established to have an opportunity for leaders of the city, Aeon and the Village BP to be there. She stated Ms. Cochran had been attending all the meetings and Aeon had various representatives there as well as the city. She stated they had established that meeting time already and included residents at the meeting too. She stated that was intentional in terms of the community engagement strategy to say they didn't want to have those meetings behind closed doors and wanted to be open with residents' participation. She stated she had 15 to 30 people at the last meeting and that was a forum available to have those conversations.

Mayor Winston stated he was aware of it and thought it was an opportunity for a closer relationship to be built that was centered around resources and the Council talked about it as a city and some of those resources could be embedded to continue the energy. He asked the police chief if there was anything in terms of safety, he would like to see the Council do or Aeon lean into.

Chief Bruley stated they had it as a priority topic at every Wednesday staff meeting and every indication they had was going well in that direction. Violent crime was significantly reduced, calls for service had been reduced. He stated they had identified domestics on the increase which they were reaching out to their partners. He stated he asked Inspector Faust, on how Aeon was as a partner and said they were fantastic especially when he was able to bring in counselors or other resources and was an open door for using the apartments or other facilities to get them in. He stated it seemed like the relationship with management was going well. The security gates in place seemed to have controlled the environment as far as helping to suppress the type of crime or loitering which they had issues in the last 18 months of large groups, and they were not seeing that anymore. He stated overall the feeling of Huntington when he drove through and talked to people, felt better and had many people reach him by phone and said it felt like first time they felt like a home. He stated they were on a trajectory and felt like they had momentum and going in the right direction.

Mayor Winston stated the Village tried to do something with Aeon and there was some resistance and wanted as little resistance from both parties as possible. He stated that was part of the relationship in some ways that led to crime going down and other issues being resolved.

Council Member Lee asked about not being able to reach someone from Aeon and if they were able to figure it out and asked if there was a new process. He stated he understood holidays but if there was another emergency similar to Ms. Cochran's situation, he didn't want that to happen again.

Dr. Johnson stated they had rectified the communication chain related to those type of

situations.

9A COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Morson thanked the Council for granting him the opportunity to attend the EDAM training over the past week. He stated the two-day conference was an eye opener. On the THC to issue, they were in support of it and pushing legislators to make it happen. He stated they also had put in the regulations, from growth to testing it and were 10 different processes it went through before reaching the store. He stated they were checking it and monitoring it along the way to make sure they were in compliance to what the state had mandated. He stated the state was trying to find other solutions of mandating it and hold some accountability too that was what they were pushing for in the legislation.

He stated they also spoke about the importance of immigration in the work force in the community and how valuable it was to embrace the immigrants in the communities and how they yielded such a great response across the country. He stated many small business startups and operations in the community held a valuable stake and held 20% in the health care system by taking care of residents across country. He stated a lot of them were going into healthcare and doing a wonderful job.

He stated during these challenging times in the past week in Memphis where a black motorist was killed by five black officers. He wanted the police chief and residents to know they had his support on what they did in the city. He stated integrity matters in the community. Under the police chief's leadership, the city was heading in the right direction. He stated he supported the men and women in blue who served and protected the community. He stated there also needed some corrections and some things needed to be done in the police department to make it better for the community. He stated he wanted to make sure he acknowledged and stood behind the police department amidst the horrific event that happened to the motorist and the officers deserved to be fired. He wanted the public to know, the city had a lot of integrity under the police chief and the men and women who serve under him. He wanted to make it clear they had things to change in the system to make sure they operated under the best policy and procedures going forward for the community as it was 62% minority and with the challenges they faced and if pulled over something like that would not happen but could happen. He stated whatever they could do to review that language to make sure they are doing the best they could do around the country. He stated the federal government was not doing what they could be doing to pass those laws since George Floyd and needed to be open to language to provide a better city and police department.

He stated they also talked about broadband and how they tried to find one particular carrier to service the state and other areas and had negotiated some fees with them.

Mayor Winston stated everyone grieved in their own way. He stated he was laser focused on Brooklyn Park and some of the steps they were taking in terms of alternative responses and the focus to understand and focus more on preventing domestica abuse. He stated some of the RFQs that were out there were looking into those models. He thought they had an opportunity in the city to get it right and thought the community, police department and Council were approaching it correctly. He stated there would always be lessons learned and always heightened when it came to public safety. He encouraged the residents to understand and work with the Council because the city was a mixture of diversity and folks had been in the city for 40

to 70 years. He stated the city had the opportunity to get it right and show the country how to get it right and to lead it.

He stated on the situation with the potential displacement of businesses that was discussed earlier was a priority for the Council to address. He stated the Council would consider it whether a work session or EDA. He wanted the residents to understand if the Council or EDA considers buying a building some of the funds that were provided, and other community players would have to be skin in the game beyond the city. He stated it was a priority and the Council would consider how to address it at a special meeting, EDA meeting or work session. He stated it was important, the Council heard the residents and would be addressing that as a priority.

Council Member Lee stated February was Black History month and encouraged everyone to be able to do something to learn and reflect. He stated the communications team had a webpage up on the city's website with opportunities and resources. He stated everyone needed to celebrate every day, but February was National Black History month.

9B CITY MANAGER REPORTS AND ANNOUNCEMENTS

City Manager Stroebel stated for the new Council members in terms of process, earlier there were applicants for Commissions. He stated the Council Members could give those voting sheets to the mayor tonight or if they needed more time, they could send it to the Mayor and Marlene. He stated they would work on tabulating those and come back at the next Council meeting and vote taken on the selections.

He stated the Council was invited to the police awards dinner on Tuesday, February 7. He stated it was always a nice recognition of the last year in the police department.

He stated at the first meeting in January there were questions regarding the \$50 supplemental compensation that Council Members could request if they were on various conferences. He stated the city clerk tracked that back to an ordinance in 1977 and had been modified a little since then in terms of some of the specifics around the amount. He stated it had been changed and was only given on request and was rarely requested by members of Council. He stated the city attorney mentioned changing that compensation amount if voted on by the Council it would go into effect after the next full city election and would be the beginning of 2025 if the Council wanted to make that change.

ADJOURNMENT - With consensus of the Council, Mayor Jacobson adjourned the meeting at 8:23 p.m.

HOLLIES WINSTON, MAYOR

DEVIN MONTERO, CITY CLERK