

CITY COUNCIL WORK SESSION – AGENDA #12

Si usted necesita esta información en español: 763-424-8000. Yog xav tau kev pab, thov hu rau 763-424-8000 lawv mam li nrhiav ib tus neeg txhais lus rau koj. If you need this information in another language or alternative format, email access@brooklynpark.org or call 763-424-8000.

Our Vision: Brooklyn Park, a thriving community inspiring pride where opportunities exist for all.

- A. **CALL TO ORDER – Mayor Hollies Winston**
- B. **GENERAL INFORMATION**
None.
- C. **DISCUSSION ITEMS/GENERAL ACTION ITEMS – These items will be discussion items but the City Council may act upon them during the course of the meeting.**
 - C.1** MnDOT Highway 252 / I-94 EIS Presentation – Phase 1B Analysis
 - A.** HIGHWAY 252 / I-94 EIS POWERPOINT SLIDES
 - C.2** Charter Commission Presentation
 - A.** HISTORY OF BROOKLYN PARK SPECIAL ELECTIONS
 - C.3** Fire Station 2 Build Request Discussion
 - C.4** Assessing Valuation Process Overview
 - A.** ASSESSOR'S REPORT
 - C.5** Discuss Level 3 Sex Offenders and Residency
- D. **VERBAL REPORTS AND ANNOUNCEMENTS**
 - D.1** **COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS**
 - D.2** **CITY MANAGER REPORTS AND ANNOUNCEMENTS**
- E. **ADJOURNMENT**

City of Brooklyn Park Council Work Session

Meeting Date:	April 7, 2025	Originating Department:	Operations and Maintenance
Agenda Item:	C.1	Prepared By:	Marc Culver, City Engineer & Jeff Holstein, City Transportation Engineer
Agenda Section:	Discussion Items/General Action Items	Presented By:	Amber Blanchard (MnDOT) and Brandi Popenhagen (HDR Engineering, Inc.)
Item:	MnDOT Highway 252 / I-94 EIS Presentation – Phase 1B Analysis		

Summary:

Minnesota Department of Transportation (MnDOT) staff will provide an update on the status of the Highway 252 / I-94 Environmental Impact Statement (EIS). This will include discussion of the current status of the Access Combinations Evaluation (Phase 1B) Analysis.

The city is partnering with MnDOT, Hennepin County, the City of Minneapolis and the City of Brooklyn Center on the Environmental Impact Statement (EIS) for the Highway 252 / I-94 corridor from Highway 610 to 4th Street in Minneapolis. The EIS will identify a preferred design concept to equitably improve the traffic operations, safety, multi-modal connections and health and environmental issues along the corridor. The agencies have retained HDR Engineering to provide transportation planning, engineering and environmental expertise and to manage the project.

The EIS process includes four components:

- Purpose and Need
- Scoping
- Draft EIS (DEIS)
- Final EIS / Record of Decision (ROD).

The project is currently in the DEIS phase. The last time the Council was formally updated on this project was on October 21, 2024 when the Council heard recommendations and provided comments on the Phase 1A Over vs Under Analysis. The process to determine a preferred alternative includes Phase 1A (over vs under), Phase 1B (Highway 252 access combinations evaluation) and Phase 2 (Highway 252 mainline evaluation).

The study is guided by the Policy Advisory Committee (PAC) which is comprised of area legislators, city councilmembers, county board members, Met Council representatives and chaired by the MnDOT Commissioner of Transportation (or a representative). The PAC provides high level guidance on funding, policy issues and goals and objectives to the Technical Advisory Committee (TAC). The TAC is comprised of technical planning and engineering experts from the participating agencies, including Met Council, Metro Transit and the Federal Highway Administration and the study consultant members. The TAC identifies and conducts the necessary analyses, conceptual design and documentation for the study.

More information about the Highway 252 / I-94 EIS can be found on the project website at <https://dot.state.mn.us/metro/projects/hwy252study/index.html>

Attachments:

C.1A HIGHWAY 252 / I-94 EIS POWERPOINT SLIDES

Hwy 252 / I-94 EIS Project Update

Brooklyn Park Council

Amber Blanchard, MnDOT
Brandi Popenhagen, HDR
4/7/2025



Our conversation today

1. Introductions

2. Project overview

3. Phase 1B/Hwy 252 Access Combinations Progress

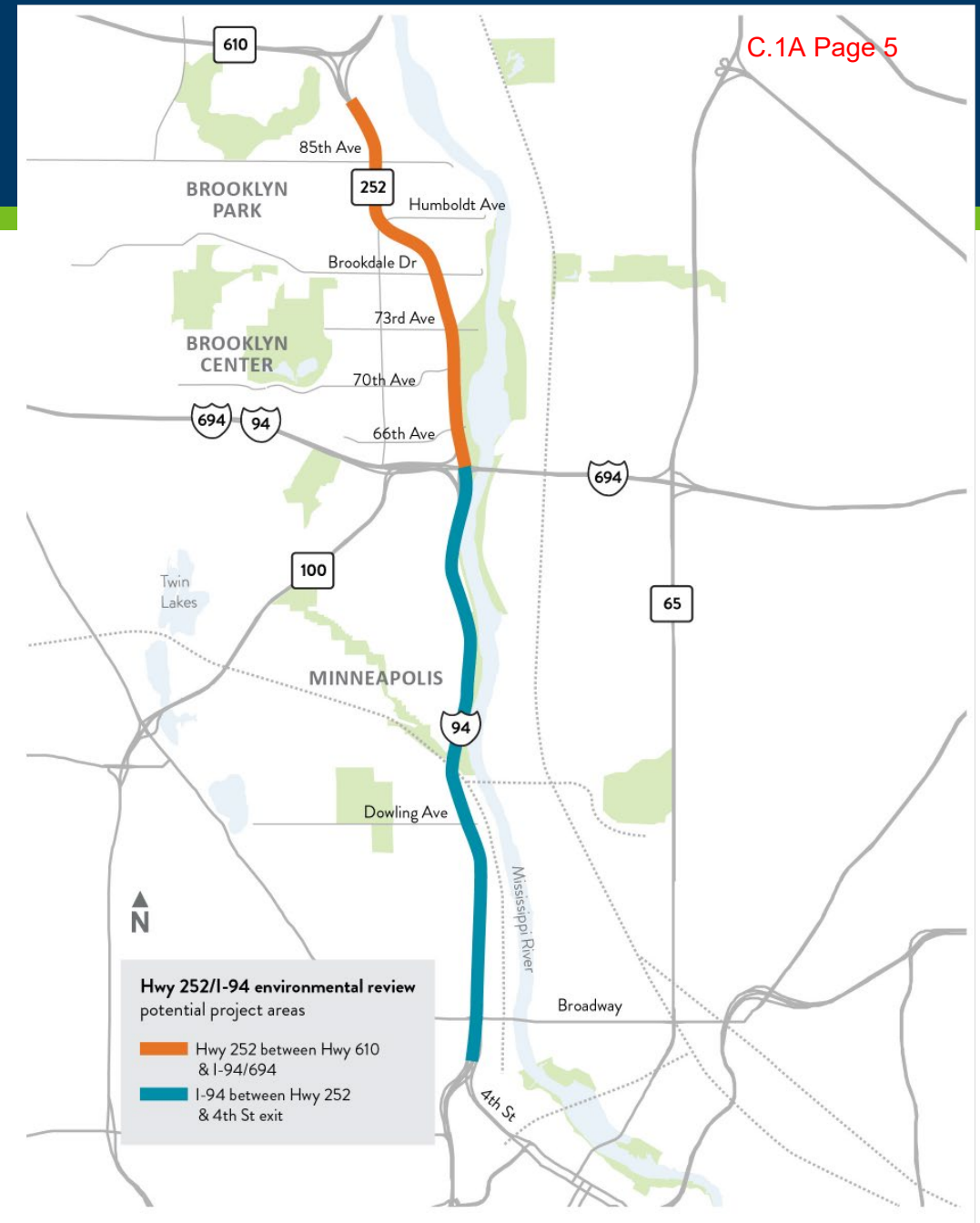
4. Next Steps

Hwy 252/I-94 EIS

Project Overview

Project Location

- Hwy 252 between Hwy 610 in Brooklyn Park and I-94/I-694 in Brooklyn Center
- I-94 between I-94/I-694 in Brooklyn Center and N. 4th St. and N. 3rd St. in downtown Minneapolis



Hwy 252/I-94 EIS Process Overview

Purpose and need ✓
Does an alternative address the problems?

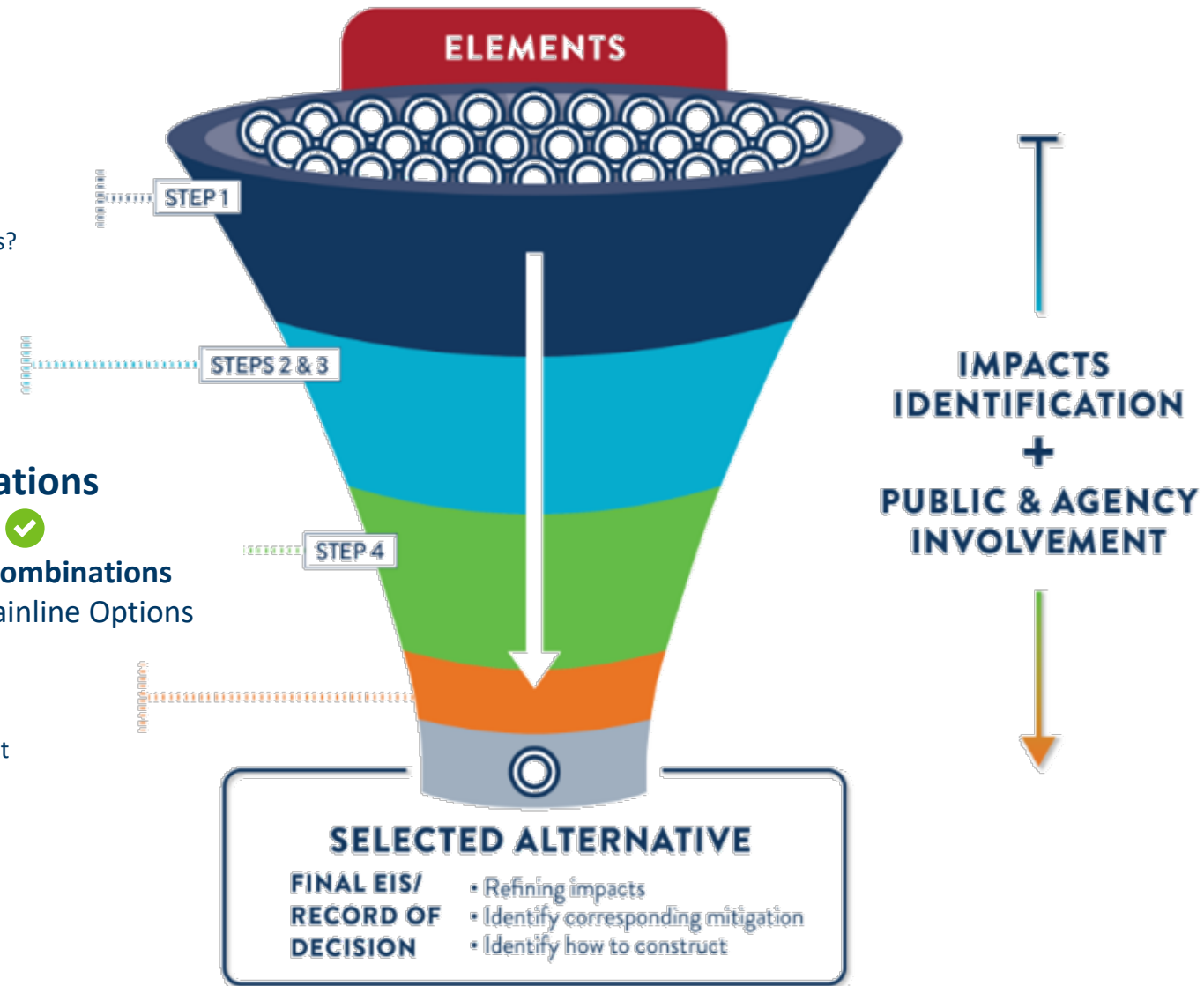
Scoping Phase ✓
Measure benefits and impacts

Draft EIS Technical Evaluations

- Phase 1A: Over/Under Hwy 252 ✓
- Phase 1B: Hwy 252 Access Combinations
- Phase 2: Hwy 252/I-94 Mainline Options

Preferred Alternative
Detailed project impacts, factors, and cost

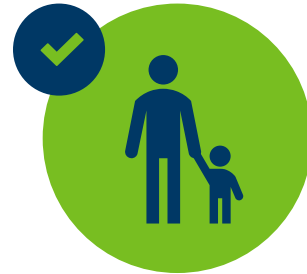
We are here



Why are we evaluating freeway options (removing traffic signals)?



Reduces the number of conflict points and crashes, which will improve safety for people driving



Separates cross street pedestrians from high-speed Hwy 252 traffic



Offers a more reliable transit experience with managed lanes and/or bus only shoulders



Decreases the amount of time spent in traffic on local streets and Hwy 252 and **decreases amount of regional traffic** on local streets

Why isn't the EIS evaluating a low speed four-lane freeway on Hwy 252?



**Increases amount
of regional traffic
on local streets**



**Requires narrow lanes
and shoulders to
reduce traffic speeds
with no
accommodations for
buses**

Why isn't the EIS evaluating a **six-lane expressway** on Hwy 252?



Increased crashes
at 4 of the 6
intersections.



Rear end crashes are
not addressed (they
account for 67% of
crashes on Hwy 252
from 2016-2019).

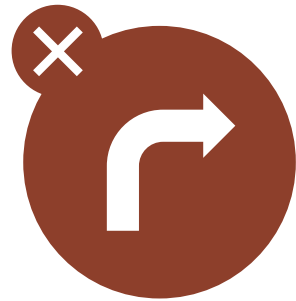


Bicyclists and
pedestrians would still
be crossing a **high-
speed facility**.

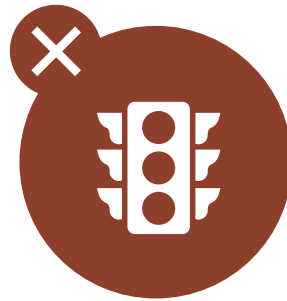
Why isn't the EIS evaluating a four-lane low speed arterial on Hwy 252 ?



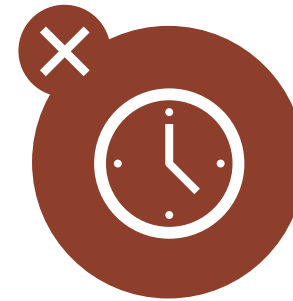
Projected to **reduce mainline crash cost by only 19%**.
A freeway would reduce mainline crash cost by 31-49%.



Leads to **more traffic diversion to local streets** (as much as 30%) which increases the exposure, compromising the safety on these roads for all users.



Poor intersection operations **increase vehicle idling** because of stop and go traffic.



Increase in commute/transit times (up to 5 minutes) and congestion at system-to-system interchanges at Hwy 252/I-694/I-94.



Bicyclists and pedestrians would still be crossing a **high-speed facility**.

Hwy 252 Funding

- 66th Avenue Interchange - \$17 million (Regional Solicitation and Freight grants)
- 70th Avenue Pedestrian Overpass - \$ 1.9 million (Regional Solicitation grant)
- 85th Avenue Roadway Interchange - \$7 million (Regional Solicitation grant)
- Brookdale Drive - \$10 million (Regional Solicitation grant)
- Hwy 252 Safety and Mobility - \$114 million (Corridors of Commerce replaced with **Mobility** funds that are **more flexible**)

Changes in Federal Executive Orders

- February 11, 1994, Presidential Executive Order (EO) 12898
 - Established Environmental Justice (EJ)
- January 21, 2025, EO 14173 revoked EO 12898
 - Removed EJ and Equity from project considerations
- MnDOT's ongoing commitments to community
- Processing what this means for the project

MnDOT's Commitments

- MnDOT's vision, mission and values have not changed
- MnDOT's commitments from scoping have not changed
- MnDOT's commitments on equity health priorities have not changed

Processing What this Means for the Project

- Evaluation Criteria Memo removed environmental justice as a criteria
- Foresee this happening to future documents

Phase 1A Outcome

Hwy 252 Over
Recommended



Hwy 252 Over or Under Recommendation

DRAFT Pre-Decisional, Subject to Change, Part of NEPA

_____ the local road intersections



Why was “over” recommended?

- Less impacts to ~~Environmental Justice and non-Environmental Justice~~ properties, including relocations.
- Fewer direct impacts on community facilities.
- Reduces stormwater impacts and potential biological resources impacts in many locations.
- Consistent with PAC stated objectives.

**Image is an example of a conceptual design at 73rd. Design at each potential interchange will evolve throughout EIS process.*

Hwy 252 Over or Under Recommendation

DRAFT Pre-Decisional, Subject to Change, Part of NEPA

Hwy 252 is recommended to go over the local road intersections



What is the tradeoff?

**Image is an example of a conceptual design at 73rd. Design at each potential interchange will evolve throughout EIS process.*

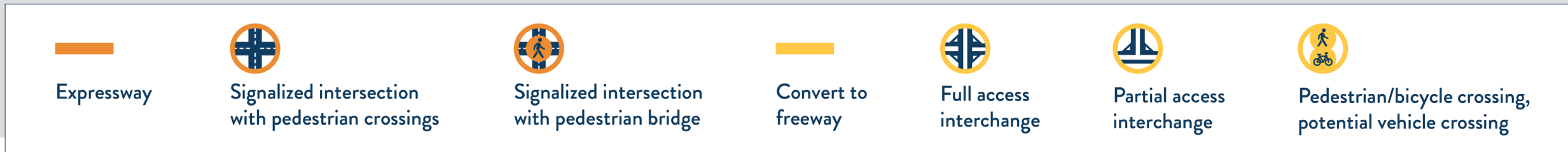
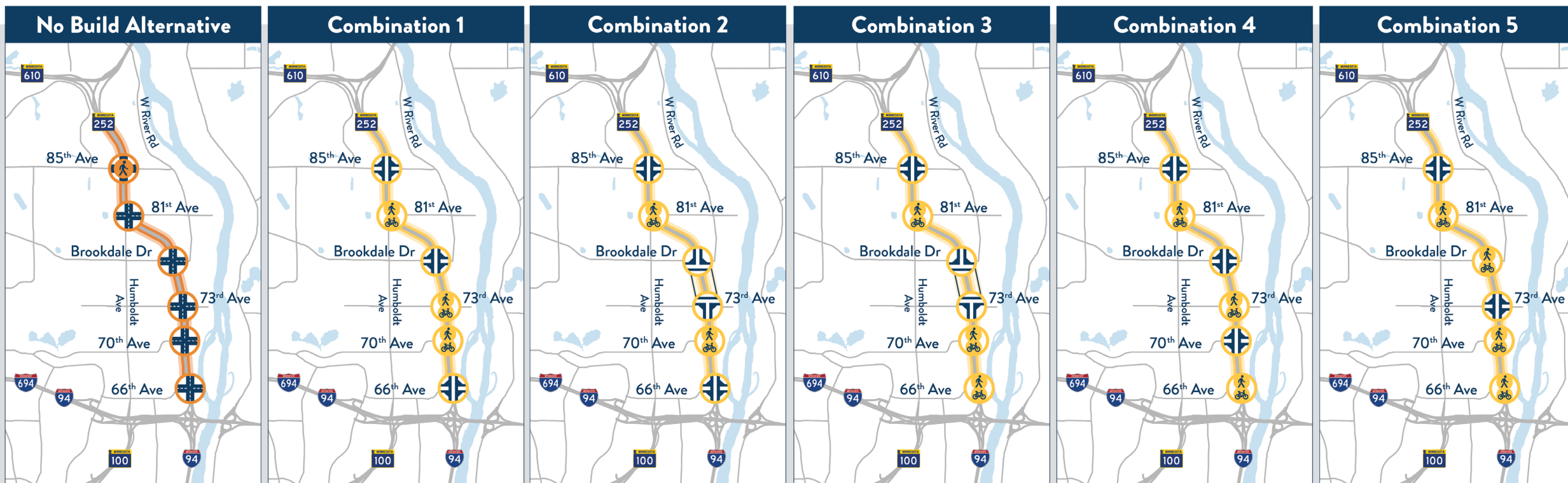
4/7/2025

See videos for each intersection at: [Highway 252/I-94 EIS – MnDOT](#).
Maps and supporting materials are available upon request

Hwy 252/I-94 EIS

Phase 1B Progress

DRAFT Pre-Decisional, Subject to Change, Part of NEPA.



Access Combinations – What did we study?

DRAFT Pre-Decisional, Subject to Change, Part of NEPA.



Safety



Emergency Response



Traffic



Walking and Biking



Transit



City Maintenance

_____ vehicle safety, vehicle mobility, emergency response times, pedestrian and bicycle safety and mobility, and transit accessibility on **local roads**.



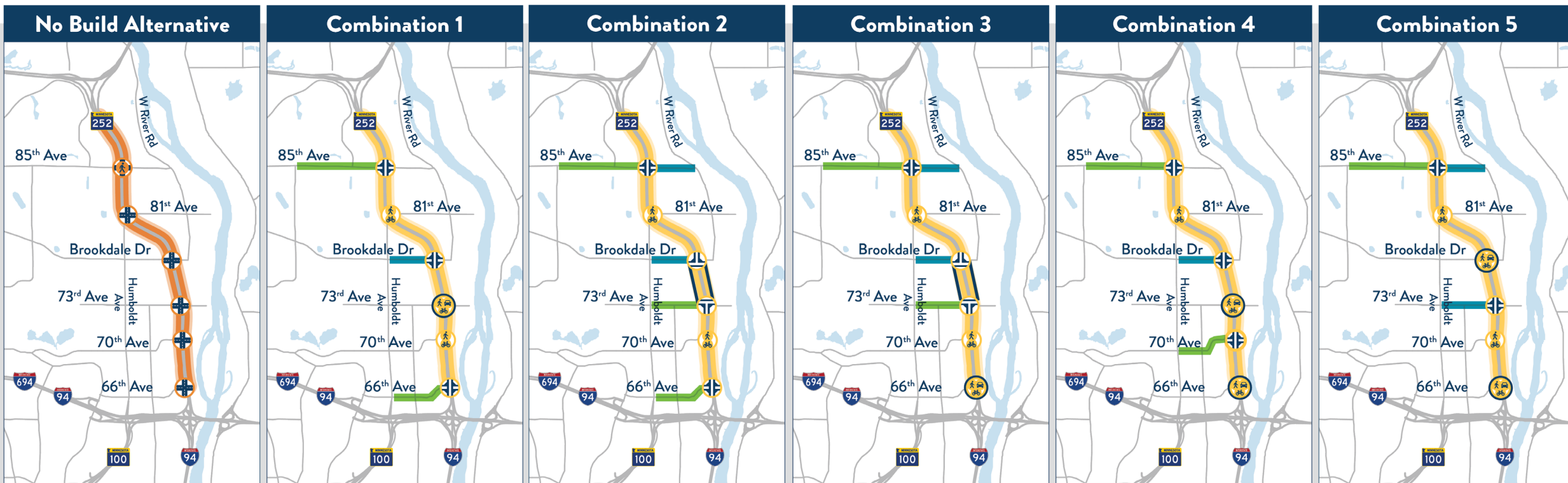
2. How well each access combination addressed the project needs



3. Access Combination impacts on social, environmental and economic criteria

Access Combinations

DRAFT Pre-Decisional, Subject to Change, Part of NEPA.

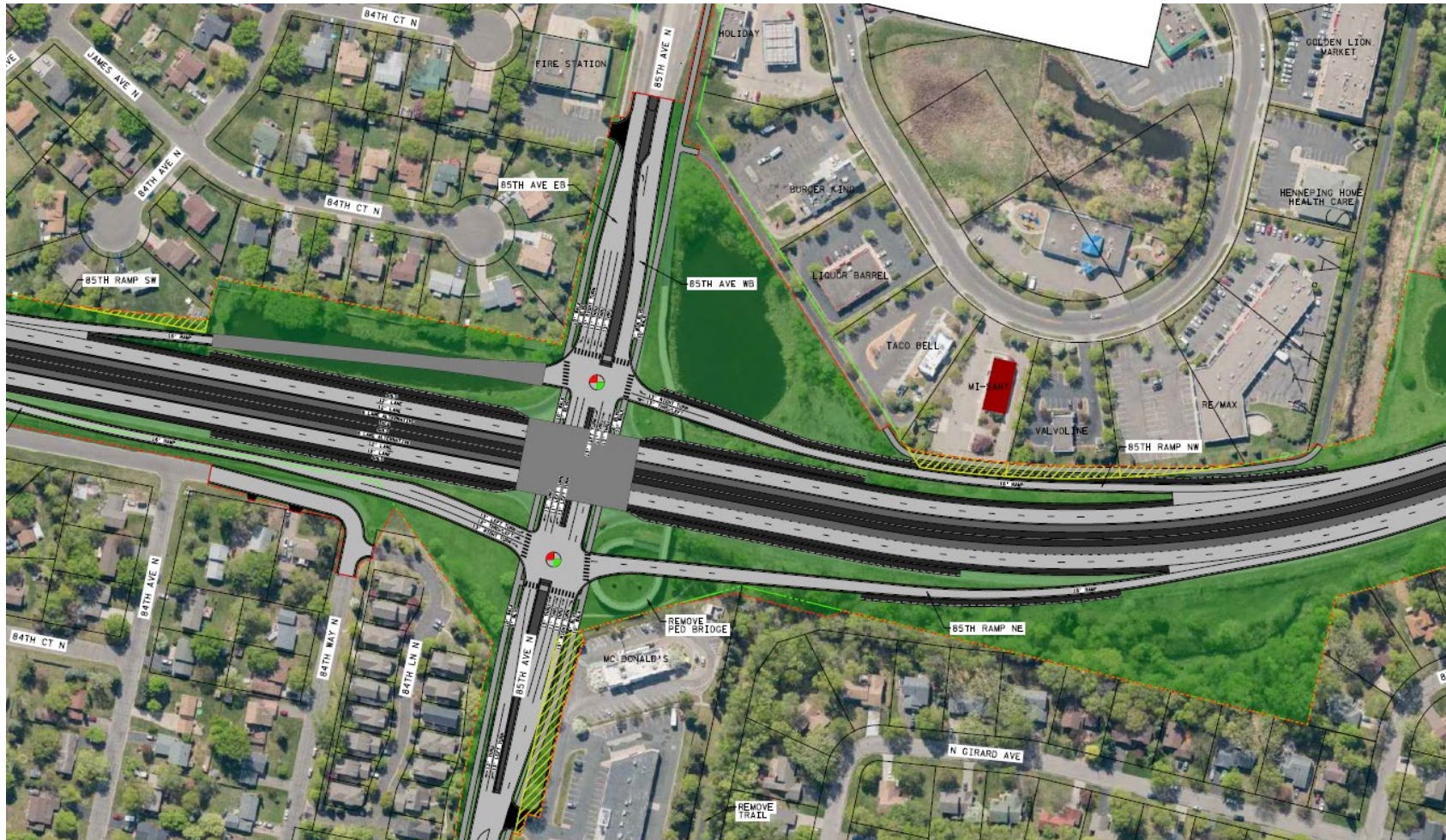


Phase 1B Progress

85th Avenue

85th Avenue Interchange

DRAFT Pre-Decisional, Subject to Change, Part of NEPA



_____ relocation

- 85th interchange - Expected traffic increase from 14,751 today to as much as 24,900 by 2050
- 85th Avenue west of Hwy 252 - Listed on MnDOT's Vulnerable User High Injury Network
- Evaluating “spot” safety improvements that reduce the risk of crashes on vulnerable users (i.e. pedestrians) such as:
 - add a new trail,
 - limit left-outs on some side roads to reduce right angle crash risk,
 - replacing channelized right turns with traditional right turns on some sideroad intersections to encourage slower turning.

Phase 1B Progress

Brookdale Drive

Brookdale Dr - Capacity and Safety Improvement Options

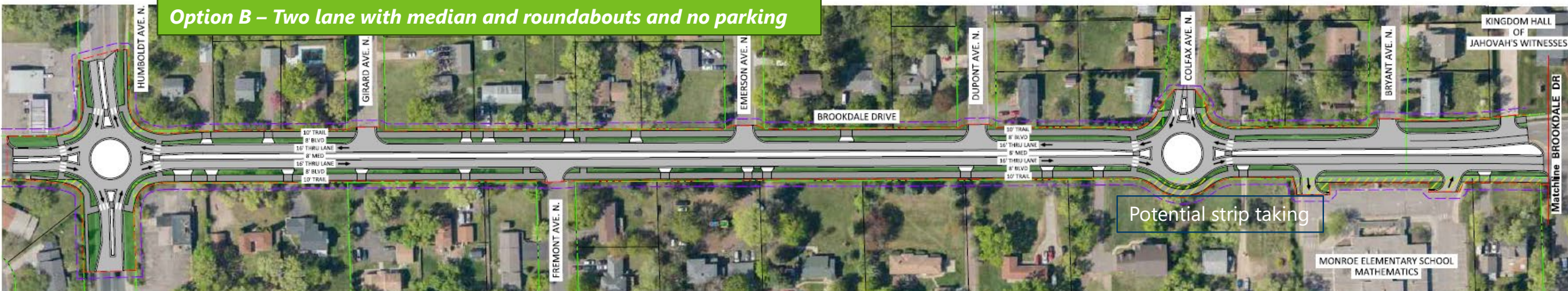
DRAFT Pre-Decisional, Subject to Change, Part of NEPA.

Option A – Two lane with center left turn lane and no parking



With an interchange at Brookdale Dr traffic is expected to increase from 6,456 today to as much as 12,300 by 2050

Option B – Two lane with median and roundabouts and no parking



Phase 1B Progress

West River Road

Hwy 252/I-94 EIS

Next steps

Next Project Steps



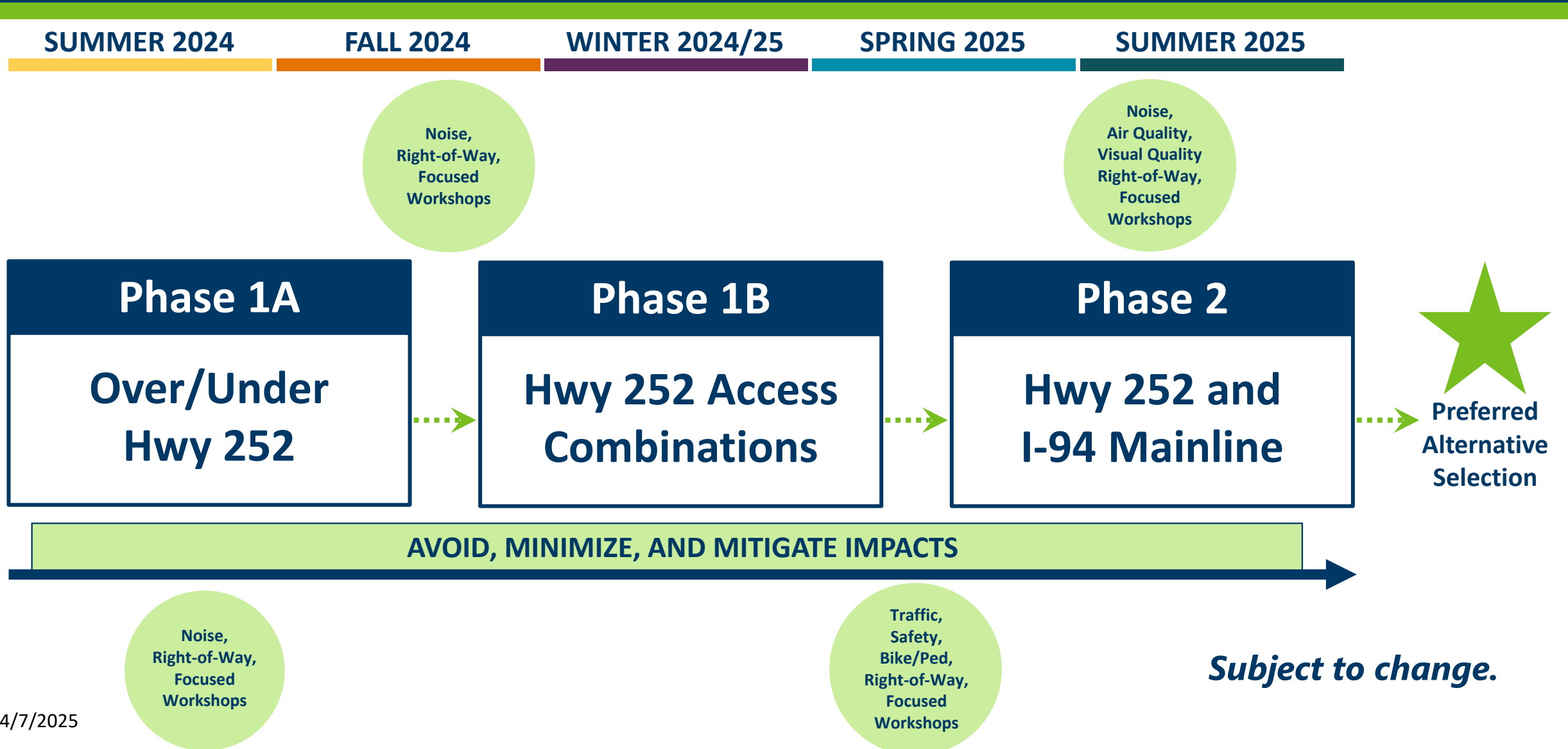
April-June 2025

★ Recommend Access Combination

- April 24 Coffee Chat
- April 24 Online Hwy 252 Safety Update Table Talk
- May 20 PAC Meeting - Phase 1B
- May 22 Coffee Chat
- May 28 Online Public Webinar - Phase 1B
- June Public Open Houses - Phase 1B

Subject to change.

Draft EIS Schedule At-A-Glance



Hwy 252/I-94 EIS

Thank you!

Amber Blanchard

Brandi Popenhagen

Project email: Highway252andI94.DOT@state.mn.us

Project hotline: 952-944-5555

City of Brooklyn Park Council Work Session

Meeting Date:	April 7, 2025	Originating Department:	Administration
Agenda Item:	C.2	Prepared By:	Devin Montero, City Clerk
Agenda Section:	Discussion Items/ General Action Items	Presented By:	Dennis Secara, Charter Commission Chair
Item:	Charter Commission Presentation		

Summary:

The Charter Commission Chair will update the council on the Charter Commission, history of special elections, length of vacancies and other issues for discussion.

Attachments:

C.2A HISTORY OF BROOKLYN PARK SPECIAL ELECTIONS

BROOKLYN PARK SPECIAL ELECTIONS

Date Accepted Resignation	Date Declare Vacancy	Dated Called for Special Election	Date of Special Primary	Date of Special Election	Date of Canvassing Election	Date of Recount	Date Recount Certified	Date Candidate Sworn in	Length of Vacant Seat
February 5, 2001 West – K. Draeger	February 5, 2001	February 5, 2001	No Primary Per Resolution	May 15, 2001	May 21, 2001	N/A	N/A	May 29, 2001 S. Draeger	4 Months
June 11, 2001 Central - M. Trepanier	June 11, 2001	June 11, 2001	No Primary per Resolution	September 20, 2001	September 24, 201	N/A	N/A	October 8, 2001 R. Haglund	5 Months
March 17, 2003 East -T. Pistilli	March 17, 2003	March 17, 2003	No Primary per Resolution	June 17, 2003	June 23, 2003	N/A	N/A	July 14, 2003 P. Schnellman	5 Months
(Died Feb. 26, 2011) Mayor -S. Lampi	March 7, 2011	March 7, 2011	No Primary per Resolution	April 30, 2011	May 9, 2011	N/A	N/A	May 16, 2011 J. Lunde	3 Months
(Died May 20, 2012) West -J. Meyer	May 21, 2012	May 29, 2012	No Primary per Resolution	August 14, 2012	August 17, 2012	August 21, 2012	August 27, 2012	September 4, 2012 B. Mata	5 Months
August 31, 2016 West -J. Jordan Elected November 2012; Sworn in January 7, 2013;	September 12, 2016	(Initiated the Appointment Process)	N/A	N/A	N/A	N/A	N/A	S. Pha -Elected November 8, 2016 Appointed by Mayor November 10, 2016 January 3, 2017	4 Months
December 14, 2020 Mayor -J. Lunde	December 14, 2020	January 4, 2021	April 13, 2021	August 10, 2021	April 15, 2021 August 13, 2021	August 19, 2021	August 23, 2021	August 30, 2021 L. Jacobson	9 Months
Elected as Mayor, August 10, 2021 East -L. Jacobson	September 7, 2021	October 11, 2021	No Primary per Resolution; (Redistricting) Amended Charter	February 8, 2022	February 14, 2022	N/A	N/A	February 22, 2022 Xp Lee	6 Months
December 12, 2022 West -S. Pha	December 12, 2022	January 9, 2023	May 9, 2023	August 8, 2023	May 15, 2023 August 18, 2023	N/A	N/A	August 28, 2023 T. McGarvey	9 Months

NOTE:

1. The absentee voting period was changed from 30 days to 46 days by the state legislature in 2010.
2. Ordinance #2014-1167, added the special election primary provision
3. The requirement to hold special elections on uniform dates was passed by the state legislature in 2017.

City of Brooklyn Park Council Work Session

Meeting Date:	April 7, 2025	Originating Department:	Fire
Agenda Item:	C.3	Prepared By:	Shawn Conway, Fire Chief Jamie Vincent, Program Assistant
Agenda Section:	Discussion Items/General Action Items	Presented By:	Chief Shawn Conway
Item:	Fire Station 2 Build Request Discussion		

Summary:

The Fire Station Project is advancing with considerations for West Campus Enhancements, addressing site complications, parking updates, and alignment with future developments such as the Community Activity Center (CAC) and Senior Center. Key cost factors include fire station structure expenses, site improvements like traffic signals, EDA reimbursement, parking integration, and the relocation of a city water main.

This project is designed to enhance emergency response efficiency through optimized living quarters, modern health and wellness features, a robust Emergency Operations Center (EOC), an integrated fire training facility, all with a community-friendly design.

To ensure financial sustainability, funding options include bonding options as stated in the presentation for balanced cost-effectiveness with long-term investment in emergency services infrastructure.

City of Brooklyn Park Council Work Session

Meeting Date:	April 7, 2025	Originating Department:	Finance
Agenda Item:	C.4	Prepared By:	Tracy Bauer-Anderson, City Assessor
Agenda Section:	Discussion Items/ General Action Items	Presented By:	Tracy Bauer-Anderson
Item:	Assessing Valuation Process Overview		

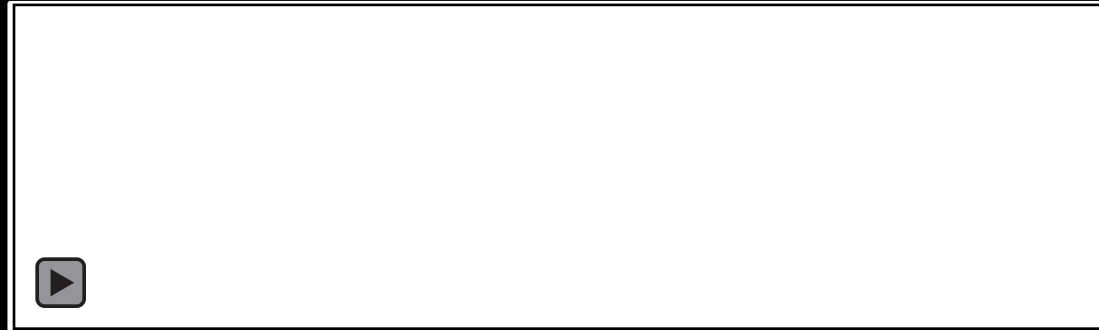
Summary:

Changes in the real estate market and our 2025 market values will be discussed. State law requires the Assessor to value all property at market value. By state law, under the direction of the Department of Revenue, we must fit into a median value range between 90% and 105% of the sale prices. The presentation will include information from Hennepin County and our office as to what has happened to the real estate market and what changes we have made.

Attachments:

C.4A ASSESSOR'S REPORT

City of Brooklyn Park



Brooklyn Park Assessing Division

City Assessor:
Tracy Bauer-Anderson

Residential Appraisers:

- Paige Heath
- Julie Dittmar
- Jessica Cummings-Hart

Commercial Appraisers:

- Ted Anderson
- Grant Halonen

Program Assistant:

- Vacant

- Every year, each property is revalued based on real estate market activity.
- Property values are driven by sales and market data is analyzed.
- Minnesota state law requires properties to be valued as they would sell on the open market in a typical transaction.
- The Minnesota Department of Revenue requires the overall level of assessment to be between **90% and 105%** of market value. If sales indicate the market values have changed, the assessor must follow the trend indicated, whether it is to *increase or decrease property values*.
- Mass appraisal is the method used by assessors to estimate the market value of properties. Each property is physically viewed every five years. In addition, all new construction, alterations, or improvements will be appraised annually.

Process overview continues Slide 12

Purpose of the Local Board of Appeal and Equalization

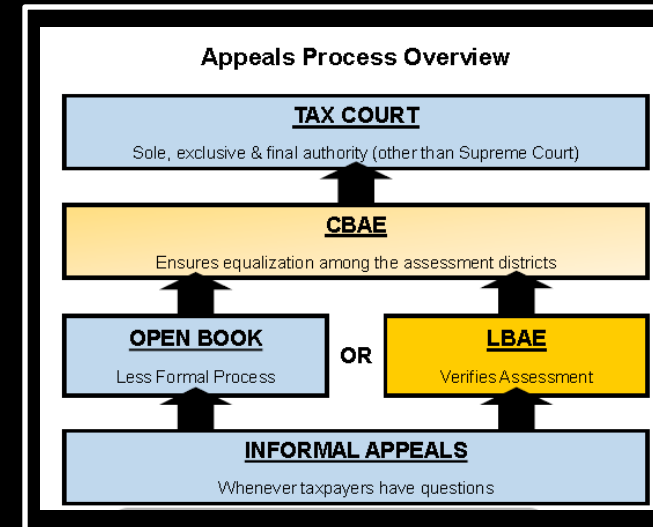
This Board has been convened to hear and address concerns by taxpayers regarding the Assessment Year 2025 *property values*. The Board will review the Estimated Market Value and Classification for the 2025 Assessment, which will be reflected for taxes payable in 2026.

Any questions regarding the taxes payable in 2025 cannot be addressed at this meeting because they are based on the assessment set in 2024. This Board has no authority to act on the 2025 taxes as per MN statute, Sec. 274.01.

This is **not** a forum about *taxes, prior year values, or concerns* not-related to the purpose of the Board.

Extent of the Board:

- Has authority to change valuation or classification of a property for the current (2025) assessment year.
- Prior year assessments are not within the jurisdiction of the Board (ie. 2024).
- Informed decisions made by Board must be supported by facts and by Minnesota law to ensure all taxpayers are treated fairly and uniformly.





- Each local board must include a voting member who has completed the MN Department of Revenue training course within the last four years.
- It is recommended to have all members of the board trained.
- A certification form must be completed for each local board meeting held including reconvenes by Hennepin County personnel.
- All board members present at the meeting must sign the form.
- Hennepin County personnel must check the form is completed, and include their signature, title and license number.

Note: MN State Statute 274.014



- The Board should take charge of the meeting.
 - It is not the assessor's meeting.
 - The Board's decision is between the Board and the appellant.
 - It is the task of the local board to review the **evidence** and make decisions as it deems based on the **facts**.
- Board Chairperson provides a statement of purpose and an overview of the meeting.
 - Set time limits to present data or information relevant to the market value or classification of the property
 - Value and Classification
 - Outline what the board can and cannot do
 - Questions will be addressed to and from the Board only



CAN:

- Reduce the value of a property
- Increase the value of a property – with notification
- Sustain the value of a property (no change)
- Add improvements to the assessment roll
- Change the classification of a property
- Add properties to the assessment roll

CANNOT:

- Consider prior assessments
- Reduce the aggregate assessment of the jurisdiction by more than 1.00%
- Exempt property
- Make changes to a property that he/she has a conflict of interest or financial interest in
- Grant special program status for programs requiring an application process
 - I.E. Homestead, green acres, disabled veterans, disaster credit, etc.
- Make changes benefiting a property owner who **refuses entry by the assessor** to the property being appealed.



- Focus on market value and facts that impact market value or classification.
- It is assumed the assessor valued the property correctly.
- ***The burden of proof rests with the property owner, who must present factual evidence to disprove the assessor's value.***
 - Value decisions made have direct impacts to the distribution of taxes for the following year. Unless the decision to reduce or increase the value is supported by evidence, the motion would be causing inequality in the assessment and shifting the overall tax burden disproportionately to others. Simply appearing before the board **does not necessitate or entitle an interested party a motion in their favor.**
 - Reducing commercial valuations are especially impactful as any adjustments can **directly** increase taxes payable by residential properties.
- All decisions must meet statutory guidelines.
- *No value changes can be made without interior inspection or questionnaire with photos.* If a property owner refuses an interior inspection or to provide info via alternative means, recommendation is no board action until a property review is complete.



- Each appellant will:
 1. Complete the Property Appeal Form
 2. Schedule an appointment for inspection or fill out questionnaire & submit interior photos.
- Written appeals will be read into the meeting record.
- Petitioners have the option to address the board.
- A property owner who is contesting their value should present proof to the Board as to why they believe the property is incorrectly valued or classified.
- Board members may address the property owner or the City Assessor.
- The assessor inspects and re-appraises each property and presents the report back to the Board. Final decisions will be made within 20 days at the reconvene meeting.
- The Board then compares the information presented by the assessor to the information presented by the property owner and decides whether a change is indicated for the market value of each property.
 - The board can only make changes that are substantiated by facts and supported by law. If the Board reduces values for no valid reason, they are treating other taxpayers *unfairly*.
- Before the meeting reconvenes, property owners will be notified of the assessor's recommendation and may readdress the Board.
- All property owners will be notified in writing of the final board decision and their options to continue their appeal.
- At the local board and reconvene meetings the DOR recommends that the Assessor reads each parcel separately, the board votes then the next property is read.
- The key is that for each appeal, we make an action to raise, lower, or make no change.
- It is acceptable for the Assessor to read into the record, the 10-day changes individually and for the Board to make a single action. There is also no objection to appeals, where the taxpayer agrees with our recommendation, being treated similarly with a single motion.
- What cannot happen is for there to be an appearance that the Board isn't considering each appeal separately in the appeal process.



- For local boards, the reconvene meeting must be held within 20 calendar days. (including the day of the initial meeting)
- The date and time for the reconvene meeting must be determined before the initial meeting is recessed. *Reconvene date is April 28, 2025 at 6:00 PM
- Once the Board of Appeal and Equalization has adjourned, it **cannot** reconvene.
- No changes can be made by the local board after it adjourns.
- No value or classification changes may be made by the assessor after the local board adjourns.
- Each appellant must be notified by letter of the Local Board Action taken and include information regarding their options to continue their appeal.



County Board of Appeal

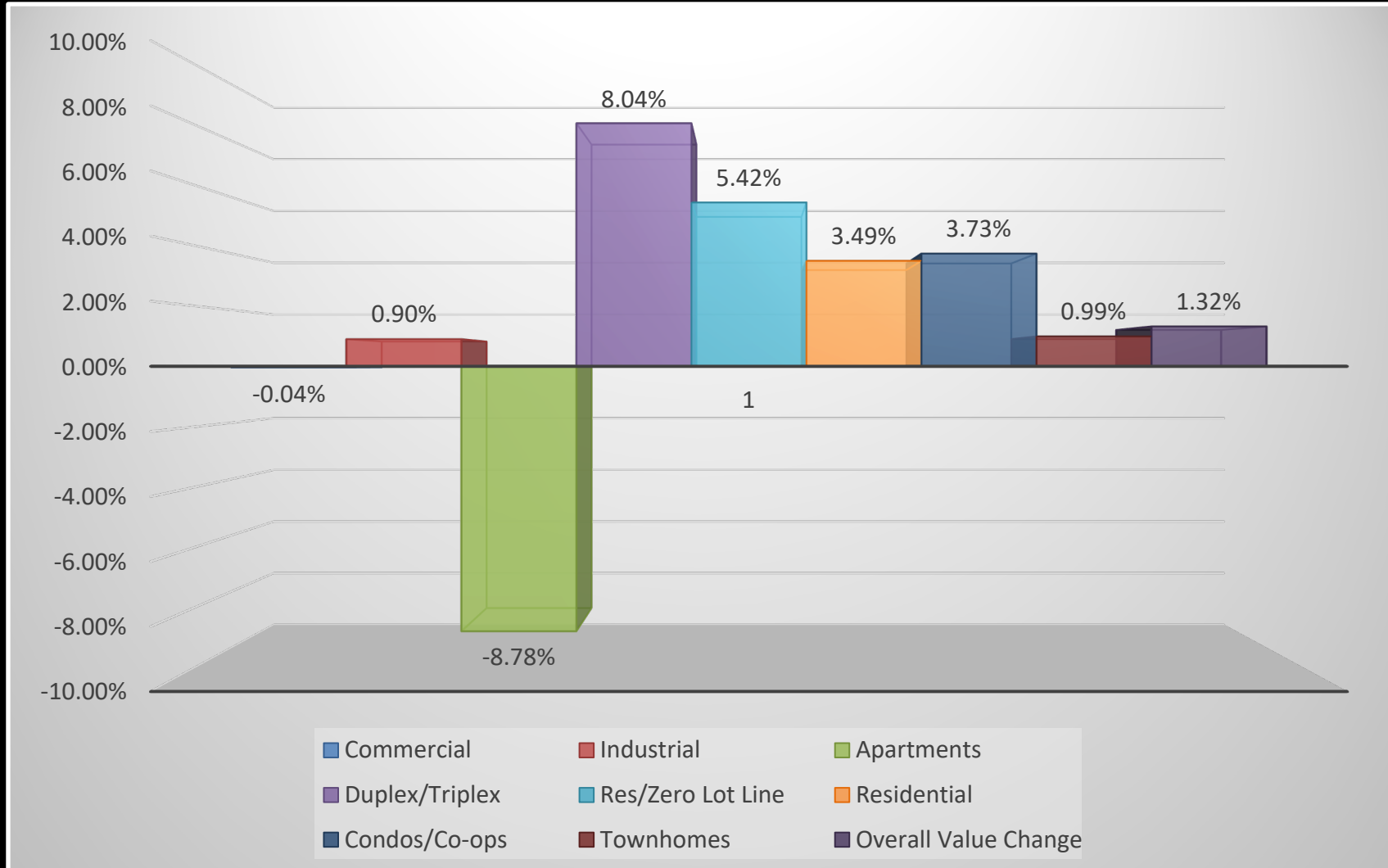
If property owner is unsatisfied with Local Board decision, they can appeal to the County Board of Appeal and Equalization.

- Appointments are recommended.
- Call 612-348-7050 by May 22, 2025.
- The County Board will convene on Monday, June 16, 2025.

** To continue to the County Board, a property must have appeared before the Local Board of Appeal and Equalization.*

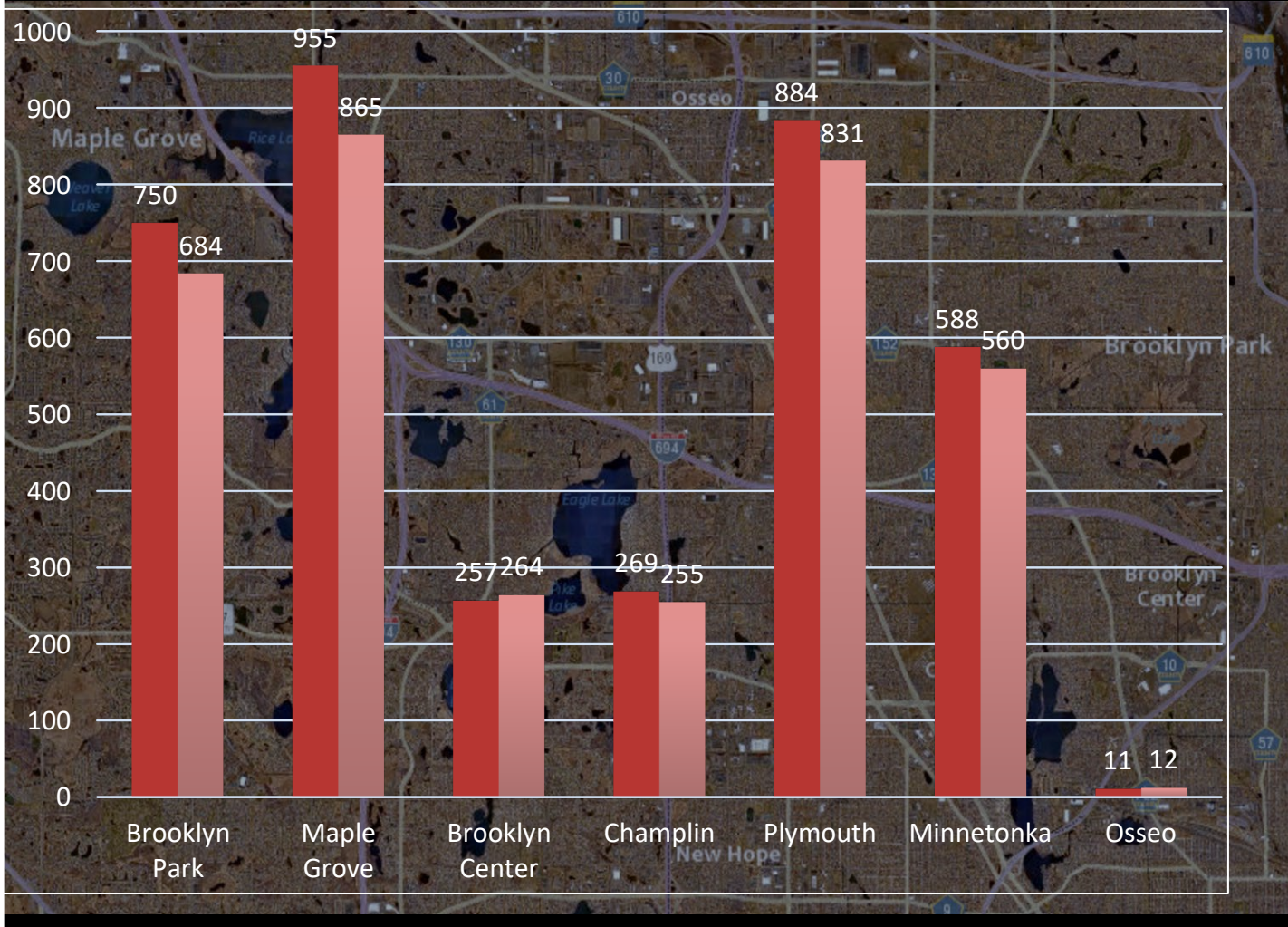
Tax Court

- Minnesota has a specific court established to hear and determine all questions of law and fact arising under the tax laws of the state.
- The petitioner must file in Tax Court on or before April 30 of the year in which the tax is payable, not the year of the assessment.
- There is a filing fee and other fees associated with appealing to Tax Court. More information is available at: www.taxcourt.state.mn.us.

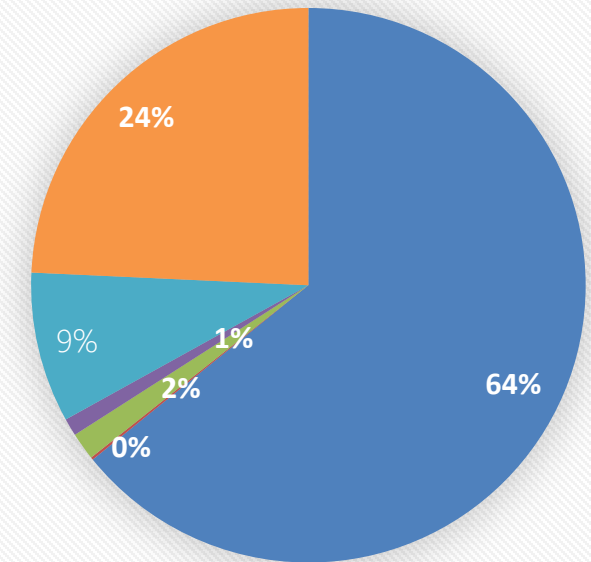




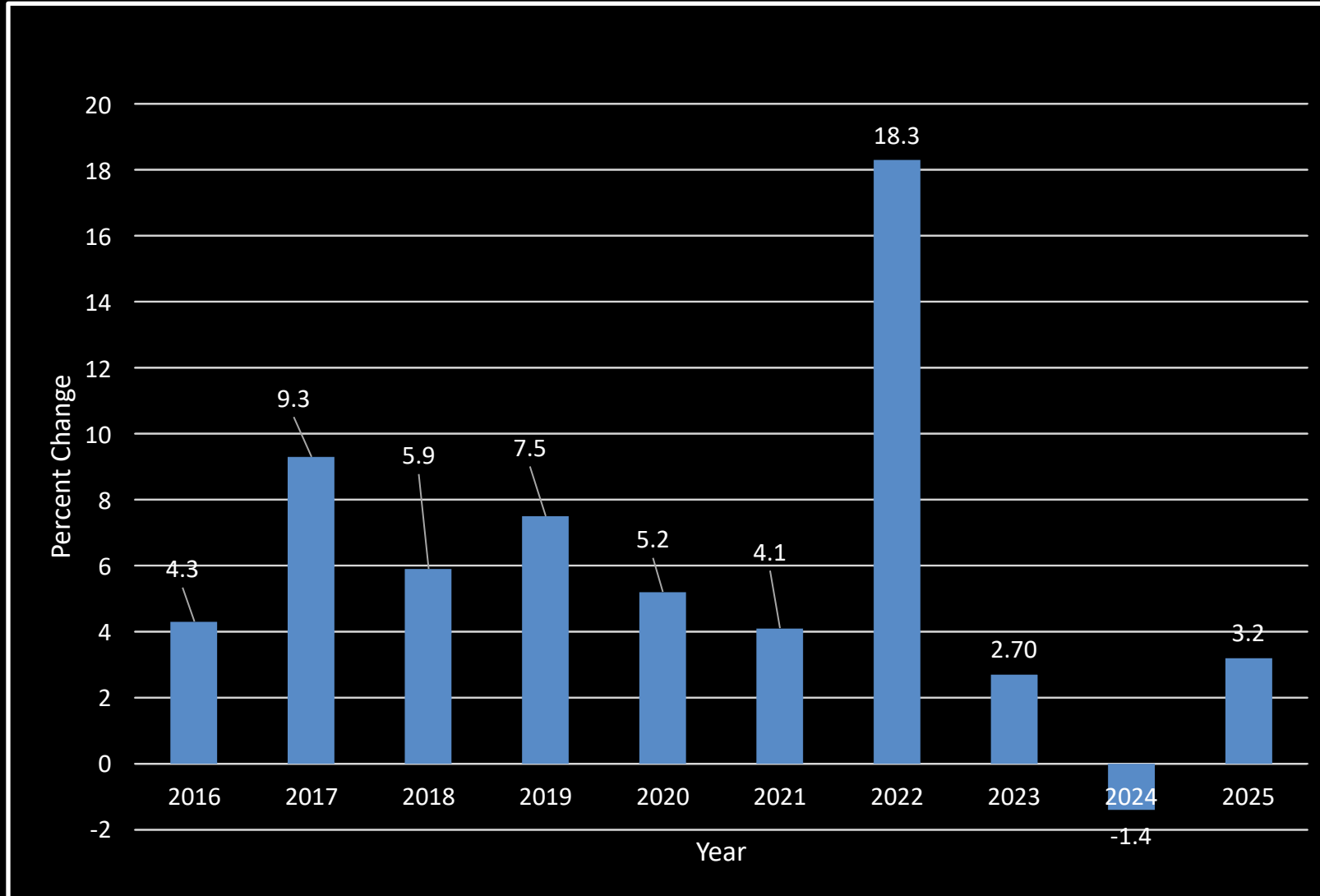
Sales In Our City



2024 Brooklyn Park Sales by Property Type



- Single Family Residential
- Single Family (River/Lake)
- Duplex/Triplex
- Zero Lot Line
- Condos / Co-ops
- Townhomes



City of Brooklyn Park Council Work Session

Meeting Date:	April 7, 2025	Originating Department:	Police
Agenda Item:	C.5	Prepared By:	Chief Mark Bruley
Agenda Section:	Discussion Items/ General Action Items	Presented By:	Inspector Matt Rabe Chief Mark Bruley
Item:	Discuss Level 3 Sex Offenders and Residency		

Summary:

The growing number of Level 3 sex offenders registering to live in the City of Brooklyn Park has been concerning to the Police Department. Research shows that Brooklyn Park has a disproportionate number of Level 3 sex offenders in our city compared to surrounding cities. A significant portion of these offenders are finding homes within our congregate care facilities. Some preliminary information has found that many cities around us have ordinances restricting where Level 3 sex offenders can live. Data will be provided and discussed with City Council to get direction on next steps and the potential proposal of a new city ordinance.