

**NOTICE OF PUBLIC HEARING
RIVER WALK ESTATES
HOUSING IMPROVEMENT AREA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Brooklyn Park, Minnesota (the “City”) will hold a public hearing on

Monday, November 24, 2025 at 6:00pm or as soon thereafter as the matter may be heard

in the City Council chambers in City Hall located at 5200 85th Avenue North in the City, regarding *adoption of an ordinance* to establish the River Walk Estates Housing Improvement Area (the “HIA) and regarding a *resolution imposing fees* on housing units within the HIA under Minnesota Statutes, Sections 428A.11 to 428A.21, as amended (the “Housing Improvement Act”).

The boundaries of the proposed HIA are shown in the map below. Within the HIA, the City proposes to facilitate various improvements to the River Walk Estates Homeowners Association. The improvements would be financed by fees imposed on the owners of units. Details regarding the hearing, the improvements and the fees are described below:

- 1. Persons to be heard:** All persons owning housing units in the proposed HIA that would be subject to a fee for housing improvements, and all other interested persons, will be given an opportunity to be heard at the hearing.
- 2. Proposed Housing Improvements:** The project will include installing gutters, installing drainage systems, clearing retention basin, foundation repair, and stucco painting.
- 3. Estimated Cost of Improvements to be paid in whole or in part by housing improvement fee:** approximately \$225,000, including construction costs, administrative costs, soft costs, and financing costs.
- 4. Amount to be charged against each housing unit:** The total costs are allocated equally to each unit. The estimated Total Fee to be imposed on each housing unit in the HIA is approximately \$9,375 and the estimated Annual Fee* fee to be imposed on each of the housing units in the HIA is approximately \$1,146.69.

*The Annual Fee includes interest at the rate of 4.00% per annum, and is payable if the unit owner does not prepay the Total Fee as described below.
- 5. Owner’s right to prepay:** Housing unit owners may prepay the Total Fee in full, without interest, by February 28, 2026. *After February 28, 2026, the fee may not be prepaid except in full upon sale of such housing unit.* The unpaid balance will be imposed as an Annual Fee as described in paragraph 6, below.
- 6. Number of years the fee will be in effect:** If owners do not prepay the Total Fee in full by February 28, 2026, the Annual Fee will be imposed in equal installments over a 10-year period. The first installment will be due and payable with taxes payable in 2027. The annual installments will be in the amount of the Annual Fee, described in paragraph 4 above.
- 7. Compliance with Petition Requirement:** Owners of more than 50% of the housing units that would be subject to the proposed fee in the HIA have filed a petition with the City Clerk requesting a public hearing

on both the ordinance creating the HIA and the proposed fee, in accordance with Section 428A.12 of the Housing Improvement Act.

For further information on the proposed HIA, ordinance and housing improvement fee, contact John Kinara at 763-493-8054 or via e-mail to john.kinara@brooklynpark.org.

Some members of the City Council will participate in the meetings by telephone pursuant to Minnesota Statutes, Section 13D.021 rather than in person at the City Council’s regular meeting place at City Hall, 5200 85th Avenue North, Brooklyn Park, Minnesota. Members of the public can monitor the Council meetings in person or by watching it on CCX Media Channel 16 or by livestreaming it at https://nwsccc-brooklynpark.granicus.com/ViewPublisher.php?view_id=5.

Anyone who wants to address the Council during the Public Comment period or on an Agenda Item may do so in person or by calling 763-493-8180 or emailing Devin Montero by 4:30 p.m. on the meeting day. You will be asked to provide your name, address, email, and phone number. You will then be registered to speak during the Public Comment period or on the agenda item and will be provided the call-in number to address the Council.

Members of the public who desire to give input or testimony during the meeting may do so in person or by texting City Clerk Devin Montero at 763-439-8180 or emailing him at devin.montero@brooklynpark.org (Subject line: “Council Testimony”).

If you need these materials in an alternative format or need reasonable accommodations for a City Council meeting, please provide the City with 72-hours’ notice by calling 763-424-8000 or emailing Josie Shardlow at josie.shardlow@brooklynpark.org.

Para asistencia, 763-424-8000; Yog xav tau kev pab, 763-424-8000.

Dated: **November 13, 2025**

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