

Monday, November 17, 2025
6:00 P.M.

REGULAR EDA MEETING – AGENDA #14

President Hollies Winston, Vice President Nichole Klonowski, Treasurer Shelle Page,
Commissioners Christian Eriksen, Amanda Xiong, Maria Tran, and Tony McGarvey
Executive Director Tim Gladhill, 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

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL

- 2. APPROVAL OF MEETING AGENDA AND APPROVAL OF CONSENT AGENDA** (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Commissioners)

II. PUBLIC INVOLVEMENT

3. PUBLIC COMMENT AND RESPONSE

Provides an opportunity for Brooklyn Park residents and business owners in Brooklyn Park 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

3D. PUBLIC ANNOUNCEMENTS

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

4.1 Consider Approving the EDA Regular Meeting Minutes

A. OCTOBER 21, 2025, DRAFT REGULAR MEETING MINUTES

B. OCTOBER 27, 2025 DRAFT SPECIAL MEETING MINUTES

4.2 Consider Authorizing the Executive Director to Enter into an Agreement for Snow Storage with Custom Products for the Noble Park and Ride Site

A. AGREEMENT

- 4.3 Consider Approving CVS's Sublease of the Northwind Plaza Property, Authorize the Executive Director to Convey Written Approval of the Sublease, and Delegate Authority to Approve Future Tenancy Changes Through 2035, Consistent with Zoning, Building Code, and Existing Lease Terms
 - A. RESOLUTION
 - B. GROUND LEASE AGREEMENT (CVS LEASE EXPIRES 2035)
- 4.4 Consider Terminating Development Partnerships with Kraus-Anderson Development Company and Gramercy Development Companies, Continuing the Partnership with Bader Companies, LLC, and Reopening the Former Park & Ride Site and Oxbow Commons Sites for Development Opportunities
 - A. RESOLUTION
 - B. SITE LOCATION MAPS
- 4.5 Consider Authorizing the Executive Director to Approve the Amendment to the Amended and Restated Consulting Agreement Between the Brooklyn Park Economic Development Authority and the Center for Energy Environment
 - A. RESOLUTION
 - B. AMENDMENT TO THE AMENDED AND RESTATED CONSULTING AGREEMENT
 - C. EXHIBIT A – 26 OWNER OCCUPIED HOME IMPROVEMENT LOAN PROGRAM GUIDELINES
 - D. EXHIBIT B – 26 PROGRAM FUNDING DISTRIBUTION
- 4.6 Consider Accepting the State of Minnesota Local Housing Trust Fund Grant in the Amount of \$150,000 for Home Improvement Loan Program and Authorizing the Brooklyn Park Economic Development Authority to Execute a Contractual Agreement with Minnesota Housing Finance Agency
 - A. RESOLUTION
 - B. CONTRACT AGREEMENT
 - C. ACCEPTANCE LETTER
 - D. GRANT PROGRAM GUIDELINES
- 4.7 Consider Authorizing the Executive Director to Approve the Amendment to the Contract for Legal Services Between the Brooklyn Park Economic Development Authority and Kennedy & Graven
 - A. AMENDMENT TO THE LEGAL SERVICES CONTRACT
- 4.8 Consider Authorizing the Executive Director to Approve the Amendment to the Contract for Financial Services Between the Brooklyn Park Economic Development Authority and Ehlers
 - A. AMENDMENT TO THE FINANCIAL SERVICES CONTRACT
- 4.9 Consider Approving the Final BioTech Innovation District Steering Committee Appointments as Listed in This Report
- 4.10 Consider Scheduling a Public Hearing on December 15, 2025 for the Conveyance of Brooklyn Park Economic Development Authority Owned Land Located at 8600 Zane Avenue North to the City of Brooklyn Park of the Brooklyn Park Fire Station 2
 - A. RESOLUTION
 - B. SITE MAP

The following items relate to the EDA's long-range policy-making responsibilities and are handled individually for appropriate debate and deliberation. (Those persons wishing to speak to any of the items listed in this section should fill out a speaker's form and give it to the Secretary. Staff will present each item, following in which audience input is invited. Discussion will then be closed to the public and directed to the EDA table for action.)

5. PUBLIC HEARINGS

6. GENERAL ACTION ITEMS

- 6.1 Consider Adopting the 2026/2027 Economic Development Authority Budget
 - A. BUDGET WORKSHEETS (*TBA Monday*)

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

7. DISCUSSION ITEMS

- 7.1 EDA Status Update
 - A. BIOTECH INNOVATION DISTRICT UPDATE
- 7.2 Verbal Commissioner Reports and Announcements

Meeting will be recessed and reconvened in Room A203 at City Hall. This portion of the meeting will not be televised but audio recorded.

V. WORK SESSION

8. WORK SESSION ITEMS

- 8.1 Discuss JO Companies Affordable Housing Concept (Welcome Avenue Sites)
 - A. JO COMPANIES EDA CONCEPT FORM
 - B. PRELIMINARY SITE PLANS (161 UNITES – FULL DEVELOPMENT)
 - C. TIF ESTIMATE ANALYSIS

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, December 15, 2025.