

Monday, December 8, 2025  
6:00 P.M. *(Prior to the City Council Meeting)*

## **SPECIAL EDA MEETING – AGENDA #15**

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](mailto: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.

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

### **I. ORGANIZATIONAL BUSINESS**

#### **1. CALL TO ORDER/ROLL CALL**

#### **2. APPROVAL OF AGENDA**

### **II. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION**

#### **3. GENERAL ACTION ITEMS**

##### **3.1** Consider Approving the Decertification of Tax Increment Financing District (TIF) No. 20

##### **A.** RESOLUTION

##### **B.** EHLERS TIF 20 DECERTIFICATION MEMO

### **III. 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](http://www.brooklynpark.org).

**The next scheduled EDA meeting is Monday, December 15, 2025.**

# City of Brooklyn Park Request for EDA Action

<b>Agenda Item:</b>	3.1	<b>Meeting Date:</b>	December 8, 2025
<b>Agenda Section:</b>	General Action Items	<b>Prepared By:</b>	Malcolm Hicks, Economic Development and Housing Director
<b>Resolution:</b>	X	<b>Presented By:</b>	Malcolm Hicks, Economic Development and Housing Director
<b>Attachments:</b>	1		
<b>Item:</b>	Consider Approving the Decertification of Tax Increment Financing District (TIF) No. 20		

## Executive Director's Proposed Action:

MOTION \_\_\_\_\_, SECOND \_\_\_\_\_, TO WAIVE THE READING AND ADOPT RESOLUTION #2025-\_\_\_\_\_, APPROVING THE DECERTIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 20.

## Overview:

Tax Increment Financing (TIF) District #20, established in 2000, supported the redevelopment of the Village North Shopping Center and surrounding Brooklyn Boulevard/Zane Avenue area, and financed a major transformation that included:

- Office, commercial, and retail development
- Single-family homes and multi-family rental housing
- Major corridor improvements to Shingle Creek and Zane Avenue
- Creation of new public park space

The EDA funded this work through internal advances from TIF District #3 and \$10.475 million in taxable GO TIF bonds issued in 2003 (refinanced in 2012 and fully repaid by 2019). The final remaining interfund loan from TIF #3 will be paid off in 2025.

All financial obligations for TIF District #20 are now satisfied—triggering mandatory early decertification one year before its planned 2026 expiration.

## Primary Issues/Alternatives to Consider:

### Why is the district being decertified?

- Because all obligations are paid off, the EDA is legally required to decertify the district. To begin the decertification a resolution must be passed and submitted to Hennepin County indicating decertification effective as of December 31, 2025.
- Decertify at end of 2025 (Staff Recommendation / Required)
- County partners must receive notice for tax capacity adjustments Prevents any additional increment collection in 2026.
- Frees up tax capacity for general taxing jurisdictions starting in taxes payable 2026
- Approximately \$1.1 million will remain once the district closes, Funds must be returned to the County for redistribution across taxing jurisdictions.

- The City's estimated share is ~\$520,000, which becomes general-purpose revenue.

**Budgetary/Fiscal Issues:**

If approved, beginning in 2026 the tax capacity from the development is no longer captured within the TIF district and will be available to the taxing jurisdictions, including the City, County and School District. The excess funds within the district will be sent back to the County for redistribution (\$1.1 million) to the City, County and School District. An estimated \$520k will be refunded to the City. These are unrestricted funds upon refund; therefore, it is recommended that these dollars be allocated to the city's general fund or set aside for strategic use. Upon decertification, this district will add approximately \$, of annual tax capacity.

**Recommendation:**

The Executive Director of the EDA recommends approval.

**Attachments:**

- 3.1A RESOLUTION
- 3.1B ELHERS TIF 20 DECERTIFICATION MEMO

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

RESOLUTION 2025-\_\_\_\_\_

RESOLUTION TO APPROVE THE DECERTIFICATION OF TAX INCREMENT FINANCING  
DISTRICT NO. 20.

WHEREAS, on May 22, 2000 the Brooklyn Park EDA (the "EDA") created its Tax Increment Financing District No. 20, (the "District") within its Development District No. 1 (the "Project Area"); and

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

WHEREAS, as of the date hereof all bonds and other obligations to which tax increment from the District have been pledged have been paid in full; and

WHEREAS, the EDA desires by this resolution to cause the decertification of the District effective December 31, 2025, after which all property taxes generated by property within the District will be distributed in the same manner as all other taxes payable in 2026.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Brooklyn Park Economic Development Authority that the EDA's staff shall take such action as is necessary to cause the County Auditor of Hennepin County to decertify the District as a tax increment district and to no longer remit tax increment from the District to the City.



## MEMORANDUM

TO: Malcom Hicks, Economic Development and Housing Director  
FROM: Jason Aarsvold and Keith Dahl, Ehlers  
DATE: November 24, 2025  
SUBJECT: Decertification of TIF District #20 (The Village)

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Tax Increment Financing (TIF) District #20 is a redevelopment TIF district approved on May 22, 2000. Originally, the district encompassed 76 parcels of land around the Brooklyn Boulevard and Zane Avenue area. The EDA created the district to implement the Village Master Plan and Shingle Creek Corridor Plan which involved redevelopment of the Village North Shopping Center and surrounding area.

The project included office, commercial and retail uses along with both single-family owner-occupied housing and multi-family rental housing. In addition, the plan led to significant improvements to Shingle Creek, Zane Avenue, and the creation of park space around which the development is oriented.

The EDA financed this project, in part, by making advances from TIF District No. 3 to TIF District 20 and through the issuance of \$10,475,000 Taxable G.O. TIF bonds in 2003. The bonds were refunded for savings in 2012 and were repaid by TIF District No. 20 in 2019. The loan from TIF District No. 3 to TIF District No. 20 will be repaid this year. This means all the outstanding obligations of TIF District No. 20 are repaid. When a TIF district's obligations are repaid, it must be decertified.

TIF District No. 20 was set to expire at the end of 2026. Since this required decertification is occurring one year earlier than the district's natural life, the EDA must pass a resolution to decertify. This resolution will be sent to Hennepin County to let them know the district is decertified effective December 31, 2025. This will ensure no increment is collected in 2026 and that the tax capacity in TIF District No. 20 will be available generally for taxes payable in 2026.

TIF District No. 20 is currently capturing approximately 1,113,000 in tax capacity. Redevelopment of the area increased tax capacity from 165,000 in 2000 to 1,278,000 in 2025, which represents a 675% increase in tax base for the city.

After repaying the loan in 2025, TIF District No. 20 will have approximately \$1.1 million remaining in cash balance. This cash balance must be sent back to Hennepin County and will be redistributed to the various tax jurisdictions. Based on current estimates, the City's portion of this redistribution will be approximately \$520,000. When these funds are returned, they are no longer tax increment and can be used for any city purpose.

Should you have any questions, please contact us at 651-697-8500.