

Tuesday, January 20, 2026
6:00 P.M.

REGULAR EDA MEETING – AGENDA #2

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.

I. ORGANIZATIONAL BUSINESS

1. CALL TO ORDER/ROLL CALL

II. PUBLIC INVOLVEMENT

2. PUBLIC COMMENT AND RESPONSE

Provides an opportunity for Brooklyn Park residents and business owners in Brooklyn Park to address the Council about matters relating to City business not otherwise on the agenda. Public Comment may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Commissioners will not engage in a dialogue with speakers. Questions from the Commissioners 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 informational purposes only. Public Comment will be limited to 15 minutes, and individual comments are limited to three minutes.

2A. RESPONSE TO PRIOR PUBLIC COMMENT

2B. PUBLIC COMMENT

3A. APPROVAL OF MEETING AGENDA AND APPROVAL OF CONSTENT AGENDA (Items specifically identified may be removed from Consent or added elsewhere on the agenda by request of any Commissioner Member.)

3B. PUBLIC PRESENTATIONS

3B.1 Brooklyn Avenues for Youth Program Update

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

4.1 Consider Approving the EDA Regular Meeting Minutes

- A. NOVEMBER 17, 2025, DRAFT REGULAR MEETING MINUTES
- B. NOVEMBER 17, 2025, DRAFT WORK SESSION MEETING MINUTES
- C. DECEMBER 8, 2025, DRAFT REGULAR MEETING MINUTES
- D. DECEMBER 15, 2025, DRAFT REGULAR MEETING MINUTES

4.2 Consider Approving the Proposed EDA Meeting Dates for 2026

- A. 2026 REGULAR EDA MEETING DATES

4.3 Consider Approving the Development Agreement for Riverwalk Estates Homeowners' Association Inc Housing Improvement Area and a Budget Amendment to Allow Related Expenditures in the Amount of \$225,000

- A. RIVERWALK ESTATES HIA DEVELOPMENT AGREEMENT
- B. RESOLUTION
- C. RIVER WALK ESTATES FEE RESOLUTION
- D. ORDINANCE – RIVER WALK ESTATES
- E. LOCATION MAP

- F. RIVER WALK ESTATES HOMEOWNERS' ASSOCIATION APPLICATION
- G. HIA PUBLIC HEARING NOTICE
- 4.4 Consider Approving Proposed Use of Fiscal Year 2026 Urban Hennepin County Community Development Block Grant Program Funds and Authorize Execution of Subrecipient Agreement with Hennepin County and Any Third-Party Agreements
 - A. RESOLUTION
 - B. CONSOLIDATED PLAN 2025 - 2029

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 Election of Officers

- A. BYLAWS OF THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY

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
- 7.2 Verbal Commissioner Reports and Announcements

Meeting will be recessed and reconvene in Room A203. This portion will not be televised but audio recorded.

V. WORK SESSION

8. WORK SESSION ITEMS

- 8.1 Review of Two Concept for Properties Owned by the Economic Development Authority in the Village Area as Part of the Brooklyn Boulevard Corridor Plan

- A. EXECUTIVE SUMMARY FOR MARKET ANALYSIS FOR THE BROOKLYN BOULEVARD CORRIDOR PLAN

- B. DRAFT MARKET ANALYSIS FOR THE BROOKLYN BOULEVARD CORRIDOR PLAN

- 8.2 Discuss Potential 4(d) Classification and Rehabilitation Funding Options for Villa Del Coronado Apartments

- A. 4(D) PROPERTY TAX CLASSIFICATION – BROOKLYN PARK

- B. VILLA DEL CORONADO APARTMENTS – INFORMATION

- C. JULY 2025 4(D) STAFF MEMO

- 8.3 Concept Plan Review for Bader Companies Concept at Oxbow Commons (EDA Site)

- A. DEVELOPER ASSISTANCE APPLICATION

- B. PROJECT CONCEPT

- C. BADER PROJECT EXPERIENCE

- D. DEVELOPER TEAM INFORMATION

- E. BADER INFORMATION ON BROOKLYN PARK PROPERTIES

This part of the meeting will not be televised or audio recorded.

VI. POSSIBLE CLOSED SESSION

9. CLOSED SESSION

- 9.1 Close the Meeting Pursuant to MS Selection 13D.05 Subdivision 3(b) to Discuss Attorney/Client Privileged Information Related to I Alexander (TBA Tuesday)

VII. 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 Tuesday, February 17, 2026.