

Tuesday, February 17, 2026

Immediately following the Special City Council Meeting at 6:00 P.M.

REGULAR EDA MEETING – AGENDA #3

President Hollies Winston, Vice President Shelle Page, Treasurer Nichole Klonowski,
Commissioners Christian Eriksen, Amanda Xiong, Maria Tran, and Tony McGarvey
Executive Director Tim Gladhill, Assistant Executive Director Jay Stroebel and Secretary Seng Moua.

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.

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 Board about matters relating to EDA 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 Quarterly BioTech Innovation District

- A.** JANUARY STEERING COMMITTEE PRESENTATION
- B.** EARLY REPORT

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION

4. CONSENT

4.1 Consider Approving the EDA Regular Meeting Minutes

- A.** JANUARY 20, 2026, DRAFT REGULAR MEETING MINUTES

4.2 Consider Approving and Authorizing the EDA Executive Director to Enter into an Agreement with Robert Half Inc. to Provide Temporary Operator Service of the Brooklyn Park Small Business Center and Execute Any Related Documents

- A.** RESOLUTION

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 Approving the Allocation of up to \$300,000 to Establish an Emergency Rental Assistance Program; Authorize the EDA Executive Director to Allocate up to \$50,000 to Hennepin County for Regional Coordinator; and Authorize the Executive Director to Negotiate, Enter Into, and Execute All Necessary Agreements and Program Documents
 - A.** EMERGENCY RENTAL ASSISTANCE PROGRAM DRAFT
- 6.2** Consider Approving the Establishment of the Brooklyn Park Spark Fund Grant Program With a Total Allocation of \$270,000; and Authorize the EDA Executive Director to Allocate up to \$50,000 to Minneapolis Foundation, Hennepin County, and Latino Economic Development Center to Support Assistance Efforts, and Execute Any Related Agreements
 - A.** BPSPARK FUND GRANT PROGRAM DRAFT

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

V. 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.

City of Brooklyn Park Request for EDA Action

Agenda Item:	3B.1	Meeting Date:	February 17, 2026
Agenda Section:	Public Presentations	Prepared By:	Tim Gladhill, EDA Executive Director
Resolution:	N/A	Presented By:	Tim Gladhill, EDA Executive Director
Attachments:	2		
Item:	Quarterly BioTech Innovation District		

Executive Directors Proposed Action:

Staff will present an update on the progress of the BioTech Innovation District Plan.

Overview:

Over the second half of 2025, Staff and Consultant Team (Fairmount Properties & Buro Happold) worked to launch the BioTech Innovation District Plan. This first phase focused on existing conditions scan and industry engagement. In January, the BioTech Team launched the Steering Committee that will guide the plan throughout 2026. Attached are documents that summarize current progress.

- Current State (Early) Report
 - Detailed update on plan
 - Serves and the Existing Conditions sections of the final plan
 - Will continue to add content to evolve into the final plan
- Steering Committee Presentation
 - Summary level presentation of work to date and work plan moving forward

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

3B.1A JANUARY STEERING COMMITTEE PRESENTATION
3B.1B EARLY REPORT

Brooklyn Park BioTech Innovation District Steering Committee

Kickoff Meeting

January 23, 2026

Today's Session

Objectives

- Establish a shared understanding of the Brooklyn Park BioTech Innovation District
- Clarify the Steering Committee's role and responsibilities
- Align on vision and near-term priorities
- Confirm next steps and meeting cadence

Agenda

10 min	Welcome & Context Setting Set the stage, explain why now, and outline session objectives.
20 min	Ice Breaker
15 min	Steering Committee Role & Responsibilities Clarify expectations, decision-making, and cadence.
25 min	What We've Learned: Insights & Opportunities Share findings from current state, highlighting assets and gaps.
30 min	Shaping the Future of Brooklyn Park Innovation District Refine vision statement and planning objectives.
15 min	Near-Term Priorities Identify 3-5 immediate priorities aligned with vision and objectives.
5 min	Next Steps Summarize key takeaways, outline the next steps in the process.

The Complete Team

Brooklyn Park

CORE TEAM



BURO HAPPOLD

CONSULTANTS

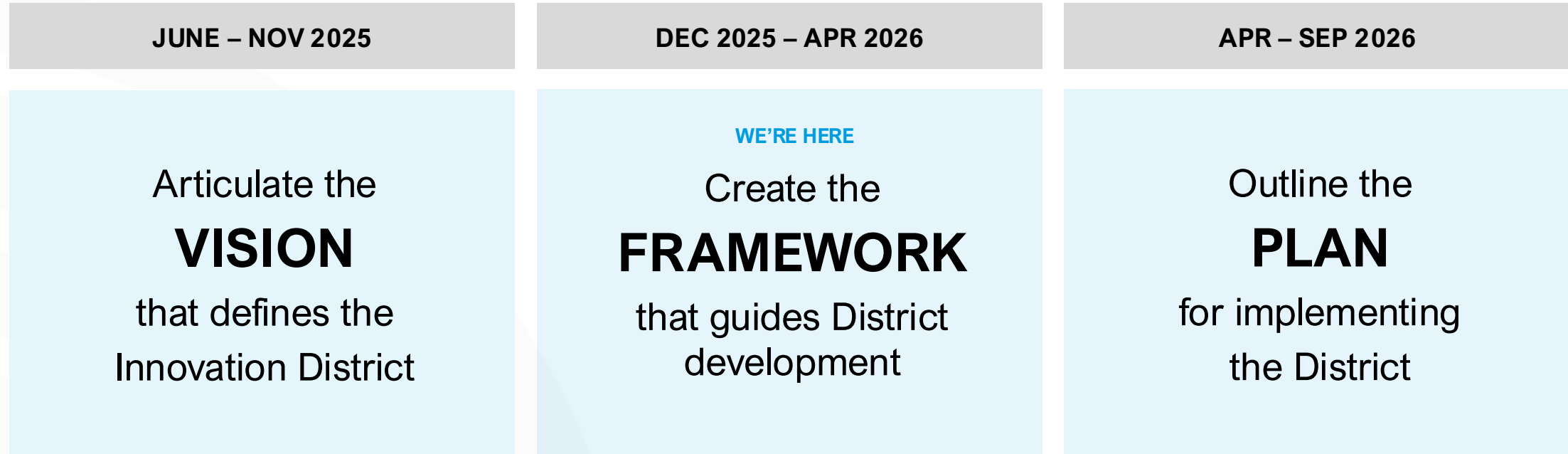


Why Now?

This moment represents a critical shift from planning to readiness, setting the stage for purposeful action.

- **Strategic Planning:** The district is at a formative stage where intentional planning, policy, and coordination can deliver purpose-driven district development.
- **Scale & Strategic Location:** A 245-acre site within a major Minnesota innovation corridor has the capacity to support the development of a district with lasting regional economic impact.
- **Investment Positioning:** This phase enables the City to define clear infrastructure priorities and coordinated site readiness that can attract future private investment.
- **Developing an Ecosystem:** Engaging potential partners now transforms early interest into long term partnerships.

Project Timeline



JUNE – NOV 2025

Articulate the
VISION
that defines the
Innovation District

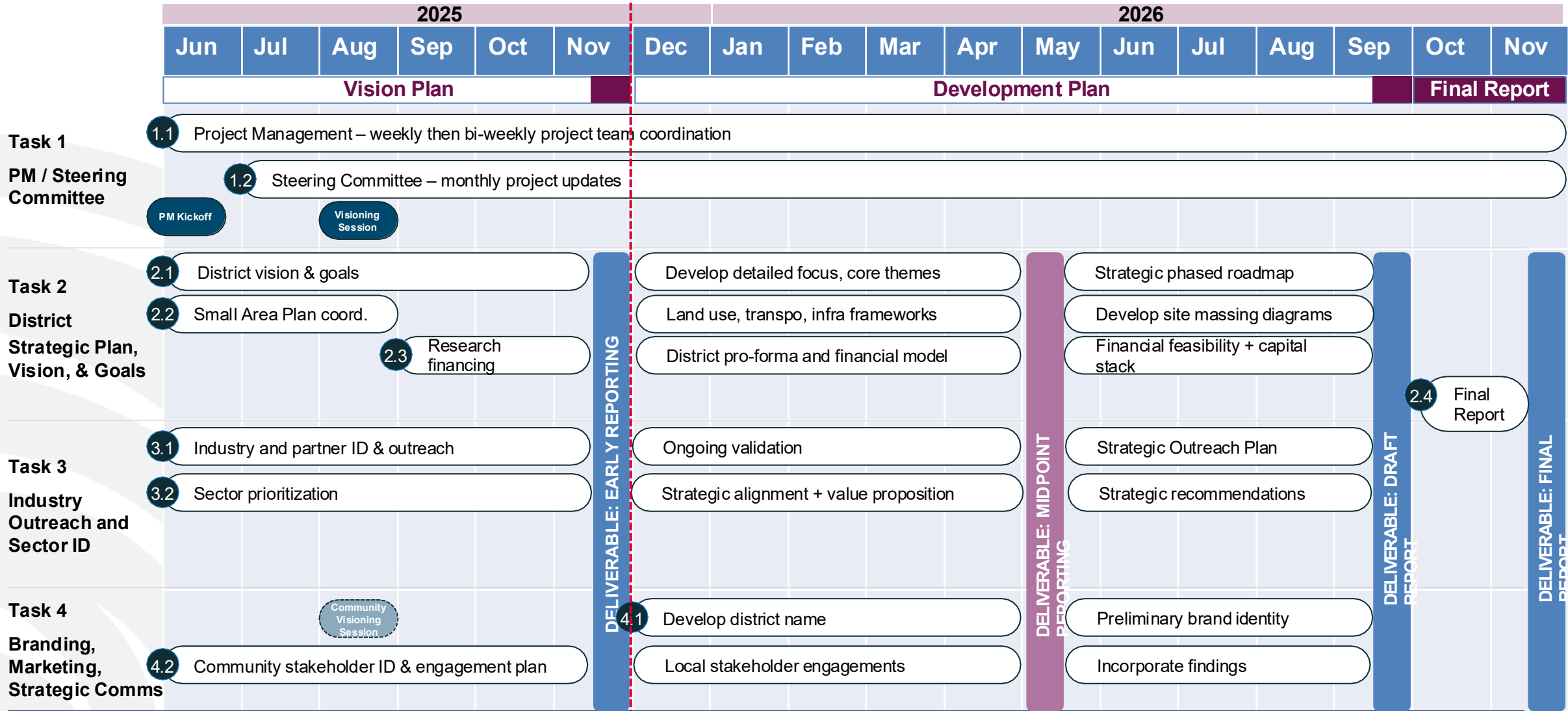
DEC 2025 – APR 2026

WE'RE HERE
Create the
FRAMEWORK
that guides District
development

APR – SEP 2026

Outline the
PLAN
for implementing
the District

Overall Project Timeline





**What opportunity excites
you most about Brooklyn
Park's BioTech Innovation
District?**

Steering Committee Role & Responsibilities

Governance & Decision-Making Framework

Broader Context



Steering Committee

Providing strategic and advisory guidance.



Advisory Group

Offering subject-matter expertise (as needed).



EDA & City Council

Providing formal approvals and policy decisions.



City Staff

Facilitating the project and implementation.

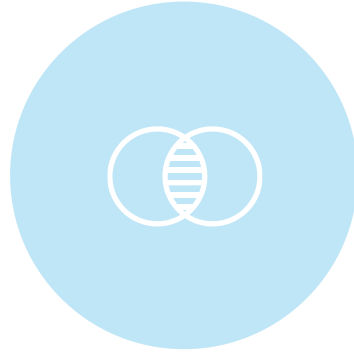


Why the Steering Committee Matters

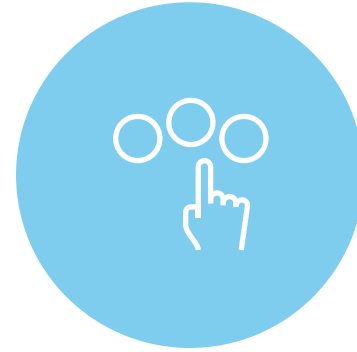
Your Role



Provide strategic guidance



Advance alignment between City leadership priorities and long-term public value



Help position the District for long-term economic impact



Serve as champions for partnerships and investment

Steering Committee Scope & Expectations

What the Steering Committee Does

- + Guides vision, priorities, and strategic direction
- + Reviews key milestones and recommendations
- + Advises on partnerships, funding tools, and policy levers

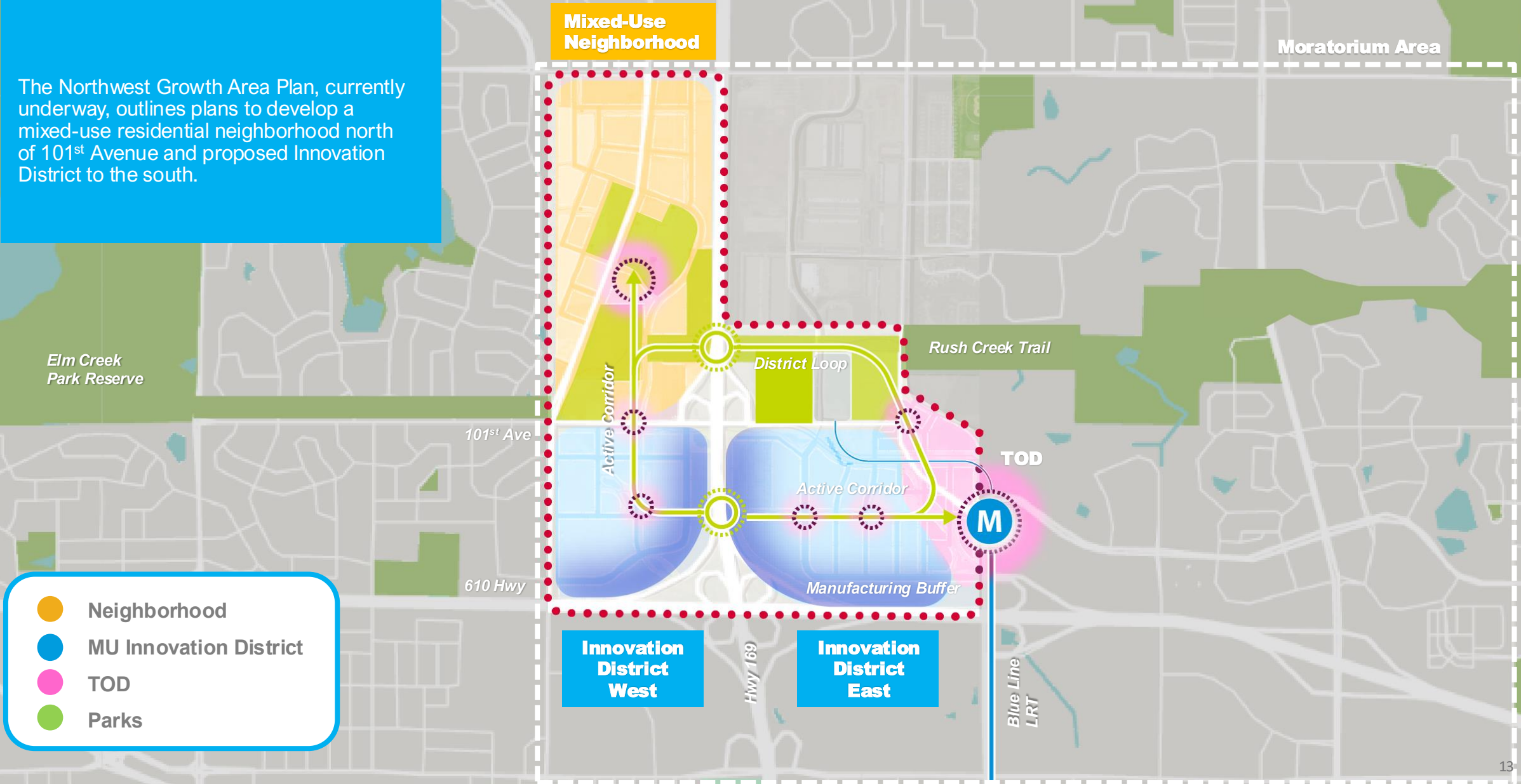
What the Steering Committee Does Not Do

- Day-to-day project management
- Technical or engineering decision-making
- Individual project approvals

What We've Learned: Insights & Opportunities

Northwest Growth Area Plan

The Northwest Growth Area Plan, currently underway, outlines plans to develop a mixed-use residential neighborhood north of 101st Avenue and proposed Innovation District to the south.



- Neighborhood
- MU Innovation District
- TOD
- Parks

Current State

What's Been Accomplished

Engagement

Stakeholder Input, Visioning Session, Identification of Preliminary District Goals, and Coordination on NWGAP

Workforce Development

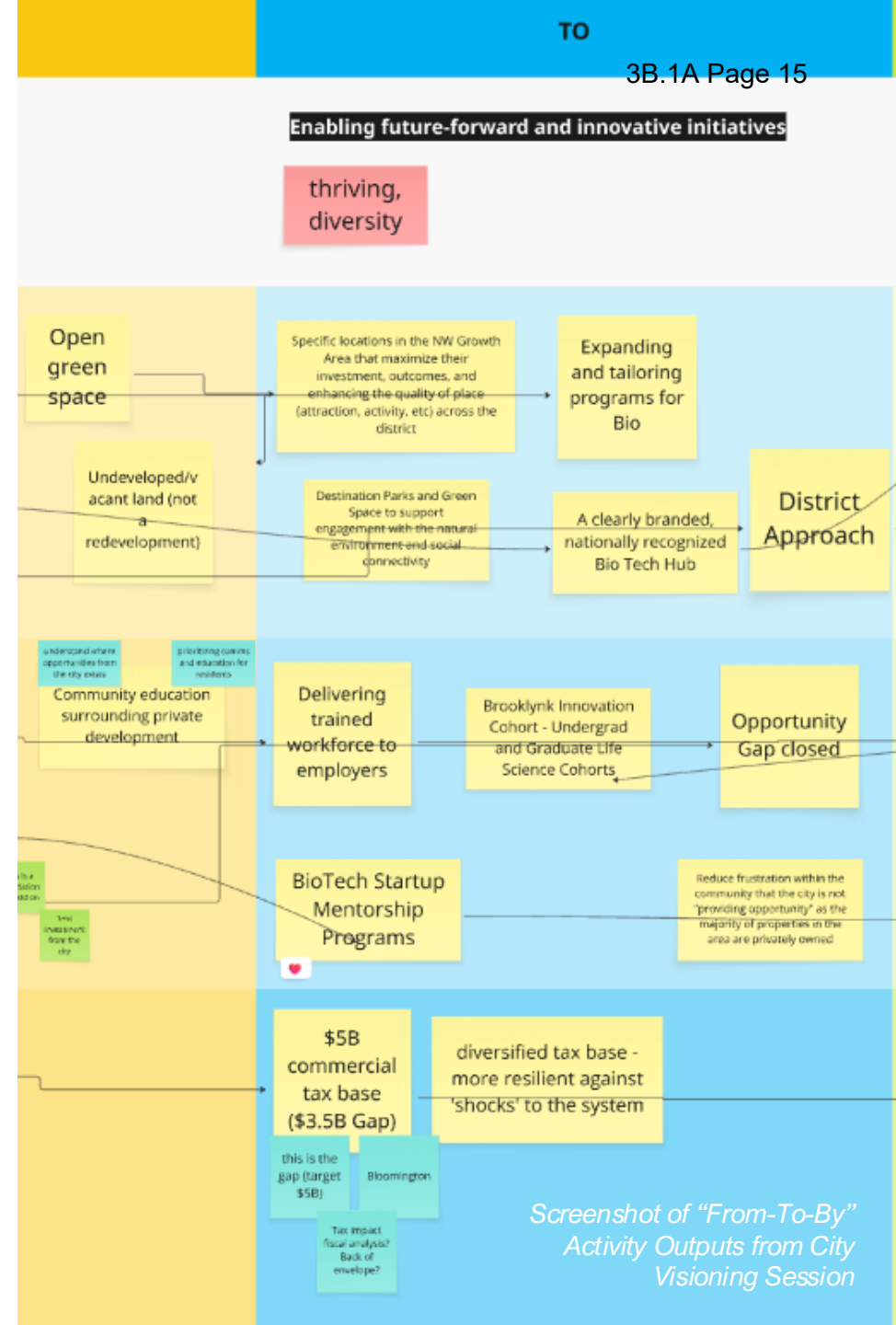
Assessment of Workforce Development Programs

Market Research

Sector Prioritization and Market Positioning

Financial Analysis

Identification of Potential Funding Tools, Incentives, and Policy Considerations



Screenshot of "From-To-By" Activity Outputs from City Visioning Session

Assets, Gaps, & Emerging Opportunity Spaces

Activating the Innovation District

ASSETS

Location & Connectivity

Industry Ecosystem

Talent & Education

Physical & Natural Assets

Economic & Policy Support

GAPS

Capital & Scaling Support

Anchor Tenants

Workforce & Industry Alignment


Infrastructure Readiness

Community Perception & Inclusion

OPPORTUNITIES



Innovation Corridors & Pathways




Innovation Ecosystem Development



Expanded Workforce Pipelines



Green Infrastructure & Amenities



Community-oriented Opportunities

What Is Fixed vs. What Is Flexible

Fixed Elements

- District Boundaries
- Core Infrastructure Systems
- Phase 1 Planning Foundations

Flexible Elements

- Program Mix and Activation Strategy
- Partner and Anchor Engagement
- Phasing, Branding, and Implementation Approach



Shaping the Future of the Brooklyn Park BioTech Innovation District

Brooklyn Park's Northwest Growth Area Plan Goals



Attract

Draw local, regional, and national investment



Bridge

Bridging economic gaps by providing employment and ownership opportunities for existing residents



Connect

Design strong multimodal connections focusing on pedestrians, bikes, and transit



Engage

Effectively engage with the community



Prepare

Provide sustainable infrastructure to support development



Provide

Increase the City's tax base for future financial health of the community

Focused Goals for the Innovation District

Attract, Bridge, and Provide



Attract

Draw local, regional, and national investment



Bridge

Bridging economic gaps by providing employment and ownership opportunities for existing residents



Connect

Design strong multimodal connections focusing on pedestrians, bikes, and transit



Engage

Effectively engage with the community



Prepare

Provide sustainable infrastructure to support development



Provide

Increase the City's tax base for future financial health of the community

Brooklyn Park BioTech Innovation District

Emerging Vision



Attract

Draw local, regional, and national investment

From

- Mix of private owners
- Early-stage interest
- Undeveloped and vacant land

To

- Cohesive **district approach**
- **Tailored programs** to key sectors
- Enhanced quality of place and **nationally recognized district**

By

- Incentive packages and **strategic legislation**
- Private and public **partnerships**
- Attractive **public amenities**

Brooklyn Park BioTech Innovation District

Emerging Vision



Bridge

Bridging economic gaps by providing employment and ownership opportunities for existing residents

From

- Gaps in workforce readiness
- Opportunity gaps for community members

To

- Delivering **trained workforce** to employers
- Opportunities for **BIPOC and locally owned businesses**

By

- Expanding strengths of BrookLynk **and workforce development programs**
- Utilizing EDA owned properties and setting guidelines for private ownership
- Enhance **community** communication and socialization

Brooklyn Park BioTech Innovation District

Emerging Vision



Provide

Increase the City's tax base for future financial health of the community

From

- Limited commercial tax base (\$2B)

To

- **Increasing the commercial tax base** (to \$5B)

By

- **Enhanced, mixed-use development**
- **Diversifying** the tax base to make it more **resilient** (e.g., multiple sectors across life sciences)

Draft Vision Statement

To create an **inclusive, **dynamic**, and **future-ready district** where **innovation and community thrive together**, **fueling workforce development**, **fostering entrepreneurship**, and **building a diversified economy** for generations.**

Attract

.....

Dynamic, mixed-use hub with many amenities

Bridge

.....

Emphasis on community and workforce development

Provide

.....

Diverse and resilient economy

Draft Vision Statement

Discussion Questions

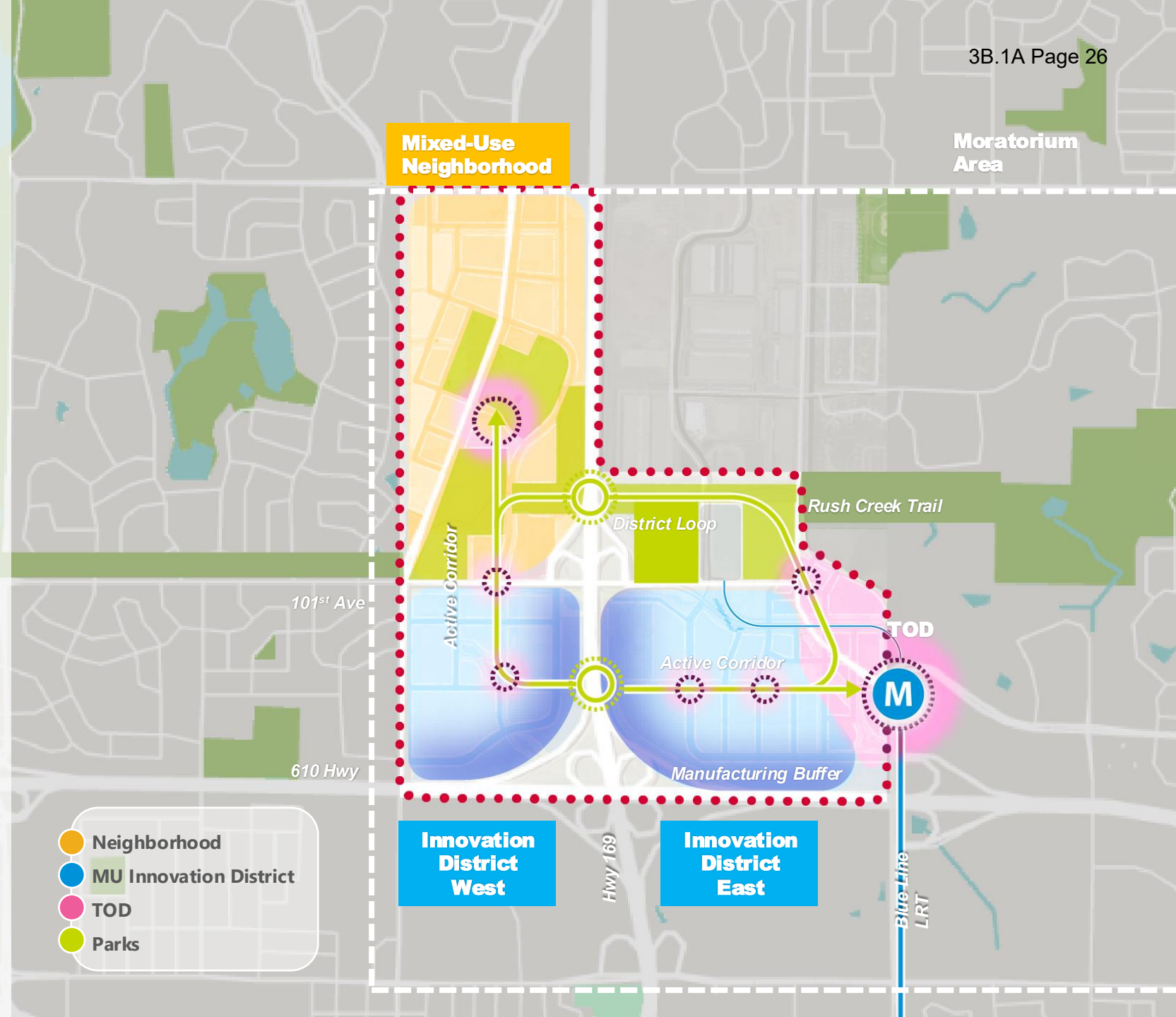
- **Does this vision resonate?**
- **Are there gaps or missing priorities?**
- **What does long-term success look like for Brooklyn Park?**

Northwest Area Growth Plan

This phase builds on that framework by defining and programming the district to clarify its purpose and potential. In this section, we outline key programs and planning objectives that strengthen the district's identity and help the City attract the anchors and partners needed to advance development.

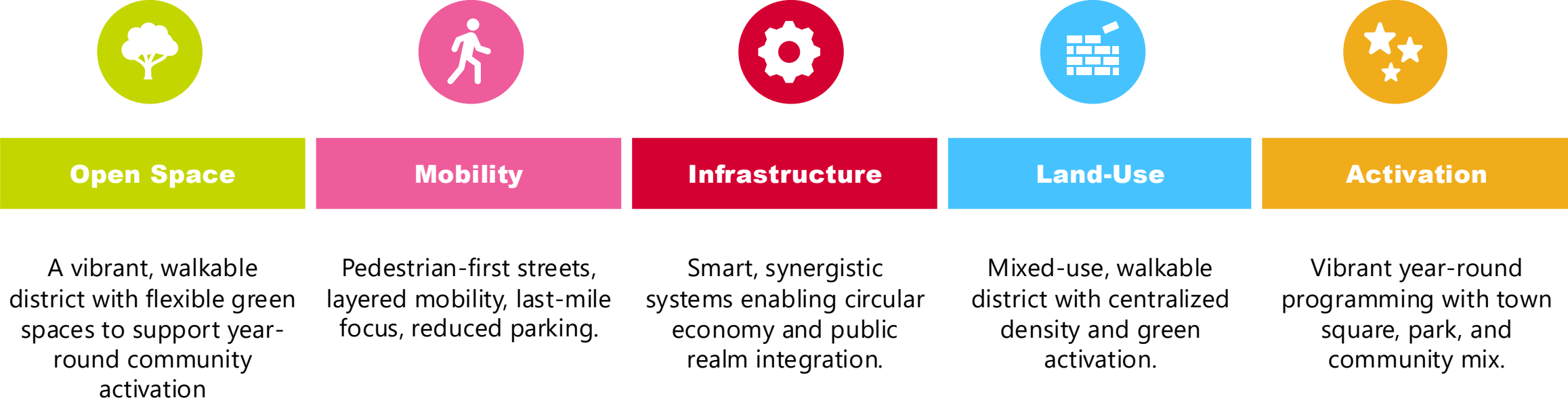
Planning Layers that Support the Innovation District:

-  **Open Space**
-  **Mobility**
-  **Infrastructure**
-  **Land-Use**
-  **Activation**



Planning Opportunities to Support the Innovation District

Developing an Ambitious Framework for Development

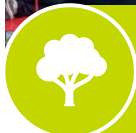




Cortex Innovation Community

Key Site Features



 Plazas of varied sizes for gathering and collaboration



 Walkable streets linked to Metrolink



 Smart stormwater gardens and permeable paving



 Mixed-use blocks blending labs and housing



 Public art and community-driven events



Innovation Quarter
Key Site Features



 **Landscaped courtyards**
fostering outdoor work




 **Bike-friendly paths and shuttle**
access



 **Rainwater capture integrated**
into design



 **Adaptive reuse of historic**
tobacco buildings



 **Pop-up markets and cultural**
programming

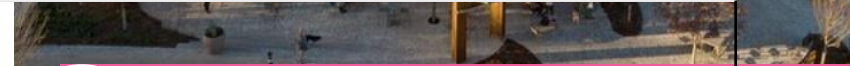



Advanced stormwater systems with bioswales

Research Triangle Park
Key Site Features




Expansive greenways connecting campuses

Regional transit hubs and shared mobility




Plazas of varied sizes for gathering and collaboration




Clustered R&D with residential integration




Innovation festivals and networking plazas



Mission Bay
Key Site Features



Waterfront parks with flexible gathering zones



Seamless links to Muni and Caltrain



Green roofs and tidal flood mitigation



Dense urban mix of labs and housing



Outdoor dining and tech community events





















Planning Opportunities to Support the Innovation District

Key Insights

Vision in Action!

A vibrant, walkable district with flexible green spaces, smart mobility, integrated infrastructure, mixed-use density, and year-round community activation.

- **Open Space:** Flexible social spaces with green areas, health, and wellness integration.
- **Mobility:** Pedestrian-first streets, layered mobility, last-mile focus, reduced parking.
- **Infrastructure:** Smart, synergistic systems enabling circular economy and public realm integration.
- **Landuse:** Mixed-use, walkable district with centralized density and green activation.
- **Activation:** Vibrant year-round programming with town square, park, and community mix.

Open Space	Mobility	Infrastructure	Landuse	Activation
<p>Social spaces are the key to district success</p>  <p>South Lake Union, Seattle</p>	<p>Layered mobility with last mile opportunities</p> 	<p>Capitalize on District Synergies</p> 	<p>Mixed-use to bring more activation to the site</p> 	<p>Vibrant district with many businesses</p>  <p>KU Crossings Lawrence, Kansas</p>
<p>Framework for Flexible Programming</p>  <p>San Francisco Biotech Cluster</p>	<p>Supporting pedestrian first through streets and activation</p>  <p>KU Crossings Lawrence, Kansas</p>	<p>Integrate systems and the public realm</p> 	<p>Integrated activation and green space</p>  <p>Jurong Innovation District</p>	<p>Town Square and Signature Park</p> 
<p>Opportunities for integrated green and variety of open spaces</p> 	<p>Consolidated and off-site parking, invest in last mile not surface lots</p> 	<p>Smart district to attract innovators</p>  <p>22 @ South Lake Union, Seattle</p>	<p>Public priority to have walkable district</p> 	<p>Mix of institution and community driven programming</p>  <p>Cortez, St. Louis</p>
<p>Combination open space programing with integrated health and wellness</p>  <p>Philadelphia Navy Yard Central Green</p>	<p>Combination of Fast and Slow mobilities</p> 	<p>Enable circular economies</p>  <p>Phoenix Innovation District Resource</p>	<p>Centralized density to focus where activity happens</p>  <p>Kendall Square, Cambridge</p>	<p>All year programing</p> 

Open Space

Social spaces are the key to district success



South Lake Union, Seattle

Framework for Flexible Programming



San Francisco Biotech Cluster

Opportunities for integrated green and variety of open spaces



Fanning Plaza, Salt Lake City

Combination open space programming with integrated health and wellness



Philadelphia Navy Yards Central Green

Mobility

Layered mobility with last mile opportunities



Supporting pedestrian first through streets and activation



KU Crossings Lawrence, Kansas

Consolidated and off-site parking, invest in last mile not surface lots



Combination of Fast and Slow mobilities



Infrastructure

Capitalize on District Synergies



Integrate systems and the public realm



Smart district to attract innovators



22 @ Barcelona Smart City

Enable circular economies



Phoenix Innovation District Resource

Landuse

Mixed-use to bring more activation to the site



Integrated activation and green space



Jurong Innovation District

Public priority to have walkable district



Centralized density to focus where activity happens



Kendall Square, Cambridge

Activation

Vibrant district with many businesses



KU Crossings Lawrence, Kansas

Town Square and Signature Park



Mix of institution and community driven programming



Cortex, St. Louis

All year programming



Cortex, St. Louis

Planning Opportunities to Support the Innovation District

Discussion Questions

What do you envision for the Brooklyn Park Innovation District?

Near-Term Priorities

Focus Areas for 2026

- Continue to Refine District Focus
- Advance Land Use and Infrastructure Frameworks
- Identify Key Funding Tools & Incentives
- Develop Site Massing Diagrams to Illustrate Development Capacity
- Industry & Partner Validation to Support Strategic Outreach Plan
- Develop Recommendations to Guide Implementation



Steering Committee Input on Priorities

Discussion Questions

- **Are we focusing on the right priorities to position the district for future investment?**
- **Where can the Steering Committee add the most value?**

Next Steps

Meeting Cadence & Expectations

A Look Ahead

- Monthly Steering Committee meetings (typically 60m)
- Clear agendas and decision points
- Regular progress updates and milestone tracking
- Virtual meetings, with quarterly in-person sessions

Note: This schedule is intended as a planning tool. It is flexible and may be adjusted as needed to accommodate updated project agendas, deliverable timelines, and partner availability.

Month-by-Month Meeting Focus

<i>Month</i>	<i>Focus Topic</i>
2026	
Jan	Steering Committee Kickoff & Visioning Session
Feb	Industry Sector Definition
Mar	Strategic Themes & Roadmap
Apr	Funding Tools & Incentives & Governance Model
May	Development Scenarios & Mixed-Use Integration
Jun	Engagement & Outreach Strategy
Jul	Branding & Narrative Identity
Aug	Draft Plan Review
Sep	Draft Report Prep
Oct	Review Report
Nov	Final Report

Thank you!

Brooklyn Park BioTech Innovation District

Current State Report

December 2025

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Executive Summary

Brooklyn Park has undergone significant growth in recent decades, doubling its population since 1980. To ensure that the city's remaining developable land is used strategically to strengthen the local economy and tax base, the City enacted a development moratorium in early 2023 to review and update land-use plans and regulatory frameworks. Within this context, the 700-acre Northwest Growth Area, an area with exceptional access to transportation, housing, parks, and the future LRT terminal, stands out as one of the city's most important opportunities.

Embedded within this larger area, the Brooklyn Park Innovation District is envisioned as a catalyst for economic growth and workforce development. Beginning in June 2025, the City initiated a multi-year partnership with a consultant team to define and communicate a cohesive vision and implementation strategy for a nationally recognized district that drives inclusive economic growth. The Innovation District aims to bring together public, private, and community partners to advance life sciences innovation, empower diverse communities, and expand equitable access to training, upskilling, and employment, within a vibrant, integrated environment.

Through this effort, Brooklyn Park seeks to establish a leading hub for innovation that supports diverse communities and fosters equitable pathways to education, workforce development, and economic opportunity.

Work will continue through September 2026, guided by four key priorities:

- 1. Develop a Comprehensive District Framework**
To provide a strategic roadmap for capital investments, infrastructure improvements, and policy alignment.
- 2. Build a Cross-Sector Network of Strategic Partners**
To strengthen the district's capacity to deliver on its mission.
- 3. Drive Innovation-Led Economic Growth**
To support a dynamic, sustainable, and evolving innovation ecosystem.
- 4. Implement Innovative and Sustainable Financing Models**
To ensure long-term viability and scalability of district development.

This Current State Report serves as an interim deliverable summarizing progress to date. It includes a baseline scan of existing conditions and opportunities in Brooklyn Park, a positioning brief reflecting stakeholder insights, and a review of early themes, assets, and gaps. It also outlines the emerging vision and goals for the Innovation District, subject to refinement in the next phase, and presents the planning context and opportunity framework that will guide the work ahead.

Baseline Condition & Opportunity Scan

A Vision Taking Shape

Brooklyn Park, Minnesota, the sixth largest city in the state by population, is advancing a transformative 245-acre BioTech Innovation District strategically positioned to support breakthrough biotechnology research and development, entrepreneurship, scalable innovation and product commercialization, and high-value biomanufacturing.

By fostering strategic partnerships between industry, academia, and government, the district aims to drive long-term, sustainable economic growth and catalyze innovation in the region.

Brooklyn Park, MN

Where Discovery Meets Scale

A strategic location in the heart of Minnesota's innovation corridor.

- Connected to Greater MSP's MedTech 3.0 and the state's broader bioeconomy corridor.
- Proximate to major life sciences companies – Takeda, Medtronic, Boston Scientific, STERIS, CVRx, and others driving Minnesota's global biotech competitiveness.
- Direct access via the Blue Line Extension to downtown Minneapolis, MSP Airport, and the regional workforce.
- Supported by higher-education partners – North Hennepin CC, Hennepin Tech, University of Minnesota, and others fueling talent pipelines.



Northwest Growth Area Plan

The Northwest Growth Area Plan, currently underway, outlines plans to develop a mixed-use residential neighborhood north of 101st Avenue and proposed Innovation District to the south.

Mixed-Use Neighborhood

Moratorium Area

Elm Creek Park Reserve

101st Ave

610 Hwy

Hwy 169

Rush Creek Trail

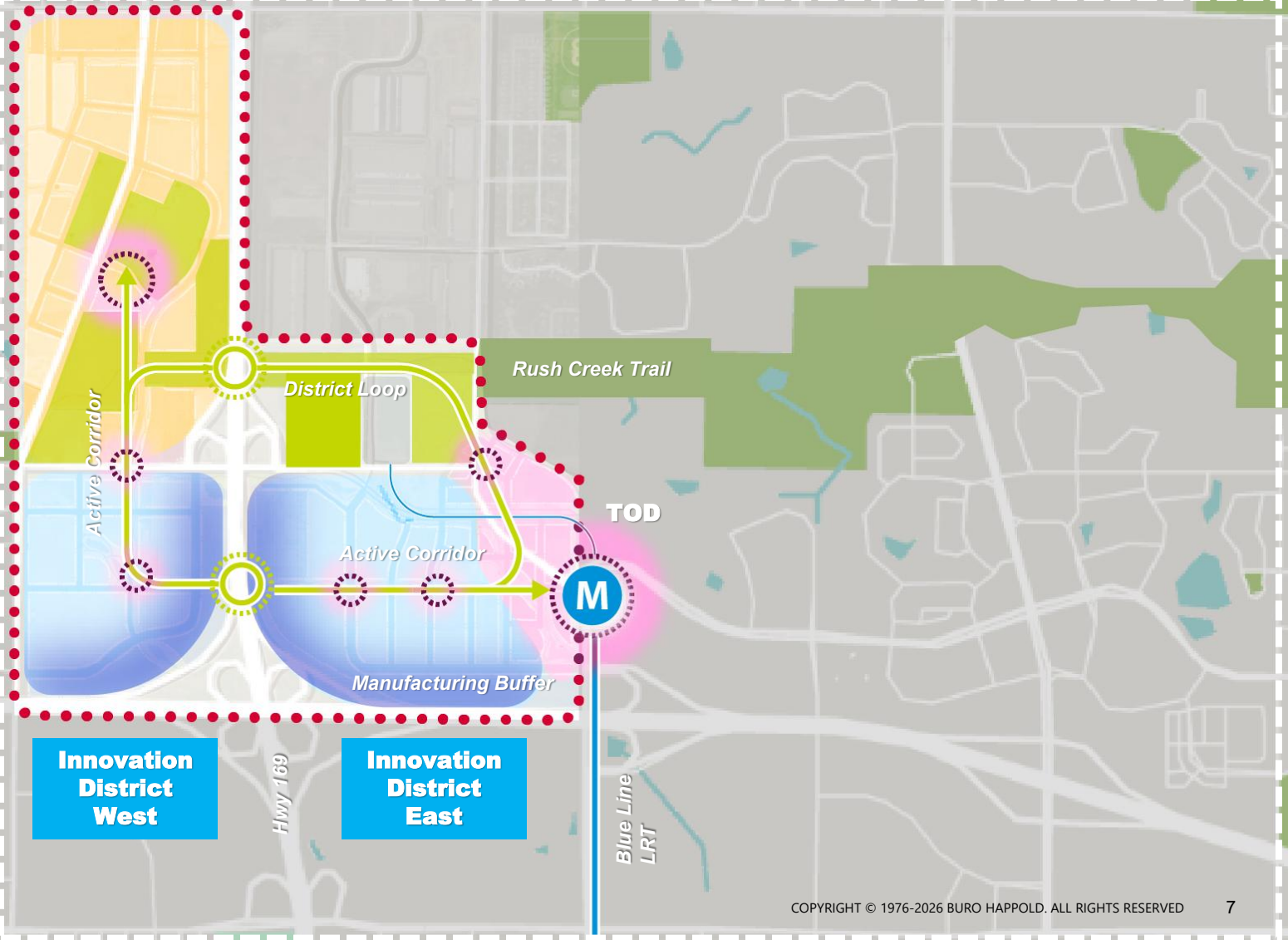
TOD

- Neighborhood
- MU Innovation District
- TOD
- Parks

Innovation District West

Innovation District East

Blue Line LRT



Strategic Priorities for the Innovation District



Industry Engagement & Partnerships	Build a coordinated partnership network with Medical Alley, Greater MSP, anchor firms, emerging companies, and developers.
Workforce Development	Identify higher-ed and industry workforce pathways informed by nationally recognized biotech training models.
Governance & Delivery	Evaluate and define the most effective city-anchored P3 model to guide district planning, investment, and programming.
Funding Tools & Incentives	Identify the best funding tools, incentives, and potential special legislation to support district implementation.
Infrastructure & Site Readiness	Align infrastructure and public realm investments to support long-term district development.
Branding & Visibility	Develop a district identity to attract future partners, tenants, and investment.
Community Benefit & Inclusion	Ensure equitable access and partnerships with community organizations.

Strategic Sector Prioritization

Why Sector Prioritization Matters

PURPOSE

Align market demand with Brooklyn Park's assets to guide investment, development, and talent.

Sector prioritization establishes a clear, evidence-based foundation for the Brooklyn Park BioTech Innovation District by aligning market demand with the City's physical, workforce, and infrastructure assets.

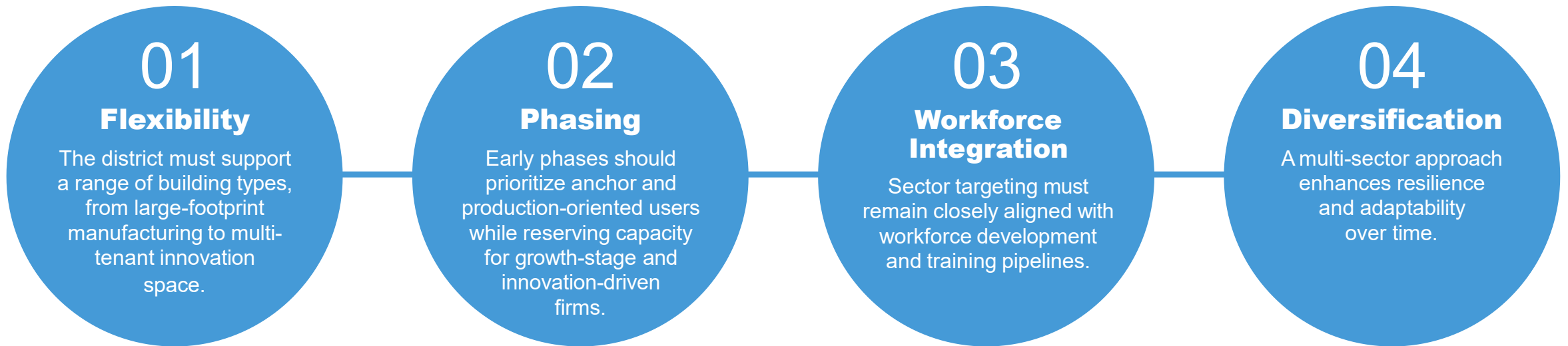
By focusing resources on sectors where Brooklyn Park can compete and scale, this approach enables informed investment decisions, strengthens recruitment and partnership efforts, and supports a development strategy that is both actionable in the near term and resilient over the long term.



How Sector Prioritization Informs District Planning

A Sector-Led Framework for Flexible Growth and District Resilience

Sector prioritization guides how the BioTech Innovation District should be designed. Accommodating both production-oriented and innovation-driven uses requires flexible building typologies, intentional phasing that balances anchor employers with emerging firms, and strong alignment with workforce development. A diversified sector mix enhances the Innovation District’s long-term resilience, enabling adaptation to market shifts while sustaining economic growth over time.



Sector Prioritization for the Brooklyn Park BioTech Innovation District

Based on national and regional market trends, site characteristics, and alignment with Brooklyn Park’s existing assets, the following sectors have been evaluated and prioritized for the BioTech Innovation District.



Biomanufacturing - Strong Fit

Biomanufacturing represents the strongest near-term opportunity for the District. Brooklyn Park offers the scale, infrastructure capacity, and regulatory feasibility required for advanced bioprocessing and production uses. The presence of an existing biomanufacturing anchor (Takeda) demonstrates both market viability and workforce relevance, while available land supports larger building footprints. This sector can anchor early phases of development, generate high-quality jobs, and establish long-term tax base growth.



MedTech / Medical Devices - Strong Fit

Medical technology and device manufacturing align closely with Minnesota’s globally recognized MedTech ecosystem. The District is well suited to support prototyping, testing, and light manufacturing uses that benefit from proximity to established suppliers.



Digital Health & AI Diagnostics - Strong Fit

Digital health and AI-enabled diagnostics represent a complementary, innovation-driven sector that strengthens district diversification. These firms typically require office and dry-lab environments rather than heavy wet-lab infrastructure, making them compatible with mixed-use and multi-tenant development.



Life Science Tools, CROs, and CDMOs - Good Fit

Life science support industries, including contract research organizations (CRO), contract development & manufacturing organizations (CDMO), testing labs, and life science tools companies, naturally co-locate with biomanufacturing and MedTech anchors. These firms require flexible lab and production space and benefit from proximity to clients and partners. While not primary anchors, they play a critical role in building a complete innovation ecosystem and supporting tenant interdependence within the Innovation District.



AgTech / Food Biotechnology - Emerging Opportunity

AgTech and food biotechnology represent longer-term, emerging opportunities for the Innovation District. Brooklyn Park’s available land can accommodate pilot-scale production, process facilities, and applied research & development uses. This sector leverages Minnesota’s agricultural base and research strengths but is expected to develop incrementally as market demand and partnerships mature.

Sources: DEED’s Leading Life Sciences industry profile (2023) was particularly useful for regional context
 Medical Alley’s 2023 annual report on healthcare startup investment
 MarketsandMarkets Global Biotechnology Outlook 2025 report provides national & global trends

Peer Innovation District Benchmarks

Lessons from proven life science and innovation districts to inform Brooklyn Park’s strategy

PURPOSE + RELEVANCE

The peer districts illustrate how leading regions have successfully transformed underutilized or former industrial areas into mixed-use, innovation-focused districts that attract companies, talent, investment, and public benefit. These examples were selected because they reflect comparable sector focus, scale, governance challenges, and early-stage conditions relevant to the Brooklyn Park BioTech Innovation District.

Collectively, these districts demonstrate how clear sector alignment, intentional governance, flexible land use frameworks, and targeted funding tools can be deployed to guide district formation and long-term growth. The lessons highlighted draw from best-practice case studies and are intended to inform, rather than prescribe, Brooklyn Park’s decision-making.





Cortex Innovation Community

St. Louis, Missouri

STAGE

Early-mid stage; active expansion

SCALE & ORIGIN

200 acres; founded in 2002 through a partnership of five anchor institutions, enabled by early public and institutional capital investment

ANCHORS

Washington University, BJC HealthCare, regional universities, corporate and startup tenants

LAND USE MIX

Research and lab space, innovation offices, accelerators, residential, retail, hotel, and public plazas; transit-served via MetroLink

GOVERNANCE

Independent nonprofit (501(c)(3)) serving as district “quarterback” financing

FINANCING TOOLS

Robust TIF district, public infrastructure investment, institutional capital, private development partnerships

STRATEGIC TAKEAWAYS

Cortex demonstrates the value of establishing a dedicated governance entity early to coordinate land assembly, infrastructure, and development strategy. Its use of TIF to fund enabling infrastructure shows how public tools can reduce early risk, support shared amenities, and catalyze private investment in an emerging district.




Cortex Innovation Community

Key Site Features



 Plazas of varied sizes for gathering and collaboration



 Walkable streets linked to Metrolink



 Smart stormwater gardens and permeable paving



 Mixed-use blocks blending labs and housing



 Public art and community-driven events



Innovation Quarter

Winston-Salem, North Carolina

STAGE

Mid-stage; expanding

SCALE & ORIGIN

~330 acres; adaptive reuse of former R.J. Reynolds industrial sites

ANCHORS

Wake Forest University School of Medicine, regional universities, private life science and healthcare companies

LAND USE MIX

Research, academic, office, clinical, residential, retail, and significant public open space

GOVERNANCE

Anchor-led nonprofit structure supported by a district-wide owners association

FINANCING TOOLS

Early public infrastructure funding leveraged into significant private investment; historic tax credits and New Markets Tax Credits

STRATEGIC TAKEAWAYS

Innovation Quarter highlights the role of a strong institutional anchor in driving district identity and momentum, even outside major coastal markets. Its phased, mixed-use redevelopment and integration of workforce and academic assets offer a relevant model for Brooklyn Park BioTech Innovation District’s inclusive growth and talent strategy.




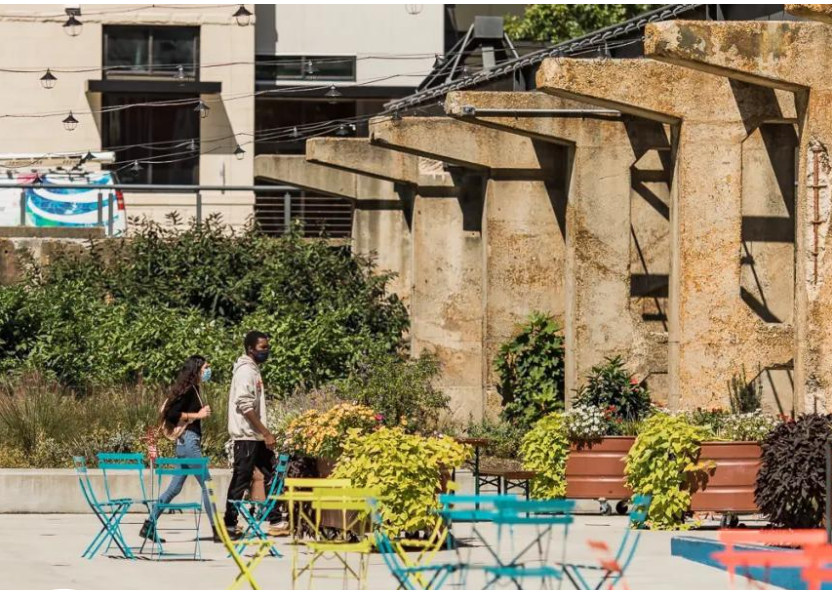
Innovation Quarter
Key Site Features



 **Landscaped courtyards fostering outdoor work**



 **Bike-friendly paths and shuttle access**



 **Rainwater capture integrated into design**



 **Adaptive reuse of historic tobacco buildings**



 **Pop-up markets and cultural programming**



Research Triangle Park (RTP)

North Carolina

STAGE

Mature; undergoing repositioning (RTP 3.0)

SCALE & ORIGIN

7,000+ acres; one of the world’s largest research parks

ANCHORS

Duke University, UNC-Chapel Hill, NC State, major global R&D firms

LAND USE MIX

Corporate R&D campuses, emerging mixed-use nodes, innovation hubs

GOVERNANCE

Nonprofit foundation with long-term land stewardship and planning authority

FINANCING TOOLS

Land leases, state investment, workforce and training programs

STRATEGIC TAKEAWAYS

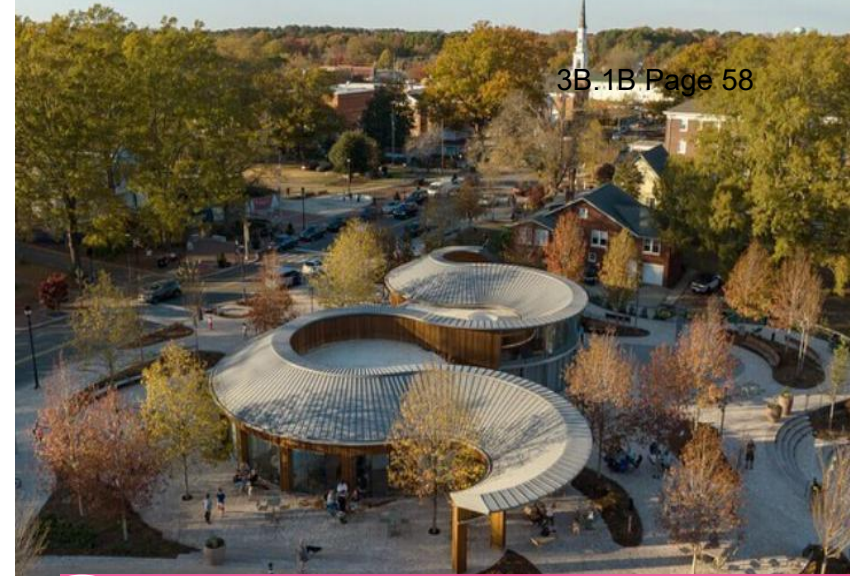
Research Triangle Park underscores the importance of long-term sector clarity and workforce alignment. Its nationally recognized biomanufacturing workforce pipeline, supported by NC BioNetwork and NC State’s BTEC, demonstrates how coordinated training infrastructure can be a decisive competitive advantage.



Research Triangle Park
Key Site Features



Expansive greenways connecting campuses



Regional transit hubs and shared mobility



Advanced stormwater systems with bioswales



Clustered R&D with residential integration



Innovation festivals and networking plazas



Mission Bay

San Francisco, California

STAGE

Mature; fully phased

SCALE & ORIGIN

~303 acres; former rail yards and industrial land redeveloped through a master-planned public-private framework

ANCHORS

UCSF Medical Center and Research Campus

LAND USE MIX

Biotech and R&D, residential (including affordable housing), retail, parks, civic facilities, and entertainment

GOVERNANCE + ZONING

City-led planning with a Planned Unit Development (PUD) and Development Agreement

FINANCING TOOLS

TIF-style value capture, Mello-Roos (CFD) bonds, impact fees, land dedication

STRATEGIC TAKEAWAYS

Mission Bay illustrates how early infrastructure investment and anchor commitment can establish market credibility and unlock long-term value. While more urban in context, it reinforces the importance of clear phasing, infrastructure readiness, and public benefit integration as a district matures.



Mission Bay
Key Site Features



Waterfront parks with flexible gathering zones



Seamless links to Muni and Caltrain



Green roofs and tidal flood mitigation



Dense urban mix of labs and housing



Outdoor dining and tech community events

Funding Tools and Incentives

A coordinated framework to support district readiness, competitiveness, and long-term implementation

PURPOSE

Delivering a large-scale innovation district requires funding tools and incentives that respond to district-specific infrastructure needs, market conditions, and competitive pressures. A coordinated and broadly supported approach is essential to align public investment with private development while maintaining fiscal discipline and long-term flexibility.

The Funding Tool Application Matrix illustrates how available public and private financing tools can be strategically deployed across project types and development phases (phases 1,2,&3) to support district readiness, attract investment, and manage long-term growth, providing a clear framework for efficient and transparent implementation.



Funding Tools and Incentives

PURPOSE

To support clear implementation, funding and incentive tools are organized into three categories to clearly distinguish between locally controlled resources, competitive programs, and project-specific opportunities. This approach ensures tools are evaluated and applied appropriately as projects advance.

Core Tools (Locally Controlled)
Reflect funding mechanisms available to the City and commonly used to support planning, infrastructure, housing, and economic development.

Supplemental Tools (Competitive / Program-Based)
Represent state, federal, and utility programs that may be pursued selectively based on eligibility, timing, and project alignment.

Opportunity-Based Tools (Project-Specific/Market-Dependent/Policy-Enabled) are project-specific or policy-enabled sources used selectively to close financing gaps, unlock catalytic projects, or support long-term district sustainability, complementing core and supplemental tools.



Core Funding Tools: Locally Controlled

Funding Tool	Primary Project Types Supported	Phase 1	Phase 2	Phase 3	Primary Purpose
EDA Development Fund	Planning, site readiness, early catalytic projects	•	•	—	Fund early planning and site readiness actions that prepare projects for future investment
TIF 3 Fund	Infrastructure, redevelopment, site preparation	•	•	—	Support public infrastructure improvements repaid through future tax base growth (An existing local funding vehicle that can be applied earlier or more narrowly)
Housing Set Aside Fund	Workforce housing, mixed-use residential	—	•	•	Support housing aligned with district livability and workforce goals
EDA Levy	Economic development initiatives, district activation	•	•	—	Provide flexible local funding aligned with City economic development priorities
HRA Levy	Redevelopment, housing, community revitalization	•	•	•	Support redevelopment and housing across multiple phases
Port Authority Levy	Industrial, manufacturing, job-creating uses	•	•	—	Support biomanufacturing and advanced manufacturing investment
Tax Increment Financing (TIF)	Infrastructure, catalytic development, major employment uses	•	•	•	Close financing gaps and fund public improvements tied to growth (A full range of potential TIF applications across phases and project types)
Tax Abatement	Early private investment, major employment uses	•	•	—	Improve project feasibility during early and competitive phases
Debt Issuance	Major infrastructure and public improvements	•	•	•	Finance major public infrastructure with long-term district-wide benefit
Special Assessments (Improvement Bonds)	Streets, utilities, localized infrastructure	—	•	•	Allocate infrastructure costs to benefiting properties
Development Impact Fees	Infrastructure and service capacity	—	—	•	Recover costs associated with district build-out
Private Development Contributions	Public realm, infrastructure, amenities	•	•	•	Leverage private investment to deliver public benefit

Supplemental Funding Tools

Competitive / Program-Based

Funding Tool	Primary Project Types Supported (Typical Applicant)	Phase 1	Phase 2	Phase 3	Primary Purpose
State & Federal Competitive Grants	Site readiness, infrastructure, workforce facilities (City of Brooklyn Park / EDA; public partners)	•	•	—	Supplement local funding when competitively awarded
MN DEED Redevelopment Grant Program	Site acquisition, demolition, environmental remediation (City / EDA / HRA)	•	•	—	Reduce environmental and upfront site risk to enable redevelopment
Workforce Development & Training Grants (MN Forward, sector programs)	Training facilities, equipment, employer partnerships (Workforce, education, or industry partners; City as co-applicant)	•	•	•	Align workforce pipelines with target sector demand
MN DEED Job Creation Fund (JCF)	Anchor recruitment, expansion projects, job-creating facilities (Private employer; City-sponsored)	—	•	•	Provide performance-based incentives tied to verified jobs and capital investment
Minnesota Investment Fund (MIF)	Public infrastructure supporting business location or expansion (City / EDA; tied to specific employer)	—	•	•	Enable infrastructure required to secure or retain employers
Utility & Energy Infrastructure Incentives	Power, water, wastewater, district energy systems (City and/or utility providers; project-specific)	•	•	•	Reduce upfront and operating costs for infrastructure-intensive uses
Property Assessed Clean Energy (PACE)	Energy efficiency, renewable energy, water conservation upgrades (Private property owner)	—	•	•	Enable long-term, off-balance-sheet financing for building energy improvements
Payment in Lieu of Taxes (PILOT) / In MN same as tax abatement	Large-scale catalytic development, public-private projects (City / EDA with private developer)	—	•	•	Improve project feasibility while maintaining long-term public revenue
Tax-Exempt Industrial Development Bonds (IDBs)	Advanced manufacturing, biomanufacturing facilities (Private industrial user; City issuer)	—	•	•	Lower cost of capital for eligible private industrial investment

NOTE: Supplemental funding tools are competitive, time-limited, and project-specific. They are pursued selectively to complement locally controlled tools, reduce risk, and enhance the district's competitiveness for private investment.

Opportunity-Based Funding Tools

Project-Specific / Market-Dependent / Policy-Enabled

Funding Tool	Primary Project Types Supported (Typical Applicant)	Phase 1	Phase 2	Phase 3	Primary Purpose (Key Criteria)
Public-Private Partnership (P3)	District infrastructure, innovation facilities, mixed-use development (City / EDA with private partner)	○	●	●	Allocate risk and capital efficiently for complex projects where public and private objectives can be contractually aligned
Land Value Capture / Ground Lease Revenue	Long-term mixed-use, industrial, or institutional development on publicly controlled land (City / EDA as landowner)	○	●	●	Monetize publicly controlled land to support infrastructure and reinvestment while retaining long-term public ownership
New Markets Tax Credit (NMTC)	Catalytic mixed-use, innovation, workforce, or community-serving facilities (Private developer with CDE allocation; City as sponsor)	○	●	●	Close significant financing gaps for eligible projects located in qualified census tracts with strong community impact
Special Service District (SSD) / Business Improvement District (BID)	District operations, maintenance, placemaking, and programming (Property owners; City enables)	○	●	●	Create a self-funded, recurring revenue source for enhanced district services when property owners support assessments
Local Option Sales Tax (Special Legislation)	Major district infrastructure and public amenities (City; legislative and voter approval)	○	●	●	Generate dedicated capital funding for transformational projects that exceed local fiscal capacity
State-Authorized Value Capture District (Beyond Traditional TIF)	District-scale infrastructure and public facilities (City; enabling legislation required)	○	●	●	Capture incremental state-level tax growth to finance large-scale public infrastructure and district investment
Metropolitan Council – Livable Communities / TOD / TBRA	Mixed-use development, public infrastructure, brownfield cleanup (City / development partners)	●	●	—	Close financing gaps for transit-oriented, mixed-use, or contaminated sites aligned with regional policy priorities
Hennepin County TOD & Environmental Response Fund (ERF)	Transit-oriented development and environmental remediation (City / County partnership)	●	●	—	Reduce site risk and enable redevelopment where environmental or access constraints limit feasibility

Opportunity-Based Funding Tools

Project-Specific / Market-Dependent / Policy-Enabled

Funding Tool	Primary Project Types Supported (Typical Applicant)	Phase 1	Phase 2	Phase 3	Primary Purpose (Key Criteria)
Historic Tax Credits (Federal & State)	Adaptive reuse of historic structures (Private developer)	—	•	•	Monetize eligible historic assets through tax credit equity when preservation and reuse criteria are met
Low-Income Housing Tax Credits (LIHTC)	Affordable and mixed-income housing (Private developer; state allocation)	—	•	•	Enable housing delivery that supports workforce access and district vitality when affordability thresholds apply
Opportunity Zone (OZ) Equity/ not an option for this area	Large-scale private real estate development (Private equity investors)	—	•	•	Attract patient private capital through federal tax incentives when qualifying OZ geography applies
EB-5 Immigrant Investor Capital	Large catalytic real estate or innovation facilities (Private developer)	—	•	•	Fill mezzanine-level financing gaps when job-creation and TEA eligibility thresholds are met
Federal Tech Hub / Innovation Cluster Programs (EDA, NSF, CHIPS Act)	Innovation facilities, workforce centers, applied R&D (Regional consortium)	◦	•	•	Secure transformational federal investment when BPBID anchors a regional innovation ecosystem
IIJA / IRA Infrastructure & Energy Programs	Transportation, energy systems, broadband, resilience (City, utilities, developers)	•	•	•	Reduce infrastructure and operating costs through federal climate and infrastructure incentives
Philanthropic & Institutional Capital	Workforce programs, entrepreneurship, community activation (Foundations, anchors)	•	•	•	Support early activation, equity initiatives, and ecosystem-building where public capital is not well-suited
Innovation District Operating Revenues	District management, programming, shared services (District entity)	—	◦	•	Establish long-term district sustainability through memberships, sponsorships, and program fees



LEGEND: • = primary use ◦ = conditional/enabling use — = not typically used

Stakeholder Insights

Stakeholder Insights

Engagement Effort

Engaging stakeholders is essential to shaping both the vision and the implementation path for the Brooklyn Park Innovation District. In this first phase, introductory and discovery conversations with leaders across industry, education, and the community provided critical insights that informed the emerging vision and goals.

This engagement effort is supported through ongoing collaboration with City representatives, the Steering Committee, and the Advisory Group. The following slides summarize key engagements and early themes gathered from conversations with Steering Committee members. In the next phase, the project team will convene the full Steering Committee and begin engagements with the Advisory Group.

Committee Structure

Who We Engaged

	Purpose	City	Industry	Academic	Community
Staff Support Ongoing communication	Collaborate: Engage stakeholders as partners in shaping outcomes, co-developing solutions and aligning goals.	<ul style="list-style-type: none"> • Tim Gladhill • Paul Mogush • Malcom Hicks • Jolene Rotich • Dr. Marcellus Davis 			
Steering Committee Monthly meetings	Consult: Seek input and feedback to inform key planning and implementation milestones.	<ul style="list-style-type: none"> • Mayor Winston • Nichole Klonowski (EDA/Council Member) • Liam Cavin (PC) • William Petty (BAC) 	<ul style="list-style-type: none"> • Takeda • Medical Alley • Greater MSP 	<ul style="list-style-type: none"> • North Hennepin • Hennepin Tech • University of MN • Julie Brekke – HIRED 	<ul style="list-style-type: none"> • MetroNorth Chamber • Sam Ndely (Community Member Rep) • Jamie Frey (Community Member Rep)
Advisory Group Periodic outreach and quarterly updates	Inform: Share updates and decisions.	<ul style="list-style-type: none"> • CLIC Rep • Human Rights Commission Rep • Parks & Rec. Rep 	<ul style="list-style-type: none"> • BioMADE, Boston Scientific, Medtronic • Mayo / DMC • Developers (Mortensen Construction, United Properties, Ryan Companies, Scannel) • Cordia • Ehlers • Olympus • Vensana Capital • JLL • DEED • Target 	<ul style="list-style-type: none"> • Rasmussen • Mr. Chuck Hill (Chill Foundation) 	<ul style="list-style-type: none"> • Acer • Small Business Center • Centre for Asian and Pacific Islander (CAPI) • African Career Education and Resource (ACER) • Non-profits, community groups, and small local businesses • Patricia Fitzgerald – Community & ED Director, Hennepin County



Industry Steering Committee

What We Heard

Driving innovation and partnerships.

Key Directions	Ecosystem Focus	Partnership Alignment
Align Brooklyn Park BioTech Innovation District & MMT3.0 on shared program priorities.	Define a framework and partnerships for a physical innovation hub with shared labs, incubation, and convening space.	Collaborate with Medical Alley to enhance industry engagement.
Position Brooklyn Park as a regional catalyst.	Advance workforce development through higher-ed and industry collaboration.	Position Brooklyn Park BioTech Innovation District as a central node within the Greater MSP / MMT 3.0 innovation corridor.
Strengthen public-private partnerships to drive investment, recruitment, and talent development.	Build a connected ecosystem of: <ul style="list-style-type: none"> • Large anchor partners • Mid size and scaling firms • Early stage start ups • Community and workforce organizations 	



Higher Ed Steering Committee

What We Heard

Building talent pipelines.

Key Directions	Ecosystem Focus	Partnership Alignment
Build early talent pipelines starting in middle and high school	Connect school districts to STEM fundamentals, math prerequisites, and dual enrollment opportunities	Partner with local school districts and higher-ed institutions for early engagement
Develop industry-aligned curricula and micro-credential programs	Focus on high-demand fields (e.g., construction electricians, biotech regulatory affairs) and create rapid course development models	Collaborate with Hennepin Tech, Brook-Link, and industry partners for apprenticeships and upskilling
Create flexible pathways for associate-level and non-degree roles	Identify fundamental skill sets for regulated sectors and design stackable credentials	Work with companies to define roles that do not require a 4-year degree and build trust through tailored training
Foster community engagement to attract and retain talent	Integrate family-friendly programs and community life offerings alongside workforce initiatives	Partner with City of Brooklyn Park and Brooklyn Bridge Alliance to enhance livability and social programming
Ensure adaptability to evolving industry needs	Develop quick-turn partnerships for specialized training (e.g., Takeda regulatory affairs example)	Establish mechanisms for continuous feedback from industry to keep programs relevant



Community Steering Committee

What We Heard

Inclusive growth and equity.

Key Directions	Ecosystem Focus	Partnership Alignment
Build end-to-end workforce pipeline with strong STEM	K–12 STEM education, career exposure, skills development; transition to middle/high school pathways and work-based learning	Connect with Minneapolis Public Schools; Brooklyn Park schools; Minneapolis Foundation (Impact & Collective Giving); Youth orgs; Local STEM nonprofits
Integrate industry partnerships into workforce programs across skill levels	Employer-led training, apprenticeships, certificates; exposure to biotech, tech, and allied sectors	Co-develop pathways with Biotech employers; healthcare systems; tech firms; Workforce boards
Strengthen entrepreneurship support and business services	Startup tools, capital readiness, back-office enablement	FinSync (startup support software/platform), Small Business Development Centers (SBDC), local accelerators
Engage disinvested youth through applied learning (gaming as skills pathway)	Project-based learning: coding, design, teamwork, project management via game dev	Hal Reynolds – Disinvested Youth Gaming Initiative; community centers; libraries
Expand access to capital and financial inclusion	Banking relationships, credit building, loans/lines of credit for startups	Collaborate to structure inclusive capital products with institutions like First Independence Bank; CDFIs; credit unions
Coordinate collective giving & impact funding	Grants that catalyze pathways, placemaking, and inclusive growth	Minneapolis Foundation – Impact Team

Key Themes Shaping the Innovation District's Future

Stakeholder Priorities



Innovation-led Growth & Partnerships

Position Brooklyn Park as a hub for biotech and life sciences, driving regional economic development through shared labs, incubation spaces, anchor companies, and strong public-private collaboration.



Inclusive Workforce Development

Build end-to-end talent pipelines, cross-functional / transferable skills, starting in middle and high school, supported by micro-credentials, dual enrollment, and flexible pathways that align with industry needs.



Community-centered Design

Create spaces and programs that reflect Brooklyn Park's cultural diversity, integrate social and recreational amenities, and ensure residents benefit from district growth.



Entrepreneurship & Capital Access

Provide tools, resources, and funding to support startups and small businesses, fostering an inclusive innovation ecosystem.



Connected & Sustainable Infrastructure

Leverage TOD principles, micro-mobility networks, and pedestrian-first planning to connect the district regionally and enhance accessibility.



Flexibility & Mixed-Use Development

Enable zoning and design strategies that accommodate office, manufacturing, housing, and green spaces to create a vibrant, adaptable district.

Stakeholder Insights

Assets, Gaps, & Opportunities

The City of Brooklyn Park is an extraordinary community, offering a rich network of parks and natural assets, a growing industrial ecosystem, and robust academic and workforce partners.

During this discovery phase, we identified the foundational assets that can anchor the Innovation District, the gaps that may hinder progress, and the opportunities that can shape a strong, future-ready district. The next slides summarize these insights and set the stage for the work ahead.

Assets & Gaps

Insights and Opportunity Assessment

ASSETS

Location & Connectivity

Future METRO Blue Line Extension enhances access to downtown Minneapolis, MSP Airport, and the regional workforce.

Industry Ecosystem

The region is anchored by major Medical Alley members, including Medtronic, Takeda Pharmaceuticals, STERIS, CVRx, and more.

Talent & Education

Pipeline fueled by local colleges and workforce programs like Brooklynk and CareerForce.

Physical & Natural Assets

Park system and ecological corridors for green infrastructure and placemaking.

Economic & Policy Support

Strong city and state support with infrastructure investment accelerating development along with business-ready incentives.

GAPS

Capital & Scaling Support

Limited biopharma-focused venture capital and pathways for startups to scale.

Anchor Tenants

No major “dream anchor” secured; Boston Scientific located elsewhere.

Workforce & Industry Alignment

Hard to predict company-specific needs; lack of standardized skill requirements.

Infrastructure Readiness

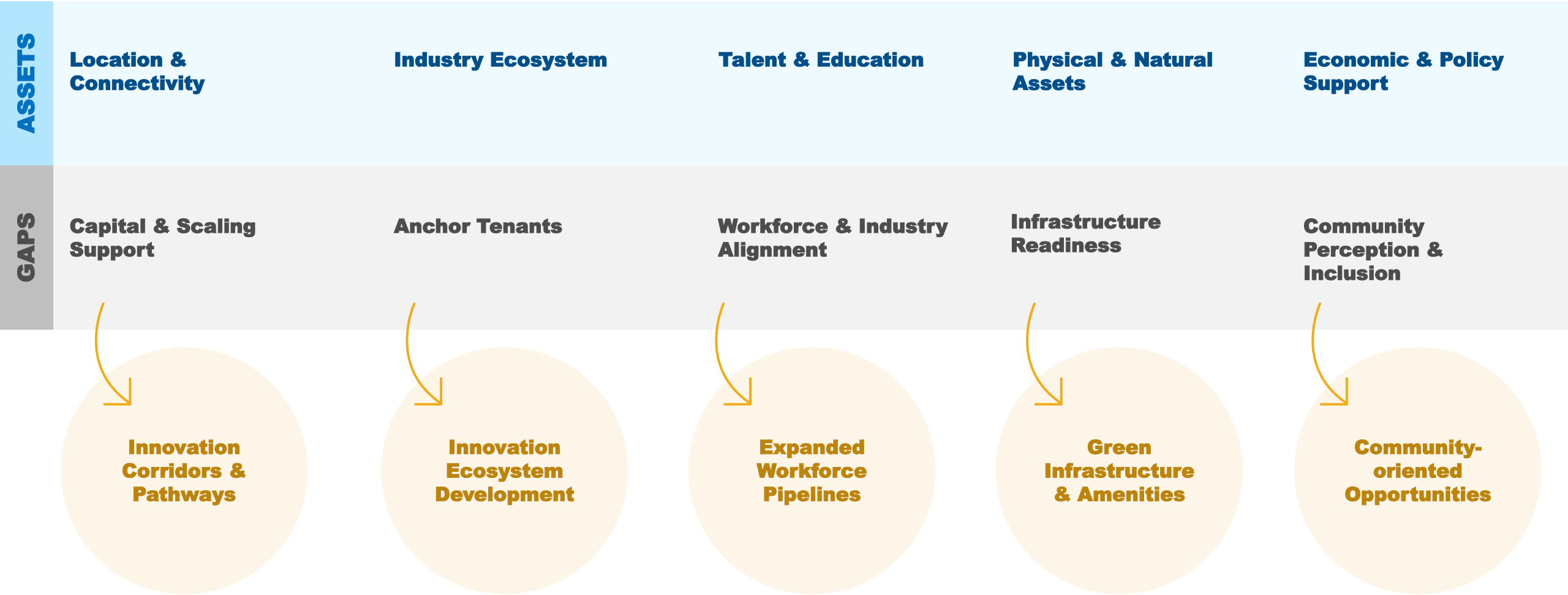
Immediate need for water, utilities, and site preparation; west side not development-ready.

Community Perception & Inclusion

Need to ensure residents see themselves in “live-work-learn” spaces and benefit from growth.

Emerging Opportunity Spaces

Where the City Can Build Momentum and Close Gaps



Opportunities to Activate

Concrete Initiatives That Bring Those Opportunity Spaces to Life



**Innovation
Corridors &
Pathways**

Innovative Financing Models

Explore public-private partnerships, Foreign Trade Zone benefits, and creative capital stacks to attract investment.

Flexible Zoning Framework

Apply TOD principles and incentives to enable mixed-use development and housing integration.



**Innovation
Ecosystem
Development**

Activate Mixed-Use and Public Realm

Create vibrant, walkable environments with flexible spaces for housing, retail, and innovation.

Shared Innovation Spaces

Establish makerspaces, incubation hubs, and shared R&D facilities to foster startups and collaboration.



**Expanded
Workforce
Pipelines**

Accelerate Talent Programs

Launch micro-credential programs, apprenticeships, and dual-enrollment pathways to meet industry demand quickly.

Cross-Sector Pathways

Align transferable skills across biotech, medtech, and emerging sectors like semiconductors and clean tech.



**Green
Infrastructure
& Amenities**

Green & Recreational Anchors

Use signature parks and trail systems as talent magnets and community amenities.

Integrate Ecological & Stormwater Systems

Integrate ecological corridors and stormwater systems into district design for sustainability and placemaking.



**Community-
oriented
Opportunities**

Public Realm & Placemaking

Flexible community spaces (markets, pop-up retail, cultural festivals).

Community Benefits & Initiatives

Local entrepreneurship accelerators and commitments for local hiring, and small business inclusion.

Vision and Goals

Northwest Growth Area Plan Goals

The Northwest Growth Area includes 700 acres of mostly undeveloped land with strong regional access and proximity to housing, parks, and the future LRT terminal. Following a development moratorium issued in early 2023 to update land-use plans, the City established the goals outlined below.



Attract

Draw local, regional, and national investment



Bridge

Bridging economic gaps by providing employment and ownership opportunities for existing residents



Connect

Design strong multimodal connections focusing on pedestrians, bikes, and transit



Engage

Effectively engage with the community



Prepare

Provide sustainable infrastructure to support development



Provide

Increase the City's tax base for future financial health of the community

Priorities for the Innovation District

Attract, Bridge, and Provide

Situated within the larger growth area, the Brooklyn Park Innovation District will prioritize three key goals: Attract, Bridge, and Provide. These three goals were selected because they represent the areas where the Innovation District can most meaningfully advance the City’s broader ambitions.



Attract

Draw local, regional, and national investment



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Connect

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Effectively engage with the community



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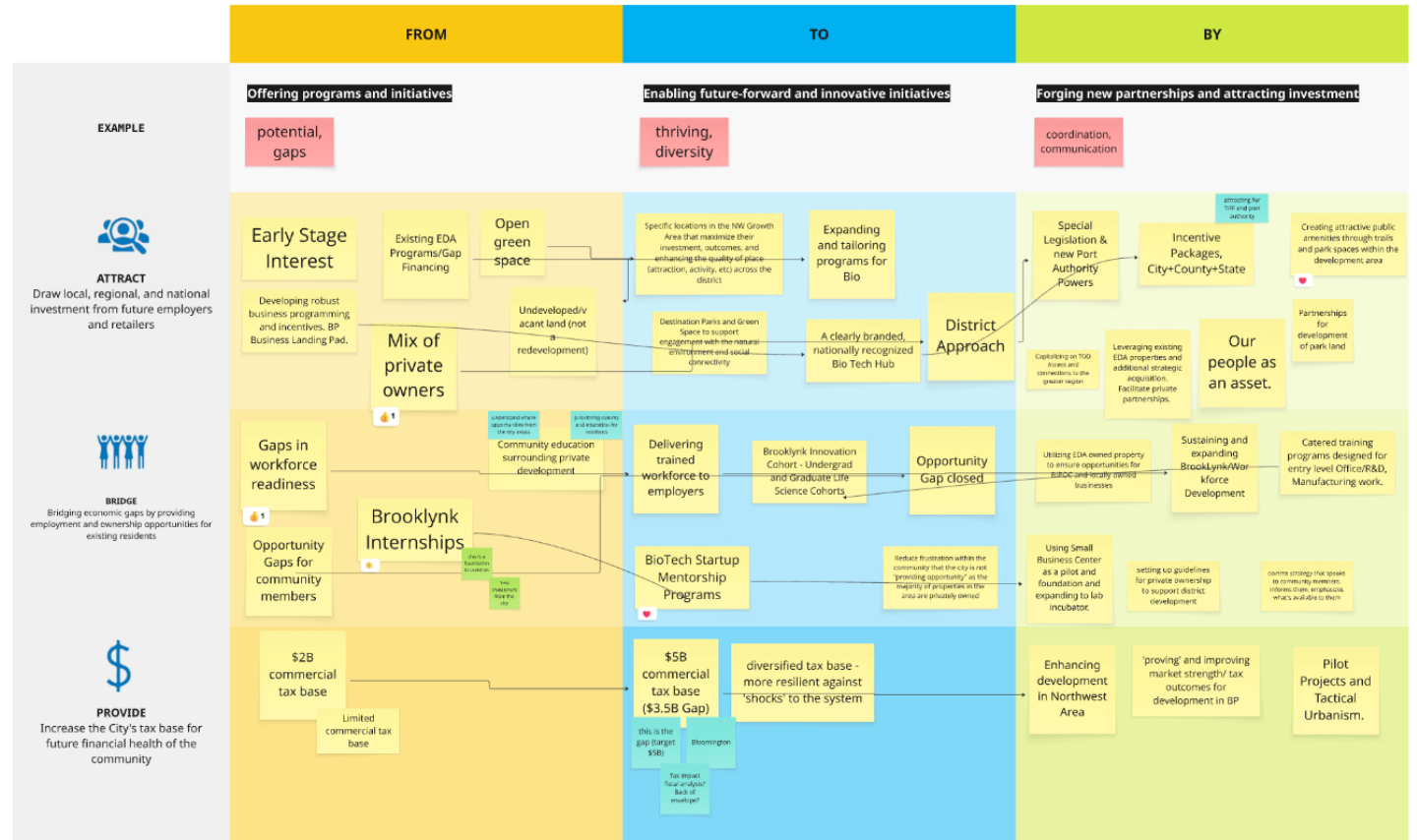
Increase the City’s tax base for future financial health of the community

Building a Unified Innovation District to Drive Growth

Visioning Session Takeaways

A visioning session with City representatives surfaced key insights, priority areas, and an initial direction for the Innovation District’s emerging vision. The following slides summarize takeaways from the “From–To–By” exercise, in which participants articulated the current state, future aspiration, and actions needed to advance the goals outlined previously, Attract, Bridge, and Provide. They also present the draft vision statement shaped by this work. At a glance, the key insights include:

- Strong recognition of **early momentum** (internships, EDA gap financing programs) but also **fragmentation** (mix of private owners, gaps in workforce readiness).
- **Envisioning a future** centered on workforce development, strong partnerships, strategic policies, and leveraging key assets.
- **Driving measurable economic growth** that attracts talent, bridges gaps, and ensures long-term financial health for the community.



Screenshot of “From-To-By” Activity Outputs

Supporting the Northwest Growth Area Plan Goals

A Vision to Attract



Attract

Draw local, regional, and national investment

From

- Mix of private owners
- Early-stage interest
- Undeveloped and vacant land

To

- Cohesive **district approach**
- **Tailored programs** to key sectors
- Enhanced quality of place and **nationally recognized district**

By

- Incentive packages and **strategic legislation**
- Private and public **partnerships**
- Attractive **public amenities**

Supporting the Northwest Growth Area Plan Goals

A Vision to Bridge



Bridge

Bridging economic gaps by providing employment and ownership opportunities for existing residents

From

- Gaps in workforce readiness
- Opportunity gaps for community members

To

- Delivering **trained workforce** to employers
- Opportunities for **BIPOC and locally owned businesses**

By

- Expanding strengths of BrookLynk **and workforce development programs**
- Utilizing EDA owned properties and setting guidelines for private ownership
- Enhance **community** communication and socialization

Supporting the Northwest Growth Area Plan Goals

A Vision to Provide



North Hills Innovation District

Provide

Increase the City’s tax base for future financial health of the community

From

- Limited commercial tax base (\$2B)

To

- **Increasing the commercial tax base** (to \$5B)

By

- **Enhanced, mixed-use development**
- **Diversifying** the tax base to make it more **resilient** (e.g., multiple sectors across life sciences)

Exploring Vision Statement Options

Visioning Session Takeaways

Based on these takeaways, we developed three vision statement options and refined them with the City following the visioning session.

Option 2 was selected for its people-focused, future-oriented positioning, with a few targeted adjustments.

This draft vision statement will continue to be reviewed and refined with stakeholders in upcoming engagements.

Option 1

To transform Northwest Brooklyn Park into a vibrant innovation district that leverages key assets and partnerships to drive inclusive growth, accelerate workforce readiness, and attract diverse investment for a resilient future.

Option 2

To create an inclusive, future-ready economic district where innovation and community thrive together, fueling workforce development, fostering entrepreneurship, and building a diversified economy that supports sustainable growth for generations.

Option 3

To position Brooklyn Park as a model for mixed-use urban development, integrating innovation, workforce advancement, and vibrant public spaces to create a connected, adaptable, and thriving innovation ecosystem.

Draft Vision Statement

Visioning Session Takeaways

To create an inclusive, dynamic, and future-ready district where innovation and community thrive together, fueling workforce development, fostering entrepreneurship, and building a diversified economy for generations.

Attract

Dynamic, mixed-use hub with many amenities

Bridge

Emphasis on community and workforce development

Provide

Diverse and resilient economy

Planning Context and Opportunity Framework

Building on the Northwest Area Growth Plan

Planning Objectives

1. Attract Anchors that cultivate an active Innovation District

Anchors play a critical role in bringing people, activity, and strategic partners. They generate consistent daily foot traffic and help define the economic identity of the Innovation District. As conveners, these institutions host events, workforce programs, and community-facing initiatives that strengthen the district's innovation ecosystem and attract complementary partners over time.

2. Ensure flexibility so the Innovation District can adapt to market changes

Building flexibility into the district's zoning, development strategy, and physical design ensures it can evolve with changing economic, industry, and community needs. Mixed-use opportunities, adaptable land-use policies, and phased implementation allow the district to respond to emerging trends, pivot as conditions shift and keep the Innovation District resilient, competitive, and able to attract a diverse range of tenants without requiring major redevelopment.

Northwest Area Growth Plan

The Northwest Area Growth Plan, now underway, identifies an Innovation District south of 101st Avenue. This phase builds on that framework by defining and programming the district to clarify its purpose and potential. In this section, we outline key programs and planning objectives that strengthen the district's identity and help the City attract the anchors and partners needed to advance development.

Planning Layers that Support the Innovation District:

 **Open Space**

 **Mobility**

 **Infrastructure**

 **Land-Use**

 **Activation**

-  Neighborhood
-  MU Innovation District
-  TOD
-  Parks

Mixed-Use Neighborhood

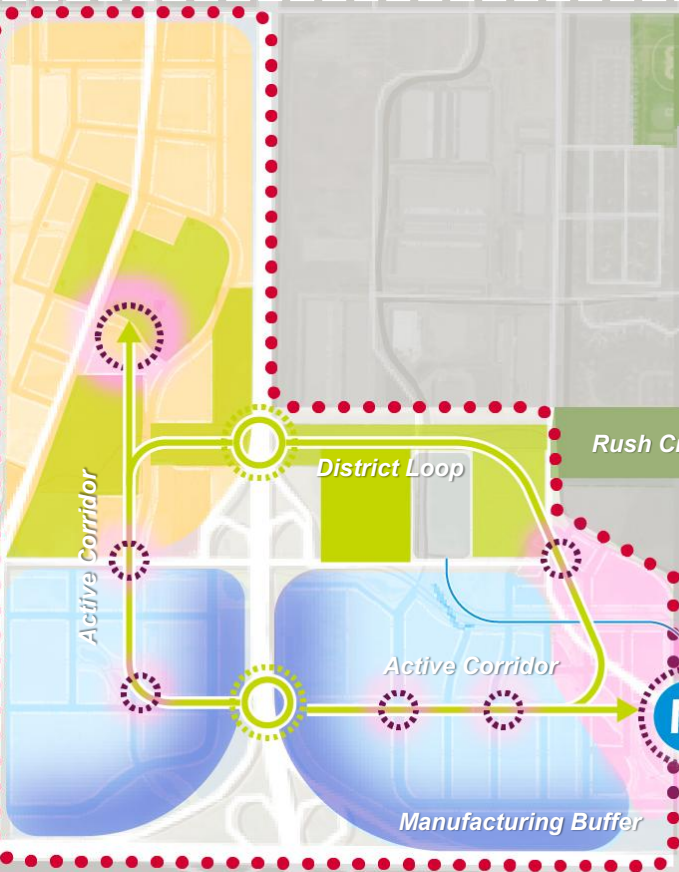
Moratorium Area

101st Ave

610 Hwy

Hwy 169

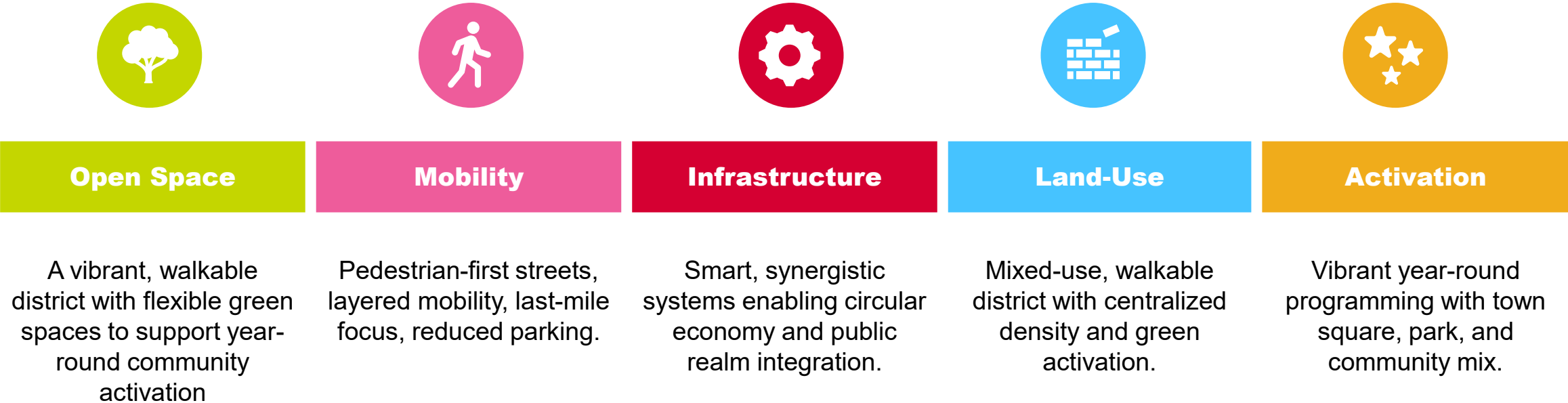
Blue Line LRT



Planning Opportunities to Support the Innovation District

Developing an Ambitious Framework for Development

Opportunities to shape a comprehensive identity for this ambitious development were explored through conversations and workshops with the City of Brooklyn Park. These discussions helped define goals across open space, mobility, infrastructure, land use, and activation. The primary objective was to establish aspirational and innovative drivers that will guide Phase 02 of district definition and planning.



Open Space

Parks serve as key public anchors and primary district activators, integrating and leveraging open and shared spaces to create a vibrant, walkable environment with flexible green areas that support year-round community activity.

Key District Assets:

Distributed and Integrated Park Space:

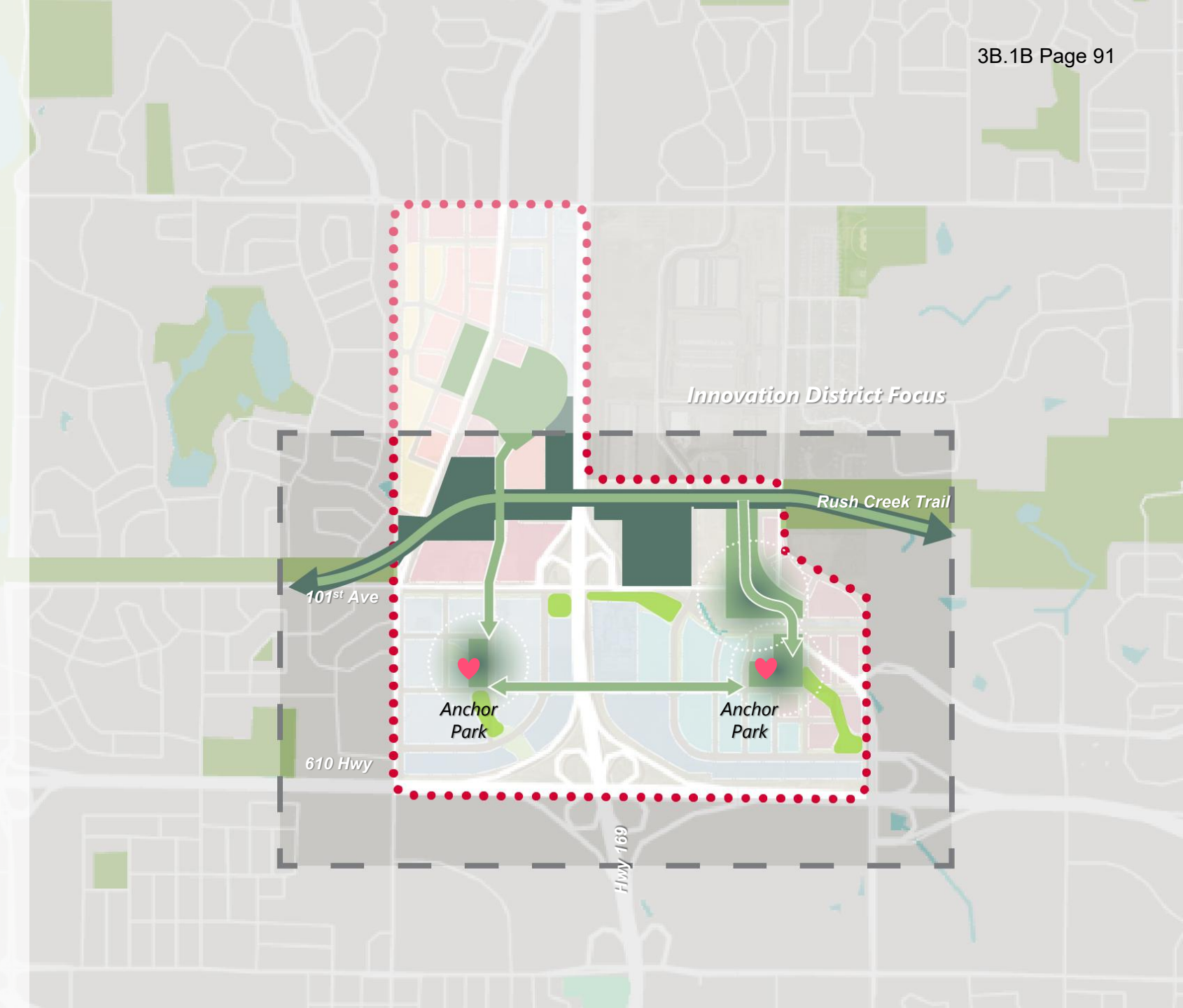
Provide easy access to programmed and flexible park space

Strengthened Natural Corridors:

Improve access and visibility of biophilia and natural open space

Teal Network for Stormwater Management:

Integrate stormwater infrastructure with open space to create a connected system made up of multiple scales



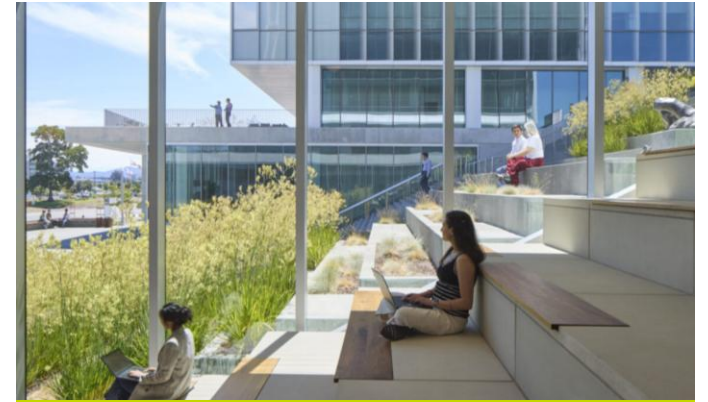
Open Space Opportunities

A vibrant, walkable district with flexible green spaces that support year-round community activation.

- Social spaces serve as essential drivers of district vibrancy, as seen in successful precedents like South Lake Union.
- A flexible programming framework enables collaboration with developers to create a mix of public-private spaces that bring activity outdoors.
- Opportunities for integrated green space and a variety of open-space types strengthen the district's identity and usability, supported by a mix of hardscaped and landscaped areas that accommodate diverse activities and experiences.
- Open-space programming can be combined with health and wellness initiatives to support community well-being and broaden activation throughout the year.



Social Spaces and Parks as Anchors



Integrated Open Spaces and Spill out



Mix of Soft and Hard-Scapes



Wellness Programing

Mobility

The district will leverage its proximity to the new LRT stop and TOD by prioritizing pedestrian-first streets, layered mobility options, last-mile connections, and strategic parking solutions, strengthening access and linking both sides of the Highway 169 corridor to create a cohesive, interconnected innovation district with a fluid identity.

Key District Assets:

Key Crossings and Connections:

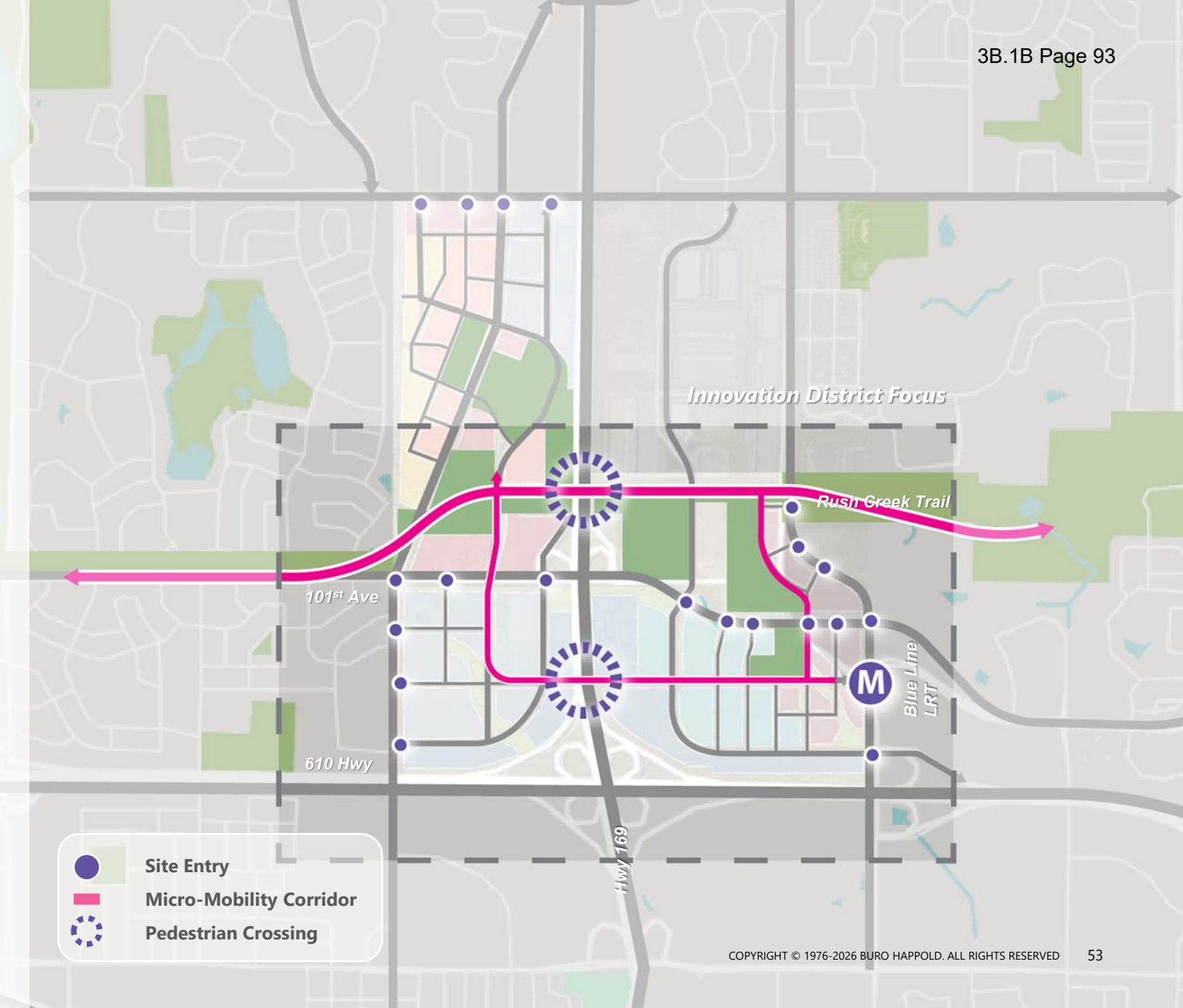
Enhanced connectivity between districts and surroundings

Pedestrian and Micro-Mobility Network:

Pedestrian-first planning and Complete Streets

Roads and Block Sizes:

Retaining connectivity while supporting flexible lots



-  Site Entry
-  Micro-Mobility Corridor
-  Pedestrian Crossing

Mobility Opportunities

Pedestrian-first streets, layered mobility, last-mile focus, reduced parking.

- Layered mobility with strong last-mile connections, prioritizing movement over parking investments.
- Pedestrian-first streets that encourage activation and support a safe, walkable environment.
- Consolidated and off-site parking strategies that shift investment toward last-mile solutions rather than surface lots.
- A balanced mix of fast and slow mobility options to support seamless circulation throughout the district.



Shared and Layered



Last Mile Mobility



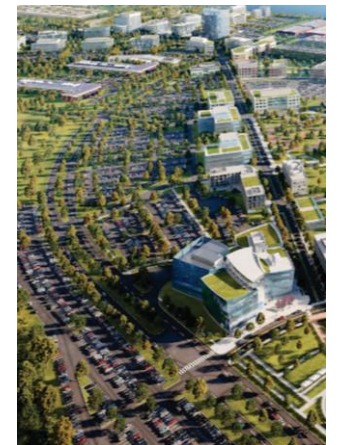
Active Ground floors



Complete Streets



Central Ramp



Perimeter Parking

Infrastructure

The district will rely on connected, flexible, and resilient systems, using smart, synergistic infrastructure to support a circular economy and seamlessly integrate with the public realm. The biggest asset of the district will be a cohesive district approach that capitalizes on synergies between programs.

Key District Assets:

Integrated Systems:

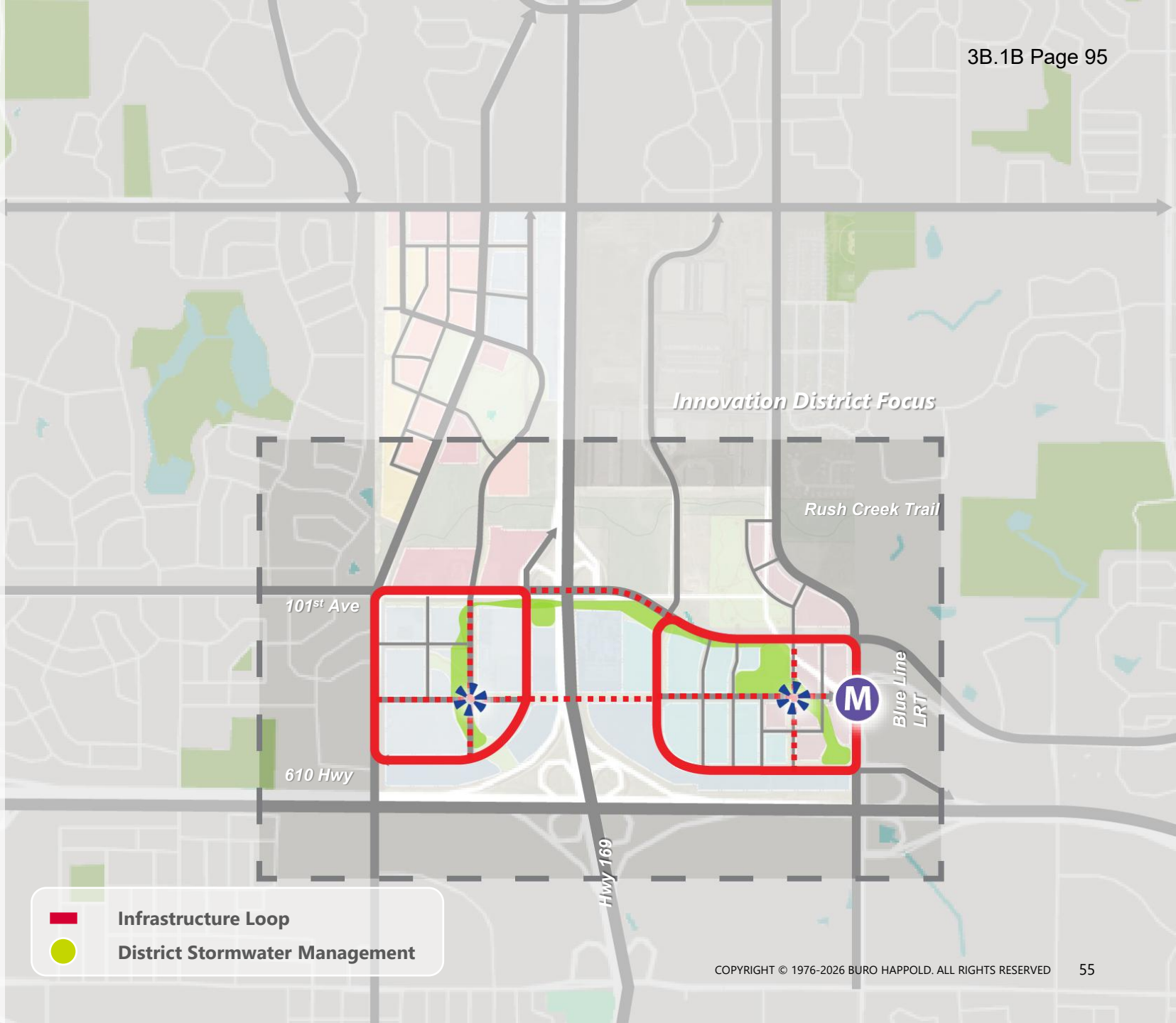
Connected and Flexible access to infrastructure

Smart City Capabilities:

Enabling IoT and optimizing systems

Circular Synergies:

Highlighting synergies between programs



Infrastructure Opportunities

Smart, synergistic systems enabling circular economy and public realm integration.

- Capitalize on district synergies by leveraging mixed-use opportunities for shared systems such as thermal energy networks and district-scale solar strategies.
- Integrate infrastructure, like stormwater management, with the public realm to expand green space and enhance park environments.
- Develop a smart district that attracts innovators and optimizes system performance through data-driven technologies.
- Enable circular economies with smart waste management and resource-efficient district systems.



Energy Loops



District Solar



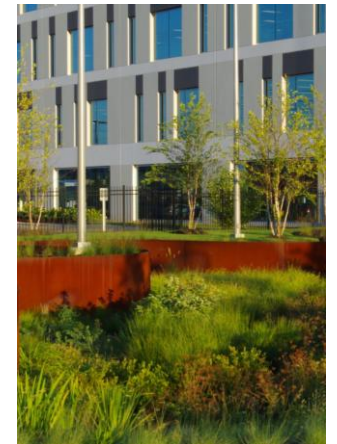
Smart City Integration and IOT Enablement



Circular Waste Management



Gray Water Reuse



Integrated Systems

Land-Use

The district will prioritize mixed-use development in walkable areas with centralized density and green activation to create a vibrant, well-connected urban environment. Further definition of land-use planning and district programming will help establish priorities for density, activation and location of key anchor programs.

Key District Assets:

Blurred Boundaries:

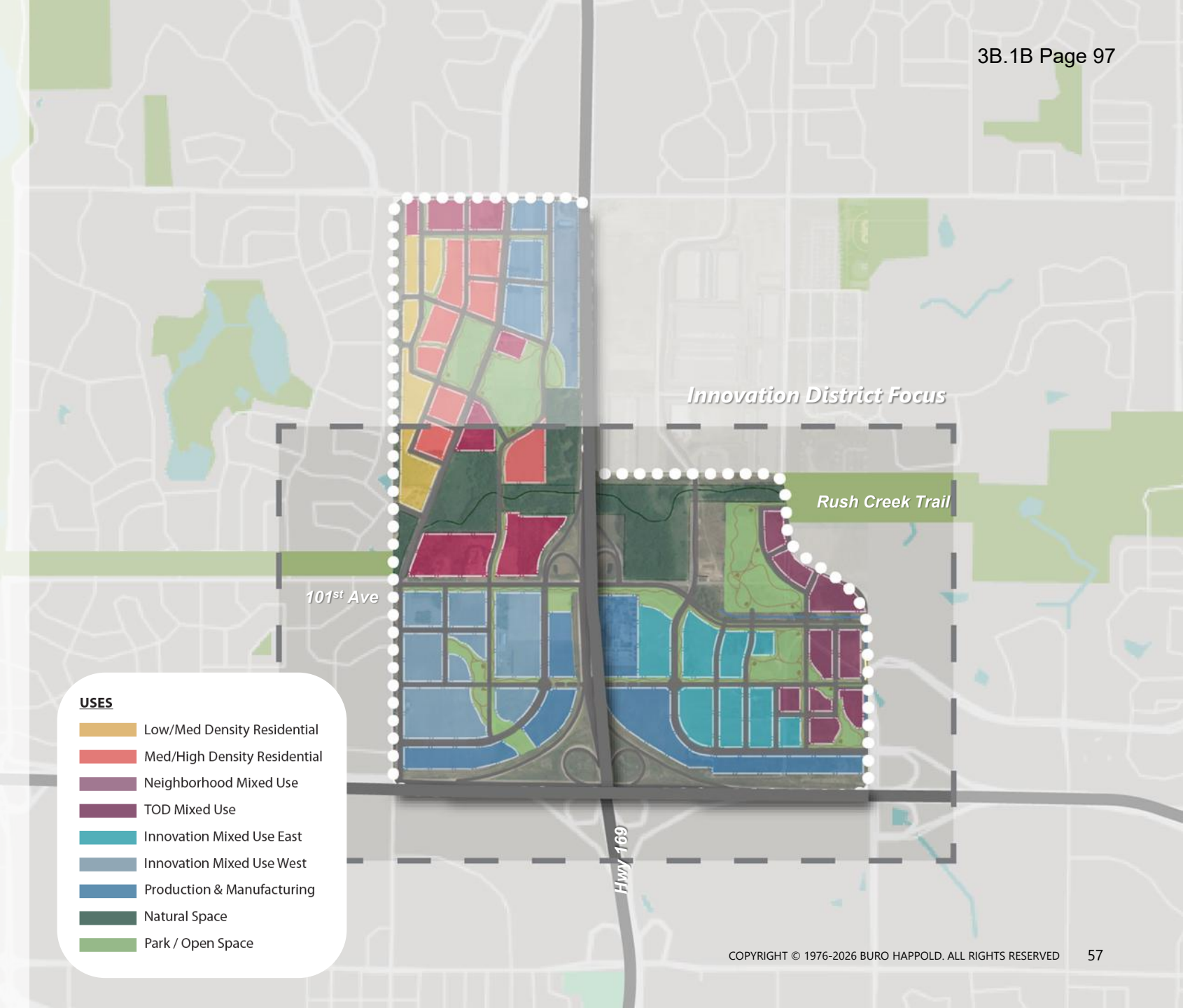
Connecting to surroundings through building types and land use

Neighborhood Hearts:

Establishing activity centers for proposed density

Phasing:

Creating a staging plan to reinforce district vitality



USES

- Low/Med Density Residential
- Med/High Density Residential
- Neighborhood Mixed Use
- TOD Mixed Use
- Innovation Mixed Use East
- Innovation Mixed Use West
- Production & Manufacturing
- Natural Space
- Park / Open Space

Innovation District Focus

Rush Creek Trail

101st Ave

Hwy 169

Land-Use Opportunities

Mixed-use, walkable district with centralized density and green activation.

- Mixed-use development to drive continuous, 24/7/365 activity across the site.
- Integrated activation and green space to create a lively and connected public realm.
- A walkable district that prioritizes the public experience and safe pedestrian movement.
- Centralized density focused around key activity areas to reinforce vibrancy and place-making.



Mixed-Use Buildings



Active Groundfloor



Integrated activation and green space



Centralized Density



Walkable Green



Biophilia

Activation

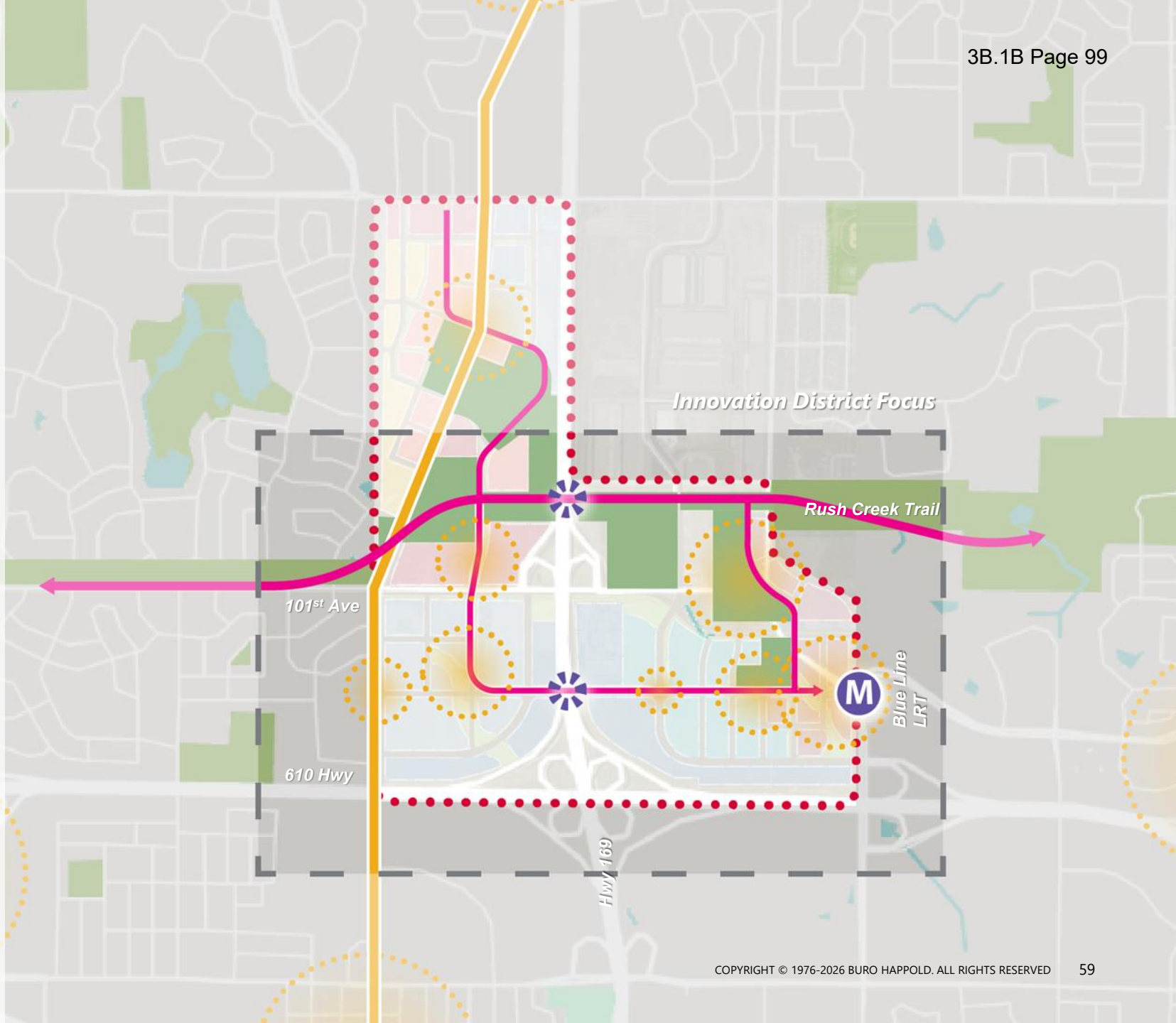
The district will activate its central corridors through vibrant year-round programming supported by a town square, park spaces, and a mix of community-oriented uses. Thoughtful planning of street qualities and ground-floor uses will be essential to creating this vibrancy by identifying where community-oriented businesses can best draw people in and encourage engagement with the district.

Key District Assets:

Active Corridors:
Concentrating activity and creating a district identity

Flexible Spaces:
Identify open spaces ideal for community programming

Public Art and Cultural Magnets:
Make the Innovation District into a regional destination



Activation Opportunities

Vibrant year-round programming with town square, park, and community mix.

- Vibrant district supported by a diverse mix of innovation-driven and locally owned businesses.
- A central Town Square and Signature Park that anchor community life and activity.
- A blend of institution-led and community-driven programming to ensure broad engagement.
- Year-round programming that sustains activity across all seasons.



Town Square



Signature Park



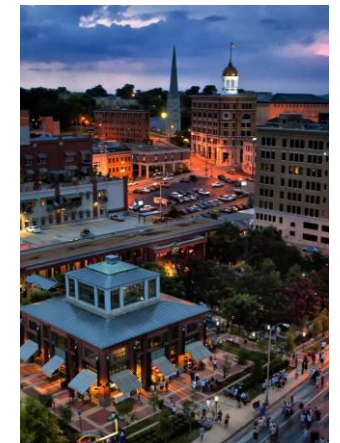
Support Variety of Businesses



Institution and Community Programming



All-year Programming



Regional Events

Outcomes and Drivers

Developing a Cohesive District Approach

OPEN SPACE

Distribute open space into the Innovation District and create a **green loop** connecting the entire site

Take advantage of **signature park** to create an active public space

MOBILITY

Create a pedestrian and micro-mobility **bridge** over the highway to connect ID West to ID East and the TOD

INFRASTRUCTURE

Leverage mixed-use synergies that emphasize a **district approach**

Explore options for central utilities corridor and **integrated infrastructure**

LAND-USE

Introduce residential and active programs through **mixed-use zoning**

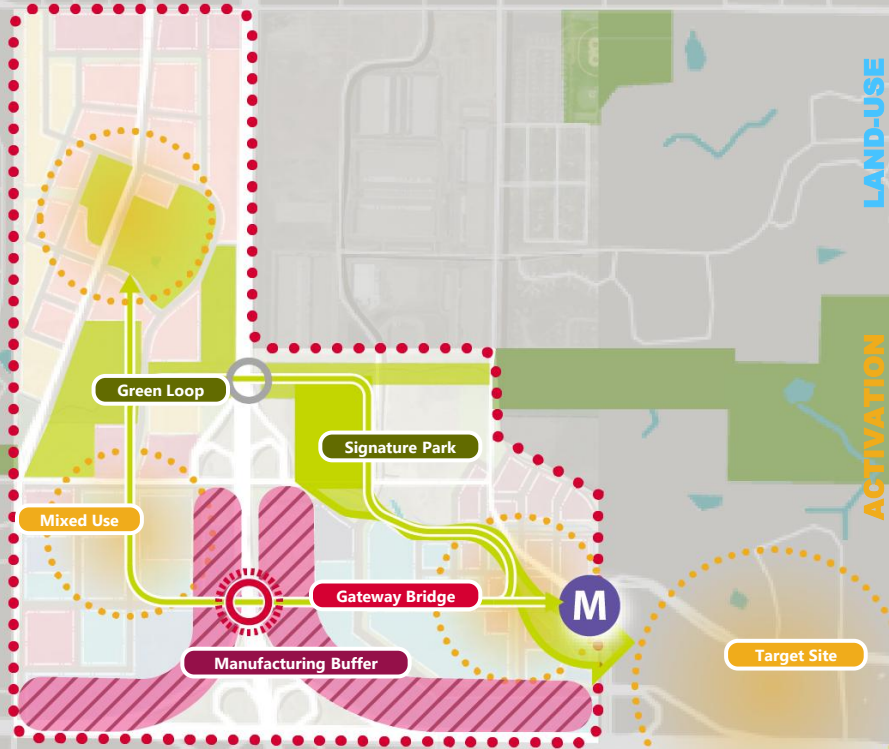
Buffer highway with manufacturing and investigate typologies that integrate housing

ACTIVATION

Integrate appropriately sized green space to ID to **enable active programming**

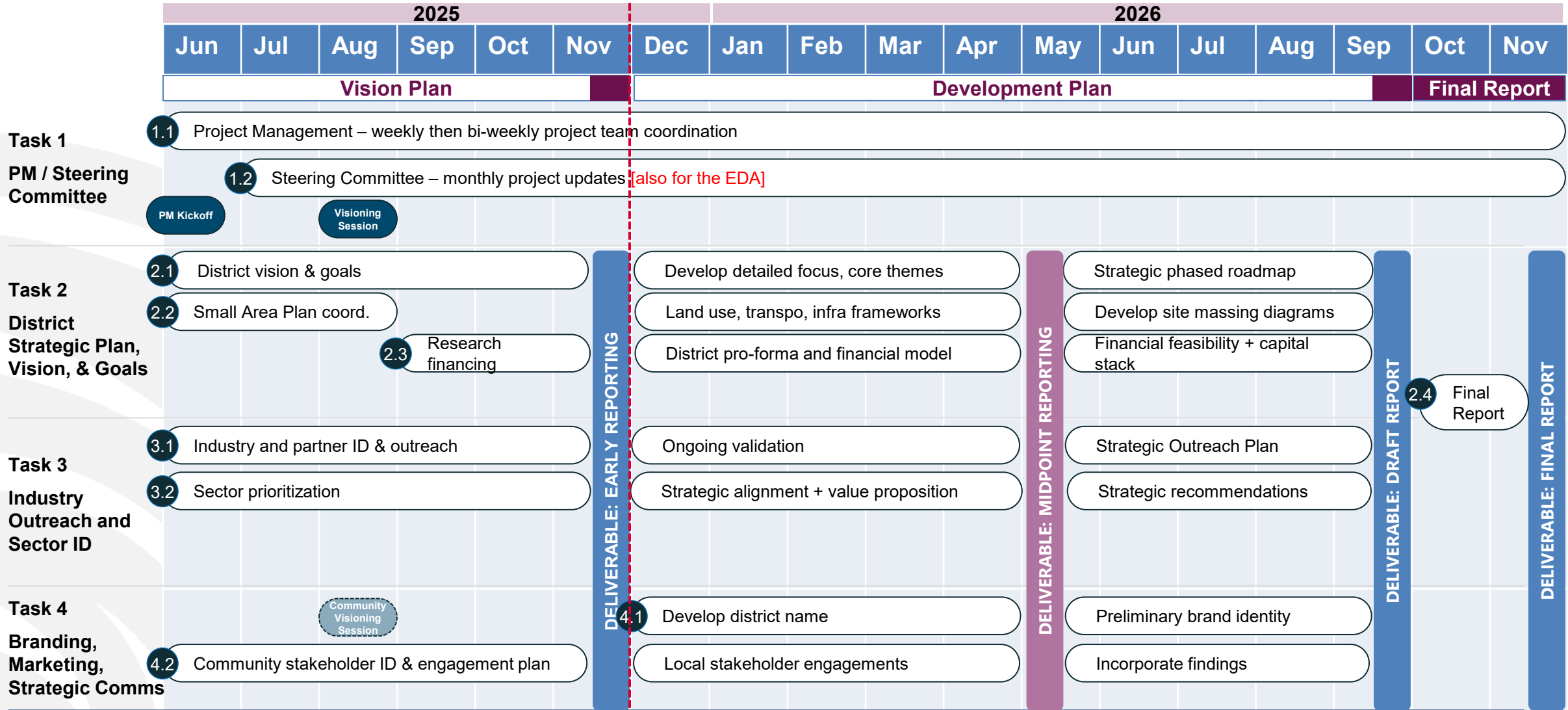
Create **neighborhood centers** with walkable commercial cores

Next steps for Phase 02 of district planning and programming will be to integrate these ideas and develop toolkits and guidelines that support their implementation.



Appendix

Overall Project Timeline



City of Brooklyn Park Request for EDA Action

Agenda Item:	4.1	Meeting Date:	February 17, 2026
Agenda Section:	Consent	Prepared By:	Seng Moua, EDA Secretary
Resolution:	N/A	Presented By:	Tim Gladhill, Executive Director
Attachments:	1		
Item:	Consider Approving the EDA Regular Meeting Minutes		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE JANUARY 20, EDA REGULAR MEETING MINUTES AND WORK SESSION MEETING MINUTES.

Overview: N/A

Primary Issues/Alternatives to Consider: N/A

Budgetary/Fiscal Issues: N/A

Attachments:

4.1A JANUARY 20, 2026, DRAFT REGULAR MEETING MINUTES

THE BROOKLYN PARK ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN PARK
JANUARY 20, 2026 MEETING MINUTES

I. ORGANIZATIONAL BUSINESS:

1. CALL TO ORDER: President Winston at 6:03 p.m.

ROLL CALL PRESENT: President Hollies Winston, Vice President Nichole Klonowski, Treasurer Shelle Page, and Commissioners Christian Eriksen, Amanda Cheng Xiong, and Tony McGarvey. Staff: Executive Director Tim Gladhill, Economic Development and Housing Director Malcolm Hicks, Housing and Redevelopment Coordinator John Kinara, EDA Secretary Seng Moua, EDA Attorney Joseph Sathe, City Manager Jay Stroebel, Senior Planner Kara Donovan, and Planning Director Paul Mogush.

ABSENT/EXCUSED: Commissioner Maria Tran.

II. PUBLIC INVOLVEMENT:

2. PUBLIC COMMENT AND RESPONSE:

2A. Response to Prior Public Comment: No prior public comments.

2B. Public Comment: Collette Hemple asked that the EDA and City Council be more transparent and have discussions that are important to the community in public and on video. She stated that residents need more information. She commented that the immigration activities are impacting their businesses and community, and everyone needs to work together as a society.

- 3A. APPROVAL OF MEETING AGENDA AND APPROVAL OF CONSENT AGENDA

President Winston noted a request to remove Item 8.2 from the agenda.

MOTION KLONOWSKI, SECOND PAGE, APPROVING THE AGENDA AS AMENDED. MOTION PASSED UNANIMOUSLY.

- 3B. PUBLIC PRESENTATIONS

3B.1 BROOKLYN AVENUES FOR YOUTH PROGRAM UPDATE

Housing and Redevelopment Coordinator John Kinara stated that the EDA has contracted with Avenues for Youth for this facility and provided background information on the facility, which was constructed in 2015 by the EDA to assist youth experiencing homelessness.

Dr. Katherine Meerse, Executive Director of Avenues for Youth, provided background information on the mission, programs, and support provided by Avenues for Youth. She provided more specific information on Brooklyn Avenues, the impact that was made during fiscal year 2025, building improvements that have been made since 2022, and building improvements planned through 2026. She commented that they have learned so much through Brooklyn Avenues that it is having a positive impact on things they are able to do in their other locations.

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Commissioner Page asked if the lease amount is the same at the different locations.

Dr. Meerse stated that the current shelter in Minneapolis does have a similar lease of \$1, whereas the new building is a building that Avenues for Youth will own.

Commissioner Page asked for information on the wait list of the organization.

Dr. Meerse replied that they do not have a wait list, as they really need to get the youth into housing, so they find them somewhere to go.

Commissioner Page asked how many people are being turned away because the beds are full. She also asked if the 12 beds are 12 bedrooms.

Dr. Meerse replied that they receive about one call per week from someone looking for space that they are unable to accommodate. She stated that Hennepin County has instituted a shelter hotline, and they refer callers to the shelter hotline, as they have information on the availability of every shelter in the metro area. She confirmed that the beds are in individual bedrooms.

President Winston recalled an issue with lawn maintenance and asked if that had been figured out.

Housing and Redevelopment Coordinator John Kinara commented that the EDA partners with Avenues to ensure the lawn is maintained and the weeds had been treated.

III. STATUTORY BUSINESS AND/OR POLICY IMPLEMENTATION:

4. CONSENT:

- 4.1 Consider Approving EDA 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. Riverwalk Estates Fee Resolution
 - D. Ordinance – Riverwalk Estates
 - E. Location Map
 - F. Riverwalk 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

5. PUBLIC HEARINGS:

5.1 None.

6. GENERAL ACTION ITEMS:

6.1 Consider Election of Officers

A. Bylaws of the Brooklyn Park Economic Development Authority

President Winston reviewed the different officer positions and opened the floor for nominations for the position of President.

Commissioner Klonowski asked if anyone had expressed interest in any of the positions.

President Winston stated that he would prefer that the President position continue to be held by the Mayor, but no other interest has been expressed in the other positions.

MOTION KLONOWSKI, SECOND XIONG, TO ELECT HOLLIES WINSTON AS PRESIDENT OF THE EDA. MOTION PASSED UNANIMOUSLY. (PRESIDENT WINSTON RECUSED HIMSELF)

President Winston asked if there is interest in the Vice President position.

Commissioner Page volunteered.

MOTION WINSTON, SECOND KLONOWSKI, TO ELECT COMMISSIONER SHELE PAGE AS VICE PRESIDENT OF THE EDA. MOTION PASSED UNANIMOUSLY.

President Winston asked if there is interest in the Treasurer position.

Commissioner Klonowski nominated herself.

MOTION WINSTON, SECOND PAGE, TO ELECT NICHOLE KLONOWSKI AS TREASURER OF THE EDA. MOTION PASSED UNANIMOUSLY.

MOTION WINSTON, SECOND KLONOWSKI, TO ELECT SENG MOUA AS SECRETARY OF THE EDA. MOTION PASSED UNANIMOUSLY.

IV. DISCUSSION:

7. DISCUSSION ITEMS

7.1 EDA Status Report

Executive Director Tim Gladhill stated that the transaction for Huntington Place has concluded, and the new owners will complete a rebrand with a new name for the facility planned, along with renovations. He stated that the tenant notification ordinance requirements have been triggered, which provide 90 days of protection to residents. He also provided an update on business impacts related to immigration enforcement and business visits that were completed to engage businesses and gather information.

7.2 Verbal Commissioner Report and Announcements

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Commissioner Page recognized communities that hosted activities the previous day for MLK Day. She also recognized fifth graders who won a recent championship.

President Winston echoed the comments of Executive Director Tim Gladhill related to business input and the impacts they have been feeling. He stated that he has spoken with a number of mayors in the metro area who have also felt the same impacts on businesses. He asked those who are interested to reach out to their State Representatives to discuss the plan for the aftermath to help these businesses. He commented that many businesses are closed or operating under reduced hours because of the impacts.

Commissioner Klonowski stated that there is work happening behind the scenes to help the community and asked staff to provide a brief update.

City Manager Jay Stroebel stated that the City has updated the immigration information on the website, as there are a lot of questions and uncertainty as to the rights that people and businesses have. There is also information on when to call 911, when the Police Department will provide a response, clarification on warrants, and what to do if a loved one is detained, as well as other resources. Earlier today, Police Chief Mark Bruley raised concerns during a press conference highlighting what has been experienced by City staff and tactics used by immigration enforcement agents. He commented that food donations can be dropped off at City Hall or the community activity center for those interested. The City has been involved in working with community organizations that are also doing great work. He stated that Mayor Winston has been involved in discussions with other mayors to bring a suburban voice of impact. He stated that there are a number of mistruths on social media related to the Police Department, and they are working to clarify that, as the department is doing an extraordinary job in a challenging situation.

Commissioner Klonowski stated that the Brooklyn Park City Council and staff prefer to do the work rather than take a loud stance. She encouraged people who may need help to reach out to the City. She thanked the amazing City staff and Police Department for the great work during these challenging times.

President Winston stated that people are not fully aware of what is going on in the city and state, and people will need to fully understand the truth on a local and national level. He stated that Police Chief Mark Bruley asked that any Federal agents use modern-day policing standards, to which we are accustomed in Minnesota. He also asked people not to spread rumors and urged them to ask for clarification. He stated that the Police Department has worked to build trust in the community, and the City has worked hard to provide resources and share information, and people need to feel comfortable calling 911 or reaching out to the City for assistance. He explained that spreading rumors causes distrust in situations when people may need to reach out for help, that prevent them from getting the help they need.

EDA Attorney Joseph Sathe stated that legally, the City cannot prohibit Federal agents or others from using public property.

President Winston recessed the regular EDA meeting at 6:41 p.m.

President Winston reconvened the EDA in work session at 6:53 p.m.

V. WORK SESSION

8. WORK SESSION ITEMS:

- 8.1 Review of Two Concepts 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

Senior Planner Kara Donovan introduced the members of the consulting team. She explained that they would be reviewing materials tonight prior to sharing them with the public at the open house in February. She identified the Brooklyn Boulevard corridor, noting that tonight they would be focusing on the village area, and noted the four EDA-owned properties within that area. She noted the need for transit and pedestrian facilities within the village area and the balance between retail and housing.

Andrew Dresdner, Bolton and Menk, reviewed information on different types of housing within the village, including comparisons to housing in other areas. He provided information on the cost for development, gaps that can exist, and tools that can be used to fill those gaps. He reviewed the project goals and presented the two concepts of alternative one and alternative two. He asked the EDA for input and whether they were comfortable releasing those alternatives to the public for additional input.

Planning Director Paul Mogush noted the differences between alternatives one and two financially and the assistance that would be needed to support those types of development.

Commissioner Klonowski asked if they explored the goal of increasing the retail options.

Mr. Desdner stated that in both scenarios, they make an assumption that there would be a small amount of retail in the corner of Welcome.

Commissioner Klonowski stated that she would assume that a retail property would generate fewer taxes, but noted the importance of retail within that corridor. She stated that perhaps they could incorporate some mixed-use with retail on the street side.

President Winston commented that Brooklyn Park does not have a true downtown, and they need to be deliberate with creating those opportunities.

Commissioner Eriksen referenced the last piece of developable land along the creek and believed they would be missing out on an opportunity if they did not create a community amenity, using the example of restaurants with a plaza. He believed they should create something that draws the broader community to use the creek and trails.

Planning Director Paul Mogush stated that he agrees that they should draw people to the public spaces and noted that is why they are not focusing on that within these alternatives, but it will be part of the larger discussion.

President Winston stated that is a great idea, but they must also think about how they would ensure security while the area is transitioning.

Grant Martin, LOCi Consulting, stated that if TIF were used, there would be a delay in when the City would realize the tax benefits of the development. He believed they should factor in the gap for each development scenario.

President Winston stated that structurally, they want to have a sustainable base, recognizing that may result in a delay of the tax capacity.

Mr. Martin commented that there is an issue of timing, and the market may rebound to where it has been in the past. He noted that perhaps the first project requires more assistance, but then makes the other projects more financially feasible.

Commissioner Klonowski commented that she believes that alternative one has a better mix with the townhomes and provides an opportunity for homeownership.

Executive Director Tim Gladhill confirmed the consensus that the concepts can move forward to public comment. He also recognized a desire to add horizontal mixed use noted challenges with vertical mixed use options.

Senior Planner Kara Donovan stated that in February, they will focus on the station area, and she provided additional input on the planned resident outreach, focus groups, and open house.

Commissioner Klonowski asked that the available development tools be included in the marketing that is done to the development community.

Commissioner Page asked for more information on TIF as a development tool.

Executive Director Tim Gladhill provided additional explanation, noting that each project needs to prove its own needs for assistance.

- ~~8.2 — Discuss Potential 4(d) Classification and Rehabilitation Funding Options for Villa Del Coronado Apartments (Item removed from the agenda)~~
 - ~~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

Executive Director Tim Gladhill noted that this is an EDA-owned site that was subject to a request for qualifications (RFQ) that included this site and the Noble site. He provided additional background information on the different proposals received for each site that did not move forward. He stated that tonight, the developer from Bader Companies is present to have an additional discussion and determine if that concept should move forward.

Rob Bader, Bader Companies, introduced his team and provided information on his company and its development.

Pete Keely, Collage Architects, provided background information on Collage Architects and the relationship it has with Bader Companies.

Will O'Keefe, Bader Companies, provided background information on the process thus far. He recognized the challenges of vertical mixed-use development and believed that with this concept on the center site, it could spur horizontal mixed-use development.

Mr. Keely explained the different concepts that were reviewed through this process and presented the concept.

Mr. Bader commented that this would not be the first public/private partnership, noting that they have done projects with and without TIF.

Commissioner Page asked for information on the company's goals for the existing properties. She noted that the city has defining borders that they want to open to everyone. She recognized that the company has a lot of properties in the community of various ages.

Mr. Bader commented that they are involved in development and are not involved in the existing properties, although he receives quarterly updates. He noted that there are marketing and management teams that could address the existing properties.

Commissioner Page stated that perhaps that information could be provided in a follow-up.

Commissioner Klonowski thanked the individuals present for their response during a time when conditions are challenging for development. She commented on the quality of development and variety of projects that Bader has completed in different communities. She also liked that Bader not only develops the project, but maintains ownership and management. She liked the walkability of the design.

Commissioner Eriksen recognized that this proposal would develop two-thirds of the parcel and asked why they would not develop the entire parcel.

Mr. O'Keefe commented that they were responding to the zoning guidelines and intended to leave one parcel for horizontal commercial on the west side in order to meet the goals of the City.

Mr. Bader stated that they have studied the 200 units but could reanalyze to determine if additional units could be constructed. He noted that they would not build that many units at once, but could look at a phased development if the market conditions supported that.

Commissioner Page referenced the multi-cultural, multi-generational living and asked how that relates to design and potential ways to lower costs for families.

Mr. O'Keefe stated that they are designing for today as well as the future. He commented that these are homes for people who will transition over

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time, and therefore, they tend to shy away from very specific trends and focus on a home that will stand the test of time. He stated that they would range from studio units to three-bedroom units.

Commissioner Page asked whether there would be rentable suites for visitors.

Mr. O'Keefe confirmed that they have done that and would explore whether that would be an amenity for this project.

President Winston confirmed consensus of the EDA for the developer to continue to work with staff on this concept.

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)

MOTION WINSTON, SECOND KLONOWSKI, TO CLOSE THE MEETING PURSUANT TO MS SELECT 13D.05 SUBDIVISION 3(b) TO DISCUSS ATTORNEY/CLIENT PRIVILEGED INFORMATION RELATED TO I ALEXANDER. MOTION PASSED UNANIMOUSLY.

The meeting adjourned to closed session at 8:06 p.m.

The meeting returned to open session at 8:06 p.m.

VII. ADJOURNMENT:

Meeting adjourned at 8:07 p.m.

City of Brooklyn Park			
Request for EDA Action			
Agenda Item:	4.2	Meeting Date:	February 17, 2026
Agenda Section:	Consent	Prepared By:	Malcolm Hicks, Economic Development and Housing Director, Josephine Thao, Project Facilitator
Resolution:	X	Presented By:	Malcolm Hicks, Economic Development and Housing Director
Attachments:	1		
Item:	Consider Approving and Authorizing the EDA Executive Director to Enter into an Agreement with Robert Half Inc. to Provide Temporary Operator Service of the Brooklyn Park Small Business Center and Execute Any Related Documents		

Executive Director’s Proposed Action:

MOTION _____, SECOND _____, TO WAIVE THE READING AND ADOPT RESOLUTION #2026-_____, APPROVING AND AUTHORIZING THE EDA EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ROBERT HALF INC. TO PROVIDE TEMPORARY OPERATOR SERVICE OF THE BROOKLYN PARK SMALL BUSINESS CENTER AND EXECUTE ANY RELATED DOCUMENTS.

Overview:

The purpose of this report is to request the authorization for the Brooklyn Park Economic Development Authority (EDA) to enter into an extended agreement with Robert Half Inc. (Robert Half) to provide temporary operator service for the Brooklyn Park Small Business Center (BPSBC). The BPSBC plays a key role in supporting local businesses as a workspace center through technical assistance, referrals, and direct services. Utilizing Robert Half will allow the EDA to maintain consistent operations, quickly respond to increased demand, and provide flexible staffing. The approval of this agreement will ensure the BPSBC remains fully staffed, accessible, and responsive to the diverse needs of the business community.

Background:

Robert Half is a staffing and consulting company that helps organizations find the right people to get work done. They specialize in placing skilled professionals in areas like finance, technology, administrative support, and operations, and can provide staff on a temporary, long-term, or as-needed basis. For operating a workspace center, Robert Half can handle recruiting and staffing and adjust staffing levels as needs change. They also offer additional consulting support to help keep operations running smoothly, making them a flexible partner for organizations that need reliable people and support in one place.

Primary Issues/Alternatives to Consider:

To ensure continuity of operations, staff are proposing the continued use of Robert Half employment agency to provide temporary staffing support for the Small Business Center. This approach is intended as an interim solution and will remain in place only until a permanent operating model for the BPSBC is identified.

Budgetary/Fiscal Issues:

The BPSBC is funded through a combination of user fees (including membership fees and space rentals), a State of Minnesota Department of Employment and Economic Development (DEED) allocation authorized through 2026, the EDA levy, and EDA fund balance. User fees and state funding do not fully cover the operational costs of the center. Historically, the remaining funding gap has been addressed through North Wind Plaza Revenue and EDA support. This contribution has been viewed as a strategic investment in the local small

business community, supporting access to technical assistance, workspace, and business development resources.

Next Steps:

Upon approval, city staff will finalize and execute the agreement with Robert Half and begin onboarding staff to support BPSBC operations. The staffing needs will be reviewed regularly to ensure alignment with the BPSBC needs.

Recommendation:

The Executive Director of the EDA recommends approval to enter into an agreement with Robert Half Inc. to provide temporary operational service of the Brooklyn Park Small Business Center and execute any related documents.

Attachments:

4.2A RESOLUTION

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

RESOLUTION #2026-_____

CONSIDER APPROVING AND AUTHORIZING THE EDA EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH ROBERT HALF INC. TO PROVIDE TEMPORARY OPERATOR SERVICE OF THE BROOKLYN PARK SMALL BUSINESS CENTER AND EXECUTE ANY RELATED DOCUMENTS

WHEREAS, the Brooklyn Park Economic Development Authority (the "Authority") was created pursuant to the Economic Development Authorities Act, Minnesota Statutes, Sections 469.090 to 469.1082 (the "EDA Act") and is authorized to transact business and exercise its powers by a resolution of the City Council of the City of Brooklyn Park (the "City") adopted on October 24, 1988;

WHEREAS, the Authority possesses all of the powers of an economic development authority pursuant to the EDA Act and a housing and redevelopment authority pursuant to Minnesota Statutes, Sections 469.001 to 469.047;

WHEREAS, the Authority is the owner of the Brooklyn Park Small Business Center located at 7944-7996 Brooklyn Boulevard, and commonly known as Northwind Plaza,

WHEREAS, the Authority operates the Brooklyn Park Small Business Center (BPSBC), which provides workspace and business support services to the local business community; and

WHEREAS, the Authority requires temporary staffing support to maintain BPSBC operations while a permanent operating model is developed; and

WHEREAS, Robert Half Inc. is a professional staffing firm capable of providing qualified temporary personnel to operate the BPSBC; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Brooklyn Park Economic Development Authority:

1. The Authority approves an agreement with Robert Half Inc. to provide temporary operator service for the Brooklyn Park Small Business Center.
2. The Executive Director is authorized to enter into and execute the agreement and any related documents necessary to implement this arrangement.

City of Brooklyn Park Request for EDA Action

Agenda Item:	6.1	Meeting Date:	February 17, 2026
Agenda Section:	General Action	Prepared By:	John Kinara, Housing and Redevelopment Coordinator; and Josephine Thao, Project Facilitator
Resolution:	X	Presented By:	John Kinara, Housing and Redevelopment Coordinator
Attachments:	1		
Item:	Consider Approving the Allocation of up to \$300,000 to Establish an Emergency Rental Assistance Program; Authorize the EDA Executive Director to Allocate up to \$50,000 to Hennepin County for Regional Coordination; And Authorize the Executive Director to Negotiate, Enter Into, And Execute All Necessary Agreements and Program Documents		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE ALLOCATION OF UP TO \$300,000 TO ESTABLISH AN EMERGENCY RENTAL ASSISTANCE PROGRAM; AUTHORIZE THE EDA EXECUTIVE DIRECTOR TO ALLOCATE UP TO \$50,000 TO HENNEPIN COUNTY FOR REGIONAL COORDINATION; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE, ENTER INTO, AND EXECUTE ALL NECESSARY AGREEMENTS AND PROGRAM DOCUMENTS.

Overview:

The purpose of this report is to request authorization for the Brooklyn Park Economic Development Authority (EDA) to establish and implement an Emergency Rental Assistance Program to support renter households experiencing housing instability due to recent economic disruptions related to federal immigration enforcement activity. The program will provide short-term financial assistance to eligible Brooklyn Park residents to help prevent eviction and homelessness. By prioritizing households with the greatest need and administering funds through a structured, accountable process, the city staff will be able to respond quickly to urgent housing challenges while ensuring equitable distribution of resources. The approval of this program will allow the EDA to stabilize housing for vulnerable residents.

Background:

The recent federal immigration enforcement actions have had a disproportionate economic impact on immigrant and mixed-status households in Brooklyn Park. Many affected households have experienced sudden job loss, reduced work hours, or increased financial strain, placing them at heightened risk of eviction or homelessness. This proposed program aligns with the EDA's broader housing stability and economic resilience goals by addressing immediate rent needs while keeping families housed.

Eligible households must be renters in Brooklyn Park with incomes below 60% of Area Median Income (AMI), demonstrate a risk of homelessness or housing instability, and show financial hardship tied to immigration enforcement activity. Priority will be given to households below 50% AMI and those experiencing extended unemployment.

The program will provide emergency rental assistance for rent expenses accrued after December 1, 2025. Eligible assistance includes rent arrears and up to one month of prospective rent, with payments made directly to property owners whenever feasible.

A designated property management company (the Grantee) will process applications in coordination with the City (the Grantor). The Grantee will assist applicants in gathering documentation, manage an online application

system, submit required reports, and comply with all City policies and U.S. Department of the Treasury requirements. City staff will oversee administration, provide technical assistance, and conduct regular monitoring, including random file audits.

Primary Issues/Alternatives to Consider:

- **How will program funds be distributed?**

Funds will be distributed on a first-come, first-served basis and may be reimbursed retroactively. Monthly invoices and reporting will be required to ensure transparency and compliance.

- **What are the expected program outcomes?**

The program is intended to:

- Ensure equitable distribution of housing assistance to households most impacted by recent economic disruptions
- Prevent evictions and housing instability for up to 300 renter households
- Maintain strong accountability, including a 95% accuracy rate on random file audits
- Meet all required local, state, and federal reporting standards
- Prioritize residents who are at risk of being evicted

Budgetary/Fiscal Issues:

The total proposed housing assistance allocation is \$300,000, covering the period from December 1, 2025, through September 30, 2026. Funds will be expended according to established monthly benchmarks tied to households served and total dollars distributed. Administrative costs will be monitored through detailed invoices and payroll reporting.

As part of the above allocation, city staff asks that the EDA to authorize the Executive Director to allocate up to \$50,000 to Hennepin County and Communities Advancing Prosperity for Immigrants (CAPI) each to assist in dispersing these funds. The source of these funds is the Local Affordable Housing Aid (LAHA) funds.

Next Steps:

Upon approval, city staff will move forward with program implementation and related agreements to ensure timely housing stability support for Brooklyn Park residents.

Recommendation:

The Executive Director of the EDA recommends approval of the allocation of up to \$300,000 to establish an emergency rental assistance program with authorization for the EDA executive director to allocate up to \$50,000 to Hennepin County for regional coordination; and authorize the Executive Director to negotiate, enter into, and execute necessary agreements and program documents

Attachments:

6.1A EMERGENCY RENTAL ASSISTANCE PROGRAM DRAFT

City of Brooklyn Park Emergency Rental Assistance Program

Eligible Rent Assistance Applicants

Eligible households are renters in Brooklyn Park with income below 60% Area Median Income (AMI) in which one or more individuals can demonstrate a risk of experiencing homelessness or housing instability and in which one or more individuals has either qualified for unemployment benefits or has experienced a reduction in income, incurred significant costs, or experienced other financial hardship due to the federal immigration enforcement activity in the Twin Cities. Priority must be given to households with incomes less than 50% of AMI and households with extended unemployment.

Eligible Expenditures

Emergency Financial Assistance:

- Rent expenses accrued after December 1, 2025.
- Eligible financial assistance includes rent arrears, prospective rent (one (1) month)
- To the extent feasible, payments must be made directly to property owner.

Administration:

City staff will administer the payments.

Funds will be distributed retroactively to reimburse expenses. Provider must submit requests for reimbursement monthly, including:

- Invoice
- Administrative cost summary and payroll reports
- Randomly selected files for monitoring

Expected Outcomes

- Equitable distribution of funds to communities impacted by the economic impact of federal immigration enforcement surge
- 95% accuracy of random file audit
- Perform all reporting required, and any law applicable to the funding

Terms

December 1, 2025 to September 30, 2026

Housing Assistance

\$300,000

Service Area

Brooklyn Park

Service Description

The Grantee (Property Management Company) will process applications for emergency housing with the Grantor (City of Brooklyn Park). The Grantee will ensure access to these funds for underserved households by helping applicants gather needed information and documentation, submitting reports to the Grantor, following guidelines of the Department of Treasury. The

City of Brooklyn Park Emergency Rental Assistance Program

Grantee will comply with all policies and procedures of the City of Brooklyn Park Rental Assistance Program established by the City of Brooklyn Park in accordance with the United States Department of Treasure.

Expectations Under the City of Brooklyn Park

- Grantee will retain all income and household documentation within their own respective databases with standard cyber security protections of private data.
- Grantee will complete a reporting form of every household describing how much rent was paid, for which months, amount and percentage of rent covered by ERA assistance, address and unit, landlord information, total amount of each type of assistance, amount of outstanding arrears, outcome of application and verified household income.
- Grantee will have a designated email inbox for all applications to be sent to as well as a phone number that applicants are able to call for further information on their applications.
- The Grantor can provide technical assistance and guidance on the online application tool and provide any troubleshooting support.
- Grantee will work with the Grantor to confirm final outcome data for data migration.

Expectations Under the Online Application

- Grantee will provide support to applicants to upload all income and rental information to online applications.
- Automatically generated reports on spending, household assisted, and applicants in waiting list will inform the City of Brooklyn Park if the Grantee is on track to meet their monthly benchmarks for applicants served.
- The City of Brooklyn Park will host monthly technical assistance meetings with grantee to provide guidance and support for the administration of the program.
- Invoices sent from Grantee must correspond with the reported data in the system in order to be approved.
- The not-to-exceed amount of this Agreement is not guaranteed, funds for this program are first-come, first served basis and when funding is exhausted, the program will end. The City of Brooklyn Park will provide 30 days' notice in the program ends before September 30, 2026.

Benchmarks

Month	Housing Assistance Expended	Households Served	Minimum Percent of Contract Expended
December 2025	\$30,000	30	10%
January 2026	\$75,000	75	25%
February 2026	\$120,000	120	40%
March 2026	\$150,000	150	50%
April 2026	\$180,000	180	60%
May 2026	\$210,000	210	70%
June 2026	\$240,000	240	80%
July 2026	\$270,000	270	90%
August 2026	\$285,000	285	95%
September 2026	\$300,000	300	100%

City of Brooklyn Park Request for EDA Action

Agenda Item:	6.2	Meeting Date:	February 17, 2026
Agenda Section:	General Action	Prepared By:	Saolia Tucker, Business Development Coordinator; and Josephine Thao, Project Facilitator
Resolution:	N/A	Presented By:	Saolia Tucker, Business Development Coordinator
Attachments:	1		
Item:	Consider Approving the Establishment of the Brooklyn Park Spark Fund Grant Program With a Total Allocation of \$270,000; and Authorize the EDA Executive Director to Allocate Up to \$50,000 to Minneapolis Foundation, Hennepin County, and Latino Economic Development Center to Support Assistance Efforts, and Execute Any Related Agreements		

Executive Director's Proposed Action:

MOTION _____, SECOND _____, TO APPROVE THE ESTABLISHMENT OF THE BROOKLYN PARK SPARK FUND GRANT PROGRAM WITH A TOTAL ALLOCATION OF \$270,000; AND AUTHORIZE THE EDA EXECUTIVE DIRECTOR TO ALLOCATE UP TO \$50,000 TO MINNEAPOLIS FOUNDATION, HENNEPIN COUNTY, AND LATINO ECONOMIC DEVELOPMENT CENTER TO SUPPORT ASSISTANCE EFFORTS, AND EXECUTE ANY RELATED AGREEMENTS.

Overview:

The purpose of this report is to request authorization for the Brooklyn Park Economic Development Authority (EDA) to establish and implement the Brooklyn Park Spark (BPSPARK) Fund Grant Program, an emergency stabilization initiative to support business owners experiencing business instability due to recent economic disruptions related to federal immigration enforcement activity. The program will provide rapid, tiered financial assistance to eligible Brooklyn Park businesses to help preserve jobs and maintain their critical role in Brooklyn Park's economy. The approval of this program will allow the EDA to support local entrepreneurs and ensure continuity in key commercial corridors.

Background:

The recent federal immigration enforcement actions have had a disproportionate economic impact on businesses in Brooklyn Park and created fear, reduced foot traffic, and caused significant revenue loss for businesses, particularly along high-impact corridors such as West Broadway and Brooklyn Boulevard. Preliminary outreach to approximately 60 businesses in January indicated:

- 40-60% decline in foot traffic
- 80% of immigrant-owned businesses reporting major revenue losses
- Several businesses at risk of closure or bankruptcy

The economic disruption is immediate and severe, with ripple effects that threaten jobs, commercial vacancy rates, and long-term equitable development efforts. Local small businesses are not only economic units but community anchors, and their stability is essential for the city's overall resilience.

The BPSPARK Fund addresses several urgent needs:

- **Business Stabilization:** Rapid financial support to prevent closures and preserve jobs.
- **Equity and Access:** Tiered grants ensure support for both new, vulnerable businesses and established employers at risk of severe financial hardship.
- **Economic Continuity:** Supporting businesses preserves local commerce, community identity, and neighborhood vitality.

- Operational Capacity: The program will require efficient application processing, equitable scoring, multilingual outreach, and coordination with the Brooklyn Park Small Business Center (BPSBC) for wraparound technical assistance.

Primary Issues/Alternatives to Consider:

- What is the program eligibility?**

Businesses must be physically located in Brooklyn Park, registered with the Minnesota Secretary of State, as well as meet United States Small Business Administration's (SBA) small business size standards.

There are three tiers to the grant structure:

Tier	Grant Amount	Typical Business Profile	Application Scoring Criteria
Tier 1: Stabilization	\$2,500-\$5,000	Home-based, sole proprietorship/self-employed, operated for less than 2 years, must have been operating no later than December 1, 2025	High impact score, low employee count, newer business
Tier 2: Recovery	\$7,500-\$15,000	Brick-and-mortar, 2-10 employees (as per SBA standards), established 2+ years	High/very high impact score, key employer in our vulnerable corridor
Tier 3: Resilience	\$20,000-\$25,000	Brick-and-mortar anchor, 11-50 employees (as per SBA standards), long-standing operation (5+ years), significant loss	Very high impact score, a key critical local employer; risk of closure without aid.

- What are eligible uses of funds?**

The eligible uses include rent, utilities, payroll, inventory, accrued debt, safety/security improvements, and marketing.

- How will program funds be distributed?**

The program will be funded through City resources designated for small business stabilization and will operate on a first-come, first-served basis, with rapid disbursement of grant funds to eligible businesses.

- What are the expected program outcomes?**

The program is intended to:

- Ensure equitable distribution of housing assistance to households most impacted by recent economic disruptions
- Prevent evictions and housing instability for up to 300 renter households
- Maintain strong accountability, including a 95% accuracy rate on random file audits
- Meet all required local, state, and federal reporting standards

Budgetary/Fiscal Issues:

The total proposed business assistance allocation is \$270,000.

As part of the above allocation, city staff asks that the EDA to authorize the Executive Director to allocate up to \$50,000 to Hennepin County, Minneapolis Foundation, and Latino Economic Development Center each to assist in dispersing these funds.

Next Steps:

Upon approval, city staff will move forward with program implementation and related agreements to ensure timely business stability support for Brooklyn Park entrepreneurs and business owners, including:

- Launch multilingual marketing campaign in partnership with trusted community organizations, business associations, and faith leaders
- Open a simple, accessible online application and establish a city staff review committee using a transparent scoring rubric
- Disburse funds promptly upon approval and provide ongoing technical assistance through Brooklyn Park Small Business Center (BPSBC)
- Track outcomes via applications received, grants awarded, funds disbursed, jobs preserved, revenue stabilization, and reduction in commercial vacancies
- Document processes and lessons learned to inform future emergencies or permanent small business support initiatives

Recommendation:

The Executive Director of the EDA recommends approval of the Brooklyn Park Spark Fund Grant Program and authorize the Executive Director to negotiate, enter into, and execute necessary agreements and program documents

Attachments:

6.2A BPSBARK FUND GRANT PROGRAM DRAFT

BPSPARK Fund: An Emergency Stabilization Grant for Brooklyn Park's Small Business Community

Overview & Urgent Context

Brooklyn Park is celebrated as one of Minnesota's most diverse and vibrant communities, which is a strength embodied by our small, often immigrant-owned businesses. Today, that ecosystem faces an acute workforce disruption. Federal immigration enforcement operations are creating documented labor shortages in sectors critical to Brooklyn Park's economy

In direct response, the City's Economic Development and Housing Division proposes the immediate establishment of the **BPSPARK Fund**. This emergency stabilization grant program is designed to provide rapid, direct financial assistance to the small businesses most impacted and will preserve jobs, prevent closures, and sustain the economic and cultural fabric of our city during this critical and unsettling period. In essence, this is more than a grant; this is a decisive statement of municipal support for the entrepreneurs who make Brooklyn Park thrive.

1. Documented Need

Immediate Trigger: Federal immigration enforcement operations have instilled widespread fear, deterring community members from visiting public spaces and local businesses, thereby directly and indirectly threatening immediate economic stability.

- Quantifiable Impact: The preliminary outreach during the month of January, 16, 2026, by 11 city staff members

Scope of Outreach

- Approximately 60 Businesses Visited
- 9 Neighborhoods Represented (out of 31 total)
 - Central
 - College Park
 - Hartkopf
 - Lakeland Park
 - Norwood
 - Palmer Lake
 - Park Center
 - Shingle Creek
 - Sunny Lane

Business Impacts

- Operational Disruptions
 - 69% of businesses reported slower customer turnout
 - 14% of businesses reported staff shortages
 - Several businesses reported minimal to no employees onsite.
- Reported Immigration Enforcement Activity
 - ICE Sightings: 0
 - ICE Visits: 1
 - ICE Raids: 2

Business Needs and Requests

The most common request from businesses was financial support. In addition, many businesses expressed appreciation for direct, face-to-face engagement with city staff, while 13 businesses requested formal follow-up from the City (specifically from elected officials).

Key Takeaways

- A majority of businesses experienced reduced economic activity, primarily driven by a lack of customers.
- Workforce instability, while affecting a smaller number of businesses, has led to temporary closures and operational disruption.
- Businesses are seeking immediate financial relief.
- Follow-up engagement and communication will be needed.
- **The Profound Ripple Effect:** These businesses are far more than economic units; they are our community anchors, first-job providers, and the heart of our city's global identity. Their loss would devastate families, increase blighted vacancies, and unravel years of strategic, equitable economic development work outlined in our Comprehensive Plan and Brooklyn Park's broader Business Retention Efforts and workforce development initiatives.

3. BP SPARK Fund Project Description

Goal: To provide immediate, tiered, and stabilizing financial assistance to Brooklyn Park's most vulnerable small businesses, offering necessary breathing room to withstand this unexpected economic shock. Our vision is to provide foundational stability as we coordinate long-term recovery efforts to prevent a severe downturn in our local economy.

BP SPARK Fund Tiered Grant Structure: Grants will be awarded through a transparent, equitable scoring system that focuses on Business Vulnerability and Demonstrated Impact.

Tier	Grant Amount	Typical Business Profile	Application Scoring Criteria
Tier 1: Stabilization	\$2,500 - \$5,000	Home-based, sole proprietorship/self-employed, operated for less than 2 years. Must have been operating no later than Dec. 1st, 2025.	High impact score, low employee count, newer business.
Tier 2: Recovery	\$7,500 - \$15,000	Brick-and-mortar, 2-10 employees (as per SBA standards), established 2+ years.	High/Very High impact score, key employer in our vulnerable corridor.

Tier 3: Resilience	\$20,000 - \$25,000	Brick-and-mortar anchor, 11-50 employees (per SBA standards), long-standing operation (5+ yrs), significant loss.	Very High impact score and is a key critical local employer; risk of closure without aid.
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Grant Scoring Criteria & Eligibility:

- Direct Impact: Must demonstrate financial hardship (statements, records, and other documentation necessary) temporally linked to the decrease in foot traffic from recent enforcement activity. The City will consider proximity to federal enforcement operation sites.
- Business Profile: Scoring will recognize higher fixed costs for brick-and-mortar operations, prioritize local job preservation, and account for both new business vulnerability and established employers' stability.
- Core Eligibility: Must be physically located in Brooklyn Park, registered and in good standing with the MN Secretary of State, and meet SBA small business size standards.
- Use of Funds: Working capital (rent, utilities, payroll), inventory, accrued debt, safety, and marketing to rebuild customer base.

4. Implementation & Community-Centered Outreach

- Launch & Outreach: The City will execute a multilingual marketing campaign via City channels and, importantly, through partnership with trusted community organizations, business associations, and faith leaders to ensure widespread awareness of the grant.
- Application & Review: Develop a simple, accessible online application. A dedicated City staff review committee will evaluate applications and will use a public, equitable rubric.
- Award & Disbursement: The City will work toward rapid disbursement of funds upon approval.
- Wraparound Support: In partnership with the Brooklyn Park Small Business Center (BPSBC), provide a concurrent subsidized pipeline to technical assistance, including financial counseling, recovery workshops, and connections to SBDC and other support cohorts.

5. Evaluation & Success Metrics

We will measure impact through:

- Outputs: Number of applications; grants awarded by tier; total funds disbursed; jobs preserved.
- Business Outcomes: Business survival rate; tracking stabilized/increased revenue for grantees; and pre/post surveys.
- Community Impact: Tracked reduction in commercial vacancies in targeted federal immigration enforcement corridors; anecdotal reporting on restored foot traffic and community sentiment.

6. Sustainability, Partnerships & Future Planning

This fund is an emergency response, but the city anticipates that its legacy will inform future emergency business programming

- Strategic Partnerships: Forge partnerships with financial institutions to explore low-interest loans for awardees.
- City Institutional Knowledge: Documented outcomes and processes will directly inform the development of future permanent and/or emergency responsive small-business support services and crisis-response frameworks.
- Advocacy Foundation: Data and stories gathered will help strengthen the City's advocacy for state and county resources and funding mechanisms for similar community-specific emergencies.

7. Budget Breakdown & Targeted Impact

- Direct Business Grants: \$260,000 – Estimated to support approximately 40 businesses across all tiers and directly preserve hundreds of local jobs.
 - Projected Allocation: 50% Tier 1 (\$125k, 33 businesses) | 30% Tier 2 (\$75k, 6 businesses) | 20% Tier 3 (\$50k, 2 businesses)
- Technical Assistance Pool: Allocated \$10,000 for TA– To subsidize critical workshops and one-on-one counseling at the SBC for grant recipients.
- Program Administration: \$0 – Leveraging redirected City staff time and expertise

Total Funding Request: \$270,000

The BPSPARK Fund is a necessary, targeted, intervention. It is a clear example of the City of Brooklyn Park's steadfast commitment to acting with urgency to protect its entrepreneurs and workforce, a key pillar of Brooklyn Park's economy. We are prepared to implement this program swiftly and effectively, and we respectfully request the City of Brooklyn Council and/or Economic Development Authority's partnership in making this vital stabilization effort a reality.



MEMORANDUM

DATE: February 12, 2026
TO: EDA Commissioners
FROM: Tim Gladhill, EDA Executive Director
SUBJECT: EDA Status Update

Overview:

This memo provides an update to the Brooklyn Park Economic Development Authority (EDA) and serves to keep interested community members informed.

- A. Business Development Updates
- B. Housing Updates
- C. Development Updates
- D. Development Inquiry Updates
- E. Workforce Development Updates
- F. Other Updates

A. BUSINESS DEVELOPMENT UPDATES

Business Outreach Canvassing Efforts

On Friday, January 16, city staff coordinated outreach efforts in response to federal immigration enforcement activity, visiting 36 businesses across nine neighborhoods (Central, College Park, Hartkopf, Lakeland Park, Norwood, Palmer Lake, Park Center, Shingle Creek, and Sunny Lane) representing just under one-third of the city's total neighborhoods. A majority of businesses reported operational disruptions, with 69% experiencing slower customer turnout and 14% reporting staff shortages. Several businesses indicated having minimal to no employees onsite, contributing to temporary closures and reduced hours.

The most common request from businesses was immediate financial support to help offset revenue losses and stabilize operations. Many business owners expressed appreciation for direct, face-to-face engagement with city staff, highlighting the importance of visible City of Brooklyn Park (City) presence during periods of uncertainty. There were 13 businesses that specifically requested formal follow-up from the City. Overall, reduced customer activity is driving the most significant economic strain, while workforce instability has led to notable operational challenges. Continued communication, targeted financial relief, and follow-up engagement will be critical next steps in supporting impacted businesses.

City staff will continue monthly canvassing efforts to monitor ongoing impacts and provide support. For more information, please contact Saolia Tucker, Business Development Coordinator, at:

- saolia.tucker@brooklynpark.org



Photo 1: City Staff from Community Engagement, Rental and Business Licensing, Economic Development and Housing, and Workforce Development Participating in Canvassing Efforts and Wearing City Logo Apparel to Ensure Clear Identification and Build Trust with Business Owners During Outreach

Brooklyn Park Development Corporation

The Brooklyn Park Development Corporation's (BPDC) next quarterly meeting will be held on Thursday, February 19, at City Hall from 8:30 AM to 11:00 AM.

To learn more about the BPDC, visit:

- www.brooklynpark.org/brooklyn-park-development-corporation/

Brooklyn Park Small Business Center

The Brooklyn Park Small Business Center (BPSBC) is undergoing a planned transition as the previous operator concluded services on December 31, 2025. City staff put measures in place to ensure continuity of operations and uninterrupted support for members. To maintain stability during this period, Robert Half staff have been engaged as temporary operators to manage day-to-day operations and administrative functions. In parallel, the BPSBC has finalized its Marketing Request for Proposals and selected Surthrive LLC, an Atlanta-based marketing firm with expertise

in coworking and community-driven marketing. The selection process is complete, and a formal kickoff meeting with Surthrive LLC was held on January 7, marking the start of a coordinated effort to strengthen the BPSBC brand, visibility, and outreach.

B. HOUSING UPDATES

Real Estate Forum

The City of Brooklyn Park will host its 34th Annual Real Estate Forum on Thursday, March 5 from 8:00 AM to 12:15 PM at Edinburgh USA Clubhouse. The event serves as a platform for the real estate community to learn about organization-wide programs and policies (including development projects, business investments, recreation and parks amenities, as well as public safety initiatives) and earn continuing education credits from the Minnesota Department of Commerce. The event will be held over a hot breakfast.

To learn more about the event, visit:

- www.brooklynpark.org/real-estate-forum/

For more information, please contact Josephine Thao, Project Facilitator, at:

- josephine.thao@brooklynpark.org

Home Improvement Loan Programs

The EDA administers several housing reinvestment programs that provide financial resources to first time homebuyers, single-family and townhome homeowners in the community. During fiscal year 2025, the EDA allocated \$1 million for the home improvement programs administered by Center for Energy and Environment (CEE) and \$170,000 in Community Development Block Grant (CDBG) funds for the Hennepin County administered home rehab program. These programs continue to have a high level of activity, with Senior Deferred Loans and Down Payment and Closing Cost Assistance Loans being the most popular programs. Funds for Fiscal Year 2025 still have funds available for Code Correction and Home Improvement Loan Programs. Below is a breakdown through December 2025.

Staff is working to audit 2025 year-end reports. Additionally, Staff is working on reporting for January 2026. Due to demand exceeding supply, there is typically an increase in Applications each January to access funds before the fund is depleted. That is true for 2026, especially for the Senior Deferred Loan.

For more information, please contact John Kinara, Housing and Redevelopment Coordinator, at:

- john.kinara@brooklynpark.org

C. DEVELOPMENT UPDATES

BioTech Innovation District

This month's update is a full verbal report on the EDA Agenda.

Blue Line Extension

City staff continue to meet with the Blue Line Extension project office. Staff are currently working on the following:

- Value engineering for streetscape elements including lighting, pavement, landscaping, and other aesthetic elements. These cost-saving efforts were discussed with City Council on October 6, 2025.
- Reviewing project details as the design progresses, including utilities.
- Platting north of 610 near the Oak Grove Station area. These discussions have included Target, the majority property owner.
- Design of the Operations and Maintenance Facility

Anti-Displacement Policies and Programs

The ACPP Board is currently recruiting new members. The Community Development, Communications, and Community Engagement teams promoted the opportunity via email and discussions at events. Interested individuals may learn more here: <https://yourblueline.org/board-recruitment>.

City staff have continued to attend ACPP (Anti-Displacement Community Prosperity Program) meetings and meet with community organizations about partnering on program proposals.

The ACPP board voted on December 19 to approve contracts for a selected group of organizations that received awards for a pilot program. ACER is the only organization active in Brooklyn Park that was invited to apply for the program, and they were awarded funds for housing support and small business support. The pilot program has \$2 million to disperse for housing support, small business support, and real estate projects. ACER has made a request to the EDA to match funds for this program. Staff is coordinating with ACER and will bring a discussion topic to the EDA in March or later.

After the board is fully seated attention will turn to developing a process and timeline for the remaining \$8 million. City staff will return to the EDA when more information is.

City staff will return to City Council to discuss housing policies aimed to reduce displacement in a future meeting.

Brooklyn Boulevard Corridor Plan

Progress has been made on several fronts of the Brooklyn Boulevard Corridor Plan, including:

- Presented to the Planning Commission on February 11, 2026.
- Updates on the development concepts and financial gaps for the Village Area.
- Kick-off meeting with the consulting team for the Station Area.

- The project team is preparing to do property owner outreach in late February, early March while other engagement efforts are postponed.

Next steps include:

- Public outreach for the market study.
- Continue progress on the Station Area and the Corridor.
- Presentation by City staff and the consulting team to the Economic Development Authority to provide updates on the project and allow time for guidance on development concepts for EDA-owned property in the Station Area at the March EDA Meeting (at the earliest).
- Focus groups for all stakeholders in March and April to provide feedback on development concepts and plan proposals for the Village Area, the Station Area, and the Corridor.
- Joint meeting with Planning Commission and City Council in spring 2026.

D. DEVELOPMENT INQUIRY UPDATES

The following are Pre-Application Concepts submitted to the EDA. To ensure that Staff Direction to Applicants is in line with EDA Policies, Direction, and Desires, Staff is reporting on key inquiries and responses. If the EDA desires to discuss any of these concepts that was otherwise directed by Staff, please let the EDA Executive Director request it be placed on a future agenda.

A majority of development inquiries have had some sort of EDA interaction in the previous months. There are some additional inquiries in the pipeline. Due to workload and gaps in staff resources, Staff has engaged the services of an outside consultant to aide in processing some of these inquiries.

Developer	Site	Description	Staff Recommendation // Notes
JO Companies	Welcome Avenue	Affordable Multifamily EDA Land EDA Financial Assistance Requested	EDA expressed interest in learning more. Developer instructed to submit Developer Finance Application. Awaiting submittal.
Bader Companies	Oxbow Commons	Market Rate Multifamily EDA Land EDA Financial Assistance Requested	Concept reviewed by EDA. Developer Finance Application submitted. Begin processing for further EDA consideration.

Equinox Development	Oxbow Commons	Market Rate Multifamily//Townhome EDA Land EDA Financial Assistance Requested	Needs EDA sponsorship to add to Work Session Agenda.
Hossein Mohammed	Welcome Avenue	Market Rate Multifamily EDA Land EDA Financial Assistance Requested	Incomplete concept submittal. Awaiting additional information.
PIPCLT	Zane Commons	Mixed Use Commercial EDA Land EDA Financial Assistance Requested	Incomplete concept submittal. Awaiting additional information.
Roers	Tessman Parcel	Mixed Income Multifamily Conduit Bond Financing Request	Revised concept plan prepared and under review by Staff. Will require EDA direction to place back on agenda for consideration.

E. WORKFORCE DEVELOPMENT UPDATES

Career Pathways

Construction and Trades

The Construction and Trades Program launched on January 26, 2026, in partnership with Hennepin Technical College. This career pathway is designed to prepare participants for entry into high-demand trade occupations by combining technical instruction, work readiness training, financial literacy, and access to industry-recognized micro-credentialing.

Participants also have access to employer connections and hands-on work experience, including public works and construction-related placements, to support successful entry into the workforce.

The Youth Entrepreneurship Program (YEP)

Planning and coordination for YEP are ongoing Phase 1 of the program will run from February 11-March 8, 2026. The program provides youth with exposure to entrepreneurship concepts, business fundamentals, and hands-on learning opportunities designed to build confidence,

creativity, and career awareness. The current cohort includes 10 students referred through Hennepin County Teen HOPE. Programming will take place at Zanewood Recreation Center.

For more information, please contact Carmen Bibiano, Career Pathways Program Manager, at:

- carmen.bibiano@brooklynk.works

BrookLynk

Get Ready!

BrookLynk's Get Ready! pre-employment training is now live until March 30, 2026. This training equips youth with foundational professional skills, including resume development, interviewing, financial literacy, teamwork, and navigating the job application process. Get Ready! is offered through multiple delivery formats to meet participant needs, including asynchronous online modules, self-directed learning, and in-person facilitation.

For more information, please contact Anthony Villagrana, BrookLynk Program Coordinator, at:

- anthony.villagrana@brooklynk.works

The BrookLynk website has additional information available at:

- <https://www.brooklynk.works/get-ready-1>

Summer Internships

Summer internship applications opened on February 9, 2026. Youth participants will have the opportunity to engage in paid work experiences with local employers, receive mentorship, and access ongoing job coaching support. Participants may apply at:

- <https://www.brooklynk.works/internships>

Employer recruitment for Summer Internships is actively underway, with outreach focused on securing internship commitments across a range of industries. The goal is to provide meaningful, paid work experience aligned with youth career interests and local workforce needs.

Interested employers may contact Lauren Melzer, BrookLynk Program Manager, at:

- lauren.melzer@brooklynk.works

F. OTHER UPDATES

Immigration Enforcement Economic Recovery Support

At the City Council Work Session on February 9, city staff presented a few initiatives in response to the federal immigration enforcement economic recovery need in Brooklyn Park. There will be two economic recovery support programs brought forward at the EDA meeting on February 17.

A business assistance initiative, led by Saolia Tucker, Business Development Coordinator, will recommend action to implement the Brooklyn Park Spark Fund Grant Program, allocating \$270,000 to assist businesses.

A rental assistance initiative, led by John Kinara, Housing and Redevelopment Coordinator, will also recommend action to implement an Emergency Rental Assistance Program, allocating \$300,000 to assist renters.

An Eviction Protection initiative, led by Cara Donovan, Senior Planner, will be scheduled for consideration at the Special City Council meeting on February 17. City staff anticipate bringing forward separate ordinances for Rental and Business Eviction Protection. There is also consideration for an emergency ordinance to allow the protections to take effect sooner, given the emergency conditions currently being experienced.

Economic Development Association of Minnesota Winter Conference – St. Louis Park, MN

Economic Development Association of Minnesota held its 2026 Winter Conference from January 23-24 in St. Louis Park. The two-day conference brought together economic development professionals and community leaders across Minnesota. The theme was *Investing in You, Investing in Us, Investing in Minnesota*, and focused not only on strengthening technical expertise, but also on fostering collaborative leadership and long-term strategies to support the state's economic vitality.

Conference sessions were organized around key focus areas including workforce development, technology and innovation, business attraction and retention, and strategies to enhance community vitality. Attendees engaged in practical discussions and peer learning designed to equip them with tools to strengthen their impact.

The conference was attended by Councilmember Nichole Klonowski; Cara Donovan, Senior Planner; Josephine Thao, Project Facilitator; Saolia Tucker, Business Development Coordinator; and Tim Gladhill, Community Development Director.

Ehlers' Public Finance Seminar – Edina, MN

Ehlers held its 2026 Public Finance Seminar from February 5-6 in Edina. The two-day seminar brought together local leaders and staff from across the state. While the sessions covered the fundamentals of public and municipal finance, the bigger focus was on how people work together such as building consensus, navigating challenges, and putting in the long-term effort needed to bring meaningful, generational projects to life.

There were two learning tracks that offered practical guidance to economic development tools, using real examples from the Cities of Anoka, Bloomington, Champlin, and Cloquet. A general

forum panel explored the art of negotiation in public finance, highlighting ways to balance priorities and move projects forward. The seminar wrapped up with an update from the League of Minnesota Cities' Intergovernmental Relations team, giving attendees a clear picture of what's happening at the Legislature and what it could mean for various cities and counties.

The seminar was attended by Malcolm Hicks, Economic Development and Housing Director; Josephine Thao, Project Facilitator; Saolia Tucker, Senior Planner; and Seng Moua, Program Assistant. Also in attendance were Tina Amell and Daniel Johnson, both accountants in the Finance Department.



Photo 1: City Staff Attending the Ehlers' Public Finance Seminar in Edina, MN

Attachments:

Exhibit A – Annual EDA Calendar

**Exhibit A
Annual EDA Calendar**

<p align="center"><u>January</u></p> <p>Annual Organization Meeting</p> <p>Written Reports: BioTech Small Business Center Workforce Development</p> <p>Quarterly Updates: None</p>	<p align="center"><u>February</u></p> <p>Written Reports: None</p> <p>Quarterly Updates: BioTech Innovation District</p>	<p align="center"><u>March</u></p> <p>EDA Priority Setting // Strategic Plan</p> <p>Written Reports: BioTech Innovation District Workforce Development</p> <p>Quarterly Updates: Small Business Center</p>
<p align="center"><u>April</u></p> <p>EDA Annual Report</p>	<p align="center"><u>May</u></p> <p>Written Reports: BioTech Workforce Development</p> <p>Quarterly Updates: Small Business Center</p>	<p align="center"><u>June</u></p> <p>Written Reports: Small Business Center Workforce Development</p> <p>Quarterly Updates: BioTech</p>
<p align="center"><u>July</u></p> <p>Written Reports: BioTech Small Business Center</p> <p>Quarterly Updates: Workforce Development</p>	<p align="center"><u>August</u></p> <p>Written Reports: BioTech Workforce Development</p> <p>Quarterly Updates: Small Business Center</p>	<p align="center"><u>September</u></p> <p>Written Reports: Small Business Center Workforce Development</p> <p>Quarterly Updates: BioTech</p>
<p align="center"><u>October</u></p> <p>Written Reports: BioTech Small Business Center</p> <p>Quarterly Updates: Workforce Development (Annual Report)</p>	<p align="center"><u>November</u></p> <p>Written Reports: BioTech Workforce Development</p> <p>Quarterly Updates: Small Business Center</p>	<p align="center"><u>December</u></p> <p>Written Reports: Small Business Center Workforce Development</p> <p>Quarterly Updates: BioTech</p>