

Council Study Session

VIRTUAL meeting being
conducted by electronic
means in accordance with
Minnesota Statutes, section
13D.021 Public portion
available for connection via
telephone Dial: 1-312-626-
6799 Meeting ID:
86524937602# Passcode:
418730#
April 11, 2022

AGENDA

-
1. **City Council Discussion of Agenda Items and Questions - 6 p.m.**
 2. **Miscellaneous**
 - a. In-Person Meetings
 3. **Discussion of Work Session Agenda Item as Time Permits**
 4. **Adjourn**

CITY COUNCIL MEETING

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AGENDA



1. Informal Open Forum with City Council - 6:45 p.m.

Provides an opportunity for the public to address the Council on items which are not on the agenda. Open Forum will be limited to 15 minutes, it is not televised, and it may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not enter into a dialogue with presenter. Questions from the Council will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the presenter for informational purposes only.

I will first call on those who notified the Clerk that they would like to speak during open forum, and then I will ask if anyone else connected to this meeting would like to speak. When I do, please indicate your name and then proceed when I call on you. Please be sure to state your name and address before speaking.

2. Invocation - 7 p.m. (Graves)

3. Call to Order Regular Business Meeting

This meeting is being conducted electronically under Minnesota Statutes, section 13D.021 due to the pandemic. For those who are connected to this meeting, please keep your microphone muted. If there is an opportunity for public comment, you may unmute and speak when called upon. Please do not talk over others and anyone being disruptive may be ejected from the meeting. The packet for this meeting is on the City's website, which is linked on the calendar or can be found on "City Council" page.

a. Council Norms

4. Roll Call

5. Pledge of Allegiance

6. Approval of Agenda and Consent Agenda

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Council Consideration Items.

- a. Approval of Minutes
 - *Motion to approve the following minutes:*
 - 3/28/22 - Study Session Meeting
 - 3/28/22 - Regular Session Meeting
 - 3/28/22 - Work Session Meeting
- b. Approval of Licenses
 - *Motion to approve the licenses as presented.*
- c. Water Meter Purchase and Install Contract - Ferguson Waterworks
 - *Approve contract with Ferguson Waterworks for purchase and installation of 720 residential water meters*
- d. Resolution Identifying the Need for Livable Communities Demonstration Account (LCDA) Funding and Authorizing an Application for Grant Funds
 - *Motion to approve the resolution identifying the need for Livable Communities Demonstration Account (LCDA) funding and authorizing the submission of an application for grant funds.*
- e. Resolution Amending Precinct 4 and Absentee Voting Polling Places
 - *motion to approve a resolution amending precinct 4 and absentee voting polling places*
- f. Resolution Approving and Authorizing Execution of a Joint Powers Agreement with the City of Brooklyn Park for the improvement of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North)
 - *Motion to approve a resolution approving and authorizing execution of a Joint Powers Agreement with the City of Brooklyn Park for the improvement of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North).*
- g. Resolution Approving and Authorizing Execution of a Joint Powers Agreement with the City of Brooklyn Park for the maintenance of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North)
 - *Motion to approve a resolution approving and authorizing execution of a Joint Powers Agreement with the City of Brooklyn Park for the maintenance of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North).*
- h. Resolution Declaring April 17-24, 2022, to be Community Cleanup Week
 - *Motion to approve a resolution declaring April 17-24, 2022, as Community Cleanup Week.*
- i. Resolution Declaring April 22, 2022, as Earth Day in Brooklyn Center

- *Motion to approve a resolution declaring April 22, 2022, as Earth Day in Brooklyn Center.*

7. Presentations/Proclamations/Recognitions/Donations

- a. Proclamation Declaring March 26, 2022 as "Park Center High School Boys Basketball Team Day"
- *Read and approve the proclamation.*
- b. Opportunity Site Pilot Project - Community Engagement Update
~ *Motion to accept the presentation*
- c. Highway 252/I-94 Environmental Impact Statement (EIS) Update
- *Motion to accept the presentation by MnDOT on the current status of the Highway 252/I-94 Environmental Impact Statement (EIS).*

8. Public Hearings

The public hearing on this matter is now open. I will first call on those who notified the Clerk that they would like to speak to this matter, then I will ask if anyone else on this meeting would like to speak during this hearing. When I do, please indicate your name and then proceed when I call on you. Please be sure to state your name and address before speaking.

9. Planning Commission Items

10. Council Consideration Items

11. Council Report

12. Adjournment

We Agree To

Internal Council Relations – Norms for 2021 – Practiced for next 90 days

- Seek to not repeat or re-iterate points that were already shared
- Engage in discussion and sharing alternate perspectives *without* weaponizing other people's words
- Recognize others with "What I heard you say is _____, with your permission, I'd like to move forward now."
- Call for consensus when it's time to make a discussion
- Allow new solutions in a time of dynamic change, process: (1) name the problem (2) find the process to resolve (3) have the discussion (4) make a decision.
- After open discussion, close down the chat during council chamber discussion (*need to vote on it).

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Requested Council Action:

- Motion to approve the following minutes:

- 3/28/22 - Study Session Meeting
- 3/28/22 - Regular Session Meeting
- 3/28/22 - Work Session Meeting

Background:

In accordance with Minnesota State Statute 15.17, the official records of all meetings must be documented and approved by the governing body.

Budget Issues:

None

Inclusive Community Engagement:

None

Antiracist/Equity Policy Effect:

None

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
3/28/22 StudySession	4/4/2022	Backup Material
3/28/22 Regular Session	4/4/2022	Backup Material
3/28/22 Work Session	4/4/2022	Backup Material

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

STUDY SESSION
MARCH 28, 2022
VIA ZOOM

CALL TO ORDER

The Brooklyn Center City Council met in Study Session called to order by Mayor Mike Elliott at 6:03 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler (arrived at 6:05 p.m.), April Graves (arrived at 6:05 p.m.), Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Reggie Edwards, City Attorney Jason Hill, and City Clerk Barb Suci.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

Councilmember Lawrence-Anderson asked if they could be mindful of the agenda and allow for the public open forum during the allotted time, noting they could recess the Work Session if necessary. She stated she would like to be more efficient with their time.

Mayor Elliott stated he was not sure what she was asking but confirmed he would be mindful of the time. Councilmember Lawrence-Anderson explained she would like him to be mindful of the time so they could get through the meeting more efficiently.

Mayor Elliott stated Councilmember Butler would be running the second half of the meeting as he is on vacation with his family.

Councilmember Lawrence-Anderson stated that Mayor Elliott handled the meeting for the Implementation Committee very well and continued to move the meeting forward.

Councilmember Lawrence-Anderson requested a discussion on Item 7c. Community Monarch Pledge Day. She noted her excitement for the pledge and requested the opportunity to engage the community in a hands-on manner by showcasing a garden that supports monarchs. She suggested a garden behind the amphitheater. Councilmember Lawrence-Anderson explained that she would do anything she could to facilitate such a project.

Councilmember Ryan stated he appreciates Councilmember Lawrence-Anderson's comments regarding maintaining the time frame of the open forum, as per their written procedure. He explained they could initiate a couple of town hall meetings to hear from the community where they would not do any voting. Residents could share what is on their minds and take the pressure off the open forum time.

Mayor Elliott stated that a town hall would not decrease the amount of involvement in the open forum, but a town hall is a good idea.

MISCELLANEOUS

IN-PERSON MEETINGS BEGIN APRIL 1, 2022

Mayor Elliott stated he has been given the directive to meet in person again, but he did not want to discuss the item further that evening. There is information about new variants that are creating new infections, but it is primarily in Europe and China. However, the variants will likely work their way to the United States. Mayor Elliott stated he will take the matter under advisement and will make the appropriate decision about returning to meet in person.

Councilmember Graves asked if that is a decision solely for the Mayor. She explained that some Councilmembers could choose to meet in person. Mayor Elliott stated he asked that question to the City Attorney, but he has not received a response. Councilmember Graves stated she wants everyone to feel comfortable with their options.

Councilmember Ryan noted he would like to hear the opinion of the City Attorney. He stated that once they meet in person, there are supposed to be certain contingencies that must be met before a Councilmember can meet remotely. He added that the decision should be at the consensus of the Council, and they should be wary of what people are comfortable with. Councilmember Ryan explained that his wife is immunocompromised and a cancer survivor, so he would need to take extra precautions.

City Attorney Jason Hill asked to address Councilmember Ryan's question. Mayor Elliott stated it would make more sense to email Council recommendations, but he can comment. Mr. Hill stated that the memorandum would be circulated to the Council. He explained that per statute, the authority to leave fully remote meetings is up to the Mayor. Cities may get to a consensus with the Council, but it is ultimately the decision of the Mayor.

Mr. Hill explained as for the hybrid option when they end remote meetings, the meetings would return to the manner before COVID-19. There is an option for Councilmembers to meet remotely, but there are many prerequisites the Councilmember must meet before accessing that option.

Councilmember Lawrence-Anderson stated two members of her family are on immunosuppressants. However, virtually every community surrounding Brooklyn Center is meeting in person, so she would like to hear the opinion of the City Attorney. Mr. Hill agreed that most cities are meeting in person again. Based on statutes and the current low-transmission conditions of the County, it is time to return to in-person meetings. It is ultimately up to the discretion of the Mayor.

Councilmember Lawrence-Anderson stated her understanding at the last meeting was that they passed a Resolution that ended the emergency and would require the meetings to be in person starting in April. She added that she has not seen a memorandum. Mayor Elliott stated that Mr.

Hill has not sent the memorandum yet. He added that the Resolution did not pass at the last meeting and returning to meet in person does not happen through a resolution passing.

City Manager Reggie Edwards stated he has the City Attorney's memorandum and will circulate it to the Council. It was part of the preparation for the Resolution that was passed by the Council at the last meeting.

Mr. Hill explained that the Resolution passed previously was to repeal the mask mandate. There is a statement the Mayor would have to sign to return to in-person meetings.

Mayor Elliott stated it is not unanimous that people want to return to in-person meetings, and he will look at the information very closely. It is an important health decision that impacts everyone, and he must consider all relevant issues.

**DISCUSSION OF MDHA COMPLAINT AGAINST BROOKLYN CENTER
INVOLVING MICHAEL'S STORE AND THE BROOKLYN CENTER POLICE
DEPARTMENT AND DISCUSSION OF HUD HOUSING COMPLAINT**

Mayor Elliott stated that the Minnesota Department of Human Rights (MDHA) has filed a complaint against the City of Brooklyn Center involving Michael's store and the Brooklyn Center Police Department.

Dr. Edwards noted that Staff has tried to minimize the number of numbers on the agenda. The Council can deliberate the topic as the last item on the Work Session and there are presenters ready for that option. Otherwise, the Council could schedule a special meeting on April 4, 2022, either before or after the Board of Equalization meeting that is scheduled that evening.

Mayor Elliott asked if there was a time crunch on the discussion. Dr. Edwards stated the matter is time-sensitive, but the discussion would be acceptable that evening or on April 4, 2022. Mayor Elliott stated the matter should be considered in a Closed Session rather than at the upcoming Work Session.

Councilmember Lawrence-Anderson asked if they are maintaining the current Work Session agenda or switching that to a Closed Session. She asked why they would need a Closed Session. Mayor Elliott stated the item is not on the Work Session, but it is on the Study Session. He explained it is a legal complaint against the City, and they need to discuss their legal strategy. He clarified it is not a lawsuit yet but a fact of finding.

Mr. Hill explained that his understanding is that the lead counsel has been working on the matter. He stated he does not know what the discussion would be about as he is not directly handling the case, but he would recommend a special meeting on April 4, 2022, to decide if the Council should enter into a closed session.

Councilmember Ryan stated he has read some of the incident reports. He stated they would need some background information to set the context before determining if they should set a Closed Session. He added he would like to see the Study Session item Discussion of HUD Housing

Complaint go to a Closed Session.

Councilmember Ryan stated they could have a meeting with the attorneys after the Board of Appeals meeting on April 4, 2022. From there, they could decide if they need to go into a Closed Session due to legal issues. There could be an earlier meeting to deal with the HUD (Housing and Urban Development) complaint.

Mayor Elliott stated there may be issues to be discussed in an open session that can be first discussed in a Closed Session. He stated that if everyone agrees, they can move the items to the April 4, 2022 date for a Closed Session.

Councilmember Lawrence-Anderson stated the HUD Housing Complaint goes back a few years. Mayor Elliott clarified that the complaint was from 2015.

Councilmember Lawrence-Anderson asked why that discussion would have to be closed. Mr. Hill stated he has not been involved in the HUD complaint. If the Council is going to be having attorney-client conversations, it would serve as justification to enter into a Closed Session.

Councilmember Lawrence-Anderson asked if the April 4, 2022 meeting would be in-person or virtual. Mayor Elliott stated he would communicate the decision with the Council, but it would likely be in person because that is how they have handled Closed Sessions in the past. However, that does not preclude the option of a virtual Closed Session. Mayor Elliott stated they would discuss the two complaints in a closed session on April 4, 2022.

Dr. Edwards stated the issue has been longstanding with the City. The agenda item intended to brief the Council on the history of the complaint and the current standing. From there, the Council can decide whether or not to engage in the complaint. Staff will determine if any conversations may transpire that would require a Closed Session by discussing the items with the attorneys before April 4, 2022. They will provide proper notice and update the Council.

Mayor Elliott noted that all Councilmembers are present.

ADJOURNMENT

Mayor Elliott moved and Councilmember Ryan seconded to close the Study Session at 6:35 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

REGULAR SESSION
MARCH 28, 2022
VIA ZOOM

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in the Informal Open Forum called to order by Mayor Mike Elliott at 6:57 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Reggie Edwards, City Clerk Barb Suci, and City Attorney Troy Gilchrist.

Mayor Mike Elliott opened the meeting for the Informal Open Forum.

Diane S. stated that Park Center High School is the State Championship for basketball, for the first time in over 50 years. Secondly, asked how the residents are supposed to know if the April 4, 2022 Board of Equalization meeting is virtual or in-person. There has been a large array of changes in property values in the community, and people want to address it.

Diane S. added that the City posted about a Cultural and Public Arts Commission, and the Council has been talking about a cultural art event. Residents have applied to the Commission, but they have not heard back. There is a Committee for the Orchestra event, but no one has heard anything about the Cultural and Public Arts Commission. She asked what the responsibilities of the Cultural and Public Arts Commission are and if the applications have been reviewed. Diane S. pointed out that some people have been on the Public Arts Planning Task Force since 2019.

Mayor Elliott called on Cyd H., and she shared her screen. Mayor Elliott asked if she was a presenter. Dr. Edwards stated she was a presenter. Mayor Elliott stated her presentation would be later.

Mayor Elliott moved and Councilmember Ryan seconded to close the Informal Open Forum at 7:02 p.m.

Motion passed unanimously.

2. INVOCATION

Councilmember Lawrence-Anderson noted that April is Organ Donation Awareness Month. She explained that organ donation has touched her life twice. In 2007, her daughter, at 11 years old, was diagnosed with stage four liver failure and needed a transplant. She received her new liver four days after turning 12, and only had to wait a few months after being on the official list.

Councilmember Lawrence-Anderson added, that in 2015, her husband was diagnosed with end-stage liver failure. He had to wait an excruciating five years for a liver which saved his life. She stated they are both very healthy now.

Councilmember Lawrence-Anderson stated that 17 people die every day waiting on the transplant list. Currently, in the United States, 106,102 people are waiting for organs. In Minnesota alone, 2,477 people are waiting. The people can only live if there are registered donors. One donor can save eight lives and heal and improve the lives of up to 75 people. She encouraged people to become organ donors when they get a fishing or driver's license.

Councilmember Lawrence-Anderson read a quote by Desmond Tutu, "Hope is being able to see that there is light despite all of the darkness." She also read a quote by Anne Frank, "Where there is hope, there is life."

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in a Regular Session called to order by Mayor Mike Elliott at 7:06 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Reggie Edwards, City Clerk Barb Suci, and City Attorney Troy Gilchrist.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Mayor Elliott moved and Councilmember Lawrence-Anderson seconded to approve the Agenda and Consent Agenda, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. March 14, 2022 – Study Session
2. March 14, 2022 – Regular Session

6b. LICENSES

ENTERTAINMENT

Earle Brown Heritage Center

6155 Earle Brown Drive
Brooklyn Center, MN 55430

HOSPITALITY ACCOMMODATIONS LICENSE

Country Inn & Suites

2550 Freeway Boulevard
Brooklyn Center, MN 55430

MECHANICAL

Homeworks Services LLC

915 Blue Gentain Road Suite 100
Eagan MN 55121

Tiger Plumbing Heating & Air

12448 Plaza Drive
Eden Prairie, MN 55344

United States Mechanical Inc

3526 88th Avenue NE
Blaine, MN 55014

RENTAL

INITIAL (TYPE IV – six-month license)
4806 Twin Lake Avenue North

Patriot Real Estate LLC Pheng
Lee

INITIAL (TYPE III – one-year license)
3513 47th Avenue North

BMW Holdings LLC Et Al

6730 Ewing Avenue North

Guillermo Vargas

INITIAL (TYPE I – three-year license)
6207 Lee Avenue North

Romeo Gono & Evelyn Gono

5329 Brooklyn Boulevard

Tech Pheng Ung & Thu Kim Ung

5925 Zenith Avenue North

Sanchez Properties LLC

5744 Logan Avenue North

Infinite Property LLC

5336 Northport Drive

Andrea Lynn Portinga

RENEWAL (TYPE IV – six-month license)
4811 Lakeview Avenue North

Eileen Booker

5207 Boulder Lane

Herman Capt Partners

833 57th Avenue North

Bruce A Goldberg

6018 Camden Avenue North	Crystal Clear Investment LLC / Crystal Brummer
507 69th Avenue North	Gao Qiang Liu
<i>RENEWAL (TYPE III – one-year license)</i> 3907 65th Avenue North	Granite Peaks LLC
5330 Girard Avenue North	C Bright / Wagner Prop
5740 Logan Avenue North	Lin Shuang LLC
5913 York Avenue North	Jefferson Dennis
5913 Halifax Avenue North	Cel Monton LLC / Douglas Wahl
4908 Abbott Avenue North	Aaron Burmeister
4201 Lakeside Avenue North #104	JMB Property LLC
<i>RENEWAL (TYPE II – two-year license)</i> 4708 Twin Lake Avenue North	Michael N Mohs
1312 68th Lane North	Markon Rentals LLC
2006 55th Avenue North	Mathias R Bingaman
5419 Humboldt Avenue North	Cecilia Pineda
5302 Humboldt Avenue North	Mnsf Ii W1 LLC
<i>RENEWAL (TYPE I – three-year license)</i> 7131 Ewing Avenue North	The Next Edison Trust
5559 Lyndale Avenue North	Zoe M Hildreth
2108 70th Avenue North	Sylvester Onaiwu
4900 Zenith Avenue North	Ih2 Property Illinois Lp
1421 63rd Lane North	Gary Fraser
1339 67th Lane North	Wagner Property Rentals LLC
2833 67th Lane North	Roth Wagner 2 LLC / Konrad Wagner

3707 Urban Avenue North

Home Investments LLC / Tech
Pheng Ung

7217 Camden Avenue North

Ih3 Property Minnesota Lp

6907 Grimes Avenue North

Jack Zheng

6c. RESOLUTION NO. 2022-40; DECLARING A PUBLIC NUISANCE

**6d. RESOLUTION NO. 2022-41; APPROVING AN AMENDMENT TO THE
BROOKLYN CENTER FIRE RELIEF ASSOCIATION BY-LAWS**

**6e. RESOLUTION NO. 2022-42; ACCEPTING BID AND AWARDING A
CONTRACT, IMPROVEMENT PROJECT NO. 2021-12, 53RD AVENUE
MILL AND OVERLAY (PENN AVENUE NORTH TO LYNDALE AVENUE
NORTH)**

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

7a. MINNEAPOLIS NORTHWEST TOURISM PRESENTATION AND UPDATE

Acting Executive Director of Minneapolis Northwest Tourism, Cyd Haynes explained Minneapolis Northwest Tourism is the City's contracted destination marketing firm. She added that they serve both Brooklyn Center and Brooklyn Park. The vision of Minneapolis Northwest Tourism is to be recognized as the destination of choice for visitors, meetings, and events. Additionally, the mission is to support the community's economy by promoting its unique attributes to attract visitors and create meaningful experiences in Minneapolis Northwest. She noted that Minneapolis Northwest Tourism is a free-standing 501(c)(6) non-profit organization that serves the tourism economies of member cities.

Ms. Haynes stated that this is an economic engine, and the fuel is a five percent pass-through lodging tax. Through tourism, there is an increased sales tax revenue, a strong workforce, and new residents, businesses, and community development. In Minnesota, there is usually \$625 tax savings per household thanks to tourism.

Ms. Haynes noted that tourism is moving forward. Leisure travel is expected to return in late 2022, and business sales will return by 2023. COVID-19 cases are receding, and Minneapolis Northwest Tourism's strength is holding ground and increasing quickly.

Ms. Haynes showed a slide listing the 2022 board members of Minneapolis Northwest Tourism, half of which are from Brooklyn Center and half from Brooklyn Park. She noted the Vide Chair is Stephen Rubenstein, the acting General Manager of Top Golf. Also, Mayor Elliott is on the Board. Ms. Haynes added that there are three staff members.

Ms. Haynes showed a slide with Minnesota hotel performance metrics. In 2020, the annual average decreased, and in 2021, they were able to recover about half of the 2019 numbers. Brooklyn Center tends to have a higher occupancy than the State average. She showed a slide of Minneapolis Northwest area occupancy. By the end of 202, they were within 6.6 percent of their 2019 numbers.

Ms. Haynes stated that Minneapolis Northwest Tourism does business development by marketing the destination to outside areas and highlighting the industry and leisure markets. They are also meeting planners who are bringing in events and target the six-state area around them as well as the local community. They create leads for hotels and event centers, host individual tours with prospects, hold events with planners, and financially support festivals or gatherings that attract tourists.

Ms. Haynes stated that Minneapolis Northwest Tourism attends several industry shows. In 2020, they were able to attend five industry shows despite the pandemic. They received 59 leads which equate to an economic impact of approximately \$16.6 million. Minneapolis Northwest Tourism usually receives three times that many leads. She noted they tend to book about two to three years out.

Ms. Haynes stated they set up a new website last year to highlight the amenities in Brooklyn Park and Brooklyn Center. Minneapolis Northwest Tourism won a MarCom Gold Award for the home page, which is one of the most respected awards in the world.

Ms. Haynes stated they focused on native advertising. She showed a slide with an example of native advertising. They did three campaigns and got over 4.7 million impressions. The industry standard for someone to stay on a website is 58 seconds. However, Minneapolis Northwest Tourism was able to keep people on their page for an average of over 11 minutes. Ms. Haynes showed a slide of the increased website traffic in 2021.

Ms. Haynes showed a map of Minnesota with the top website user locations. Locals use it as a resource because it is interesting and up-to-date. The top two cities in the United States are Minneapolis and Chicago.

Ms. Haynes added a new part of the website is a consumer e-newsletter. They use the newsletter to create a relationship back and forth. The automated emails allow for consumer engagement and more control. There is an open rate of 17 to 23 percent.

Ms. Haynes stated that Minneapolis Northwest Tourism posted 74 blogs throughout the year, which is more than once each week. 53 times the news covered media features, and there were over 50,000 impressions. Also, there is a high social media presence.

Ms. Haynes explained that Minneapolis Northwest Tourism engaged Clarity of Place for engagement consultation. The organization will be doing an assessment of the destination and present recommendations for future structure through interviews, phone calls, a survey, research, and charettes. She noted Clarity of Place will be reaching out to each of the Councilmembers as

well as Minneapolis Northwest Tourism Board members and destination stakeholders. Minneapolis Northwest Tourism will be looking for recommendations in July.

Ms. Haynes stated that Minneapolis Northwest Tourism applied for grant money to support local businesses. Ultimately, the grants supported local businesses to improve their google profiles.

Ms. Haynes added that Minneapolis Northwest Tourism is starting a culinary tour through partnerships with Area Hotel, 3 Ethnic Chefs, Dragon Star Global Market, Chef Durnev from Culinary Arts Hennepin Technical College, and Second Harvest. There will also be a chance to engage with food scarcity projects.

Ms. Haynes noted that Minneapolis Northwest Tourism awarded the Hospitality Rockstar award to Bruce Lewis who does maintenance at Super 8 by Wyndham in Brooklyn Center. He was nominated by his General Manager. The award was presented to him along with a \$500 gift card while he was fixing a bathtub.

Ms. Haynes stated they started a behind-the-scenes podcast series highlighting people who visit the Brooklyns a memorable experience. Award-winner Bruce Lewis was featured. Other features include high school teacher Kate Kallevig, Paddleshare canoes transporter, African American barber, Zamboni driver, and a Dragon Star Global Foods Market cashier.

Ms. Haynes explained that Minneapolis Northwest Tourism celebrates the community and welcomes all visitors. They are more than a destination but a people. They are excited to continue to welcome people into the community. She offered to answer any questions.

Councilmember Lawrence-Anderson thanked Ms. Haynes for the presentation. She asked what feedback Minneapolis Northwest Tourism has been getting about the Earle Brown Heritage Center. Ms. Haynes stated that most people don't know about the issues with naming, but they enjoy the facilities at the Center. The Center is known as a more upscale venue, so only certain meeting planners look at using the Center. It is full-service, has nearby hotels, and has very nice facilities. There is not a similar location with such great amenities unless one travels to downtown Minneapolis. Councilmember Lawrence-Anderson stated she is hearing the same things. She thanked Ms. Haynes for her work.

7b. TH 252 SAFETY TASK FORCE

Dr. Edwards introduced the item and introduced members of the 252 Safety Task Force to continue the presentation.

Nahid Khan stated she is a 26-year resident of Brooklyn Center and a member of the Hwy 252 Safety Task Force. Ms. Khan stated that the Hwy 252 Safety Task Force assists the City Council and educates the public about safer, healthier, and more equitable alternatives to the existing Hwy 252 that promote community livability, connectivity, and cohesion. The Hwy 252 Safety Task Force rejects the no-build, or existing expressway, as an alternative.

David Mulla introduced himself as a professor at the University of Minnesota and a member of the Hwy 252 Safety Task Force. Minnesota's Department of Transportation (MnDOT) has a Technical Advisory Committee (TAC) which recommended key findings. Dr. Mulla explained that there have been five alternatives rejected by MnDOT.

Dr. Mulla stated MnDOT's current recommended six-lane freeway alternative has lower safety than other rejected freeway alternatives, higher traffic volumes, worse pollution and health impacts, higher and less equitable property impacts, higher costs to taxpayers, and worse local damages, including adverse impacts on community livability, connectivity, and cohesion. He noted that MnDOT has begun considering other alternatives.

Dr. Mulla explained traffic would double with a six-lane freeway according to a TAC report. MnDOT eliminated all lower speed, lower traffic number alternatives. It recommended the highest speed, highest traffic number six-lane freeway which would double the traffic and divert car and heavy freight truck traffic from other highways to Hwy 252.

Dr. Mulla noted that MnDOT's stated purpose for the projects is to improve the safe and reliable movement of people and goods, but there is no mention of equity, health, or environment. Based on the statements, it is expected that safer project alternatives would be recommended by MnDOT. However, that is not the case.

Dr. Mulla stated the MnDOT placed heavier importance on increasing traffic speed and traffic numbers than on safety. They also eliminated their safer four-lane freeway alternatives because they add one extra minute of travel time from Hwy 610 to downtown Minneapolis.

Dr. Mulla explained that network crash rates are poor for every alternative. He noted that four-lane freeways have crash cost reductions, but the option was rejected by MnDOT. MnDOT's six-lane freeway leads to more crashes that cause death and disability than the current Hwy 252. Dr. Mulla showed a slide comparing the projected traffic volumes with the various Hwy 252 options.

Dr. Mulla added that air pollution causes serious health impairments, such as the six-lane freeway project would do. Damaging air pollution travels from 650 feet to one mile from the traffic source leading to children who experience delayed prenatal development, pre-term births, delayed brain development, asthma, bronchitis, and lung infections, adults who experience heart and lung disease, exacerbated diabetes, cancer, dementia, and premature death, and older adults who experience respiratory and heart diseases, cancer, strokes, dementia, and death.

Dr. Mulla stated traffic-induced air pollution already causes a very high number of asthma deaths, about 28 each year. The deaths and hospitalizations will increase if a six-lane freeway were to be built. The risk of respiratory deaths and hospitalizations will increase for people on both sides of Hwy 252 including at houses and apartment buildings, parks, schools, churches, and businesses. He noted several affected places in Brooklyn Center. It is crucial to reduce vehicle traffic on Hwy 252 to avoid such issues.

Dr. Mulla pointed out that property values and City tax revenues in Brooklyn Center and Brooklyn Park will decrease near a six-lane freeway. Property values are lowest in the first block near the freeway. Property values increase beyond three blocks from the freeway.

Dr. Mulla added that freeway interchange construction also has adverse effects. The largest number of direct property impacts occur with interchanges at 85th Ave and Brookdale and 73rd and 66th. He showed a chart depicting the high impact on residential areas. The fewest direct property impacts occur with an interchange option that MnDOT dropped.

Dr. Mulla explained that the interchange at 66th Avenue does not comply with safety rules. The minimum distance of 2,000 feet is required at an on-ramp and an off-ramp, but MnDOT is proposing only 830 feet. It would become a seriously dangerous interchange.

Ms. Nahid stated Brooklyn Center, Brooklyn Park, and North Minneapolis are majority People of Color communities. They have more affordable housing than much of the rest of the Twin Cities. Residents are more likely to be dependent on public transit and have high rates of hospitalization from asthma, chronic obstructive pulmonary disease, and respiratory disease. There is a destructive history of MnDOT freeway projects on Black, Indigenous, and People of Color communities.

Ms. Nahid explained that the community needs reduced crashes, equity, and justice through no or minimal property seizure, human health through reduced pollution, and environmental health including reduced salt, tire particulate, water, and soil pollution. ecosystem protection, and connectivity and expansion for local bus routes, bike trails, and pedestrian traffic.

Ms. Nahid pointed out that MnDOT is not planning to measure or assess many of those human and environmental health criteria. Safer four-lane low-speed freeways with lower traffic volumes would lead to safer, healthier, and more equitable project alternatives. Other options are expressways, boulevards, parkways, or greenways with permanent safety solutions.

Ms. Nahid stated there was a recent MnDOT meeting on March 24, 2022. After work by the community, new developments are underway. MnDOT Is reconsidering previously rejected alternatives such as expressway options with multiple permanent safety improvements or converting Hwy 252 to a four-lane low-speed freeway. She noted 252 Safety Task Force will continue to update the Council on MnDOT's progress.

Ms. Nahid explained Hwy 252 Safety Task Force is requesting the Council support MnDOT to add safer alternatives. Possible safer alternatives include multiple permanent safety improvements be included in each alternative, adding lower speed and lower traffic numbers through the use of a boulevard, parkway, or greenway, and including the safer four-lane freeway alternatives or the six-lane expressway.

Councilmember Lawrence-Anderson thanked the presenters for the information. She requested a copy of the PowerPoint for future reference. Ms. Nahid confirmed they would provide a copy of the PowerPoint for the Council.

Councilmember Ryan stated he looks forward to reviewing the information further.

Councilmember Ryan moved and Mayor Elliott seconded to accept the TH 252 Safety Task Force presentation.

Councilmember Butler thanked the Hwy 252 Safety Task Force for their work and time on the project. Mayor Elliott thanked the presenters for their work and noted that the Hwy 252 project is ultimately a health issue for Brooklyn Center. He stated he looks forward to learning more on the topic.

Ms. Nahid stated that if anyone has any comments they would like to make to MnDOT, they can do so online. She explained that MnDOT relies on public comment. Tara McCarthy, member of the Hwy 252 Safety Task Force stated she provided their email and website and the link to provide public comment to the City Clerk.

Motion passed unanimously.

Mayor Elliott left the meeting at 8:09 p.m. Mayor Pro Tem Butler presided over the remaining meetings.

7c. COMMUNITY MONARCH PLEDGE DAY

Dr. Edwards stated Staff prepared a proclamation at the request of Councilmember Lawrence-Anderson. Councilmember Lawrence-Anderson stated the proclamation would be an opportunity to educate the community on the importance of monarch butterflies. She added that she would like to see a community garden to promote an ecosystem for monarchs along with other creatures such as bees and hummingbirds.

Dr. Edwards noted there is a report required at the end of the year for the proclamation. It also includes actions that the community can take to support the monarchs. Staff will look into those actions for opportunities to implement the projects within the City.

Councilmember Lawrence-Anderson noted her appreciation of the follow-up, but there is a March 31 deadline for the project. She then read the Community Monarch Pledge Day proclamation in full.

Councilmember Lawrence-Anderson moved and Mayor Pro Tem Butler seconded to adopt the Community Monarch Pledge Day proclamation.

Motion passed unanimously.

8. PUBLIC HEARINGS

None.

9. PLANNING COMMISSION ITEMS

None.

10. COUNCIL CONSIDERATION ITEMS

None.

11. COUNCIL REPORT

None.

12. ADJOURNMENT

Mayor Pro Tem Butler moved and Councilmember Ryan seconded the adjournment of the City Council meeting at 8:21 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC
DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND
THE STATE OF MINNESOTA

WORK SESSION
MARCH 28, 2022
VIA ZOOM

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor/President Mike Elliott at 6:37 p.m.

ROLL CALL

Mayor/President Mike Elliott and Councilmembers/Commissioners Marquita Butler, April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were City Manager Reggie Edwards, and City Clerk Barb Suciu.

EB HERITAGE CENTER/MINNESOTA ORCHESTRA HALL CONCERT EVENT

Mayor/President Elliott stated he is seeking direction from the Council/EDA related to the use and waiving of fees for two days at the Heritage Center by the Minnesota Orchestra. The time is approaching when it will be no longer feasible for the event to be held on the planned date unless there is approval by the Council. He asked where Councilmembers/Commissioners stand on the item.

City Manager Reggie Edwards explained that the Council/EDA asked about several items related to the event, and he would answer the questions for them. He explained Staff does not know how detailed the Committee's plans are for the event. However, Staff has walked through how much space and equipment will be required of the Heritage Center. There will be minimal staffing requirements for the Center as the food will be prepared by the Committee. There would need to be security and a coordinator from the City.

Dr. Edwards stated the operational costs would be approximately \$16,000 waived by the City. There may be additional costs related to staffing and audio-visual equipment, but that was considered nominal by Staff. The Heritage Center has not recovered from COVID-19 financially and continues to try to return to projections. There are improvements and reservations, but it is not where it has been. Staff is hopeful the revenue would return to self-sustaining in a year. Anything that takes away from revenue will continue to impact the financial state of the Heritage Center.

Dr. Edwards stated that the precedent for ongoing "benefits to the community" is meant to be set by the Council/EDA. They do not typically host events at the Center unless they serve a significant public purpose. The Council/EDA can make those decisions as they arise. There is not currently

a policy regarding such events. When a City partners with an organization, they could offer a similar waiver as part of the partnership. However, the partnership is not meant to primarily benefit the organization but the residents of Brooklyn Center.

Dr. Edwards stated that the threshold the City would not want to go over for the event of free charges is something the Council/EDA would have to grapple with. Staff could offer some perspectives about the answer, but the Council/EDA would have to find a consensus on that answer. Dr. Edwards stated they rarely utilize the Heritage Center for free events.

Mayor/President Elliott stated they need to enter into an open forum. He asked Dr. Edwards if there are any other critical points he would like to make before the open forum. Dr. Edwards stated he did not know which questions of the Council/EDA were most important.

Councilmember/Commissioner Graves stated her questions included who was on the Committee, what are the other performances besides the Orchestra, and who would receive the donations. Dr. Edwards stated he did not have answers to those questions.

Mayor/President Elliott stated the donations are to be determined by the Committee, but there has been discussion to offer the donations as a stipend for performers. The members of the Committee were provided at the last meeting. It includes three Brooklyn Center residents, the Brooklyn Center high school Latinx liaison, and the Executive Director of New Millennium Academy. He noted that New Millennium Academy has been a great partner and has committed to donating money to help pay for food.

Councilmember/Commissioner Graves asked if any of the collected money will be going to a political campaign. Mayor/President Elliott stated that collected money will categorically not be going to a political campaign.

Councilmember/Commissioner Graves asked who will be collecting the donations. Mayor/President Elliott stated that either the Minnesota Orchestra's website or community hubs such as the New Millennium Academy or schools would collect the donations. Since it is a donation, there is no requirement for anyone to pay the \$5 suggested donation. The political campaign component is not at all related to the event and is solely a collaboration of the Committee and the Orchestra.

Councilmember/Commissioner Graves asked if there will be any other performances besides the Orchestra. Mayor/President Elliott stated there are a couple of Hmong groups and an African drumming and dance group that has been confirmed. There is also a musical composer that works with the Orchestra that has been commissioned to write a unique piece in collaboration with the other performers. There will also be other forms of art beyond music such as dance and spoken word to showcase the vast art represented in the Brooklyn Center community. The Committee is looking for contributors.

Councilmember/Commissioner Graves stated she knows some people that would like to be part of the event. She asked for Mayor/President Elliott to send the Council information about how to get

involved with the performance. Mayor/President Elliott stated he will send the information to the Council.

Mayor/President Elliott stated they need to make a decision that evening as the Committee may not be able to move forward with the event as planned for May. He noted that he does not want to put pressure on anyone. He added that the Center may not be able to rent the facility otherwise as it is a Tuesday night.

Councilmember/Commissioner Ryan stated that if the Center has already been reserved, Mayor Elliott is putting pressure on the Council/EDA. The event includes several management issues and creates a precedent for other groups to expect free use of the facility. He stated he is not ready to move forward with the event until there is more discussion, but he would like to discuss it further that evening.

Mayor/President Elliott stated he will have to step away later in the evening, so he would not be part of the further discussion. He asked if they could reorder the agenda so he could participate in the discussion.

Councilmember/Commissioner Lawrence-Anderson stated it is 6:56 p.m., and they need to move into open forum. They can discuss the topic more at a later time.

RECESS WORK SESSION TO INFORMAL OPEN FORUM WITH CITY COUNCIL

Hearing no objection, Mayor/President Elliott recessed the Work Session at 6:57 p.m. for the informal open forum.

RECONVENE WORK SESSION

Mayor/President Pro Tem Butler reconvened the Work Session at 9:12 p.m.

EARLE BROWN HERITAGE CENTER/MINNESOTA ORCHESTRA CONCERT EVENT (CONTINUED)

Mayor/President Pro Tem Butler asked where Councilmembers/Commissioners stand on the item of waiving the fees for a concert at the Earle Brown Heritage Center. She asked what the goal of the concert is to reach in terms of the number of community residents. She asked if there were other venues considered to host the event.

Mayor/President Elliott stated the Committee looked at other locations including the amphitheater at Centennial Park and New Millennium Academy School. The audience number is not firm, but they are hoping to have 300 to 400 people attend the event. Also, the Orchestra is a large size, and the location needs to account for that. The amphitheater wouldn't work for the event because of the stage size.

Councilmember/Commissioner Ryan asked if the Minnesota Orchestra has its funds to pay fees for use of the Earle Brown Heritage Center. He asked if the concert could be held at the

amphitheater with a smaller ensemble for a Juneteenth event. He noted that the Earle Brown Heritage Center is meant to be a self-sustaining entity, and allowing a free event would set the expectation for future organizations to use the Center without fees.

Mayor/President Elliott stated there is a perception that the Minnesota Orchestra has a lot of money. The event is about Brooklyn Center. If the Minnesota Orchestra were to contribute funds, they would have to charge high rates for attendance and wouldn't be able to host an event in Brooklyn Center.

Mayor/President Elliott added that the Orchestra is a nonprofit. They are offering to do a free concert for the community, and it is hard for them to make money. The concert is an opportunity to expose more of the community to the Minnesota Orchestra. Mayor/President Elliott left the meeting due to technical issues.

Councilmember/Commissioner Ryan stated the Heritage Center is a City-owned enterprise and is not meant to be a burden to the taxpayers. A decision for the waiver of the fees is not based on the quality of the event, but it depends on what is best for the City. He added that the Heritage Center has been struggling, and 2021 was its worst financial year ever.

Councilmember/Commissioner Ryan noted it is interesting that Mayor/President Elliott could book the event date with the Center while relying upon the fees being waived. The Earle Brown Heritage Center is facing huge capital expenses; the auditorium roof needs replaced, and the original estimate was \$330,000 for the project.

Councilmember/Commissioner Ryan added that no outside food or beverages should be allowed at the event if the Council/EDA were to waive the fees. Food and beverages are a source of income for the Heritage Center. If something bad were to happen with food at the event, guests would not distinguish between the food vendor and the Center. Ultimately, it could be an issue for the Heritage Center. Councilmember/Commissioner Ryan stated he does not support either decision the Council/EDA has been asked to make that evening.

Councilmember/Commissioner Lawrence-Anderson stated she does not understand why the topic has been brought to the City Council/EDA. She asked if it was because the Center was considering waiving the fees. Dr. Edwards stated that anytime the City partners with an entity, the decision is brought to the Council/EDA.

Mayor/President Elliott stated that the Committee will only get food from licensed vendors. Additionally, the contract for the Heritage Center was renegotiated to allow for other food vendors a few times each year with approval from the Council. The purpose of allowing for an alternate food vendor was intended to allow for diverse cultures to be represented in the food served. The concert is an opportunity for the community to take part in an inclusive event. Mayor/President Elliott left the meeting due to technical issues.

Mayor/President Pro Tem Butler asked for the Councilmembers/Commissioners to note their standing on the issue. Councilmember/Commissioner Ryan stated he does not support either decision at hand.

Councilmember/Commissioner Lawrence-Anderson explained she likes the idea, but she does not support the event at the time. She stated such an event should be done through Staff and be a City-sponsored event instead. Even when the City Council/EDA uses the Heritage Center, they pay for the use of the space and the food.

City Clerk Barb Suciu noted Councilmember/Commissioner Graves had to leave the meeting.

Mayor/President Elliott stated that members of the community are looking forward to the event and will bring the community together. If the City Council/EDA approves the event, it will show the community they are listening and care about them.

Mayor/President Elliott added that if the event were brought forward by someone besides himself, more of his colleagues would be in support of the event. He noted that people are opposing the event only because he suggested it. Mayor/President Elliott explained he supports any time the community comes together to support an idea.

Mayor/President Elliott noted that the event will happen regardless of the decision of the Council/EDA. The Committee may have to charge a cost for attendees, but the event is too important to the community for it to be canceled entirely.

Mayor/President Pro Tem Butler stated she wished that Staff was more involved in the process and was a true partnership between the City and the Minnesota Orchestra. In the future when Councilmembers/Commissioners are approached about an opportunity, it should be brought to Staff right away. Then the City would have the information they need to support, plan, and promote the event.

Mayor/President Pro Tem Butler stated that the event is important to have. The Minnesota Orchestra should be an opportunity for all people to attend, but Brooklyn Center residents may not have access to the events due to cost or transportation barriers.

Mayor/President Pro Tem Butler noted Councilmember/Commissioner Ryan mentioned that the decision would set a precedent for future partnerships and events. She explained that she agrees with that point.

Mayor/President Pro Tem Butler stated she supports the event overall. Therefore, since there are two in favor of the event and two opposed to event, she asked Dr. Edwards how to move forward.

Dr. Edwards stated that the decision would fail without a consensus. He added that they are at a critical time of holding the reservation, and Staff would need to cancel the current reservation for the event.

2022 LEGISLATIVE PRIORITIES

Dr. Edwards explained that the item was meant to be a discussion on legislative issues ahead of the legislative session. Because this item has been pushed back several times, they are several

weeks into the legislative session. However, if there are particular items the City Council/EDA would like Staff to support, they would like to hear about that from the Councilmembers/Commissioners.

Dr. Edwards stated there is only one new item on the legislative agenda about firefighter safety vests. However, the Brooklyn Center Fire Department already has the vests. Supporting the item would mean supporting other jurisdictions to have access to funds for the vests.

Dr. Edwards asked if there were any legislative agenda items that the Council/EDA would like him to explain. He noted that if there were any items the Council/EDA would like to add to or remove from the agenda, then Staff would need to be informed.

Councilmember/Commissioner Ryan noted he has followed the legislative process for many years and has tried to identify any items that would have the greatest financial impact on the City. Also, there is a bonding request for the expansion of the Community Center. He explained he will not address that item because they have a lobbying specialist that is handling it in the legislature.

Councilmember/Commissioner Ryan stated there are five items of the most importance fiscally for the City. Those items include sales tax for construction materials, property tax relief, and the State reimbursement to the Federal Unemployment Insurance Trust. He added that he would appreciate feedback from any other Councilmembers/Commissioners.

Councilmember/Commissioner Lawrence Anderson stated she has read through the materials and supports the recommendations of the Staff. She noted her appreciation of Councilmember/Commissioner Ryan's comments

Mayor/President Pro Tem Butler noted Mayor/President Elliott and Councilmember/Commissioner Graves were no longer at the meeting. Mayor/President Pro Tem Butler stated she supports the recommendations of Staff and does not see a reason to disagree with supporting the items listed by Councilmember/Commissioner Ryan.

Dr. Edwards stated that the items listed by Councilmember/Commissioner Ryan have been supported by the City. He explained that City Staff will continue to support the legislative agenda during the current session.

It was the majority consensus of the City Council/EDA to support the 2022 City of Brooklyn Center Legislative Priorities.

ADJOURNMENT

Councilmember/Commissioner Ryan moved and Councilmember/Commissioner Lawrence-Anderson seconded adjournment of the City Council/Economic Development Authority Work Session at 9:47 p.m.

Motion passed unanimously.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Requested Council Action:

- *Motion to approve the licenses as presented.*

Background:

The following businesses/persons have applied for City licenses as noted. Each business/person has fulfilled the requirements of the City Ordinance governing respective licenses, submitted appropriate applications, and paid proper fees. Applicants for rental dwelling licenses are in compliance with Chapter 12 of the City Code of Ordinances, unless comments are noted below the property address on the attached rental report.

- Garbage Hauler

Dick's Sanitation Service	8984 215th St W Lakeville MN 55044
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- Gasoline Service Station

Northern Tier Retail LLC dba: Speedway	1901 57th Ave N Brooklyn Center MN 55430
Northern Tier Retail LLC dba: Speedway	6950 Brooklyn Blvd Brooklyn Center MN 55429
Northern Tier Retail LLC dba: Speedway	6545 West River Rd Brooklyn Center MN 55430

- Hospitality Accommodations License

Extended Stay America	2701 Freeway Blvd Brooklyn Center 55430
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- Liquor 3.2 Off Sale

Northern Tier Retail LLC dba: Speedway	1901 57th Ave N Brooklyn Center MN 55430
Northern Tier Retail LLC dba: Speedway	6950 Brooklyn Blvd Brooklyn Center MN 55429
Northern Tier LLC dba Speedway	6545 West River Rd Brooklyn Center MN 55430

-
Mechanical Licenses

Corporate Mechanical	5114 Hillsboro Ave N New Hope MN 55428
First Class Plumbing & Heating LLC	108 Dundas Rd Ste H2 Monticello MN 55362
GV Heating & Air Inc	5182 West Broadway Crystal MN 55429
Kirts Mechanical	2803 Roth Pl White Bear Lake MN 55110

Tobacco Related Products

Northern Tier LLC	1901 5th Ave N
dba: Speedway	Brooklyn Center MN 55430
Northern Tier LLC	6950 Brooklyn Blvd
dba: Speedway	Brooklyn Center MN 55429
Northern Tier LLC	6545 West River Rd
dba: Speedway	Brooklyn Center MN 55430

Budget Issues:

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	3/16/2021	Backup Material
Rental 4-11-2022	4/5/2022	Backup Material

Property Code and Nuisance Violations Criteria		
License Category (Based on Property Code Only)	Number of Units	Property Code Violations per Inspected Unit
Type I – 3 Year	1-2 units	0-2
	3+ units	0-0.75
Type II – 2 Year	1-2 units	Greater than 2 but not more than 5
	3+ units	Greater than 0.75 but not more than 1.5
Type III – 1 Year	1-2 units	Greater than 5 but not more than 9
	3+ units	Greater than 1.5 but not more than 3
Type IV – 6 Months	1-2 units	Greater than 9
	3+ units	Greater than 3

b. Police Service Calls.

Police call rates will be based on the average number of valid police calls per unit per year. Police incidences for purposes of determining licensing categories shall include disorderly activities and nuisances as defined in Section 12-911, and events categorized as Part I crimes in the Uniform Crime Reporting System including homicide, rape, robbery, aggravated assault, burglary, theft, auto theft and arson.

Calls will not be counted for purposes of determining licensing categories where the victim and suspect are “Family or household members” as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (b) and where there is a report of “Domestic Abuse” as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B.01, Subd. 2 (a).

License Category	Number of Units	Validated Calls for Disorderly Conduct Service & Part I Crimes (Calls Per Unit/Year)
No Category Impact	1-2	0-1
	3-4 units	0-0.25
	5 or more units	0-0.35
Decrease 1 Category	1-2	Greater than 1 but not more than 3
	3-4 units	Greater than 0.25 but not more than 1
	5 or more units	Greater than 0.35 but not more than 0.50
Decrease 2 Categories	1-2	Greater than 3
	3-4 units	Greater than 1
	5 or more units	Greater than 0.50

Rental Licenses for Council Approval April 11th, 2022

Location Address			Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
6001 Earle Brown Dr	Multiple Family 3 bldgs 90 units	Initial	Evercare Senior Living LLC	60 1.5 per unit	Type II	N/A	Type II	-		
6918 Halifax Ave N	Single	Initial	Gracelands LLC	12	Type IV	N/A	Type IV	-		
5555 Dupont Ave N	Single	Initial	Maria Magdalena Velez Velez	9	Type III	N/A	Type III	-		
2912 Nash Rd	Single	Initial	ML Henjum Etal ML Henjum	7	Type III	N/A	Type III	-		
6112 Quail Ave N	Single	Initial	David I Koenig	10	Type IV	N/A	Type IV	-		
1619 73rd Ave N	Single	Initial	SFR Acquisitions 2 LLC	5	Type II	N/A	Type II	-		
3025 65th Ave N	Single	Initial	Wilmer Alexander G Mendoza	4	Type II	N/A	Type II	-		
3006 51st Ave N	Single	Initial	Naisha Nicole Bell	11	Type IV	N/A	Type IV	-		

6804 Fremont Pl N	Single	Renewal	M Shaffer & C Shaffer - Met Requirements	6	Type III	0	Type III	Type III
5442 James Ave N	Single	Renewal	Gerald R Stigsell	6	Type IV	0	Type IV	Type I
6614 Bryant Ave N	Single	Renewal	Yi Lin & Xi Lin - Met Requirements	10	Type IV	0	Type IV	Type III
5739 James Ave N	Single	Renewal	Rifive Investments LLC - Met Requirements	4	Type II	0	Type II	Type IV
1325 68th La N	Single	Renewal	Roth Wagner 2 Llc C/O Konrad Wagner	6	Type III	0	Type III	Type I
3224 62nd Ave N	Single	Renewal	Laura A Mills - Did not meet requirements	5	Type II	0	Type III	Type III
1012 72nd Ave N	Single	Renewal	Hpa Us1 Llc	4	Type II	0	Type II	Type II
7085 Unity Ave N	Single	Renewal	I-chang Wen & Yanhua Sun - Did not meet requirements	2	Type I	0	Type II	Type II
5353 72nd Cir	Single	Renewal	D Gilbert/b Notenberg Et Al Donovan Gilbert	0	Type I	0	Type I	Type II
2208 69th Ave N	Single	Renewal	3511 Fremont LLC Jaden Ghylin Met Requirements	2	Type I	0	Type I	Type III
6037 June Ave N	Single	Renewal	Miller Rental Properties Llc	2	Type I	0	Type I	Type I
5942 Aldrich Ave N	Single	Renewal	Joseph Palen BRP II LLC	2	Type I	0	Type I	Type I
6243 France Ave N	Single	Renewal	FYR SFR Borrower LLC C/O Altisource Asst Mgmt Cor	38	Type IV	0	Type IV	Type II
3100 Thurber Rd	Single	Renewal	Tyler Morgan Henderson - Did not meet requirements	15	Type IV	0	Type IV	Type IV
6706 Toledo Ave N	Single	Renewal	Stephen Burson	15	Type IV	0	Type IV	Type II

*CFS = Calls for Service for Renewal Licenses Only (Initial Licenses are not applicable to calls for service and will be listed N/A)

** License Type Being Issued

*** Initial Licenses will not show a previous license type. Type 1 = 3 year | Type 2 = 2 year | Type 3 = 1 Year | Type 4 = 6 months

All properties are current on City utilities and property taxes.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Andrew Splinter, Finance Director

SUBJECT: Water Meter Purchase and Install Contract - Ferguson Waterworks

Requested Council Action:

- Approve contract with Ferguson Waterworks for purchase and installation of 720 residential water meters

Background:

During the height of the COVID-19 pandemic the City paused it's meter replacement program due to social distancing concerns. The previous agreement with Ferguson for the replacement of unread water meters has since elapsed along with the warranty period for those meters. This contract will provide for the purchase and installation of replacement meters for residential locations in the City that are currently receiving estimated water bills.

Budget Issues:

The total cost of the 720 meters with installation is \$229,650. It is not expected that this entire project will be completed in 2022. We have maintained an annual budgeted expense for account 49141-6235 (Utility System Supplies) in the water fund of \$70,000. In 2021 approximately \$38,500 was unspent in this account due to the pause on replacements.

Inclusive Community Engagement:

NA

Antiracist/Equity Policy Effect:

NA

Strategic Priorities and Values:

Resident Economic Stability, Safe, Secure, Stable Community, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Installation Agreement	4/4/2022	Exhibit
Meter pricing	4/4/2022	Exhibit

Installation Services Agreement

_____ (“Buyer”) and **FERGUSON ENTERPRISES, INC.** (“Seller”) enter into this Installation Services Agreement (“Agreement”) effective as of _____, 20____.

1. **SCOPE:** The terms and conditions stated herein (“Terms”) shall apply to all purchases of products and services made by or through the Buyer from the Seller on or after the effective date. No other terms and conditions or modifications contrary to the Terms set forth herein covering the services shall be effective unless accepted in writing and signed by a duly authorized officer of both parties. The parties acknowledge that standard business forms may be used to facilitate processing orders including but not limited to quotations, acknowledgements, invoices, purchase orders and delivery tickets jointly referred to as “Standard Form.” However, the Terms herein shall supersede any such terms and conditions that may appear on any such Standard Form other than scope of services, price, payment terms and delivery schedule, as set forth on Attachment A (as may be amended by the parties from time to time).

2. **LIENS:** Seller shall have no mechanic’s lien rights.

3. **COMPLIANCE WITH LAWS/REGULATIONS:** Seller shall abide by workplace safety regulations, including OSHA regulations as applicable. MSDS, if applicable, shall be made available upon request of Buyer. Seller certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments and that it does not permit and will not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. Seller certifies further that its services are performed in compliance with the Fair Labor Standards Act of 1938, as amended. Seller is not and shall not be bound by or liable under or pursuant to any prime contract or similar agreement, specification or requirement between Buyer and any third party, including, but not limited to, the owner of any property.

4. **INSURANCE/BONDS:** Seller shall maintain all insurance as required by law and shall not allow such coverage to lapse. Seller agrees to maintain 1) Worker’s Compensation coverage as required by applicable state law, 2) \$4 million in general liability insurance, and 3) \$5 million in automobile liability coverage. At any time, Buyer may request certificate of insurance indicating coverage in effect. Seller is not bound to pay any premium or other fee to an OCIP or CCIP type insurance program. Unless expressly provided in Seller’s quotation to Buyer, payment and performance bonds are not to be provided by Seller.

5. **INDEMNIFICATION:** Seller shall indemnify Buyer from any loss, damage, claim, suit, liability, judgment or expense to the extent caused by Seller’s negligence. The obligations, indemnities and covenants contained in this paragraph shall survive the consummation or termination of this transaction.

6. **WARRANTY:**

- a) **INSTALLATION WARRANTY:** For those products installed by Seller, for a period of one (1) year from installation or first use or occupancy by end user (whichever occurs later and in no event longer than eighteen (18) months from date of installation), Seller warrants that services performed by Seller hereunder shall be provided in a professional and workmanlike manner and in full compliance with local code. Upon receipt of notice from Buyer that installation services were not performed in accordance with the limited warranty herein, Seller shall re-perform the services. This Installation Warranty does not apply if there is evidence of abuse, acts of God or misuse by Buyer or a third party.
- b) **PRODUCT WARRANTY:** All manufacturers’ warranties shall be made available to Buyer or end user. Seller shall coordinate manufacturer warranty service with the end user at Buyer’s request. The sole warranty applicable to installation service provided (as applicable) is delineated as Installation Warranty (see above). Product warranties are solely from the respective manufacturer. With respect to the underlying products, **THE BUYER’S SOLE AND EXCLUSIVE WARRANTY IS THAT PROVIDED BY THE PRODUCT’S MANUFACTURER. SELLER HEREBY DISCLAIMS ALL EXPRESSED OR IMPLIED WARRANTIES, WHETHER IMPLIED BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES, AND IN NO EVENT, WILL SELLER BE LIABLE FOR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER LOSS, DAMAGE, COST OF REPAIRS OR INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES RELATED TO THE UNDERLYING PRODUCTS PROVIDED.** All manufacturers’ warranty and service obligations shall be for the benefit of the Buyer or end user.

7. **SCHEDULE:** Buyer shall provide schedule updates to Seller and Seller requests a minimum of thirty (30) days advance notice for shipment/scheduling changes. Buyer and Seller shall coordinate the scheduling of all activities.

Seller shall perform all work during normal business hours. Buyer requests for Seller to work overtime are subject to price adjustment to be mutually agreed.

8. BUYER'S OBLIGATIONS:

- a) Buyer shall at its own expense apply for and obtain any permits and inspections required for the installation and/or use of the products and services.
- b) Buyer shall work with the private property owners to provide Seller with access to job site and facilities deemed necessary by Seller to provide the products and services.
- c) Buyer must identify any overhead surface or underground wire cable, pipe, conduit, channel or other obstruction or impediment that could adversely affect, restrict or prevent Seller's provisions of the products and services.
- d) Buyer must appoint a Buyer contact for the Seller consultant or project manager furnishing the products and services. This contact, or designated alternate, must be available on site or by phone at all times that products and services are being provided by Seller. Buyer contact must have the authority to resolve matters and coordinate the resolution of any problems.
- e) If during the performance of its obligations under the assignment, Seller or Seller's subcontractors encounter asbestos or other such hazardous substances or conditions, Seller or Seller's subcontractors will promptly cease work activities and notify Buyer. Seller or Seller's subcontractors are not required to continue performance before the removal or containment of such substances. In the event that the property owner does not provide for the removal or containment of such substance and Seller deems in its reasonable discretion that the physical conditions are unsafe, Seller may refuse to complete the work at the location(s) in question.
- f) Buyer shall be solely responsible for verification and approval of all materials, equipment, supplies and related products (and quantities of same) ordered relating to the products and services. Upon completion, Buyer shall inspect the products and services within a reasonable time of delivery of the service, which time shall not to exceed five (5) business days.
- g) Buyer shall perform any test reasonably necessary to determine faulty workmanship or installation.
- h) Buyer shall provide Seller notice of rejection within five (5) days of the service date of any faulty workmanship or installation. After the five (5) day period, Buyer shall be deemed to have irrevocably accepted the products and services, if not previously accepted. After such acceptance, Buyer shall have no right to reject the products or services for any reason or to revoke acceptance. Buyer hereby agrees that such five-(5) day period is a reasonable amount of time for such inspection and rejection.

9. RETURNS: The sole and exclusive remedy for merchandise alleged to be defective in workmanship or material will be the repair or replacement of the merchandise, subject to the manufacturer's inspection and warranty. Buyer may return any product which Seller stocks with no restocking charge if: (i) it is in new condition, suitable for resale in its undamaged original packaging and with all its original parts, (ii) it has not been used, installed, modified, rebuilt, reconditioned, repaired, altered or damaged, and (iii) will not cause an overstock condition at Seller's servicing facility. Buyer's surplus job returns, and those not meeting the above conditions, will be evaluated on an individual basis after Buyer has contacted Seller. Special orders or non-stock items may be returned only if the manufacturer will accept the return, subject to restock, shipping, and handling fees

10. MANUFACTURER DOCUMENTATION: Manufacturer's Product Data, Literature, Shop Drawings, and Submittals to be provided to Buyer upon request. Owner's manuals and similar end-user documentation shall be provided to Buyer, or placed in dwelling unit, as per request.

11. PAYMENT TO SELLER: Buyer agrees to pay for the services set forth on Attachment A according to the Seller's payment terms. In the event Buyer fails to make any payment to Seller when due, Buyer's entire account(s) with Seller shall become immediately due and payable without notice or demand. All past due amounts are subject to service charges at the rate agreed upon by the parties, otherwise at the maximum contract rate permitted by law. There shall be no retainage. Seller reserves the right to rescind the extension of credit to Buyer should Buyer's account become delinquent or should there be a change in the Buyer's creditworthiness (Seller to be the sole determiner of creditworthiness of Buyer). Should Seller pursue collection due to non-payment by Buyer, Buyer does hereby agree to reimburse Seller all costs of collection, including attorney fees.

12. **SCHEDULE:** Seller will make a good faith effort to meet the estimated delivery schedule set forth in Attachment A. Local resource availability may affect the ability of Seller to deliver services in some locations. Therefore, Seller assumes no responsibility or liability and will accept no backcharge for loss or damage due to delay or inability to perform, whether or not such loss or damage was made known to Seller.

13. **FORCE MAJEURE:** Seller shall not be responsible for non-performance caused by acts of God, war, labor difficulties, accidents, inability to obtain materials, delays of carriers, contractors or suppliers or any other causes of any kind whatever beyond the control of Seller. Under no circumstances shall Seller be liable for any special, consequential, incidental or indirect damages, losses or expense (whether or not based on negligence) arising directly or indirectly from delays or failure to give notice of delay.

14. **TAXES:** The amount of any sales, excise or other taxes, if any, applicable to products or installation services shall be added to the purchase price and shall be paid by Buyer unless Buyer provides Seller with an exemption certificate acceptable to the taxing authorities.

15. **SET-OFF:** Buyer shall not be entitled to set-off any amounts due Buyer against any amount due Seller in connection with this transaction.

16. **SEVERABILITY:** These terms and conditions of sale shall not be construed against the party preparing them, but shall be construed as if all parties jointly prepared these terms and conditions of sale and any uncertainty or ambiguity shall not be interpreted against any one party. If any provision hereof is held to be illegal, invalid or unenforceable under any present or future laws, such provision shall be fully severable and the terms and conditions herein shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been made a part hereof. The remaining provisions herein shall remain in full force and effect and shall not be affected by such illegal, invalid or unenforceable provisions or by their severance herefrom.

17. **ASSIGNMENT AND SUBCONTRACTING:** Seller shall not assign this contract except to an affiliate owned and controlled by or under common ownership and control with Seller. Seller may subcontract installation services upon notice to Buyer. In the event Seller subcontracts installation services, each subcontractor shall be required to meet the insurance requirements set forth herein and Seller shall remain liable for all obligations hereunder notwithstanding such subcontracting.

18. **ENTIRE AGREEMENT:** This document along with Buyer's Credit Application with Seller and Seller's Bid/Quotation and Invoice constitutes the entire, complete, and exclusive agreement between the parties with respect to the subject matter hereof and contains all the agreements and conditions of sale. No course of dealing or usage of the trade shall be applicable unless expressly incorporated herein. The terms and conditions contained herein may not be added to, modified, superseded or otherwise altered except by a written modification signed by the facility manager of the Seller's servicing location. All transactions shall be governed solely by the terms and conditions contained herein.

19. **GOVERNING LAW:** This transaction shall be governed in all respects by the laws of state where delivery occurred or was scheduled to occur (excluding choice of law provisions).

20. **AGREED:** The parties have read, understood, and agree to the terms and conditions herein as evidenced by the signature of their authorized representatives below. This Agreement shall continue in effect unless terminated in writing by either party.

BUYER

By: _____

Printed Name: _____

Title: _____

Date: _____

FERGUSON ENTERPRISES, INC.

By: _____

Printed Name: Bradley KleinTitle: Business Development Manager

Date: _____

Attachment A

Services/Scope of Services: Outside Installed R900

Installation Service of a new Neptune ProCoder Meter and R900 V4 covers a standard installation meeting the following conditions:

- 1) The water meters will be located inside homes or businesses with adequate access, or if access is restricted, Seller will be able to obtain access from the property owner with one week of request during normal business hours;
- 2) Meter access will not subject Seller's employees to dangerous or unsafe working conditions;
- 3) Seller will not be required to move customer's belongings;
- 4) Water meters are on setters or equipped with standard meter connections that can be reused during the meter installation.
- 5) Meter exchanges are like for like, same lay length and no plumbing is required.
- 6) No additional labor or groundwork will be needed to access meters.
- 7) Valves are in good working condition and should open and close without breakage.

- 8) Seller will not be required to repair or replace pipe due to corrosion, existing damage, plumbing irregularities, substandard conditions or existing connections not in conformity to current building codes;
- 9) No additional labor or groundwork will be needed to access meters, including but not limited to cutting, removal and replacement of asphalt or tree roots;
- 10) Seller will install the R900 unit on the exterior of the building at an appropriate location and run new wire to the meter register.
- 11) If an R900 cannot be installed on the exterior of the building, the R900 will be mounted on the inside surface of an exterior wall, or as close to an exterior wall as possible, and as high as possible.
- 12) The R900 unit will be directly wired to the ProCoder register with a maximum of (1) properly installed splice.
- 13) Seller will not disturb or adjust the meter itself. All meters will be left intact. Only the register head will be replaced.
- 14) No additional programming or other manipulation of the radio unit or register will be required as part of the installation.
- 15) Once the radio unit is installed, Seller will perform a test reading from the street outside the home/business, to insure that the meter register is adequately communicating with the mobile reading system.
- 16) Seller will mail up to three (3) unique notifications to each property owner. If, after the 3rd notification, the customer has failed to schedule a meter replacement appointment, the account will be turned back to the Buyer, so that, within ten (10) days, the Buyer can perform a water shutoff for non-compliance. If the Seller is still not able to gain access to the meter within ten (10) days of turning the account back to the Buyer, the Seller is relieved of any further work and the Buyer assumes full responsibility for completing the meter replacement.

In the event Seller determines that any potential radio installation is not a standard radio installation, Seller will immediately bring the matter to the attention of Buyer's representative who will inspect the condition and advise Seller on how to proceed. If additional work is requested by Buyer, such work will be completed at an agreed upon hourly rate plus materials. In the event such additional work requires a license not required for a standard meter installation, then Buyer will be responsible for engaging the services of a contractor to perform such work prior to Seller proceeding with the meter installation.

Pricing and Payment Terms:

Payment terms are Net 30. See Installation Pricing below.

Delivery Schedule:

Registers and Radios to be onsite.

Installation Pricing:

Description	Unit	Est. Qty.	Unit Price	Total Price
Installation Service of a new Neptune ProCoder Meter and R900 V4 (Outside Mount).	Ea	750	\$ 95.00	\$71,250.00



FERGUSON WATERWORKS #2518
1694 91ST AVE NE
BLAINE, MN 55449-4311

Phone: 763-560-5200
Fax: 763-560-1799

Deliver To:

From: Brian Rollins

Comments:

18:41:53 MAR 31 2022

Page 1 of 1

FERGUSON WATERWORKS #2518

Price Quotation

Phone: 763-560-5200

Fax: 763-560-1799

Bid No: B146493
Bid Date: 03/29/22
Quoted By: BRR

Cust Phone: 763-569-3300
Terms: NET 10TH PROX

Customer: CITY OF BROOKLYN CENTER
METER ACCOUNT
6301 SHINGLE CREEK PARKWAY
BROOKLYN CENTER, MN 55430

Ship To: CITY OF BROOKLYN CENTER
METER ACCOUNT
6301 SHINGLE CREEK PARKWAY
BROOKLYN CENTER, MN 55430

Cust PO#: PROJECT

Job Name: METER ACCOUNT

Item	Description	Quantity	Net Price	UM	Total
NED2B11RPEG11	5/8X3/4 T10 MTR P/C USG *X	720	125.000	EA	90000.00
N13341200	R900 V4 WALL MIU	720	95.000	EA	68400.00
Net Total:					\$158400.00
Tax:					\$0.00
Freight:					\$0.00
Total:					\$158400.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTACT YOUR SALES REPRESENTATIVE IMMEDIATELY FOR ASSISTANCE WITH DBE/MBE/WBE/SMALL BUSINESS REQUIREMENTS.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.
COVID-19 ORDER: ANY REFERENCE TO OR INCORPORATION OF EXECUTIVE ORDER 14042 AND/OR THE EO-IMPLEMENTING FEDERAL CLAUSES (FAR 52.223-99 AND/OR DFARS 252.223-7999) IS EXPRESSLY REJECTED BY SELLER AND SHALL NOT APPLY AS SELLER IS A MATERIALS SUPPLIER AND THEREFORE EXEMPT UNDER THE EXECUTIVE ORDER.



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=2518&on=24568>

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Meg Beekman, Community Development Director

SUBJECT: Resolution Identifying the Need for Livable Communities Demonstration Account (LCDA)
Funding and Authorizing an Application for Grant Funds

Requested Council Action:

- Motion to approve the resolution identifying the need for Livable Communities Demonstration Account (LCDA) funding and authorizing the submission of an application for grant funds.

Background:

The Livable Communities Demonstration Account (LCDA) is a grant program which is offered by the Metropolitan Council through the Livable Communities Act. The program funds innovative (re)development projects that efficiently link housing, jobs, services and transit in an effort to create inspiring and livable communities. LCDA grants are offered for two purposes, both pre-development and development, with two funding rounds per year. Pre-development grant applications have a maximum funding amount of \$100,000 per round, per application with a grant term of 2 years. There is no local match required with the funding. Eligible applicants for LCDA funds include municipalities currently participating in the Metropolitan Livable Communities Housing Incentives Program, Counties, Economic Development Authorities, Housing and Redevelopment Authorities, Community Development Authorities and Port Authorities.

Eligible uses for the LCDA Pre-Development funding includes the following:

- Project Planning Activities
- Development of site plans;
- Phasing or staging plans for an identified parcel or multiple contiguous parcels;
- Design workshops for development alternatives;
- Community engagement beyond public meetings.
- Financial Analysis
- Feasibility studies of one or multiple development scenarios for an identified parcel, leading to the development of a pro-formal
- Market study to determine the demand for the proposed development project.
- Site Analysis
- Project-specific stormwater management plans;
- Soil testing to determine feasible land uses for the site (not environmental testing).
- Travel Demand Management Plan

Background

The City has been approached by Mr. James Sanigular, owner of International Food Corporation, a local

food distribution company focusing on African and international foods. Mr. Sanigular and his team have been working on a concept to bring an international foods market and bulk food warehouse. They had been exploring several locations and recently became interested in locating their project in Brooklyn Center. They have engaged LSE Architects to look at the former Target site, and adjacent retail strip center, to develop a mixed use international food village, that would become a destination in the region.

Staff has met with Mr. Sanigular and his team over the last several months to discuss their project concept. They have worked hard to incorporate the City's Opportunity Site Master Plan and infrastructure framework into their site layout and development program. They are also in conversations with adjacent property owners to discuss land acquisition and synergies that may exist between properties.

This project is in its early stages, and much work will be needed before it will be ready to go through the City's approval process and finalize financing. That said, the development team has made considerable progress over the last several months and has access to capital that will be necessary for financing the project.

The development team is seeking approval to apply for a pre-development grant to cover expenses related to their due diligence and preliminary development work.

They have requested to present their concept plan for the site to the City Council, seek feedback, and get consensus on moving ahead with a PDA approval at a future meeting. Their concept plan presentation will take place at the April 11 meeting as part of the City Council's regular work session.

Development Program

The development team will present their concept to the City Council. Attached is a narrative describing their vision and a slide deck that articulates the development program and phasing plan.

The project would be anchored by an approximately 110,000 square foot ethnic market grocer and bulk purchasing establishment. It would provide services similar to a Costco, but with an international food focus. As part of the concept, the development team is planning a mixed use village which would also include gathering spaces, community kitchens, independent food and beverage stands, event and meeting rooms, attached retail/clinic, and housing.

The concept utilizes the EDA-owned former Target property as well as adjacent retail strip center. The development team has developed a rough phasing plan which would allow the ethnic grocer to go in first, followed by additional parking, housing, and retail as additional land is assembled.

While the project does not align perfectly with the adopted Opportunity Site Master Framework, the development team has gone to great lengths to ensure that the roadway structure and vision for the area as a dense urban village, has remained intact.

Budget Issues:

There are no budget issues associated with this application.

Inclusive Community Engagement:

The development team consists of local residents and business owners.

Antiracist/Equity Policy Effect:

The development team consists of local residents and business owners that represent the diversity of the community.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/4/2022	Resolution Letter

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2020- ____

RESOLUTION IDENTIFYING THE NEED FOR LIVABLE COMMUNITIES
DEMONSTRATION ACCOUNT (“LCDA”) FUNDING AND AUTHORIZING AN
APPLICATION FOR GRANT FUNDS

WHEREAS, the City of Brooklyn Center is a participant in the Metropolitan Livable Communities Act (“LCA”) Local Housing Incentives Program for 2022 as determined by the Metropolitan Council, and is therefore eligible to apply for LCA Livable Communities Demonstration Account and Tax Base Revitalization Account Transit Oriented Development (Collectively, “TOD”) funds; and

WHEREAS, the City has identified a proposed project within the City that meets LCDA purposes and criteria and is consistent with and promotes the purposes of the Metropolitan Livable Communities Act and the policies of the Metropolitan Council’s adopted metropolitan development guide; and

WHEREAS, the City has the institutional, managerial and financial capability to adequately manage an LCDA grant; and

WHEREAS, the City certifies that it will comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City acknowledges LCDA grants are intended to fund projects or project components that can serve as models, examples or prototypes for LCDA development or redevelopment elsewhere in the Region, and therefore represents that the proposed project or key components of the proposed project can be replicated in other metropolitan-area communities; and

WHEREAS, only a limited amount of grant funding is available through the Metropolitan Council’s Livable Communities LCDA initiative during each funding cycle and the Metropolitan Council has determined it is appropriate to allocate those scarce grant funds only to eligible projects that would not occur without the availability of LCDA grant funding.

NOW, THEREFORE, BE IT RESOLVED that, after appropriate examination and due consideration, the governing body of the City:

1. Finds that it is in the best interests of the City’s development goals and priorities for the following proposed LCDA project to occur at this particular site at this particular time:

International Food Village – IFC, Inc

2. Finds that that LCDA Project component(s) for which Livable Communities LCDA funding is sought:

- a. Will not occur solely through private or other public investment within the reasonable foreseeable future; and
 - b. Will occur within the term of the grant award (two years for Pre-Development grants, and three years for Development grants,) only if Livable Communities LCDA funding is made available for this project at this time.
3. Authorizes the City Manger to submit on behalf of the City an application for Metropolitan Council Livable Communities LCDA grant funds for the LCDA project components identified in the application, and to execute such agreements as may be necessary to implement the LCDA Project on behalf of the City.

April 11, 2022

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner
and upon vote being taken thereon, the following voted in favor thereof:
and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Barb Suciu, City Clerk/Interim Assistant City Manager

SUBJECT: Resolution Amending Precinct 4 and Absentee Voting Polling Places

Requested Council Action:

- motion to approve a resolution amending precinct 4 and absentee voting polling places

Background:

After the passage of the polling place resolution in March 2022, one precinct decided not to allow elections in their facility. This resolution will amend Precinct 4 and absentee voting polling place.

Budget Issues:

None

Inclusive Community Engagement:

None

Antiracist/Equity Policy Effect:

None

Strategic Priorities and Values:

Safe, Secure, Stable Community, Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/5/2022	Resolution Letter

Member
and moved its adoption:

introduced the following resolution

RESOLUTION NO. _____

RESOLUTION AMENDING POLLING PLACE FOR PRECINCT 4 AND
ABSENTEE VOTING FOR THE CITY OF BROOKLYN CENTER
ELECTIONS

WHEREAS, the City of Brooklyn Center is currently constituted into seven election precincts; and

WHEREAS, Minnesota Statutes, Section 204B.16, Subd. 1, requires that by December 31 of each year, the governing body of a municipality must designate a polling place for each election precinct for the following year; and

WHEREAS, polling places were established after redistricting at the March 14, 2022, City Council meeting; and

WHEREAS, the polling place for Precinct 4 has determined that they weren't going to allow elections in their facility going forward; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that the polling places meet the statutory requirements and are hereby designated for 2022 elections as follows:

Precinct 1 – Earle Brown Heritage Center. 6155 Earle Brown Drive

Precinct 2 – Earle Brown Heritage Center. 6155 Earle Brown Drive

Precinct 3 – Evergreen Park Elementary School, 7020 Dupont Avenue North

Precinct 4 – Brooklyn Center Community Center, 6301 Shingle Creek Parkway

Precinct 5 – Brooklyn Center Community Center, 6301 Shingle Creek Parkway

Precinct 6 – Northport Elementary School, 5421 Brooklyn Boulevard

Absentee Voting Precinct – Brooklyn Center City Hall, 6301 Shingle Creek Parkway

April 11, 2022

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: Mike Marsh, Acting Public Works Director

BY: Mike Albers, P.E., City Engineer

SUBJECT: Resolution Approving and Authorizing Execution of a Joint Powers Agreement with the City of Brooklyn Park for the improvement of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North)

Requested Council Action:

- Motion to approve a resolution approving and authorizing execution of a Joint Powers Agreement with the City of Brooklyn Park for the improvement of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North).

Background:

In accordance with the City's Capital Improvements Plan (CIP), the area referred to as Woodbine Area has been programmed for improvements in 2022.

73rd Avenue North is the border between Brooklyn Center and Brooklyn Park and Kyle Avenue North and Noble Avenue North transverse across the shared joint City borders, with Noble Avenue North being designated as a Municipal State Aid (MSA) Route. The CIP calls for a full reconstruction project for the Woodbine neighborhood which was last reconstructed in 1995. The City of Brooklyn Center Bicycle and Sidewalk Plan identified a sidewalk gap along 73rd Avenue North. Neighborhood input also identified a sidewalk gap along the east side of Noble Ave North from Woodbine Lane to Noble Court North.

On October 25, 2021, the City Council established the improvement project and directed staff to prepare plans and specifications for the project. On January 24, 2022, the City Council approved the construction plans, specifications, and contract documents for the 2022 Woodbine Area Street and Utility Improvements. The project was let on March 4, 2022 and awarded by the City Council on March 14, 2022.

To memorialize Brooklyn Center's responsibility for the project, the City of Brooklyn Center and the City of Brooklyn Park are proposing to enter into a Joint Powers Agreement that details the cost responsibilities of each party (see attached). The agreement specifies that the City of Brooklyn Center will act as the project lead and will be responsible for 100% of all Project costs for the joint portions of the project. This agreement is typical of past joint partnership projects. The document has been reviewed by Public Works and City Attorney's Office staff.

The City of Brooklyn Center and the City of Brooklyn Park are entering into a separate Joint Powers

Agreement for the maintenance of the shared facilities. Any cost or expense in connection to the maintenance of the aforesaid streets after the project is completed shall be done in accordance with the maintenance JPA.

Budget Issues:

The total project cost is estimated to be \$5,257,382.67. Funding sources for the project were amended per the Bid Award on March 14, 2022. The funding source amounts for the project are estimated as listed below:

	Amended per Low Bid (3/14/22)
Street Assessment	\$937,768.00
Sanitary Sewer Utility	\$604,809.86
Water Utility Fund	\$1,546,464.70
Storm Drainage Utility Fund	\$263,438.86
Street Light Utility	\$20,000.00
Street Reconstruction Fund	\$1,684,341.25
Municipal State Aid Fund	\$200,000.00
Miscellaneous (plan sales)	\$560.00
Total	\$5,257,382.67

Inclusive Community Engagement:

N/A

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/5/2022	Cover Memo
Agreement	4/5/2022	Cover Memo

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A JOINT POWERS AGREEMENT WITH THE CITY OF BROOKLYN PARK FOR THE IMPROVEMENT OF A PORTION OF 73RD AVENUE NORTH (HALIFAX AVENUE NORTH TO FRANCE AVENUE NORTH) TOGETHER WITH A PORTION OF KYLE AVENUE NORTH (WOODBINE LANE TO SHARI ANN LANE) AND TOGETHER WITH A PORTION OF NOBLE AVENUE NORTH (WOODBINE LANE TO NOBLE COURT NORTH)

WHEREAS, the City of Brooklyn Center (“Brooklyn Center”) and the City of Brooklyn Park (“Brooklyn Park”) desire to undertake a project to construct certain improvements on a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North) (“**Project Area**”) including, but not limited to, pavement replacement, installation of sidewalks, and other related improvements (collectively, the “**Project**”); and

WHEREAS, the Project is multi-jurisdictional, involving Brooklyn Center and Brooklyn Park; and

WHEREAS, Brooklyn Center’s Capital Improvement Program identifies the Woodbine Area to be constructed in 2022; and

WHEREAS, preliminary planning and design of the project have commenced with Brooklyn Center taking the lead as the project manager; and

WHEREAS, Brooklyn Center and Brooklyn Park desire to set forth their various construction and funding responsibilities in a Joint Powers Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1. The Joint Powers Agreement with the City of Brooklyn Park for the improvement of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North) is hereby accepted and approved. The Mayor and City Manager are hereby authorized and directed to execute a final Agreement and any amendments.

RESOLUTION NO. _____

April 11, 2022

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

**JOINT POWERS AGREEMENT FOR THE IMPROVEMENT
OF A PORTION OF 73rd AVENUE NORTH
(HALIFAX AVENUE NORTH TO FRANCE AVENUE NORTH)**

Together with

**A PORTION OF KYLE AVENUE NORTH
(WOODBINE LANE TO SHARI ANN LANE)**

Together with

**A PORTION OF NOBLE AVENUE NORTH
(WOODBINE LANE TO NOBLE COURT NORTH)**

This Joint Powers Agreement for the Improvement of a Portion of 73rd Avenue North, Kyle Avenue North and Noble Avenue North (“**Agreement**”) is made and entered into this _____ day of _____ 2022 and between the City of Brooklyn Center, Minnesota, a municipal corporation, (“**Brooklyn Center**”) and the City of Brooklyn Park, Minnesota, a municipal corporation (“**Brooklyn Park**”). Brooklyn Center and Brooklyn Park may hereinafter be referred to individually as a “party” or collectively as the “parties.”

RECITALS

- A. The portion of 73rd Avenue North between Halifax Avenue North and France Avenue North is a common boundary street.
- B. The portion of Kyle Avenue North between Woodbine Lane and Shari Ann Lane crosses a common boundary.
- C. The portion of Noble Avenue North between Woodbine Lane and Noble Court North crosses a common boundary.
- D. The parties desire to undertake a project to construct certain improvements on, and provide for the maintenance of, the portion of 73rd Avenue North between Halifax Avenue North and France Avenue North, Kyle Avenue North between Woodbine Lane and Shari Ann Lane, and Noble Avenue North between Woodbine Lane and Noble Court North (“**Project Area**”), including but not limited to pavement replacement, utility improvements, curb and sidewalk repairs, new sidewalk installation and other related improvements (collectively, the “**Project**”). The Project includes project development, preliminary and final engineering plans, administration, construction, inspection, and all other cost and work items described herein.
- E. The parties desire that the maintenance responsibility of these boundary streets be shared equitably between Brooklyn Center and Brooklyn Park as provided in the separate agreement attached to this Agreement and incorporated herein by reference.

- F. Minnesota Statutes, section 471.59 authorizes two or more governmental units to enter into agreements to jointly or cooperatively exercise any power common to the contracting parties or any similar power, including the joint undertaking of improvements such as those contemplated in this Agreement.
- G. The parties intend to undertake the Project and share costs as provided in this Agreement.

AGREEMENT

In consideration of the mutual undertakings and understandings expressed herein, the parties hereby agree as follows:

1. Preliminary Design. The parties agree to address the preliminary design of the Project as provided in this section.
 - (a) Brooklyn Center agrees to provide for the surveys, data collection, and preparation of plans for preliminary design.
 - (b) Brooklyn Center shall be responsible for conducting informational meetings for public review, input, and comment.
2. Final Design. Brooklyn Center shall be responsible for completion of the final design for the Project, including the preparation of plans and specifications (collectively, the “**Plans**”). Brooklyn Center will present the Plans for approval by each party. Advertisement for bids on the Project shall not be released until both parties have approved the Plans.
3. Contracting. Brooklyn Center shall be responsible for advertising, receiving, opening, and letting the contract for the Project as provided in this section.
 - (a) Brooklyn Center will make the final decision as to the responsiveness of the bids and shall determine which contractor (“**Contractor**”) qualifies as the lowest responsible bidder under law.
 - (b) Brooklyn Center shall be responsible for developing the contract documents, including the contract with the selected Contractor (“**Construction Contract**”). Brooklyn Center shall incorporate Minnesota Department of Transportation standard specifications, rules and contract administration procedure into its Construction Contract and ensure that the project meets all requirements for cost reimbursement through the Municipal State Aid (MSA) program.
 - (c) Brooklyn Center shall require the Contractor to name Brooklyn Park as an additional insured on its commercial general liability insurance policy.
4. Project Administration. Brooklyn Center shall be responsible for administering all aspects

of the Project including, but not limited to, construction engineering, contract administration, State Aid and other agency submittals, staking and inspection, and contract management.

5. Project Financing. Brooklyn Center is responsible for financing and paying for the Project costs as provided in this Agreement. Brooklyn Center intends to specially assess a portion of its Project costs and is solely responsible for undertaking the procedures for such assessments in accordance with Minnesota Statutes, chapter 429 and its codes, policies, and regulations. Brooklyn Center intends to utilize State Aid to pay a portion of its Project costs and is solely responsible for undertaking such procedures as may be required to secure such financing and comply with the associated requirements.
6. Division of Project Costs. The parties agree that Brooklyn Center shall be responsible for paying 100% of all Project costs (collectively, the “**Project Costs**”). Project Costs shall include all of the following costs: surveys and data collection; traffic studies; preparation of drawings and exhibits; preliminary and final design; preparation of plans and specifications; contract administration; State Aid submittals; administrative and legal costs; consulting engineering fees as needed; private utility costs; testing; and all contract construction costs.
7. Maintenance of Improvements. Improvements constructed as part of the Project shall be maintained in accordance with the separate maintenance agreement the parties entered into for the maintenance of the streets in the Project Area.
8. Compliance with Laws. The parties agree to comply with all applicable federal, state, and local laws in carrying out their respective obligations under this Agreement. This Agreement shall be construed and enforced according to the laws of Minnesota.
9. Cooperative Activity. To the fullest extent permitted by law, all activities by the Parties under this Agreement are intended to be and shall be construed as a “cooperative activity,” and it is the intent of the Parties that they shall be deemed a “single governmental unit” for the purposes of determining total liability, as set forth in Minnesota Statutes, section 471.59, subd. 1a. Nothing in this Agreement is intended to alter, or shall be interpreted as altering, the treatment of the Parties as a single governmental unit. For purposes of Minnesota Statutes, section 471.59, subdivision 1a, each Party expressly declines responsibility for the acts or omissions of the other Party.
10. Insurance and Indemnification. The Parties shall carry policies of liability insurance in at least the amounts specified as the extent of their individual liability under Minnesota Statutes, section 466.04, as amended. Nothing herein shall be deemed to waive any statutory limits of liability granted to the Parties. Each Party agrees to defend, indemnify and hold harmless (including reasonable attorney’s fees) the other Party, their elected officials, officers, agents and employees from any liability, claims, demands, damages, personal injury, costs, judgments or expenses arising from any act or omission of the indemnifying Party relating to the Project. Neither Party shall be required to pay to the

other Party any amount as indemnification under this Agreement, whether arising pursuant to this Agreement, expressly, by operation of law or otherwise, in excess of the limits of liability applicable to the indemnifying Party under Minnesota Statutes, Chapter 466, or in the event that Minnesota Statutes, Chapter 466 does not apply, the maximum amount of insurance coverage available to the indemnifying Party. In those instances in which a Party is directly liable for damages as well as for indemnification to the other Party, the combined liability of the indemnifying Party shall not exceed the limits of liability under Minnesota Statutes, Chapter 466 or, in the event that Minnesota Statutes, Chapter 466 does not apply, the maximum amount of insurance coverage available to the indemnifying Party.

11. Notices. Any notices or correspondence required to be given under this Agreement or any statute or ordinance shall be in writing and shall be deemed to be given if delivered personally or mailed postage-prepaid by certified mail, return receipt requested:

(a) As to Brooklyn Park:
Jesse Struve
5200 85th Avenue North
Brooklyn Park, Minnesota 55443

(b) As to Brooklyn Center:
Mike Albers
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

or at such other address as either party may, from time to time, notify the other in writing in accordance with this paragraph.

12. Term. This Agreement is effective as of the Effective Date indicated above and shall continue in effect until the Project is completed, all work is accepted and all required payments have been made. The indemnification and audit obligations shall survive the termination of this Agreement.

13. Employees; Worker's Compensation. Any and all employees of each Party and all other persons engaged by that Party in the performance of the Work or any other work or services required or contemplated by this Agreement shall not be considered employees of the other Party. Any and all claims that might arise under the Worker's Compensation Act or the Unemployment Compensation Act of the State of Minnesota on behalf of said employees while so engaged, and any and all claims made by any third parties as a consequence of any act or omission on the part of said employees while so engaged, shall in no way be the obligation or responsibility of the other Party.

14. Miscellaneous Provisions.

- (a) Nonwaiver. If either party waives any default or non-performance by the other party in writing, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.
- (b) Preamble and Recitals. The preamble and recitals set forth on page one of this Agreement are incorporated into and made a part of this Agreement.
- (c) Entire Agreement. This Agreement and its Exhibits attached hereto, if any, evidence the entire agreement between the parties relating to the subject matter addressed herein and supersedes all other prior agreements and understandings, written or oral, between the parties.
- (d) Amendment. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the parties hereto or their successors.
- (e) Paragraph and Section Headings. The paragraph and section headings used in this Agreement have no legal significance and are used solely for convenience of reference.
- (f) Contract Administration. To the degree permitted by state law, Brooklyn Park designates Brooklyn Center as its representative authorized to act on Brooklyn Park's behalf with respect to this Agreement and delegates to Brooklyn Center such authority as is needed to carry out the purpose of this Agreement.
- (g) Limitations. This Agreement is not intended to and shall not create rights of any character whatsoever in favor of any person, corporation, association or entity other than the parties to this Agreement and their successors and assigns, and the obligations herein assumed are solely for the use and benefit of the parties to this Agreement and their successors and assigns.
- (h) Non-Assignment. The parties hereto agree that neither party shall assign, sublet, transfer or pledge this Agreement and/or the services to be performed hereunder, whether in whole or in part, without the prior written consent of the non-assigning party. This non-assignment shall not apply to the hiring of professional services firms (Consultants) to perform services associated with the project.
- (i) Counterparts. For the convenience of the parties, any number of counterparts hereof may be executed and each such executed counterpart shall be deemed an original, but all such counterparts together shall constitute one in the same Agreement.
- (j) Data Practices. Data provided to either party or received from either party under

this Agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

- (k) Audit. Pursuant to Minnesota Statutes, section 16C.05, subdivision 5, any books, records, documents, and accounting procedures and practices of each Party relevant to the Agreement are subject to examination by the other Party and either the Legislative Auditor or the State Auditor as appropriate. The Parties agree to maintain these records for a period of at least six years from completion of the Project.
- (l) Severability. In the event that any provision of this Agreement is held to be invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

[The remainder of this page is intentionally blank.]

IN TESTIMONY WHEREOF, the City of Brooklyn Park has caused this Agreement to be executed the day and year first above written.

CITY OF BROOKLYN PARK

Mayor of Brooklyn Park

City Manager of Brooklyn Park

IN TESTIMONY WHEREOF, the City of Brooklyn Center has caused this Agreement to be executed the day and year first above written.

CITY OF BROOKLYN CENTER

Mayor of Brooklyn Center

City Manager of Brooklyn Center

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: Mike Marsh, Acting Public Works Director

BY: Mike Albers, P.E., City Engineer

SUBJECT: Resolution Approving and Authorizing Execution of a Joint Powers Agreement with the City of Brooklyn Park for the maintenance of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North)

Requested Council Action:

- Motion to approve a resolution approving and authorizing execution of a Joint Powers Agreement with the City of Brooklyn Park for the maintenance of a portion of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North).

Background:

The City of Brooklyn Center and the City of Brooklyn Park are proposing to enter into a Joint Powers Agreement for the maintenance of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with a portion of Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with a portion of Noble Avenue North (Woodbine Lane to Noble Court North). The centerline of 73rd Ave N is a boundary between the two cities and Kyle Avenue North and Noble Ave North transverse the shared joint boundary between the two Cities. The proposed agreement defines complete maintenance of the street shared by both cities. The proposed agreement is for an initial five-year term from the date of execution, with provisions to automatically renew for successive five-year terms unless terminated by either party. Both cities have been maintaining the roadways without a defined joint maintenance agreement.

City of Brooklyn Park staff and City of Brooklyn Center staff have been collaborating to develop the Joint Powers Agreement for the maintenance for these shared streets. This agreement covers the complete maintenance of 73rd Avenue North, Kyle Avenue North and Noble Avenue North for the next 5 years. The document has been reviewed by Public Works and City Attorney's Office staff.

Budget Issues:

As part of the Joint Powers Agreement, the City of Brooklyn Center will be responsible for the complete maintenance along 73rd Ave N between Halifax Avenue North and France Avenue North, and certain portions of Kyle Avenue North between Woodbine Lane and Shari Ann Lane and certain portions of Noble Avenue North between Woodbine Lane and Noble Court North. Any cost or expense in connection to the maintenance of the aforesaid streets shall be the obligation of the City of Brooklyn Center and will be included in future operating budgets.

Inclusive Community Engagement:

N/A

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/5/2022	Cover Memo
Maintenance Agreement	4/5/2022	Cover Memo

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A JOINT POWERS AGREEMENT WITH THE CITY OF BROOKLYN PARK FOR THE MAINTENANCE OF A PORTION OF 73RD AVENUE NORTH (HALIFAX AVENUE NORTH TO FRANCE AVENUE NORTH) TOGETHER WITH A PORTION OF KYLE AVENUE NORTH (WOODBINE LANE TO SHARI ANN LANE) AND TOGETHER WITH A PORTION OF NOBLE AVENUE NORTH (WOODBINE LANE TO NOBLE COURT NORTH)

WHEREAS, the centerline of 73rd Ave N is a boundary between the City of Brooklyn Center and the City of Brooklyn Park and Kyle Ave N and Noble Ave N transverse the shared joint boundary between the two Cities; and

WHEREAS, the City of Brooklyn Center and the City of Brooklyn Park are proposing to enter into a Joint Powers Agreement for the maintenance of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with Noble Avenue North (Woodbine Lane to Noble Court North); and

WHEREAS, the proposed agreement defines complete maintenance of the street shared by both cities; and

WHEREAS, the proposed agreement is for an initial five-year term from the date of execution, with provisions to automatically renew for successive five-year terms unless terminated by either party; and

WHEREAS, the parties determined it is in their best interest to maintain 73rd Ave N, Kyle Ave N and Noble Ave N according to the terms and conditions of the Joint Powers Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1. The Joint Powers Agreement with the City of Brooklyn Park for the maintenance of 73rd Avenue North (Halifax Avenue North to France Avenue North) together with Kyle Avenue North (Woodbine Lane to Shari Ann Lane) and together with Noble Avenue North (Woodbine Lane to Noble Court North) is hereby approved. The Mayor and City Manager are hereby authorized to execute said agreement.

RESOLUTION NO. _____

April 11, 2022

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

**JOINT POWERS AGREEMENT FOR THE MAINTENANCE
OF A PORTION OF 73rd AVENUE NORTH
(HALIFAX AVENUE NORTH TO FRANCE AVENUE NORTH)**

Together with

**A PORTION OF KYLE AVENUE NORTH
(WOODBINE LANE TO SHARI ANN LANE)**

Together with

**A PORTION OF NOBLE AVENUE NORTH
(WOODBINE LANE TO NOBLE COURT NORTH)**

THIS AGREEMENT, made and entered into this ____ day of _____, 2022 (“Effective Date”) by and between the City of Brooklyn Center, Minnesota, a municipal corporation (“Brooklyn Center”), and the City of Brooklyn Park, Minnesota, a municipal corporation (“Brooklyn Park”). Brooklyn Center and Brooklyn Park may hereinafter be referred to individually as a “party” or collectively as the “parties.”

RECITALS

WHEREAS, Brooklyn Center and Brooklyn Park share a common boundary street on 73rd Avenue North between Halifax Avenue North and France Avenue North, and Kyle Avenue North (between Woodbine Lane and Shari Ann Lane) and Noble Avenue North (between Woodbine Lane and Noble Court North) cross a common boundary between Brooklyn Center and Brooklyn Park; and

WHEREAS, both Brooklyn Center and Brooklyn Park desire that the maintenance responsibility of these boundary streets be shared equitably between the two municipalities as provided in this Agreement.

AGREEMENT

In consideration of the mutual undertakings and understandings expressed herein, the parties agree as follows:

1. Division of Responsibility - 73rd Avenue North between Halifax Avenue North and France Avenue North
 - Brooklyn Center shall be responsible for routine maintenance activities, as defined herein, for the roadway and sidewalks.
 - Brooklyn Center and Brooklyn Park shall be responsible for their respectively owned utilities.
2. Division of Responsibility - Kyle Avenue North between Woodbine Lane and Shari Ann Lane
 - Brooklyn Center and Brooklyn Park shall be responsible for routine maintenance activities, as defined herein, for the portion of the roadway within their respective

jurisdictions, excluding snow plowing and street sweeping, which shall be the responsibility of Brooklyn Park for the entire portion of Kyle Avenue North subject to this Agreement.

- Brooklyn Center and Brooklyn Park shall be responsible for their respectively owned utilities.

3. Division of Responsibility - Noble Avenue North between Woodbine Lane and Noble Court North

- Brooklyn Center and Brooklyn Park shall be responsible for routine maintenance activities, as defined herein, for the portion of the roadway within their respective jurisdictions.
- Brooklyn Center and Brooklyn Park shall be responsible for routine maintenance activities, as defined herein, for the portion of the sidewalk on the west side of Noble Avenue North within their respective jurisdictions.
- Brooklyn Center and Brooklyn Park shall be responsible for routine maintenance activities, as defined herein, for the portion of the sidewalk on the east side of Noble Avenue North within their respective jurisdictions, excluding snow plowing of the sidewalk, which shall be the responsibility of Brooklyn Center for the entire portion of the east side of Noble Avenue North subject to this Agreement.
- Brooklyn Center and Brooklyn Park shall be responsible for their respectively owned utilities.

4. Roadway Maintenance Activities

The roadway maintenance items for which each party is responsible shall include all routine maintenance operations normally performed on the street on a more or less regular basis including, but not limited to, street sweeping, snow and ice control, temporary and permanent pavement patching and repair, and shall also include any non-regular or preventative maintenance items not normally considered as routine maintenance such as crack sealing and sealcoating. The need to conduct non-regular maintenance items shall be determined jointly by the Brooklyn Center City Engineer and the Brooklyn Park City Engineer. If the non-regular or preventative maintenance items are agreed to, the work shall then be accomplished by the party responsible for the portion of the street on which the need exists.

5. Sidewalk Maintenance Activities

The sidewalk maintenance items for which each party is responsible shall include all routine maintenance operations normally performed on the sidewalk on a more or less regular basis including, but not limited to, snow and ice control, temporary and permanent pavement patching and repair, joint grinding and shall also include any non-regular or preventative maintenance items not normally considered as routine maintenance such as panel replacements and ADA improvements. The need to conduct non-regular maintenance items shall be determined jointly by the Brooklyn Center City

Engineer and the Brooklyn Park City Engineer. If the non-regular or preventative maintenance items are agreed to, the work shall then be accomplished by the party responsible for the portion of the sidewalk on which the need exists.

6. Maintenance Costs

Any cost or expenses required to complete the maintenance items on the boundary streets shall be the sole obligation of the party designated by this Agreement as being responsible for the maintenance of the identified boundary streets.

7. Liability

Brooklyn Center shall not be liable for any loss, damages, claims or demands of any kind or nature, including workmen's compensation claims, in any way resulting from or arising out of the acts or omissions of Brooklyn Park, its contractors or any subcontractor, including acts or omissions of their employees or agents, in connection with the performance of this Agreement. Brooklyn Park shall not be liable for any loss, damages, claims or demands of any kind or nature, including workmen's compensation claims, in any way resulting from or arising out of the acts or omissions of Brooklyn Center, its contractors or any subcontractor, including acts or omissions of their employees or agents, in connection with the performance of this Agreement. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which either party is entitled under Minnesota Statutes, Chapter 466, or otherwise. Neither party is agreeing to accept liability on behalf of the other party.

8. Term and Termination

This Agreement is effective as of the Effective Date indicated above and shall continue in effect for an initial term of five (5) years from that date. This Agreement shall automatically renew for successive five (5) year terms on the anniversary of the Effective Date, unless one of the parties provides written notice at least 120 days prior to the renewal date that it desires to terminate the Agreement. Either party may terminate this Agreement upon 120 days written notice of termination provided to the other party. However, no such non-renewal or termination shall be effective unless the parties have mutually agreed to a new division of maintenance responsibilities for the boundary streets that will go into effect upon the termination of this Agreement.

9. Miscellaneous Provisions

- a. The provisions of Minnesota Statutes, section 181.59 and of any applicable local ordinances relating to civil rights and discrimination shall be considered a part of this Agreement as if fully set forth herein.
- b. All accounts and records kept by Brooklyn Center and Brooklyn Park with respect to any of the items mentioned in this Agreement shall be subject to examinations by representatives of the respective parties.

- c. Data provided to either party or received from either party under this Agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- d. Before this agreement shall become binding and effective, it shall be approved by resolutions of the respective councils of the City of Brooklyn Center and the City of Brooklyn Park.
- e. The parties agree to comply with all laws, ordinances and regulations of Minnesota applicable to this Agreement and the construction of the Improvements. This Agreement shall be construed and enforced according to the laws of Minnesota.
- f. In the event that any provision of this Agreement is held to be invalid, illegal or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

IN TESTIMONY WHEREOF, the parties hereto have caused this Agreement to be executed in their behalf by their respective proper officers effective as of the Effective Date indicated above.

CITY OF BROOKLYN PARK

Mayor of Brooklyn Park

City Manager of Brooklyn Park

CITY OF BROOKLYN CENTER

Mayor of Brooklyn Center

City Manager of Brooklyn Center

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: Mike Marsh, Acting Public Works Director

BY: Mike Albers, P.E., City Engineer

SUBJECT: Resolution Declaring April 17-24, 2022, to be Community Cleanup Week

Requested Council Action:

- Motion to approve a resolution declaring April 17-24, 2022, as Community Cleanup Week.

Background:

Brooklyn Center will celebrate the 20th annual “Shingle Creek Cleanup”. Beginning Sunday, April 17, 2022, through Sunday, April 24, 2022, volunteers from Brooklyn Center will walk the banks of Shingle Creek, as well as City parks, trails and streets, picking up everything from pop cans and auto parts, to building materials and household appliances.

The Shingle Creek Cleanup meets one of the public involvement and participation requirements of the federally mandated National Pollutant Discharge Elimination System (NPDES) permit for Brooklyn Center. The event not only educates people that trash and other contaminants in the streets, parks and shorelines eventually end up in our lakes, rivers and streams, but also provides opportunities for the public to become involved in the protection of water quality. |

Many of the groups affiliated with the Brooklyn Center Adopt-a-Park/Trail/Street/Flower Garden Programs will concentrate on a cleanup of their assigned sites during the week. Groups and individuals not already connected with a park, trail or street will be assigned to a nearby park, creek, open space or parkway to pick up trash and debris. On Saturday, April 23, 2022, from 9:00 a.m. to 12:00 p.m. Brooklyn Center City officials and employees will be distributing trash bags, grabbers, safety vests and gloves as well as refreshments at Brooklyn Center’s Centennial Park Amphitheater to kick off the official cleanup and commemorate Earth Day. More than 50 volunteers are expected to participate in the week-long event.

Budget Issues:

Funding for the event is included in the 2022 budget under the Storm Drainage Utility operating budget.

Inclusive Community Engagement:

N/A

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description

Upload Date

Type

Resolution

4/6/2022

Cover Memo

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING APRIL 17-24, 2022, TO BE COMMUNITY CLEANUP WEEK

WHEREAS, The City of Brooklyn Center is dedicated to preserving and protecting the water resources in our watersheds; and

WHEREAS, Litter and trash can be washed into our lakes, rivers and streams, polluting the water and clogging the City's storm water drainage system; and

WHEREAS, Citizens can take an active role in protecting water resources by picking up litter and trash and keeping our streets, parks, neighborhoods and community clean; and

WHEREAS, The City of Brooklyn Center's annual event "Shingle Creek Cleanup" will take place April 23, 2022.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1. April 17-24, 2021, to be Community Cleanup Week.
2. The City Council hereby reaffirms its commitment to protecting and preserving our water resources and encourages residents, businesses and institutions to use the Community Cleanup Week 2021 to help prevent water pollution and preserve our watersheds by participating in the Shingle Creek Cleanup event or by using this time to pick up trash and cleanup our homes, businesses, streets, neighborhoods and community.

April 11, 2022

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: Mike Marsh, Acting Public Works Director

BY: Mike Albers, P.E., City Engineer

SUBJECT: Resolution Declaring April 22, 2022, as Earth Day in Brooklyn Center

Requested Council Action:

- Motion to approve a resolution declaring April 22, 2022, as Earth Day in Brooklyn Center.

Background:

The name and concept of Earth Day was pioneered in 1970 in the United States. It is an annual day on which events are held worldwide to demonstrate support for environmental protection. This day of nature's balance was later sanctioned in a Proclamation at the United Nations, eventually going international in 1990.

Today, more than 192 countries coordinate and celebrate Earth Day every year. Brooklyn Center recognizes Earth Day on Friday, April 22, 2022, by taking part in celebratory events such as the Community Cleanup.

The Shingle Creek Cleanup takes place on Saturday, April 23, 2022, from 9:00 a.m. to 12:00 p.m. and will commence by gathering at the Brooklyn Center's Centennial Park Amphitheater.

Budget Issues:

There are no budget issues to consider with this proclamation. Funding for the event is included in the 2022 budget under the Storm Drainage Utility operating budget.

Inclusive Community Engagement:

N/A

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/6/2022	Cover Memo

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION DECLARING APRIL 22, 2022, TO BE EARTH DAY IN
BROOKLYN CENTER

WHEREAS, a sound natural environment is the foundation of a healthy society
and a robust economy; and

WHEREAS, local communities can do much to reverse environmental
degradation and contribute to building a healthy society by addressing such issues
as energy conservation, waste prevention and sustainable practices; and

WHEREAS, Earth Day 2022 offers an unprecedented opportunity to commit to
building a healthy planet and flourishing communities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Brooklyn Center, Minnesota, that:

1. April 22, 2022, to be Earth Day in the City of Brooklyn Center.
2. The City of Brooklyn Center commits itself to undertaking programs and
projects that enhance the community's natural environment.
3. The City Council hereby reaffirms its commitment and encourages
residents, businesses and institutions to use Earth Day 2022 to celebrate the Earth
and to commit to building a sustainable society by initiating or expanding existing
programs which improve energy efficiency, reduce or prevent waste and promote
recycling.

April 11, 2022

Date

Mayor

ATTEST: _____

City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Council

SUBJECT: Proclamation Declaring March 26, 2022 as "Park Center High School Boys Basketball Team Day"

Requested Council Action:

- Read and approve the proclamation.

Background:

On Saturday, March 26, 2022, the Park Center High School Boys Basketball Team defeated Wayzata High School 58-53 to win the Class 4A championship game in the State Boys' Basketball Tournament.

Some of the players from the basketball team are residents of the City of Brooklyn Center.

The Cities of Brooklyn Center and Brooklyn Park (the Brooklyns), will both recognize the excellence in achievement by the players, coaches and fans. It is a proud moment for the City of Brooklyn Center.

Budget Issues:

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

ATTACHMENTS:

Description	Upload Date	Type
Proclamation	4/7/2022	Proclamation

PROCLAMATION

DECLARING APRIL 11, 2022 AS “PARK CENTER HIGH SCHOOL BOYS BASKETBALL TEAM DAY”

WHEREAS, the Park Center High School Boys Basketball team won the Minnesota State Boys Basketball Class 4A title on March 26, 2022; and

WHEREAS, the team completed the 2021-2022 season with 31 wins and 1 loss; and

WHEREAS, this was the first Boys Basketball State Title for Park Center High School in school history; and

WHEREAS, this talented team, with excellent coaching, hardworking student managers, and support of the school administration, students, families, and the entire community, excelled at the highest level; and

WHEREAS, Park Center High School is in the Osseo Area School District #279, includes portions of Brooklyn Center and Brooklyn Park; and

WHEREAS, some of the players and many of the students call Brooklyn Center home; and

WHEREAS, as Mayor of the City of Brooklyn Center, I acknowledge the successful season of the Park Center High School Boys Basketball team and how well they represented themselves on and off the court throughout the metro area, I deem it worthy that they are held up to inspire others.

NOW, THEREFORE, I, MIKE ELLIOTT, AS MAYOR OF THE CITY OF BROOKLYN CENTER, State of Minnesota, with the consent and support of the Brooklyn Center City Council, do hereby proclaim in recognition of an outstanding season and representing the school, the students and the community in a positive way, I, Michael Elliot, Mayor of the City of Brooklyn Center, do hereby proclaim April 11, 2022, as, “**Park Center High School Boys Basketball Team Day**” in the City of Brooklyn Center, Minnesota.

April 11, 2022

Date

Mayor

Council Members

ATTEST:

City Clerk

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Meg Beekman, Community Development Director

SUBJECT: Opportunity Site Pilot Project - Community Engagement Update

Requested Council Action:

~ Motion to accept the presentation

Background:

At the June 28, 2021, meeting, the City Council approved moving ahead with a community engagement process related to the Opportunity Site. The engagement process would focus on the initial pilot development project being led by developer Alatus. The engagement framework and narrative for the engagement process is attached to this memo.

The approved engagement process authorized staff to enter into contracts with up to 10 local community-based organizations to lead community engagement efforts. As part of this work, a citizen advisory taskforce was to be formed, which would distill the larger engagement efforts and work to identify a term sheet for the development, which would form the basis of a community benefits plan.

The city contracted with NEOO Partners to manage the engagement effort and provide technical assistance to the local community partners conducting the engagement work. In addition to leading their own community engagement efforts, ACER was contracted to form and facilitate the citizen advisory taskforce. The citizen advisory taskforce is tasked with receiving the engagement data from the community partners, distilling that information, and delivering to the City an equity development scorecard and a community benefits agreement based on the engagement work.

At the November 22, 2021, City Council meeting, NEOO Partners and ACER, Inc co-presented an update of the work to the City Council.

Much work has been accomplished since this process began in June. The community partners have been out in community door knocking, holding focus group sessions, and larger community listening sessions. The engagement work has been concluded and passed on to the citizen advisory taskforce. ACER has convened the citizen advisory taskforce and they have largely completed their work.

An April 19 meeting has been scheduled for the community partners to report out to community the results of their work.

For the April 11, City Council meeting, a select group of community partners will report out their findings to the City Council and present their final engagement report. The Council is being asked to accept the

engagement report.

Budget Issues:

There are no budget issues to consider

Inclusive Community Engagement:

This presentation is the culmination of four years of community engagement activities to ensure broad-reaching and representative input on this project to create a community-drive development which benefits current and future residents of Brooklyn Center

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

Inclusive Community Engagement

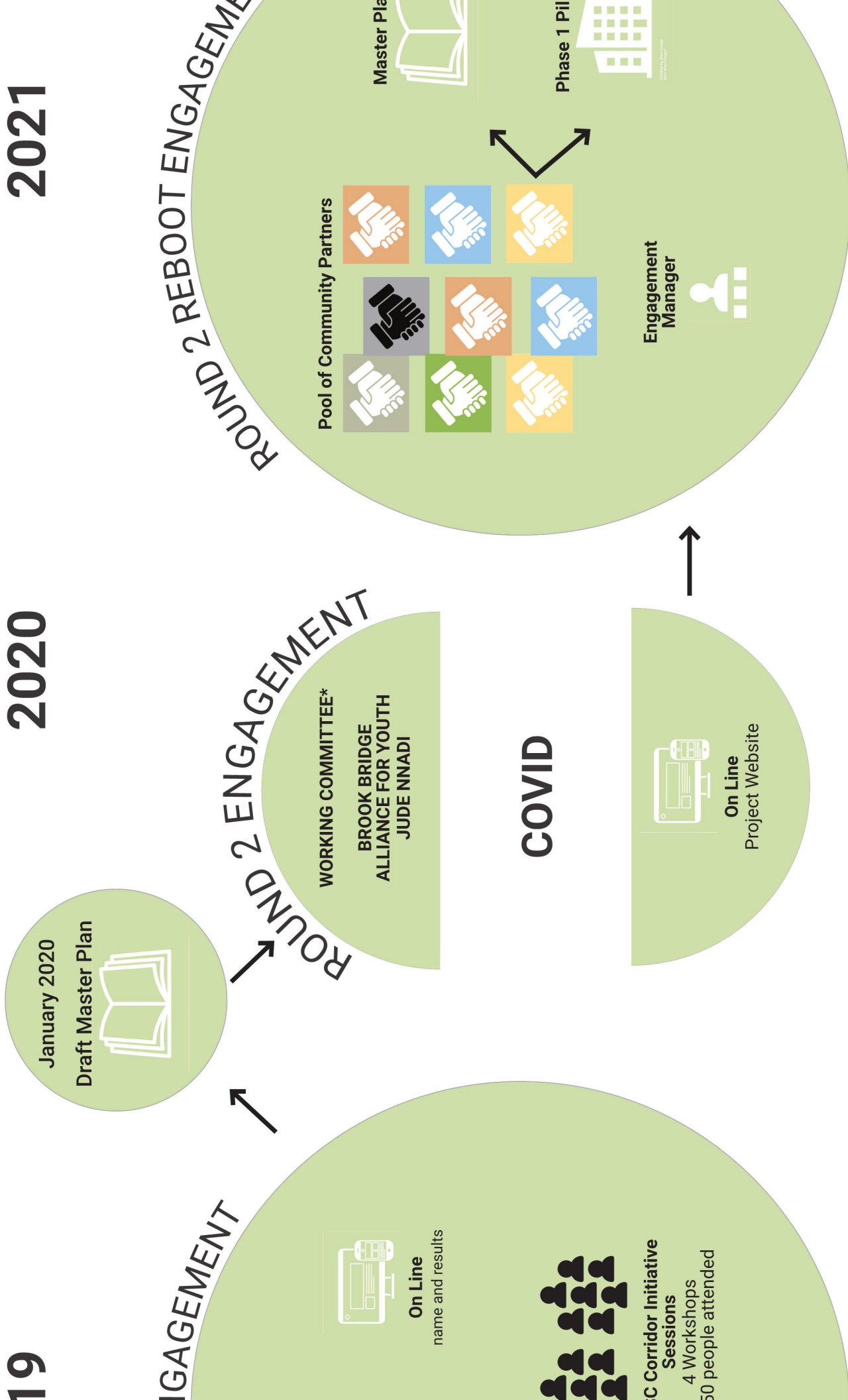
ATTACHMENTS:

Description	Upload Date	Type
Community Engagement Framework	11/16/2021	Backup Material
Community Engagement Narrative	11/16/2021	Backup Material
Opportunity Site Engagement Report	4/4/2022	Backup Material
powerpoint	4/12/2022	Presentation

19

2020

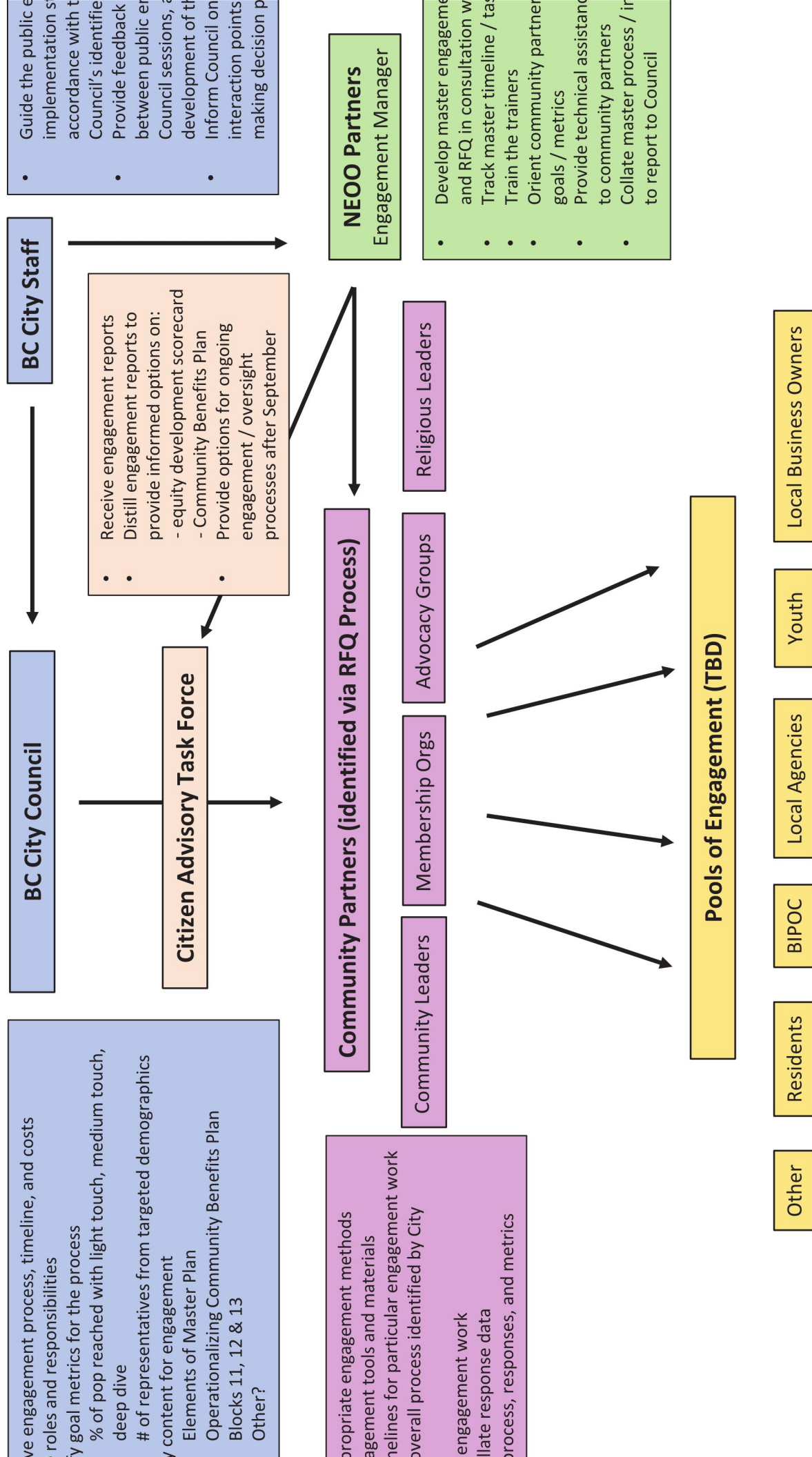
2021



RESULTS AND OUTCOMES

2500 direct engagements
140,000 website hits

*** Working Committee**
ACER, CAPI, OLM, LIBA, Alliance
for Metropolitan Stability, Brooklyn



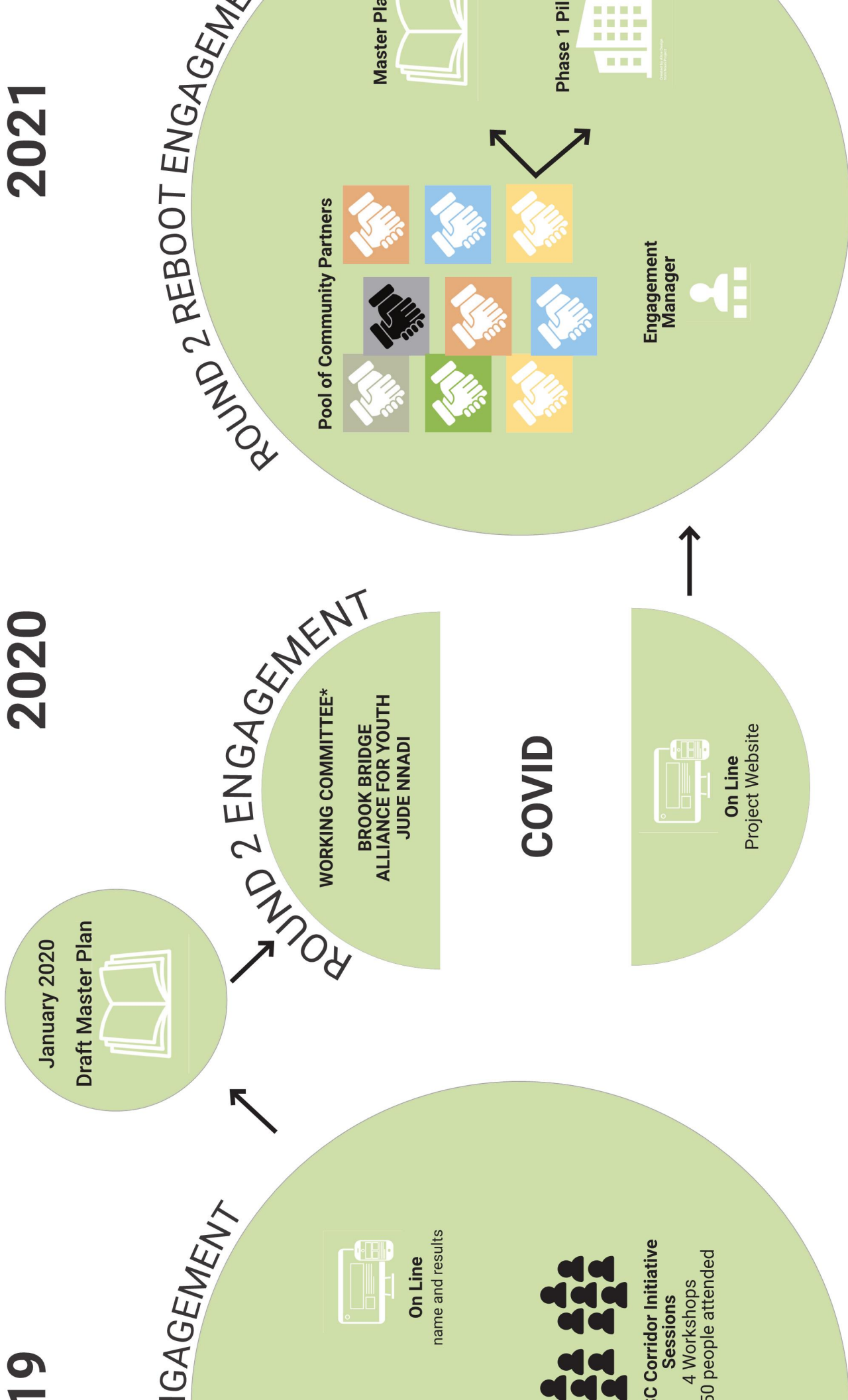
Potential Levels of Engagement / Methods

General informing w/ voluntary response) • Master Plan Website • Clearinghouse of information re: engagement work completed and in-process • Master Plan / Community Benefits • Invitation for comments via email or form • Book Live • Open House / City staff presentations / discussions from • Council work sessions • Collect public comments	Medium Touch (Targeted sharing w/ requested input) • Send mailers to addresses within X radius of the Opp Site ◦ Master Plan overview ◦ Link to City Master Plan Website ◦ QR code for survey • Convene online forums for residents / businesses within X radius of Opp Site ◦ Master Plan overview ◦ Gather individual comments ◦ Link to survey • Door knocking within X geography	Deep Dive (Targeted conversations to shape outcomes) • Host focus groups with identified / specified demographics • Questions / discussions around Master Plan Community Benefits • Attend specific community taskforce meetings to discuss questions, and gather input • School board • Chamber of commerce • Neighborhood associations • Rotary • Etc.
Public Engagement Content		
History • Land • Process • Master Plan • Phase 1	Master Plan • Uses • Process • Timing • Scale • Impact • Public Spaces • Programming	Community Benefits • Jobs • Housing • Parks • Infrastructure • Revenues • Entrepreneurship • Others?

19

2020

2021

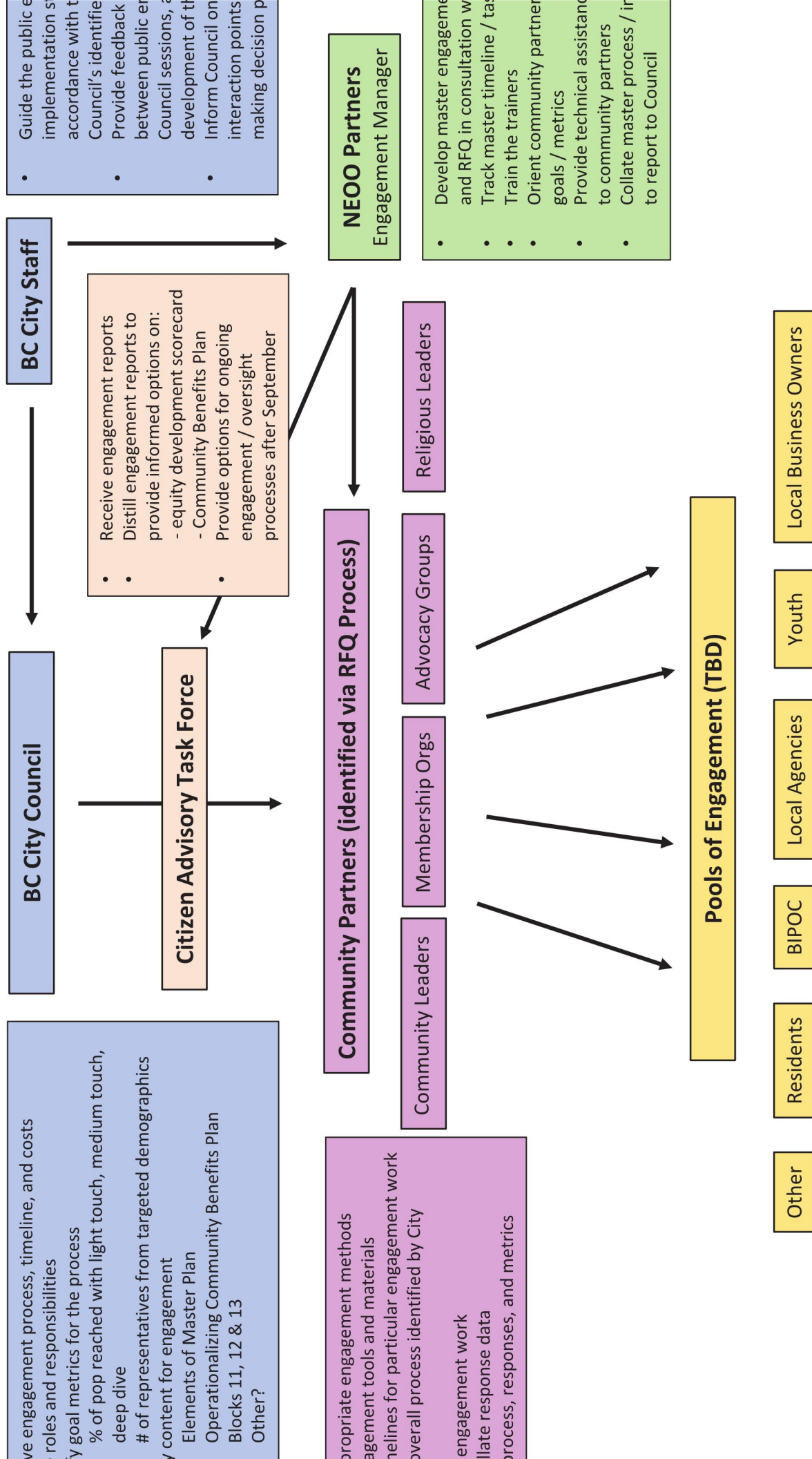


RESULTS AND OUTCOMES

2500 direct engagements
140,000 website hits

*** Working Committee**
ACER, CAPI, OLM, LIBA, Alliance
for Metropolitan Stability, Brooklyn

In Public Engagement Framework



Potential Levels of Engagement / Methods

General informing w/ voluntary response) • Master Plan Website • Clearinghouse of information re: engagement work completed and in-process • Master Plan / Community Benefits • Invitation for comments via email or form • Book Live • Open House / City staff presentations / discussions from • Council work sessions • Collect public comments	Medium Touch (Targeted sharing w/ requested input) • Send mailers to addresses within X radius of the Opp Site ◦ Master Plan overview ◦ Link to City Master Plan Website ◦ QR code for survey • Convene online forums for residents / businesses within X radius of Opp Site ◦ Master Plan overview ◦ Gather individual comments ◦ Link to survey • Door knocking within X geography	Deep Dive (Targeted conversations to shape outcomes) • Host focus groups with identified / specified demographics • Questions / discussions around Master Plan Community Benefits • Attend specific community taskforce meetings to discuss questions, and gather input • School board • Chamber of commerce • Neighborhood associations • Rotary • Etc.
History • Land • Process • Master Plan • Phase 1	Master Plan • Uses • Process • Timing • Scale • Impact • Public Spaces • Programming	Community Benefits • Jobs • Housing • Parks • Infrastructure • Revenues • Entrepreneurship • Others?

Public Engagement Content

PILOT OPPORTUNITY SITE ENGAGEMENT *REPORT*



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BROOKLYN CENTER OPPORTUNITY SITE

The Brooklyn Center Opportunity Site is an approximately 80-acre area the City of Brooklyn Center (“the City”) has identified for redevelopment as part of the Becoming Brooklyn Center Initiative—a collection of related activities that make progress toward the City’s vision of a thriving, diverse, safe, and inclusive community.

The goals of the Opportunity Site are to create a downtown center and signature destination that offers green space, is well maintained, and has appropriate amenities that will drive the City’s future economic growth, serving the entire community that calls Brooklyn Center home.

Additional benefits are intended to include:

- ✓ Increased tax base
- ✓ Benefit to community schools
- ✓ New parks and recreation amenities
- ✓ Increased shopping, dining, and entertainment options
- ✓ More housing options
- ✓ Spaces for local businesses
- ✓ Water quality improvements to Shingle Creek

The City elected to implement the Becoming Brooklyn Center Initiative through the development of the Opportunity Site Pilot Project. The project consists of a proposed development for approximately 15 acres of the Opportunity Site. The Pilot Project’s Development Team is led by Alatus, the development company working in partnership with Project for Pride in Living and Resurrecting Faith World Ministries. The proposed plan for the Pilot Project includes a mix of housing, small business incubator space, and community amenities such as an event center, public plaza, and public art.

The City created a pool of qualified Community Partners to lead and implement a variety of community engagement activities that will gather feedback and participation from target demographic groups in the Brooklyn Center community to respond to the Pilot Development Project in the City’s Opportunity Site.

Community Partners have led a wide variety of community engagement activities. The community feedback gathered through the engagement work led by the selected Community Partners will inform and shape the Pilot Project in a way that is authentically inclusive and representative of local community voices in the City. This engagement work around the Pilot Project will also inform and shape the community benefits requested from future public and private investments and a Community Benefits Plan, which will outline how the Opportunity Site as a whole can achieve identified metrics that will support local community thriving.

COMMUNITY ENGAGEMENT MANAGEMENT

NEOO Partners was selected to manage the community engagement process for the Brooklyn Center Pilot Opportunity Site. NEOO was tasked with developing an engagement process that was inclusive, representative of community voices, and collaborative, with a goal to interweave community inputs into the final development program and design. NEOO Partners was also tasked with identifying qualified community partners to carry out engagement activities for the Brooklyn Center Opportunity Site, outlining and coordinating the engagement process and providing guidance on best practices. Additionally, NEOO Partners was charged with managing the budget and other administrative duties.

As a firm that understands the intricacies of diverse communities combined with barriers that may exist due to culture, language, trust, and accessibility, NEOO Partners sought to develop a process that removed barriers and opened opportunities to learn from each other.



The premise was to identify community organizations in the Brooklyn Center community with a history of engaging the public in various issues that are affecting the community. From previous engagement attempts, NEOO learned that there was a level of distrust among certain community members due to misunderstandings, miscommunication, and a lack of engagement. To reverse the apathy in previous engagements, NEOO Partners and the City felt it necessary to have a process led by trusted community leaders.

Process of Selection

NEOO Partners worked with the City to develop a Request for Qualifications (RFQ) to solicit community partners to participate in the engagement process. Working with the client, NEOO Partners identified more than 20 community groups in the Brooklyn Center community and reached out directly to solicit participation. The RFQ was distributed on the City's website, on social media pages, and to local places of worship and schools.

The RFQ included information about the 15-acre pilot site, a description of community and engagement services needed, consulting services, reporting and presentation, key dates, and evaluation criteria.

| Community Outreach and Engagement Services

The ideal Community Partner was required to have the skills, experience, and existing relationships to help build relationships between the City and the most impacted target groups that have been historically marginalized and left out of traditional community engagement and public planning processes. In their role, the Community Partners were responsible for gathering input and feedback from a variety of community, public, private, and nonprofit voices and stakeholders through methods such as the following:

- ✓ Organizing, hosting, and facilitating community conversations
- ✓ Convening interviews and focus groups
- ✓ Conducting online, paper, and in-person surveys
- ✓ Using translation and/or interpretive services in targeted languages such as Spanish, Somali, Hmong, and West Africa Pidgin

| Consulting Services

The selected Community Partner was tasked with developing specific community engagement strategies that are culturally appropriate for the group being represented, including the following:

- ✓ Create an engagement plan that can be effectively executed and documented
- ✓ Oversee and implement the community engagement plan related to the specific target group
- ✓ Record and analyze community input and recommendations and develop a report of findings
- ✓ Develop and support communication plans by creating key messaging; developing flyers, mailers, and other written communications; and advertising using print, social media, press, radio, and other outlets

| Reporting and Presentation

The Community Partner was required to provide regular updates to City staff, the City's Community Engagement Manager, and the Pilot Project Development Team through periodic check-in meetings, and provide reports and summary information related to the nature, timing, and methods of engagement as requested. The Community Partner will also deliver summaries of the stakeholder feedback it gathers from meetings, interviews, surveys, or other methods of community engagement.

The RFQ was released in spring 2021. Approximately 15 community organizations submitted their qualifications. NEOO Partners reviewed each submission and interviewed each community member to better understand their qualifications.

The results of reviewing the submissions and interviews revealed that a number of organizations were heavily skilled in one or more of the areas and lacked engagement skills in another area. NEOO released a second proposal that encouraged combining teams that met the necessary criteria in order to carry out complete engagement activities. Teams were to be skilled in door-knocking, facilitating town halls and focus groups, and distributing and collecting surveys. The teams were asked to submit a budget that was equivalent to the engagement tasks they were to perform. Many of the community organizations combined into teams. There were seven submittals and represented communities across the African diaspora, the Hmong community, business groups, and youth groups. The cumulative budget request was \$423,000. Working with the community partners, NEOO Partners was able to right size the cumulative budget to \$300,000. Each community group was tasked with engagement activities that represented the skills of their teams. Some of the community partners only performed door-knocking, while others did a combination of town hall meetings, focus groups, and door-knocking. The average size of the contract was approximately \$33,000.

Engagement Strategy

Community Partners were selected to lead and implement a variety of community engagement activities that resulted in feedback and participation from target demographic groups in the Brooklyn Center community regarding the Opportunity Site Pilot Project. Community Partners were given the autonomy to carry out engagement activities that best fit the needs of their communities. For example, some community partners were tasked with door-knocking. The approach to door-knocking varied greatly among community partners. Some community partners set up one-on-one meetings with community members to discuss the survey and then completed it on their behalf, sometimes virtually and other times face to face. Others canvassed neighborhoods and randomly knocked on doors. The goal was to not create a one-size-fits-all engagement activity. Below is a chart that describes the activities, outcomes, and hours allocated for each Community Partner.



Description of Community Partners' Activities Outcomes and Objectives

#	Community Partner Name	Activities	Docket Number	# of Hours Allocated for Staff & Leadership
1	MN Zen Zog	- Door-knocking (200) - Material translation services - Town hall session (3) - Cultural event tagalongs (3) - Social media post and ads (12) - Asian business focus group (50)	- Reach 200 addresses door to door - Translate all public materials into Hmong - Host three culturally specific town hall sessions - Attend up to three cultural events to share information about the project - Reach 50,000 through social media targeted ads - Conduct business focus group interviews with 25 Asian businesses - Translation - Food	500
2	LIBA	- Business roundtable – town hall session (2) - Business technical assistance (10) (prep for opportunities)	- Convene 50 business leaders to discuss the Opportunity Site and engage in ways for them to be included economically (3) - Provide technical assistance (preparation) to 10 businesses (30 hours each) for opportunities with the Opportunity Site	350
3	MAC	- Door-knocking (1,000) - Town hall session (4) - Culturally specific community meetings (6)	- Reach 1,000 people door to door - Conduct 4 large cross-cultural town hall meetings - Conduct 8 culturally specific focus groups - Reach 50,000 through social media	500
4	MAU	Focus groups (12)	Conduct 12 focus groups in the MAU community	95

5	ACER	1. Door-knocking (200) 2. Material translation services 3. Town hall session (3) 4. Cultural event tagalongs (3) 5. Social media post and ads (12) 6. Asian business focus group (50)	1. Manage the day-to-day of the Community Task Force 2. Select Community Task Force 3. Provide written report for all engagement to City Council 4. Provide written community benefits plan back to City Council	350
6	BBA	1. Business roundtable – town hall session (2) 2. Business technical assistance (10) (prep for opportunities)	1. Conduct 20 youth focus groups with high school students who live in Brooklyn Center 2. Reach 400 youth who live in the City of Brooklyn Center	350
7	Task Force	1. Door-knocking (1,000) 2. Town hall session (4) 3. Culturally specific community meetings (6)	1. Task force to review community engagement materials collected 2. Provide recommendations and framework for community benefits agreement	355
8	NEOO	1. Engagement manager of entire framework 2. Quality control 3. Technical assistance to community partners 4. General community engagement city-wide	1. General supervision 2. Door-knocking 300 residents 3. Project meeting attendance across all community partners 4. Finalize graphic report for council approval 5. Negotiate community benefits agreement with Development Team 6. Reach 100,000 people on social media	65
	Total			2565
	Total sans NEOO			2500

| Project Management Meeting Type

Community Partner Meeting

Representatives from each of the seven community organizations met collectively with the Project Engagement Manager and the City Planning Director. While only one member from each community group was required to attend the meetings, the meetings were often made up of the leaders and support staff. The average meeting had 25 participants. The meetings were held monthly and served as an opportunity for community partners to provide feedback on their engagement activities. During the Community Partners' meetings, each community organization reported their successes and challenges. Those with challenges were provided with advice from the engagement manager and other community partners on how to address the challenges they faced.

The most requested assistance was for how to increase community participation. COVID-19 impacted traditional engagement activities such as in-person meetings. Suggestions included increasing the use of social media to advertise for events, posting on the City's website, sending email blasts to existing list serves, and partnering with other community events. Virtual meetings were the leading type of engagement activities. However, organizations such as MN Zeg Zo held cultural and social events they felt would garner more engagement than virtual meetings. At these events they set up tables to collect surveys as part of the sign-in process or to receive event swag. Food and gift cards were also used to incentivize attendance among many of the groups.

As the project progressed, two recurring themes arose that Community Partners were hearing in the community. Community members across the City had concerns regarding safety and ownership of assets in the final development, particularly around the incubator space.

During the September 2021 community meeting, the Brooklyn Center Chief of Police and a community police officer joined the Community Partners' meetings to solicit concerns about safety. Many of the Community Partners expressed that having a closer relationship with the police department could help curtail criminal activity and called for a safety plan to address installing more lighting and cameras and promoting relationship building between the community and the police department.

During the October 2021 Community Partners' meeting, a discussion was held on the need for the incubator space and interest in owning space. The Community Partners wanted to better understand how they could own space. Representatives from the Alatus team were present to hear their interests, but no discussion was held regarding next steps. However, a second phase of engagement activities has been planned that will solicit comments from Community Partners on the design of the space. The incubator engagement process for design will begin in February 2022.

Meeting with Task Force

The Task Force was devised to develop a community benefits plan utilizing the input gathered during the community partner engagement activities. The community benefits plan is an agreement between the City and the community that reflects what the community and City government mutually desire to see developed at the Opportunity Site. The plan is meant to serve as not only a policy document for future development but also a contractual agreement between the citizens and the City government to ensure that the plan does not deviate from its original intent.

The Task Force is made up of 12 members from the community. Applications to serve on the Task Force went through ACER, a local community-centered organization that worked hand-in-hand with the Task Force.



Meeting with the Development Team

Alatus is the chosen developer for the first phase of the Opportunity Site. As a priority for the City, input from community engagement activities would be used to inform the program and design of the Opportunity Site. The Development Team met monthly with the Community Partners to hear feedback received from engagement activities and demonstrate how their input was being used in the development.

Input from community engagement informed the development in several ways. The development will provide opportunities for new, affordable housing for Brooklyn Center residents so they won't be displaced. In our selection for a general contractor (GC), the utilization of BIPOC GCs, subs, and labor is a high priority for us, and our track record in this regard is very good. Our residents frequently don't have access to cars and certainly don't have multiple cars, so public transit and walkability are high priorities for us as well. The proximity and availability of child- and family-friendly amenity spaces are also of value, and the design includes many of those, including multiple opportunities for public art. That said, ownership and the wealth-building opportunity that presents should probably be incorporated into the next phase of the development. We are listening.

The original plan for affordable housing was affordable housing.

Resources Provided

The community engagement technique that was employed was designed to gather feedback from the community using trusted community leaders who already had existing relationships with the community. In a community as diverse as Brooklyn Center with more than xxx ethnic groups, it was important to the City to remove any barriers that could have prevented input gathered, including barriers regarding information about the Opportunity Site, lack of real estate development knowledge among the community partners, and technical assistance. The community engagement manager worked hand-in-hand to provide assistance through the following:

- ✓ One-on-one meetings
- ✓ Guides of what to focus on
- ✓ Background information about the project
- ✓ Meetings with the Development Team
- ✓ Depository with examples
- ✓ Peer-to-peer support (community partners were encouraged to share their best practices with each other, and many used what was shared).

Summary of Community Engagement Activities

The Community Partners took part in various engagement activities, including door-knocking, focus groups, virtual and in-person town hall meetings, and surveys. Despite the engagement technique, a recurring theme was found throughout the community. Each community expressed a high level of need for affordable housing, home ownership opportunities, safety, incubator space, cultural and outdoor space, more international market spaces particularly for food, and art reflective of their diverse community. Collectively, the Community Partners engaged nearly 2,000 Brooklyn Center residents and more than 60 businesses. The following report details their engagement activities and provides community feedback regarding desired community benefits, concerns, and opportunities.

ABOUT OUR COMMUNITY PARTNERS

| MN Zej Zog

MN Zej Zog empowers the Hmong community by nurturing the Hmong language, healing through the arts and wellness, and education across generations.

What We Do at MN Zej Zog

[MN Zej Zog](#) grew out of extended grassroots efforts over the last decade and finally turned our passionate work into a nonprofit in 2020. The [board](#) at MN Zej Zog is 90% Hmong-led, made up of dedicated educators, parents, and youth leaders. Our grassroots network has more than 200 Hmong professionals and has impacted more than 10,000 Hmong people across the United States for the last decade. Our collaborations among six primarily volunteer-based programs emerged in response to direct calls from Hmong youth, parents, and educators for resources related to [Hmong language revitalization](#) through Hmong language and culture education ([National Coalition of Hmong Language Educators](#)), Hmong arts and cultural education (Voice and Power with the Arts), Hmong youth leadership and power-building (C.L.I.M.B. Youth Program), Hmong community mental health and wellness education ([Project Tshav Ntuj](#)), Hmong MN Educators Support ([MN Hmong Educators Coalition](#)), and our most recent initiative (Making the Brooklyns Our Home). The thread that connects these efforts is recognition of the power and impact of Hmong language and culture revitalization and sustainability in recognizing and healing the mental and emotional impacts of intergenerational traumas experienced by the Hmong community's survival of genocide, family separations through refugee displacements, and socioeconomic and racial barriers experienced as multilingual immigrant people of color in the United States.

MN Zej Zog's primary concern is bringing Hmong community visions for social transformation to life by supporting community-driven initiatives and leveraging the extensive social fabric of the Hmong community to organize, communicate, teach, and strengthen in ways that support Hmong language and cultural knowledge, hope, healing, and mental-emotional wellness.

Some of our 2021 activities to create social transformational changes this year include national and local initiatives—arts and healing sessions, virtual Hmong film showing, healthy eating at the Brooklyn Center Thursday Farmers’ Market, virtual kwv txhiaj/lug txhaj class, national professional development training on Hmong Ethnic Studies and Hmong Leng/Ntsuab curriculum, collaboration with the City of Brooklyn Center and Brooklyn Park to make the Brooklyns more like home to the Hmong people, Hmong New Year celebration in Brooklyn Park, QPR training, a virtual mental health concert, and more.

Furthermore, MN Zej Zog’s community organizing efforts leverage the commitments shown across the community, led by Hmong community member leaders who have long-standing relationships with and investment from youth, parents, and educators to shift narratives and make changes to the fabric of inequality and harms the Hmong community has experienced since being settled as refugees in the United States. Nonetheless, the connecting thread of these is the role of language revitalization and reclaiming cultural knowledge. Not only is bilingualism and intercultural knowledge kept strong in the community, they also create space to recognize the mental health impacts of intergenerational trauma in the community because Hmong educators and parents are the first line for identifying warning signs and efforts to self-medicate.

Our Whys

When MN Zej Zog was approached with the task of taking on this project, our hearts knew it was the right thing. With the large number of our board living in the Brooklyns or having made Brooklyn Center their homes in the past, we had a strong commitment with ties to the City and knew the rich assets of the Hmong-American and Asian-American communities that reside in Brooklyn Center.

MIND

Minnesota Institute for Nigerian Development

The Minnesota Institute for Nigerian Development (MIND) represents all Nigerians in the state of Minnesota. While it is common to see other organizations in the Nigerian community, they represent different ethnic groups. The country of Nigeria is made up of more than 250 languages and dialects, so it is not surprising to see organizations represent some of those ethnic groups. However, MIND is the umbrella organization that represents all Nigerians with all its ethnic groups. It is estimated that 15,000–20,000 Nigerians call Minnesota home. About a third of this population live, work, play, or have businesses in Brooklyn Center and Brooklyn Park. We as a community interact with both cities due to their proximity.

Because of the number of Nigerians who reside in Brooklyn Center and Brooklyn Park, many activities are hosted there, be it sports tournaments, parties, or shopping. Our culture, tradition, and way of life dictate that we gravitate to where our people are. The Brooks, as we call Brooklyn Park and Brooklyn Center, have a vibrant Nigerian community. Perhaps this is one reason we partnered with Brooklyn Center to facilitate and engage our Nigerian community in the development of the proposed Opportunity Site. With this new development, we believe that more of our Nigerian families will move to live, work, or have a business in Brooklyn Center.

MIND's Objectives and Reasons for Participating in the Opportunity Site Project

Nigeria is a country of cultural, ethnic, and religious complexities. It is the harem of natural and human resources with vegetation that is very diverse and inhabitants who number more than 200 million and speak well over 500 languages and dialects. Abroad, it seems as though the only thing connecting people of this great country is their common passport as Nigerians. It became very apparent, therefore, that these people must connect in this foreign land, especially because others (governments and other parastatals) see us as one people from the same continent, same country, and same race. We also noticed that many Nigerian organizations were springing up based on their ethnic or tribal lineage, making it almost impossible for us as people from the same country to come together as one.

Further, this division was causing a rift between us, a rift that was defined by ethnic and religious undertones. Nigerians were getting further and further apart as the need for us to come together became more and more imperative. At the start of the 1980s, a group of well-meaning Nigerians who were eager to bring all Nigerians of different creeds and languages under one umbrella in Minnesota came together to form what is now known as the Minnesota Institute for Nigerian Development (MIND). The organization became the great connector and unifier of all Nigerians, friends of Nigerians, and their affiliates in Minnesota. Giving the organization a name like "institute" for development makes it all the more important to see it also as a learning institution where we learn more about one another, our language, our cultures, our norms, and our traditions, and to support the growth and development of all Nigerians.

This umbrella organization for all Nigerians then became the unifier and also the clearing house for everything Nigerian. MIND is a 501(c)(3) nonprofit organization established in 1988 and officially registered with the state of Minnesota in 1994. The organization now draws its membership from all Nigerian ethnic and cultural groups living in Minnesota. Membership could be individual or representative of other subcultural organizations. Although membership is open to every Nigerian in Minnesota, the organization draws from the community that comprises academia, educators, physicians, nurses, entrepreneurs, administrators, and, of course, college students, to mention a few. The organization's members have laudable human capital and experiences they pull together to tackle community challenges as they arise.

Its purpose is defined through its mission and vision statements. Its mission is to provide a platform that allows Nigerians and other groups to become productive citizens culturally and economically. Its vision is to be the umbrella organization for Nigerians in Minnesota that fosters unity through social, educational, and economic development.

| Minnesota Africans United

Minnesota Africans United was started in 2017 after several years of seeing that support, education, and empowerment were needed in the African immigrant community in Minnesota. Our first meeting brought leaders from 26 African countries to discuss the importance of an umbrella organization that would work to represent the needs of the 54 countries represented in Minnesota and strengthen their communities. These leaders brought knowledge and energy to help build this organization for Africans who now call Minnesota home.

Soon after, Minnesota Africans United was created. It is an umbrella organization for African immigrants in the state. As the organization has grown, it has become a unifying force for African immigrants, centering on closing the many racial inequity gaps that burden the state such as housing stability, workforce, and economic development, which is the engine of wealth building for our community. Our work is simple: we create opportunities for African immigrants to succeed in life through local and national partnerships. It is our goal to unite and bring prosperity to African immigrants in Minnesota by helping close the opportunity gap, provide small business development opportunities, cultivate and develop African leaders in the community, maintain cultural traditions, and leverage resources to improve Minnesota as a whole.

We are interested in working on the Opportunity Site because we know there are thousands of African immigrants who live in Brooklyn Center, and we want to make sure their voices are heard. Our ultimate goal is to engage the community so everyone will understand there will be a place that will offer opportunity in Brooklyn Center that may lead to jobs, business startups, housing development, enjoyment, and networking.

| Minnesota African Coalition (MAC)

We started the Minnesota African Coalition to close the communication and resource gap between our community and the rest of Americans. We believe that building the capacity of African immigrant businesses and nonprofit organizations will position our community to utilize the opportunities available to them to live the American dream.

Our mission is to:

- ☑ Become the development and empowerment tool for every Minnesotan, especially African immigrants, to live a fulfilling and satisfying life in the United States.
- ☑ Represent a collection of various minority as well as immigrant-owned enterprises from the African diaspora.
- ☑ Support African organizations in Minnesota through the Africa Resource Center (ARC), improve the life of every African in this great state, and empower us to contribute our full potential to the community development where we reside.

MAC has evolved to be a reliable partner with the City of Brooklyn Center and a fierce advocate of the marginalized communities in the city. MAC has hands-on experience working with African immigrant community groups that have been historically marginalized and left out of traditional community engagement and public planning processes. We have built trust with these communities through continuous collaboration and interactions with community organizations, businesses, individuals, troubled youths, concerned mothers, single moms, leaders, and involvement in small and big community-based projects.

We have partnered with church leaders, community-based group leaders, and other nonprofit organization leaders in the African immigrant communities to reach out to the underserved and underprivileged members of these communities. In this project, MAC collaborated with OLM, Mwanyagetinge, and Paadio for the deliverables.

We have participated in volunteering for the Opportunity Site in the past two years. We volunteered extensively in the drafting of the Master Plan and made considerable input to shape the outcomes. We believe that underrepresented communities should have adequate access and opportunity to participate in life-changing developments such as the Opportunity Site. We not only participated in the project but also were instrumental in bringing in other organizations to team up and do this project. That helped the City reduce duplication and redundancy.

LIBA

The Liberian Business Association in the diaspora was founded to aid, counsel, assist, and protect the interests of small and micro businesses while working to preserve free competitive enterprise. We engage in advocacy, partnerships, and projects that promote entrepreneurship, build business capacities, and foster dialogues on economic development and private sector issues and challenges with the goal of promoting solutions and best practices that lead to sustained economic growth and private sector empowerment.

LIBA works with minority businesses, especially African immigrant small and micro businesses nationwide. The African immigrant community is an emerging community in the northwest suburbs, and many LIBA members are African immigrant businesses. Brooklyn Center is home to many of these businesses. For example, the 3300 building on County Road 10, the 5701 building, and the 5901 building are host to most of the African immigrant businesses. Apart from the businesses with office spaces, the retail businesses stand to benefit from the Opportunity Site Project since most of the spaces in those buildings were not meant for the kind of retail currently there.

LIBA was started in 2007 in Maryland. The Liberian immigrant population began to increase in both the DMV area and Minnesota. A small group of Liberian business owners came together to form an association to do three things: identify all Liberian-owned businesses in the diaspora, share resources and best practices among members, and leverage the collective potential.

From 2007 to 2015, the association struggled to identify resources to carry on its work. In 2016, the leadership decided to reconvene and reestablish its headquarters in Minneapolis, Minnesota, with the same objectives and focus. The difference this time was that Minnesota hosted the largest concentration of Liberians in the diaspora.

Although Liberians were the largest African immigrant community in the northwest suburb, LIBA recognized the need to open its doors to other African immigrant and minority business communities. Though LIBA still maintains the name, the association is open to all minority businesses in the country.

The mission of LIBA is to aid, counsel, assist, and protect the interests of small and micro businesses while working to preserve free competitive enterprise. We engage in advocacy, partnerships, and projects that promote entrepreneurship; build business capacities; and foster dialogues on economic development and private sector issues and challenges, with the goal of promoting solutions and best practices that lead to sustained economic growth and private sector empowerment.

LIBA's goal of working with the City of Brooklyn Center regarding the Opportunity Site is simple: LIBA believes in the process and understands the benefits this opportunity brings to both the City and the business community. When asked by the City to do the promotional video, LIBA Executive Director Jackson George agreed and produced what is now the video the City is using to promote the project.

LIBA enjoys a partnership with the City and sees the City as the fair and equitable partner. This project is rich with LIBA participation.

Brooklyn Bridge Youth Alliance

The Brooklyn Bridge Alliance for Youth (BBAY) is a quasi-governmental intermediary organization formed in 2013 by nine public partners that serve youth in Brooklyn Park and Brooklyn Center. Much of our youth engagement work is shaped by your Youth and Community Engagement Policy and our efforts in assessing and evaluating the needs of young people in Brooklyn Center and Brooklyn Park. Our interest in this work stems from the large potential impact that development can have for youth in our communities. We were also invited by the City of Brooklyn Center to engage with youth populations within Brooklyn Center to further inform the development of the proposed Brooklyn Center Downtown Masterplan.

This work was a direct continuation from previous engagement efforts completed by the BBAY during the Fall of 2019 where we asked the central question, “What do you want to see in Brooklyn Center in 2040 that would help you reach your fullest potential, stay in Brooklyn Center and build an awesome city?” The following list below were four major themes that emerged from those initial efforts.

2019 Themes:

- ✓ Investing more funds into schools and education
- ✓ Expanded Retail and Entertainment Options
- ✓ Affordable housing opportunities and expanded housing
- ✓ Community Spaces for Youth and Families to bond

During our time with these students, we silently noticed a disconnect between their uninhibited desire for development that included retail and corporate eating options and their strong importance around affordable and expanded housing for community members. We realized that these students were uninformed around the potential housing inequities that can arise from development. To address this potential issue for this iteration of engagement, we shifted our approach to focus on community- and relationship-building with the youth we were engaging with. This was partly so we could have more time with youth to inform students on the potential impacts of development (both negative and positive), but also to understand our youth community-members at a deeper level beyond going to them and asking about their opinions on the proposed masterplan. We wanted to be able to build a foundation of trust and belonging as it was important to us that they felt received, seen, and comfortable.

Our engagement with youth was made possible through strong partnerships with Brooklyn Center Community Schools Independent School District 286. Special thanks to Dr. Constance Robinson, Longkee Vang, Megan Custer, Andrea Guinn, Lauren Fairlie, Angel Smaller, Jacqueline Hayden, Choua Lee, and other staff at both the Brooklyn Center Early College Academy and Brooklyn Center Secondary School for enabling us to do successful outreach. Alongside that strong partnership was the strong work from our summer youth interns, Shreya Bika (Champlin Park Senior High), Kai Johnson (Brooklyn Center Secondary School), Joana Enriquez Lopez (Brooklyn Center Secondary School), and Mercy Nyamao (Osseo Senior High) who helped with initial outreach and design of the engagement approach. Lastly, special thanks to Community Mediation and Restorative Services (CMRS) for providing meaningful training in healing and community circles.

COMMUNITY MAKE-UP

| The Hmong in Brooklyn Center

In the mid-1970s to the late 1980s, several hundred Hmong families settled in Minnesota throughout the St. Paul and Minneapolis areas. The Hmong families who settled in Minneapolis primarily lived in North Minneapolis in the projects or Section 8 housing. Many Hmong households consisted of multi-generational members along with both immediate and extended families. They did this to help save money and help each other get ahead. Over the last two decades, many Hmong families were in search of better neighborhoods to raise their families as families moved up in socioeconomic status and/or the City of Minneapolis no longer met their social and community needs. These needs caused many families to move into the Brooklyn Center and Brooklyn Park areas in the late 1990s since the homes were affordable and rambler homes met the needs of one-level living spaces. Today many families who moved to the area more than 20 years ago still reside in Brooklyn Center. Currently, the City of Brooklyn Center has an Asian population of 16%; we believe Hmong is the majority ethnicity represented in that total population.

| MIND

The approximately 15,000–20,000 Nigerians in Minnesota seem to be gravitating to the Brooks as a viable option for housing, shopping, and business destination. As a result, it is our humble ambition to be part of this wonderful and potentially rewarding endeavor to work on the Opportunity Site. It will not only be beneficial for Nigerians in Brooklyn Center but it will also draw more Nigerians to this very warm, welcoming City that many are already calling home.



Minnesota Africans United

Minnesota Africans United is focused on engagement with the African immigrant community in Brooklyn Center. According to national data, there are roughly 8,700 black or African American residents who live in Brooklyn Center; we expect a third of those are African immigrants. Liberians, Kenyans, Nigerians, Somalis, Guineas, Ethiopians, Ghanians, and Gambians are the most represented African countries in Brooklyn Center. These individuals are well-established in Brooklyn Center, and many own their homes, small businesses, and restaurants. Many are devoted to their religion, representing Catholics, Muslims, Pentecostals, and non-denominational groups. Many work in healthcare and hold a variety of positions. Others are entrepreneurs. They like to socialize and attend or host events focused on their traditional cultures through food, dance, and entertainment. Many speak their African dialect in their households and in public among themselves. Many speak broken English, thus creating a language barrier with other cultures in the community. Many enjoy sharing about their lives on social media. Their preferred social media app is WhatsApp, and they have many friends and family groups on the app. They are proud of their children. They value family, eating together, and sharing with one another. It is often known that these communities engage and support each other first. Children call those who are older their aunties and uncles, whether they are blood related or not.

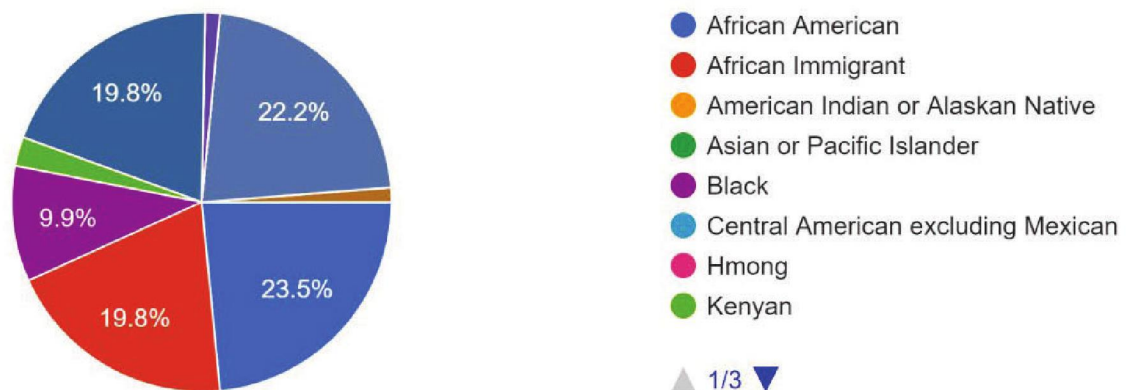
Minnesota African Coalition

Our Opportunity Site engagement in Brooklyn Center focused on the African immigrant community. According to Census.gov, blacks make up almost a third of the entire population of the City at 29%. Although we do not have an exact number of African immigrant population in this mix, we believe it is substantial.

In our remarkable survey for the Opportunity Site, out of 85 respondents, 23.5% identified as African American, 22.2% as whites, 20% as African immigrants, 20% as Liberians, and 10% as blacks.

Race: please check the boxes that describe you

81 responses



African immigrants like to socialize and use any opportunity to throw parties such as birthdays, naming ceremonies, baby showers, wake keeping, and weddings. They send for parents who visit from Africa, fundraise, and plan anything you can think of. That is why there was strong interest in the Opportunity Site.

The average income of blacks in the City is \$36,000, which is substantially less than white income in the City. From the work of NEOO Partners and ACER Inc. on the Brooklyn Center Entrepreneurship Market Strategy, “more than 50% of the occupied units paying rent in Brooklyn Center pay 30% or greater of their housing income on rent.” That is why the Opportunity Site is so important since it will provide housing choices that are affordable and accessible to low-income renters. Another important characteristic of African immigrants is the desire to own houses. From our online survey, door-knocking, focus groups, and town hall meetings, it was a recurring theme—how to own a house in the Opportunity Site. Although the Opportunity Site Pilot Project does not include housing development for ownership, it is important for the City to incorporate a home ownership model in the context of the development plan in the Opportunity Site.

| LIBRA

The Liberian community has over 40,000 Liberians in the state of Minnesota and approximately 150 businesses in the LIBA network. Within the LIBA network Africans speak over 300 languages including 16 Liberian languages, Over 78 Nigerian languages, Cameroon, Ivory Coast, Sierra Leone, Ghana, Togo, Guinea.

| Brooklyn Bridge Youth Alliance

Brooklyn Center is rich in diversity especially amongst cities in the state of Minnesota, with more than 55% of its population of 33,700 comprised of residents of Color (US Census, 2020). This is enriched further with the youth population of 9,700, where 70% of youth under the ages of 18 are youth of Color (American Community Survey, 2014). Many of these youth are first-generation or second-generation students who may also speak other languages at home such as Oromo, Swahili, Somali, Spanish, Hmong, Lao, Vietnamese

ENGAGEMENT ACTIVITIES AND FEEDBACK

MN ZEG ZOG

Door Knocking

From October 16 to November 6, 2021, from the fall weather to colder November temperatures, our team of three staff walked through the streets of Brooklyn Center to speak to 216 Hmong households, with a 60% success rate of speaking to residents. We had strategies in place to ensure that we hit the numbers needed in the time frame given. We learned that the majority of Hmong resided in the Brooklyn Boulevard and 63rd corridor of Brooklyn Center. Here's what we asked adults we spoke to who ranged in age from their 20s to their 60s:

The Questions

Typical Door Knocking questions asked (5-45 minutes interviews - 100+ conversations out of est 200+)

- Have you heard about the new Downtown BC is building?
- A little bit about MZZ
- What do you think about a new Downtown?
- How long have you lived in BC?
- Rent/Own?
- Where do you shop?
- What stores would you like to see in BC?
- Business opportunities/Event Center
- Concerns you have for this new DT?
- How do you feel about safety? in BC in general? Safety at the new DT?
- What do you think about parks?
- Schools your kids to?
- Who's in your family?

In homes that did not open doors but were home to residents who were not home, we left Opportunity Site materials with translations and information on how they can follow up with our organization if needed. With COVID-19, we know that some families are hesitant to open doors to strangers who are wearing masks.

Responses – Door-Knocking

- ✓ 99% of residents have not heard about the Opportunity Site (OS)
- ✓ 95% positive feedback about the OS; excitement for the new development
- ✓ Some worry about:
 1. Safety in the City and how to keep up with safety with the new downtown
 2. Affordable housing may increase possible rise in crimes from inner city
 3. Traffic control – residents were worried that the streets are currently not big enough to sustain the projected traffic and wondered what the City’s plans are for this
- ✓ Excitement about:
 1. The opportunities for home business owners to thrive and own their own business. How will the OS impact current businesses?
 2. Event center – needs of the diverse community in a space large enough to fit friends, families, and community; love the idea of allowing caterers from the community
 3. Opportunities for the Hmong in St. Paul who need affordable housing so they can move to Brooklyn Center
 4. Possible new and more diverse retail shops and restaurants that are more representative of the residents of Brooklyn Center
- ✓ **Retirement:** Hard for working class parents to see when they can retire, but most likely they will retire near their children or in the South where the temperatures are warmer.
- ✓ Many are long-time residents who are going nowhere because Brooklyn Center is home; however, they would like the City to make improvements and investments by developing and having opportunities for engagement, including:
 1. Positive relationships with law enforcement
 2. Workshops offered by the City to help homeowners with programs, loans, and potential hazards (mold, asbestos, etc.)
 3. A large percentage of elementary age students in Hmong charter schools and their parents would like local school districts to offer Hmong language programming from K–12 to meet their needs
 4. Senior housing specific for cultural groups, whether they are different cultural groups in different corners of the same level space or different levels with specific cultural groups, then a multi-cultural space for all to convene and share their similarities to build community
 5. Asks: 99% of residents ask for an international market square where diverse food and cultural vendors are welcomed and supported

Translated OS Documents

Please feel free to share both of these translated OS documents. It took a lot of hard work to translate academic vocabulary that did not exist in the Hmong language. As always, when sending out translated materials, make sure to include both language documents. Here's the link to the Hmong OS translated documents: [Hmong final: Meeting in a Box](#) and [Hmong final: OS One-Pager](#)



Culturally Specific Events

With more than two decades of engaging with the community, we knew we had to be strategic about how to engage the Hmong community at events. With the help of our Hmong youths and artists from the community, we were able to bring out 300+ people to two events we created to bring the community together and inform the Hmong community about the Opportunity Site. We also were part of two other events to share the OS with the community: Arts in Autumn, the Hmong New Year at the Brooklyn Park Community Activities Center; and the Opportunity Site Community Meeting. Pictures speak a thousand words.

Our first event in the community was the Arts in Autumn where we tabled at Palmer Lake Park to share about our organization and spread important information about the OS project. We met local community members who did not know much about the OS and were interested in learning more.



The Center Mash Up was to kick off the excitement of introducing the Opportunity Site to the Hmong Community. Lilly Vue, our youth intern, shared her experience that cold, fall evening, talking to local folks about the Opportunity Site. Lilly remembers that day like it was yesterday. It was an amazing turnout. Many students and their families arrived even though it was extremely cold. Lilly was nervous, but the more she spoke about the Opportunity Site, the more excited she became. Although the evening was cold, Lilly felt warm talking to folks. The amazed expression on people's faces when Lilly mentioned the Opportunity Site was rewarding. Lilly recalls asking a family who stopped by the booth if they were from Brooklyn Center. The Family replied yes. After explaining the Opportunity Site, the family was extremely shocked and amazed. The family stated, "Wow! We live in Brooklyn Center and haven't even heard about this place. We are excited to see the outcome. Thank you for the information." Lilly felt incredible that day as she educated the Brooklyn Center Hmong community about the Opportunity Site.

The event showcase started with an Opportunity Site excitement over a book release and a hip-hop break dance show performance with out-of-state and local performances all in one. CCX News stopped by to capture the excitement.

Our next stop was the Hmong New Year in Brooklyn Park, hosted by MN Zej Zog and the City of Brooklyn Park. We had a table for attendees to stop by to learn more about the Opportunity Site. Lilly Vue remembers a memorable conversation with a Hmong man. Every time someone came up to Lilly, they asked, "What is the Opportunity Site?" But this man said, "It's wonderful what you guys are doing." Lilly asked him, "Are you from Brooklyn Center? Have you heard about the Opportunity Site?" The man answered yes and then showed Lilly his work badge. He worked for the City of Brooklyn Center. Lilly was amazed and surprised to see someone from the City supporting MNZZ. Lilly felt even more confident seeing how much support MNZZ has.



It was a fun-filled night to remember. In addition to the tabling, the Hmong New Year show lineup featured 279ONLINE students who narrated a skit in the Hmong language, weaving in a Hmong family speaking to Lilly about the OS and later fatality battles from COVID-19 inspired by true stories. Four days after the Hmong New Year, MN Zej Zog hosted a Thanksgiving Bingo afternoon with a chance to engage about the OS. Although it was a smaller turnout compared to the other events, there was time for deeper discussions that were meaningful and fruitful. When asked what is missing from Brooklyn Center that could potentially be included in the OS, participants shared the importance of having great diverse food that is easily accessible instead of driving to St. Paul.



One participant expressed, “It’s important we not only have a Hmong village similar to St. Paul but something more diverse to meet the needs of the city.” The importance of having senior living spaces that reflect the community also surfaced as a need to prepare for the elders and make them feel at home instead of going all the way to St. Paul for the senior day programs. Donations of gift prizes were made possible by private donations.



Finally, we invited residents to a community OS event on December 8 at the Brooklyn Center Community Center. One local business entrepreneur learned how that could impact her business and the potential to grow her business with the new OS development. Unfortunately, we were not able to host our last community event due to multiple postponements and cancellations at the last minute.



In response to the need of the Hmong community to get information about the OS in various formats, we worked with the developers in collaboration with 3HmongTV to carry out a segment about the OS so the Hmong community can learn more about it. Hmong elders are more engaged via YouTube, so this platform also works for them.

An article will be published in the Sahan Journal about MN Zej Zog’s experience, along with other perspectives on the OS by Katelyn Vang, a journalism student at the University of Minnesota. Look for it in the near future.

| Social Media Outreach

Though the goal was to reach 50,000 in a targeted audience through our social media outreach, we have reached about 15,000 people. Note that this was during the height of the Facebook ad interruption. We struggled with figuring out why some ads were not posted or did not reach as many audiences.

| Business Interviews

With the busyness of the fall, we found it hard to conduct focus groups with local Asian businesses. Instead, we strategized to do what will work for the community. Our first set of businesses was local farmers. On a brisk Saturday morning, our team headed to the Saturday farmers' market to speak to vendors, many of whom are elders who farm for their mental health and live locally in Brooklyn Center. Some come from as far as St. Paul to do business. Some of the vendors have been there since the opening of the market, while others are newer there.

When asked by more than a dozen Hmong farmers to see if they have heard of the Opportunity Site, the farmers said it was all new to them. While some were excited about the Opportunity Site and what potential it could mean for business opportunities, others were more concerned about the financial impact on their businesses. One farmer shared how he and many others left the Minneapolis Farmers' Market because of multiple costs associated with parking, space fees, bathrooms, and so on. It wasn't feasible anymore, so he came to do business at the Sun Foods Farmers' Market instead. If the OS has a farmers' market space, the fees must be low so the farmers can make ends meet. In addition, bathrooms are a must. Furthermore, an all-season farmers' market is a must to provide fresh farm produce to local residents.

We spoke to a dozen local Asian businesses in Brooklyn Center. A vast majority of the business owners were interested in what OS could bring to their business and wondered if existing businesses would get the first chance at new opportunities that come from the new developments. They felt that OS could drive more business for them, which would, in turn, increase revenue and possibly bring new brick-and-mortar opportunities as well. As exciting as that may sound to business owners, the price point was also a major concern. They felt the new development would mean automatic increases in taxes, along with increased cost of goods. Nonetheless, businesses felt the new development is an exciting opportunity and is greatly needed since the City currently feels run down.

| Observations/Closing Comments

Participating in the OS community engagement was a rewarding project that MN Zej Zog is proud to be part of. Engaging with community members through grassroots efforts such as door-knocking required a lot of planning and boots-to-the-ground work. The direct contact with local residents was both refreshing and very eye-opening, particularly in how residents truly feel about living in Brooklyn Center and their desires to see the City evolve so they can continue to remain residents of Brooklyn Center. Residents are vested in this City and are eager to see the City grow.

MN Zeg Zog is honored to have been selected as a partner with the City of Brooklyn Center to serve and engage the Hmong community about the upcoming changes and new developments. We felt that the City's willingness, desire, and commitment to connect with community members shows their good faith in truly creating something that represents the voices of the different and unique residents of Brooklyn Center. We believe the efforts put into this initiative by the City as well as other local agencies will make the Opportunity Site a success if plans are followed through on as promised.

Attendance at events:

- ☑ MN Zeg Zog
 1. Mash Up with OS: 310 people
 2. Hmong BINGO with OS: 8 people
 3. Dec Parent Meeting at New Millennium Academy Hmong Charter School was canceled twice (in Nov and Dec)
- ☑ Other Community Events
 1. Arts in Autumn: 35 people
 2. Hmong New Year: 250 people
 3. OS Meeting in BP: 3 people

MIND

Focus Group

Focus group discussions and community engagement were adopted for the gathering of data collection. First, two focus groups were held virtually. For each one there was a PowerPoint presentation detailing what the Brooklyn Center Opportunity Site is all about and what the participants were expected to do. After each presentation, participants asked some questions and made some comments, ranging from what the Opportunity Site is all about to how affordable the housing project will be to concerns about the fate of small businesses. A link to the online questionnaire was posted, requesting participants to click, respond to the items to the best of their ability and knowledge, and submit. Eleven and seven people, respectively, participated in the first and second focus group discussion activities. Eight participants completed and submitted their questionnaires.

Due to the low turnout in the focus group discussion events, we decided to focus on community engagement events. Fortunately, the Brooklyn Center community had a Halloween celebration event at the time of this study. As a result, we subscribed to a stand during this event. With a synopsis of the Opportunity Site and a flyer with QR code, we made a series of "curbside" presentations to small groups and individuals as they visited our stand or as we intercepted them at the main event registration tables. After the short presentations, participants were advised to scan the code, follow the link, complete it, and submit the survey. With evidence of submission displayed on the participants' phone screen, they were instantly rewarded with a gift card. There were two of these events—on Halloween and Black Friday.

Survey Responses

A total of 101 participants completed and submitted the questionnaire. Among the respondents, 75.1% stated that they live in Brooklyn Center compared to 26.9% who said they do not live in the City. On the other hand, 79.6% said they do not have a business in the City compared to 20.4% who said otherwise. Also, 63.4% were black or African American, 23.8% were white, 8.9% were Asian, 3% were American Indian or Alaskan, and 1% indicated six other categories.

In responding to items relating to the residential needs of the community, 35 (34.7%), 42 (42.6%), and 24 (23.8%) indicated that their household size is between 1–2, 3–4, and 5 and above, respectively. Also, 37 (36.6%), 60 (59.4%), and 4 (4%) further indicated that the number of bedrooms that will meet their needs are 1–2 bedroom, 3–5 bedrooms, and 5 and above, respectively. An overwhelming majority, 83, (82.2%), stated that it is important that every member of their household has his or her own bedroom. Among the respondents, 48.5% agreed that the present cost of housing in Brooklyn Center is affordable as opposed to 30.7% who disagreed and 20.8% who were undecided. In contrast, 59.4% agreed that the housing cost in the City was expensive, while 22.8% disagreed, and 20.8% had no opinion on that.

For the issue relating to the economic developmental needs of the community, among other things, 50 (49.5%) said there is enough places to shop for everyday needs, while 30 (29.7%) said there is hardly enough, and 21 (20.8%) said there is not enough places to shop for everyday needs. On how the Opportunity Site can support local businesses, 52 (51.5%), 46 (45.5%), and 39 (38.6%) said the City can support small businesses by creating small business opportunities, providing small business soft loans, and providing affordable stalls, respectively. Also, the overwhelming majority, 84 (83.2%) prefer childcare facilities to be located in their neighborhood.

On parks and open space needs, 76 (75.2%), 23 (22.8%), and 6 (5.9%) said it is very important, important, and not important, respectively, to have parks in their neighborhood. The overwhelming majority agreed that is important to have a space for their pets as well as community gardens.

On community benefit, 92 (91.1%) of the respondents considered it very important or important to establish a unique cultural identity. Similarly, 97 (96%) of the respondents consider it very important or important to have ethnic businesses in the City. The same number, 97 (96%), of respondents had the same opinion about having a cultural center in Brooklyn Center. Finally, the overwhelming majority of the respondents agreed that there is enough transportation in the City and also agree that it is very important or important to residents of the City.

| Minnesota Africans United

The work we did for the project started with a WhatsApp group. We created it for individuals, families, and businesses of African immigrants who live in Brooklyn Center. We uploaded updates about meetings and activities, and collected opinions and feedback on the project. It was also through this group that we sent out surveys. We used this group as a way to engage others to join the Opportunity Site Project.

Focus Groups

On October 18, our subcontractors Off the Blue Couch and Peace Global Health Foundation hosted a Facebook Live event for all who live, work, worship, and play in Brooklyn Center to discuss the Opportunity Site. There were 24 attendees, and the feedback we received was that African businesses in Brooklyn Center deserve an opportunity to prosper, and the site is that opportunity.

<https://www.facebook.com/111109707258226/videos/466851021706200/>

On October 26, our subcontractor Ignite Business Investment Groups hosted a Zoom virtual information session to discuss the site. The session was informational based on how the project may support small business owners. We discussed how our community could help fulfill the City's mission to address everyone's needs. The group meeting was so large (25 attendees) and the time so limited that not everyone had a chance to speak. Those who were able to speak gave feedback on supporting financial literacy and planning, as well as home ownership opportunities that this project may be able to offer. Moving forward, Ignite Business Investment Groups will work with ACER (African Career, Education, and Resources) to develop a survey for all attendees.

On October 27, our subcontractor Triumph Graphics hosted an in-person event at the Brooklyn Center Community Center. This event focused on entrepreneurs, small business owners, residents of the city, and children—all who love or are connected to the arts. There were four attendees at our October event. We discussed opportunities for arts at the site. Feedback we received is that the City should build an area where people of all ages can engage in different forms of art at a reasonable cost. The pictures and images represented at the site should be diverse and include African immigrants. Art is an important component in the lives of African immigrants, so ways to partner with the community are welcomed. We also discussed a co-area for entrepreneurs and artists to work together for economic development. From this event, we realized that hosting in-person events is still challenging for our community due to COVID-19 and safety measures. However, we will create a survey to send to those who did not show up and provide more information about the new site.

On November 6, our subcontractor, a Brooklyn Center community member, hosted a virtual Zoom information session to discuss the site. Eleven business members joined the group and discussed how financial literacy and cash flow can help businesses grow through the use of the incubator. We also discussed that the incubator should provide opportunities to teach and train those who do not have financial literacy and are struggling with their finances.

This messaging is important for city members and should not be focused only on businesspeople but rather on the whole community so everyone can benefit. African community members could provide cultural insurance by putting their own shares in people's businesses, which will take African immigrants to come to this space. We also discussed how people can grow their assets without running a business; therefore, this space should be open for all. We learned that a challenge for community members is that grandparents are not great at being involved in the community, but this space may allow generations to come together. Another challenge is that we should try to refrain from hosting events on the weekends because these are holy days for various African cultures. One of our guests was from KJTV and shared that we can use KJTV to promote this project so other residents of Brooklyn Center can voice their opinions on this project. It was also brought up that the development site can be used as a place to heal and improve mental health for our community. Also, large and small spaces for the building were recommended so a variety of organizations and people can utilize the correct space. Attached is the marketing flyer for the event.

On November 11, our subcontractor Peace Global Health Foundation hosted a Facebook Live event for all who live, work, worship, and play in Brooklyn Center to discuss the Opportunity Site. There were XXX attendees. (attach Facebook link).

On November 13, our subcontractor Multicultural Kids Network hosted a virtual information session about the Opportunity Site. There were nine attendees, and the feedback we heard was that kids should have a place they call home that teaches them their culture.

In December and January, a group of nine African immigrants associated with the Opportunity Site Project took some time to go door-knocking in the community. COVID-19 and Omicron made this difficult as people were hesitant to have in-person conversations, regardless of mask protection. We were still able to connect with more than 100 homes. We did door-knocking in apartment complexes, individual homes, commercial homes, and businesses. During our conversations, we discussed the Opportunity Site and asked for feedback. We also hung flyers around our community and on doors of apartment complexes and businesses to share information about the project.

The feedback we received from attendees and the number of attendees were mostly outlined in the description of each event above. Additional feedback we received from door-knocking was that there were several refugees who are hopeful that there will be healing through the arts represented in the Opportunity Site. This is important to them because of their past trauma and difficult life they lived prior to coming to Brooklyn Center. Responses also included the need of family homes to accommodate larger-sized families (4–6 bedrooms). Health and wellness were big components discussed; families were hoping for a gym and weight room that would be available for all ages, including those with disabilities. Because some of these families are already living in poverty or depressed communities, this Opportunity Site would be a place where they could come to get fulfilled and be safe. Finally, feedback was given that this was the first time in many families' histories in Brooklyn Center that they felt heard and cared about, and that their opinions and interests were valid in the decision-making process. They hope to continue to be involved as the project moves forward.

Minnesota African Coalition

The channels we used to solicit feedback were focus groups, surveys, town hall meetings, door-knocking, and social media. At the beginning of the project, organization leaders and contractors gathered together to discuss their individual plans on how to execute the job as contained in the contract. Our target was community members who would not usually show up at City-organized meetings or events. Our drive was to give every resident of the City a chance for their voice to be heard. Our strategy was to target church services, church events, and other activities to locate those who are associated with the City of Brooklyn Center and engage them.

Getting members familiarized with the Brooklyn Center Opportunity Site Project was important in order to get direct feedback from the community about what they want to see developed in the project. That also helped us connect better with more community members.

Door-knocking provided us the opportunity to physically go out into the Brooklyn Center community and speak directly to residents. People were encouraged to attend town hall meetings to gain more insight and actively participate in the development project. Door-knocking essentially served the same purpose as town hall meetings except it was a one-on-one experience that was personal and enriching.

We created and posted social media flyers regarding the Brooklyn Center Opportunity Site via MAC's Facebook, community WhatsApp pages, MAC's website, and Community Instagram platforms. The Opportunity Site Explainer Video ad ran on Facebook, WhatsApp, Instagram, MAC's website, Paadio website, and community social media platforms.

We engaged the residents of Brooklyn Center through:

- ✓ Door-knocking
- ✓ Focus group meetings (in person and virtual)
- ✓ Town hall meeting (in person and virtual)
- ✓ Online survey
- ✓ Social media

We understand that other organizations contracted for the same projects are doing some of the same things we are doing, so we decided to engage and ask different questions that will provide more value to the overall engagement efforts. The Opportunity Site resulted from tax incentives provided to investors who will invest their capital gains and hold them for more than 10 years without paying taxes on them to the IRS. The Brooklyn Center Opportunity Zone qualifies as one of the economically distressed communities designed to attract new investments, which, under certain conditions, receive this preferential tax treatment. On this premise, we focused on how low-income residents can directly and indirectly benefit from investments in the Opportunity Site.

Door-Knocking

We knocked on the doors of 1,205 residents and shared information about the Opportunity Site and specifically the Pilot Project. For those who were willing, we asked their feedback and encouraged them to attend our town hall meetings. We also encouraged them to attend City Council meetings and engage with the City's actions and policies, which will enhance citizen education, enlightenment, and participation.

We printed photo-quality flyers with a QR code for them to keep and scan anytime to:

- ✓ Participate in the Opportunity Site survey
- ✓ Get updates on Opportunity Site engagement



Outcomes from Door-Knocking

- ✓ A greater number of those who live in apartments indicated interest in buying from the Opportunity Site, and others generally indicated interest to rent from the development.
- ✓ The general consensus from renters show that rents are increasing beyond their incomes based on their responses to the questions we asked them.
- ✓ In some neighborhoods, a good number of those we visited have not heard about the Opportunity Site development plan. It gave us the opportunity to get to the basics of the Opportunity Site and the value it will bring to the City and residents alike.
- ✓ They were enthusiastic about the Opportunity Site, and a good number of them indicated they would participate in town hall meetings.
- ✓ They were excited to hear that the Opportunity Site would provide affordable apartments.
- ✓ They were concerned about whether low-income families will be given first priority to apply for affordable apartments.
- ✓ They were concerned about having access to the business incubator center since they may need financial and other resources to start a business or scale.

Focus Groups

We conducted six focus group meetings. Four were in person, and two were virtual.

Almost half of them had not heard about the Opportunity Site development plan.

We focused on their understanding of the Opportunity Site and how they can be involved from the planning stage to occupancy, emphasizing the short, mid, and long terms of the project.



We asked participants what change they want to see in their community. We wanted to make sure these groups' voices are heard since they make up a substantial part of the City's population. Participants wanted to see rent-to-own opportunities and access to different spaces and resources in their community rather than having to commute to other cities for their needs. People wanted communal spaces for kids and families such as parks, community centers, daycares, small businesses, education, and affordable housing, which were just some of their interests in the Opportunity Site development.

Meeting Outcome

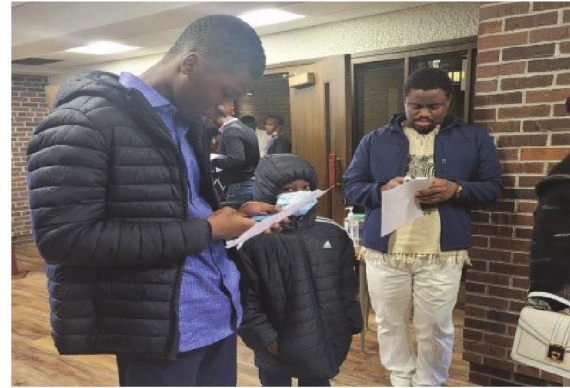
- ✓ For those who are not familiar with the Opportunity Site planning, there is a need for ongoing education and discussions to bring them up to date with the Site planning and development.
- ✓ Generally, there was enthusiasm from attendees about learning which ways residents and community members could actively and directly participate in contributing to the Opportunity Site development.
- ✓ There was a strong desire to have a piece of ownership of some kind in the Opportunity Site development:
 1. They were concerned that a lot of immigrants and BIPOC community members may not have the resources to pursue the kind of ownership the Opportunity Site provides.
 2. There were suggestions of better career opportunities and strong support for small businesses so they can develop the resources needed for property ownership.
 3. There is a strong need to educate the residents on property ownership and resources available for them to prepare ahead of time.



- ☑ There was a desire among attendees to continue widespread awareness about the Opportunity Site development, as well as increasing community participation in the early stages of development. Some of them called themselves Opportunity Site Ambassadors.
- ☑ Some participants shared the lack of black contractors and handymen in Brooklyn Center who could provide their services in developing the Opportunity Site and voiced the urgency to train those who are willing to fill in the gaps.

Town Hall Meetings

The goal of the town hall meeting was to share information on the Opportunity Site development and the current pilot development. We conducted three town hall meetings in person with a total of 108 attendees. We conducted a virtual meeting with a 1,600-person reach. The attendees were highly engaged and interactive and asked a lot of questions.



Some of the themes we discussed include:

- ☑ **Home ownership or renting in the Opportunity Site – which do you prefer?**

For those who live in apartments, they have a strong desire to buy houses in the new development, although some of them asked if there would be support for them as houses are becoming less affordable.

- ☑ **What does having a community gathering space mean to you?**

There is great enthusiasm for the community event center. Some wanted to know if they could bring in their own food and even alcohol. There was a lot of excitement and energy around the event center.

- ☑ **How can the Opportunity Site support local businesses?**

There is strong support from attendees for local businesses, and many of them advocated for equity to support BIPOC businesses to grow in the incubator space in order to start reducing the wealth gaps.

A highlight in one of the meetings was three men who said they are real estate investors and asked questions about how they can directly invest in the Opportunity Site. We referred them to EDA and the council for direct conversation on investing in Opportunity Site development or City properties.

- ☑ There was a wide concern among attendees about understanding how Brooklyn Center residents will be directly affected and/or benefit from the Opportunity Site development.
 - 1. Participants were skeptical that the sentiments of immigrant and BIPOC members of the community would be considered.
 - 2. Participants were concerned about how immigrant and BIPOC members of the City would be impacted by this huge development that will redefine Brooklyn Center.
- ☑ Attendees asked about elaborate plans that would ensure that a safe, comfortable, and friendly environment would be established for the community and its residents.
- ☑ Some of the questions were:
 - 1. How will the City continue to engage the residents when this current engagement ends?
 - 2. For self-driven individuals, how and where do they plug in to actively participate in the development of the Site?
 - 3. What is in it for me?

| Social Media Report

We created and posted social media flyers regarding the Brooklyn Center Opportunity Site via MAC's Facebook, Community WhatsApp pages, MAC and Community Instagram platforms.

The Opportunity Site Explainer Video ad ran on Facebook, WhatsApp, Instagram, MAC's website, Paadio website, and community social media platforms. We reached 70,000+ for the duration of the engagement from Facebook ads targeting Brooklyn Center and the surrounding communities.

We created two variations of explainer videos that aired on MAC's website and partner's website for the duration of the engagement and throughout the engagement period. The video has a voice-over by African immigrant youths and young adults highlighting the importance of the Opportunity Site for the multiple generations of the African immigrant community in Brooklyn Center and surrounding communities. The explainer is also inviting the African immigrant population to participate in the decision-making process of the Brooklyn Center Opportunity Site.

We also did a Facebook Live broadcast with a panel discussing the benefits of the Brooklyn Center Opportunity Site. The broadcast will feature members of the African immigrant communities who educated the rest of the communities on the benefits of the Opportunity Site. Facebook Live broadcasts were featured on several partners' social media pages. It reached 1,600 on the MAC Facebook page.

We updated our partners' websites with the explainer videos, which will keep running even after the engagement contract has ended.

[Opportunity Site Video Link](#)

LIBA

Focus Group

LIBA conducted four focus group meetings with the intent to share, distribute, and gather information and feedback. Three of those meetings were held at the Brooklyn Center Community Center at 6301 Shingle Creek Parkway on November 3, 10, and 17, 2021, and the fourth was held at the LIBA office at 6248 Lakeland Avenue North in Brooklyn Park at its general meeting on November 18, 2021.

LIBA used three approaches to gather information and feedback from small and micro businesses. The strategy employed included town hall style meetings, door-knocking, and one-on-one technical assistance and education on the impact the project will have on small and micro businesses, especially for the immigrant community.

Surveys are not the best way to gather information from the African immigrant community. Notwithstanding, some members of the community did participate. There is still a lot of work to be done to educate and share information about the project.

LIBA conducted four focus group meetings to inform, share, and gather information from business owners. Presenters at the meetings included Alatus, Project for Pride in Living (PPL), and Resurrecting Faith World Ministries. The City of Brooklyn Park staff was there to answer questions. Many of the questions and concerns included:

- ☑ What is the Opportunity Site Project?
- ☑ What are the benefits this project brings to small and micro businesses?
- ☑ How was selection conducted in bringing the parties to the table?
- ☑ How was the initial survey conducted, and how was it conducted around small and micro businesses?
- ☑ How much is the project going to cost?
- ☑ Who is paying for the project?
- ☑ Will the retail and business areas be affordable?
- ☑ Would businesses be able to own commercial space in the Opportunity Site?
- ☑ Will the structure of residential be inclusive of retail spaces?
- ☑ How many spaces will be created for small and micro businesses?
- ☑ How will the selection be made as to who qualifies to be in that space?
- ☑ Will funds be provided to businesses to prepare them to acquire these spaces?
- ☑ Will the developers contract with minority businesses in the project?
- ☑ Is the City putting money into this project?

- ☑ How much does the project cost?
- ☑ Is the City going to manage the property or outsource the management of the property?

Technical Assistance Activities

The businesses listed below were provided technical assistance in micro loans and were informed about the Opportunity Site. They were provided all the necessary information.

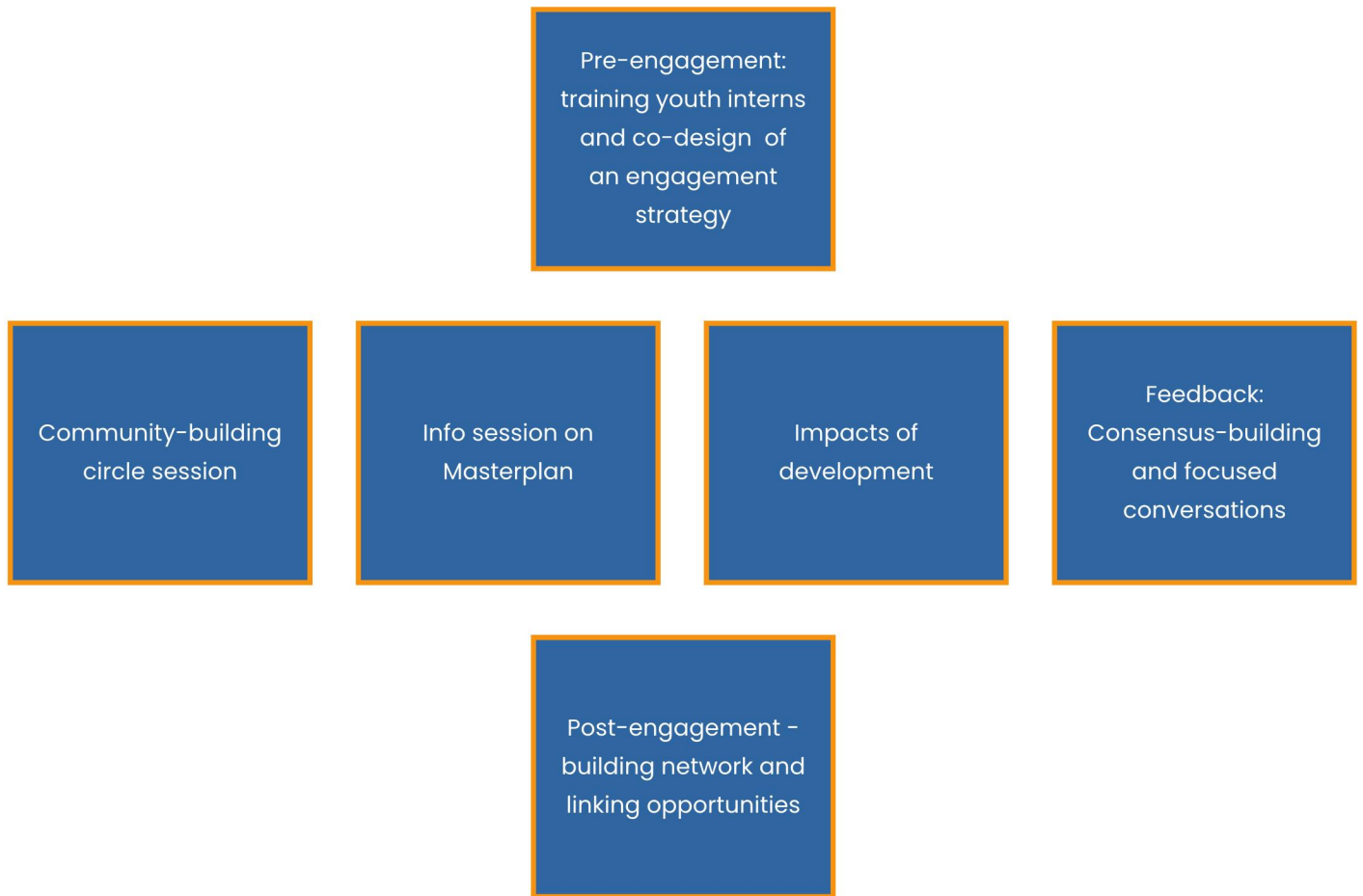
#	BUSINESS NAME	BUSINESS ADDRESS	BUSINESS TYPE
1	IFRI, LLC	5615 Brooklyn Blvd. #200, Brooklyn Center, MN 5542	S-Corp
2	More of Liberia, LLC	3300 County Rd 10 #201 Brooklyn Center, MN 55429	Sole Proprietorship
3	House Royals D'Afrique Boutique	5901 Brooklyn Blvd. # 1146, Brooklyn Center, MN 55430	Sole Proprietorship
4	Moneyline Group Corp.	5901 Brooklyn Blvd. # 207, Brooklyn Center, MN 55430	C-Corp
5	Cavalla Travel & Tour	5701 Shingle Creek Parkway #325 Brooklyn Center, MN 55428	Limited Liability Company
6	Vee Event Décor	1400 57th Ave. N. Brooklyn Center, MN 55430	Sole Proprietorship
7	Taye Service Corporation	5901 Brooklyn Blvd. # 207, Brooklyn Center, MN 55430	C-Corp
8	Car World, LLC	6500 Brooklyn Blvd. #207, Brooklyn Center, MN 55429	S-Corp
9	SA & Associates, LLC	3300 County Rd 10 Ste. 512i Brooklyn Center, MN 55429	S-Corp
10	Nissi Investment Group	5901 Brooklyn Blvd. #114B Brooklyn Center, MN 55429	Sole Proprietorship
11	Nuda Distributors LLC	3300 County Rd 10 STE. 500 I, Brooklyn Center	Limited Liability Company
12	0127739	98-10 577A	12/28/2001
13	0205067	00-01 704	5/24/2002
14	0206057	98-17 217	6/10/2002
15	0218110	99-23 094	12/16/2002
16	0308538	94-22 139	5/6/2003

#	DESCRIPTION OF ACTIVITIES	# OF PARTICIPANTS
1	1st Focus Group Meeting	15 Participants
2	2nd Focus Group Meeting	18 Participants
3	3rd Focus Group Meeting	20 Participants
	LIBA Monthly Business Meeting	19 Participants
4	3 Flyers Developed	750 Flyers distributed
5	WhatsApp Information Distribution	250 Contacts 10 times distributed
6	Constant Contact Information Sharing	1,000 Contacts 3 times distributed
7	LIBA Newsletter Electronic	1,000 Contacts
8	LIBA Newsletter Hard Copy	500 Contacts
9	LIBA Internal Email Distribution	250 Distributed 3 times
10	Door-Knocking to Businesses	Over 100

| Brooklyn Bridge Youth Alliance

From our history of engagement and partnership with community, we have learned that the best work comes in partnership with those that we are engaging with. To this effort, we hired four youth interns from the community to help in designing our outreach and engagement plan as well as the delivery of information based on their experience on understanding and learning about the proposed Brooklyn Center Downtown Masterplan.

Interns studied the proposed masterplan and created a collaborative presentation to report back how they understood the plan and would explain it to others. Then we prepared a curriculum of learning on the historical impacts that development has had on Black and Brown communities in MN and the greater United States. This included learnings on gentrification and displacement and the strength of community engagement to bring about renewal, healing, and progress. From that, we designed an iterative engagement model that was about being able to deliver information to youth and learning from them while simultaneously building relationships with cohorts of students that were recruited at Brooklyn Center Highschool and Brooklyn Center Early College Academy. Ultimately, we wanted youth to be able to provide feedback on the proposed Masterplan while also understanding their values as it relates to their community at present and in the future.



Engagement model for Brooklyn Center Community Development Youth Engagement

The interns were also trained in a facilitation method called Youth-as-Facilitative-Leaders Training (YFL) that teaches on how to facilitate focused conversations and large group consensus-building. This training was given with the anticipation of having them assist in facilitating engagement sessions with youth in the schools, but due to numerous challenges that resulted in conflicting schedules, school workload, and other activities, this was not possible. To finish off their internship at the BBAY, they helped initiate recruitment for the first cohort of students.

Overall, recruitment and outreach involved extensive partnership from Brooklyn Center Community Schools (BCCS). Brooklyn Center Highschool allowed our Youth Engagement Specialist to regularly teach an extra-curricular class to the first cohort of students. From there, we were also able to recruit students during after-school programming to form a second and third cohort of mostly ninth graders to participate in virtual sessions. A fourth cohort was formed with the aid of Brooklyn Center Early College Academy (ECA), which is the alternative-learning center for BCCS. We were able to do hybrid sessions for the fourth cohort allowing for in-person and virtual engagement. Cohorts 1 and 4 underwent a consensus-building workshop, while cohorts 2 and 3 shared their feedback through a facilitated focused conversation. In total fifty-three students across four cohorts were recruited across different modes and mediums. Each cohort experienced the aforementioned engagement model split up into a multitude of sessions based on the amount of time we had available with each group. For example, the first cohort that was taught during class was only available on Tuesdays and Thursdays for one hour each day.

We were committed to meeting with them at least one of those days each week from October – December. Because we knew we had more time with this cohort, we were intentional with spreading out the material. For other cohorts, these students were recruited and voluntarily participated rather than being enrolled in a class. This meant that we had less time with them, and we needed to be concise and intentional with the sessions we had. We did not want to start a cohort with the intention of having youth undergo a multiple-week long curriculum only to see students unable to attend each consecutive week. Instead, we had fewer overall sessions that were longer in length to capture the attention of students while also allowing us to continue to build relationships and learn what we needed to learn.

Overall, the process for outreach relational in nature. It was important to us that we went directly to where we knew students were. As we recruited, we focused on learning about who each individual student was and for them to get a glimpse of who we were so that when they entered the larger shared spaces, they would be able to make meaningful connections to us as facilitators and the content that we wanted to share. This was key to the success in engagement.

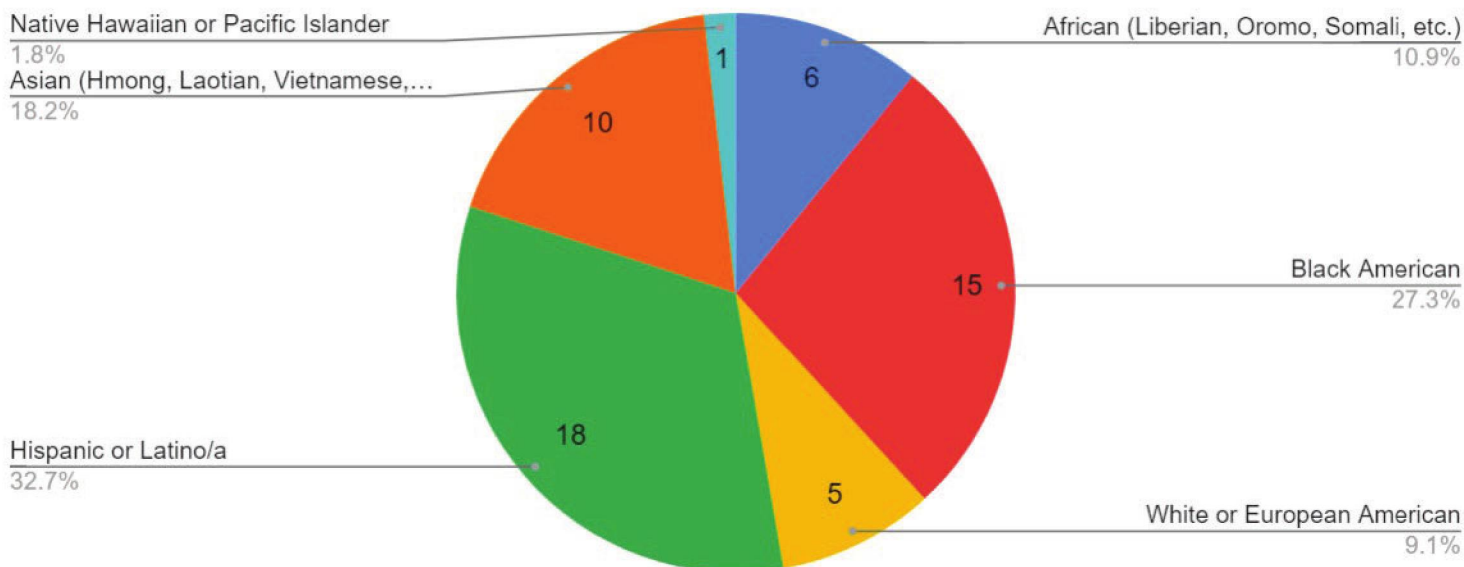
For the engagement model listed above, much of the level-setting and community-building happened during the loose community-circles where we were able to build relationships with the young people in the space and learn about how they viewed their community and their city. From that, students were given a high-level presentation on the proposed Brooklyn Center Downtown Masterplan and an overview of the first phase of development. We also taught students about gentrification, displacement, and the impacts of development so they could fairly participate in providing feedback. The finale of each cohort session was gathering feedback either through building consensus or having focused conversations on the overall information using the YFL method. To present the findings, we consolidated common themes from the feedback gathered across four different cohorts.

Community Involved

Fifty-three students from Brooklyn Center Community School District were engaged. Below are the demographic data.

Brooklyn Center High School		Brooklyn Center Early College Academy	
31		22	
9th Grade	10th Grade	11th Grade	12th Grade
18	6	9	20
Male		Female	
22		31	
Live in Brooklyn Center		Live outside of Brooklyn Center	
36		17	

Race of participants



This is a representative visualization of race across all cohorts. The total number listed in the above pie chart exceeds the total number of participants because some youth identified as mixed race.

Youth Feedback

In total, thirteen engagement sessions were conducted across four different cohorts with fifty-three students. Below is the consolidated feedback from building consensus with groups and facilitating focused conversations as well as some feedback youth provided during the initial community-building sessions on their overall feelings towards living in Brooklyn Center. Note that consensus building workshops are designed to intentionally capture all voices, thoughts, and opinions. While some findings may appear contradictory, they represent a variety of youth and their current realities and future aspirations.

Student Relationship to the City

We began the session with building community, which involves understanding how youth felt in relation to themselves and their city. This was done to level-set with each cohort while simultaneously building a relationship with them. Each group was asked these questions during their community-building circle session and encouraged to have free-flowing conversations. Below are some specific quotes from youth who contributed responses that seemed shared amongst members of their cohorts.

1. What does it feel like to be seen or heard?

- ☉ "It makes you feel like you're something and not nothing."
- ☉ "It's sometimes scary but when you're seen or heard, it feels validating."
- ☉ "It feels like you actually matter to people and your opinions matter."
- ☉ "Being seen or heard is one thing, but accountability matters."

2. What do you like about your city?

- ☉ "I like the diversity of different people in Brooklyn Center."
- ☉ "I like that I see people take action when change is needed."
- ☉ "I really like the community and the people in Brooklyn Center. It feels like a tight-knit community."
- ☉ "When one of us succeeds, it feels like we all succeed."
- ☉ "This school (referring to the BC Early College Academy) is a great impression for what Brooklyn Center is all about. It feels like one close community."

3. What do you not like or want to see changed?

- ☉ "I want to see people and things – like live music – happen in the streets."
- ☉ "I don't like the crime. How do we invest in community to reduce crime rates?"
- ☉ "Roads are crappy"
- ☉ "There are a lot of empty spaces and lots"
- ☉ "Everything is so far from where we want to be (when asked to clarify, they mentioned stores, entertainment, movies, sports)."

- ☑ "No spaces or activities to hang-out with friends or family"
- ☑ "We are always pit as the underdog in comparison to other youth in other cities."

4. Do you see Brooklyn Center as a place you want to stay in or have a career?

- ☑ "Yes, I can see myself living here as an adult, but I don't see myself having a career here. It's never been shown to us how we can do that."
- ☑ "Yes, my family is here and I would want to stay close to them."
- ☑ "No, I am leaving Brooklyn Center as soon as I can."
- ☑ "I don't have any attachment to this city so I don't see myself staying here as an adult."

5. What would make you stay in this city to feel like you belong?

- ☑ "More activities for youth and families."
- ☑ "Recreational and community center to play sports and do other activities."
- ☑ "Natural green spaces to study and be at peace."
- ☑ "More stuff to do inside even during winter."
- ☑ "Cultural exhibitions of the diversity in the city."
- ☑ "Festivals, live-music, community get-togethers"
- ☑ "Help students get good jobs."
- ☑ "Student-life is dominated by schools. If teachers and schools don't make personal connections or promote positive environments to their students, this will reflect on how students view their community."

Overall Strengths of Proposed Downtown Masterplan

Consensus-building and focused-conversations feedback was gathered between what youth felt were strengths of the plan and what they feel like was missing/what they want to see added.

1. Community-centered approached designed to bring people and families together.

By far the aspect of the masterplan that was identified as a strength most frequently was the community-centered design that was illustrated in the document. One phrase that often came up was that this, "will bring community together." Youth believe this will encourage community-members to engage with each other and build relationships in ways that were not available before and especially now during the ongoing COVID-19 Pandemic. We were fully transparent on the City's decision to involve community partners to engage with Brooklyn Center residents as an extension to this plan. As reflected in some of the individual answers, youth were appreciative that they were being involved as community members in helping inform direction of development.

2. Walkable and bikeable area with activities replace space that currently has no use.

Youth took notice at the intention to create larger physical spaces for people to be able get from one place to another. They specifically cited and mentioned larger sidewalks, crosswalks, bike lanes and trails, and hubs of transportation for people to be able to access the proposed Downtown area. An attraction to them was the potential of having a circulator constantly running through the downtown area. Alongside that, students identified that this central area could boost the value of surrounding areas that include their schools. Youth in Brooklyn Center are not ignorant of the large empty lots that occupy much of the spaces in their city and think that this downtown area will make their city look better while adding some much-needed services and entertainment.

3. Emphasis on small-business development for economic growth of local business owners with the potential for job creation for youth and adults.

Youth identified the incubation and development of small businesses as a strength. They see this as an opportunity for teens and young adults to get easier access to jobs with many of them excited at the possibility of being future entrepreneurs.

4. Centralized services makes it more accessible for folks with transportation barriers and reduces financial burden attached with commuting.

Many youth that were engaged do not have a car or a license. They also recognize that Brooklyn Center has less than surrounding cities, and when they want to do something, they need to go outside the city. Youth mentioned that the added Downtown area would allow them to stay in the city if they needed certain services or wanted to hang out, and with the added transportation options, it will be easier for them to get there. One student mentioned that this will save their parents money on gas because they will no longer have to go out of the city to go to the store or see a movie.

5. Expanded housing for affordable living.

Many youth appreciated the intentionality of the masterplan in recognizing the diverse family units and households that exists in Brooklyn Center. They liked that 30% of new housing will be allocated as affordable for any prospective family or individual.

6. Green spaces and added parks for youth and families to enjoy.

Youth were impressed and fascinated by the potential expansion of green spaces and recreational activities that would be available to them should the developers and City go forward with what has been proposed. Youth liked the idea of being able to kayak and swim outside locally. Alongside the added park benefits were the potential for winter activities for residents during the winter season. These potential features interested youth who owned pets.

Other strengths that were listed individually include the stormwater draining system, more accessibility for pet owners.

“What is missing?” from the proposed Downtown Masterplan

We recognize that some of the feedback from youth listed below may already be represented in the Downtown Masterplan but may not have been clear or may be work in other city departments. This feedback suggests that these items should be included in master plans and will ultimately impact the success of the development.

1. An intentional plan focused on the public safety of residents and their well-being.

In an age of social media, youth are fully aware of the instances of police brutality that have happened within the Twin Cities and in their City of Brooklyn Center. They want to feel seen and safe, not criminalized. They want community to be engaged in the public safety discussions. For some cohorts, we asked them, “what is the single-most important thing you would want the city and developers to consider when implementing this masterplan?” and many of them pointed to having a safer city so they could go outside and hang out with friends. Some identified the uncertain feelings of safety during the protests following the police killing of Daunte Wright in April 2021.

2. Essential businesses and spaces related to health, basic needs, and other specialized services for people from all backgrounds.

Alongside this notion of public safety is the well-being of community as a whole. They want to see clinics that focus on teen health and wellbeing. Youth specifically cited the Teen Annex Clinic as an example. Other spaces they would like to see are spaces for youth who are part of the LGBTQIA community where youth and individuals can go for support or additional resources. Youth also specifically point at the population of people who are homeless. They would like to see a shelter here in Brooklyn Center or some added supports that address root issues to the problem of homelessness.

3. Strong efforts by the city to prevent gentrification and displacement of current residents.

Many youth that we engaged with were not familiar with the terms, “displacement,” or “gentrification,” but were familiar with the impacts that Top Golf had on surrounding areas. Some youths were residents at Melrose Gates Apartments and saw rent prices increase when the adjacent Top Golf came into town. While most youth saw the intentional allotment of 30% of all housing to be affordable as a strength to the masterplan, some were also concerned with the use of area median income to exaggerate the real affordability for current Brooklyn Center residents. Youth want to see clear effort and communication by the city that shows that current residents will still have a place in Brooklyn Center when development happens near their neighborhoods.

4. Affordable recreation, entertainment, and public art.

Youth love sports and art. They want to see a community and recreation center where they can play basketball, volleyball, and other activities. This is something that isn't always available to them when the winter season comes. Alongside that, youth want to see art and they want to have access to more activities that allow them to explore their creative side. Youth would also like to see color in the streets. This may mean more public art installations that may include murals and wall-paintings. They want live music and other recreational options that are not just limited to shopping and restaurants.

5. Environmentally friendly plan that focuses on clean building, clean streets, and clean water.

Youth were receptive to the added infrastructure for intentional stormwater draining, but they want to see the city development also incorporate sustainable building practices when it comes to construction. They want added efforts to prevent littering from residents, and they especially want to see efforts to clean current water sources in Brooklyn Center such as Shingle Creek, especially if the proposed aquatic activities such as swimming and kayaking are to be implemented in the city development.

6. Development that leads to improved community education.

Youth are aware of the differences in academic experiences that they have in comparison to their peers in other cities. They hope that this new development will change that. They want to see their school district be engaged more in the direction of development. They hope that this leads to improved community education via more school funding to allow for more opportunities for young people.

Other Concerns include wondering how this will be paid for? How will this impact the physical location of our school?



CHALLENGES

MN ZEG ZOG

There were several challenges we faced in order to meet this objective. We realized that contacting 50,000 people is more than the population of Brooklyn Center. It also meant that in order to contact 50,000 people, we are targeting everyone who is not Hmong as well. As a result, we targeted our ads to reach the Hmong population in Brooklyn Center. Additionally, the lack of personnel, COVID-19 restrictions, and the cold weather played a factor in reaching our target audience. We believe that given additional resources and time, we could have made a bigger impact.

MIND

Like any other project, the organization faces some challenges in engaging the community in the survey and questionnaire. These can be categorized as follows: time, language barrier, how members and the participants should be adequately compensated, location where target population can be connected, and operational factors such as how many people can be mobilized to be part of the project and how members would be trained to approach the participants.

Time is important, and as the saying goes, time is money. The first obstacle is to find the time that would be convenient for many of our members to meet. Regular meetings are required instead of the normal monthly meetings. Since the project has to be completed within a given time, regular meetings are needed for strategic planning, proper discussion, and outstanding results. However, many of our members are working class, and most of them are professionals working different shifts at different locations.

To overcome this challenge, the executive members of the organization decided to meet online once a week prior to involving the general populace, usually in the evenings when most people are home from work. It was at these meetings that most of the decisions were made and the standard sets. An online engagement platform was used. Questionnaires were developed, and flyers were created and posted on various WhatsApp platforms specifying a date and time for the online survey. Members were paid, and every participant received a gift card.

We needed to overcome the language barrier. Apart from English, which is the official language, many of our members speak and understand other languages that are the same or similar to what many of the residents speak. Therefore, it's easy for our members and other participants to engage with the community without having to hire a third party to interpret for some segments of the society who are struggling with the English language. We addressed location and how target populations were connected.

To ensure that every segment of the society is reached, some members of the community were hired—young, old, students, professionals, and parents. Training on how to approach people and politely request them to complete the questionnaire was done, adequate monetary compensation was provided, and every participant was awarded a gift card. Members were encouraged to visit grocery stores, malls, and religious houses, preferably in the evenings and on weekends. These are the places where different people from different backgrounds, beliefs, and genders were engaged. With all the planning and arrangements in place, it was no surprise that the feedback was huge, and the project was very successful.

| Minnesota African United

Over the course of the project, we ran into some challenges. The biggest challenge was around COVID-19. When meeting in person, it was important that we all wore masks and socially distanced. This was difficult to have conversations with these barriers. We also wanted to ensure cleanliness, so having hand sanitizer on hand was crucial. Another challenge was that we originally wanted to do door-knocking after each event; however, the weather played a huge factor in this (cold weather, volunteers not having proper outside gear, etc.). A final challenge was that the dates on which we were expecting to do some of our events conflicted with dates our community already had commitments on—whether for school, religion, work, or family. We were able to overcome all of them by pivoting and doing the best we could to meet the project goals and support our community.

| Minnesota African Coalition

The biggest challenge was the COVID-19 pandemic that made it difficult for people to meet face to face. Traditionally, African immigrants like face-to-face meetings. The pandemic drastically reduced meetings in person and get-togethers for our constituents. We mitigated this by meeting residents at places such as churches and vaccination centers. We also braced the pandemic by conducting town hall meetings and focus group meetings in person, because not everyone has access to computers for online meetings.

Another issue was hesitancy by some residents who were skeptical that the engagement was a smokescreen and their opinions did not matter. We assured them that the City and the City Council were solidly behind this project. We encouraged them to sign up for updates on the Opportunity Site, reach out to EDA and the council, and attend other meetings the City will be organizing to keep the residents informed on the developments of the Site. It was also very challenging to bring together four organizations to execute a short-term project like this one. It impacted our speed and execution because we kept meeting and communicating to carry everyone along. Although it was difficult, the good side of it was a great opportunity to work together. Generally, African organizations do not bind together to execute a project like this, which we are working on to do better. We are celebrating this milestone of working successfully together.

Another challenge was COVID-19. All four group leaders were infected by the virus at some point during this engagement. Currently, one of the group leaders is down with COVID-19. We had other members helping out to get the work done.

| LIBA

- ☑ Business owners were concerned that after the project is completed, big businesses will come from the outside and take over the spaces.
- ☑ Some were concerned that not enough information had been provided to the community concerning the project.
- ☑ Others were concerned that the project might displace their businesses.

Like any other community engagement, there were challenges in engaging the small and micro business community. Some of the challenges included but were not limited to the following:

- ☑ Many small and micro businesses are run by one or two persons. Those owners wear many caps in running the daily operations. Many of them did not have the time during business hours to chart or participate in surveys, although they were very interested in the process.
- ☑ The African immigrant business community is unique in that many of the owners are struggling to maintain their businesses, and many have evening or night jobs to help sustain their families and could not fully participate in focus groups meetings.
- ☑ Some of the businesses did not understand the Opportunity Site concept and needed more time to comprehend the concept. For many, it was the first time they had heard about the Opportunity Site Project in Brooklyn Center.
- ☑ The weather and COVID-19 presented some challenges in getting business owners to come to the meetings.

| Brooklyn Bridge Youth Alliance

Stemming from work completed in 2019, the BBAY recognized a disconnect between what young people shared what they would like to see in future developments (such as expanded corporate retail and restaurant options), and the possible impacts of gentrification and displacement from those new additions to the city. For this iteration of engagement, we wanted to make sure that while we were sharing the proposed Masterplan, we were also teaching youth a high-level overview of the impacts that development has historically had on communities of color in Minnesota and the United States. Alongside that additional consideration was the intentional effort to create a space that promoted community-building to better understand how young people felt about the City of Brooklyn Center and their relationship to it. Important to note is the similarities that we found when engaging with youth that were reflected in this work and the work done in 2019.

To reiterate, the six major strengths on the Masterplan include:

- ☑ Community-centered approached designed to bring people and families together.
- ☑ Walkable and bikeable area with activities and space that otherwise have no use.
- ☑ Emphasis on small-business development for economic growth of local business owners with the potential for job creation for youth and adults.
- ☑ Centralized services make it more accessible for folks with transportation barriers and reduces financial burden attached with commuting.
- ☑ Expanded housing for affordable living.
- ☑ Green spaces and added parks for youth and families to enjoy

Below are the six major themes of what they felt was missing, needs clarification, or to be included:

- ☑ An intentional plan or consideration that focuses on the public safety of residents and their well-being.
- ☑ Essential businesses and spaces related to health, basic needs, and other specialized services for people from all backgrounds.
- ☑ Strong efforts by the city to prevent gentrification and displacement of current residents
- ☑ Affordable recreation, entertainment, and public art.
- ☑ Environmentally friendly plan that focuses on clean building, clean streets, and clean water.
- ☑ Development that leads to improved community education.

While we were able to receive a lot of strong feedback for the Downtown Masterplan, we also uncovered a lot of unanticipated learnings about how youth view, engage, and interact with their city and community as they provided holistic answers that were not addressed or considered during the drafting of the Masterplan. This includes identifying some root issues that the City will need to address. Below are some of those key findings and questions for consideration.

Moving the community forward and together: It was clear to us that youth were very excited by the potential development, and they were impressed by the overall presentation of the Masterplan. From our conversations with young people, we often heard that there were no spaces in Brooklyn Center for youth to be able to gather, hangout, and be themselves. They see this potential downtown area as a remedy to this problem that is so commonly felt amongst their peers. They identified a lot of the above strengths because young people want beautiful spaces that allow for cultural, artistic, and physical expression, not empty spaces and lots that remain unused. As they received this information, we challenged them to also view it as young adults who will soon be entering adulthood. From their responses, we could see how important community was to them as they all universally felt that this new downtown development was something that could truly bring people together in ways that they have not been able to experience in their time living in Brooklyn Center.

This was significant to us, because in our initial community-building sessions, we observed a polarizing dynamic of feelings that youth had towards Brooklyn Center. Youth came off as almost jaded about living in Brooklyn Center. They had little attachment to the city itself but were warm and appreciative towards the people who lived in this city. That was where their sense of pride lay. These young people saw the diversity of people in this city as a richness but also recognized the lack of opportunities and services that existed for them.

Gap in engagement between existing city-assets and community: The feeling of having less opportunities were partly since young people were just unaware of the services that were available to them. This first came apparent as we conducted community-building sessions and later as we gathered feedback on what was missing from the overall Master plan. Youth were telling us that they want to specifically see things like skate parks, bigger parks, trails, study spaces, and jobs for young people. This was something that occurred in all cohorts, and we asked them if they were aware of what was available to them. Most had no idea that Centennial Park even existed or what Brooklynk was, and many have never even stepped foot into Brookdale Library. Aside from the feedback youth were providing, young people were showing us that there were so many gaps of engagement between youth and families and the public institutions that serve them. This subliminal message kept emerging as we learned more about what they felt was missing from the overall Masterplan, and we saw it as a reflection to all the things that youth need but have not been receiving regardless of if they already exist in the community or not.

Public safety implementation into overall Masterplan: As we look at some of what young people identified as missing from the Masterplan, the most frequent concern was regarding public safety. Young people want to be able to freely be themselves in community gathering spaces and enjoy new services that were built for them and their families. They don't want to feel criminalized or profiled. With new development, there will most certainly be areas with more foot traffic from current residents, new residents, and visitors. Youth were concerned and want to see a public safety plan that focuses and centers the community, because they also want to feel safe. Additionally, youth identified the feelings of uncertainty due to instances of police brutality in Brooklyn Center and surrounding areas. Some mentioned how unsafe they felt during the protests and law enforcement response following the police killing of Daunte Wright in April 2021.



Direct and intentional efforts to prevent inequitable impacts of development: Youth also need reassurance from their city that they and their families still have a place here when this development finishes. What they want to see more of is stronger efforts to combat potential displacement of current residents. Youth feel pride in the people that live here, and we know that the city does too. They want the focus of development and expanded housing to be in the context of Brooklyn Center and not the regional Twin Cities.

School, city, and community partnership: Youth are also focused on how this impacts their schooling. One young person saw the downtown area super-imposed on the Opportunity Site and recognized that their school (BC Early College Academy) was in the middle of that area. They asked if it was going to be torn down, and we did not have an answer for them. Students want to see more partnership between their school district and the city, and if there is partnership, they want transparency on this partnership. We explained to them that this development can have potentially positive impacts to funding for their school district through increased tax base, but beyond that youth were not sure how this specifically benefits their schools or their families. This was crucial to them and was missing from the Masterplan. Perhaps this is something to be explored during the creation of the Community-Benefits Agreement on how current residents and students are directly benefited from this development.

As important as the feedback that was provided by young people, what was just as crucial that we learned from this work is the need for a community development approach that is also intentional in the investments of human and social capital. We recognize that the creation of a Masterplan is traditionally focused on considerations for a built environment, but to our understanding, it is also a dynamic guiding document that also considers how community and residents interact with the development that ensures the growth and development of the entire community. If the Masterplan is to be fully inclusive of what community wants, then this is specifically what young have shared that they need.

As we finish this iteration of work, we strongly encourage the city and the development team to address some of the key questions that we uncovered from this work.

- ☑ Young people want to feel confident, safe, seen, and respected. What are ways the city can see this feedback as an opportunity to address public safety concerns that were expressed by young people now and how can this be implemented in the overall development later?
- ☑ How can we as public institutions change how we engage with each other and our families to ensure that they are aware that these parks, services, and career development supports exist for them and how do we make sure that these efforts are maintained when new services arise from development?
- ☑ Lastly, we want to express the importance in putting current residents first. As development is planned and implemented, how can we make sure that our current residents stay engaged, seen, cared for, so that they stay in the city and further enrich our community with their talents?

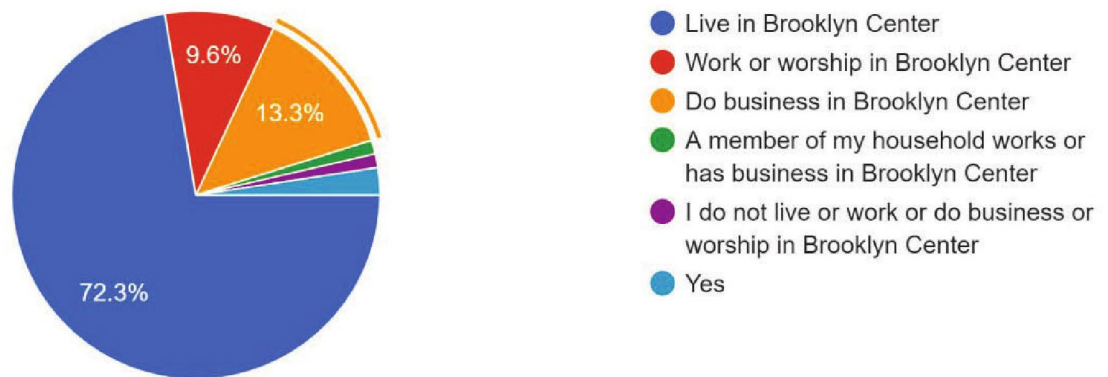
APPENDIX

MAC Engagement Online Survey Report

In the final report, 85 people filled out the survey. At the beginning of the survey, we asked only those who are connected to the City to fill out the survey.

Do you live or work or do business in Brooklyn Center?

83 responses



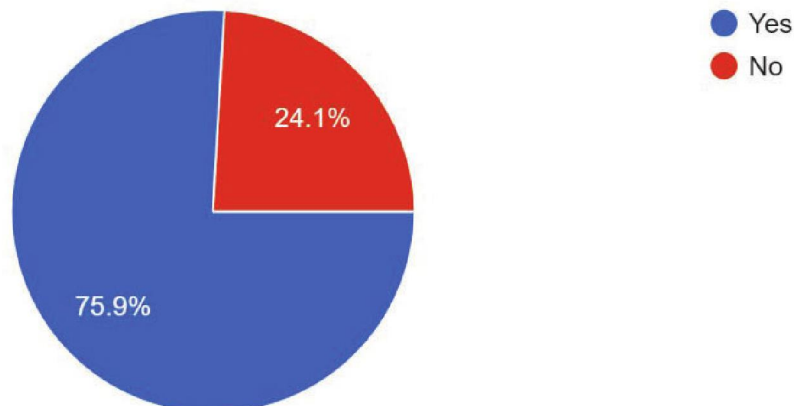
Only one person who did not live, work, or do business in Brooklyn Center filled out the form, which was excellent sampling.

More Outreach Needed to Inform All Residents about Opportunity Site Development

Based on the sample of those who filled out the survey, the results show that a quarter of them have not even heard about the Opportunity Site.

Have you heard about Brooklyn Center Opportunity Site?

83 responses



Engagement Enthusiasm Scale

We asked the respondents if they would attend Town Hall meetings.

- ☑ 41% said yes
- ☑ 22% said maybe
- ☑ 35% said no

We got similar results when we asked if they would participate in a focus group meeting. That shows the high level of enthusiasm of the sample of residents we asked to participate in the Opportunity Site discussion.

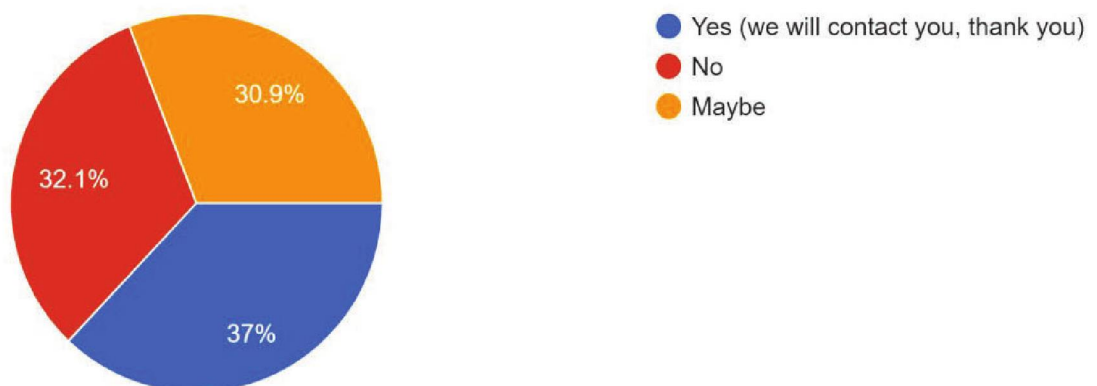
Do you want to attend Town Hall meeting to learn more about the Opportunity Site?

83 responses



Do you want to attend Focus Group meeting for high value discussions on the Opportunity Site?

81 responses

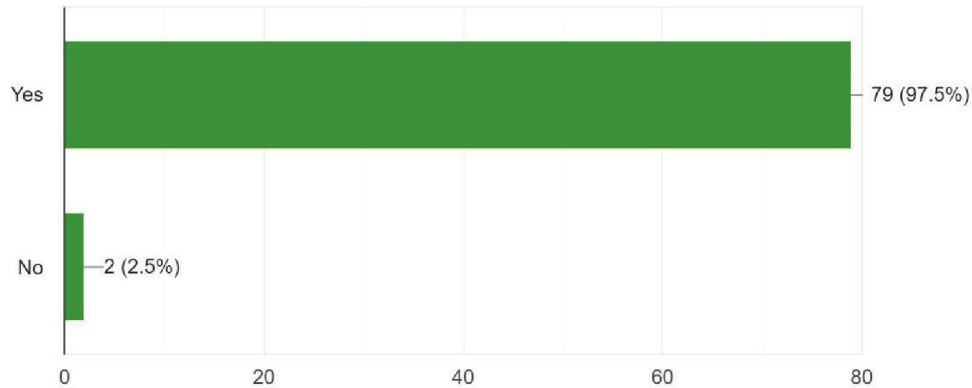


The Value of the Community Center to the Residents

To measure the residents' interest on the community center and how valuable it is to them, we asked them, and 98% said it is valuable to them.

Is the community center valuable to you?

81 responses



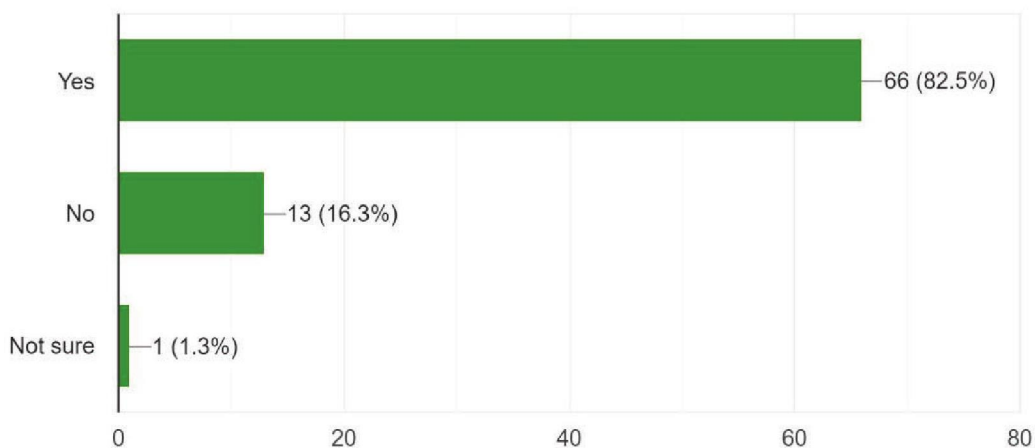
Resident's Desire to Own a Piece of the Opportunity Site

A strong theme that emerged throughout our engagement efforts with residents was property ownership. We decided to test this in our online survey, and below is the result. This is important information for the stakeholders in the Opportunity Site planning to consider.

- ☑ Explore ownership models that are feasible for those who are interested in participating.
- ☑ EDA, the City Council, and community-based organizations should intensify efforts to build a sustainable support system in order for residents to acquire resources to actively compete in the ownership piece of the Opportunity Site since this is a long-term development.
- ☑ It is noteworthy that 22% of the respondents had white European roots, yet they voted for the BIPOC ownership of the event center.

Do you want BIPOC community to own the proposed community center?

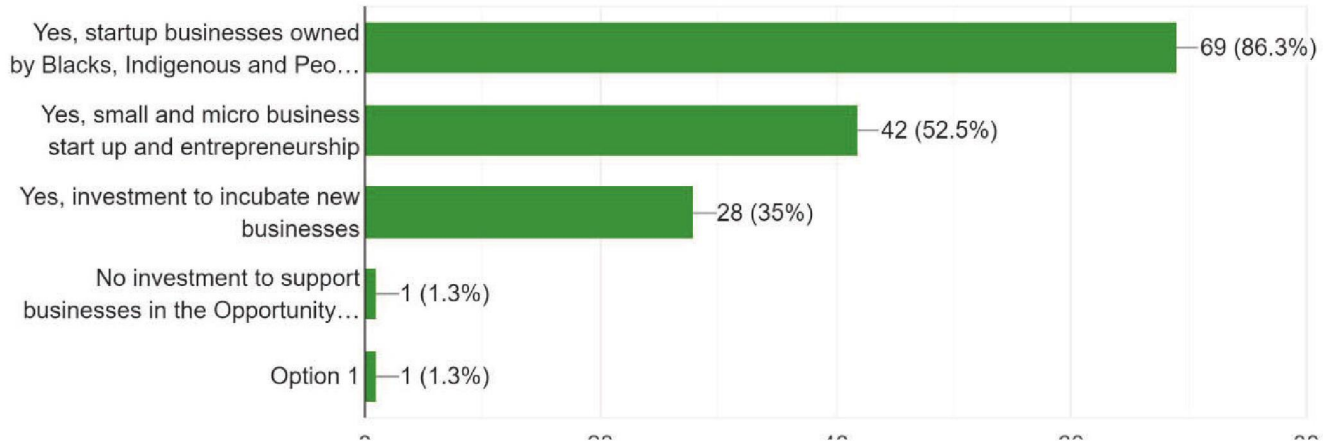
80 responses



About 99% of the respondents wanted the Opportunity Site to support the economic development of the City of Brooklyn Center. Only one voted no. Below is the result.

Do you want the Opportunity Site to support Economic Development of Brooklyn Center? Check as many as you want

80 responses

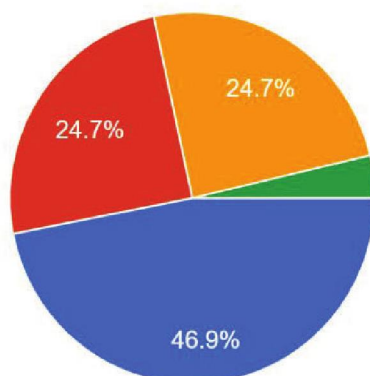


Property Ownership and the City's Resiliency

We gauged the interest of sampled residents in buying or renting in the Opportunity Site, and 47% indicated an interest to buy, 25% indicated an interest to rent, and 28% have no interest to buy or rent. That indicates a strong interest by the participants in continuing to call Brooklyn Center home.

Housing Opportunities in the Opportunity Site, choose the one you prefer in the dropdown box

81 responses



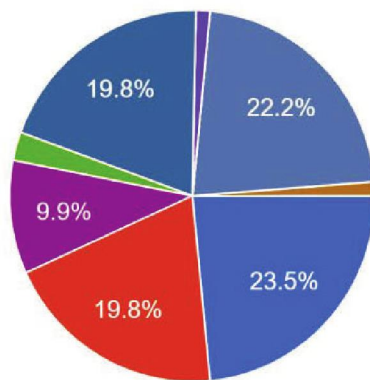
- I will like to buy a house in the Opportunity Site
- I will like to rent a house in the Opportunity Site
- I do not plan to rent or own a house in the Opportunity Site
- I do not want plan to rent or own a house in the Opportunity Site

Distribution of Races Who Responded

- ✓ African Americans – 24%
- ✓ White Europeans – 22%
- ✓ African Immigrants – 20%
- ✓ Liberians – 20%
- ✓ Blacks – 9%
- ✓ Kenyans – 2.5%

Race: please check the boxes that describe you

81 responses



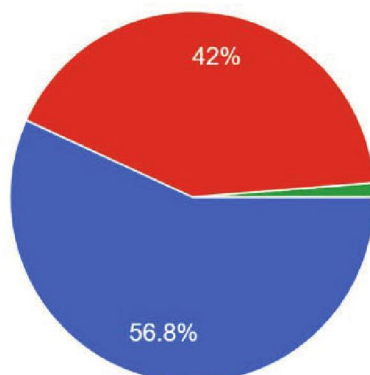
- African American
- African Immigrant
- American Indian or Alaskan Native
- Asian or Pacific Islander
- Black
- Central American excluding Mexican
- Hmong
- Kenyan

▲ 1/3 ▼

Gender breakdown of those who took the survey.

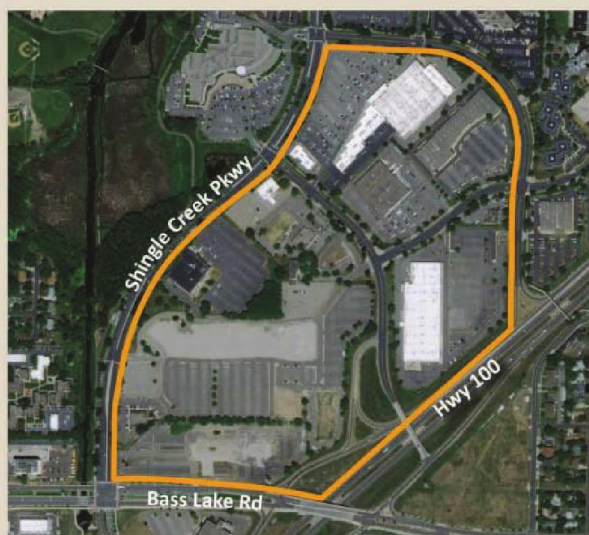
Gender

81 responses



- Male
- Female
- Prefer not to say
- Others

OPPORTUNITY SITE MEETING



**Date - November 6th
and 20th**

Time - 2PM



Hello residents!

MAU (Minnesota Africans United) is partnering with the City of Brooklyn Center in bettering our community with your help!

We invite you to a virtual meeting via Zoom on both Saturday, November 6th and 20th, 2021 to share special inputs, ideas, requests, etc. in regards to the construction of Brooklyn Center's Opportunity Site! Don't forget to spread the word, the more the merrier!

Email Us!

Bajuo@mnafricansunited.org

SandraSeeka1@gmail.com

For more info!

<https://opportunitysite-bmi.hub.arcgis.com>



FRIDAY
NOV 12
6PM

**ARE YOU AN ENTREPRENEUR,
SMALL BUSINESS OWNER,
A RESIDENT OF BROOKLYN CENTER,
OR HAVE CHILDREN THAT LOVE ARTS?**

Join the **BROOKLYN CENTER
OPPORTUNITY SITE DISCUSSION**

**City of Brooklyn Center,
Minnesota Africans United
& Triumphgraphics**

**BROOKLYN CENTER COMMUNITY CENTER
6301 SHINGLE CREEK PKWY, BROOKLYN CENTER, MN 55430**

**Contact:
612-465-9626**

Peace Global Health Foundation & Off The Blue Couch in partnership with Minnesota Africans United Presents...

Brooklyn Center Opportunity Site Informational

It is open to ALL who Live, Work, Worship, & Play in Brooklyn Center



Join Us!

November 11th on Facebook Live from 6-7 pm

on the Peace Global Health Foundation Facebook Page



Made with PosterMyWall.com

ARE YOU AN ENTREPRENEUR, SMALL BUSINESS OWNER, A RESIDENT OF BROOKLYN CENTER, OR HAVE CHILDREN THAT LOVE ARTS?

..... PLEASE JOIN

**CITY OF BROOKLYN CENTER
MINNESOTA AFRICANS UNITED & TRIUMPHGRAPHICS**

BROOKLYN CENTER OPPORTUNITY SITE DISCUSSION

BROOKLYN CENTER COMMUNITY CENTER, ROOM 221,
6301 SHINGLE CREEK PKWY, BROOKLYN CENTER, MN 55430

**FIRST 15
PERSONS
GETS A \$20
GIFTCARD**



REGISTER AT
MNAFRICANSUNITED.ORG/CBC

WEDNESDAY
OCT 27, 2021
4PM-5PM



CONTACT 612-465-9626





AFRICAN COMMUNITY

meeting

NOVEMBER 13TH, 2021 2 PM - 4 PM

Topic Of Discussion:
Opportunity Site
Brooklyn Center, MN





ZOOM MEETING ID: 862 1083 4985
<https://us02web.zoom.us/j/86210834985>

Results

Facebook Page

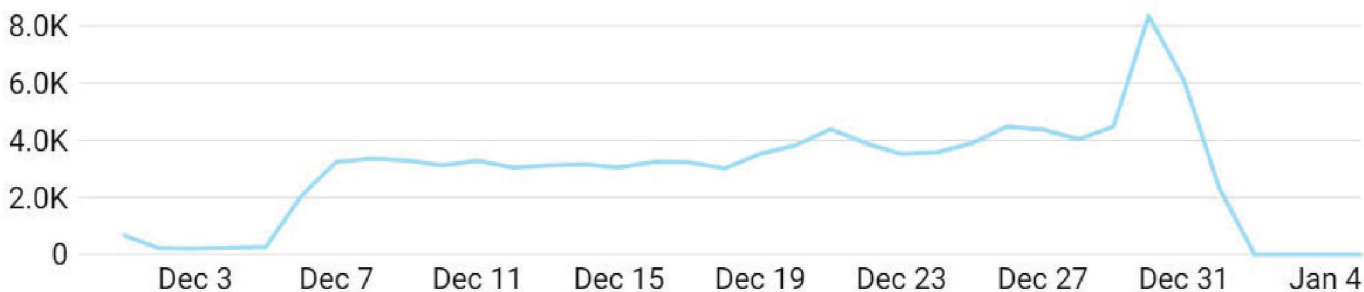
Reach
5,904 ↑ 15.0K%



Results

Facebook Page

Reach
52,742 ↑ 2.7K%



Instagram

Reach
5,181 ↑ 1.0K%





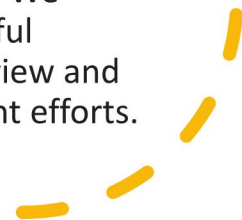
Youth Feedback on Proposed Downtown Masterplan

Brooklyn Center City Council - April 11, 2022
Brooklyn Bridge Alliance for Youth



Shared Purpose

- Our engagement goals
 - Inform the development of the proposed Downtown Masterplan and its implementation
 - Build relationships with youth using an intentional engagement model
 - Expose and provide opportunities to youth to engage with city systems that have not traditionally been available to them
- Advancing equity is ensuring we are including those most impacted and least included in planning historically. We approached this work with careful intentionality to amplify youth view and voice in community development efforts.

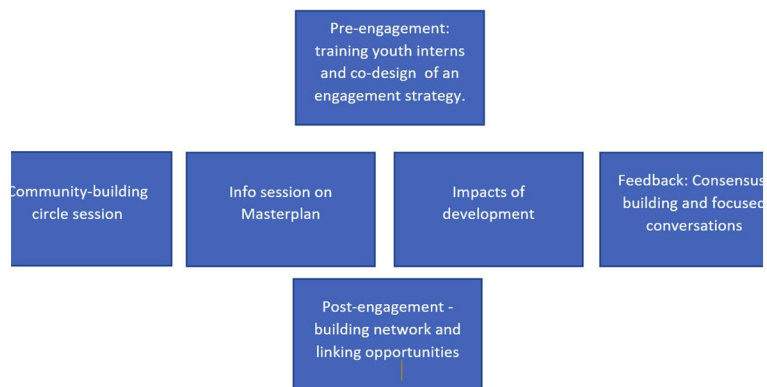


Direct continuation of work from 2019

“What do you want to see in Brooklyn Center in 2040 that would help you reach your fullest potential, stay in Brooklyn Center and build an awesome city?”

1. Investing more funds into schools and education
2. Expanded Retail and Entertainment Options
3. Affordable housing opportunities and expanded housing
4. Community Spaces for Youth and Families to bond

Disconnect between gentrification and impacts of development that comes from introducing retail, entertainment, housing



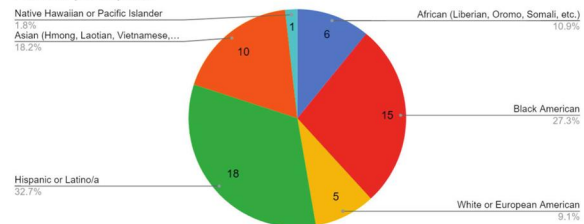
Engagement model for Brooklyn Center Community Development Youth Engagement

Youth Outreach
and Engagement
Model

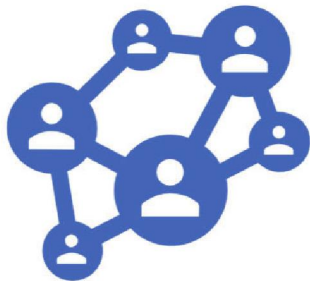
Demographic of students involved

Brooklyn Center High School		Brooklyn Center Early College Academy	
	31		22
9 th Grade	18	11 th Grade	9
10 th Grade	6	12 th Grade	20
Male	22	Female	31
Live in Brooklyn Center	36	Live outside of Brooklyn Center	17

Race of participants



Community-building with youth



Part of intentional engagement with young people is building community. We wanted to make sure that there is a relationship between us and the students while also learning about youth and how they view BC.

Focused Conversation

- What does it feel like to be seen or heard?
- What do you like about your city?
- What do you not like or want to see changed?
- Do you see Brooklyn Center as a place you want to stay in or have a career?
- What would make you stay in this city to feel like you belong?

What does it feel like to be seen or heard?

"It makes you feel like you're something and not nothing."

"It's sometimes scary but when you're seen or heard, it feels validating."

"It feels like you actually matter to people and your opinions matter."

"Being seen or heard is one thing, but accountability matters."

What do you like about your city?

"I really like the community and the people in Brooklyn Center. It feels like a tight-knit community."

"When one of us succeeds, it feels like we all succeed."

What do you not like or want to see changed?

We are always pit as the underdog in comparison to other youth in other cities."

"Everything is so far from where we want to be (when asked to clarify, they mentioned stores, entertainment, movies, sports)."

"I don't like the crime. How do we invest in community to reduce crime rates?"

Do you see Brooklyn Center as a place you want to stay in or have a career?

"Yes, I can see myself living here as an adult, but I don't see myself having a career here. It's never been shown to us how we can do that."

"I don't have any attachment to this city so I don't see myself staying here as an adult."

What would make you stay in this city to feel like you belong?

Student-life is dominated by schools. If teachers and schools don't make personal connections or promote positive environments to their students, this will reflect on how students view their community."

"More stuff to do inside even during winter."

Student Feedback – Strengths to Downtown Masterplan

Community-centered approach designed to bring people and families together.

Walkable and bikeable area with activities and space that otherwise are not currently being used.

Emphasis on small-business development for economic growth of local business owners with the potential for job creation for youth and adults.

Centralized services make it more accessible for folks with transportation barriers and reduces financial burden attached with commuting.

Expanded housing for affordable living.

Green spaces and added parks for youth and families to enjoy.

Student Feedback – What needs clarification

An intentional plan or consideration that focuses on the public safety of residents and their well-being.

Essential businesses and spaces related to health, basic needs, and other specialized services for people from all backgrounds.

Strong efforts by the city to prevent gentrification and displacement of current residents

Affordable recreation, entertainment, and public art.

Environmentally friendly plan that focuses on clean building, clean streets, and clean water.

Development that leads to improved community education.

Other key findings – unanticipated learnings

- Moving the community forward and together – there is a strong sense of pride that is harbored in our youth in Brooklyn Center. Especially when their school experience is positive, it impacts their view of the city.
- Gap in engagement between existing city-assets and community – students have expressed the need for certain services yet are unaware that some of these services exist within the city.
- Public safety implementation into overall Masterplan – youth want to feel safe and secure.
- Direct and intentional efforts to prevent inequitable impacts of development for residents – students want to see them and their families be prioritized first
- School, city, and community partnership – it was not clear for students how this will impact their schools.
- Overall, youth feel a strong sense of passion and pride in the people of Brooklyn Center, but not to the physical space of the city. There was a sense of being an underdog and it's reflected in how they view the empty lots and spaces in their city, or their differences in experiences in comparison to their peers in other cities.

Parting questions

Young people want to feel confident, safe, seen, and respected.

What are ways the city can see this feedback as an opportunity to address public safety concerns that were expressed by young people now and how can this be implemented in the overall development later? What does it look like to create a built-environment that allows for feeling safe rather than only relying on a public safety response?

How can we as public institutions change how we engage with each other and our families to ensure that they are aware that these parks, services, and career development supports exist for them and how do we make sure that these efforts are maintained when new services arise from development?

Lastly, we want to express the importance in putting current residents first. As development is planned and implemented, how can we make sure that our current residents stay engaged, seen, cared for, so that they stay in the city and further enrich our community with their talents?

Conclusion and acknowledgements

Youth are excited for this. They see this as new opportunities – moving forward, together.

- Centering current community
- Address gaps in engagement
- Creativity in leveraging community pride
- Thank you to the city of Brooklyn Center, NEOO for the opportunity to bring together young people to inform this work.
- Thank you to Joana Enriquez Lopez, Kai Johnson, Shreya Bika, Mercy Nyamao for their help in conducting some of the preliminary work in this project.
- Thank you to Dr. Constance Robinson, Andrea Guinn, Lauren Fairlie, LongKee Vang, Angel Smaller, Megan Custer, Jacqueline Hayden, and Choua Lee from Brooklyn Center Community Schools for their help in creating space for me to be on-site.
- Thank you to the amazing fifty-one students from Brooklyn Center Secondary and BC Early College Academy, who I got to know over these engagement sessions and for being vulnerable, welcoming, and awesome people.

Council Regular Meeting

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: Mike Marsh, Acting Public Works Director

BY: Mike Albers, P.E., City Engineer

SUBJECT: Highway 252/I-94 Environmental Impact Statement (EIS) Update

Requested Council Action:

- Motion to accept the presentation by MnDOT on the current status of the Highway 252/I-94 Environmental Impact Statement (EIS).

Background:

The City is partnering with MnDOT, Hennepin County, the City of Brooklyn Park and the City of Minneapolis on an Environmental Impact Statement for the Highway 252/I-94 corridor from Highway 610 in Brooklyn Park to 4th Street in Minneapolis.

This project started in 2017 as a Highway 252 corridor study, expanded to an Environmental Assessment (EA) in 2018 to include I-94 and was expanded again in 2020 to an Environmental Impact Statement (EIS). The project partners will use the EIS to gain a better understanding of safety and transportation needs in the area and taking a closer look at how a potential construction project could affect the environment surrounding Highway 252 and I-94.

The EIS process includes four phases (Purpose and Need, Scoping, DRAFT EIS, and Final EIS/Record of Decision (ROD)). The EIS is expected to be completed in 2025 with the selection of one final design recommendation. The project is currently in the Scoping phase and MnDOT has retained SRF Consulting Group, Inc. (SRF) to provide transportation planning, engineering and environmental expertise.

The purpose of this presentation is to provide the Council an update on the following items:

- Review EIS Project Schedule and Process
- Brooklyn Center Council Follow-up
- Interim Safety Improvements
- Provide Community Engagement Update
- Review Next Steps

MnDOT and SRF will provide similar presentations to the other local agencies involved in the study.

Budget Issues:

The City financially participated in the EA process, similar to the other local agencies. MnDOT is providing the funding for the EIS. Funding for potential construction projects will be reviewed during the EIS process.

Inclusive Community Engagement:

The EIS process will take several years due to the size and complexity of the corridor. During this time, the project partners will continue to engage with the community and other stakeholders at each step in the process.

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Presentation	4/5/2022	Cover Memo



Highway 252 / I-94 Project Update Waukegan City Council Meeting

2022

Highway 252
Environmental Impact Statement

Presentation Team



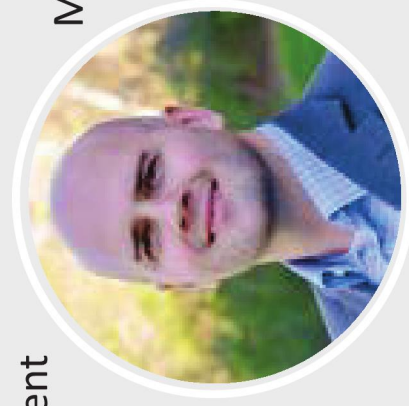
Aaron Tag
MnDOT Public Engagement
Manager



April Crockett
MnDOT West Area Manager



Jerome Adams
MnDOT Project Manager



Leif Garnass, SRF Engineer



Justin Sebens, SRF Deputy Project Manager

Why we are here today

- I. Project Schedule and Process
- II. Brooklyn Center Council Follow-up
- III. Interim Safety Improvements
- IV. Engagement Update
- V. Scoping Process Update
- VI. Takeaways from Today's Presentation
- VII. Questions
- VIII. Next steps

EIS Project Schedule

OVERALL PROJECT SCHEDULE



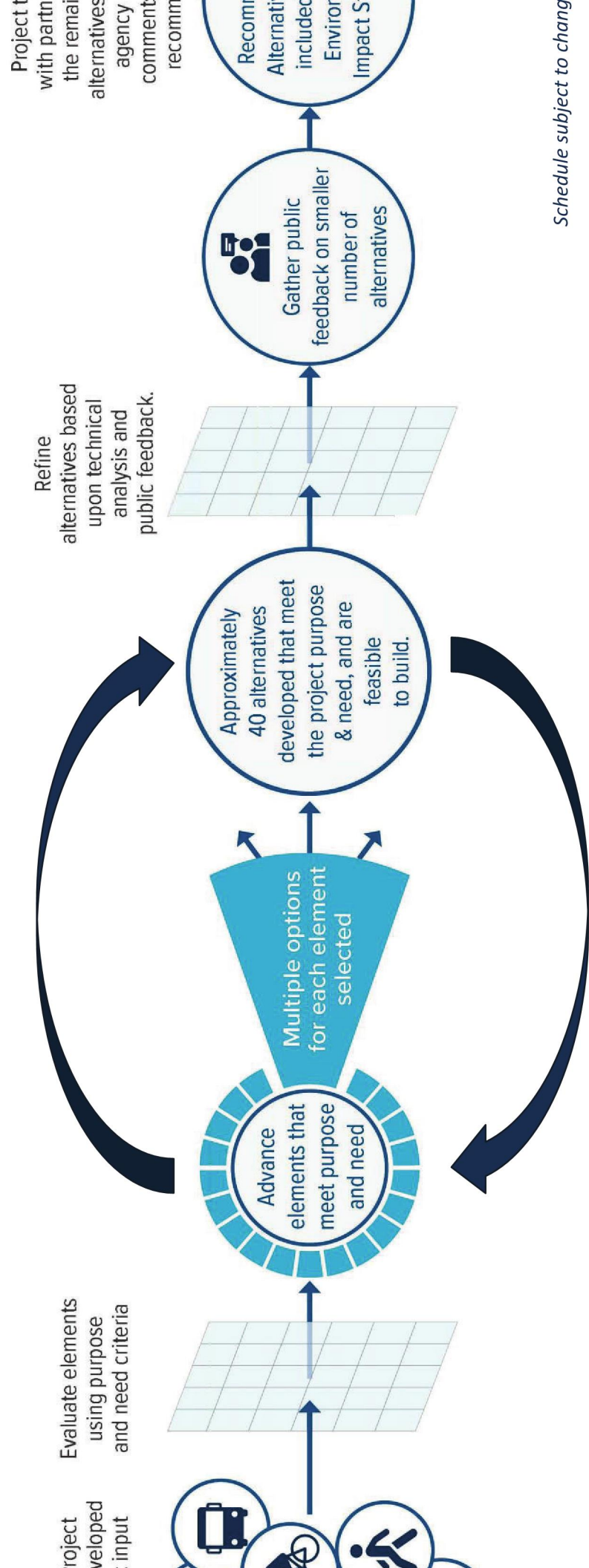
ENVIRONMENTAL IMPACT STATEMENT PHASES



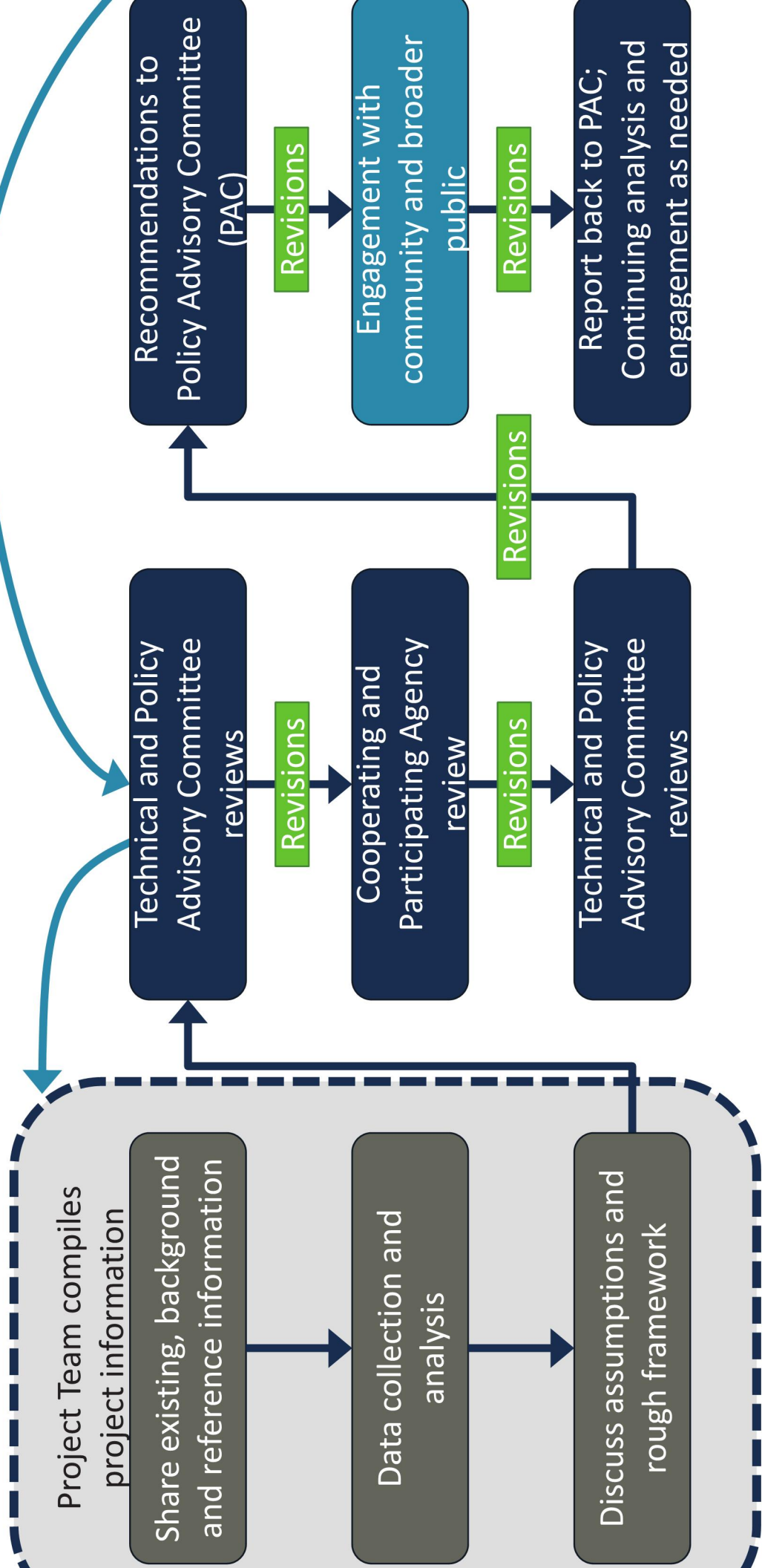
Schedule subject to change



Project Development Process



Project Committee Process



Brooklyn Center Council Follow-up

What we heard	What we are doing
More safety improvements welcome and needed.	Safety improvements will be implemented in 2023.
More workforce opportunities are important, how are they being communicated to the public?	MnDOT has developed a workforce plan. MnDOT has also released a request for proposals from community-based organizations to develop and administer two workforce programs for the 252 project.
We want to see diverse engagement methods.	Round 3 engagement will include in-person, online, small group, and targeted methods to reach residents where they are and gather meaningful feedback.
Air quality and asthma issues are a concern.	Air quality and environmental justice analyses are evaluated during the draft Environmental Impact Statement.



Interim Safety Improvement Summary - Coming Late Summer 2022



Engaging the Community

Two rounds of public engagement complete

Pop-Up meetings in coordination with city staff

Collaboration with CAPI to engage diverse populations in Brooklyn Center

Targeted outreach to communities of faith in partnership with the Stairstep Foundation

Equity and Health Neighborhood Advisors

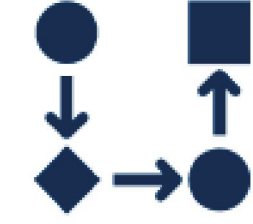


Where have comments come from

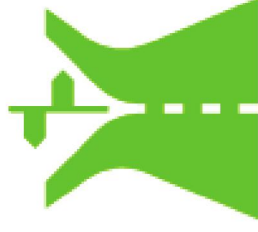
5,582 Comments
received

321 Involved
questions
needing response

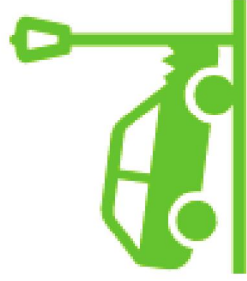
Comment Themes



Project Process



Freeway Conversion



Safety



Environment



Transit

Comments

We live in Mpls Northside, but didn't know about the project until today. Thank you for being here.

This is an important project, I will attend the open houses in order to participate.

Would like to get rid of signals. Whatever is good for Top Golf and Melrose Gates is good for Brooklyn Center/Park. Really like the 6 lane grade separated freeway.

This project and Blue Line transit need to get done

Less traffic lights on 252.

85th Avenue needs a grade separation, that intersection is super busy.

I live in Brooklyn Center and would appreciate more bicycle safety.

Thanks for sharing this information - good work.

How has community input informed project



Additional project alternatives have been included for consideration



Established interim safety improvements plan



Considered transit in all alternatives



Informing additional tools and techniques to engage the community

Scoping Process Update

Step 1 - **Identifies** project elements

- Step 2 – **Combines** project elements to develop a list of project alternatives

We are here!

- Step 3 – **Determines** which alternatives should be studied further in the draft EIS

- Step 4 – **Reviews** draft EIS alternatives and determines a preferred alternative



Step 2 Corridor Alternative

Alternatives:

A set of alternatives for Hwy 252 considers the overall vision and purpose of Hwy 252 in Brooklyn Center as well as the tradeoffs between Hwy 252 and local roadways are considered in technical evaluation

Evaluation Criteria:

- Public Safety
- Public Mobility
- Feasibility/Bikeability
- Environmental Considerations
- Construction Considerations

Outcome:

Step 2 identifies Hwy 252 and I-94 corridor alternatives for further study in Step 3



Hwy 252 Corridor Alternatives

No Change

Expressway Alternatives

- Complete 6-Lane Expressway
- Limited Access Super 2 Expressway
- 4-Lane Low Speed Expressway

Freeway Alternatives

- Lower Design Speed 4-Lane Freeway
- Traditional Design Speed 4-Lane Freeway
- 6-Lane Freeway with or without Managed Lane

Reduce Hwy 252 Alternatives*

- Disconnect Hwy 252 at Hwy 610 and Convert to a 3-lane local connector*
- Convert Hwy 252 to Transitway*

Pedestrian and Bicycle Access Across Hwy 252

I-94 Corridor Alternatives

No Change

Lane Conversion Only Alternatives

- Convert NB and/or SB lane to Managed Lane and/or 4th Street (with or without direct connect)

Lane Addition Only Alternatives

- Build one additional lane from I-694 to Dowling and/or SB direction

Lane Conversion + Lane Addition Alternatives

- Build one additional lane from I-694 to Dowling and/or SB direction as Managed Lane and/or from Dowling Avenue to 4th Street in NB and/or Managed Lane (with or without direct connect)

Pedestrian and Bicycle Access Across I-94

* Alternatives added based on public input during Step 1 engagement

Additional Alternatives Developed Through Public Input

Convert Hwy 252 to a transitway corridor

- Reduce Hwy 252 to one lane in each direction and only allow transit vehicles to travel along Hwy 252
- Do not allow general traffic to turn onto or off Hwy 252
- Local access across Hwy 252 could be served with intersections or interchanges

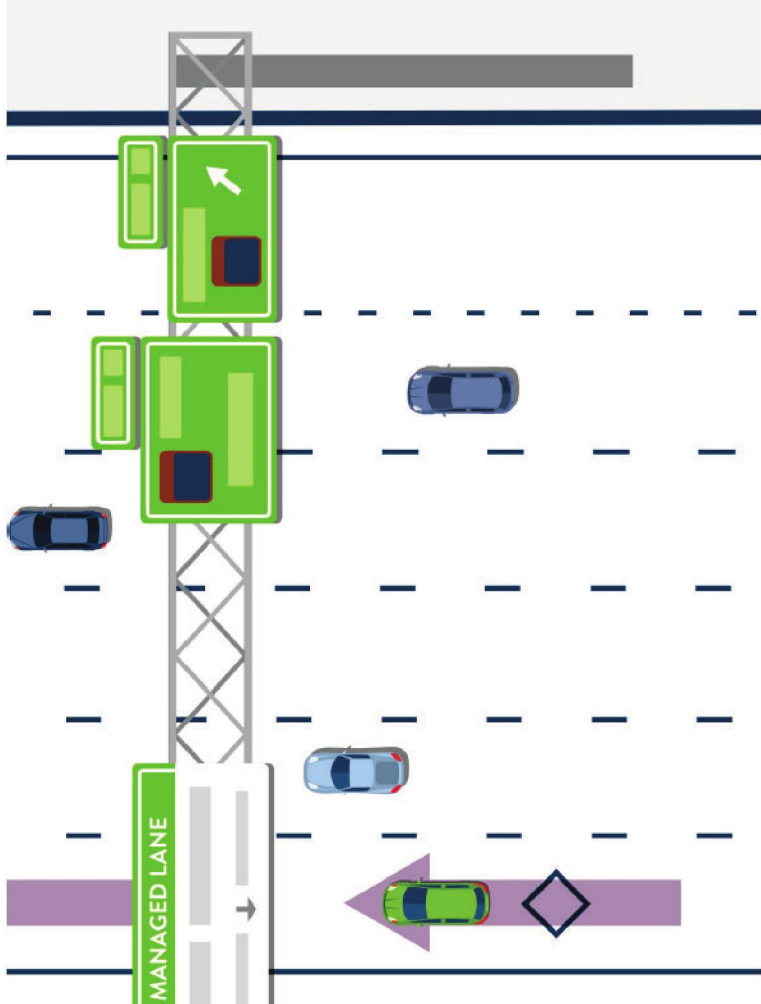
Sever Hwy 252 at Hwy 610 and convert Hwy 252 to a local collector roadway

- Sever the connection to Hwy 610 to and from Hwy 252 (north end)
- Maintain connection to I-694 to and from Hwy 252 (south end)
- Reduce Hwy 252 to a 3-lane roadway
- Reduce the posted speed limit on Hwy 252 to 35 miles per hour

Convert Hwy 252 to a 4-Lane Low Speed Expressway (revisited)

- Provide only two lanes in each direction on Hwy 252
- Reduce the posted speed limit on Hwy 252 to 35 miles per hour

Considering E-ZPass as a Transit Advantage & Congestion Free Choice



- A managed lane provides flexible travel options during busy commuting hours.
- The goal is to move more people by providing a dedicated lane that transit riders and carpoolers can use for free during high-traffic times.
- An **E-ZPass** lane is an example of a managed lane and in Minnesota, solo drivers pay to access the lane if they do not qualify via transit or carpooling.
- The price to use the lane varies based on the lane's location, time of day, and traffic to help keep the lane less congested.
- Minnesota **E-ZPass** lanes are open to all motorists during low traffic time, which is nearly 90% of the time.
- The purpose of Minnesota's **E-ZPass** managed lane system is to improve the Twin Cities' highway and transit systems by providing users with more efficient travel options.

Information below provides a high-level summary of the analysis – detailed analysis is ongoing and will be shared through future engagement opportunities.

Hwy 252 Step 2 Evaluation Summary

Changes to Hwy 252	Effects on Hwy 252 vs. Local Roadways ⁽¹⁾	Evaluation Criteria				Environmental Considerations	Con
		Vehicle Safety	Vehicle Mobility	Walkability and Bikeability			
Level of access like today with traffic signals Addresses needs using changes in intersection type and geometry Similar to how Hwy 252 functions today	Hwy 252	Least benefit ↩	Least benefit ↩	Least benefit ↩	Moderate risk for environmental impacts	Limited to provide other transportation	
	Local Roads	Moderate impact ↘	Moderate impact ↘	Moderate impact ↘			
Reduces number of accesses to Hwy 252 using interchanges Addresses needs by separating conflicts between regional and local travel Promotes regional travel on Hwy 252	Hwy 252	Moderate benefit ↗	Most benefit ↗	Most benefit ↗	Most risk for environmental impacts	Best opportunity to provide transportation	
	Local Roads	Moderate benefit ↗	Most benefit ↗	Most benefit ↗			
Reduces level of regional access to Hwy 252 Addresses needs by separating conflicts between regional and local travel Promotes local travel on Hwy 252	Hwy 252	Most benefit ↗	Most impact ↘	Moderate benefit ↗	Least risk for environmental impacts	No opportunity to provide additional	
	Local Roads	Most impact ↘	Most impact ↘	Most impact ↘			

⁽¹⁾ include city and county roadways within the community.

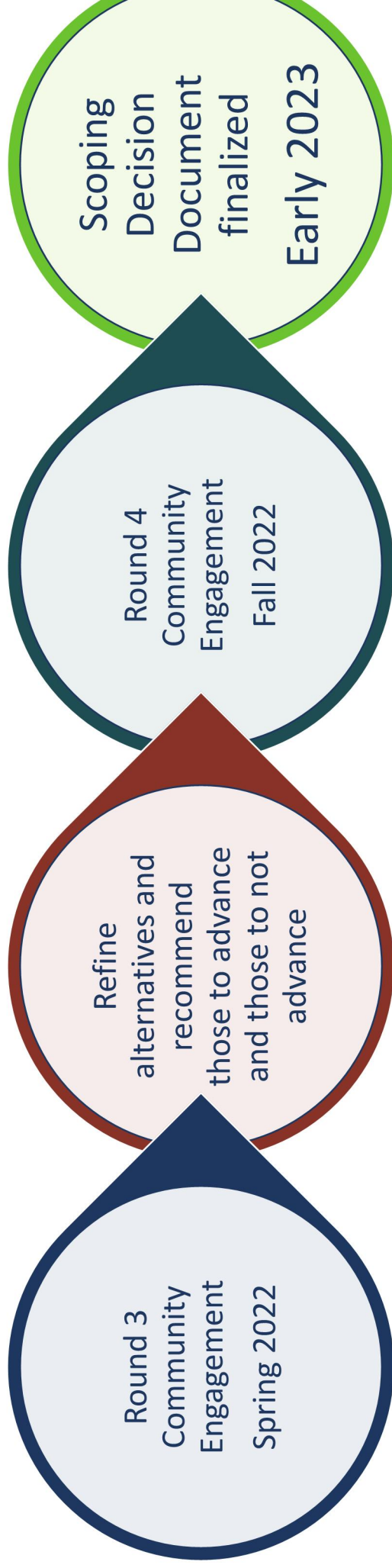
Takeaways from Today's Presentation

- . Interim safety measures are being implemented in late summer of 2023.
- I. Public comments are being heard and used to inform the project alternatives development and community engagement
- II. A range of alternatives is being considered that both increase and decrease the amount of traffic that can be on Hwy 252.
- V. At this point in the process no corridor alternatives have been eliminated.

Questions

- I. What do you think of these project alternatives?
- II. Do you have any questions about community engagement?
- III. What do you want to know more about?

Next steps



Project Website

» Visit the project website to review background information and find out what's happening next

tiny.cc/252Project



Engagement



- » Brooklyn Center Open House
Tuesday, April 26 from 5:30 to 7 p.m.
- » Lutheran Church of The Master
1200 69th Ave N, Brooklyn Center

Stay Connected

Kent Barnard

Communications and Engagement
651-253-2803





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**Council/EDA Work
Session**

VIRTUAL meeting being
conducted by electronic
means in accordance with
Minnesota Statutes, section
13D.021 Public portion
available for connection via
telephone Dial: 1-312-626-
6799 Meeting ID:
86524937602# Passcode:
418730#
April 11, 2022

AGENDA



ACTIVE DISCUSSION ITEMS

1. Concept Review for 6100 Shingle Creek Parkway (Former Target)

PENDING LIST FOR FUTURE WORK SESSIONS

1. Upcoming Items

Council/EDA Work Session

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Meg Beekman, Community Development Director

SUBJECT: Concept Review for 6100 Shingle Creek Parkway (Former Target)

Requested Council Action:

Background:

The concept review process is an opportunity for the City Council to review a development concept prior to a formal proposal from an applicant, and provide comments, ask questions, and indicate whether or not the City would be open to the project. Concept reviews are helpful for projects that would involve EDA-owned land or public subsidy, as it provides insight to staff and the developer as to the City Council's level of interest, and any specific concerns, related to a project.

A concept review is considered advisory and is nonbinding to the City and the applicant. No formal action can be taken at a work session, and the Council is not being asked to vote on the proposal. If the developer chooses to submit a formal application to the City to proceed, it would be subject to the full review process, as with any other development application.

Concept Proposal

The City has been approached by Mr. James Sanigular, owner of International Food Corporation, a local food distribution company focusing on African and international foods. Mr. Sanigular and his team have been working on a concept to bring an international foods market and bulk food warehouse. They had been exploring several locations and recently became interested in locating their project in Brooklyn Center. They have engaged LSE Architects to look at the former Target site, and adjacent retail strip center, to develop a mixed use international food village, that would become a destination in the region.

Staff has met with Mr. Sanigular and his team over the last several months to discuss their project concept. They have worked hard to incorporate the City's Opportunity Site Master Plan and infrastructure framework into their site layout and development program. They are also in conversations with adjacent property owners to discuss land acquisition and synergies that may exist between properties.

This project is in its early stages, and much work will be needed before it will be ready to go through the City's approval process and finalize financing. That said, the development team has made considerable progress over the last several months and has access to capital that will be necessary for financing the project.

The development team is seeking a preliminary development agreement from the City to provide the site

control that they need to conduct their due diligence, apply for grant funding, and put together their financing.

They have requested to present their concept plan for the site to the City Council, seek feedback, and get consensus on moving ahead with a PDA approval at a future meeting.

Development Program

The development team will present their concept to the City Council. Attached is a narrative describing their vision and a slide deck that articulates the development program and phasing plan.

The project would be anchored by an approximately 110,000 square foot ethnic market grocer and bulk purchasing establishment. It would provide services similar to a Costco, but with an international food focus. As part of the concept, the development team is planning a mixed use village which would also include gathering spaces, community kitchens, independent food and beverage stands, event and meeting rooms, attached retail/clinic, and housing.

The concept utilizes the EDA-owned former Target property as well as adjacent retail strip center. The development team has developed a rough phasing plan which would allow the ethnic grocer to go in first, followed by additional parking, housing, and retail as additional land is assembled.

While the project does not align perfectly with the adopted Opportunity Site Master Framework, the development team has gone to great lengths to ensure that the roadway structure and vision for the area as a dense urban village, has remained intact.

The development team will provide an overview of their vision and receive feedback and direction from Council.

Next Steps

As stated above, this project is in its very early stages. A significant amount of due diligence and pre-development will need to occur before the project could move forward. The development team is seeking a Preliminary Development Agreement from the City, which will provide them the site control they need to begin to gather funding and conduct pre-development work.

If the Council is favorable to this concept staff will begin drafting a Preliminary Development Agreement to bring back to a future EDA meeting for approval.

Budget Issues:

There are no budget issues to consider.

Antiracist/Equity Policy Effect:

The development team consists of local and BIPOC developers and contractors.

Strategic Priorities and Values:

Targeted Redevelopment

ATTACHMENTS:

Description	Upload Date	Type
Project Narrative	3/21/2022	Backup Material
Concept Slidedeck	3/21/2022	Backup Material

INTERNATIONAL FOOD CORPORATION - A VISION FOR SUCCESS

James Sanigular, CEO
March 18, 2022

The International Food Corporation (IFC) has been contemplating and exploring locations for a new destination grocery for several years. Our priority and mission has always been to provide cultural and ethnic culinary options within the most diverse populations in the State of Minnesota, ideally in the heart of Brooklyn Center. We have actively supplied a variety of international food products to retailers in the metropolitan area, including Cub, HyVee and others, yet we have observed that shelf space has reduced due to the increasing competition for locally grown or higher priced boutique alternatives. In our conversations with first generation families or recently immigrated groups, we have come to understand that the alternatives that we provide remain in high demand by neighbors, the greater metropolitan community, and regional food providers. To this end, the IFC vision is focused on creating a venue that is a destination anchored by an elaborate international grocery store and bulk retail space.

This undertaking will create roughly 100 – 120 quality employment opportunities from entry level service-oriented positions to management and leadership positions. The resultant benefit will be to generate and generally increase city's tax base and property values – both residential and commercial properties. The mixed-use facility that we envision can stimulate a vibrant community hub that may actually strengthen and solidify the city's cultural identity. As we research, we have come to realize that this will support other businesses in the area from the traffic and increased daily visits from guests we intend to bring in. Not only that, but it will also be the only facility of its kind in the country. This excites us at many levels.

In addition, as this location begins to develop a reputation, it will become a cultural attraction in the Minnesota and the entire mid-west region due its uniqueness. As we consider the development details, we feel that offering a sustainably responsible and green centered building is of utmost importance.

Environmentally friendly solutions will complement our vision for future forward thinking. We have already discussed ideas of enhanced daylighting, green roof, photo voltaic panels, vehicle charging stations, natural storm water management, locally appropriate plantings, and renewable materials and systems. As noted earlier, the vision has a mixed-use foundation, and we are enthusiastic to share that a range of living experiences are under consideration that will provide affordable housing for low income to market rate medium income individuals, as well as seniors in an apartment setting. This development is meant to gather intergenerational communities and a broad diversity of people in a place that is safe, reflective of a inclusive experience, and healthy for all.

Strategically located in the center of the metropolitan core providing easy and convenient access for the surrounding cities of Brooklyn Park, Fridley, Maple Grove, Robbinsdale, Columbia Heights, and Minneapolis. Our investigation has shown that these communities have demographics that include high percentages of African, Native American, Asian, Latino, and South and Central American families. We see this development as a pioneer place to be, as a dynamic foundation to the success of the city center. Major development and project programmatic elements include: (1) ethnic grocery with bulk retail distribution, (2) commercial kitchens where families can teach and learn how to prepare the meals from

INTERNATIONAL FOOD CORPORATION - A VISION FOR SUCCESS

these unique foods, (3) a health clinic to understand the benefits of balanced nutrition, mental wellness, and food safety, (4) a playground and green space where physical activity can complement the shopping experience, (5) residential apartments, and (6) an African brewery.

As we consider the long-term community influence, we recognize that changing demographics of this area coupled with the desire for more authentic ethnic foods can inspire the success of this development as well as enhance the overall mission of the City of Brooklyn Center in becoming the diverse, inclusive, and equitable community that IFC has come to know and desires to be a part of.

IFC has assembled a culturally appropriate and robust collaborative team to navigate and share the ideas that we are proposing. To date, our team includes the following:

LSE Architects, Inc. – Site Planning, Use Programming, Architectural Design, Creative Place Making

LSE Architects is a Minneapolis-based minority owned architecture, interior design, and planning firm dedicated to providing our clients with a high level of service based on a combined knowledge of our client's markets.

Founded in 2011 by Mohammed Lawal, Quin Scott and Ron Erickson (Co-founder of Krosunsky Krank Erickson Architects), LSE's partners bring a combined history of over 93 years of producing high quality projects that exceed our clients' expectations. We have extensive experience in multiple markets and truly understand the core business needs to make a project successful. Our market areas include community, K12 education, multi-family housing, hospitality, and workplace.

NEON – Technical Assistance

The Landon Group – Financial Feasibility/ Study

Scott Thompson, John Ash, Tri Construction – General Contractor



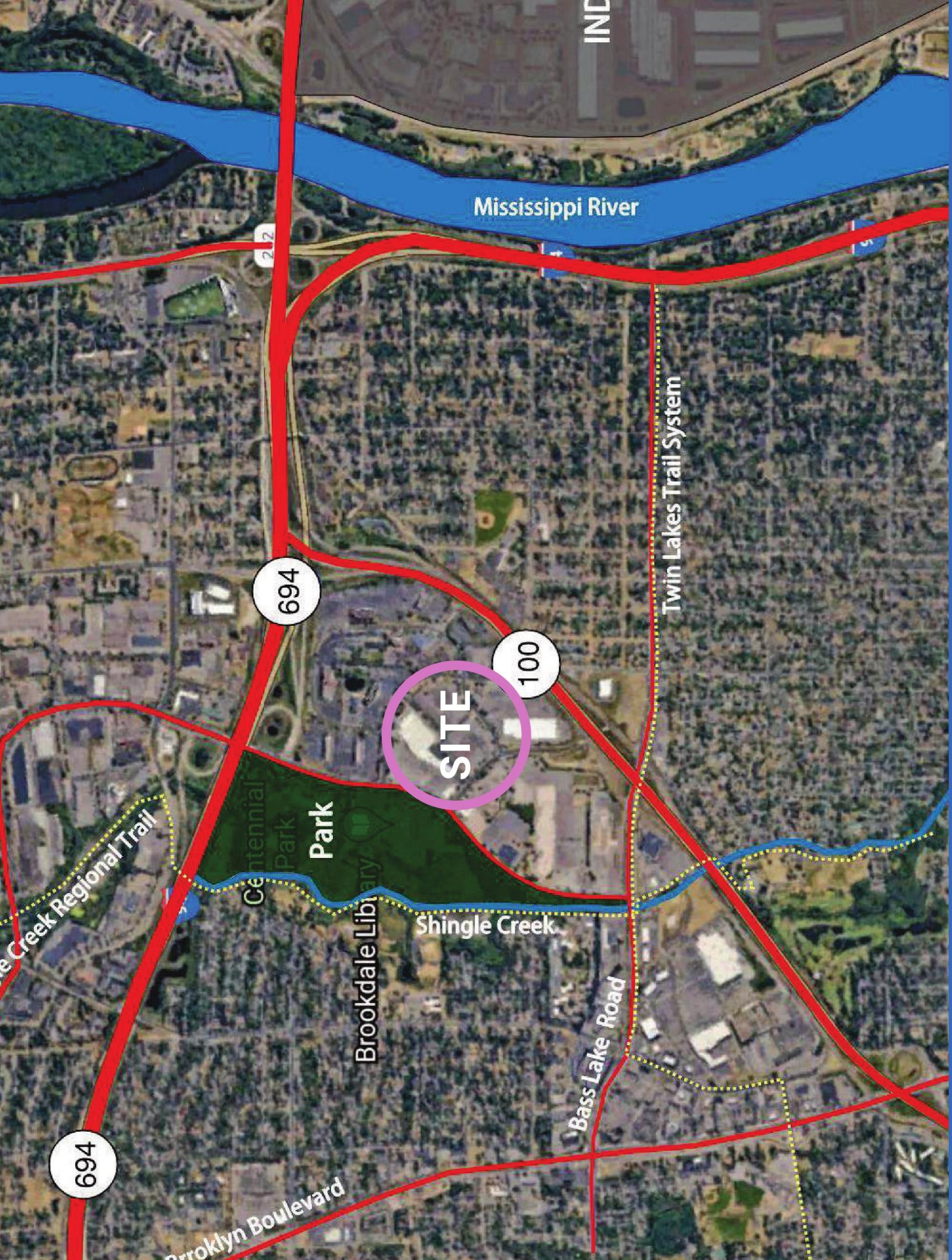
DISCUSSION

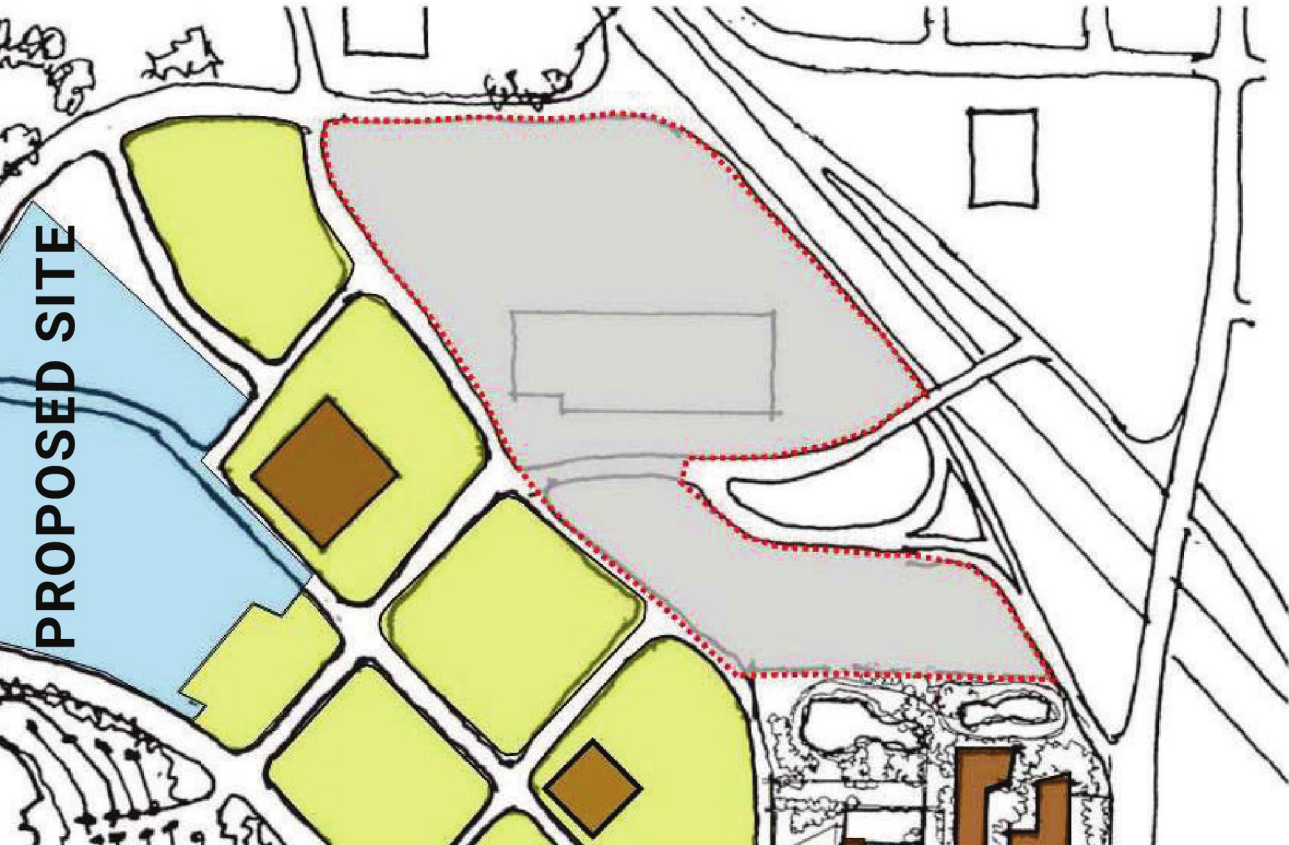
WHAT DO YOU THINK?

An aerial photograph of a city area. A pink outline highlights a specific site in the center, which appears to be a large industrial or commercial building complex. The surrounding area includes various other buildings, parking lots, roads, and green spaces. A major highway or multi-lane road runs diagonally across the upper portion of the image. The text 'A VISION FOR THE SITE AND FOR THE CITY' is overlaid on the left side of the image.

A VISION FOR THE SITE AND FOR THE CITY

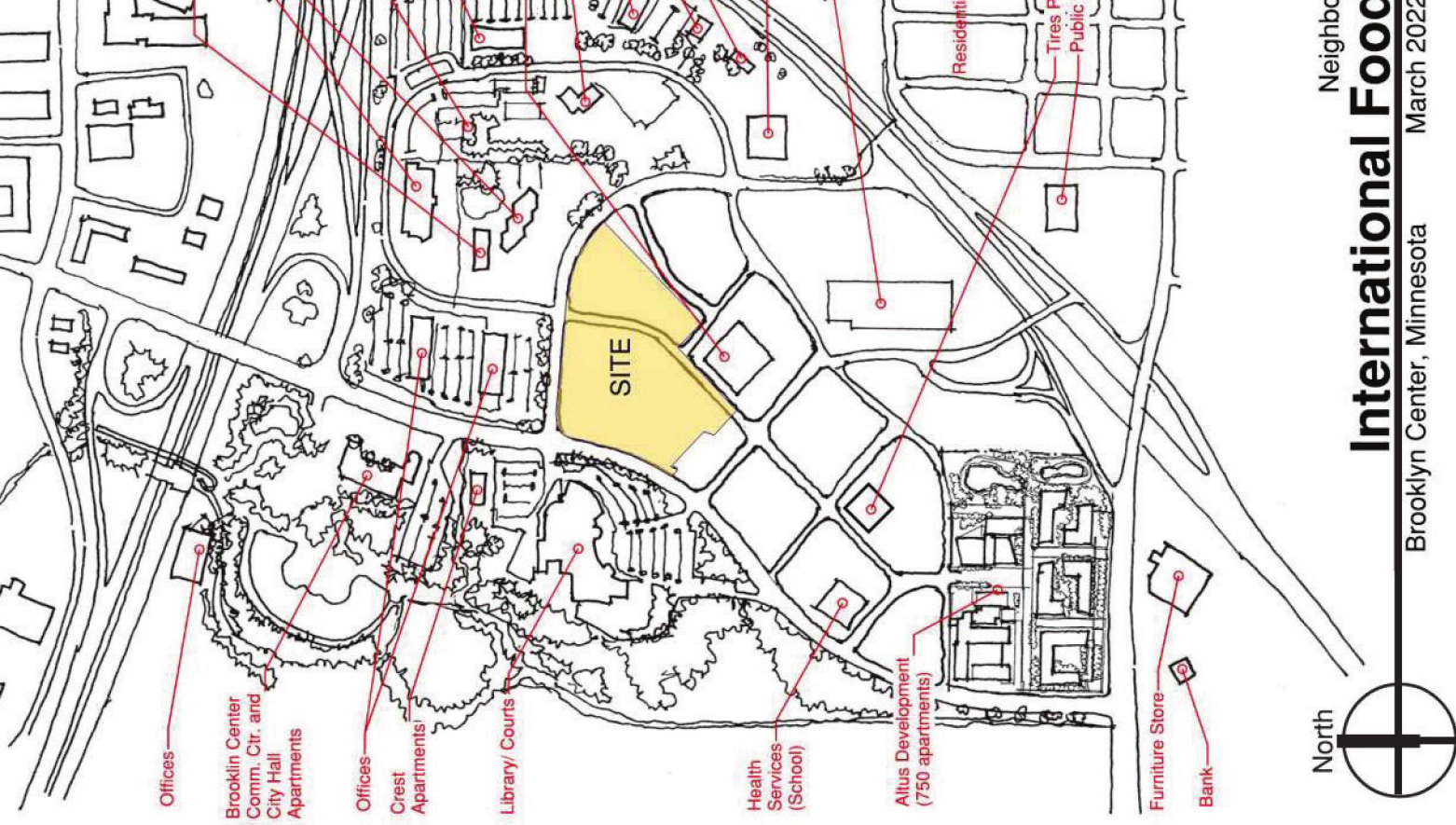
visions a world-class destination for Global Foods





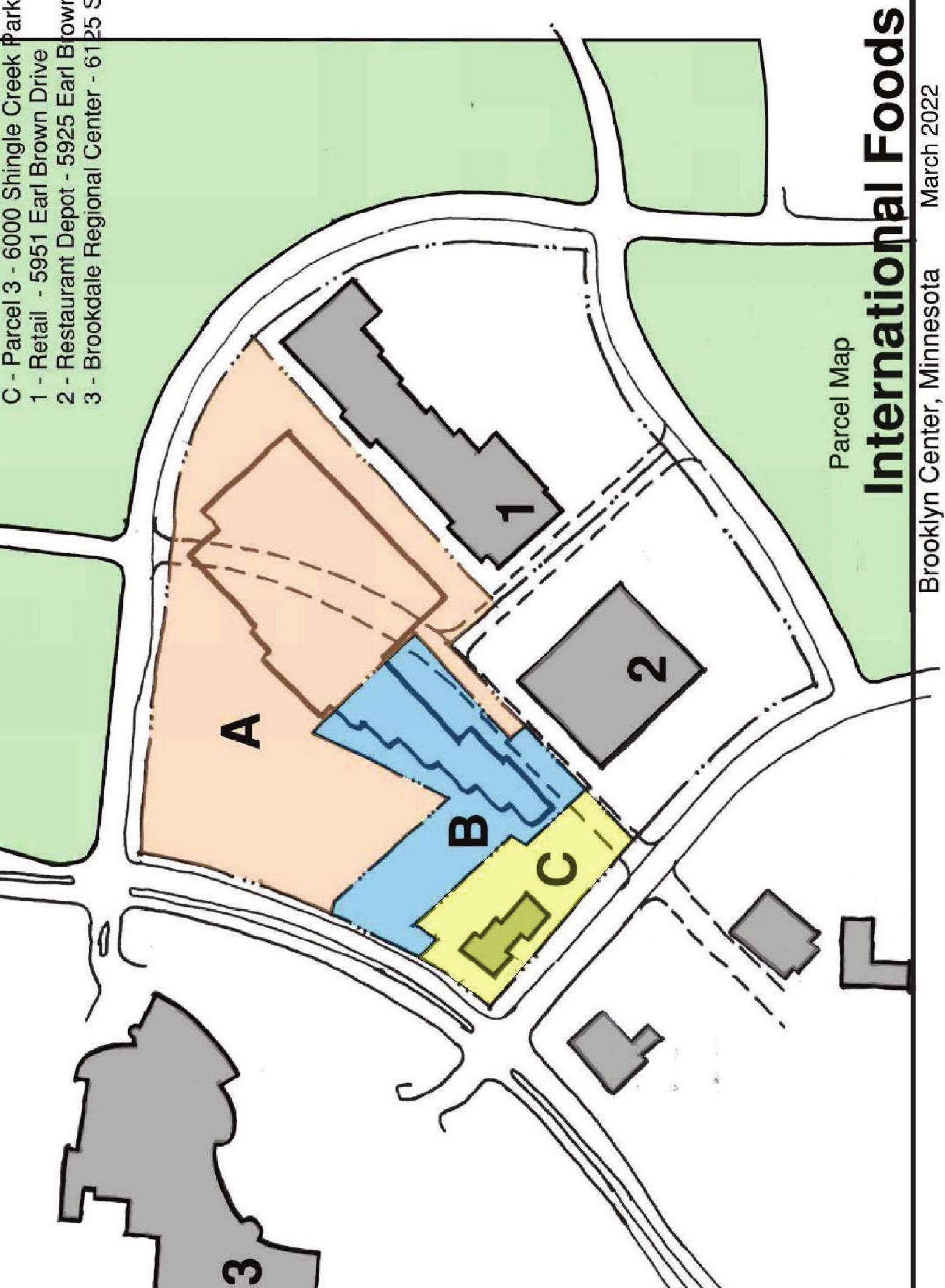
International Foods Village

Brooklyn Center, Minnesota March 2022 LSE Architects



Neighborhood
International Foods Village
Brooklyn Center, Minnesota March 2022

- C - Parcel 3 - 6000 Shingle Creek Parkway
- 1 - Retail - 5951 Earl Brown Drive
- 2 - Restaurant Depot - 5925 Earl Brown Drive
- 3 - Brookdale Regional Center - 6125 Shingle Creek Parkway



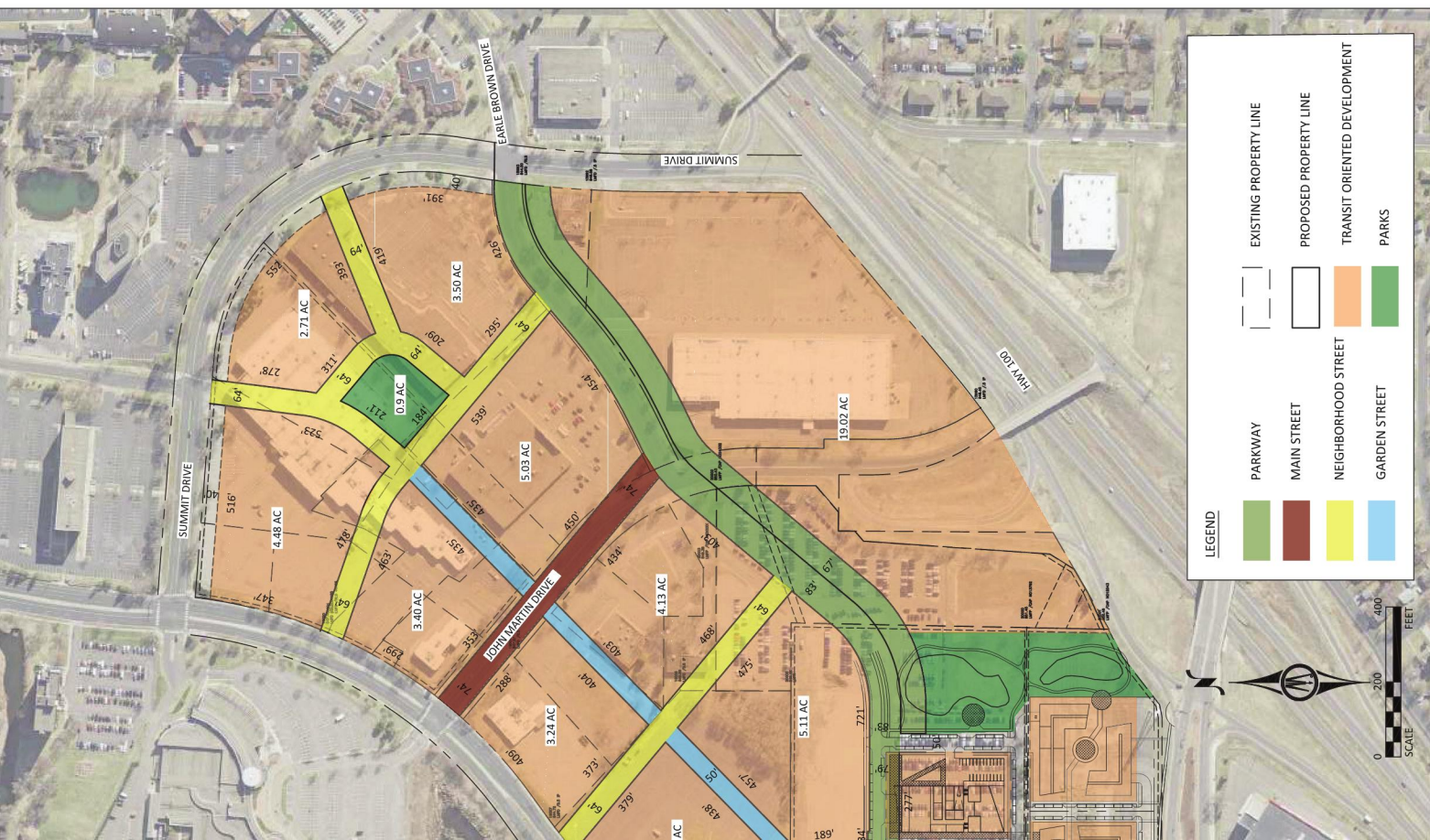
Parcel Map

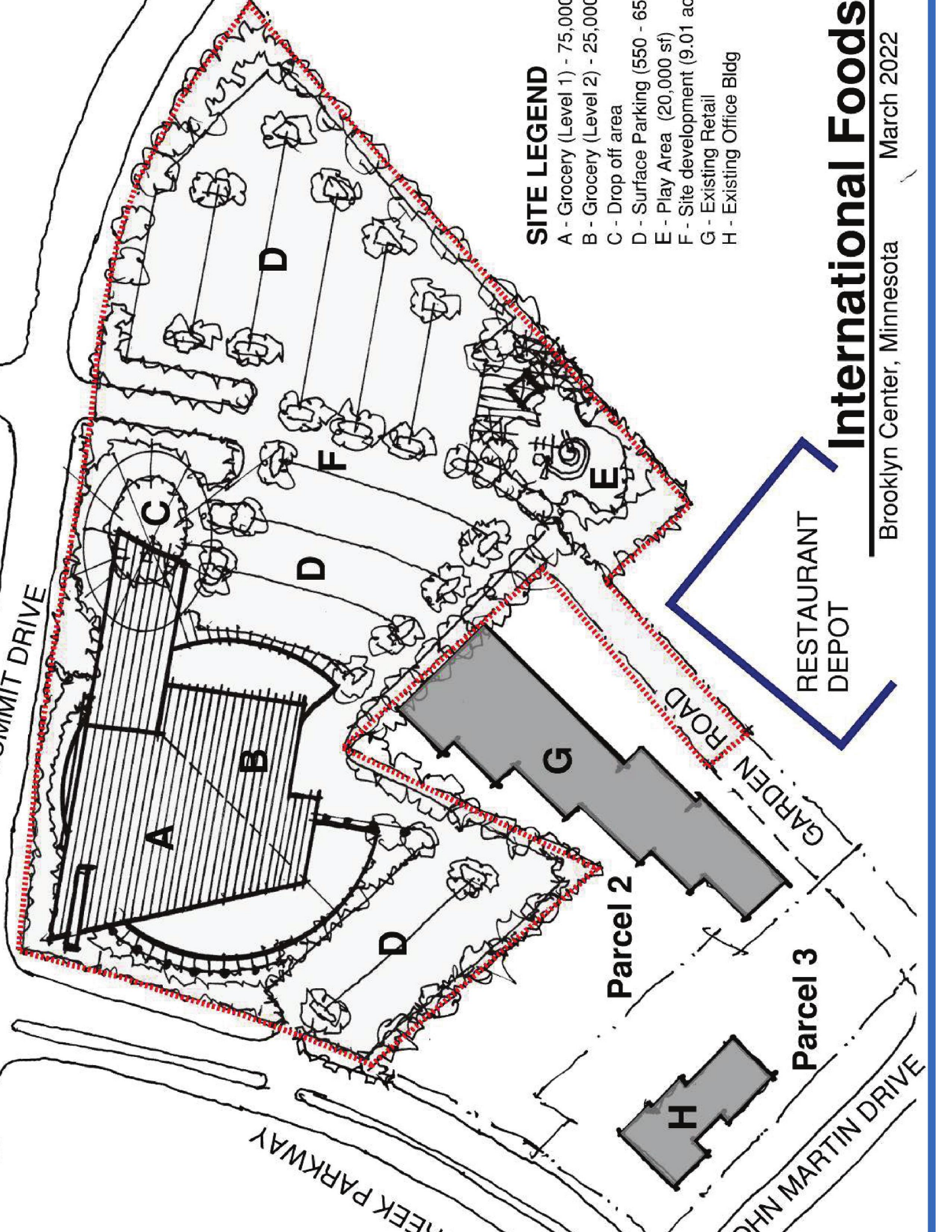
International Foods

Brooklyn Center, Minnesota

March 2022

te Uses	Area (SF)	Occup/ SF	Occupants	Comments
Market Grocery and Bulk Purchasing	110,000	120	917	Similar to a Coop & Cosco/ Regional pickup for bulk
all Area with Community Kitchens	3,500	7	500	Multipurpose space (family events, worship, reunions, music, exhibit
dent stands - Coffee Shop/ Deli	4,500	50	90	Java, Sandwiches/ Ethnic deli
tial Apartments	60,000	200	300	150 Units (Studio/ 1 bed/ 2 bed), parking below, 5 levels
enter/ Offices/ Meetng Rooms	3,000	20	150	Community gathering, Wee works spaces, Conference spaces
Brewrey & Tasting Room	3,500	50	70	Separate structure - brewing and sampling
lay zone	25,000	250	100	Outdoor (indoor) - Toddlers through 8th grade
dent Venture - Clinic	15,000	150	100	Independent building - stand alone
structure	200,000	---	---	One level on grade, the second level elevated
subtotal (usage square footage)	199,500		2,227	
	4.58			
g				
& Bulk Retail	4		229	
all & Kitchens	3		167	
hop/ Deli/ Sandwich shop	3		30	
tial Apartments	2		150	Parking under building
enter	2		75	
Brewery	3		23	
d	5		20	
	3		33	
subtotal parking			728	375 sf/car
		375		
			Parking lot size	
			272,812.50	
			6.26	

[illegible]



SITE LEGEND

- A - Grocery (Level 1) - 75,000
- B - Grocery (Level 2) - 25,000
- C - Drop off area
- D - Surface Parking (550 - 650)
- E - Play Area (20,000 sf)
- F - Site development (9.01 ac)
- G - Existing Retail
- H - Existing Office Bldg

International Foods

Brooklyn Center, Minnesota

March 2022

RESTAURANT
DEPOT

Parcel 2

Parcel 3

SUMMIT DRIVE

GARDEN ROAD

WEEK PARKWAY

JOHN MARTIN DRIVE



SUMMIT DRIVE

WEEK PARKWAY

Parcel 2

Parcel 3

GARDEN ROAD

N. MARTIN DRIVE

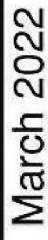
RESTAURANT
DEPOT

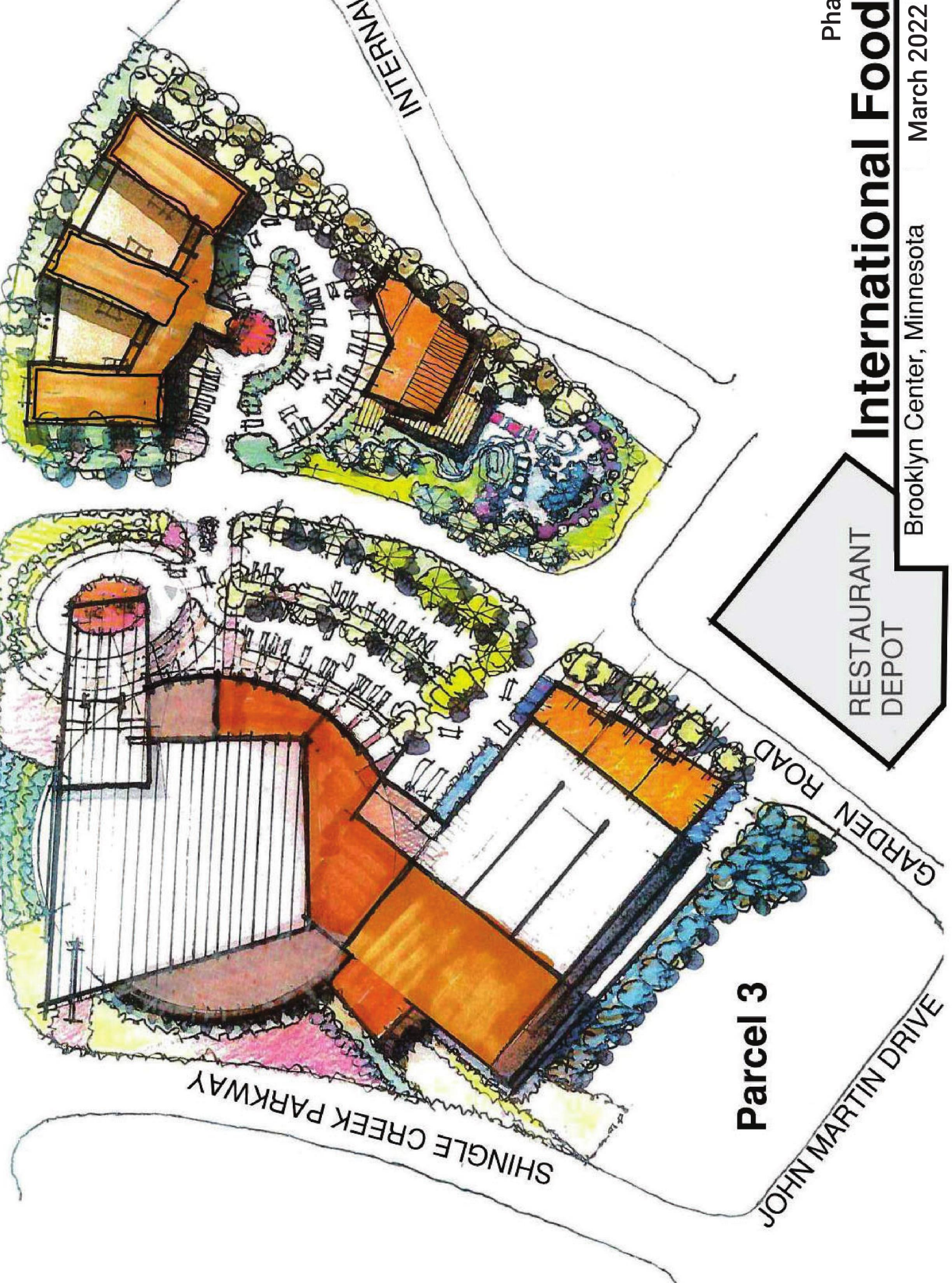
International Foods

Brooklyn Center, Minnesota

March 2022

PH





SHINGLE CREEK PARKWAY

Parcel 3

GARDEN ROAD

JOHN MARTIN DRIVE

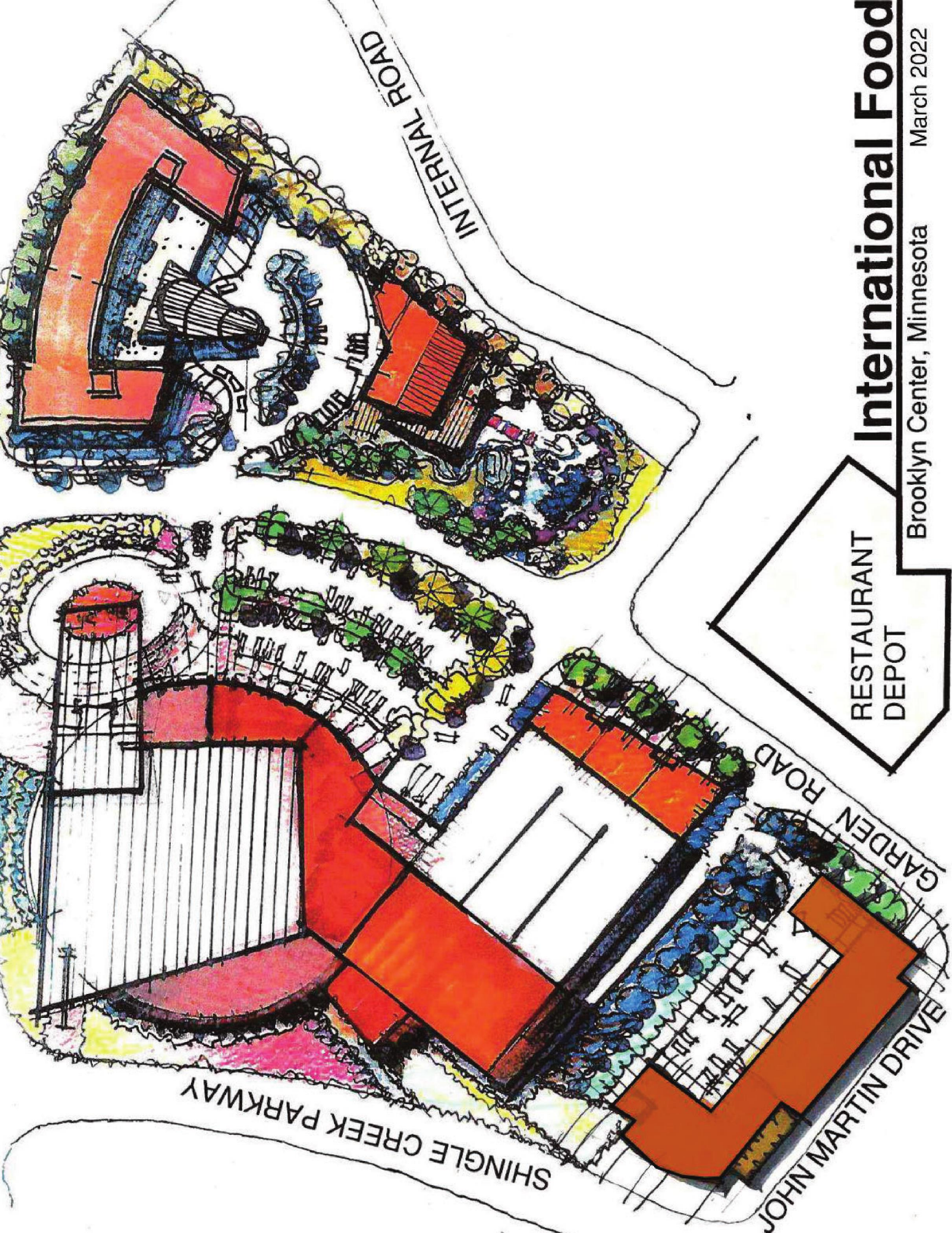
RESTAURANT
DEPOT

Pha

International Food

Brooklyn Center, Minnesota

March 2022



International Food

Brooklyn Center, Minnesota

March 2022

RESTAURANT
DEPOT





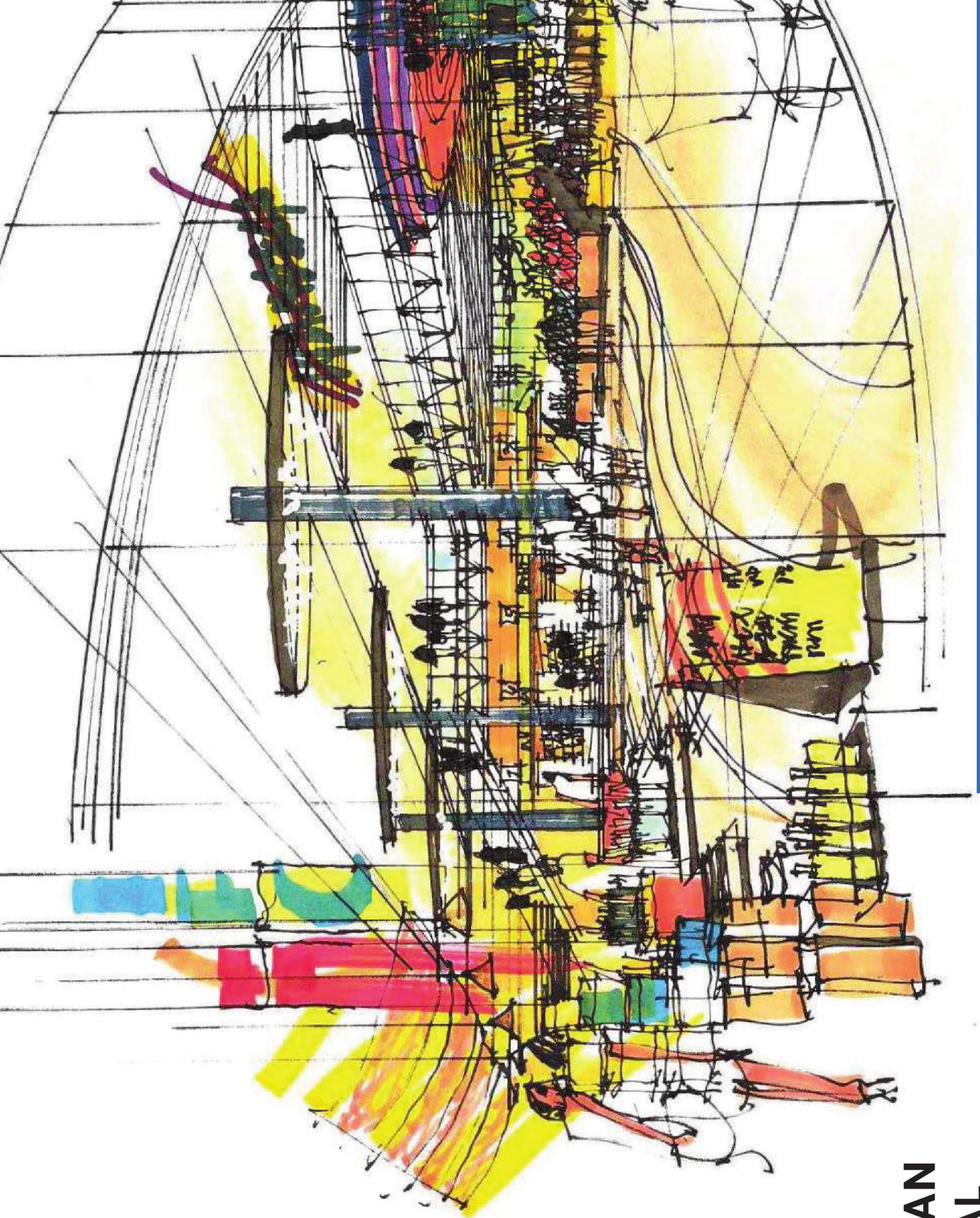


WHOLE
FOODS
MARKET

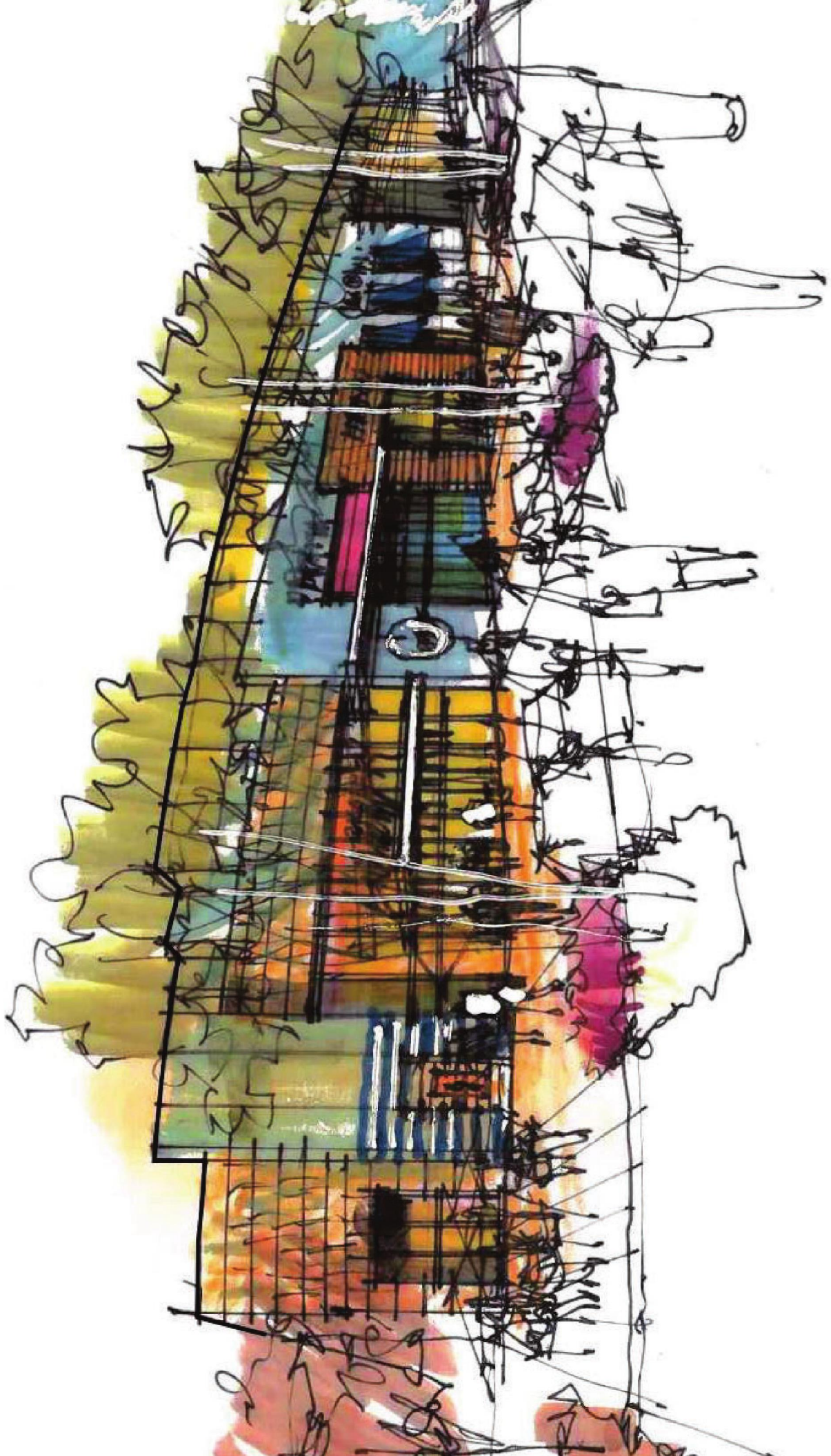
LEX



A COMMUNITY PLAY ZONE INVITES DIVERSE A



**UL
POLITAN
TIONAL**



MULTIPLE RETAIL ENTRIES INVITE GUESTS TO BROWSE

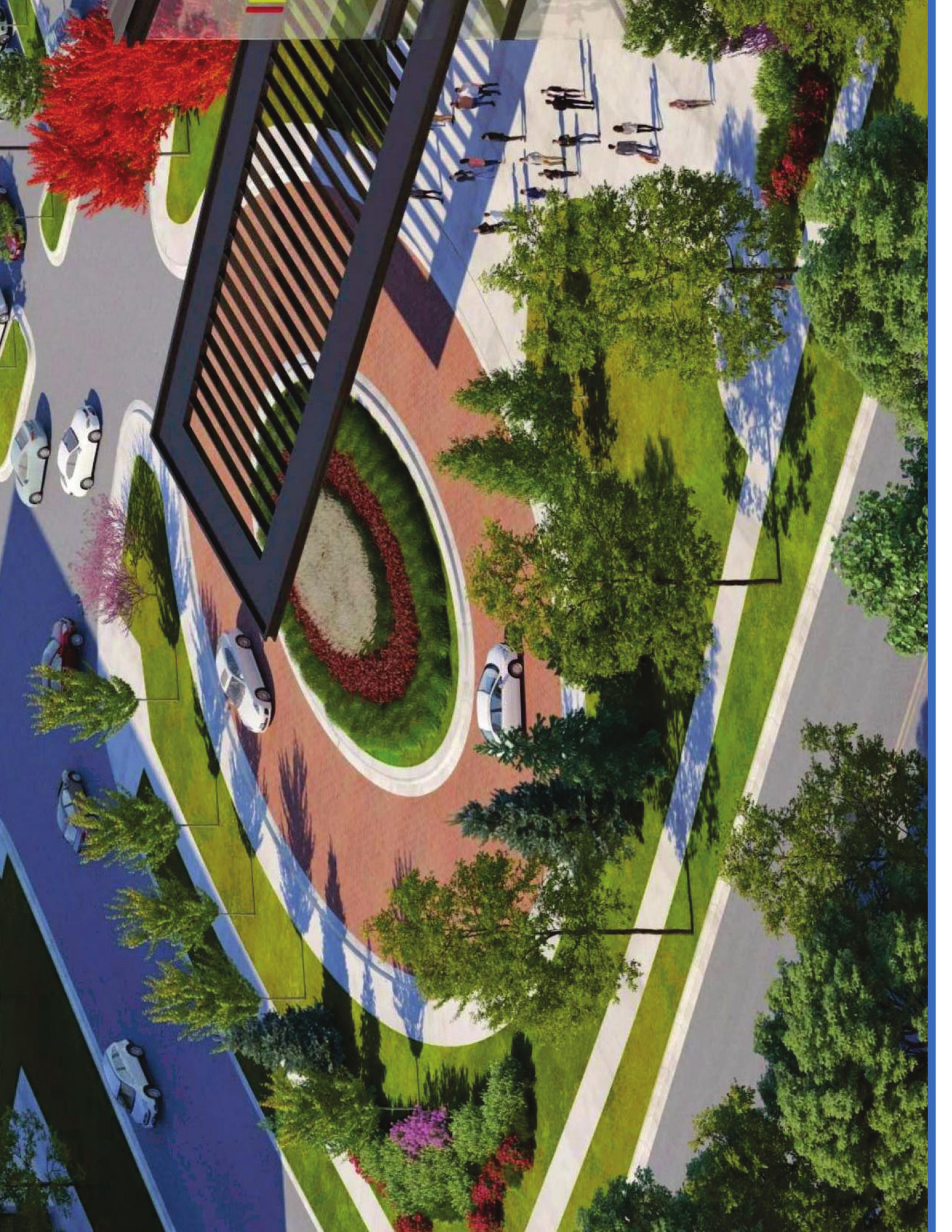


**OPEN AND INVITING MAIN ENTRANCE
INTO INTERNATIONAL VENUE**

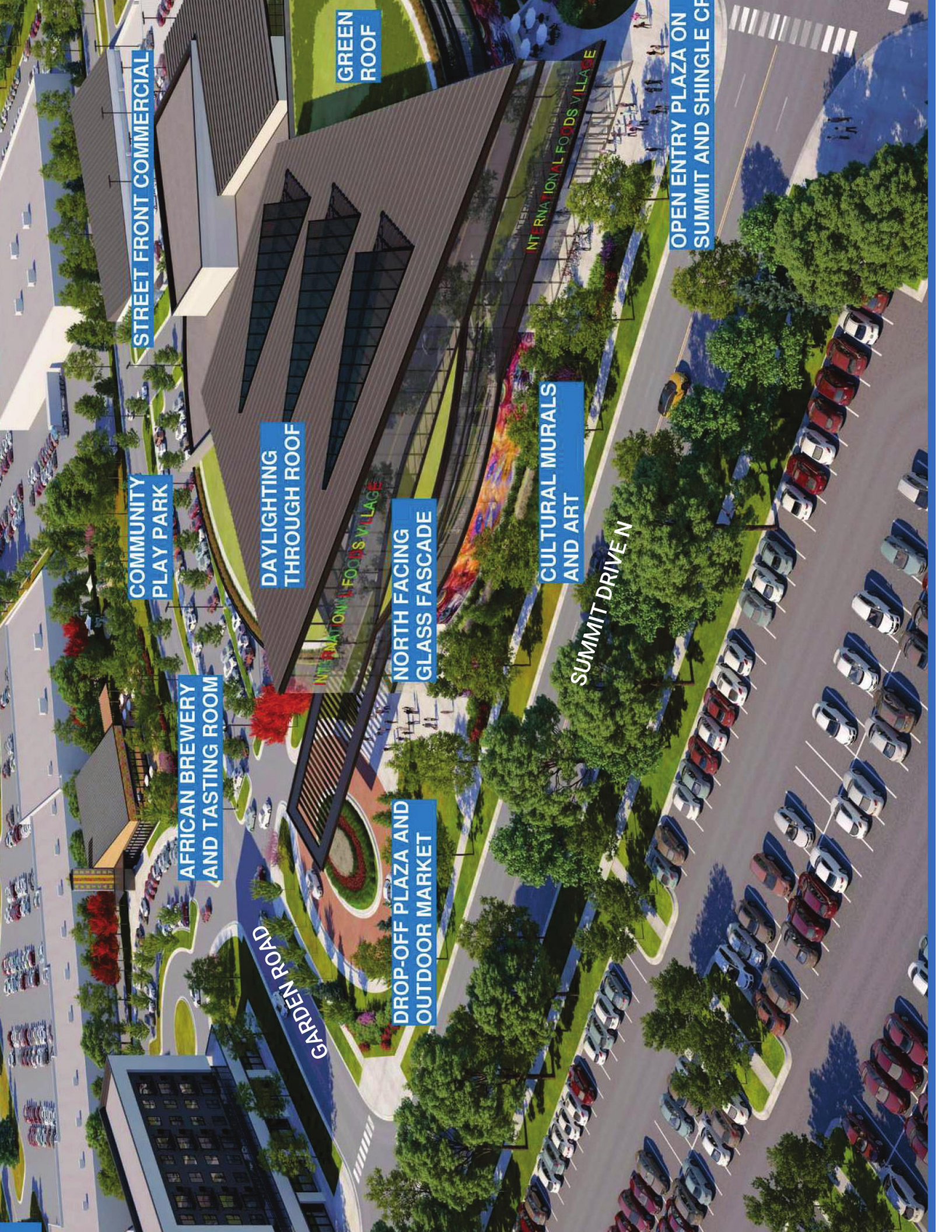












STREET FRONT COMMERCIAL

COMMUNITY
PLAY PARK

AFRICAN BREWERY
AND TASTING ROOM

GARDEN ROAD

DAYLIGHTING
THROUGH ROOF

GREEN
ROOF

DROP-OFF PLAZA AND
OUTDOOR MARKET

NORTH FACING
GLASS FASCAGE

CULTURAL MURALS
AND ART

SUMMIT DRIVE N

OPEN ENTRY PLAZA ON
SUMMIT AND SHINGLE CR

Council/EDA Work Session

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Dr. Reginald Edwards, City Manager

SUBJECT: Upcoming Items

Requested Council Action:

- Zoning Code Update
- Earle Brown Name Change for Public Property - 4/25
- Evolving BC
- Strategic Plans for years 2018-2020 and 2021-2023
- Review Special Assessment Policy
- Emerald Ash Borer Policy Review
- Community-Wide Survey
- Attorney RFP Process
- Franchise Fees
- Audit RFP Process

Background:

Budget Issues:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

Economic Development Authority

VIRTUAL meeting being
conducted by electronic
means in accordance with
Minnesota Statutes, section
13D.021 Public portion
available for connection via
telephone Dial: 1-312-626-
6799 Meeting ID:
86524937602# Passcode:
418730#
April 11, 2022

AGENDA



1. Call to Order

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet, including EDA (Economic Development Authority), is available to the public. The packet ring binder is located at the entrance of the council chambers.

2. Roll Call

3. Approval of Consent Agenda

The following items are considered to be routine by the Economic Development Authority (EDA) and will be acted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the consent agenda and considered at the end of Commission Consideration Items.

a. Approval of Minutes

- *Approve the meeting minutes from:*
 - *3/28/22 - EDA Session*

4. Commission Consideration Items

- #### **a. 5910 Shingle Creek Parkway Division and Acquisition Concept**
- *Motion to direct staff to prepare an agreement consistent with the term sheet*

5. Adjournment

Economic Development Authority

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Requested Council Action:

- Approve the meeting minutes from:
 - 3/28/22 - EDA Session

Background:

In accordance with Minnesota State Statute 15.17, the official records of all meetings must be documented and approved by the governing body.

Budget Issues:

- None

Inclusive Community Engagement:

N/A

Antiracist/Equity Policy Effect:

N/A

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
3-28-22	4/5/2022	Backup Material

MINUTES OF THE PROCEEDINGS OF THE
ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND THE
STATE OF MINNESOTA

REGULAR SESSION
MARCH 28, 2022
CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER

The Brooklyn Center Economic Development Authority (EDA) met in Regular Session called to order by President Mike Elliott at 8:22 p.m.

2. ROLL CALL

President Elliott, President Pro Tem Marquita Butler, and Commissioners April Graves, Kris Lawrence-Anderson, and Dan Ryan. Also present were Executive Director Reggie Edwards, Community Development Director Meg Beekman, and City Clerk Barb Suci.

3. APPROVAL OF AGENDA AND CONSENT AGENDA

President Pro Tem Butler moved and Commissioner Lawrence-Anderson seconded to approve the Agenda and Consent Agenda, and the following item was approved:

3a. APPROVAL OF MINUTES

1. February 14, 2022 – Regular Session

Motion passed unanimously.

4. COMMISSION CONSIDERATION ITEMS

4a. RESOLUTION APPROVING FIRST AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT WITH JO COMPANIES, LLC

Executive Director Reggie Edwards introduced the item and invited Ms. Beekman to present the staff report.

Community Development Director Meg Beekman explained on February 28, 2020, the EDA authorized staff to enter into a Preliminary Development Agreement (PDA) with JO properties on the four EDA-owned lots that the project would be built on. The proposal was for a development on four EDA-owned properties located at the northwest corner of 61st Avenue North and Brooklyn Boulevard, which total a combined 1.79 acres.

Ms. Beekman noted the developer was able to obtain, with City support, a predevelopment grant from the Metropolitan Council to assist with site planning and financial analysis of the project in May 2020. The developer has engaged Pope Architects and a financial consultant to complete the work.

Ms. Beekman added the City entered into an Option Agreement with the developer and a term sheet was approved in June 2021. The developer applied for funds through Minnesota Housing Finance Agency (MHFA) to allow for affordable rates. The City provided a Letter of Support for the use of Tax Increment Financing.

Ms. Beekman explained the Preliminary Development Agreement (PDA) provides exclusive rights during the pre-planning phase. They are requested an extension of the expiration of the PDA to February 28, 2023. The developer is required to continue with the due diligence and applying for funding for the project, and all existing terms remain in place.

Ms. Beekman noted the term sheet lays out framework for future development agreement. Developer conditions include execution of the Development Agreement, securing necessary financing for the construction of the minimum improvements, site control, and satisfaction of all buyer's contingencies under the option agreement.

Ms. Beekman added the term sheet includes conditions for the EDA such as EDA approval of the sale of the property after all proceedings, as required by law, EDA approval of construction plans, City Council approval of planning application, execution of a Development Agreement, and satisfaction of all seller's contingencies under the option agreement.

Johnny Opara, President and CEO of JO Companies, stated they applied for tax credits in 2021. They have received letters of support from various community organizations. The process was very competitive, so they did not receive funds through MHFA. After receiving their score, they found a few things they needed to work on to receive the funds in a later award year.

Mr. Opara stated MHFA looks for experience in the developers, and he has since closed projects in St. Paul that will improve their application score. Also, they may receive funding through Hennepin County which would give MHFA more confidence in the project. They have also increased affordability, accessibility, and unit size. Therefore, he feels confident about their application for 2022.

Commissioner Ryan asked what PWA stood for. Mr. Opara stated PWD stands for people with disabilities and HPH stands for high-priority homeless.

Commissioner Ryan stated there is an imperative to have low-income housing for the disabled. People have asked why Brooklyn Center is adding more affordable housing when the City is already rated highly by the Metropolitan Council for affordable housing. He explained they need to add low-income housing without necessarily bringing in more low-income residents.

Mr. Opara stated the rents are ranging from \$750 to \$1600 for the units. The area median incomes for the residents would range from 30 percent to 60 percent. The units for people with disabilities

are primarily one- and two-bedroom units, as are for those who are high-priority homeless, and will be deeply affordable.

Mr. Opara added improvements in living environments also promote improvements in its renters. He added the proximity to public transportation and jobs is transformative as well. Some people have asked why the parcels aren't used for single-family homes, but many people are priced out of the housing market. People that move to Minnesota look to Brooklyn Center because of its diversity, affordability, and location.

Commissioner Ryan explained his concerns have less to do with the project at hand. Instead, his concern is that they put too many affordable housing units in the Opportunity Site. He thanked Mr. Opara for his answers.

Mr. Opara pointed out his father was disabled, and he is passionate about creating beautiful, affordable places for folks with disabilities to live. He added he intends to be involved with the buildings for a long time.

Commissioner Ryan stated there may be households that may need additional services to be provided by the County. Therefore, he has alerted the County Commissioner about the project to ensure such services are available to the development down the line. Unfortunately, too much of quality of life is dependent on income.

President Elliott asked if the four-bedroom units would be around \$1,600. Mr. Opara confirmed the four-bedroom units would be around \$1,600. President Elliott asked if that is affordable housing. Mr. Opara confirmed that is affordable housing at 60 percent area median income.

President Elliott explained he lives in a home with a mortgage for less than \$1,600 per month, and it is not affordable housing. People may not approve of affordable housing, but they might not even be able to afford the affordable housing. The fear of affordable housing has become a proxy for race. Those that say they do not want affordable housing is an undertone that says they do not want other races to move into their community. President Elliott stated that is unacceptable. Building affordable housing will only make their community better.

President Elliott added the number of unhoused people is jarring. Affordable housing ensures people will have more disposable income to pay for education or other amenities. However, the units are hardly even affordable.

Commissioner Graves thanked Mr. Opara for the presentation and update on the development.

Mr. Opara agreed the price of the four-bedroom unit is expensive. With the cost of lumber, petroleum, and other materials, the cost of new construction is going up. The four-bedroom units are an option for people that may not be in a position to purchase a home due to their credit. Affordable housing does have a bad rap, and he has been working to defend affordable housing. He wants to create beautiful homes for people who may not otherwise be able to afford nice housing usually.

Commissioner Lawrence-Anderson noted her appreciation of President Elliott's comments. It is important for the City to build a balance of affordable, low-income, and market-rate housing. She thanked Mr. Opara for his presentation and added she hopes the development will be successful in helping members of the Brooklyn Center community.

President Pro Tem Butler moved and Commissioner Graves seconded to adopt EDA RESOLUTION NO. 2022-__ approving a First Amendment to Preliminary Development Agreement with JO Companies, LLC.

Motion passed unanimously.

4b. RESOLUTION APPROVING THE AWARD OF GRANTS UNDER THE MICRO-GRANT FACADE PROGRAM 2022

Dr. Edwards introduced the item and invited Economic Development Coordinator Vong Thao to continue the Staff presentation.

Mr. Thao explained the City is on round three of the micro-grant facade improvement program. The Council established strategic priorities for the 2021 budget, and the priorities included beautification and clean-up of commercial properties.

Mr. Thao stated the purpose of the Micro-grant Façade Improvement Program is to support businesses with exterior improvements, beautification and repairs. The intention is to encourage and assist businesses with improving the exterior of properties while improving the public realm, beautifying businesses, improving public safety and maintaining cleanliness. The Program Policies and Procedures are attached to this report.

Mr. Thao noted there was a scoring system set up for the program. Eligible uses for the program include installation, repair or replacement of exterior signage including, monument signs on the property and wall signs affixed to the building, exterior lighting exterior painting, repair or replacement of windows and exterior doors, masonry repairs and tuck pointing, art installations and wall murals, with an approved maintenance plan, canopy and awning installation or repair, pedestrian improvements, which improve access for persons with disabilities., permanent site improvements, trash and mechanical enclosures, parking area repairs and improvements, security cameras, as approved by the Brooklyn Center Police Department fences, and materials for any of the identified items.

Mr. Thao stated the third round of applicants consist of Icon Beauty who experiences property damage and stolen items twice at Shingle Creek Crossing Shopping Center. Icon Beauty's owner Brian Yi has requested a \$5,000 grant through this program to rebuild Icon Beauty and assist repairs and merchandise not covered by insurance. Icon Beauty suffered inventory loss and property damage twice and hopes that it does not happen again. As a result Icon Beauty has faced with significant losses.

Commissioner Lawrence-Anderson asked if Icon Beauty is going to include security cameras as part of the grant spending. Mr. Thao stated Icon Beauty has been working with other businesses

in Shingle Creek Crossing Shopping Center to decide if they will install security cameras altogether. By investing in cameras as a group, they would save money and have a safer shopping area.

President Pro Tem Butler moved and Commissioner Lawrence-Anderson seconded to adopt EDA RESOLUTION NO. 2022-__ approving the Award of Grants under the Micro-Grant Façade Program.

Motion passed unanimously.

5. ADJOURNMENT

President Pro Tem Butler moved and Commissioner Ryan seconded adjournment of the Economic Development Authority meeting at 9:11 p.m.

Motion passed unanimously.

Economic Development Authority

DATE: 4/11/2022

TO: City Council

FROM: Dr. Reggie Edwards, City Manager

THROUGH: N/A

BY: Meg Beekman, Community Development Director

SUBJECT: 5910 Shingle Creek Parkway Division and Acquisition Concept

Requested Council Action:

- Motion to direct staff to prepare an agreement consistent with the term sheet

Background:

In June 2022, The City Council approved an Infrastructure Framework for the Opportunity Site Master Plan. The Framework identified a land use strategy for the master plan, along with roadways, stormwater and a parks and open space plan.

Since that time, planning has progressed on the infrastructure layout within the Opportunity Site, and preliminary design and engineering of the infrastructure plan has been completed.

During that same time the City was approached by the Brooklyn Center Community School District about their interest in acquiring 5910 Shingle Creek Parkway.



5910 Shingle Creek Parkway is an 8-acre site located within the City's planned Opportunity Site redevelopment area. It is owned by Minnesota School of Business, the former occupant of the building. The property contains a two-story office building with a 35,000 square foot footprint, and it is currently leased by the District for the purposes of a childcare center and an alternative learning center.

The Opportunity Site Infrastructure Plan lays out a street grid and block system for the future Opportunity Site redevelopment area (Attached). The planned roadways avoid the building, but encroach on the land and parking area around the building in order to create more walkable and orderly blocks. In addition, a portion of the 5910 Shingle Creek Property is needed to complete the Three Rivers Park District Regional Park that is planned for the area in 2024.

The District wishes to acquire the building and relocate their administrative offices to it as well as expand the childcare center. The alternative learning center would remain. The District does not have a need for the excess land and parking around the building, and is interested in a joint acquisition of the property. They would like to acquire the building and enough land to accommodate up to 80 parking stalls. The balance of the site they are requesting be acquired by the EDA to accommodate planned future roadways, regional park, and development areas.

A proposed land division and future parking lot layout has been prepared and attached to this report. The District would retain roughly 2.5 acres and the EDA would acquire roughly 5.5 acres for future use.

The parking lot improvements would take place at the time that the new roadways are constructed, which will be driven by market interest in the developable areas. In the interim the District would continue to use the building and parking lot in its current configuration.

Term Sheet

The District and City staff have drafted a preliminary term sheet to outline the terms of a purchase agreement. The term sheet identifies the roles and responsibilities of each party and identifies a not to exceed purchase price. The draft term sheet is attached.

The City is getting an appraisal of the identified excess land and will use the appraisal as a basis for the final purchase price. The term sheet identifies a price not to exceed \$12 per square foot, which would equate to a maximum purchase price of \$2,835,276; however, the actual purchase price is likely to be less. Portions of the land that the City is acquiring will ultimately be used for either parkland, right of way, or development; therefore, the valuation of the land will need to take into account future highest and best use. Acquisition funds would come out of the TIF 3 District pooled funds.

Other terms identified in the Term Sheet are:

- City and District will work together to complete a replatting and subdivision of the property.
- City acknowledging that the number of parking stalls shown on the current site plan is deficient in accordance with the current zoning requirements; however, they are in compliance with the zoning requirements drafted in the City's new zoning code.
- The District will file a preliminary and final plat land use application with the City by April 12, for the May 12 Planning Commission meeting.

Budget Issues:

The acquisition funds for the property would come from the TIF 3 District pooled funds.

Inclusive Community Engagement:

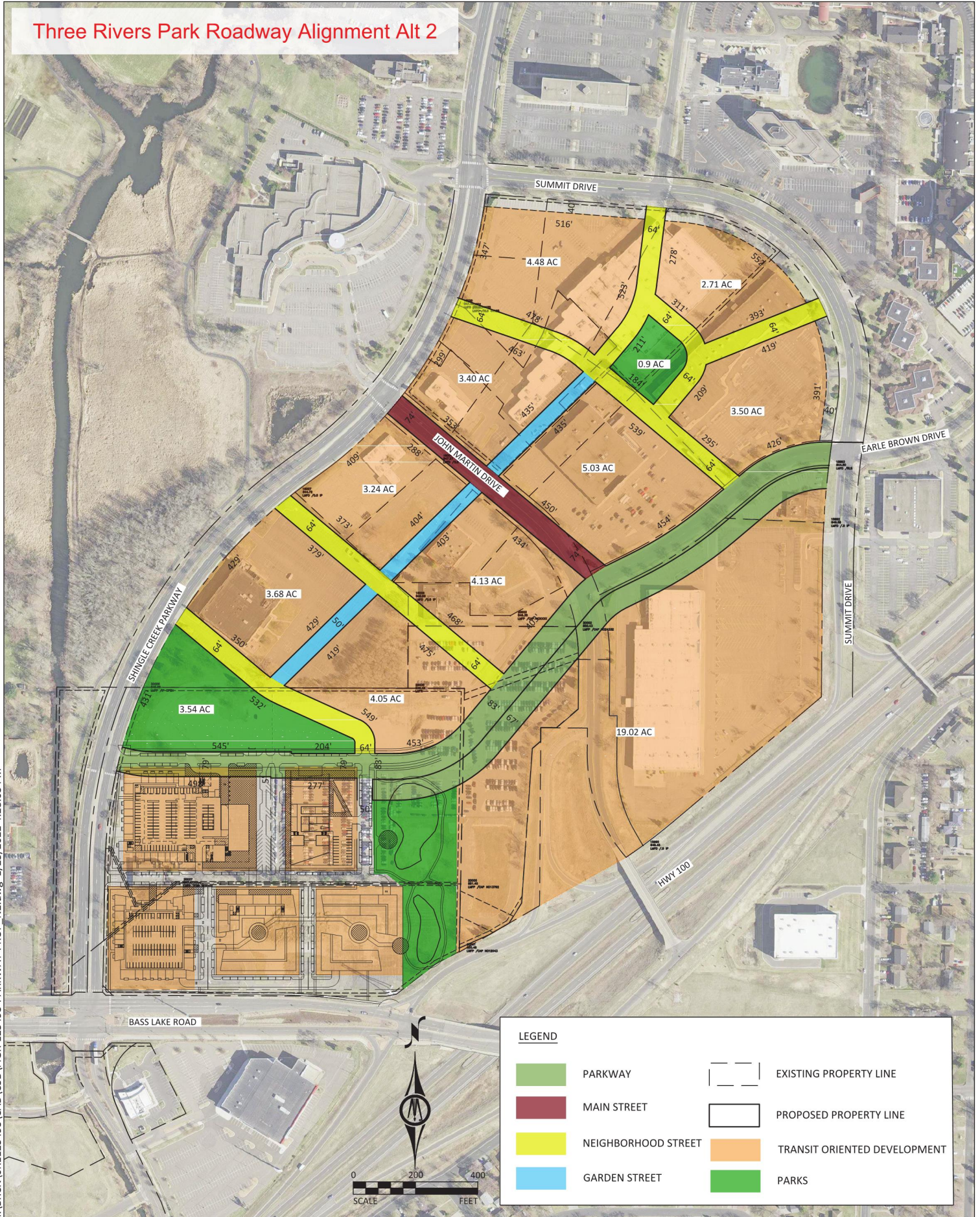
Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

ATTACHMENTS:

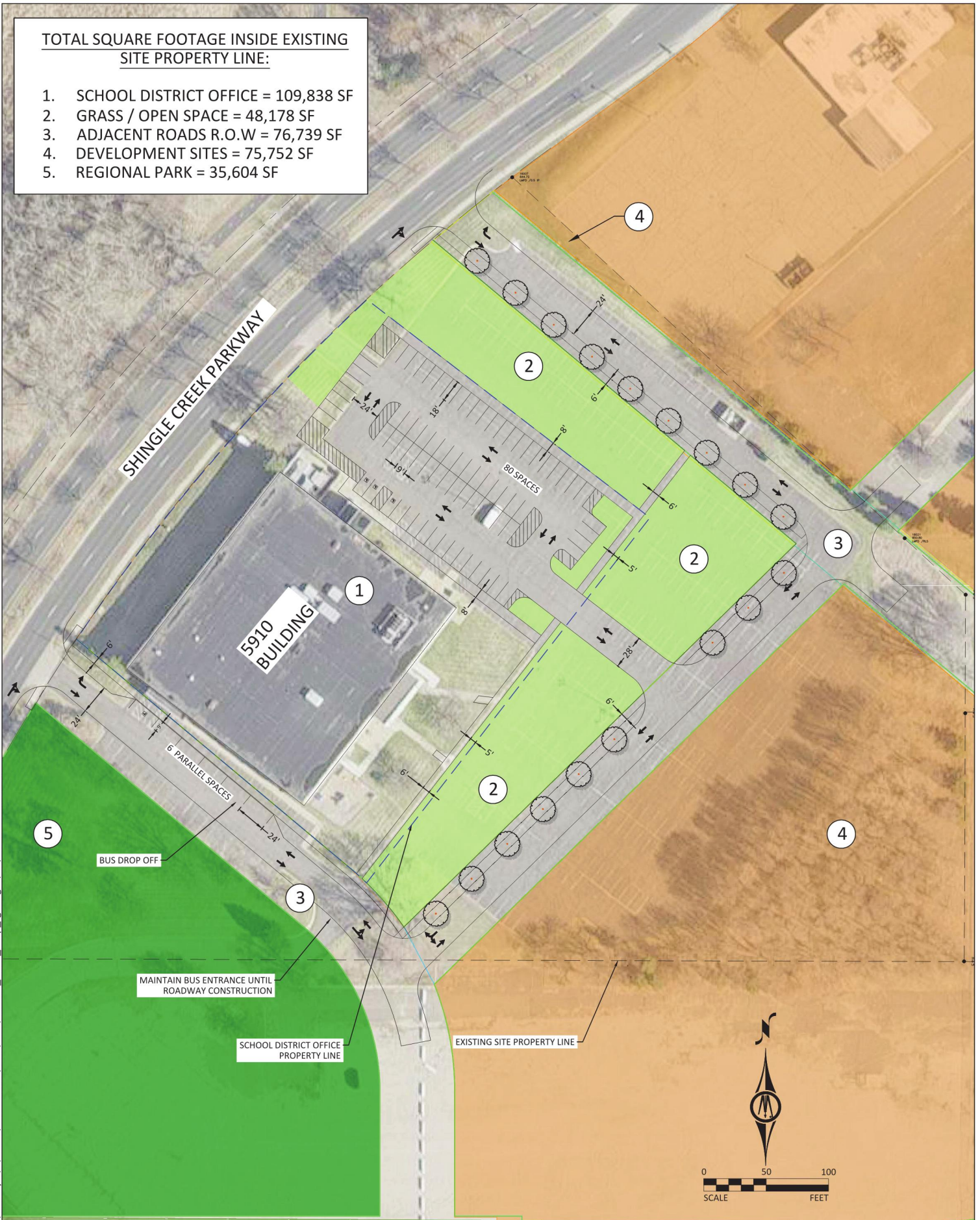
Description	Upload Date	Type
Draft Infrastructure Layout	4/5/2022	Backup Material
Proposed Land Division and Parking Lot Configuration	4/5/2022	Backup Material
Preliminary Term Sheet	4/5/2022	Backup Material

Three Rivers Park Roadway Alignment Alt 2



TOTAL SQUARE FOOTAGE INSIDE EXISTING SITE PROPERTY LINE:

1. SCHOOL DISTRICT OFFICE = 109,838 SF
2. GRASS / OPEN SPACE = 48,178 SF
3. ADJACENT ROADS R.O.W = 76,739 SF
4. DEVELOPMENT SITES = 75,752 SF
5. REGIONAL PARK = 35,604 SF



Term Sheet for Real Estate Purchase Agreement
for
Certain land located at 5910 Shingle Creek Parkway, Brooklyn Center, Minnesota

by and between

Independent School District No. 286 (Brooklyn Center, MN) (the “District”)

The City of Brooklyn Center and/or the Economic Development Authority of Brooklyn Center,
Minnesota (the “City”)

1. Property	The entire property is that certain 7.98 acre parcel of land located at 5910 Shingle Creek Parkway, Brooklyn Center, Minnesota (PID: 02-118-21-21-0001), including the existing office building and parking areas located thereon (collectively, the “<u>Entire Parcel</u>”). The District desires to sell, and the City desires to buy, approximately 5.42 acres of vacant land, forming a to-be-subdivided portion of the Entire Parcel (the “<u>Subject Property</u>”). A preliminary depiction of the Subject Property and Site Plan (defined below) is attached to this Term Sheet as <u>Exhibit A</u>.
2. Current Ownership; District Purchase Agreement	The current owner of the Entire Parcel is MSB HOLDINGS-Brooklyn Center, LLC (the “<u>Current Owner</u>”). The District is currently under contract to purchase the Entire Parcel from the Current Owner pursuant to a Purchase and Sale Agreement executed March 1, 2022 (the “<u>District Purchase Agreement</u>”). The District intends to acquire the building and required parking on the Entire Parcel for school district purposes. The District’s due diligence period under the District Purchase Agreement expires June 29, 2022 and the closing under the District Purchase Agreement is anticipated to be on or about July 29, 2022. The District’s obligations under the City Purchase Agreement (defined below) will be conditioned on the District’s inspection of the Entire Parcel during the District’s due diligence period under the District Purchase Agreement.
3. Subdivision	By Closing (defined below), the Entire Parcel will need to be subdivided to create the Subject Property. The parties will reasonably cooperate with the subdivision process. The parties’ respective obligations to close will be conditioned upon completion of the subdivision and the recording of the applicable subdivision plat at Closing. The District will engage Bolton & Menk to prepare an ALTA survey the Entire Parcel (the “<u>Survey</u>”) and prepare the plat documents to legally subdivide the Entire Parcel and create the Subject Property (the “<u>Plat</u>”).

	The District will submit for subdivision approval to the City of Brooklyn Center in accordance with the City's typical subdivision approval process. The cost of the Survey and the Plat will be borne by the City. The parties will endeavor to finalize the boundary of the Subject Property and the preliminary plat for the Entire Parcel by no later than April 12, 2022 in order for the District to submit a land use application to the City for the May 12, 2022 Planning Commission meeting and the May 23, 2022 City Council meeting. The parties will endeavor to finalize the Plat and submit it to Hennepin County for review by no later than June 30, 2022.
4. Site Plan; Parking	The parties will endeavor to finalize a mutually agreeable site plan for the Entire Parcel (the "<u>Site Plan</u>") by no later than May 30, 2022. The Site Plan will include: • at least 80 on-site, surface parking spaces on the District's portion of the Entire Parcel (the "<u>Minimum Parking</u>"); • Vehicular (including bus) access over a public road and/or permanent access easement in the general location of the current drive area located to the southwest of the building; • Access to Shingle Creek Parkway either provided directly or via a public road and/or permanent access easement The parties acknowledge that the Minimum Parking is currently less than the on-site parking minimum required by the City of Brooklyn Center's zoning ordinance. Closing will be conditioned on obtaining necessary zoning approvals for the reduced parking. The parties will reasonably cooperate with obtaining such approvals. The City will grant the District a license for parking on the existing surface parking located on Subject Property until the same is redeveloped by the City or its successor.
5. Purchase Price	The purchase price to be paid by the City to the District for the Subject Property shall not exceed \$12.00 per square foot of area of the Subject Property (as determined by the Plat) (the "<u>Purchase Price</u>"). The Purchase Price will be paid in full in cash at Closing.
6. Earnest Money Deposit	The City will place \$25,000.00 ("<u>Earnest Money</u>") into an escrow account to be held by First American Title Insurance Company ("<u>Title Company</u>"), as escrowee, within three business days following execution of the City Purchase Agreement.

7. Closing	The purchase and sale of the Subject Property will close (“<u>Closing</u>”) simultaneously with the closing of the District’s purchase of the Entire Parcel under the District Purchase Agreement, which is anticipated to be on or about July 29, 2022. At Closing, the District or the Current Owner will convey the Subject Property to the City by limited warranty deed (the “<u>Deed</u>”).
8. Inspection Period	The City will have 30 days after execution of the City Purchase Agreement to inspect the Subject Property (“<u>Inspection Period</u>”). At any time before the expiration of the Inspection Period, the City may terminate the City Purchase Agreement.
9. Title and Survey	The District will provide the City a title commitment issued by the Title Company for the Entire Parcel (to be revised to include only the Subject Property when possible), together with copies of all recorded documents evidencing the exceptions to title that are described in Schedule B of the title commitment. The District will also provide the City with the Survey. The City will have 10 business days after receipt of the title commitment and the Survey to make any objections to title to the Subject Property. The District will only be obligated to cure monetary liens created by the District.
10. Easement/Site Development Agreement	The parties will negotiate in good faith such easement, operating, and/or site development agreements (the “<u>Operating Agreements</u>”) governing the development, maintenance and operation of the Entire Parcel for the period after Closing.
11. Closing Costs	Closing costs will be apportioned as follows: (a) The City will pay the following costs of closing: (i) the premium of any owner’s or lender’s title insurance policy and any endorsements, (ii) recording fees for any recordable Operating Agreements, the Plat, and any instruments required in connection with the subdivision of the Subject Property, (iii) one half of any escrow costs or closing costs charged by the title company; (iv) its costs related to its due diligence, and (v) its attorney’s fees. (b) The District will pay for (i) the cost of the title commitment and any title search and examination fees, (ii) recording fees for the Deed and any instruments requirement to be recorded for title to the Subject Property to be in the condition required by the City Purchase Agreement, (iii) one half of any escrow costs or closing costs charged by the title company, (iv) state deed tax and any deed preparation fees, and (v) its attorney’s fees. (c) Income and expenses related to the Subject Property with the exception of the building on the Subject Property which shall be the responsibility of the District, if any, shall be prorated as of the date of Closing.

12. Property Condition	The City agrees that it will be purchasing the Subject Property “As-Is” and “with all faults,” with no warranty by the District of any kind, expressed or implied.
13. Assignment	The City may choose to purchase the Subject Property in the name of the City of Brooklyn Center and/or the Economic Development Authority of Brooklyn Center, Minnesota and either entity may assign the City Purchase Agreement to the other entity. Otherwise, the City may not assign the City Purchase Agreement.
14. Broker Commission	The District and the City each represent that no real estate broker was in any way involved in this transaction. The District and the City will indemnify, defend, and hold each other harmless against any losses, claims, damages, costs, expenses and liability, which the District or the City may incur which arise from any person or entity claiming a brokerage commission in connection with this transaction.
15. Purchase Agreement	The District and the City, and their respective counsel, will endeavor to enter into a fully binding purchase agreement as per the terms outlined in this Term Sheet (the “ <u>City Purchase Agreement</u> ”) by April 25, 2022 . All provisions of this Letter of Intent are contingent on the joint execution of said City Purchase Agreement. The initial draft of the City Purchase Agreement will be prepared promptly by the District’s counsel.

ALL PARTIES ACKNOWLEDGE THE TERMS CONTAINED HEREIN ARE FOR DISCUSSION ONLY AND MAY BE ALTERED OR RESCINDED WITHOUT NOTICE. NO AGREEMENT TO SELL OR BUY THE SUBJECT PROPERTY SHALL EXIST UNTIL A PURCHASE AGREEMENT IS NEGOTIATED, SIGNED AND DELIVERED TO BOTH PARTIES, IF EVER.

