

**ECONOMIC DEVELOPMENT
AUTHORITY
MEETING**

City Hall Council Chambers
February 23, 2026

AGENDA



1. Call to Order

2. Roll Call

3. Approval of Agenda and Consent Agenda

a. Approval of Minutes

- Motion to approve the following minutes:

- *March 24, 2025*
- *December 1, 2025*
- *January 12, 2026*

b. Resolution Approving the Award of a Grant Under the Micro-Grant Facade Program for Mi Tiendita Supermarket LLC

- Motion to approve the award of a grant under the Micro Grant Facade Program for Mi Tiendita Supermarket LLC and enter into an agreement.

4. Commission Consideration Items

a. EDA Update

Presentation - no action required

5. Adjournment

Council Regular Meeting

DATE: 2/23/2026
TO: Economic Development Authority
FROM:
THROUGH:
BY: Shannon Pettit, City Clerk
SUBJECT: Approval of Minutes

Requested Council Action:

- *Motion to approve the following minutes:*

- *March 24, 2025*
- *December 1, 2025*
- *January 12, 2026*

Background:

Budget Issues:

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

ATTACHMENTS:

1. 2025.03.24 EDA - unapproved
2. 2025.12.01 EDA - unapproved
3. 2026.01.12 EDA

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 24, 2025
CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER

The Brooklyn Center Economic Development Authority (EDA) met in Regular Session called to order by President April Graves at 9:24 p.m.

2. ROLL CALL

President April Graves and Commissioners Kris Lawrence-Anderson, Dan Jerzak, Teneshia Kragness, and Laurie Ann Moore. Also present were City Manager Reggie Edwards, Director of Fiscal & Support Services Angela Holm, Sales Director/Interim Heritage Center Director Tami Buetow-Staples, City Clerk Barb Suciu, and City Attorney Siobhan Tolar.

3. APPROVAL OF AGENDA AND CONSENT AGENDA

President Graves pointed out Consent Agenda Item 3b. Forfeiture Sale of Earle Brown Drive (Former Brown College Site) would need to be removed.

Commissioner Lawrence-Anderson moved and Commissioner Jerzak seconded to approve the Agenda and Consent Agenda, as amended, and the following item was approved:

3a. APPROVAL OF MINUTES

1. February 10, 2025 – Regular Session

3b. FORFEITURE SALE OF 5951 EARLE BROWN DRIVE (FORMER BROWN COLLEGE SITE) This item was removed from the Consent Agenda.

3c. RESOLUTION OPTING NOT TO WAIVE LIMITED TORT LIABILITY FOR 2025

Motion passed unanimously.

4. COMMISSION CONSIDERATION ITEMS

4a. HERITAGE CENTER CATERING CONTRACT

Executive Director Reggie Edwards noted that Recreation Director Cordell Wiseman was unable to attend the meeting. He commended the Staff for their strategic efforts and innovative ideas regarding the Heritage Center. In 2020, there was a \$1.3 million deficit. However, Staff has created a game plan to eliminate the deficit. Staff have shown they are able to create and implement similar strategies. In 2023, there was a deficit of \$709,000, and in 2024, the deficit was estimated at \$518,000. It would be unrealistic to resolve the issues in one year when the problems have been building up over decades. He invited Sales Director/Interim Heritage Center Director Tami Buetow-Staples to continue the Staff presentation

Sales Director/Interim Heritage Center Director Tami Buetow-Staples thanked the Council for participating in a discussion about the Heritage Center. She explained they are working on new marketing strategies, attending networking events, combining sales strategies with Mintahoe, and working on Joint Powers Agreements with governmental Departments.

Ms. Buetow-Staples pointed out that the Heritage Center brought 35,249 guests into Brooklyn Center, and the number has been consistently rising since then. In 2023, there were 53,315 guests, and in 2024, there were 65,945 guests. They project an increase for 2025.

Ms. Buetow-Staples noted their corporate and wedding clients want an all-inclusive planning process, which makes the exclusive catering partner even more important.

Ms. Buetow-Staples stated there were 215 events in 2024. There are 148 events scheduled for 2025, and the number will continue to grow. There are 71 events already scheduled for 2026 and 34 in 2027.

Ms. Buetow-Staples added that the Heritage Center has a strong impact on local hotels, especially the Embassy Suites and Fairfield Inn and Suites. The event space also brings shoppers to the City. The Heritage Center is one of the top employers in Brooklyn Center, and the venue contributes to the Brooklyn Center identity.

Ms. Buetow-Staples pointed out that the Heritage Center generated \$268,311 for the Embassy Suites in 2023. They generated \$273,772 in 2024 and are projected to generate \$377,969 in 2025. The data is only based on all-inclusive bookings provided through the Heritage Center. There are likely additional bookings due to events at the Heritage Center. She didn't have statistics from the Fairfield Inn and Suites. However, their Sales Director provided a letter in support of the Heritage Center.

Director of Fiscal & Support Services Angela Holm reiterated that the City has been hit hard financially in recent years. The Heritage Center's finances include four business units: administration, event rentals, catering, and office rentals. She pointed out that the rentals must cover the entire operating expense. The Heritage Center also has a capital fund. The operating account and capital account are combined on the annual financial report.

Ms. Holm stated there is a 72 percent revenue sharing with Mintahoe. There is no management fee. There is a 24 percent split of the service charge between the Heritage Center and Mintahoe,

of which Heritage Center receives 46 percent. The billing process is simple and doesn't require cost verification. In the previous contract with Flik, there was a ceiling of 70 percent for revenue sharing, a flat fee for management, the same service charge split, and a cost verification requirement for the reimbursement-based billing process.

Ms. Holm showed a table comparing the 70 percent revenue sharing to the 72 percent revenue sharing. At catering revenues below \$5 million, the variance in percentages is negated by the inclusion of a flat management fee. As the catering revenue increases, the variance and savings diminish. Historically, catering revenues that would be subject to the revenue sharing agreement have been below \$3 million and are projected to remain under \$5 million for the term of the proposed contract.

Ms. Holm explained that Staff from the Finance Department and Heritage Center have collaborated to determine the best path to profitability. Based on extensive financial analysis and conservative assumptions, they have developed a three-year plan. Continued monitoring of the plan is vital to its success.

Ms. Holm showed a table depicting the proposed plan to ensure profitability within three to four years. The contract under consideration is factored into the projections. Staff were very intentional regarding the assumptions used in the projection. For example, the increasing water costs are included in the calculations. Each line item was reviewed for accuracy and special consideration was applied as needed. By the end of 2027, they expect a deficit of only \$82,136.50. The estimates are conservative, and they hope to be more aggressive where possible.

Ms. Holm added Staff is researching additional opportunities to generate revenue.

Ms. Holm noted that Commissioner Kragness previously asked a question about the cost to wire funds. She stated the cost of a wire for the City is \$0.

Ms. Buetow-Staples explained they plan to continue to increase room rental fees, continue to sell available dates, adjust the catering and menu as needed, increase the audio/visual items while remaining competitive with other vendors, create packages and deals to increase wedding sales on empty dates, update the website to increase clicks and impressions, decrease expenditures, and prepare quarterly updates and reports for the Council. She added they plan to hire consultants to assist with future revenue plans and the sale or lease of the venue.

Ms. Buetow-Staples stated the Council had some questions at a previous meeting. They asked if Mintahoe would consider a month-to-month contract. The caterer stated they cannot do a month-to-month contract as there is no security, and they couldn't hire permanent staff. The Council asked if another catering company could be contracted. Ms. Buetow-Staples explained that only three companies provided a proposal to the Request for Proposal, so it would be very difficult to find another catering company.

Ms. Buetow-Staples noted Council asked if Mintahoe would be interested in managing the venue. The proposed scenario would be unattractive to Mintahoe because of the taxes they would have to

pay. Also, there would need to be joint powers contracts, and they would need to go through a competitive bidding process to work with Mintahoe.

Ms. Buetow-Staples added Council asked if outside caterers could work at the Heritage Center. Ms. Buetow-Staples explained that the Heritage Center hosts multiple events each day, and additional vendors would create an issue with the use of kitchens and equipment. Plus, the Heritage Center owns all of the kitchen equipment, and having an exclusive caterer helps maintain the City's assets more effectively.

Ms. Buetow-Staples stated that the Council also asked if the business will grow with so many repeat clients. Ms. Buetow-Staples pointed out that repeat business is a core component of the Heritage Center, but there is still room to grow. Also, they will increase the room rental fees and food minimums year over year.

Commissioner Jerzak pointed out the Heritage Center's financial situation is not new. He added the value goes beyond the simple financials. The Council must define its expectations for the Enterprise Funds. It will require more discussion, but the Enterprise Funds need to be self-sufficient.

Commissioner Jerzak thanked the presenters for answering the previous questions the Council posed. He explained he can support the contract with a few guardrails in place. There needs to be a conversation about what has gone well in the past and what hasn't, especially because there is a new vendor.

Commissioner Jerzak requested that the 11th item in the contract be removed. Mintahoe is welcome to seek out bids for such a project. From there, they can create a detailed presentation for the Council. The Heritage Center needs to focus on its recovery before taking on more responsibilities.

Commissioner Kragness thanked Staff for the presentation. She acknowledged the Heritage Center has been in the red for a long time, but this is the first time there has been a plan to grow the business. She thanked Mr. Wiseman and Staff for their work on the item. The turnaround won't be quick, considering it took many years to get to this place.

Commissioner Kragness noted her appreciation of the explanation about 70 versus 72 percent. The new contract will already save the City some money. She stated the Council doesn't need to review every step of the process. There was a breakdown in the process, but the Council should empower Staff to do what they have been hired to do.

Commissioner Lawrence-Anderson pointed out Flik always had positive reviews for their food. She stated she would assume there was food tasting for Mintahoe catering.

Commissioner Moore stated there will still be a loss at the end of 2027. Ms. Holm confirmed there is a projected loss of \$82,000 by the end of 2027.

Commissioner Moore asked Commissioner Jerzak to explain the two points he made.

Commissioner Jerzak stated that he suggested an annual review and removal of the 11th item about the \$300,000 contribution. There is still a projected loss over the next three years, and there isn't a plan to recoup the Capital Improvement Plan funds. He doesn't want the City to lose any more money.

Commissioner Moore asked if Mintahoe would consider a one- or two-year contract. Dr. Edwards stated a three-year contract was proposed.

President Graves asked if there are regular compliance checks with contractors. Dr. Edwards explained his understanding is to reassess the agreement to see how it is going. Staff intends to meet with the Economic Development Authority well before a year into the contract, following a check-in with the contractor. He stated he welcomes a regular check-in.

Commissioner Jerzak agreed he wouldn't want Staff to renegotiate the contract each year. Instead, he would like to see an opportunity to check in with one another.

City Attorney Siobhan Tolar pointed out that the fourth provision of the contract includes an agreement to participate in regular meetings. She read, "The Parties agree to have periodic meetings to discuss the operation and budget of the Heritage Center and Catering Facility as determined by the Owner. Additional meetings may be called by either party through written communication. Manager agrees to obtain the approval of the Owner with respect to all major programs and policy matters which could have a material and substantial effect upon the reputation and character of the Catering Facility. If there is doubt about needed approval, the Manager must consult with the Owner to obtain clarity."

Ms. Tolar explained that the "Owner" refers to Brooklyn Center or the EDA. Also, there is a provision setting a meeting before the end of the contract to assess the partnership before renegotiating a contract.

Commissioner Lawrence-Anderson noted she has no intention of micro-managing Staff's efforts. However, she would like regular updates until the direction of the Heritage Center is turned around. She pointed out she would be open to updates in the weekly email rather than a formal presentation.

President Graves stated that Dr. Edwards previously confirmed Staff has planned for regular updates to the Council.

Commissioner Kragness pointed out that Commissioner Jerzak wants to eliminate the 11th section. There is a vendor interested in investing \$300,000 into the Heritage Center. She asked why the City would reject it.

Commissioner Jerzak stated that the expectations for the investment are unclear. He explained he would like more details on the improvements and the future arrangement. He had a conversation with Dr. Edwards about his concerns, and Dr. Edwards stated Mintahoe would "get a larger piece

of the pie” for the improved spaces. However, that detail is not included in the proposed contract.

Commissioner Kragness stated if the contract doesn’t include such details, then the City isn’t agreeing to such a stipulation. The only requirement for the \$300,000 is that improvements begin within the three-year contract period.

Dr. Edwards noted he would compile more details to provide to the Council. He assured the Council that Staff would only negotiate a contract that is favorable to the City.

Commissioner Jerzak thanked Dr. Edwards for his comments.

President Graves moved, and Commissioner Kragness seconded to adopt EDA RESOLUTION NO. 2025-03, a Resolution Authorizing the Heritage Center of Brooklyn Center to enter into a Contract with Mintahoe Catering and Events for Management and Operations of the Heritage Center Catering Facilities and authorizing the Executive Director to execute such contract.

Motion passed unanimously.

5. ADJOURNMENT

Commissioner Lawrence-Anderson moved, and Commissioner Kragness seconded the adjournment of the Economic Development Authority meeting at 10:02 p.m.

Motion passed unanimously.

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
DECEMBER 1, 2025
CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER

The Brooklyn Center Economic Development Authority (EDA) met in Regular Session called to order by President April Graves at 7:31 p.m.

2. ROLL CALL

President April Graves and Commissioners Dan Jerzak, Teneshia Kragness, and Laurie Ann Moore. Also present were City Manager Reggie Edwards, Director of Fiscal & Support Services Angela Holm, and City Clerk Shannon Pettit.

Commissioner Kris Lawrence-Anderson was absent.

3. APPROVAL OF AGENDA AND CONSENT AGENDA

President Graves moved and Commissioner Kragness seconded to approve the Agenda and Consent Agenda, and the following item was approved:

3a. APPROVAL OF MINUTES

Motion passed unanimously.

4. COMMISSION CONSIDERATION ITEMS

**4a. RESOLUTION APPROVING THE FINAL BUDGET FOR THE
ECONOMIC DEVELOPMENT AUTHORITY OF BROOKLYN CENTER,
MINNESOTA, FOR FISCAL YEAR 2026**

Commissioner Kragness moved and President Graves seconded to approve a RESOLUTION Approving the Final Budget for the Economic Development Authority of Brooklyn Center, Minnesota, for Fiscal Year 2026.

Motion passed unanimously.

5. ADJOURNMENT

President Graves moved and Commissioner Kragness seconded adjournment of the Economic Development Authority meeting at 7:32 p.m.

Motion passed unanimously.

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
JANUARY 12, 2026
CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER

The Brooklyn Center Economic Development Authority (EDA) met in Regular Session called to order by President April Graves at 8:48 p.m.

2. ROLL CALL

President April Graves and Commissioners Kris Lawrence-Anderson, Dan Jerzak, Teneshia Kragness, and Laurie Ann Moore. Also present were Deputy City Manager Daren Nyquist, City Clerk Shannon Pettit, and City Attorney Siobhan Tolar.

3. APPROVAL OF AGENDA AND CONSENT AGENDA

Commissioner Moore moved, and Commissioner Lawrence-Anderson seconded to approve the Agenda and Consent Agenda, as amended, and the following item was approved:

3a. APPROVAL OF MINUTES

**3b. RESOLUTION ELECTING OFFICERS FOR THE ECONOMIC
DEVELOPMENT AUTHORITY FOR THE CITY OF BROOKLYN
CENTER**

**3c. RESOLUTION OPTING NOT TO WAIVE LIMITED TORT LIABILITY
FOR 2026**

Motion passed unanimously.

4. COMMISSION CONSIDERATION ITEMS

5. ADJOURNMENT

President Graves moved, and Commissioner Kragness seconded adjournment of the Economic Development Authority meeting at 8:49 p.m.

Motion passed unanimously.

Council Regular Meeting

DATE: 2/23/2026
TO: Economic Development Authority
FROM: Krystin Eldridge, Associate Planner
THROUGH: Ginny McIntosh, Planning Manager
BY: Krystin Eldridge, Associate Planner
SUBJECT: Resolution Approving the Award of a Grant Under the Micro-Grant Facade Program for Mi Tiendita Supermarket LLC

Requested Council Action:

- Motion to approve the award of a grant under the Micro Grant Facade Program for Mi Tiendita Supermarket LLC and enter into an agreement.

Background:

The Brooklyn Center Economic Development Authority operates a Micro-Grant Facade Improvement Program. The purpose of the Micro-Grant Facade 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.

Grant proceeds would be able to be used for the following purposes:

- 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 and /or replacement of windows and exterior doors
- Masonry repairs and tuck pointing
- Art installations and wall murals, with an approved maintenance plan
- Canopy and/or awning installation or repair Pedestrian improvements, which improve access for persons with disabilities.
- Permanent site improvements (walks, patios, courts)
- Trash and mechanical enclosures
- Parking area repairs and improvements (including the addition of bicycle facilities)
- Security cameras, as approved by the Brooklyn Center Police Department
- Fences
- Materials for any of the above identified items

Mi Tiendita Supermarket LLC, applied for funds for the installation of their sign on 615 66th Ave N for their grocery storefront. Staff reviewed the application based on the information provided the application meets the minimum requirements for eligibility. Mi Tiendita is eligible for a \$2,544 reimbursement based on the program guidelines and submitted materials. The total cost of the sign is \$5,088. The grant would cover 50% of the cost up to \$5,000.

Budget Issues:

The Micro Facade program is funded through the City's EDA Account.

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

ATTACHMENTS:

1. Brooklyn Center Micro Facade Program Guidelines
2. EDA Resolution — Approving Award of Grant Under Micro-Grant Facade Program for Mi Tiendita Supermarket LLC
3. Application and Draft Grant Agreement — Mi Tiendita Supermarket LLC

Brooklyn Center
Facade Program
Grants for Façades, Signage, Permanent Art and Interior Improvements

Contact: Krystin Eldridge, Associate Planner
763-569-3316
keldridge@brooklyncentermn.gov

Applications will be accepted on a rolling basis until funding has been depleted.

Background:

The Brooklyn Center facade strategy was developed to outline strategies and priorities for improving the exterior of their business. The strategy recommended supporting small businesses with a business facade upgrade program, improving the public realm, maintaining cleanliness and developed longer-term plans to help increase safety.

Goals:

Goal of the Brooklyn Center facade upgrade fund is to provide businesses in Brooklyn Center with funds for permanent building or site projects that improve customer experience, that contribute to the aesthetic quality, and that strengthen the businesses now serving the community. Projects that where possible, include elements that also build community, honor history and celebrate cultural assets.

Eligibility:

Property owners and business tenants in Brooklyn Center

Property is identified as commercial, industrial, office or mixed-use.

Projects must be matched by \$1 of owners equity for \$1 of city funds.

City Funds is matched up to \$5,000. Projects that exceeds City's match amount will come from owners' expense.

Program Overview:

Allowable Improvements

- External building improvements that enhance the appearance and/or experience of the building and/or business.
- Allowable exterior improvements include (more than one of these improvements may be included in the proposed project):
 - Installation, repair or replacement of exterior signage, to include free-standing signs on the property, window signs, awnings, signs affixed to the building
 - Exterior lighting
 - Exterior painting
 - Repair and /or replacement of windows and exterior doors
 - Masonry repairs and tuck pointing
 - Art installations
 - Wall murals

- Canopy and/or awning installation or repair
- Removal of barriers to access the building from outside for people with disabilities
- Permanent site improvements (walks, patios, courts)
- Trash and mechanical enclosures
- Parking area (including bicycles)
- Security cameras
- Fences
- Permanent site improvements (walks, patios, courts)
- Temporary signage
- Pylon, temporary, or roof signs

Not Allowable:

- Improvement to residential-only (non-commercial) buildings or sites
- New additions (new square footage) or new buildings
- Billboards
- Trees
- Roofing
- Kitchen or store equipment that is not affixed to building, such as free-standing refrigerators
- Plantings

Application Process:

In order for the applicant to be considered for the façade improvement grant, applicant must submit an application to City of Brooklyn Center with the following information:

Submittal of Brooklyn Center Facade Program application with attached documents:

1. Picture(s) of exterior area that needs to be improved
2. Descriptions, drawings, renderings and/or pictures of improvements to be made
3. Contractor estimates
4. Timeline for project
5. For tenants: Letter of consent for improvements from building owner

Committee in a first round of consideration for funding. After that date, applications will be accepted on a rolling basis until funding has been depleted.

Letter of Grant Award

Applicants will be notified of funding decision within 4-6 weeks following receipt of complete application. Successful applicants will be guided on next steps. Partial awards may be offered. Applications may be denied. With notification and permission of applicant, decisions may also be held for future consideration.

Review Process:

Review Committee

Application will be reviewed by a committee with staff from City of Brooklyn Center, using the scoring criteria below. A combination of funding amount requested and score will be considered in the selection of the projects to be awarded grant funds.

Only projects meeting all of the following criteria will be considered.

Criteria's:

- Aesthetic improvement/"curb appeal": Improvements that have a greater positive change to the appearance of the building.
- Improvements that have greater positive impact to the neighborhood, such as improving safety, increasing ADA accessibility, improving public space (such as bicycle parking, places to sit), build community, honor history, celebrate cultural asset, and jobs created.
- Projects completed in a reasonable timeframe, with a budget that matches the scope (i.e. contractor bids are included), with a detailed scope of work that is achievable with funding and within timeline provided.

Commissioner
resolution and moved its adoption:

introduced the following

EDA RESOLUTION NO. _____

RESOLUTION APPROVING THE AWARD OF A GRANT UNDER THE
MICRO-GRANT FAÇADE PROGRAM FOR MI TIENDITA SUPERMARKET
LLC

WHEREAS, the Economic Development Authority of Brooklyn Center, Minnesota (the “Authority”) was created pursuant to Minnesota Statutes, Sections 469.090 through 469.1082 to exercise its powers to promote and protect economic development within the City of Brooklyn Center (the “City”); and

WHEREAS, on April 26, 2021, the Authority exercised its authority to establish the Micro-Grant Façade Program (the “Program”) to promote local businesses and economic development by encouraging the improvement of business façades within the City; and

WHEREAS, businesses have applied for grants under the Program and the Authority desires to award grants for use in accordance with the guidelines established for the Program and the terms and conditions of the agreement established for the Program, which are attached hereto as Exhibit A (“Grant Agreement”).

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of Brooklyn Center, Minnesota Board of Commissioners (the “Board”) as follows:

1. The Board hereby awards \$2,544 in grants under the Program to the following businesses and in the following amounts:

Business	Grant Amount
Mi Tiendita Supermarket LLC	\$2,544

2. The business shall utilize the grant funds in accordance with the Program guidelines and the Grant Agreement.
3. Staff are hereby authorized to enter into a Grant Agreement with the business in substantially the form as attached, issue the grant, and otherwise take such actions as may be necessary to carry out the Program.

EDA RESOLUTION NO. _____

February 23, 2026

Date

President

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.

Brooklyn Center Façade Program Application

Section A: Proposal & Organization Information

Project Name: New signs - front of store and main post

Legal Entity Submitting Request:

Organization type(s): Public For Profit Non-Profit Federal Tax I.D. # 39-3594750

Mailing Address: 615 66th Ave N Brooklyn Center MN 55430
STREET STEZ CITY STATE ZIP

Contact Person for This Request: Alma B. Parada

Daytime Phone: 763-321-0000 E-mail: mitienditasupermarket@gmail.com

Project Location\Address: 615 66th Ave N STE 2

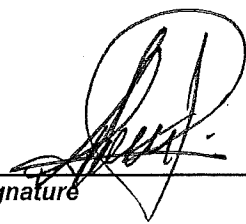
Funding Request:

Grant request \$ 2,544.215.

Owner Contributions: \$ 2,544.215.

Total Project Cost: \$ 5,088.43

Individual Completing the Application:

Alma B Parada Owner 09-23-25 
Name (please type) Title Date Signature

FAST EDDY'S FLAGS & SIGNS

BANNERS, STREAMERS, POLES & INSTALLATION

359 1ST Ave. So.
 South St. Paul, MN 55075
 (651) 248-1271
 E-mail: edmundster@aol.com

Invoice No:

Invoice Date: 9-18-2025

Account No: _____

Sold By: _____

Sold To: MI TIENDITA SuperMarket

Address: 615 66th Ave S

On Account Customer P.O. _____

City, St., Zip: Brooklyn Center, MN

Prepaid Check # _____

Phone: () _____

Attention: _____

Qty.	Items #	Description	Unit Price	Amount
1		37" X 14. FT LED Lighted Channel Letter Sign AS SHOWN IN EMAIL		4200.00
2		2 X 5 FT NEW PLASTIC SIGN FRAMES W/ GRAPHICS FOR PYLON SIGN Includes INSTALLATION		350.00

Handwritten note:
 Paid 2000.00
 Franklyn
 CK # 1002

Subtotal	4750.00
Tax	338.43
Shipping	
Total Due	5088.43

Purchaser Signature: _____

Please pay immediately upon receiving merchandise or job completion

I. PROPOSAL INFORMATION:

Sign for Business

1. Please provide a description of your project or program in the space provided:
2. Please explain the public benefit of your project:
Latin American convenient grocery store
3. Please provide a timeline of your project:

Wed to Friday

II. NEIGHBORHOOD PLANNING/COMMUNITY SUPPORT: Community involvement is a critical part of the program. In this section you are being asked to identify the participation of neighborhood and community groups in your proposal.

1. Will your project be coordinated or partnered with any other project, funding or program? If yes, please describe:
NO
2. Were impacted by the civil unrest?
NO

III. PROGRAM ACTIVITIES:

1. Before commercial or residential **development/redevelopment projects** may proceed, you must have control of the property. Please indicate the type of site control you have:
 - Deeded Title
 - Purchase Agreement
 - Purchase Option
 - Existing Lease
 - Lease Agreement
 - N/A
2. Provide the square footage and rent per square foot;

1,435 square feet

3. Please identify your developer, architect, general contractor, and/or leasing and management firm;

VIII. APPLICANT INFORMATION.

1. Please describe your business:

A grocery store

MICRO FAÇADE GRANT AGREEMENT

THIS MICRO FAÇADE GRANT AGREEMENT (“Agreement”) is made effective as of February ___ 2026, by and between Mi Tiendita Supermarket, a Minnesota Limited Liability Corporation (the “Grantee”), and the Economic Development Authority of Brooklyn Center, a public body corporate and politic under the laws of Minnesota (the “Grantor”).

RECITALS

A. Grantor has duly established its Micro-Facade Grant Program (the “Program”) and has approved policy and guidelines for said Program (the “Program Guidelines”).

B. Grantee has submitted an application for a grant (the “Grant Application”) pursuant to the Program Guidelines, and Grantor has approved a grant to the Grantee in the maximum principal amount of \$2,544.00 (the “Grant”) to pay a portion of the costs of qualifying expenditures under the Grant Guidelines as set forth in the Grant Application, in connection with Grantee’s business located at 615 66th Ave N Ste 2 in the City of Brooklyn Center, Minnesota (the “City”) (the “Grant Activities”).

C. The Grantor and Grantee have negotiated the terms of the Grant, and now desire to memorialize such terms in this Agreement.

AGREEMENT

To induce Grantor to make the Grant to Grantee, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Grant Amount. Subject to and upon the terms and conditions of this Agreement, the Program Guidelines, and the Grant Application (together, the “Grant Documents”), Grantor agrees to grant to Grantee the sum of \$2,544.00 and no/100ths. Proceeds of the Grant shall be disbursed for the Grant Activities approved pursuant to the Grant Documents in accordance with Section 2 hereof.

2. Disbursement of Grant Proceeds.

(a) All Grant proceeds shall be paid to Grantee in accordance with the terms and conditions of the Grant Documents. Notwithstanding anything to the contrary herein, any costs of the Grant Activities exceeding the amount to be reimbursed under this Agreement shall be the sole responsibility of the Grantee.

(b) On the date of closing on the Grant, Grantor shall direct Mi Tiendita Supermarket, LLC to distribute Grant proceeds to the Grantee for façade improvement. The disbursement of proceeds of the Grant will be made subject to the conditions precedent, which require that prior to or as of the date of disbursement:

5. Event of Default by Grantee. The following shall be Events of Default under this Agreement:

(a) failure to complete any part of the Grant Activities by December 31, 2026;

(b) any representation or warranty made by Grantee herein is false when made;
or

(c) any material breach or failure of Grantee to perform any material term or condition of this Agreement not specifically described as an Event of Default in this Agreement and such breach or failure continues for a period of thirty (30) days after Grantor has given written notice to Grantee specifying such default or breach, unless Grantor agrees in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, Grantor will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by Grantee within the applicable period and is being diligently pursued until the Event of Default is corrected, but no such extension shall be given for an Event of Default that can be cured by the payment of money (i.e., payment of taxes, insurance premiums, or other amounts required to be paid hereunder).

6. Grantor's Remedy upon Grantee's Default. Upon an Event of Default by Grantee and after provision by Grantor of written notice, Grantor shall have the right to suspend or terminate its performance under this Agreement. In addition, Grantee will be ineligible for future grants under the Program.

7. Indemnification.

(a) Grantee shall and does hereby agree to indemnify against and to hold Grantor, and its officers, agents, and employees, harmless of and from any and all liability, loss, or damage that it may incur under or by reason of this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against Grantor by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained herein.

(b) This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the payment by Grantor of any portion of the Grant.

(c) Nothing in this Agreement shall constitute a waiver of or limitation on any immunity from or limitation on liability to which Grantee is entitled under law.

8. Miscellaneous.

(a) Waiver. The performance or observance of any promise or condition set forth in this Agreement may be waived, amended, or modified only by a writing signed by

all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning the Grant.

(h) Headings. The headings appearing at the beginning of the several sections contained in this Agreement have been inserted for identification and reference purposes only and shall not be used in the construction and interpretation of this Agreement.

IN TESTIMONY WHEREOF, each of the parties hereto has caused these presents to be effective as of the day and year first above written.

Mi Tiendita Supermarket LLC

By: _____

Name: _____

Its: General Manager

ECONOMIC DEVELOPMENT AUTHORITY OF
BROOKLYN CENTER

By: _____

Name: _____

Its: President

By: _____

Name: _____

Its: Executive Director

Council Regular Meeting

DATE: 2/23/2026
TO: Economic Development Authority
FROM: Ian Alexander, Economic Development Manager, Amy Loegering,
Economic Development Coordinator
THROUGH: Jason Aarsvold, Ehlers
BY: Amy Loegering, Economic Development Coordinator
SUBJECT: EDA Update

Requested Council Action:

Presentation - no action required

Background:

Housing Development Updates:

EDA Staff have engaged with a landowner of two significant development parcels in the city and are facilitating discussions between the landowner and developers for owner-occupied, market rate, multifamily and townhome concepts.

EDA staff have engaged with Rise Modular and a local housing developer to construct two mid-rise (8-12 stories), market rate, multifamily housing buildings in the Opportunity Site.

EDA staff are actively recruiting, and have received numerous requests, to redevelop its housing scattered sites in the city. Staff are in the process of vetting these requests to determine which developer(s) have the capacity for these sites and will bring proposals forward as the process proceeds.

Community Development staff have been in regular communication with the project manager/owner's representative for property owner CCMF1 LLC regarding the triplex site located just south of Wangstad Commons along Brooklyn Boulevard. This development is situated on land formerly owned by the Economic Development Authority of Brooklyn Center. The property was approved by the city and conveyed to then developer C Alan Homes in 202, but later foreclosed.

After the lender assumed ownership of the property and development, they began working with staff to close out remaining inspections on the two triplex buildings constructed on the property and remaining site improvements. A number of documents, including the plat, were recently recorded with Hennepin County, and the owner intends to close out remaining site improvements (e.g. landscaping, lighting) by this spring as the property has been listed for sale: <https://www.loopnet.com/Listing/Residential-Development-Opportunity/38985796/>

There are five (5) triplexes left to construct per the city approvals. Should the property be purchased, the staff would need to work through an amended development

agreement.

EDA staff continue engagement with Alatus regarding progress with Phase 1 of the Opportunity Site. EDA staff anticipate providing Council with a detailed update at the next EDA meeting in March.

Business and Development Updates:

EDA staff have had substantial conversations with Resurrecting Faith World Ministries about its proposed daycare and conference center space and their future path forward in the Opportunity Site.

Jambo Africa and its development team are proceeding with city staff to refine its building plans and continue discussions on their development agreement.

EDA staff continue to engage with Morty's Bark and Brew to identify creative solutions to construction costs that have hampered their development plans.

New Horizon Academy is well underway with the conversion of the former Electrus Credit Union building at 7100 Brooklyn Boulevard and anticipate wrapping up remaining site improvements, including concrete and parking lot work, and the installation of three new play areas, in the spring.

CAPI is well underway with their approximately 8,900-square foot expansion at 5930 Brooklyn Boulevard and hope to re-open by this fall.

A building permit was issued earlier this month for Fit Butters to relocate their headquarters into an approximately 13,500-square foot space at 1600 67th Avenue North.

Staff have been in communication with a commercial agent/broker regarding the potential redevelopment of the EDA-owned site located at 6245 Brooklyn Boulevard.

Building permits were issued in September 2025 for an interior buildout of the approximately 12,500-square foot space located adjacent to HOM Furniture (2501 County Road 10) for an expanded Social Security Administration office. Work is anticipated to conclude this spring.

Brooklyn Blvd Dental Clinic (5831 Brooklyn Boulevard) have pulled building permits for its approximately 780-square foot expansion, which was approved by Council in 2025, and anticipates construction come spring.

The City has received some interest from potential commercial or mixed-use users for the former CVS located at 5801 Brooklyn Boulevard.

Luther Honda submitted permits to the City for an expansion of their service bay area at 6800 Brooklyn Boulevard.

Brooklyn Center Chamber of Commerce is in discussions with staff regarding a proposed event on National Food Truck Day (June 27, 2026). This event, as currently envisioned, invites several local food trucks in addition to a Twin Cities Cadillac Club classic car show. Staff are coordinating with the Chamber of Commerce to determine feasibility.

Brooklyn Center Chamber of Commerce is investigating offering a summer program to introduce high school-age youth to entrepreneurship offering website design assistance to local businesses.

2026 Initiatives

At the March 2026 EDA meeting, the EDA Manager will give a presentation on the following initiatives:

- Work Plan for Economic Development, based upon the city’s 2040 plan, the Opportunity Site Master Plan and the Economic Growth Plan.
- Creation of a Brooklyn Center Development Corporation – modeled after nearby municipal development corporations – as a nonprofit partner to compliment the efforts of city staff.
- Update of the EDA website and web presence.
- Updates to and restructuring of small business assistance pathways.

Budget Issues:

None to consider at this time.

Inclusive Community Engagement:

Antiracist/Equity Policy Effect:

Strategic Priorities and Values:

ATTACHMENTS:

None