

# Community Development Department Annual Report



Jesse Anderson, Community Development Director

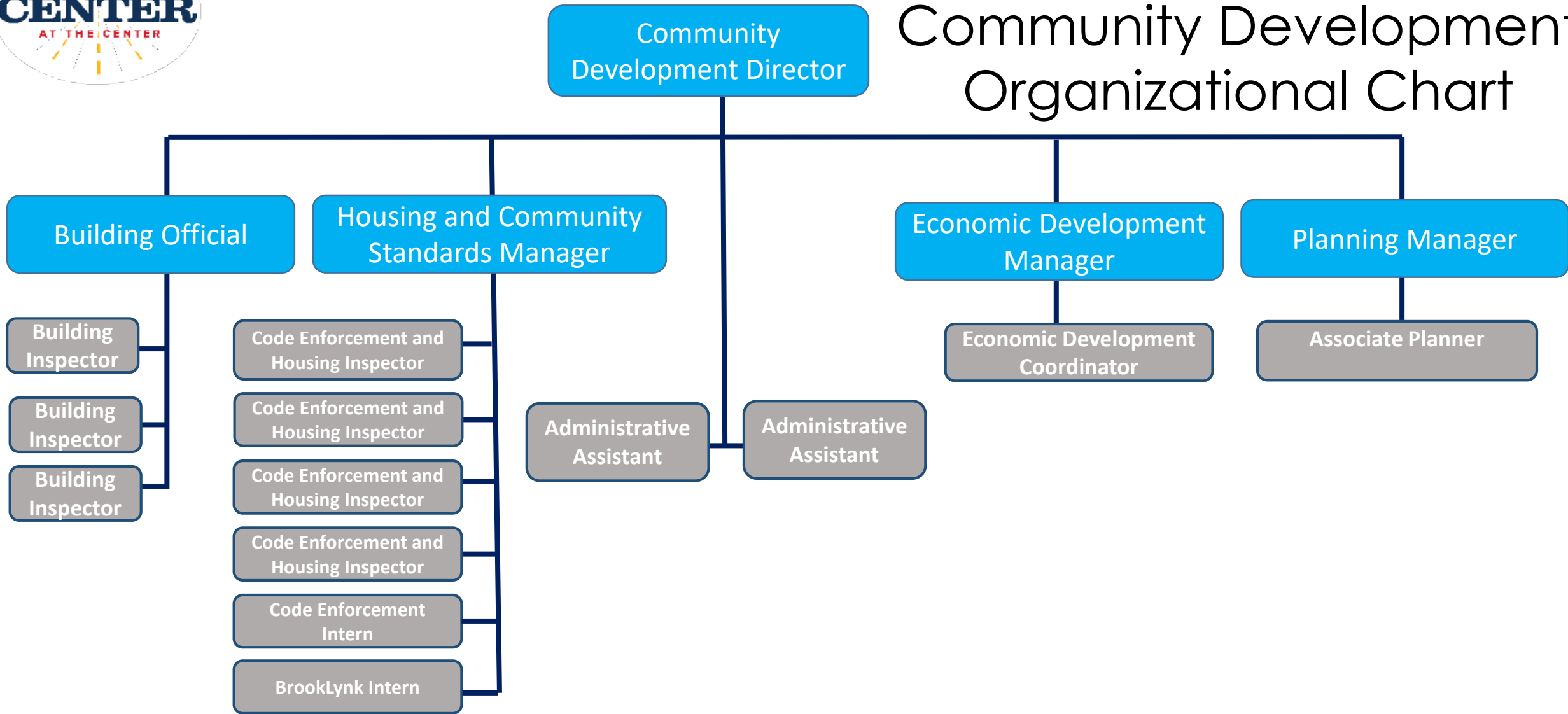
# Community Development Mission

The mission of the Community Development Department is to preserve and enhance the quality of life for the residents and businesses of Brooklyn Center by guiding development of the City with effective measures of planning, design review, construction plan approval, code compliance, housing and business assistance.





# Community Development Organizational Chart



# Overview of Services

## Building and Community Standards

- Building Construction Regulatory Program
- Rental Licensing Program
- Property Maintenance and Code Enforcement
- Vacant Building Program
- HRA/Housing Programs

## Business and Development

- Planning and Zoning Services
- Long Range Strategic Planning
- EDA/Economic Development Programs
- Business Retention and Expansion Program
- Workforce Development



# Overview of Services

## Performance-based Rental Licensing Program

- Process, track, and perform rental inspections
- City-wide resource packet to all renters
- Investigate and resolve property complaints
- Investigate and enforce unlicensed rental properties
- Provide education on Tenant Protection Ordinances
- Rental licensing administration
- CPTED Inspections
- Negotiate mitigation plans for Type III and Type IV licenses
- Inspecting 100% of multi-family units

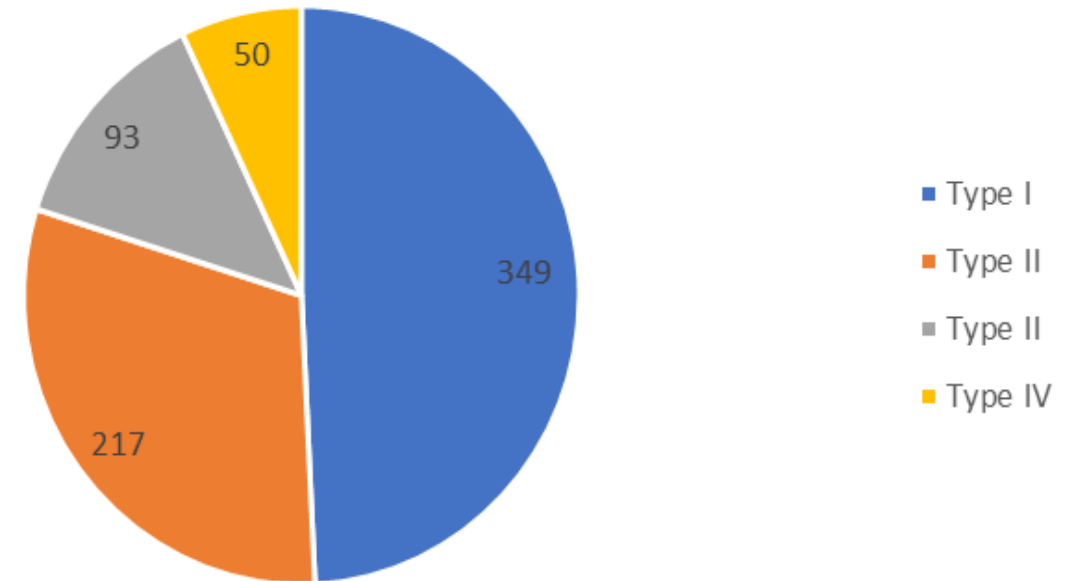


# Rental Program

## Brooklyn Center Housing Data – Excluding Expired Licenses

- Out of 11,903 total housing units - approximately 3,578 rental units (30%)
  - 8,300 SF Homes/561 SF Rentals (6.8%)
- 709 Active Rental Licenses
  - 49.2% - Three-year licenses
  - 30.6% - Two-year licenses
  - 13.1% - One-year licenses
  - 7.1% - Six-month provisional licenses
- Expired Licenses: 50
- 116 Inactive Group Home Properties (MDH and DHS data shows 175 BC properties)

Active Rental Licenses





# Overview of Services

## Property Maintenance and Code Enforcement

- Complaint-based Program
- Proactive Code Enforcement Program
  - Neighborhood Sweeps
  - Long grass
  - Corridor Sweeps
  - Commercial Property
- Code Enforcement Engagement Program
  - Inspection staff will knock on doors to talk to residents about code violations found at the property. Talk to residents around vacant properties.
- Administer citations and abatements

- 2023 – 2,446 Code Enforcement Cases
- 2024 YTD – 2,634 Code Enforcement Cases
- Increase in illegal dumping on commercial properties and vacant lots
- Increase in break-ins into vacant commercial properties



# Overview of Services

## Vacant Building Program

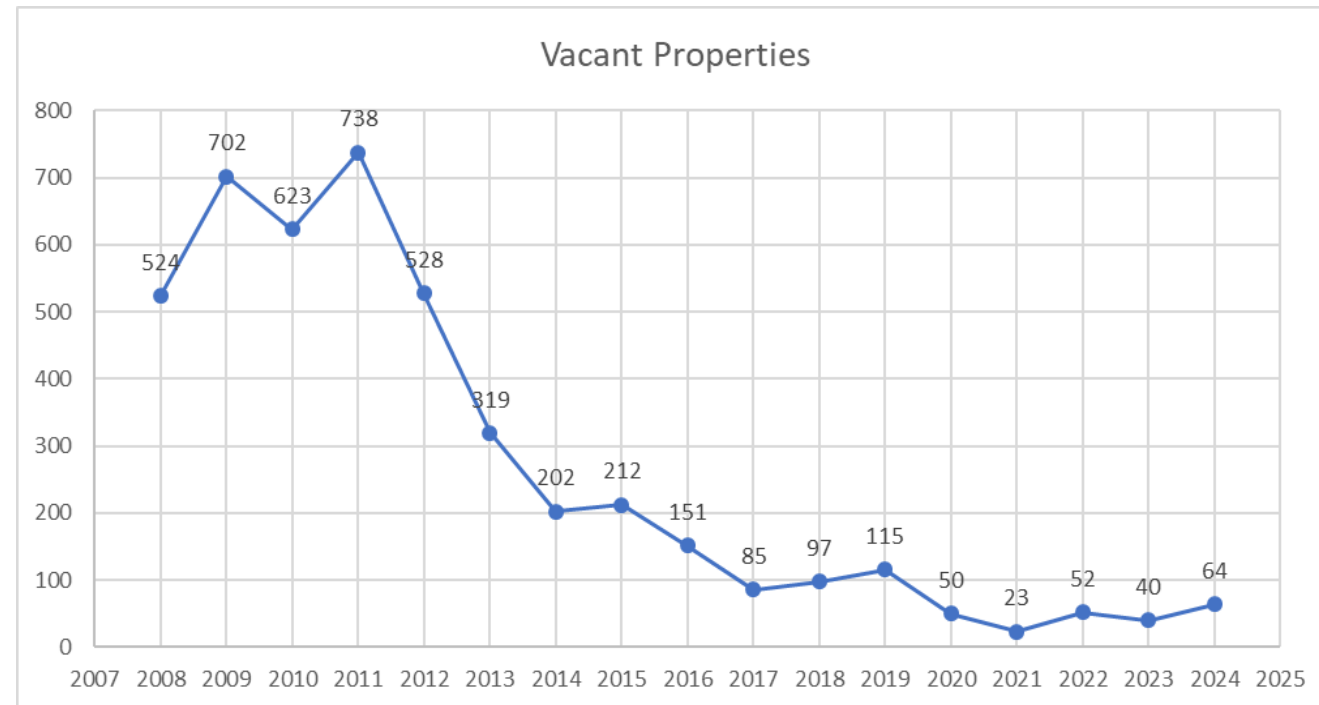
### Status:

- 64 active vacant properties (10/18/2024)

### *Commercial Vacant Properties*

- Sears has private security
- Former Brown College continues to be a nuisance and broken into after the property has been secured
- Target is in the process of being demolished
- Former Earle Brown Bowl is in the process of being re-developed

Tall grass and weeds violations continues to be an issue. Grass violations are given 1 notice for the entire grass growing season.





# 2024 Code Enforcement & Rental Initiatives

## Code Enforcement

- Continue pro-active code enforcement activity
  - Door knocking and providing education with a follow and a formal compliance notice
- Monitoring commercial vacant property daily for trespassers and abating trash and dumping immediately
- No Mow May
  - Posting door tags reminding properties to mow after May 31<sup>st</sup>
- Ordinance amendments and additions to Chapter 12 and Chapter 19

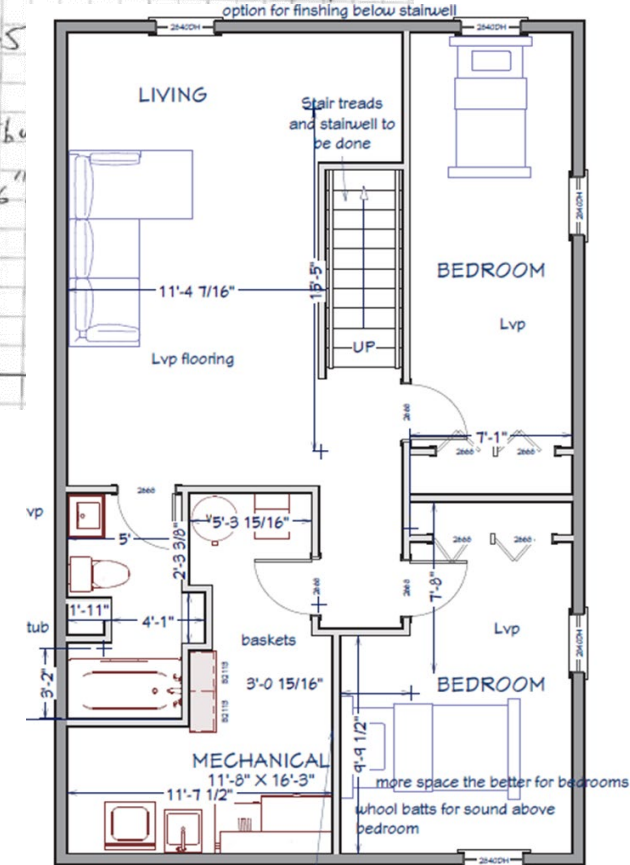
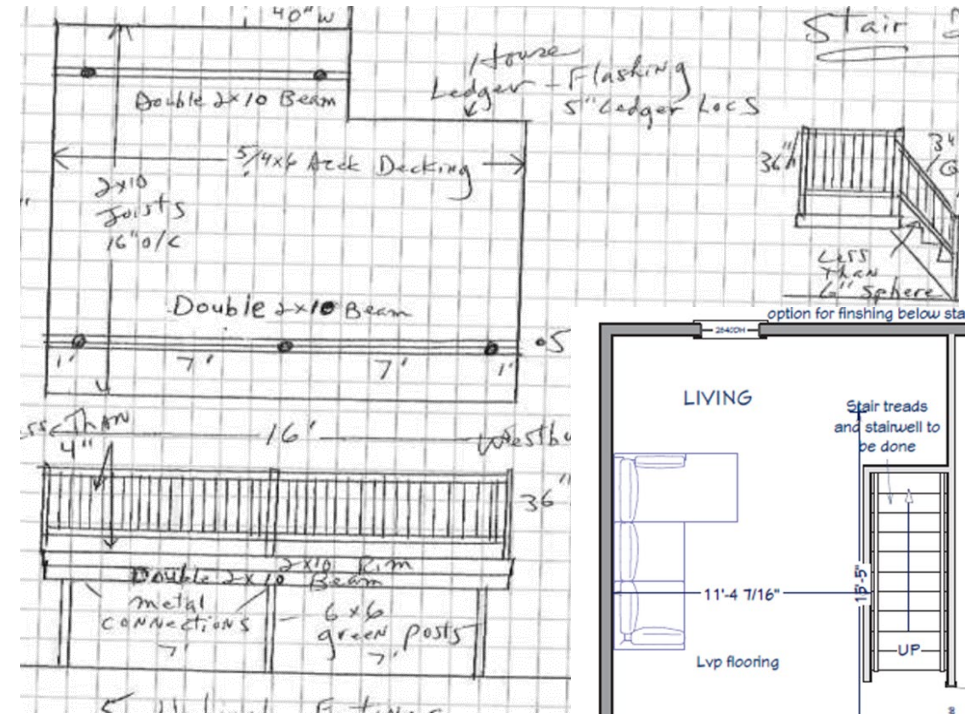
## Rental Licensing / Inspections

- Educating new multi-family property owners and management staff on rental license inspection program and process
- Ongoing education of Tenant Protections Ordinance to tenants and property owners
- Continue to improve/automate rental license program through iMS software
- Inactive Group Home properties: 116 properties (MDH and DHS data shows 175 BC properties)



# 2024/25 Building Division Initiatives

- Review fixed fee permit schedule
- Continue cross-training in preparation for Opportunity Site
- Update handouts and brochures
- Review updated codes for 2026 adoption
- New Electrical Inspection Contractor
- IMS permit flow update
- DLI BO Grant Trainee
- Continuous education with DIY Property Owners and Contractors
- Single family homes converting to MDH Assisted Living facilities require a Change of Use review (new CO) that requires Building Official review



# Planning

## 2024 Planning Activities

### Planning Case Applications

- 1 – Site and Building Plan
- 5 – Conditional Use Permits
- 2 – Subdivisions (Platting and Minor Subdivisions/Lot Splits)
- 1 – PUD (Planned Unit Development) / Amendments
- 3 – UDO/ Ordinance Amendments
- 1– Concept Plan Review

## 2024 Planning Highlights

*Despite market conditions, we saw some new development, the conversion of vacant property repurposed for new use, and tenant spaces re-filled*

- Wangstad Commons (new construction)
- Pollo Campero (new construction)
- Former Walmart (reuse) to Empire Foods
- Former Applebees (reuse) to Dos Hermanos
- Former Big O Tires (reuse) to MN DVS Inspection Station
- Former Earle Brown Bowl (reuse) to Los Campeones Gym
- Former Discount Tire (reuse) to an expanded Icon Beauty



# 2025 Initiatives

## Planning and Zoning

- Continue reviewing Unified Development Ordinance for opportunities to strengthen/clarify document
  - Implement cannabis regulations in/prior to January 2025
- Monitor and be proactive in addressing ongoing "Missing Middle" legislation
  - Review opportunities to be more efficient and streamlined with development process so Brooklyn Center can be more competitive
- Housing Policy Plan
  - Local Affordable Housing Act (LAHA) + Housing Trust Fund Options
- Opportunity Site – Initial Phase Development
  - Continue to seek additional opportunities for funding and identify development opportunities elsewhere within the site.

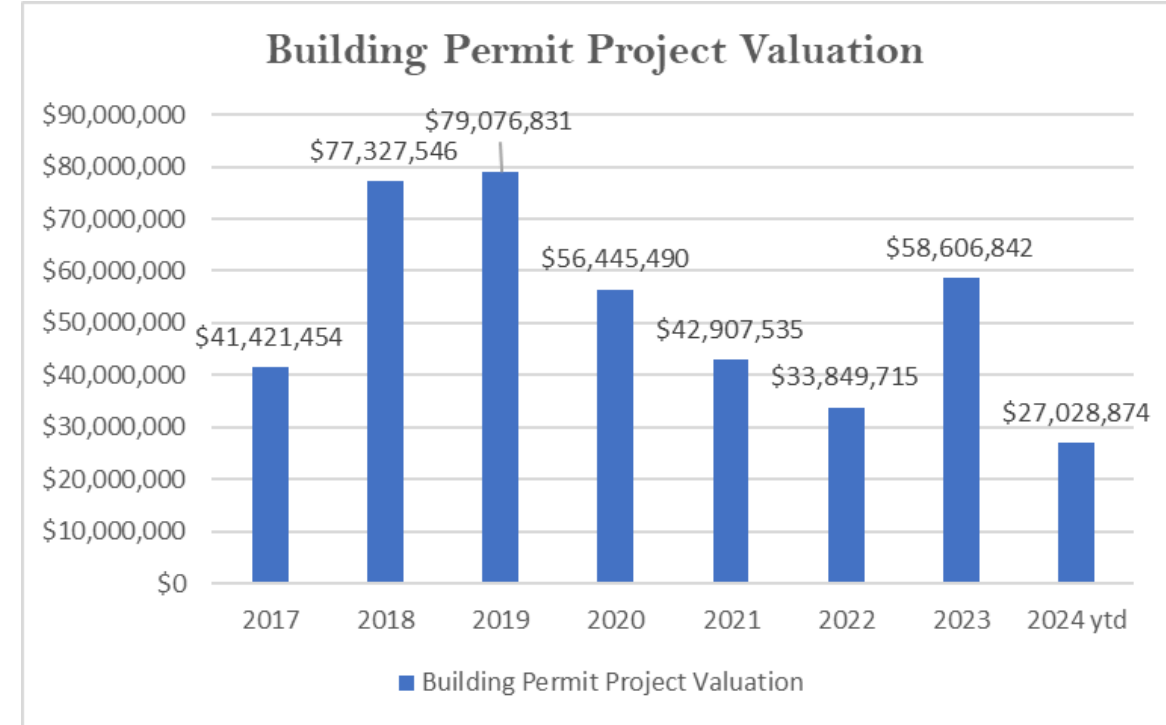
**Strengthen and Diversify Business Development and Housing Priority Areas:** Former Sears, Former Target, Former Brown College, 57th and Logan, Opportunity Site Implementation, and continued build out of Shingle Creek Crossing



# Construction Activity

## Now Open

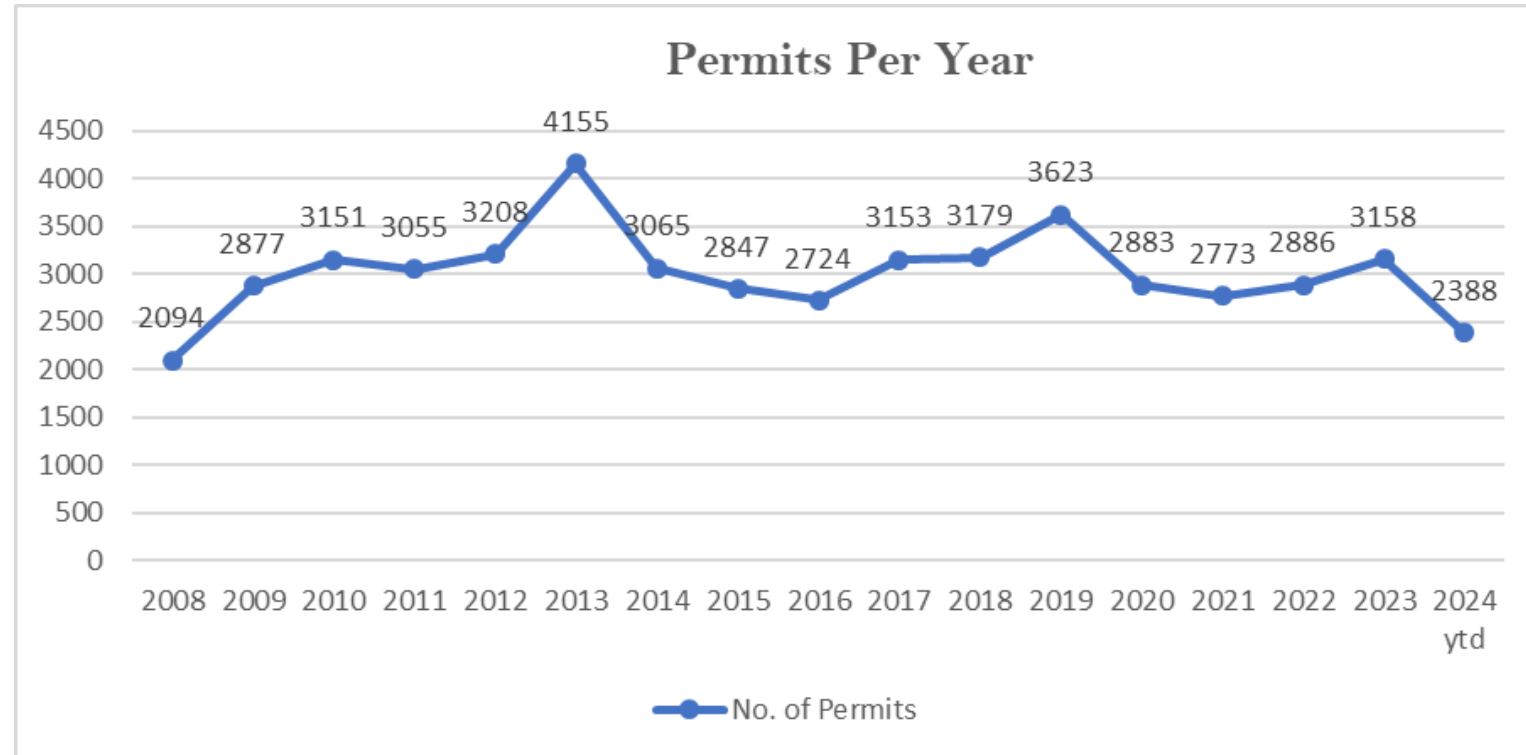
- State of MN DVS Inspection Station – September 2024
- Empire Foods – March 2024
- Dos Hermanos Restaurant – July 2024
- San Juditas Tadeo Grocery Store – October 2024
- Vista Salon and Suites – April 2024
- Regus - October 2024
- Harold's Chicken – January 2024
- Micholandia – September 2023
- 102 Boba – December 2023
- All Taco – September 2023
- Brothers Taqueria – July 2023



# Construction Activity

## Under Construction | Opening Soon

- Wangstad Commons – December 2024
- Pollo Campero Restaurant and Drive-thru – December 2024
- Los Campeones Gym – November 2024
- Icon Beauty Expansion – Winter/Spring 2025
- 6800 Humboldt - Value Foods – Mechanical
- 6440 James Circle – Los Campeones Gym
- 6800 Shingle Creek Pkwy – Medtronic (interior remodel)
- 6940 Brooklyn Blvd – Carol's Kitchen
- 6415 James Circle – Travel Lodge (Plumbing)
- 6846 Humboldt Ave N (Plumbing updates)
- Multiple MDH Assisted Living plans under review for new Certificate of Occupancy





# Economic Development

## Economic Growth Plan

- Area Plans – Opportunity Site & Shingle Creek Crossing
- Brooklyn Center Chamber of Commerce
- Fit Plan for Small Developers
- Loan Grant Programs
- EDA Owned Scattered Sites





# Economic Development

## Small Business Support

- Small business technical assistance
- Brooklyn Center Chamber of Commerce
- Resources
  - Facade improvement fund
  - Elevate Business – Hennepin County
  - BrookLynk – Contracted Through Brooklyn Park
  - CareerForce Center - HIRED



# Economic Development

## Funding

- Grants
- Marketing Strategy
- Partnership Cultivation

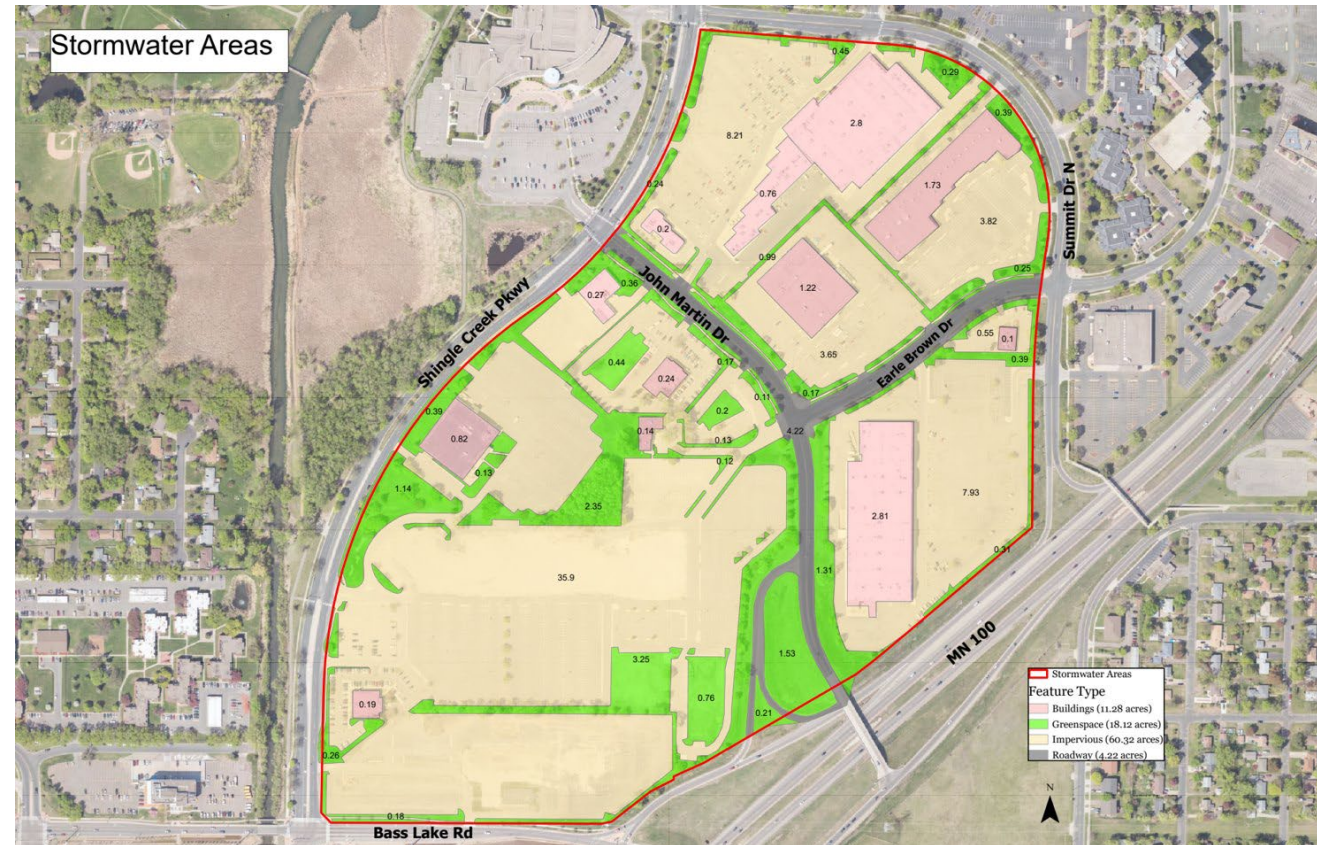




# Economic Development

## Financial Incentives

- 3% Funding for Developers (Loan program)
- Housing Trust Fund
- Entrepreneurial Equity Fund (Grant Program)

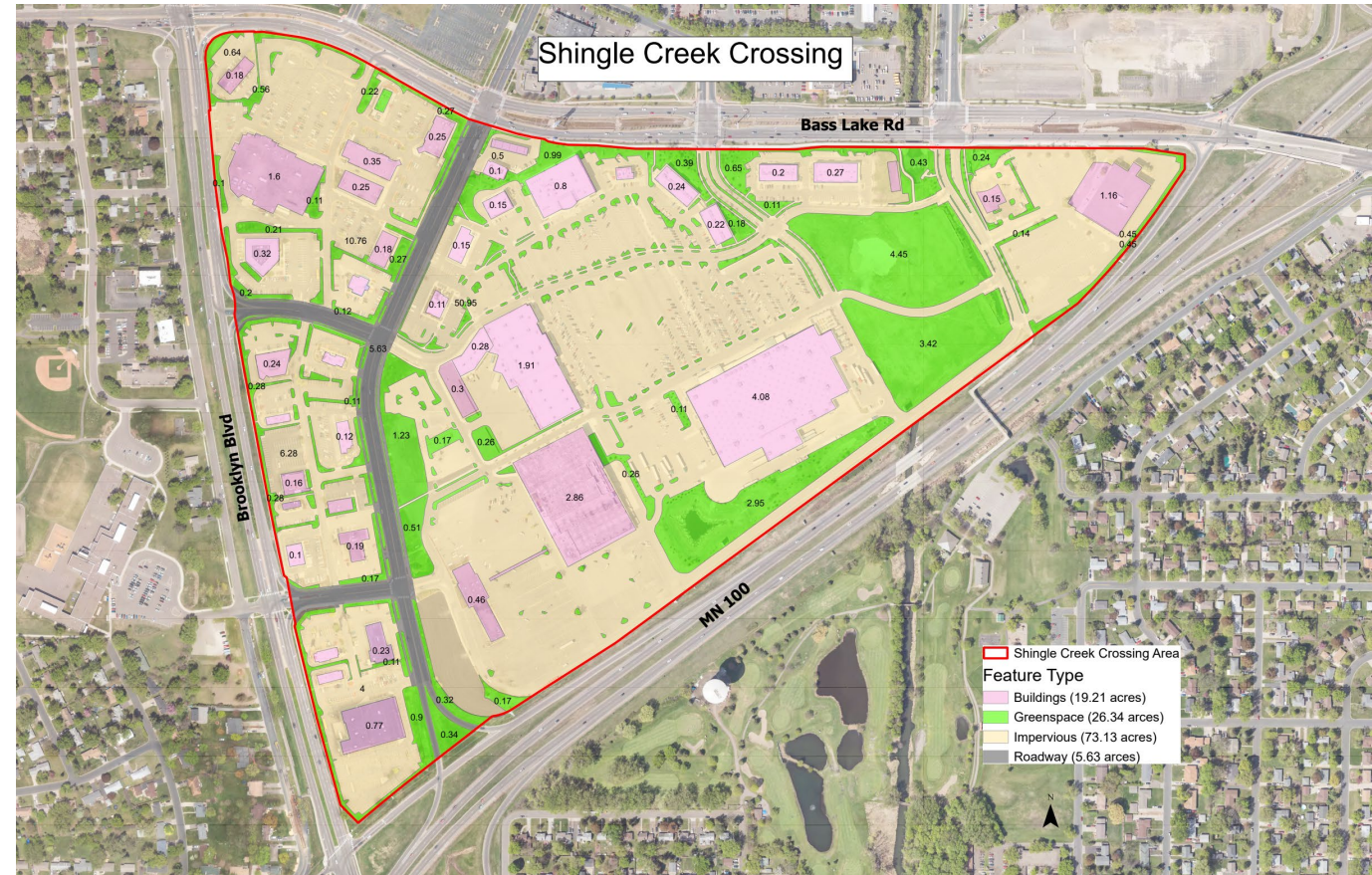




# Economic Development

## Shingle Creek Crossing

- Daylighting of the Creek
- PUD Updates/Permitting
- Housing/Community Building
- Sears Site/Transformco Overview



# Economic Development

## Opportunity Site

- Alatus Development/PUD Update
- Target Redevelopment
- Health Partners
- Resurrecting Faith
- Entrepreneurial Market Plaza
- Sports Facility





# Conclusion

The Community Development Department has worked hard in 2024 addressing the City's housing, code enforcement, and economic development needs while planning for future growth. As we move into 2025, we remain committed to economic development and ensuring that Brooklyn Center is a community where residents and businesses can thrive.

