



**New Brighton Economic Development Commission
Agenda
Upper Level Conference Room | Zoom
New Brighton City Hall 803 Old Hwy 8 NW, New Brighton , MN
7:30 AM January 7, 2026**

Members of the Economic Development Commission will attend the meeting in person unless eligible to attend remotely per MN Stat. 13D.02.

To participate in this meeting, members of the public may:

- **Attend the meeting in person.**
- **Watch the meeting electronically.** Tune into CTV Channel 8023 (CenturyLink) or Channel 16 (Comcast). To observe the meeting as a livestream or a webcast, visit NBMN.info/View-A-Meeting

I. Call to Order and Roll Call

EDC Vice-Chair Victoria Prasek	EDC Commissioner Paul Zisla
EDC Commissioner Jiewen Zheng	EDC Commissioner Merhawi Yigzaw
EDC Commissioner Bruce Howard	EDC Commissioner Mark Lindley
EDC Commissioner Jonathan Dummer	EDC Commissioner Kristen Johnson

II. Approval of Agenda

III. Approval of Past Minutes

1. November 5, 2025 Minutes

IV. Report from City Council Liaison

V. Business Items

1. **Housing Action Plan Policy Priorities & Recommendations**
2. **Monthly Business Contacts Round Table**
3. **Monthly Climate Action Plan Activities Round Table**

VI. Adjournment



MINUTES
New Brighton Economic Development Commission
Regular Meeting – November 5, 2025
7:30 a.m.

I. Call to Order

The meeting was called to order at 7:31 a.m.

II. Roll Call

Members Present: Commissioners Jonathan Dummer, Bruce Howard, Kristin Johnson, Mark Lindley, Victoria Prasek, Merhawi Yigzaw, Jiewen Zheng and Paul Zisla

Members Absent: Chair Brian Krohn

Also Present: Ben Gozola-Assistant Director of Community Assets & Development and Carl Gillies-DCAD Technician

III. Approval of Agenda

Motion by Commissioner Dummer, seconded by Commissioner Howard to approve the agenda as presented.

Approved 8-0

IV. Approval of Minutes

Motion by Commissioner Zisla, seconded by Commissioner Howard to approve the minutes from the October 1, 2025 meeting.

Approved 8-0

V. Report from Council Liaison

There was no report from the City Council.

VI. Business Items

A. Housing Action Plan Introduction and Survey

Gozola stated the City of New Brighton was recently awarded a policy development grant from the Metropolitan Council for the creation of a Housing Action Plan. As housing is an area of focus assigned to the EDC, this commission will be heavily involved in this planning process moving forward. He reported Breanne Kennedy from Thrive LLC will be leading a discussion with EDC members regarding the Housing Action Plan, and will introduce a survey you'll be asked to take to set the foundation for the work that would be completed between now and July 2026.

Breanne Kennedy, Thrive LLC, introduced herself to the Commission and spoke to the Housing Action Plan she would be assisting the City with. She commented on the tremendous impact housing has on economic development. She reported the goals of the Housing Action Plan were to improve the City's existing housing stock and building more housing for New Brighton residents, to plan for the use of LAHA funding, to implement the plans from prior years and to leverage grant dollars from the Met Council. She reviewed the City's recent housing initiatives and congratulated New Brighton for being a leader in this space. She reviewed the TIF districts in the City and commented on how these redevelopments positively impacted the community. She provided further comment on the tasks that would be completed within the Housing Action Plan. She reported Phase I of this project would include level-setting and project introduction. She indicated Phase II would include the housing action plan development and Phase III would include policy writing and presentation of the plan. She encouraged the EDC Commission members to complete a survey in order to have their feedback considered in the Housing Action Plan. She provided further comment on the Housing Action Plan timeline and asked for comments or questions from the Commission.

Discussion included:

- Staff discussed the amount of funding the City receives on a yearly basis in LAHA funds.
- The Commission recommended peer comparisons be completed by staff and the consultant within the plan.
- The Commission asked if this study could be completed by next May. Ms. Kennedy indicated she was proposing an aggressive schedule and hoped to have the project completed by May or June of 2026.
- The Commission thought it would be important for the EDC to consider what the housing needs were for New Brighton residents. Ms. Kennedy agreed noting she would be looking into the actual needs when it comes to housing based on the demographics in the City.
- The Commission questioned where additional housing units would be located in the community. Ms. Kennedy reported all new housing would be in fill projects on one acre or smaller parcels.
- Staff provided further information regarding the five mixed use nodes that are slated for redevelopment in the City.
- The Commission thanked Ms. Kennedy for her presentation on the Housing Action Plan.
- Staff encouraged the EDC members to fill out the survey for the Housing Action Plan.

B. Monthly Business Contacts Round Table

Gozola stated each month, the Commission will go around the table and let each Commissioner provide updates on their business contact(s).

Discussion included:

- Commissioner Dummer suggested another Commission member consider reaching out to Donatelle and Imperial Dade because he was having trouble connecting with them.
- Commissioner Lindley volunteered to reach out to Donatelle and Imperial Dade.
- Commissioner Prasek noted she had not made any contacts this month.
- Commissioner Yigzaw stated he would be meeting with an individual from API and explained he spoke with Gifford Fitness regarding the group fitness classes they were hoping to expand in the community.
- Commissioner Howard indicated he has not been able to connect with Verterra. He stated he had connected with the owner of Turrito's Pizza.
- Commissioner Zisla commented on how The Garage and Beaches were long time small businesses in the community. He appreciated the longevity these businesses had in New Brighton.
- Gozola reported he was still uncertain what would be located in the previous Taco John's property.

C. Monthly Climate Action Plan Activities Round Table

Gozola reported each month, the Commission will go around the table and let each Commissioner provide any updates they may have regarding climate action plan initiatives.

Discussion included:

- Commissioner Howard thanked staff for all of the climate action information that was available on the City's website, but suggested a separate sustainability page be created for this information. Staff thanked Commissioner Howard for this feedback.

VII. Adjourn

The meeting adjourned at 8:55 am

Respectfully submitted,



Ben Gozola
Assistant Director of Community Assets and Development



Agenda Section:	Business Items
Report Date:	12/26/2025
Meeting Date:	January 7, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Housing Action Plan Policy Priorities & Recommendations

Action Requested:	
Public Hearing	Motion
Discussion	Informational
Form of Action:	
Resolution	Ordinance
Contract/Agreement	N/A or Other
Votes Needed:	
3 Votes	4 Votes
5 Votes	N/A

Summary Statement:	Breanne Kennedy will be with the EDC in January to summarize an initial analysis of local housing data, and share results from the recent Housing Action Plan survey. Recommendations will be summarized in a Housing Action Plan document which will guide the creation of multiple programs and policies over the first half of 2026.
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Recommendations:	Listen to the presentation, ask questions as desired, and provide feedback on the identified programs or policies to be created by this effort.
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Applicable Deadlines:	This will be the final discussion on topics to be studied as part of the Housing Action Plan efforts.
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Community Impact:	Better housing policies and programs will ensure the City is doing everything in its power to make housing more available and affordable for years to come.
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Legislative History:	<p>Sept 2025 -- City Awarded a Met Council Policy Development Grant to complete a Housing Action Plan.</p> <p>Oct 2025 -- Council authorized a contract with Thrive LLC to lead the Housing Action Plan efforts.</p> <p>Nov 2025 -- EDC, the Equity & Planning Commissions, and the City Council are provided introductory information and are asked to take the Housing Action Plan Survey to identify the specific topics to be explored by this planning effort.</p>
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Strategic Priority:	Financial Sustainability	Staff Capabilities
	Economic Development	Community Engagement & Belonging
	City Assets	N/A

Fiscal Impact:	Financial Impact: Is there a financial consideration?		No (Grant funded)	Yes \$
	Financing Sources:	Budgeted	Budget Modification	
	New Revenue	Use of Reserves	Other	

Attachments:	1. Housing Action Plan Priorities Finalization
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New Brighton

Housing Action Plan – Policy Priorities and Recommendations

Economic Development Commission - January 7

Equity Commission – January 15, 2026

City Council – January 13, 2026

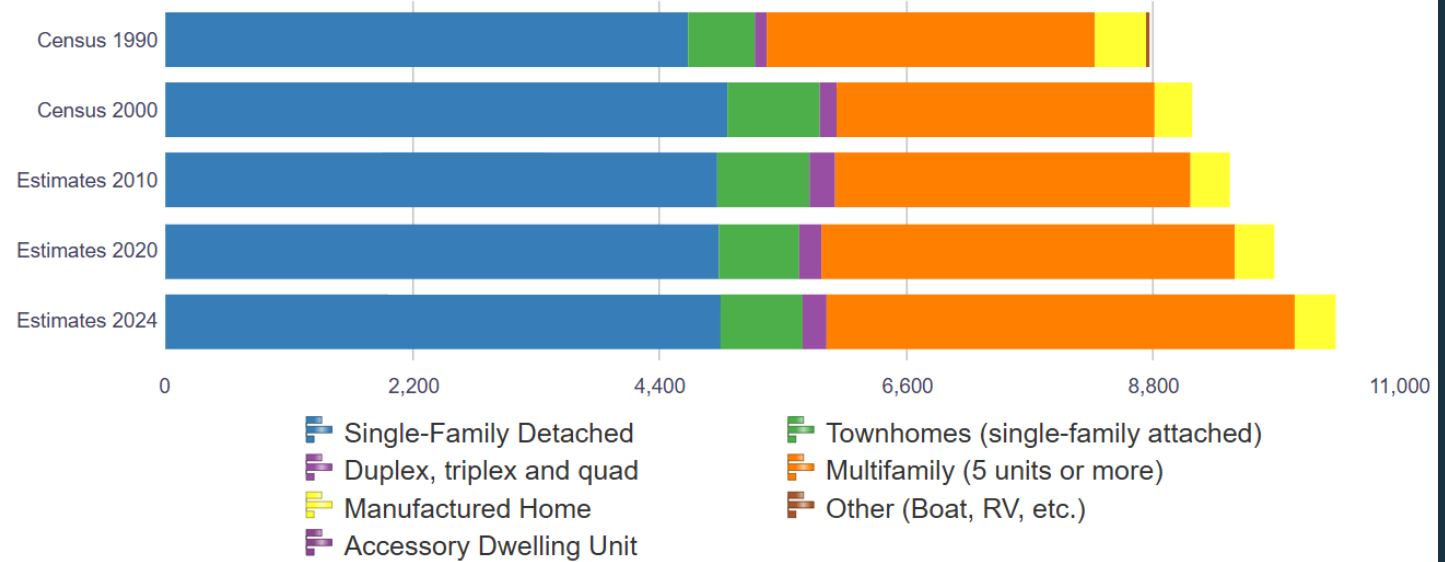
Purpose of this Work

- Refresh knowledge about who lives in New Brighton and the types of housing offered
- Re-state the goals of the city are related to housing
- To prioritize three immediate actions to implement to achieve these goals
- Research, review, and bring forward three housing-forward policies
- Outline a plan for use of Local Affordable Housing Aid, and other available resources

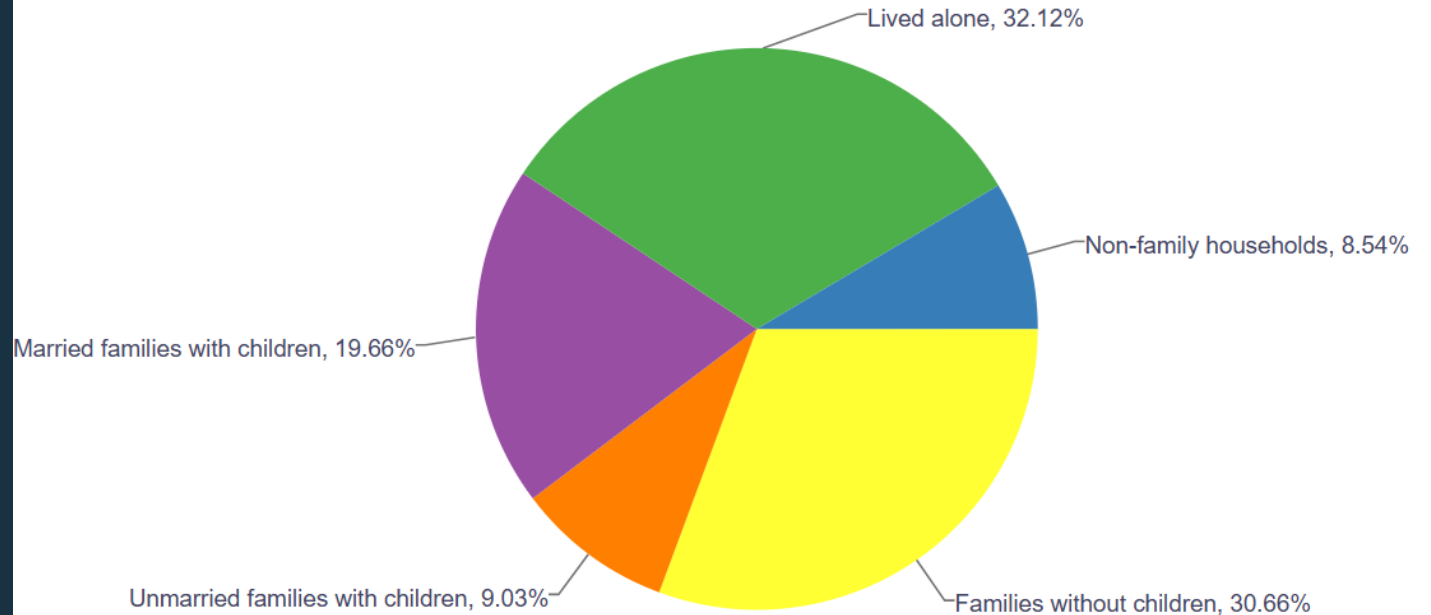
Notable Findings

- There are almost 6,000 single-family homes (attached and detached) in the community
- There are 2,874 families with children
- There are 4,000 units in multi-family developments
- There are over 3,200 people leaving alone in New Brighton (more than living with children)
- There are over 3,000 two person households
- **There is a mismatch between the size of homes and the size of households**

Housing Type in New Brighton



Household Type in New Brighton

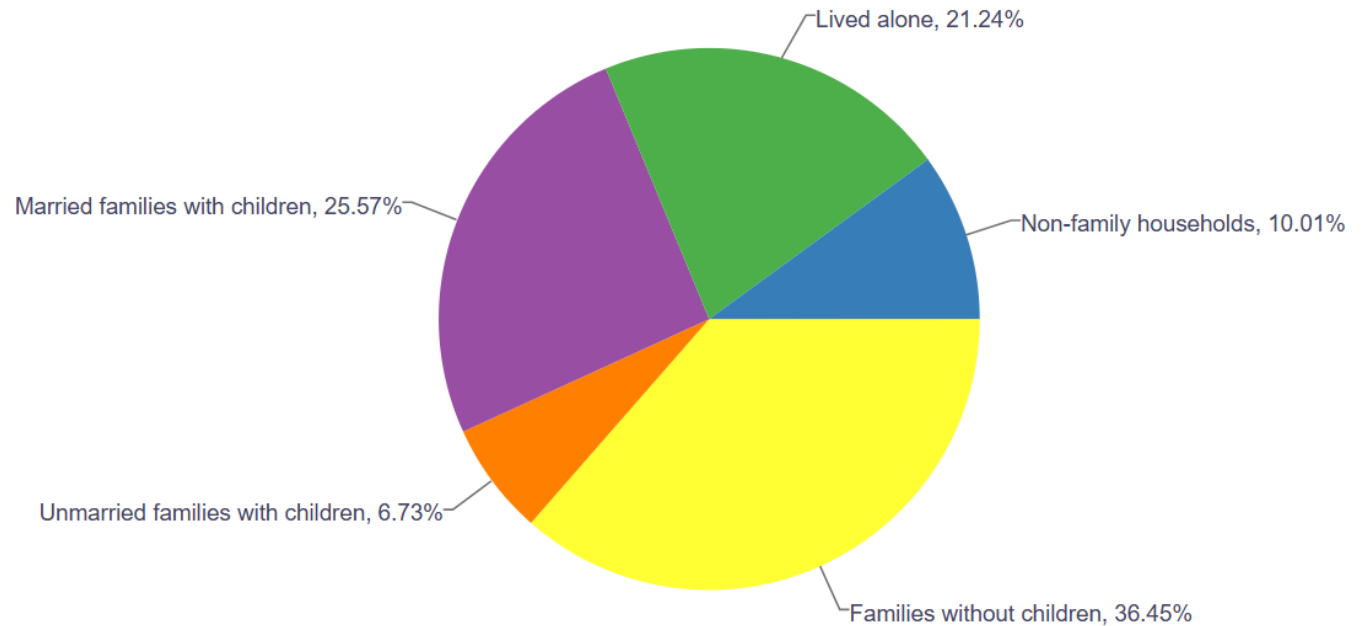


Notable Findings

- Percentage of people living alone is only notable increase in share
- **People living alone increased from 21% to 32% - this is a 1,408 household increase**
- There is a 30% increase in households living alone since 1990
- Number of families with children in New Brighton has not changed

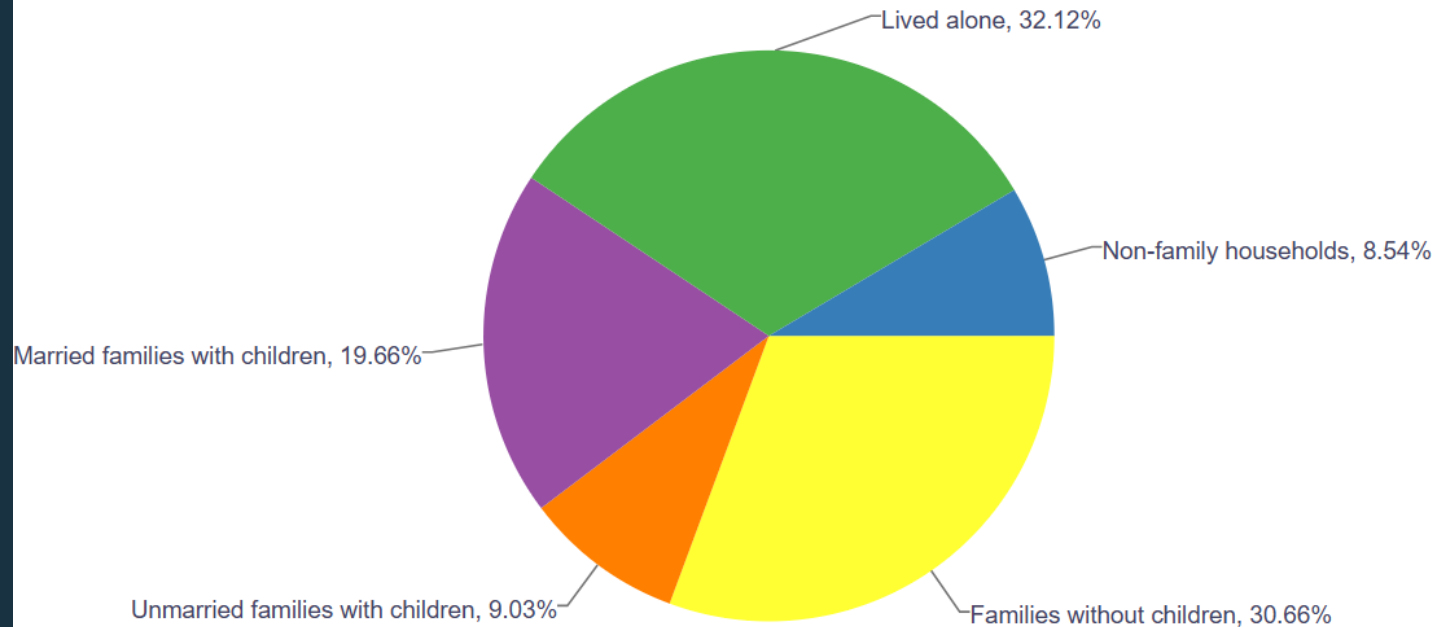
1990

Household Type in New Brighton



2019-2023

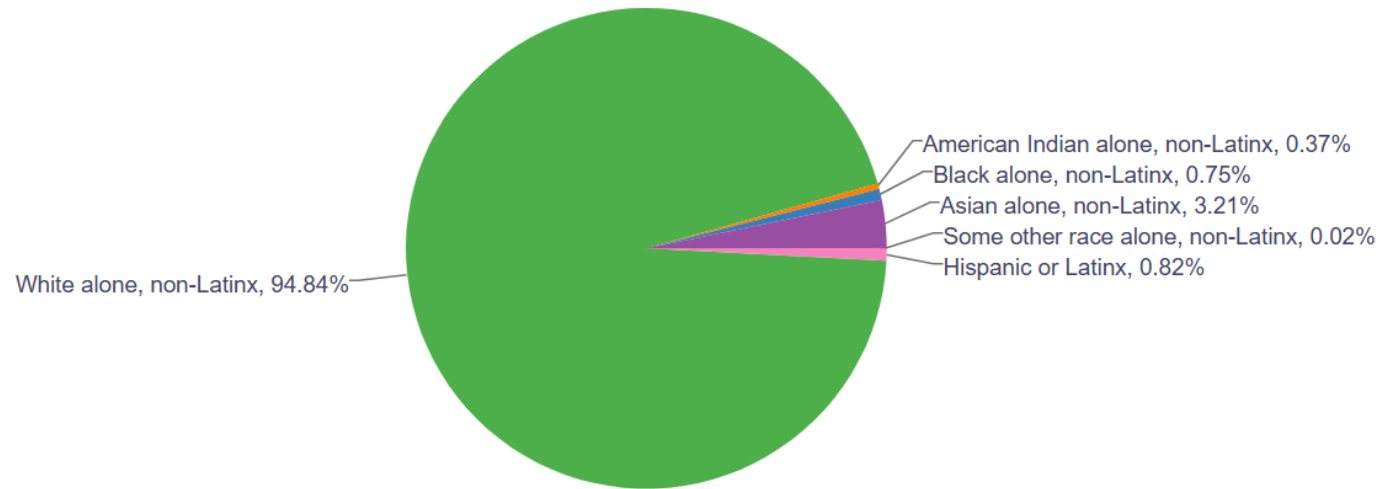
Household Type in New Brighton



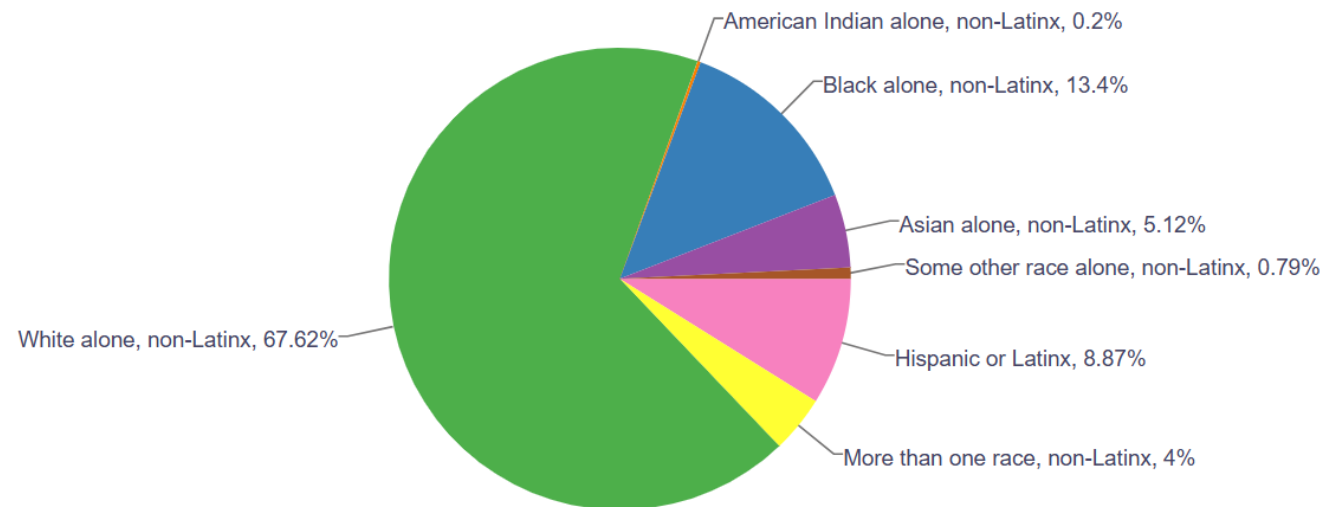
Notable Findings

- New Brighton is adding cultural and racial diversity
- Black population went from 166 people to 3,275 people
- Hispanic population went from 182 people to 2,167 people
- Small increase in Asian population
- There are differences in culture across census-defined races
- There are differences in housing needs and expectations across cultures

1990 Population by Race and Ethnicity in New Brighton



2019-2023 Population by Race and Ethnicity in New Brighton



From Housing Study

- **New Brighton's population spans the age spectrum**, with a slightly higher share of older residents.
- **New Brighton residents have attained slightly more levels of formal education than the metropolitan area average.**
- **New Brighton residents are racially diverse**, slightly exceeding the minority share of the metropolitan area as a whole.
- **New Brighton's mix of household types is fairly similar to the metro-wide household mix.**
- **New Brighton's median household and per capita income is slightly lower than the metropolitan area median and per capita income**, but a geographic analysis shows that average incomes in some parts of New Brighton are well above the Twin Cities average, and in other parts of New Brighton they are well below average.
- **Over a third of New Brighton housing units are rented**, which is slightly higher than average for the Twin Cities.
- **There are many households in New Brighton that are housing cost burdened**, especially among households in lower income brackets.

From Housing Study

New Brighton has a diverse housing inventory encompassing apartment complexes, condominiums, cooperatives, townhomes, single family homes and mobile homes. The predominant housing types are single family homes and apartment buildings, most of which were developed over 50 years ago. The age of development of most New Brighton housing implies that in some cases there is deferred maintenance or deterioration of properties that have not been sufficiently tended to over that period.

There are a number of senior living options in New Brighton that have different care focuses—from independent living to assisted living, memory care and skilled nursing care.

New Brighton offers a set of affordable housing developments, including two longstanding Section 8 housing projects, and two large, recently developed projects that were funded with affordable housing tax credits and are affordable to households earning 60% of the area median income.

New Brighton has a wealth of naturally occurring affordable housing in its legacy apartment buildings and mobile home parks. Both are an important resource for low to moderate income households.

From Housing Study

- For new construction, market rate and rent restricted apartments are demanded in the city
- The demand for rent restricted apartments is essentially bottomless and the city has not built enough of this product to keep up with demand
- It is important to maintain your existing, diverse housing stock

Conclusions from the Research

1. New housing should be geared towards aging, single person and two person households
 - Two bedrooms
 - High amenity
 - Low maintenance
 - Active, senior, assisted and memory care
2. Investing in and maintaining existing housing preserves and encourages homes for families, existing and future
3. Understanding the cultural housing needs as the community continues to diversify is important



GOAL 1 Preserve a Diverse Stock of Well-Maintained Housing and Neighborhoods

STRATEGIES



1
Maintain and Enhance Existing Housing Stock

2
Provide a wide variety of housing types

3
Promote walkable, safe, and connected neighborhoods

4
Ensure a supply of affordable housing

ACTIONS



- 1.1 Establish and fund a housing re-hab program
- 1.2 Evaluate condition of existing housing stock
- 1.3 Review code requirements for maintenance

- 2.1 Provide co-op conversion support

- 4.1 Establish a manufactured home re-hab fund
- 4.2 Provide land trust conversion support
- 4.3 Provide first time or first generation home-buyer assistance



GOAL 2 Produce More Housing in New Brighton

STRATEGIES



5

Develop more market rate, affordable, senior, and co-op apartments

6

Allow more ADUs

ACTIONS



5.1 Build a housing development capital fund

5.2 Take an active role in identifying sites and recruiting developers

5.3 Undertake zoning reform to allow multi-family in more parts of the city

6.1 Zoning reform to allow ADUs (this has been completed)



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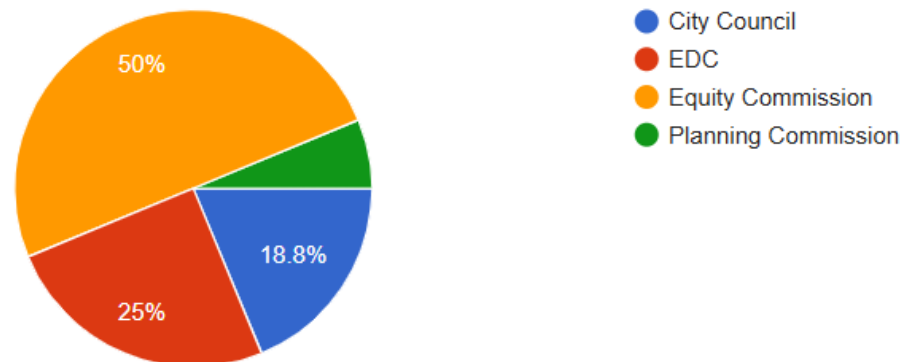
Priority Actions and Implementation

Housing Priority Methodology

- Summarized all housing policy directives in housing study and comp plan
- Removed the items that have been completed
- Asked PC, CC, Equity Commission and Planning Commission to score from 1 to 5 (least important to most important)
- Combined and averaged

Which body do you represent?

16 responses



Results of the Survey

- Clear consensus among groups on home re-hab as one of top priorities – scored highest overall
- Home re-hab focused on manufactured housing scored second highest overall
- An inclusionary housing policy (with financial support from city) second third highest overall
- Developer engagement strategy and zoning amendments to allow more housing scored well with Council as well

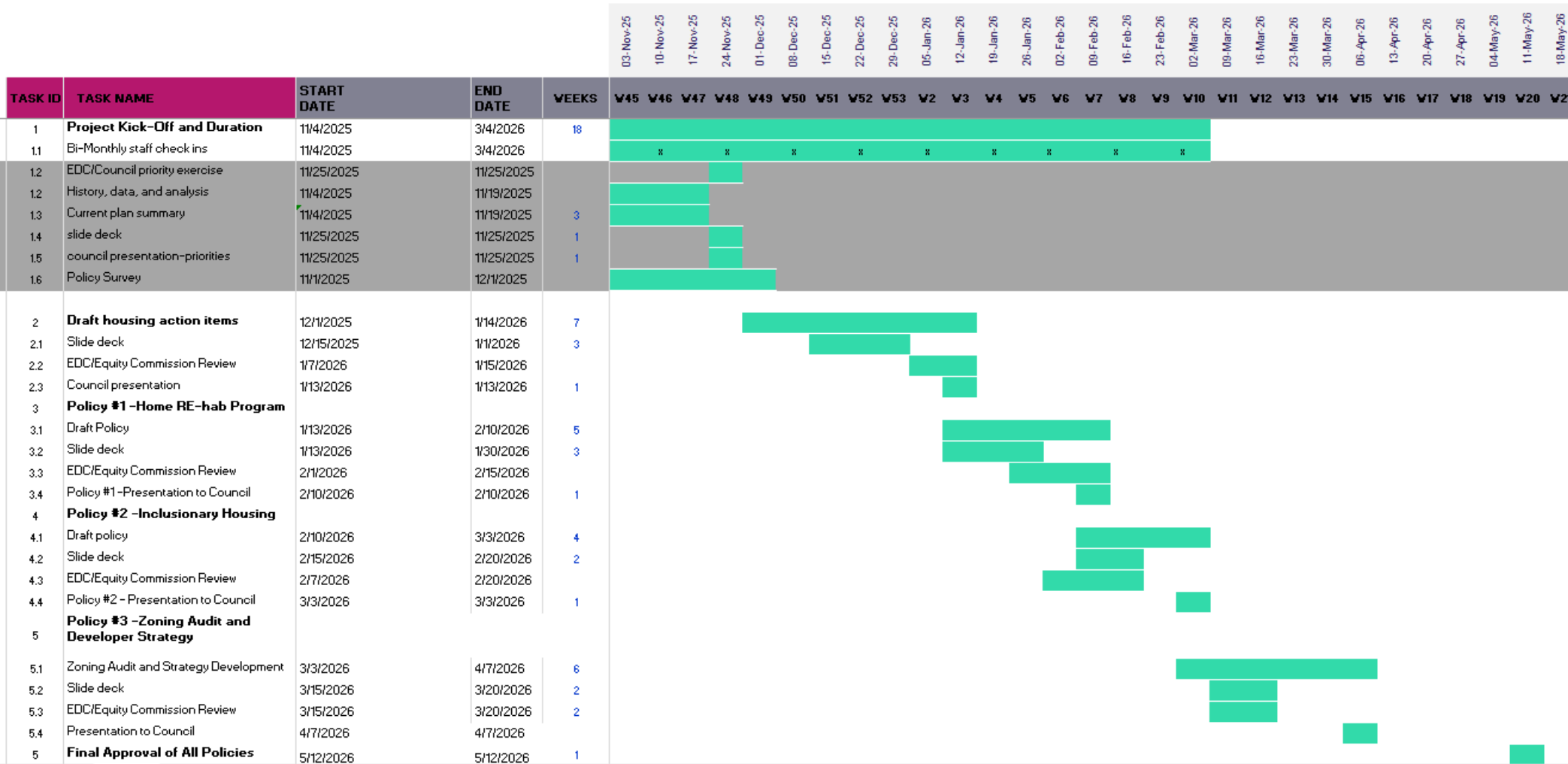
Recommendations/Next Steps

1. Move forward with a home re-hab program and also include provisions for manufactured homes
2. Move forward with an incentive based inclusionary housing program
3. Complete a zoning audit, with recommendations for ordinances
4. Develop a targeted housing development developer engagement strategy

Timeline

Project Management Plan - New Brighton Housing Action Plan

Project start date: 04-Nov-25





Agenda Section:	Business Items
Report Date:	12/31/2025
Meeting Date:	January 7, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Monthly Business Contacts Round Table

Action Requested:	
Public Hearing	Motion
Discussion	Informational
Form of Action:	
Resolution	Ordinance
Contract/Agreement	N/A or Other
Votes Needed:	
3 Votes	4 Votes
5 Votes	N/A

Summary Statement:	<p>Each month, we will go around the table and let each Commissioner provide updates on their business contact(s).</p> <ul style="list-style-type: none"> - Any exciting updates to share about your business(es)? - Expanding? Hiring? Awards? Recognitions? - What issues are your business(es) facing? - Are there things the City or this Commission can do to help?
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Recommendations:	Please give a brief update on your business(es), and listen to the updates from your fellow commissioners. Ask questions as necessary to spur discussion.
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Applicable Deadlines:	None.
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Community Impact:	By making individual connections with our business community, EDC members will become a trusted liaison to the City, and a conduit to ensure questions and concerns from our business community are addressed as quickly as possible.
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Legislative History:	n\a
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Strategic Priority:	Financial Sustainability	Staff Capabilities
	Economic Development	Community Engagement & Belonging
	City Assets	Operational Effectiveness
		N/A

Fiscal Impact:	Financial Impact: Is there a financial consideration?		No	Yes \$
	Financing Sources:	Budgeted	Budget Modification	
	New Revenue	Use of Reserves	Other	

Attachments:	1. Business Outreach_Jan 2026
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	Victoria Prasek	Jonathan Dummer	Bruce Howard	Kristen Johnson (welcome!)	Mark Lindley (welcome!)	Merhawi Yigzaw	Paul Zisla	Jiewen Zheng (welcome!)
Business #1	The Exchange	Lucky Strains	Pets Rembered		Donatelle	Gifford Fitness	The Garage	
frequency	quarterly	quarterly	quarterly			quarterly	quarterly	
next visit	July - Sept	July - Sept	July - Sept			July - Sept	July - Sept	
Business #2	Luxury Nails	Paddle North	Verterra		Imperial Dade	API Group	Beaches Auto & Gas	
frequency								
next visit								
Business #3	Brighton Unique Auto		Public Storage			Ay Cabron	Kathy Hansen Interiors	
frequency								
next visit								
Business #4	Adagio's		New Brighton Ford					
frequency								
next visit								



Agenda Section:	Business Items
Report Date:	12/31/2025
Meeting Date:	January 7, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Monthly Climate Action Plan Activities Round Table

Action Requested:	
Public Hearing	Motion
Discussion	Informational
Form of Action:	
Resolution	Ordinance
Contract/Agreement	N/A or Other
Votes Needed:	
3 Votes	4 Votes
5 Votes	N/A

Summary Statement:	Each month, we will go around the table and let each Commissioner provide any updates they may have regarding climate action plan initiatives.
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Recommendations:	Please be prepared to give a brief update on any climate action plan activities you've completed since the last meeting.
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Applicable Deadlines:	None.
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Community Impact: Completing climate change initiatives comes with multiple benefits: lessening the City's human-induced global warming impacts, fostering social and psychological well-being through action, increasing engagement within the community, and driving economic growth via green jobs and local innovations.

Legislative History: 2024: City Adopts its first Climate Action Plan, and develops an implementation matrix organizing strategies and actions to address upwards of 300 ways the community can do its part to curb global warming.

2025: EDC members review the Climate Action Plan and identify specific actions to individually pursue on behalf of the community.

Strategic Priority:	Financial Sustainability	Staff Capabilities
	Economic Development	Community Engagement & Belonging
	City Assets	N/A

Fiscal Impact:	Financial Impact: Is there a financial consideration?	No	Yes: The economic impacts of global warming are significant. Actions provide both long-term benefits and short-term economic boosts in the form of green jobs and new products.
	Financing Sources:	Budgeted	Budget Modification
	New Revenue	Use of Reserves	Other

Attachments:	1. CAP Tracker_Jan 2026
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	Victoria Prasek	Jonathan Dummer	Bruce Howard	Kristen Johnson	Mark Lindley	Merhawi Yigzaw	Paul Zisla	Jiewen Zheng
Work with garbage haulers to transition to biodiesel or electric vehicles								
ID and promote energy efficiency programs for multi-family and single-family owners			X					
ID and promote energy efficiency programs for our local businesses		X						
Create avenues for clothing and food donations at City Events	X							
Identify and promote water conservation programs for the Community's top water users							X	
Develop a recognition program to celebrate the City's sustainable businesses		X						