



**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 February 4, 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

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|----------------------------------|----------------------------------|
| 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. January 7, 2026

IV. Report from City Council Liaison

V. Business Items

1. **Housing Action Plan -- Policy #1 Review**
2. **Monthly Business Contacts Round Table**
3. **Monthly Climate Action Plan Activities Round Table**
4. **Downtown Vision Plan Updates**

VI. Adjournment



MINUTES
New Brighton Economic Development Commission
Regular Meeting – January 7, 2026
7:30 a.m.

I. Call to Order

Vice Chair Prasek called the meeting to order at 7:32 a.m.

II. Roll Call

Members Present: Commissioners Kristin Johnson, Mark Lindley, Victoria Prasek, Merhawi Yigzaw, and Paul Zisla

Members Absent: Chair Brian Krohn, Commissioners Jonathan Dummer, Bruce Howard and Jiewen Zheng

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

III. Approval of Agenda

Motion by Commissioner Zisla, seconded by Commissioner Lindley to approve the agenda as presented.

Approved 5-0

IV. Approval of Minutes

Motion by Commissioner Zisla, seconded by Commissioner Lindley to approve the minutes from the November 5, 2025 meeting.

Approved 5-0

V. Report from Council Liaison

There was no report from the City Council.

VI. Business Items

A. Housing Action Plan Policy Priorities and Recommendations

Gozola stated Breanne Kennedy was in attendance 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.

Breanne Kennedy, Thrive LLC, provided a presentation to the Commission on the City's Housing Action Plan that addressed policy priorities and recommendations. She reported the City was pursuing this plan in order to best decide how to allocate LAHA dollars. She discussed the purpose of the plan further and reviewed the demographics in the community. She noted there were almost 6,000 single-family homes (attached and detached) in the community and there are 2,874 families with children. She explained the City has 4,000 units in multi-family developments, there are over 3,200 people living alone in New Brighton and 3,000 two person households. She was of the opinion there was a mismatch between the size of the homes and the size of the households in the community. She then discussed how these numbers compared to 1990 and 2020 statistics, noting there was a significant increase in the black and Hispanic populations in the community. She reported her study did not have findings associated with the housing needs of different cultures, which could be further considered by the City. She praised New Brighton for having a broad mix of housing but commented there was still a need for more affordable units. She urged the City to maintain its diverse housing stock and to continue to pursue rent restricted apartments. Her conclusions from overall study were to encourage the City to pursue new housing that was geared towards aging, single person and two person households, to invest in and maintain existing housing, and to better understand the cultural housing needs as the community continues to diversify. The results from the housing study were further reviewed with the Commission and she reported there was clear consensus to focus on home rehab, manufactured home rehab, an inclusionary housing policy with financial support from the City, and to pursue developer engagement and zoning amendments that would allow for more housing.

Discussion included:

- Further discussion ensued regarding the growing trend of people living alone.
- The changing needs for housing in the metro area was discussed.
- The EDC requested staff pass along occupancy rate information for the rental units in New Brighton.
- Further discussion ensued regarding properties that have reached their end of life and how these areas could be repurposed for housing.
- The benefit of developing relationships with developers was further discussed.
- The Commission supported the four proposed goals as presented by staff.
- The value of naturally occurring affordable housing in the community was addressed.
- It was noted another policy discussion will be held surrounding the Housing Action Plan in February.

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 Prasek noted The Exchange has a new owner and she was able to meet with this individual.
- Commissioner Yigzaw reported Gifford Fitness received an unexpected increase in rent and was looking for new ways to bring in revenue.
- Staff provided the Commission with an update on the golf course clubhouse redevelopment project.
- Staff provided information on the charette that would be held on January 22 where the vision for the downtown area will be discussed.

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:

- There were no updates from the Commission.

VII. Adjourn

The meeting adjourned at 8:49 am

Respectfully submitted,



Ben Gozola
Assistant Director of Community Assets and Development



Agenda Section:	Business Items
Meeting Date:	February 4, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Housing Action Plan -- Policy #1 Review

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>Breanne Kennedy from Thrive, LLC, will be with the EDC on 2/4/26 to review DRAFT Policy #1: development of a home improvement loan program, as part of our on-going Housing Action Plan efforts. EDC feedback on each draft policy will be critical to ensuring these efforts are successful, so please review the draft program and be ready to participate in a discussion on the proposed details.</p> <p>Many cities operate home improvement loan programs, and the recent creation of Local Affordable Housing Aid (LAHA) to fund housing initiatives throughout the state opens the door for New Brighton to operate a</p>
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	<p>program as well.</p> <p>The draft program guidelines are provided in this packet for your review along with the presentation slides that staff will share on 2/4/26. Please give the draft policy a once over prior to the meeting, and be ready to discuss the program and recommendations. Specific details that'll likely take center stage during our discussion include (recommendations shown in parentheses):</p> <ol style="list-style-type: none"> 1. Max loan amount (\$15K) 2. Interest rate 3% for regular, 0% for seniors 3. Payback period (10 years for regular, deferred until sale for seniors) 4. Income limits/restrictions (80% AMI) 5. Special provisions for seniors 6. Manufactured homes eligibility and down payment option 7. Requirements for social security number 8. Budget: Amount to allocate to this program (recommend \$300K annually from LAHA resources) 9. Do you want a separate budget carve out for each sub-program?
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Recommendations:	Review the proposed draft program prior to the meeting, listen to the presentation, ask questions as desired at the meeting, and provide feedback & direction on any needed changes.
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Applicable Deadlines:	This will be the EDC's primary opportunity to review and comment on Draft Policy #1. All policies, in finalized forms, will come back to the commission for final review towards the end of this process.
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Community Impact:	Access to a local housing rehabilitation program, which includes assistance to manufactured housing owners, will undoubtedly be impactful for many of the community's residents.
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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</p>
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	<p>planning effort. Jan 2026 -- Topics to be studied are finalized by Council.</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.	DRAFT Home Re-hab Program Guidelines
	2.	Presentation Slides

City of New Brighton Home Improvement Loan Program

Recommended annual financial investment in budget - \$300K (this would be approved as part of budget annually with LAHA resources). Up to 15% allocated for admin by third party, with \$255K available for lending Carve outs for each of these sub-programs could be allocated annually (ie \$100K for general, \$100K for senior, and \$100K for manufactured homes)

1. **Loan Amount:** Loan amounts from \$2,000 to \$15,000
2. **Amortization Type:** Monthly payment is required
3. **Loan Term:** Up to 10 years
4. **Interest Rate:** 3% fixed interest rate

Special Provisions for residents over 65 years of age:

Amortization Type: *Deferred until sale or forgiven at 30 years*

Loan Term: *Loan is due upon sale, transfer of ownership or no longer occupied by the borrower as their primary residence.*

Interest Rate: *0%*

1. **Eligible Borrowers:** All borrowers must be legal residents of the United States, as evidenced by a social security number. Individual Tax identification numbers are not acceptable.
2. **Income Restrictions:** 80 % Area Median Income for the Twin Cities, calculated on household size.
3. **Loan Security:** The loan will be secured with a second mortgage
4. **Credit / Underwriting Requirements:** No more than two 30-day late payments within the last six months on the credit report. 90-day lates (within the past 24 months) require reasonable explanation from the applicant. No Bankruptcy or Foreclosure in the last 18 months. Current on mortgage payments and taxes. No outstanding judgments, defaulted government loans, collections (without reasonable explanation), or liens that are tied to the property.
5. **Total Debt-to-Income Ratio maximum:** 50%
6. **Total Loan-to-Value Ratio maximum (calculated from Estimated Market Value on property taxes):** 110%
7. **Ineligible Borrowers:** Applicants with no ownership interest, business entities, foreign nationals and non-occupant co-borrowers

8. **Eligible Properties:** All 1- 7 unit owner-occupied properties located within the geographical boundaries of the City. Condominiums and townhomes are eligible for this program if their individual unit's interior is not covered by the owner's association as stated in the association by laws. Properties held in a trust or contract for deed are eligible.
9. **Ineligible Properties:** Non-owner-occupied, properties with more than 10 units, co-operatives, mobile homes and properties used for commercial purposes.
10. **Eligible Improvements:** Most permanent interior and exterior improvements are eligible. For manufactured home communities, the down payment towards purchase of a new manufactured home is an eligible use (20% maximum or \$15,000, whichever is less).
11. **Ineligible Improvements:** No saunas, whirlpools, furniture, skylights, non-built-in appliances (unless part of a kitchen remodel), or funds for working capital, debt service or refinancing existing debts are allowed.
12. **Sweat Equity:** Work may be performed by property owners on a "sweat equity" basis. Loan funds may be used only for the purchase of materials. Loan funds cannot be used to compensate for labor, only for materials. Materials must be purchased and installed prior to the disbursement of the loan proceeds. When applicable, a signed city permit must be obtained.
13. **Bids/Contractors:** 1 contract bid required. All contractors must be properly licensed or registered with the Minnesota Department of Labor (if applicable). Permits must be obtained where required by the City.
14. **Multiple loans from this program are prohibited.**
15. **Post Install Inspection:** Prior to the release of loan proceeds, the property is subject to inspection by program administrator and/or city inspector.
16. **Work Schedule:** All work must be completed within 120 days of the loan closing. However, when warranted, program administrator may authorize extensions on a case-by- case basis.
17. **Disbursement of Funds:** An inspection will be carried out by program administrator or city inspector to verify completion of the work. The following items (and any additional as determined by program administrator) must be received prior to disbursement of funds:
 - a) Final invoice from contractor (or materials list from supplier)
 - b) Final inspection verification (if necessary)
 - c) Completion certificate(s) signed by borrower and contractor
 - d) Lien waiver for entire cost of work and
 - e) Evidence of required city permit pulled and inspected, where applicable
18. **Borrower Fees:** 1% Origination Fee a Document Preparation Fee, mortgage filing fees, title work, credit report, flood certification and any other applicable closing costs. All fees may be financed.

New Brighton

Housing Action Plan – Policy #1 – Housing Re-habilitation Program

City Council – February 10

Economic Development Commission - February 4

Equity Commission – January 19

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 that 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



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

Recommendations from Housing Action Plan

1. Move forward with a home re-habilitation 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, to make zoning more housing friendly
4. Develop a targeted housing developer engagement strategy

Home Re-habilitation Program – Key Points

1. Home re-hab **LOAN** to broadly improve interior and exterior conditions of the home
2. Manufactured homes are eligible, with a special provision to use for down payment assistance on a new home (same re-payment terms and conditions)

3. Standard terms:

Loan Amount: Loan amounts from \$2,000 to \$15,000

Amortization Type: Monthly payment is required

Loan Term: Up to 10 years

Interest Rate: 3% fixed interest rate

4. Special terms for seniors

Amortization Type: *Deferred until sale*

Loan Term: *Loan is due upon sale, transfer of ownership or no longer occupied by the borrower as their primary residence or forgiven after 30 years.*

Interest Rate: 0%

5. Other typical underwriting (see full guidelines)

Home Re-habilitation Program – Key Points

Income criteria: Recommend 80% of AMI

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area	\$132,400	Very Low (50%) Income Limits (\$) Click for More Detail	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
		Extremely Low Income Limits (\$)* Click for More Detail	27,800	31,800	35,750	39,700	42,900	46,100	49,250	54,150
		Low (80%) Income Limits (\$) Click for More Detail	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550

How does it work?

1. Takes a very similar form to many home re-hab programs throughout the metro area
2. City budgets annually and third party administers (usually a three year contract). City sets the terms (in coordination with vendor), third party underwrites them.
3. First come first served (once \$\$ is gone, it is gone until next budget cycle)
4. Functions as a loan (must be re-paid, but terms can vary), secured with a second mortgage (standard)

Points for Direction/Discussion and Consensus

1. Max loan amount
2. Interest rate
3. Payback period
4. Income limits/restrictions
5. Special provisions for seniors (deferred at 0%)
6. Manufactured homes eligibility and down payment option
7. Budget: Amount to allocate to this program (recommend \$300K annually from LAHA resources)
8. Do you want a budget carve out for each sub-program?

Next Steps

1. Incorporate Feedback/Direction (offline)
2. Bring back final policy for adoption (May/June)

Timeline

TASK ID	TASK NAME	START DATE	END DATE	WEEKS	W45	W46	W47	W48	W49	W50	W51	W52	W53	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20
1	Project Kick-Off and Duration	11/4/2025	3/4/2026	18	[Green bar]																											
1.1	Bi-Monthly staff check ins	11/4/2025	3/4/2026			X		X		X		X		X		X		X		X		X		X		X		X		X		X
1.2	EDC/Council priority exercise	11/25/2025	11/25/2025					[Green bar]																								
1.2	History, data, and analysis	11/4/2025	11/19/2025		[Green bar]																											
1.3	Current plan summary	11/4/2025	11/19/2025	3	[Green bar]																											
1.4	slide deck	11/25/2025	11/25/2025	1				[Green bar]																								
1.5	council presentation-priorities	11/25/2025	11/25/2025	1				[Green bar]																								
1.6	Policy Survey	11/1/2025	12/1/2025		[Green bar]																											
2	Draft housing action items	12/1/2025	1/14/2026	7					[Green bar]																							
2.1	Slide deck	12/15/2025	1/1/2026	3						[Green bar]																						
2.2	EDC/Equity Commission Review	1/7/2026	1/15/2026								[Green bar]																					
2.3	Council presentation	1/13/2026	1/13/2026	1								[Green bar]																				
3	Policy #1																															
3.1	Draft Policy	1/13/2026	2/10/2026	5										[Green bar]																		
3.2	Slide deck	1/13/2026	1/30/2026	3										[Green bar]																		
3.3	EDC/Equity Commission Review	2/1/2026	2/15/2026												[Green bar]																	
3.4	Policy #1 - Presentation to Council	2/10/2026	2/10/2026	1												[Green bar]																
4	Policy #2																															
4.1	Draft policy	2/10/2026	3/3/2026	4															[Green bar]													
4.2	Slide deck	2/15/2026	2/20/2026	2															[Green bar]													
4.3	EDC/Equity Commission Review	2/7/2026	2/20/2026																[Green bar]													
4.4	Policy #2 - Presentation to Council	3/3/2026	3/3/2026	1																	[Green bar]											
5	Policy #3																															
5.1	Zoning Audit and Strategy Development	3/3/2026	4/7/2026	6																	[Green bar]											
5.2	Slide deck	3/15/2026	3/20/2026	2																		[Green bar]										
5.3	EDC/Equity Commission Review	3/15/2026	3/20/2026	2																		[Green bar]										
5.4	Presentation to Council	4/7/2026	4/7/2026	1																			[Green bar]									
5	Final Approval of All Policies	5/12/2026	5/12/2026	1																												



Agenda Section:	Business Items
Meeting Date:	February 4, 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
Meeting Date:	February 4, 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.
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Legislative History:	<p>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.</p> <p>2025: EDC members review the Climate Action Plan and identify specific actions to individually pursue on behalf of the community.</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	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						



Agenda Section:	Business Items
Meeting Date:	February 4, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Downtown Vision Plan Updates

Action Requested: Informational

Form of Action: N/A

Votes Needed: N/A

Summary Statement:	Staff will take a few moments during the 2/4/26 meeting to update the EDC on the Downtown Vision Study and what will come next in that planning process.
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Recommendations:	None.
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Applicable Deadlines:	None.
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Community Impact:	The Downtown Vision study is intended to establish a long-term vision for the area which will have long-lasting positive impacts on the "downtown" area of the community.
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Legislative History:	<ul style="list-style-type: none"> -- February 2025: staff authorized to pursue Ramsey County Critical Corridor funding to support a Town Center study -- May 2025: Ramsey County approves the City's funding request -- July 2025: Grant agreement and services contract approved -- September 2025: Staff completes initial kick-off meeting with the consultant to review process and steps -- October 2025: Initial public outreach initiated at the Annual Pumpkin
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	Walk event, and survey opened for two months for public participation. -- January 2026: Design workshop held with Council members, Commissioners, and interested members of the public.
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Strategic Priority:	<u>Community Engagement & Belonging</u>
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Fiscal Impact:	Financial Consideration?	<u>No -- grant funded work</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	\$50,000 grant through the Ramsey County Critical Corridors Program
	Notes:	

Attachments:	
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