



**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 May 6, 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

Chair Victoria Prasek	Commissioner Rosalynne Spicer
Commissioner Kristen Johnson	Commissioner Jim Sorbel
Commissioner Jonathan Dummer	Commissioner Mark Lindley
Commissioner Bruce Howard	Commissioner Merhawi Yigzaw

II. Approval of Agenda

III. Approval of Past Minutes

1. April 1, 2026

IV. Report from City Council Liaison

V. Business Items

1. **Housing Action Plan Policy #3: Zoning Audit**
2. **Housing Action Plan Policy #4: Developer Strategy**
3. **Monthly Business Contacts Round Table**
4. **Monthly Climate Action Plan Activities Round Table**

VI. Adjournment



MINUTES
New Brighton Economic Development Commission
Regular Meeting – April 1, 2026
7:30 a.m.

I. Call to Order

The meeting was called to order at 7:30 a.m.

II. Roll Call

Members Present: Commissioners Jonathan Dummer, Bruce Howard, Victoria Prasek, Rosalynne Spicer and Jim Sorbel

Members Absent: Commissioners Brian Krohn, Kristin Johnson, Mark Lindley, and Merhawi Yigzaw

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

III. Approval of Agenda

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

Approved 5-0

IV. Approval of Minutes

Motion by Commissioner Howard, seconded by Commissioner Sorbel to approve the minutes from the March 4, 2026 meeting.

Approved 5-0

V. Report from Council Liaison

Councilmember Steffenhagen provided the EDC with an update from the City Council. He thanked the Commissioners for their service to the City.

VI. Business Items

A. Housing Action Plan Policy #2: DRAFT Inclusionary Housing Policy Review

Gozola stated Breanne Kennedy from Thrive, LLC, was in attendance to review DRAFT Policy #2: an Inclusionary Housing Policy, 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 we look forward to the Commission's input. The City of New Brighton has been committed to advancing housing for several years. The Comprehensive Plan, Housing Study, and Housing Action Plan have set into motion the implementation of several policies to make housing easier and better in the city. In late 2025, the City Council set forth a number of policy priorities for housing, and that direction included discussion and consideration of an inclusionary housing policy. He then turned the presentation over to Ms. Kennedy.

Breanne Kennedy, Thrive, discussed the purpose of this work which was to refresh knowledge about who lives in New Brighton and the types of housing offered in the community, restate the goals of the City related to housing, research, review and bring forward three housing-forward policies and to outline a plan for use of Local Affordable Housing Aid and other available resources. She explained "inclusionary housing policy" is a broad term that refers to (usually) a city-led ordinance that either requires or incentivizes the development of affordable housing units within a larger, market-rate project. It emphasizes that a certain amount of affordable housing and/or below-market rate units are needed when market-rate housing is being constructed. Several cities in the metro have recently adopted or are considering various forms of inclusionary housing policies including Bloomington, Shorewood, Roseville, Little Canada, Brooklyn Park and Arden Hills. The proposed draft language before the EDC includes the following provisions:

- If public money or land write downs are requested for a housing project, the ordinance requires 10% of units in any larger development (over 20 units) to be affordable at 60% AMI (rental) and 115% AMI (owner).
- Lists additional incentives for developers to add income-restricted units, including density bonuses, height bonuses, parking reduction fee waivers, and land write downs.
- Includes a mechanism for enforcing the requirement (Plan and Agreement) which requires staff review and oversight.

Discussion included:

- Staff discussed how the zoning code would be updated to include the inclusionary housing policy.
- Staff commented on how inclusionary housing policies were rather new in the metro area.
- The Commission asked if the number of units within a project had to remain at 20. Staff noted this number was selected after reviewing other inclusionary housing policies.
- The Commission thanked staff for reviewing peer community policies in order to form a policy for New Brighton.

- The Commission appreciated how the proposed inclusionary policy would align with the City's housing values.
- Staff reported an existing building in the community could apply for the inclusionary housing policy through a rehab project.
- The Commission inquired if staff had spoken with local developers regarding the inclusionary housing policy. Staff noted this policy had not gone before developers.
- Staff explained the proposed affordable units would be at 60% AMI. Further information was provided on the Met Council affordable rental rates.
- The Commission suggested staff take another look at the average median income for New Brighton and to consider that the average home in New Brighton only has 2.5 people instead of 4.
- Staff discussed how households were becoming smaller and smaller and described how this was impacting housing.
- Councilmember Steffenhagen suggested the Equity Commission review this policy as he was interested in receiving more feedback on how to protect naturally occurring affordable housing.
- Staff thanked the Commission for all of their feedback and noted staff would work to revise the policy before presenting the inclusionary housing policy to the City Council.
- The Commission thanked staff for the detailed presentation on the proposed inclusionary housing policy.

B. Draft 2026-2027 Work Plan

Gozola reported each year, the Commission prepares a draft work plan to identify the potential topics of discussion for each meeting between April and March of the following year. Staff has largely filled out this year's calendar with potential topics based on items we know are coming down the road, but we want to hear from commissioners on other topics or ideas the Commission would like to see addressed in the coming months. Traditional breaks in summer and over the holidays are reflected in the draft schedule. Keep in mind that staff and the commission always have the right to deviate from the generalized work plan as circumstances in the community dictate. The work plan is a guide and is not set in stone. Council may ultimately add to or amend the draft work plan (which will be less detailed than this template), but this is the Commission's opportunity to set the stage on what they would like to focus on in the coming year.

Discussion included:

- Staff reviewed the proposed work plan for the remainder of 2026 through March of 2027 in detail with the Commission.
- The Commission suggested staff speak with the Council regarding the importance of some of the meeting topics in order to assist with narrowing the focus for the EDC.

VII. **Adjourn**

The meeting adjourned at 8:47 am

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben Gozola". The signature is written in a cursive style with a large, stylized initial "B" and "G".

Ben Gozola
Assistant Director of Community Assets and Development



Agenda Section:	Business Items
Meeting Date:	May 6, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Housing Action Plan Policy #3: Zoning Audit

Action Requested: Discussion

Form of Action: Recommendations

Votes Needed: N/A

Summary Statement:	<p>Breanne Kennedy from Thrive, LLC, will be with the EDC on 5/6/26 (virtually) to review the Housing Action Plan Policy #3: Zoning Audit, 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 we look forward to your input.</p> <p>The City of New Brighton has been committed to advancing housing for several years. The Comprehensive Plan, Housing Study, and Housing Action Plan have set into motion the implementation of several policies to make housing easier and better in the city. In late 2025, the City Council set forth a number of policy priorities for housing, and that direction included completing a zoning audit to identify ways current zoning may be restricting supply, and changes to consider moving forward. This work is only intended to identify next steps and will not include an ordinance to implement desired changes. Staff is pursuing a second grant to help facilitate that work.</p> <p>Attached you will find the slides to be used to guide this discussion.</p>
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Recommendations:	Review the proposed discussion slides prior to the meeting, listen to the presentation, ask questions as desired, and provide feedback & direction on future zoning changes you believe the City should pursue or study.
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Applicable Deadlines:	This will be the EDC's primary opportunity to review and comment on Draft Policy #3. If possible, 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:	Zoning has the potential to accelerate or preclude desired development, so ensuring regulations do not prohibit the types and style of growth desired by the City will have a long-term positive effect on the community.
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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> <p>Jan 2026 -- Topics to be studied are finalized by Council.</p> <p>Feb 2026 -- Policy #1 (Housing Rehab Program) drafted and reviewed.</p> <p>March 2026 -- Housing Rehab Program finalized and partner selected.</p> <p>April 2026 -- Housing Rehab Program Anticipated to be approved on 4/14/26; Draft Policy #2, Inclusionary Housing Policy, reviewed for the first time.</p> <p>May 2026 -- Zoning Audit and Developer Strategy examined.</p>
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Strategic Priority:	<u>Economic Development</u>
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Fiscal Impact:	<table border="1"> <tr> <td>Financial Consideration?</td> <td><u>No</u></td> </tr> </table>	Financial Consideration?	<u>No</u>
Financial Consideration?	<u>No</u>		

	Revenue/Expenditure Amount:	\$
	Financing Source:	N/A
	Notes:	

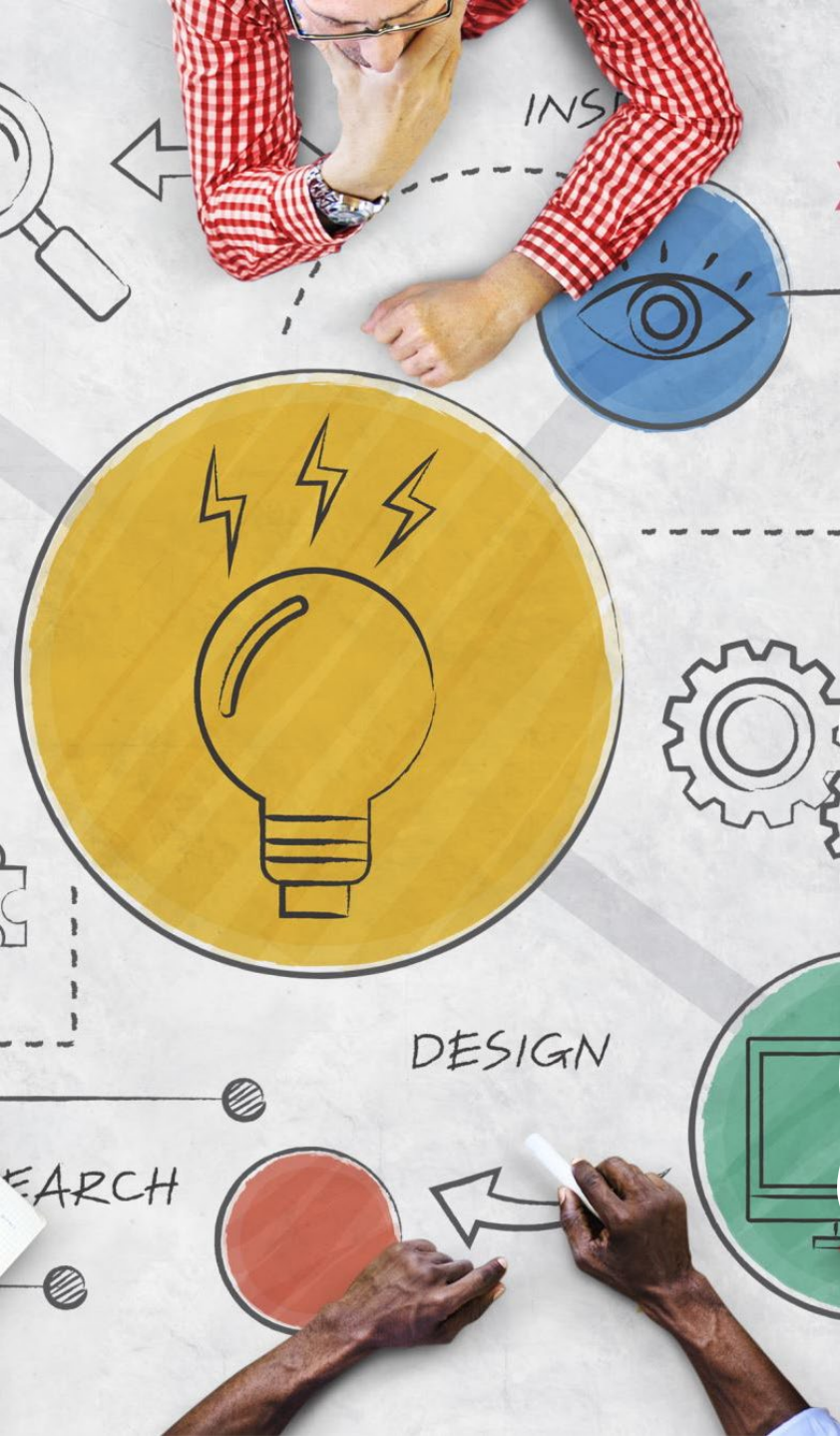
Attachments:	1.	Zoning Audit

Zoning Audit – Advancing Housing

EDC – May 6, 2026

City Council - May 12, 2026





Today's Agenda

1. Start with Why
2. A brief primer on zoning
3. Zoning barriers and solutions
4. Other important pieces

**Why are we talking
about zoning reform?**

New Brighton Housing Study

- 1) New Brighton needs more housing
 - Rising costs (rents and home values)
 - Market Study analysis
 - Anecdotes/Headlines
- 2) 31% and growing – single person households, 26% married couples with no children at home
- 3) Zoning is a critical factor in supply restriction
 - Relatively little land guided for the type of housing that is demanded based on demographics and incomes (medium and high density, smaller units)
 - Zoning is NOT the only barrier. Cost of infrastructure and cost of construction are also significant barriers to work on.

Exhibit 21. Average Rents, Vacancy Rates, New Brighton Apartment Buildings, 2010 to 2022



Source: Costar, Stantec

Primer on Zoning

-
- **462.357 OFFICIAL CONTROLS: ZONING ORDINANCE.**
 - Subdivision 1. **Authority for zoning.**
 - For the purpose of promoting the public health, safety, morals, and general welfare, a municipality may by ordinance regulate on the earth's surface, in the air space above the surface, and in subsurface areas, the location, height, width, bulk, type of foundation, number of stories, size of buildings and other structures, the percentage of lot which may be occupied, the size of yards and other open spaces, the density and distribution of population, the uses of buildings and structures for trade, industry, residence, recreation, public activities, or other purposes, and the uses of land for trade, industry, residence, recreation, agriculture, forestry, soil conservation, water supply conservation, conservation of shorelands, as defined in sections [103F.201](#) to [103F.221](#), access to direct sunlight for solar energy systems as defined in section [216C.06](#), flood control or other purposes, and may establish standards and procedures regulating such uses.

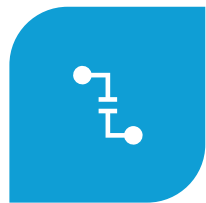
Words Commonly Found in Zoning Ordinances...



CONSISTENCY



CONFORMITY



SEPARATION



ORDERLY
DEVELOPMENT

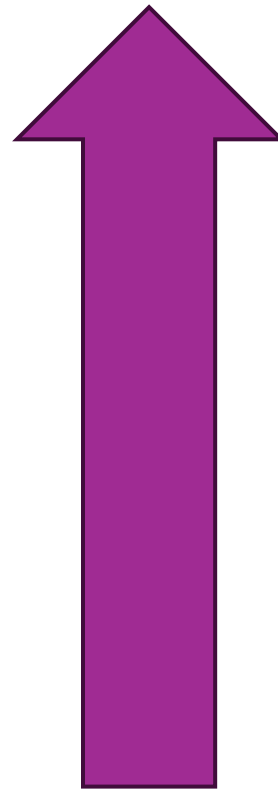


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Minnesota Cities**
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Zoning Barriers and Solutions

Common Zoning Barriers

1. Lack of permission
2. Procedural Barriers
3. Parking Requirements
4. Dimensional standards
5. Infrastructure requirements / fees



1. Lack of Permission

SOLUTIONS

- Analyze existing zoning map/district for more R-2 and R-3 areas specifically
- Allow housing in non-residential districts

Use Types	Base Zoning Districts															Additional Requirements		
	R S 1	R S 2	R M 1	R M 2	R M 3	M H C	B R	B N	B G	I R	I L	I H	M U D T	N B E	M U N		M U R	M U E
Residential Uses																	5.3(A)(1)	
Assisted Living, Nursing and Rest Homes, etc				C	C		C	C	C	C			C	C	C	C	C	5.3(A)(2)
Attached Dwelling Types																	5.3(A)(3)	
- Duplex and Twin Homes			P	P	P								P	P				5.3(A)(4)
- Townhomes			C	P	P								P	P	P	P	P	5.3(A)(5)
- Multiple Family					P								P	P	P	P	P	5.3(A)(6)
Community Gardens	P	P	P	P	P	P	P	P					P	P				5.3(A)(7)
Detached Dwelling	P	P	P	P	P	P	P						P	P				5.3(A)(8)
Group Residential Facility, Single Fam.	P	P	P	P	P		P						P	P				5.3(A)(9)
Group Residential Facility, Multi Fam.			P	P	P								P	P	P	P	P	5.3(A)(9)
Live-work Unit							C	C					C		P	P	P	5.3(A)(10)
Manufactured Home Community						P												5.3(A)(11)
Sacred Settlements	C	C	C	C	C			C	C				C		C	C	C	5.3(A)(12)
Short Term Rental (i.e. Air B&B)	P	P	P	P	P	P	P						P	P	P	P	P	5.3(A)(13)
Civic & Institutional Uses																		

Table 3-1. Existing Land Use (2016)

Land Use Category	Acres	% of Whole
Single Family Detached	1,496.34	33.04%
Single Family Attached	115.26	2.54%
Multiple family	192.80	4.26%
Mobile Home Park	46.38	1.02%
Commercial	139.09	3.07%
Industrial	383.34	8.46%
Institutional	176.96	3.91%
Parks and Open Space	508.89	11.24%
Utility	42.30	0.93%
Railway	113.58	2.51%
Vacant	62.00	1.37%
Open Water	380.65	8.40%
Right-of-Way	871.61	19.24%
Totals	4,529.19	100.00%

Source: GIS data provided by the City of New Brighton

Table 3-2. Future Land Use 2040

Future Land Use	Acres (Net)	%
Low Density Residential	1,534.72	33.89%
Medium Density Residential	184.64	4.08%
High Density Residential	133.13	2.94%
MU Regional Node	72.82	1.63%
MU City Center Node	138.89	3.07%
MU Neighborhood Node	86.07	1.90%
Commercial	18.46	0.41%
Light Industrial	333.70	7.37%
Heavy Industrial	92.17	2.04%
Public/Quasi-Public	129.16	2.85%
Parks and Open Space	530.73	11.72%
Rail Road	22.88	0.51%
Right-of-Way	870.17	19.21%
Open Water	380.65	8.40%
Total	4,529.18	100.00%

Source: GIS data provided by the City of New Brighton

Table 3-3. Anticipated Developable Acres by Decade

Future Land Use	Vacant Acres (Net)	Redevelopment Acres (Net)	Total Development Acres (Net)	2017-2020	2021-2030	2031-2040	Total by 2040
Medium Density Residential	0.47		0.47		0.47		0.47
High Density Residential	0.17	3.87	4.04		2.83	1.21	4.04
MU Regional Node	-	20.51	20.51		14.36	6.15	20.51
MU City Center Node	31.55	6.98	38.53	3.85	19.27	15.41	38.53
MU Neighborhood Node	1.59	11.37	12.96	1.30	9.07	2.59	12.96
Commercial	0.81		0.81		0.81		0.81
Light Industrial	10.45		10.45		3.14	7.32	10.45
Heavy Industrial	5.82		5.82		1.75	4.07	5.82
Total	50.87	42.73	93.60	5.15	51.69	36.76	93.60

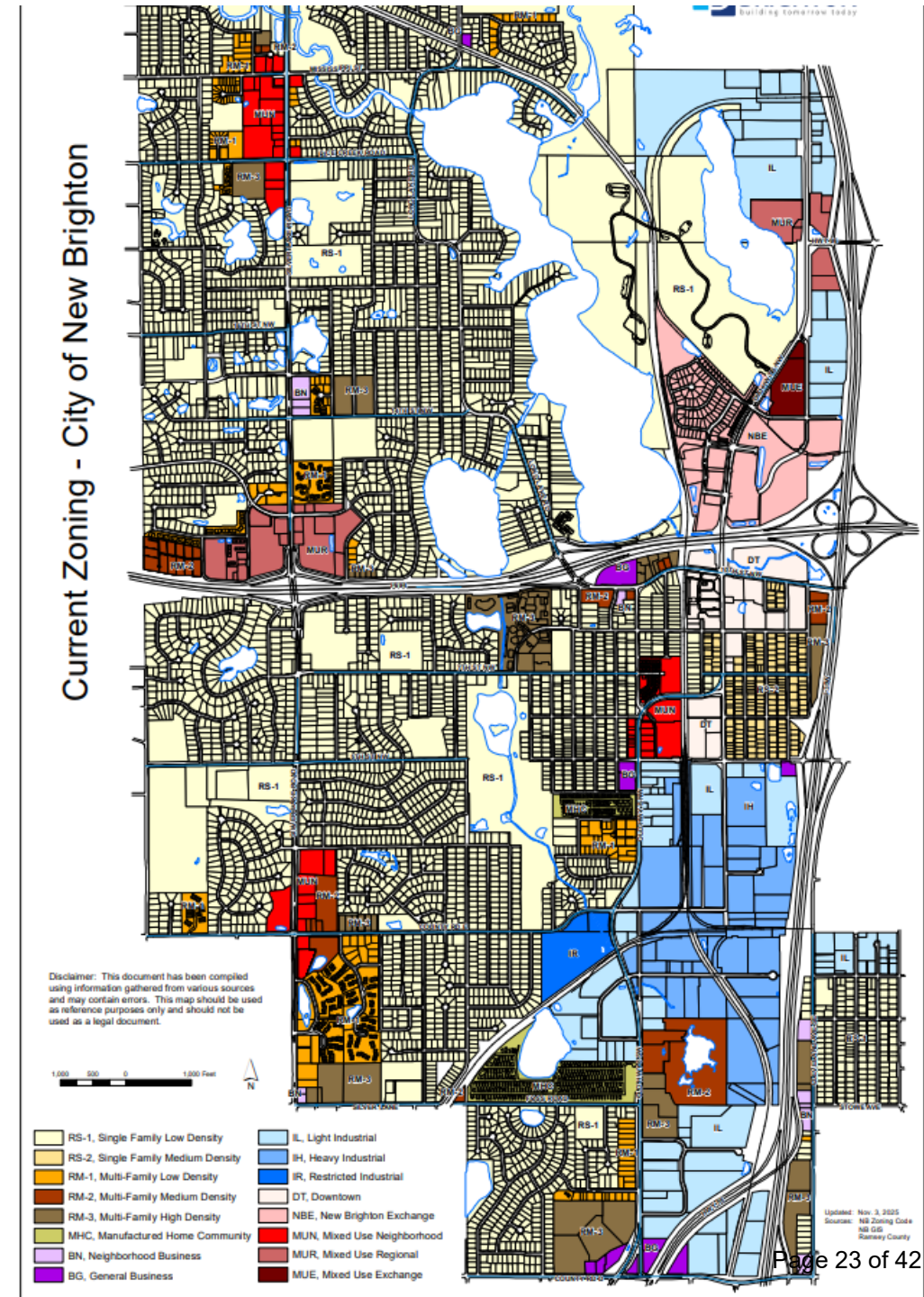
Table 3-4. Anticipated Residential Units by Decade

Future Land Use	Units/Acre		% Res	2017-2020			2021-2030			2031-2040			Total by 2040		
	Min	Max		Net Acres	Min Units	Max Units	Net Acres	Min Units	Max Units	Net Acres	Min Units	Max Units	Net Acres	Min Units	Max Units
Medium Density Residential	6	12	100%	-	-	-	0.47	3	6	-	-	-	0.47	3	6
High Density Residential	12	50	100%	-	-	-	2.83	34	141	1.21	15	61	4.04	48	202
MU Regional Node	12	50	35%	-	-	-	14.36	60	251	6.15	26	108	20.51	86	359
MU City Center Node	12	50	60%	3.85	28	116	19.27	139	578	15.41	111	462	38.53	277	1,156
MU Neighborhood Node	8	40	60%	1.30	6	31	9.07	44	218	2.59	12	62	12.96	62	311
Total Acres				5.15			51.69			36.76			93.60		
Total Residential				3.09	34	147	25.33	279	1,194	14.17	164	693	42.59	477	2,034
Units/Acre*					10.99			11.03			11.56			11.20	

*Units per acre uses percentage of acreage for Mixed Use categories

City Center Node/New Brighton Exchange
is most of new housing opportunity
- MUE is max 3 stories

Do a deeper analysis of larger parcels,
underutilized or vacant parcels, on edges of
districts for residential zoning (Hwy 8,
Silver Lake Road)



2. Procedural Barriers

SOLUTIONS

Allow more housing by-right

Consider housing in non-residential areas (by conditional use)



3. Parking Requirements

SOLUTIONS

- Continue to evaluate ways to match the market demand (reduce minimums)
- Look at number of bedrooms or occupancy rather than number of units
- Allow shared parking
- Design standards (width, drive aisles, buffers)

use.

TABLE 4-10: MINIMUM REQUIRED PARKING SPACES BY USE	
RESIDENTIAL USES	
Land Use	# of Spaces / Unit Ratio
Single-Family	2/DU
Two-Family	2/DU (1 Enclosed)
Townhouses	2.25/DU (Included: 1 Enclosed; .25 for Visitor Parking)
Multi-Family	1.85/DU (Included: 1 Enclosed; .25 for Visitor Parking)
Senior Housing	1.25/DU (Included: .5 Enclosed; .25 for Visitor Parking)
Sanitarium, Convalescent Home, Rest Home, Nursing Home, Congregate Care/Assisted Living	0.25/Bed (Visitors); 1/Employee on Shift
Group Homes, Nursing Homes, Boarding Houses	0.5/Bed
COMMUNITY & INSTITUTIONAL USES	
Land Use	# of Spaces / Unit Ratio
Places of Public Assembly	0.33/Seat
School (K-12, Primary/Secondary/Post-Secondary)	Parking Study Needed
Hospitals	3/Bed and 0.75/Employee
Libraries, Museums, Post Offices, Art Galleries	2/Employee and 2/1,000 sq ft GFA
Municipal Administration Buildings	1/200 sq ft Floor Space
<i>(continued on next page)</i>	

4. Dimensional Standards

SOLUTIONS

- **Remove minimum lot size**
- **Evaluate setbacks, buffers, lot coverage in areas where housing is guided (MUE)**

5. Infrastructure and Fees

SOLUTIONS

- **Partnerships**
- **Payment over time, deferred financing/429 process**
- **Fee waivers for projects that advance community goals**

Ordinance List

- Zoning map changes
 - Rezone strategic parcels
 - Add medium density opportunities in single-family guided areas to decrease per unit infrastructure and land cost
 - Inventory publicly owned land and upzone.
- Add medium and high-density housing as a permitted use in commercial (or other) districts
- Reduce lot size minimums, lot depth, lot coverage, open space requirements in all districts, or evaluate form-based zoning
- Re-examine market demand for parking, reduce minimum parking requirements to one per bedroom

Beyond Zoning: Partnerships for \$\$

For Businesses/Employers

- Land Donations/Leases/Trust
- Cash Contributions to Housing Trust Fund
- State Housing Tax Credit
- Fee For Service Development

For Cities/Counties/HRAs

- Land Donations/Leases/Land Trust
- Tax Increment Financing for Infrastructure or Affordability
- Tax Abatement for any aspect
- Housing Trust Fund Ordinance Creation
- HRA Levy/Tax Dollars
- Fee for Service Development

For Philanthropists/Religious Institutions/Non-profits

- Land Donations/Leases/Land Trust
- Cash Contributions to Housing Trust Fund/State Housing Tax Credit
- Fee for Service Development

THANK YOU!!

Breanne Kennedy, Thrive Consulting

www.thrive-llc.com

Breanne@thrive-llc.com

612-360-1312





Agenda Section:	Business Items
Meeting Date:	May 6, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Housing Action Plan Policy #4: Developer Strategy

Action Requested: Discussion

Form of Action: Recommendations

Votes Needed: N/A

Summary Statement:	<p>Breanne Kennedy from Thrive, LLC, will be with the EDC on 5/6/26 (virtually) to review the Housing Action Plan Policy #4: Developer Strategy, as part of our on-going Housing Action Plan efforts. EDC feedback on each effort is greatly appreciated.</p> <p>The City of New Brighton has been committed to advancing housing for several years. The Comprehensive Plan, Housing Study, and Housing Action Plan have set into motion the implementation of several policies to make housing easier and better in the city. In late 2025, the City Council set forth a number of policy priorities for housing, and that direction included developing a strategy to engage and inform developers of opportunities here in New Brighton.</p>
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Recommendations:	<p>Review the proposed developer engagement strategy prior to the meeting, listen to the presentation, ask questions as desired, and provide feedback & direction on changes to the strategy you believe are needed.</p>
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Applicable Deadlines:	This will be the EDC's primary opportunity to review and comment on Draft Policy #4. If possible, 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:	Ensuring developers the City would like to work with are fully aware of opportunities here has the potential to result in projects that might not otherwise come to fruition.
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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> <p>Jan 2026 -- Topics to be studied are finalized by Council.</p> <p>Feb 2026 -- Policy #1 (Housing Rehab Program) drafted and reviewed.</p> <p>March 2026 -- Housing Rehab Program finalized and partner selected.</p> <p>April 2026 -- Housing Rehab Program Anticipated to be approved on 4/14/26; Draft Policy #2, Inclusionary Housing Policy, reviewed for the first time.</p> <p>May 2026 -- Zoning Audit and Developer Strategy examined.</p>
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Strategic Priority:	<u>Economic Development</u>
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Fiscal Impact:	Financial Consideration?	<u>No</u>
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

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Attachments:	1. Developer Engagement Strategy
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Developer Engagement Strategy – Outline

The purpose of this document is to provide a clear action plan for getting more housing in New Brighton through active developer engagement.

- 1) Root all work in the “why” as summarized in the Housing Action Plan by developing a 1 to 2 page housing brief to hand out to developers.
- 2) Identify and prioritize 10 to 20 sites where housing is desired. These could include public and private sites, corporate campuses or religious institution infill sites, or underutilized commercial and light industrial sites on edge areas.
- 3) Re-zone these properties accordingly.
- 4) Create a package with housing brief and sites for developer engagement.
 - a. Parcel details + map
 - b. Zoning + what’s allowed (and what could be allowed)
 - c. Conceptual yield (e.g., “40–60 units possible”)
 - d. Known constraints
 - e. Photos
 - f. City priorities/incentives
- 5) Finalize target developer list and prioritize
 - a. Local infill builders
 - Northshore
 - Bader
 - Reuter Walton
 - Crowe
 - Lupe
 - b. Regional multifamily developers
 - Doran
 - Sherman
 - JO Companies
 - REE
 - Enclave

- c. Affordable housing developers
 - d. Mixed-use specialists
 - o Alatus
 - o Opus
 - o United Properties
 - o Ryan
- 6) Direct Outreach - Calls and Meetings to share package and match make to specific sites
 - 7) Host an annual Developer Convening/Roundtable – Share information collectively. Let developers know New Brighton wants housing and has updated zoning
 - 8) Issue RFPs for city owned sites
 - 9) Determine policy for when city resources will be considered or used (TIF)



Agenda Section:	Business Items
Meeting Date:	May 6, 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?
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	<ul style="list-style-type: none"> - 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	

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Attachments:	1.	Business Outreach_May 2026
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	Victoria Prasek	Jonathan Dummer	Bruce Howard	Kristen Johnson	Mark Lindley	Merhawi Yigzaw	Rosalynne Spicer	Jim Sorbel
Business #1	The Exchange	Lucky Strains	Pets Rembered		Donatelle	Gifford Fitness	The Garage	
frequency	quarterly	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	
frequency	quarterly	quarterly	seeking contact		quarterly	quarterly	quarterly	
next visit	Feb							
Business #3	Unique Auto	Deny's Auto	Public Storage			Ay Cabron	K.H. Interiors	
frequency	quarterly	quarterly	quarterly			quarterly	quarterly	
next visit	Feb							
Business #4	Adagio's		NB Ford					
frequency	quarterly		quarterly					
next visit	Feb							



Agenda Section:	Business Items
Meeting Date:	May 6, 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
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	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
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			jobs and new products.
	Financing Sources:	Budgeted	Budget Modification
	New Revenue	Use of Reserves	Other

Attachments:	1.	CAP Tracker_May 2026
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	Victoria Prasek	Jonathan Dummer	Bruce Howard	Kristen Johnson	Mark Lindley	Merhawi Yigzaw	Rosalynne Spicer	Jim Sorbel
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						