



New Brighton Economic Development Commission
Agenda
Upper Level Conference Room | Zoom
New Brighton City Hall 803 Old Hwy 8 NW, New Brighton , MN 55112
7:30 AM September 2, 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 Chair Victoria Prasek	EDC Commissioner Kristen Johnson
EDC Commissioner Jonathan Dummer	EDC Commissioner Rosalynne Spicer
EDC Commissioner James Sorbel	EDC Commissioner Merhawi Yigzaw
EDC Commissioner Bruce Howard	EDC Commissioner Mark Lindley

II. Approval of Agenda

III. Approval of Past Minutes

1. August 5, 2026

IV. Report from City Council Liaison

V. Business Items

1. Civic Campus Visioning
2. Business Support Services: what's needed?

VI. Adjournment



MINUTES
New Brighton Economic Development Commission
Regular Meeting – August 5, 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 Bruce Howard, Victoria Prasek, James Sorbel and Merhawi Yigzaw

Members Absent: Commissioners Jonathan Dummer, Kristin Johnson, Mark Lindley and Rosalynne Spicer

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

III. Approval of Agenda

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

Approved 4-0

IV. Approval of Minutes

Motion by Commissioner Howard, seconded by Commissioner Yigzaw to approve the minutes from the June 3, 2026 meeting.

Approved 4-0

V. Report from Council Liaison

Councilmember Steffenhagen provided the EDC with an update from the City Council. He explained the Council was beginning to review the 2027 budget and tax levy. He reported

National Night Out was held on Tuesday, August 4 and noted information was passed out to the public regarding the new civic campus center.

VI. Business Items

A. Tax Increment Financing (TIF): Annual Review of how TIF works, and the financial status of existing TIF districts

Gozola stated each year, the City's financial consultant (currently Baker Tilly) prepares a document summarizing the status of active TIF districts to ensure each are continuing to operate as intended. We also utilize this meeting to conduct a yearly TIF 101 session for both new and old members to ensure all commissioners fully understand what Tax Increment Financing does, how it works, and why it's been such an effective tool for the City of New Brighton.

Stacy Childers, Baker Tilly, introduced herself to the Commission and provided a presentation on the City's TIF districts. She discussed the fundamentals of TIF financing, reviewed the five different types of TIF districts, described how TIF can be utilized by the City, and provided an overview on the City's current TIF districts. She reported the City has seen incremental growth in the City's tax base by utilizing TIF districts. She then reviewed recommendations with the Commission. It was noted no significant concerns were found and the TIF districts should continue to be monitored annually.

Discussion included:

- Staff discussed how TIF overages occur.
- Staff described how the City now had additional funding in place (LAHA dollars) to assist with constructing affordable housing units.
- Further discussion ensued regarding how City costs may increase from new developments, but how the increased tax base assists with covering these costs.
- The Commission appreciated how successful the City has been in managing TIF districts over the years in order to increase the City's tax base.
- Further information was provided regarding the "but for" test. Staff described how the Midtown Village project was able to move forward because of TIF.
- The Commission asked if the City had any upcoming TIF projects to which staff responded the Brightwood Hills Clubhouse project may require TIF.

B. Downtown Vision Plan Final Draft

Gozola reported the Downtown Vision Plan (Phase I) is finally complete and was approved by the City Council on July 28, 2026. The final document is provided to the EDC to ensure members understand the results of the study, and to set the stage for discussion on next steps. In past years, our yearly TIF discussion takes up a majority of the meeting, so this is provided primarily

as an informational item at this time, but it can be reviewed if time allows. Alternatively, this topic will be part of discussions at future meetings.

Discussion included:

- The Commission was interested in learning more about how the City could market and move this plan along with the private sector.
- Staff explained this plan would take 30+ years to complete.
- The Commission was pleased with the plan that was completed and thanked staff for the update on the Downtown Vision Plan.

VII. Adjourn

The meeting adjourned at 8:41 am

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben Gozola". The signature is stylized with a large, looped "B" and a long, sweeping "G".

Ben Gozola
Assistant Director of Community Assets and Development



Agenda Section:	Business Items
Meeting Date:	September 2, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Civic Campus Visioning

Action Requested: <u>Discussion</u>
Form of Action: <u>N/A</u>
Votes Needed: <u>N/A</u>

Summary Statement:	Parks Director Jennifer Fink will be with the EDC on 9/2/26 to review the Civic Campus Visioning Project being led by the Parks Department and Kraus Anderson. This effort is a follow-up component to the work completed earlier this year, which included the Community Center Expansion Study, the Community Center Parking Study, and the Downtown Vision Plan.
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Recommendations:	Review the attached slides, and be ready to provide feedback on what a future Civic Campus may need to set the stage for further study.
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Applicable Deadlines:	None. This is just the next step in long-term visioning for the Downtown Area and civic facilities.
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Community Impact:	Charting a plan for future civic needs in a way that benefits the Downtown and City as a whole will have a positive impact on the community over the long term.
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Legislative History:	-- 2019/2020: Parks Master Plan completed which called for the future expansion/renovation of the Community Center. -- 2025/2026: Krause Anderson completes a facilities study for the
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	Community Center which showed that desired expansion would be cost-prohibitive on the current community center grounds due to lack of space for both expansion and parking. Those findings then prompted an examination of potential sites for a new civic campus. -- 2025/2026: The City completes a Downtown Vision Plan that took into consideration the findings of Park studies and the possibility that a new civic campus may be needed in the future. Visioning made sure to include how the Downtown could change if the Community Center and City Hall ever relocated. -- Late 2026: The Parks Department launches the Civic Campus Visioning Project to engage the public on what a new civic campus may need to set the stage for further study.
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Strategic Priority:	<u>Financial Sustainability</u> <u>Economic Development</u> <u>City Assets</u> <u>Community Engagement & Belonging</u>
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Fiscal Impact:	Financial Consideration?	Decisions made due to planning and visioning efforts will have financial
	Revenue/Expenditure Amount:	\$
	Financing Source:	<u>N/A</u>
	Notes:	

Attachments:	<table> <tr> <td>1.</td><td>Civic Campus Visioning Presentation</td></tr> </table>	1.	Civic Campus Visioning Presentation
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Civic Campus Visioning

Please complete the sheet provided – there are no wrong answers!





Our Goal Today

The City of New Brighton is exploring opportunities to improve its buildings that provide services and amenities for residents – and we want your input!

Today we'll cover:

- Why the city is exploring improvements
- Challenges with our current spaces
- Feedback we have received so far from the community
- Your suggestions



Planning For The Future

In Fall 2025 the City began a “Downtown Visioning” initiative to explore strategies for future growth and development in New Brighton.

This effort sought to establish goals for:

- Transit and pedestrian infrastructure
- Parks and green space
- Housing and business development

Downtown Visioning – Items With Broad Support

- **Public realm improvements**
- **Downtown as a community hub**
- Walkability/pedestrian safety
- Maintaining a “small-town” feel rather than big-city/urban



How Do City Buildings Fit In?

The Community Center and City Hall are vibrant parts of downtown and the City's top public gathering spaces. They must adapt to changing needs based on:

- Population growth
- Changing demographics (age, families, housing)
- Demand for youth and adult programming
- Repairs and maintenance

Options that could be considered:



A city campus to bring the Community Center and City Hall under one roof.



Renovations and/or expansion of the existing facilities

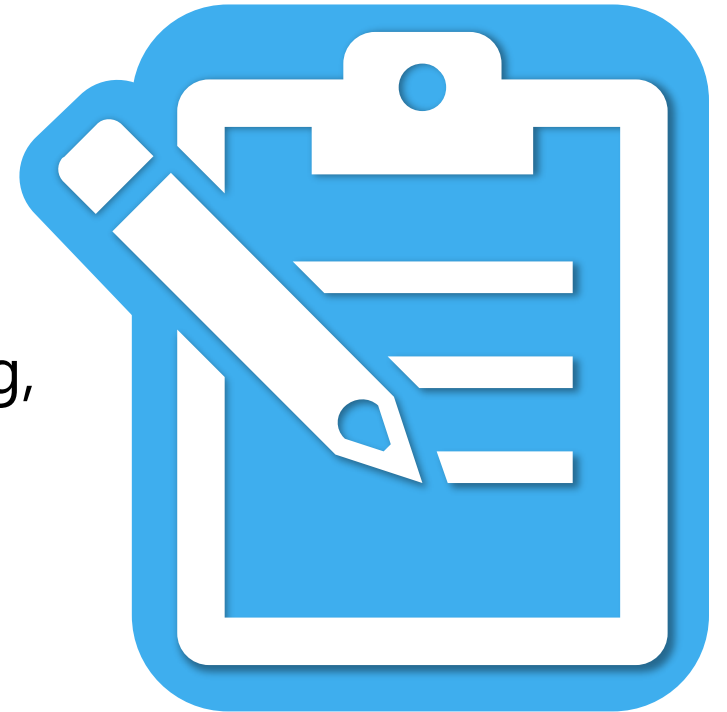


No changes at all

Studying Our Spaces

Before engaging with residents, the City took time to assess the current strengths, weaknesses and needs of the Community Center and City Hall buildings.

- Condition of key infrastructure like HVAC, plumbing, electrical, and the building envelope
- Parking adequacy
- Accessibility (ADA compliance, transit access)



Assessment Findings – Community Center

- Built 34 years ago in 1994.
- 72,050 sq. ft. of space assessed.
- Key ongoing infrastructure needs include roofs, windows, doors, HVAC, boilers, Eagles Nest equipment, parking lot, etc.

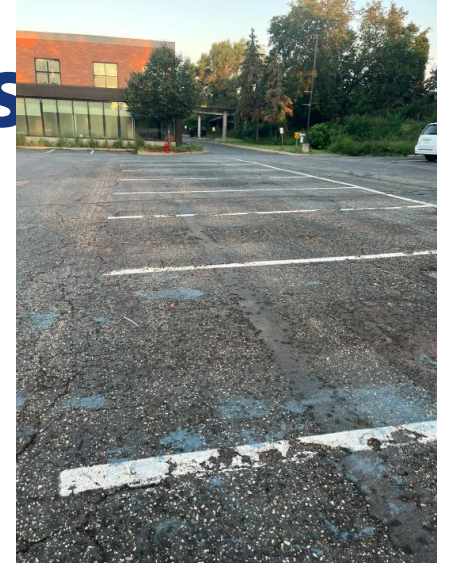


10-year projected maintenance costs:

\$5,581,179

Community Center – Key Deficiencies

- Roof leaks
- Drainage issues
- Sidewalk/asphalt heaving
- Gym floor needs replacement
- Furniture/casework is worn down
- Many HVAC systems (boiler, water heaters, exhaust fans, etc) are at the end of their lifespan.



Community Center – Space Deficiencies

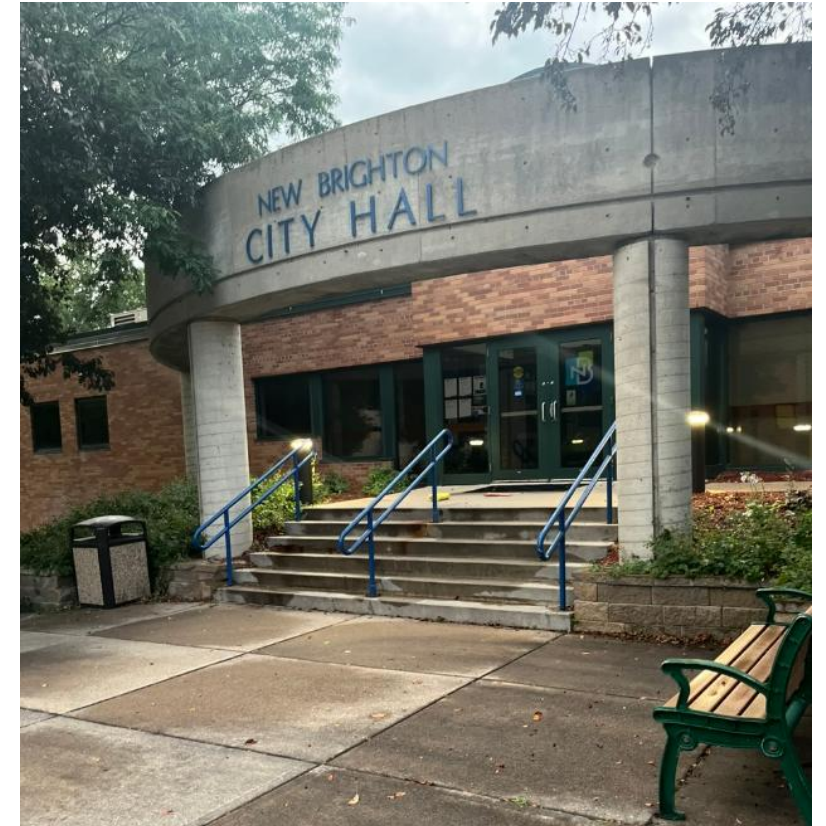
- Unable to accommodate demand for court space. This includes things like open gym, pickleball, fitness classes, and tournament/competition space.
- Few “third space” or informal gathering areas for residents to work or socialize.

Assessment Findings – City Hall

- Built 39 years ago in 1987.
- 18,900 SF of space assessed.
- Many key features are still original to the building, but in good repair overall.

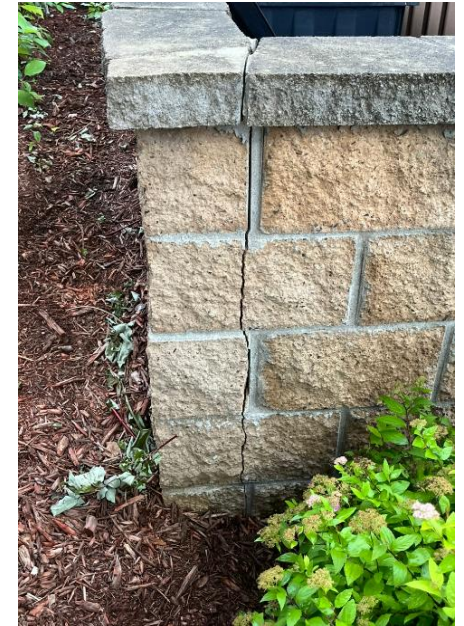
10-year projected maintenance

\$609,738



City Hall – Key Deficiencies

- Drainage issues
- Windows need replacement to limit water intrusion and improve energy efficiency
- Tuckpointing/exterior wall damage



Next: Your Feedback!

The City is working to understand what services and amenities are most popular.

What has been done so far:

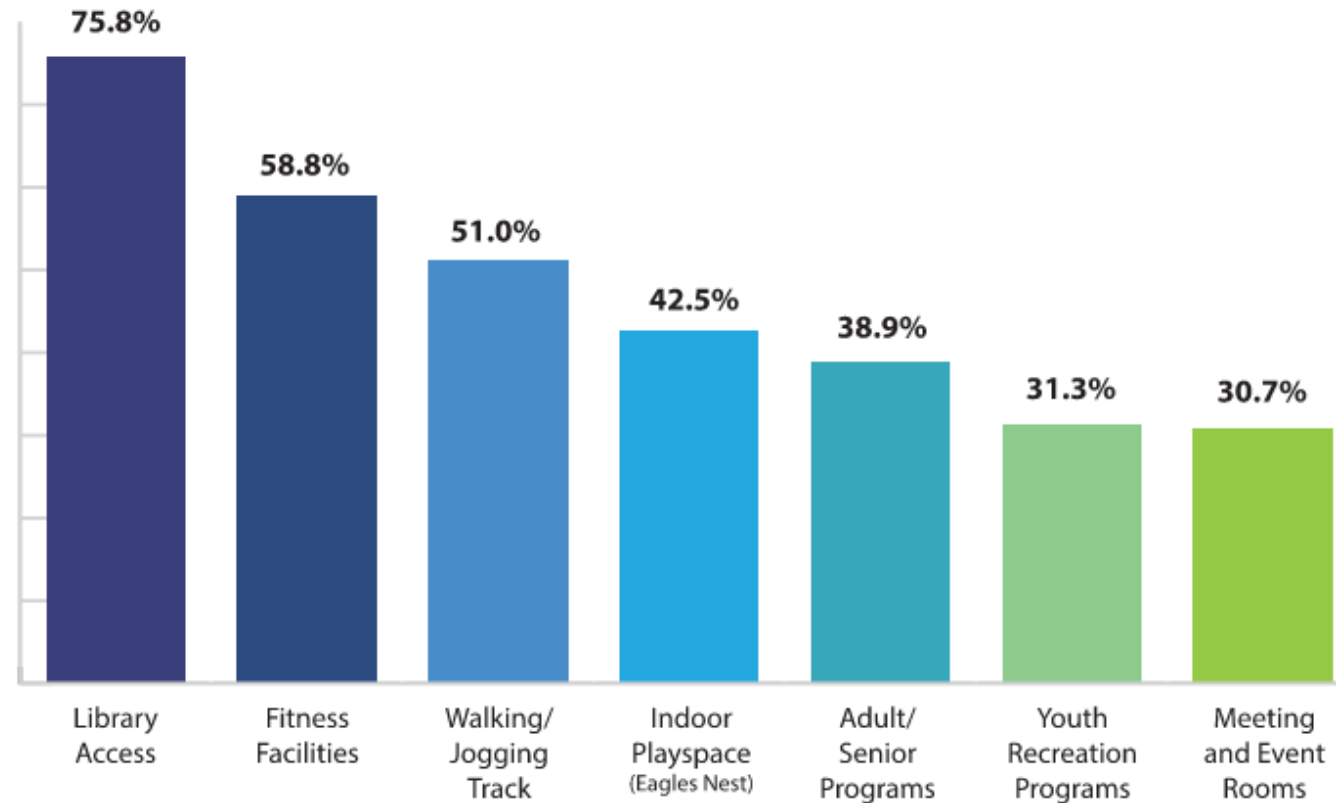
- Community survey – 567 responses
 - Shared via website, email, city newsletter,
- Open house – 120+ visitors
- Community meetings – like this one!



Survey Results

MOST IMPORTANT AMENITIES (COMMUNITY CENTER)

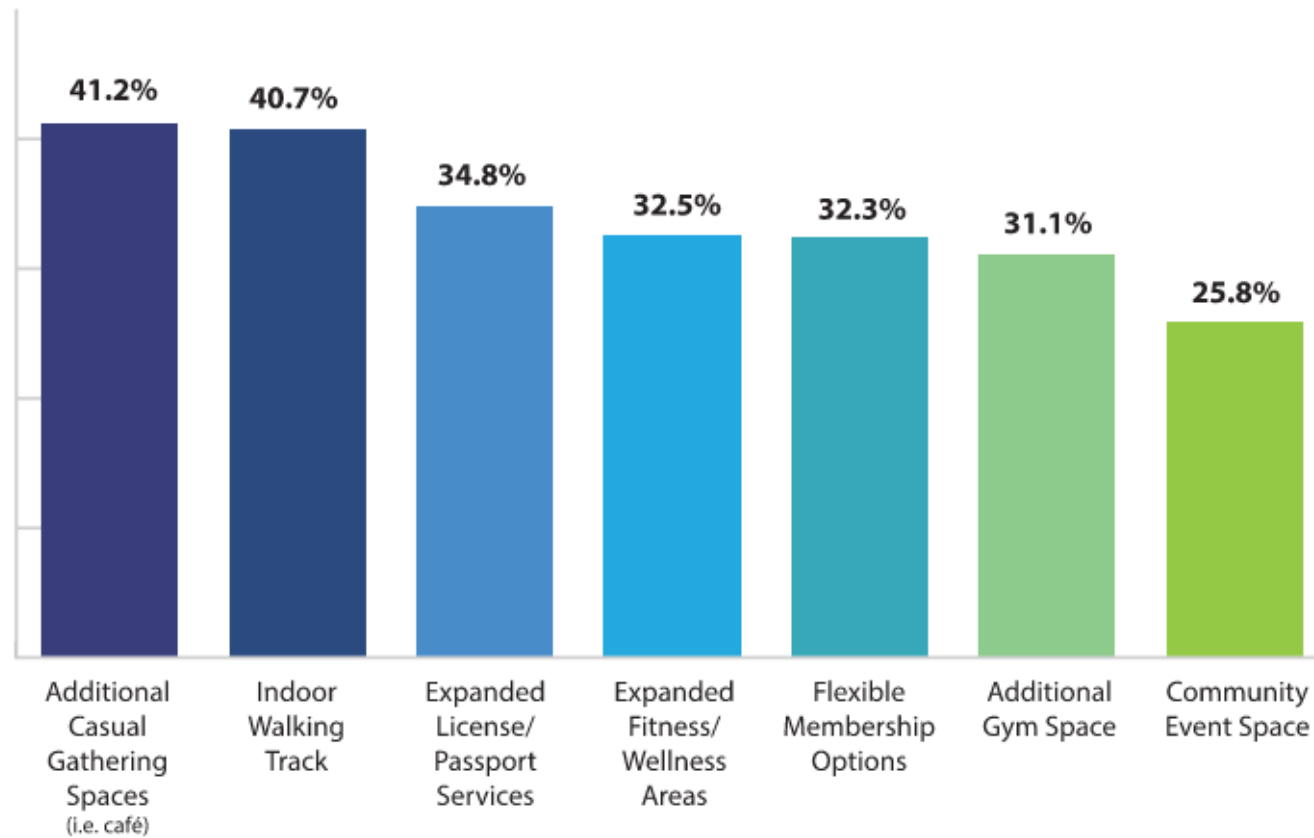
WHAT AMENITIES ARE MOST IMPORTANT TO YOU? (RESPONDENTS COULD CHOOSE UP TO 4)



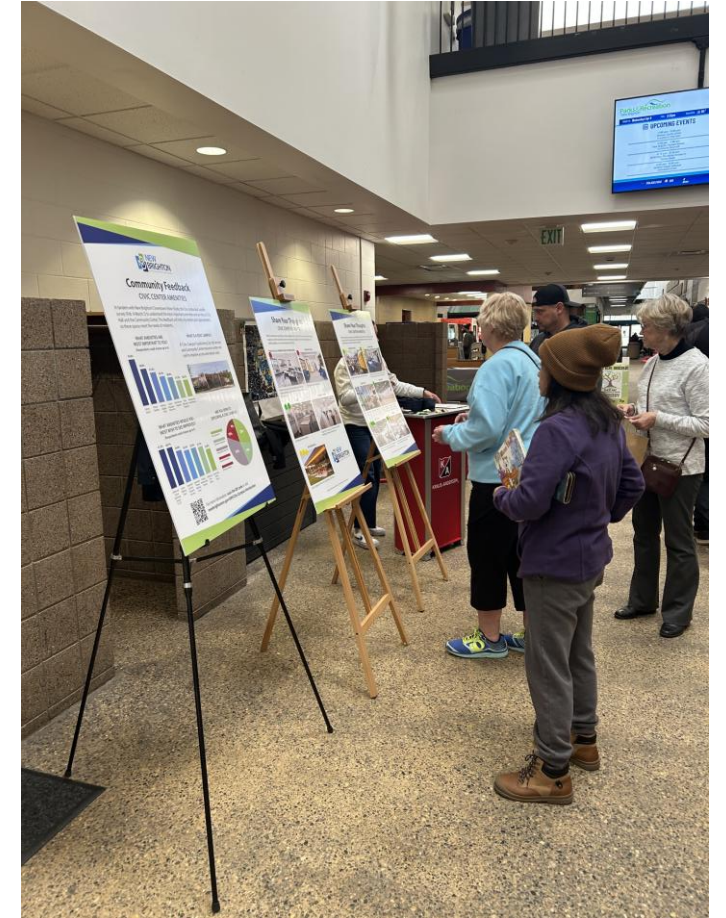
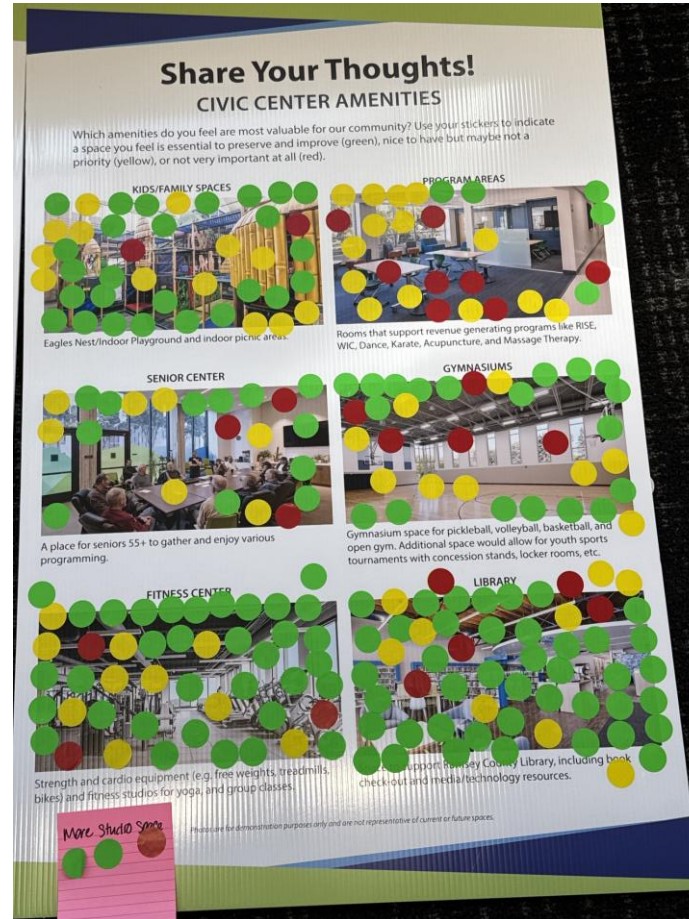
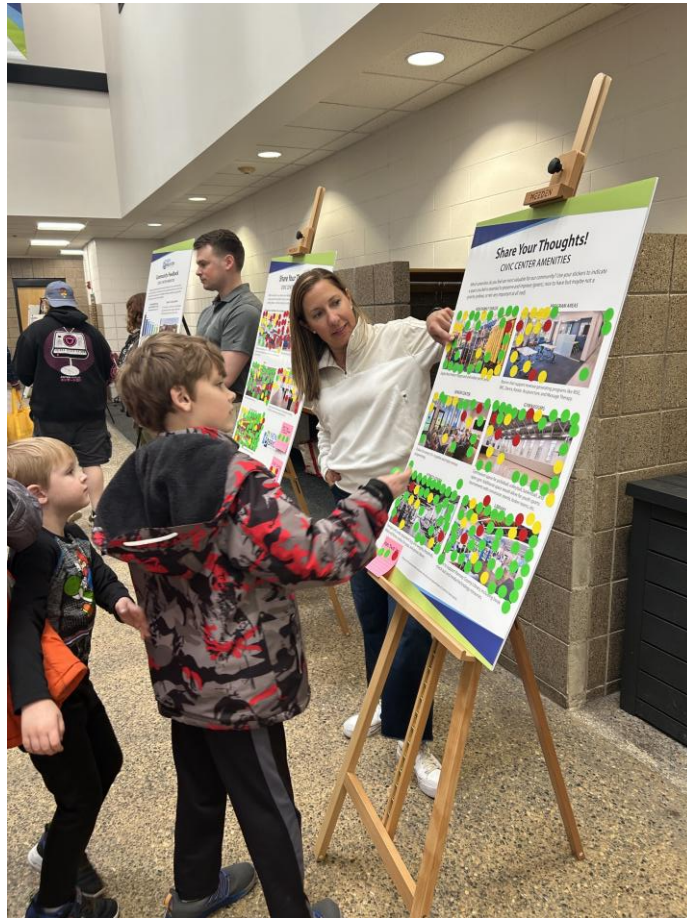
Survey Results

SUPPORT FOR NEW IMPROVEMENTS

WHAT AMENITIES WOULD YOU MOST WISH TO SEE IMPROVED? (RESPONDENTS COULD CHOOSE UP TO 4)



Open House



Open House Engagement Results

Outdoor Spaces



GREEN: 42
YELLOW: 9
RED: 3

Library



GREEN: 41
YELLOW: 9
RED: 5

Fitness Center



GREEN: 34
YELLOW: 10
RED: 3

Kids/Family Spaces



GREEN: 26
YELLOW: 13
RED: 2

Gymnasiums



GREEN: 19
YELLOW: 9
RED: 5

Senior Center



GREEN: 12
YELLOW: 7
RED: 3

Third Space/Co-working/
Open Gathering Areas



GREEN: 6
YELLOW: 11
RED: 28

Community Rooms



GREEN: 5
YELLOW: 21
RED: 9

Program Areas



GREEN: 5
YELLOW: 15
RED: 8

Civic Campus Opportunity

One option being explored is the consolidation of City Hall and the Community Center into a single “civic campus” with the goal of:

- Improving convenience and accessibility for residents
- Strengthening collaboration among city staff
- Improving operational efficiency by managing one building instead of two
- Creating opportunities for redevelopment of more desirable sites.



Build-A-Center Exercise

You've been tasked with creating the ideal community center for New Brighton, but you only have \$15 to spend. What will you prioritize?

- **\$3** – Outdoor Spaces
- **\$3** – Multi-Court Gymnasiums
- **\$2** – Expanded Open Fitness Area
- **\$2** – Youth & Teen Programming Spaces
- **\$2** – Senior Programming Spaces
- **\$2** – Drop-in Childcare Center for Members
- **\$2** – Performing Arts Theater
- **\$2** – Library
- **\$2** – Indoor Playspace
- **\$1** – Additional Group Fitness Studios
- **\$1** – Updated Locker Rooms/Restrooms
- **\$1** – Rentable Commercial Kitchen Space
- **\$1** – Rentable Event/Gathering Spaces
- **\$1** – Café/Social Areas
- **\$1** – Enhanced Safety/Security Measures
- **\$1** – Additional Parking
- **\$1** – Indoor Walking Track

Values are arbitrary and not proportionate to real-world costs. This exercise is only intended to help identify which amenities are most and least important to community members.



What's Next?

- **City leaders will closely consider community feedback** and review current site limitations and/or alternative sites, like Block B.
- Based on the input, the City and construction experts will **create cost estimates** for improvement options.
- **Study of financing options and projected tax impacts** will be completed.
- **Community feedback will be used to develop a recommendation** for the City Council.
- **Council consideration** and possible vote.



Final Feedback

After learning about the steps New Brighton has completed so far:

- What additional thoughts or suggestions do you have as the City completes next steps?
- How would you like to see updates shared going forward?
- Do you feel better-informed about the City's efforts?



Agenda Section:	Business Items
Meeting Date:	September 2, 2026

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Business Support Services: what's needed?

Action Requested: Discussion

Form of Action: Provide feedback for Ramsey County

Votes Needed: N/A

Summary Statement:	Ramsey County recently received legislative approval to operate a County Economic Development Authority which is set to begin operations in early 2027. To prepare for that happening, the County would like your feedback on the business support services you would like to see the County offer moving forward. What do you view as priority resources that businesses will need in 2027? What City priorities can the County help New Brighton achieve? How can the County help us to empower our local entrepreneurs? Any and all feedback for the County will be welcomed.
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Recommendations:	Brainstorm ideas for County support, and come to the meeting on 9/2/26 ready to share (there are no wrong answers)!
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Applicable Deadlines:	None, but the sooner Ramsey County has direction from its Cities, the sooner they can develop a 2027 work plan to meet our needs.
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Community Impact:	TBD
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Legislative History:	2027 will be the first year of the County operating an EDA in partnership with its Cities.
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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:	

Attachments:	
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