



BROOKLYN CENTER,
MINNESOTA

**Community
Development
Director**



GovHR USA
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BROOKLYN CENTER, MN

DIRECTOR OF COMMUNITY DEVELOPMENT

THE COMMUNITY

Brooklyn Center is a fully developed community, rich in diversity and ethnicity. Located along the banks of the Mississippi River, it is considered one of the most accessible communities in the region, located only 10 minutes from downtown Minneapolis and near Interstates 94/694 and Highways 100 and 252. It is the fourth largest city in the northwest Twin Cities Metropolitan Area and the eleventh largest in Hennepin County.

Brooklyn Center offers a full range of housing options, from starter homes to upscale riverfront dwellings to senior living options and multifamily apartments with a home ownership rate of 60%. The affordability of homes in Brooklyn Center makes it an attractive community for home ownership. The city is committed to maintaining both affordability and the quality of housing stock for the community.

The city has an array of recreational opportunities for residents and visitors. The city owns and maintains over 567 acres of parks and nature areas, combined with the 21-mile Shingle Creek Regional Trail system that extends to neighboring communities and is plowed during the winter. Other community amenities include the [Brooklyn Center Community Center](#), featuring a fitness facility with an Olympic-size indoor pool and 150-foot water slide and the [Centerbrook Golf Course](#) (9 holes) located on 28 acres in the heart of the city.

Brooklyn Center's easy access to major interstates and highways makes for an attractive and diverse business climate. It also has a highly utilized public transit system. The Brooklyn Center Transit Center is one of the busiest boarding locations in the entire metro transit system and offers rapid bus transit service. The city is home to the corporate headquarters for Caribou Coffee and an FBI regional office. Shingle Creek Crossing is a 65-acre regional shopping district that provides many retail options.

DEMOGRAPHICS/ GENERAL INFORMATION

Population: **33,782**

Square miles: **8.52**

RESIDENT DEMOGRAPHICS BY RACE:

White or Caucasian: **32.9%**

Black or African American: **27.6%**

Asian: **19%**

Hispanic or Latino: **13.8%**

Two or more races: **5.47%**

American Indian or Alaska Native, non-Latino: **.73%**

Median home value (owner occupied):
\$259,000

Median household income: **\$64,600**



THE COMMUNITY (continued)

The [Heritage Center of Brooklyn Center](#), a renovated historic site in the heart of the city's business district, is owned and operated by the City of Brooklyn Center. Fully restored and operating as a premier conference and event venue, it includes over 40,000 square feet of flexible meeting space.

The City has an exciting opportunity to develop an 81-acre parcel for mixed-use redevelopment as part of its Becoming Brooklyn Center initiative. The plans call for retail, dining and entertainment uses, space for local businesses, along with 2300 market rate housing units. The overall goal of the project area is to create a downtown center and signature destination that offers community gathering spaces and drives future economic growth. The land is ideally situated near Highway 100 and Interstate 694. The first phase of this development is anticipated to break ground in the fall of 2023.

The recently announced closure of Brooklyn Center's Walmart store also provides for a new visioning and redevelopment opportunity. Both projects are crucial to the city's desire to drive economic growth and to create a new identity as a destination point for businesses, increasing job opportunities for its residents.

The city is served by 4 school districts. Most students attend Osseo Schools, also known as ISD 279. The three other districts include ISD 11 Anoka-Hennepin, ISD 286 Brooklyn Center and ISD 281 Robbinsdale Schools.



THE ORGANIZATION

The City of Brooklyn Center is a Council-Manager form of government, operating under a home-rule charter. The mayor and four council members are non-partisan, elected at large for four-year staggered terms. The mayor and council also serve as the members of the Housing and Redevelopment Authority and Economic Development Authority. The City Council is responsible for setting policy, adopting the budget and levying taxes and the city manager is responsible for implementing the Council policies and overseeing the daily operations of the City and staff.

All department directors report to the city manager. The city currently has six departments: Administration, Community Development, Fiscal and Support Services, Public Safety, Public Works, and Recreation.

The city has a 2023 General Fund budget of approximately \$27.7 million, which includes all funds, special revenues, and debt service. The Housing and Redevelopment Authority has an adopted levy of \$508,633. Brooklyn Center has 180 full-time staff.

VISION STATEMENT

We envision Brooklyn Center as a thriving, diverse community with a full range of housing, business, cultural and recreational offerings. It is a safe and inclusive place that people of all ages love to call home, and visitors enjoy due to its convenient location and commitment to a healthy environment.

MISSION STATEMENT

The mission of the City of Brooklyn Center is to ensure an attractive, clean, safe, and inclusive community that enhances the quality of life for all people and preserves the public trust.

VALUES STATEMENT

Customer Intimacy

Our primary value proposition is a commitment to serving each customer with dignity and respect. This requires that we seek to understand the needs of each customer and deliver quality service that will be understood and appreciated.

Operational Excellence

In addition, we will commit ourselves to deliver quality services in a cost-effective and efficient manner. We will be good stewards of the limited resources made available to us by the citizens we serve.





STRATEGIC PRIORITIES

RESIDENT ECONOMIC STABILITY

The economic stability of residents is essential to vibrant neighborhoods and to retail, restaurant, and business growth. We will lead by supporting collaborative efforts of education, business, and government sectors to improve income opportunities for residents.

TARGETED REDEVELOPMENT

Redeveloping properties to the highest value and best use will accomplish our goals regarding housing, job creation, and growth of the City's tax base. We will appropriately prepare sites and provide the necessary supporting infrastructure investments to guide the redevelopment of publicly- and privately-owned properties.

ENHANCED COMMUNITY IMAGE

Our ability to attract and retain residents and businesses is influenced by the perception of the City. We will take specific actions to assure that Brooklyn Center is recognized by residents, businesses, stakeholders, and visitors as a high-quality, attractive, and safe community.

INCLUSIVE COMMUNITY ENGAGEMENT

In order to provide effective and appropriate services, we must clearly understand and respond to community needs. We will consistently seek input from a broad range of stakeholders from the general public, non-profit, and for-profit sectors. Efforts to engage the community will be transparent, responsive, deliberately inclusive, and culturally sensitive.

SAFE, SECURE, AND STABLE COMMUNITY

For residents and visitors to fully appreciate and enjoy a great quality of life, it is essential that all neighborhoods are safe, secure, and stable. We will assure compliance with neighborhood conditions and building safety standards, provide proactive and responsive public safety protection, wise stewardship of City resources and policies that promote safety, security, and a lasting stable environment.

KEY TRANSPORTATION INVESTMENTS

Proactively maintaining an efficient and effective infrastructure will meet the high level of community expectations. We will plan for and invest in critical infrastructure improvements that enhance safety, improve life quality, and support opportunities for redevelopment while sustaining the natural environment.

THE COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Director of Brooklyn Center oversees the long-range planning, economic development, and redevelopment, planning and zoning, housing, inspections, code enforcement and assessing. The director oversees a full-time staff of twelve and two part-time employees and has an operating budget of \$1.9 million. Community Development provides staff support to the HRA and EDA, and Planning Commission.

The Community Development Department operates five divisions:

1. Economic Development Division includes the Economic Development Authority, workforce development, business resources and outreach, and targeted redevelopment.
2. Housing and Home Ownership Division includes home improvement financing, home purchase assistance, and special assessments.
3. Planning and Zoning Division is responsible for the enforcement of the City's zoning, platting, and sign regulations.
4. Building and Construction Management Division is responsible for inspections and plan review relating to building, plumbing, mechanical, sewer and water, electrical and fire monitoring/suppression systems.
5. Property Maintenance and Code Enforcement Division is responsible for the enforcement of property maintenance standards through rental inspections, proactive code enforcement inspections, and the vacant building program.



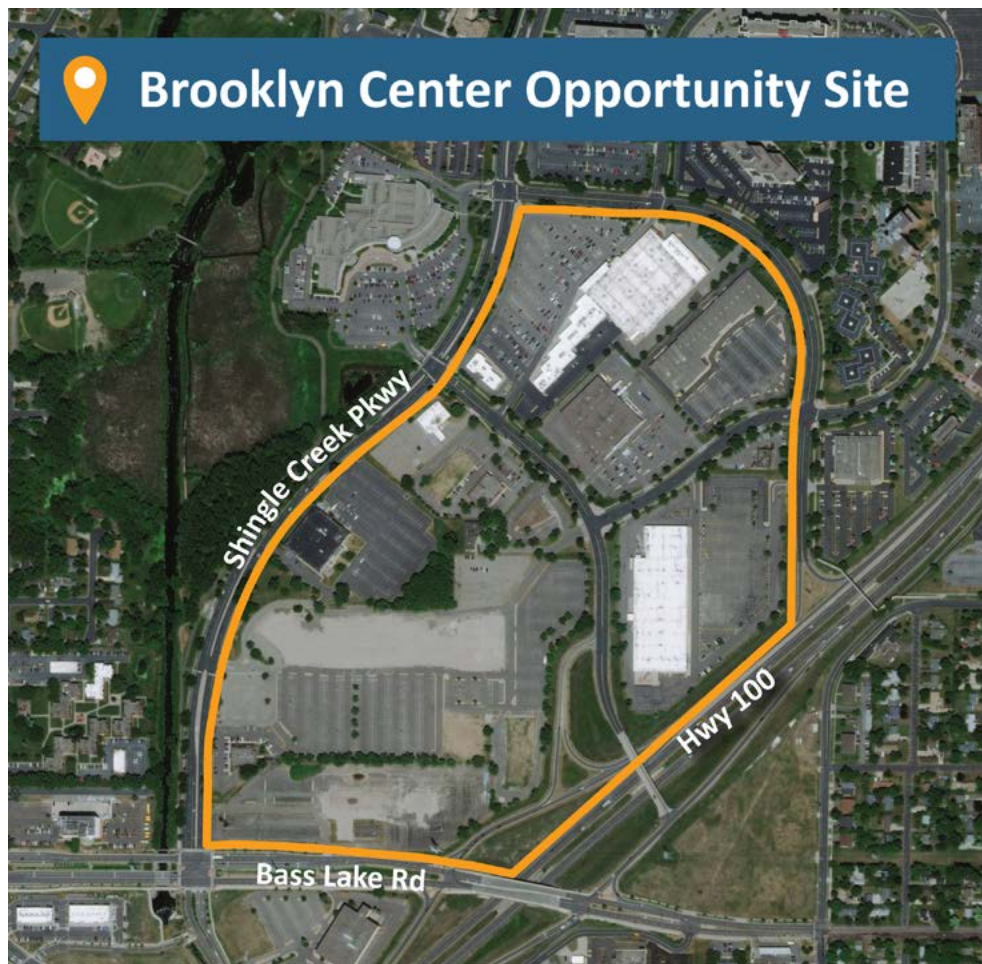
OPPORTUNITIES, EXPECTATIONS, AND PRIORITIES

There are many opportunities and challenges for the next Community Development Director. As a fully developed first ring suburb established post WWII, there is a need and desire for reinvestment, redevelopment and reimagining of its housing options, business opportunities and community spaces. The next director can expect to work with the leadership team and elected officials on a wide variety of projects and initiatives including, but not limited to the following:

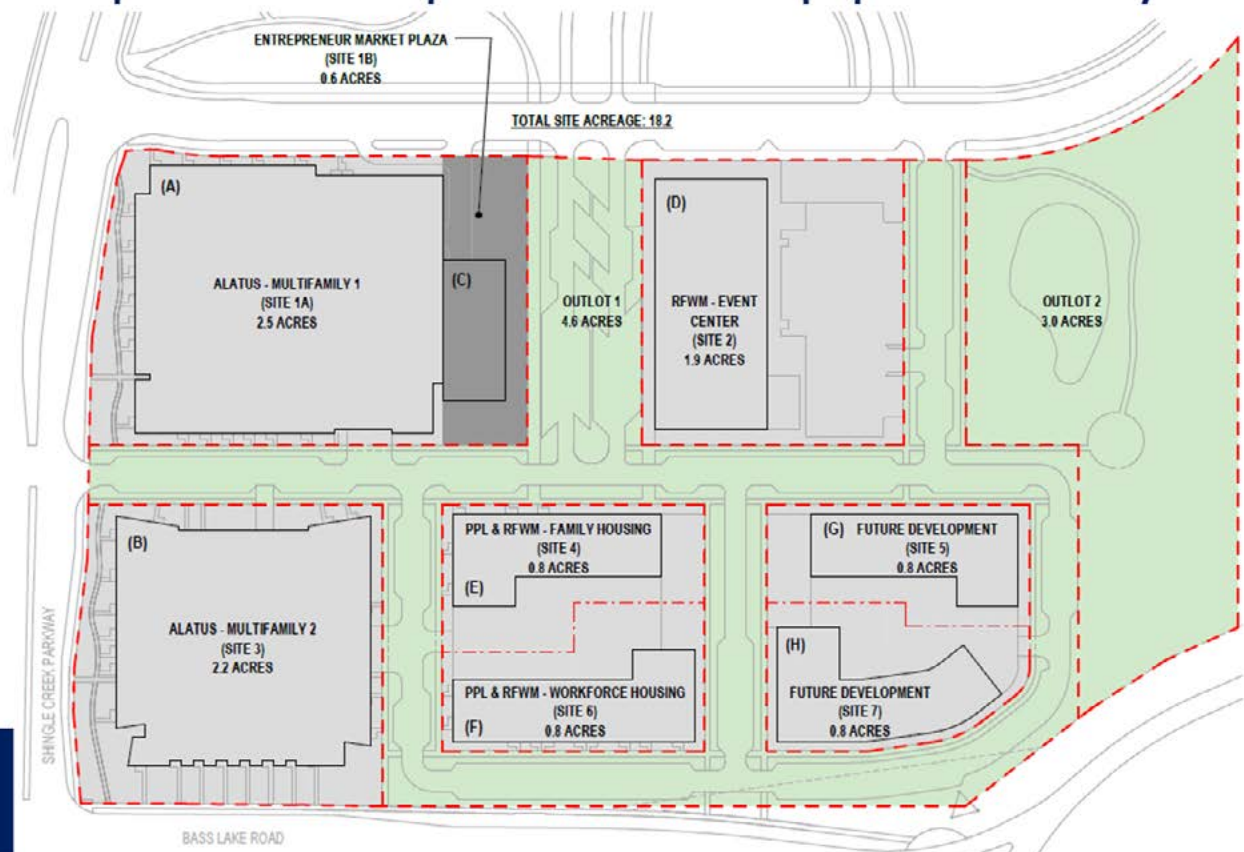
- Work with the city manager and other stakeholders to craft a vision for the future economic growth and development of the city that helps to diversify and expand the city's housing stock and bolster its tax base without displacement and gentrification.
- Lead the Opportunity Site redevelopment project, ensuring that Phase 1 construction commences Fall of 2023 and that subsequent phases are completed. Guide the completion of the Opportunity Site Master Plan and actively recruit potential partners for development of the next phases of the site.
- Identify opportunities and strategies for redevelopment of the recently closed Walmart store that align with the city's goals and priorities.
- Support the goal of developing and investing in more micro businesses and creating opportunities for entrepreneurship.
- Ensure that development creates opportunities and benefits for all members of the community.
- Identify strategies and opportunities to integrate sustainability into land use planning, zoning, and building construction.
- Serve as a trusted and collaborative resource to staff, elected officials, commissions and community members.
- Build and develop a strong Community Development team.
- Serve as an active and collaborative member of the city's management team.

OPPORTUNITY SITE





Development Update – Opportunity Site



CANDIDATE QUALIFICATION CRITERIA

The city is seeking visionary, strategic, and highly collaborative candidates for its next Director of Community Development. The ideal person in this role is an expert when it comes to economic development and housing and can create and implement a compelling strategy that helps the City achieve its goals and priorities. In addition, the person in this role values and is committed to the establishment of a culture of diversity, equity, and inclusion.

The following education, experience, management, and leadership criteria have been identified by the City of Brooklyn Center as important skills and abilities for the successful candidate to possess and demonstrate.

CANDIDATE REQUIREMENTS

- Bachelor's degree in a related field or equivalent experience in economic development, housing, planning, zoning, or public management.
- Three years of supervisory or leadership experience.
- Ability to successfully negotiate development/redevelopment projects.
- Strong understanding and experience with redevelopment processes and financing.
- Ability to build strong relationships with a wide variety of people.

THE IDEAL CANDIDATE WILL BE:

- Experienced, strategic, and skilled in economic development and housing initiatives with a demonstrated record of success.
- A leader who can craft a vision and strategy that aligns with the City's overall vision and priorities. A leader who seizes opportunities to help grow the City and mitigate, if not eliminate, risks and threats.
- A savvy project manager able to oversee complex initiatives and ensure project completion.
- A team-oriented leader who contributes to the City's management team and creation of a work environment that fosters collaboration, inclusion, and productivity.
- Committed to establishing a culture that values diversity, equity and inclusion.
- A manager willing to consider ideas and input from a variety of stakeholders.
- A leader who is able to build and maintain strong partnerships and relationships with internal and external stakeholders.
- A skilled communicator able to explain and present complex information clearly and effectively with an awareness of their audience.
- An approachable leader, able to develop, mentor and coach the people on their team.
- Experienced with the use of Tax Increment Financing (TIF) and other economic development tools.
- Able to speak, read or write any language other than English, including sign language.



COMPENSATION AND BENEFITS

The 2023 salary range is \$121,373 to \$148,819 DOQ. The City of Brooklyn Center offers an excellent and comprehensive benefits package.

HOW TO APPLY

Interested candidates should apply online by April 28, 2023, with resume, cover letter and contact information for five work-related references at www.govHRJobs.com to the attention of Charlene Stevens, Senior Vice President, GovHR USA, and/or Pam Dmytrenko, Vice President, 630 Dundee Road, #225, Northbrook, IL 60062. Tel: (847) 380-3240 X124. Interviews with the City of Brooklyn Center are anticipated in mid-May. The City of Brooklyn Center, MN is an Equal Opportunity Employer.



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