

[HOM Furniture Inc.](#) is planning a Brooklyn Center store at Shingle Creek Crossing, the former Brookdale Center.

Brooklyn Center Planning Commission documents from its Jan. 26 meeting show HOM seeking approval for a site and building plan in the former Kohl's space. The proposal calls for HOM to gut and renovate the 75,000-square-foot, two-level Kohl's site and add 24,600 square feet of additional space.



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The two-story addition would provide 11,800 square feet for new multi-tenant retail space on the ground level and 12,800 square feet of additional space for HOM to use on the second floor for displays or storage. The ground floor retail space would be controlled or leased out by HOM.

Director of Real Estate for HOM Furniture, [Wayne Johansen](#), said HOM needed to add more space to the site since its stores usually range from 85,000 to 170,000 square feet.

The lot is 6.83 acres. Kohl's [closed the store](#) in March 2014.

Brooklyn Center Business and Development Director [Gary Eitel](#) said the city has been seeking a tenant to update the two-story commercial space ever since.

"It's been a challenge because most retailers now prefer a single-level space," he said.

City documents said Coon Rapids-based HOM Furniture intends to replace or repair any outdated or inefficient mechanicals and repair the roof as needed at the Kohl's site.

"The property has high exposure but it's a distressed property that obviously it needs a lot of love and care," Johansen said.

Plans for the site will go to the Brooklyn Center City Council on Monday night. Eitel said there's also a proposed TIF agreement that could follow, since the Kohl's site is considered a blighted property.

The Shingle Creek Crossing development is managed by Fort Lauderdale, Fla.-based Gatlin Development Co. The development replaced the former Brookdale Mall, a 65-acre site in the city's prime commercial district.

Johansen said if all goes well with the planning process, the project could start in late summer or early fall.