



City Council AGENDA

**CITY COUNCIL MEETING
MONDAY, NOVEMBER 24, 2025
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431**

6:30 PM

Mayor: Tim Busse

Councilmembers:

**Victor Rivas
Chao Moua
Dwayne Lowman**

**Lona Dallessandro
Jenna Carter
Shawn Nelson**

ANNOUNCEMENT

This meeting will be held in person and electronically via Webex. Some members of the City Council, testifiers, and presenters may participate electronically as permitted by Minnesota Statutes. Members of the public may participate in person or electronically. Directions are provided below.

To watch the meeting:

- Attend in person
- Watch online at blm.mn/btv-live or the City's YouTube channel blm.mn/youtube
- Watch BTV (Comcast channels 859 or 14)

To provide testimony on a public hearing item:

- Attend in person and speak at the podium; or
- Speak by phone during a public hearing by dialing **1-415-655-0001**. Enter access code **2863 034 6065#** and password **112425 #**. Press ***3** to "raise your hand" to indicate a desire to speak; your line will remain muted until it is your turn. When it is your turn to speak, the Council Secretary will call on you by the first six digits of your phone number and will unmute your line. Listen for notification that your line has been unmuted and state your name before speaking.

CALL TO ORDER

The City Council requests that attendees silence cell phones during the meeting. A paper copy of the full City Council packet is available to the public in the ring binder at the entrance of Council Chambers.

PLEDGE OF ALLEGIANCE

- 1. APPROVAL OF AGENDA**
- 2. INTRODUCTORY**

2.1 Creative Placemaking Minnesota American Planning Association (MNAPA) Award

3. CONSENT BUSINESS

The following items are considered to be routine by the City Council and will be acted on by one motion.

There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Consent Business or at another stated time on the agenda as determined by the City Council. If you desire to have an item removed from the consent agenda, then please alert the Council Secretary prior to the start of the City Council meeting.

The Council Secretary will notify the City Council of a request to remove an item from the consent agenda.

3.1 Accounts Receivable Write-Offs

3.2 Resolution Authorizing Application for and Execution of a SHSP Grant Agreement and Budget Adjustment

3.3 Resolution Providing Preliminary Approval to Issuance of Revenue Bonds for the Benefit of Real Estate Equities, LLC

3.4 On-Sale Liquor and Sunday Liquor License - Hong Kong Noodle at 815 E 78th Street

3.5 Agreement with Graymont (WI) LLC for Quicklime for the Water Treatment Plant

3.6 Resolution Approving SICK Easement Amendment

3.7 Continue Council Meeting and Listening Session Procedures Resolution

4. HEARINGS, RESOLUTIONS, AND ORDINANCES

To address the Council on a public hearing item, please approach the podium, clearly state your name, and after you have spoken, please sign the roster so the City can accurately include your comments in the official meeting minutes.

4.1 Public Hearing: Veterans Memorial Location Update

5. ORGANIZATIONAL BUSINESS

5.1 2026 Property Tax Levy and General Fund Budget Discussion with Public Comment Opportunity

COUNCIL POLICY AND ISSUE UPDATES

Council will discuss policy updates

6. ADJOURNMENT

ATTACHMENTS

Additional Meetings Attachments

View regular meetings live or via archive at blm.mn/meetings. Catch the replay on Comcast cable by tuning to Bloomington TV channels 14(SD) and 859(HD) the Wednesday after a meeting at 6:00 p.m. and Thursday at 12:00 a.m., 6:00 a.m. and 12:00 p.m.

BloomingtonMN.gov: A yearly meeting schedule, agendas, and the official minutes once approved are available. If you require a reasonable accommodation, please call 952-563-8733 (MN Relay 711) as soon as possible, but no later than 9:00 a.m. one business day before the meeting day.

Our mission is to cultivate an enduring and remarkable community where people want to be.



Request for Council Action

Originator Creative Placemaking	Item 2.1 Creative Placemaking Minnesota American Planning Association (MNAPA) Award
Agenda Section INTRODUCTORY	Date November 24, 2025

Requested Action:

No action requested. APA MN Chapter President Mike Palermo to present the award to Creative Placemaking.

Item created by: Alejandra Pelinka, Creative Placemaking

Item presented by: Michael Palermo, Assistant HRA Administrator and APA MN Chapter President
Alejandra Pelinka, Creative Placemaking Director
Paul Coate, Creative Placemaking Commissioner, Vice Chair

Description:

Bloomington's Citywide Creative Placemaking Plan has been honored with the Advancing Diversity and Social Change Award from the Minnesota Chapter of the American Planning Association (MNAPA). The award recognizes innovative planning efforts that strengthen communities through meaningful collaboration and engagement.

Bloomington's plan was selected for its inclusive approach to connecting people, creativity, and place, and its commitment to resident participation in shaping the City's future. Developed in partnership with Forecast Public Art, the plan builds on more than a decade of successful creative placemaking in the South Loop District and expands this work citywide.

Aligned with the City's Bloomington. Tomorrow. Together. Strategic Plan and its goal of fostering "A Connected, Welcoming Community," the plan reflects extensive community input and collaboration among residents, artists, partners, and City staff.



Request for Council Action

Originator Finance	Item 3.1 Accounts Receivable Write-Offs
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to approve the Accounts Receivable Write-Offs as presented.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

The City Council is asked to consider and approve the enclosed listing of write-offs of various accounts receivable and customer billing bankruptcies.

The Deputy Finance Officer oversees the collection of these accounts receivable and annually prepares a list of write-offs to be presented to the City Council for consideration of removal from the accounts receivable records of the City.

The City Attorney's Office has reviewed and approved the attached memo.

Attachments:

[2025 Write-Offs Memo](#)



DATE: November 12, 2025

TO: Mayor and City Council,
Zach Walker, City Manager
Lori Economy, Chief Financial Officer

FROM: Amy Sevig, Deputy Finance Officer

RE: Proposed Write-Offs

EXECUTIVE SUMMARY

We recommend that a total of \$1,395.86 be written off for Accounts Receivable bills that originated in the year 2024.

Type of Write-Off	Dollar Amount	# of Customers	Amount as Result of Bankruptcy	Amount as Result of Aging/Other Circumstance
Accounts Receivable	\$ 1,395.86	1	\$0	\$1,395.86
Utility Billing	\$ 0	0	\$0	\$0
Total	<u>\$ 1,395.86</u>			

These accounts are written off annually per the Finance department write-off policy.

Please see the information below for more detailed information regarding the process of collections.

DATE: 11/12/25

TO: Amy Sevig
Deputy Finance Officer

FROM: Sue LeGrand
Accounts Receivable

RE: Proposed 2025 Write-Offs – Accounts Receivable

Numerous attempts have been made to collect the outstanding invoices listed on the proposed list of 2025 write-offs.

The collection methods used included.

- Mailing and/or emailing of statements including copies of original invoices.
 - Process returned mail or undeliverable email for customer that has moved per information provided by the US Postal Service or Outlook.
 - Research for new/good contact information using online search engines to obtain current telephone numbers, addresses and/or email addresses, company websites and MN Secretary of State (MN SOS) business searches.
 - Forwarding of statements/invoices to customers using new contact information obtained.
 - Collection letter (Certified) from Assistant City Attorney.

To my knowledge the account on the proposed write off list is not subject to collection via the City of Bloomington license application process, for new or renewed licenses, nor is it collectable by way of the annual Hennepin County Property Tax Special Assessment process.

CITY OF BLOOMINGTON
Pending Write Offs
YE 12-31-25

Cust #	Customer Name	Invoice #	Bal Due	Description	<250	>250	Bill Year	Notes
13367	CORBIN, SWEN	23634	343.39	COT	-	343.39	2024	Uncollectable - No response to calls or emails
13367	CORBIN, SWEN	23960	392.35	COT	-	392.35	2024	Uncollectable - No response to calls or emails
13367	CORBIN, SWEN	24199	341.92	COT	-	341.92	2024	Uncollectable - No response to calls or emails
13367	CORBIN, SWEN	24330	318.20	COT	-	318.20	2024	Uncollectable - No response to calls or emails
Bankruptcies			\$ -		\$ -	\$ -		
Other			<u>\$ 1,395.86</u>		<u>\$ -</u>	<u>\$ 1,395.86</u>		
Total Write Offs			\$ 1,395.86		\$ -	\$ 1,395.86		



Request for Council Action

Originator Police Department	Item 3.2 Resolution Authorizing Application for and Execution of a SHSP Grant Agreement and Budget Adjustment
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution no. 2025-____, a resolution authorizing application for and execution of a grant agreement with Minnesota Department of Public Safety Homeland Security and Emergency Management Division and making related budget adjustment.

Item created by: Emily Herman, Police Department

Item presented by: Booker T. Hodges, Chief of Police

Description:

The Bloomington Police Department (BPD) is seeking to apply for a State Homeland Security Grant Program (SHSP) grant in the amount of \$212,000.00. The SHSP funds will be used for 1) Law Enforcement Terrorism Prevention (LETP) patrols at Mall of America and other locations where enhanced police presence is deemed essential for increasing the safety and security of the public (\$75,000.00), 2) Bomb Squad equipment (\$127,000.00), and 3) bomb technician training (\$10,000.00) to support the BPD's Bomb Unit in its role as a State Team.

The BPD is requesting approval of the attached resolution and related budget adjustments totaling \$212,000.00. The budget adjustments will not exceed the amounts listed below:

245440-43101-HSB26 - Fed Grant - \$212,000.00

245440-50040-HSB26 - Overtime - \$63,000.00

245440-5105P-HSB26 - Workers Comp - \$1,125.00

245440-5106P-HSB26 - FICA/Medicare - \$1,100.00

245440-5107P-HSB26 - PERA - \$9,775.00

245440-57070-HSB26 - Capital Outlay - \$127,000.00

245440-54650-HSB26 - Training Other - \$10,000.00

Attachments:

[Resolution](#)

RESOLUTION NO. 2025 -

**RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A
GRANT AGREEMENT WITH MINNESOTA DEPARTMENT OF PUBLIC SAFETY
HOMELAND SECURITY AND EMERGENCY MANAGEMENT DIVISION (GANTOR)
AND MAKING RELATED BUDGET ADJUSTMENTS**

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota (“City”); and

WHEREAS, City Charter Section 6.06 authorizes the Mayor and City Manager, with the City Attorney, to sign and execute contracts, bonds, and instruments in the name of the City; and

WHEREAS, City Charter Section 7.08 requires the City Council to act by resolution to alter the approved budget; and

WHEREAS, Minnesota Statutes Section 465.03, requires a city to act by resolution adopted by a two-thirds majority of its members to accept a grant or devise of real or personal property and expressing the terms in full; and

WHEREAS, Grantor makes funding available for Law Enforcement Terrorism Prevention (LETP) Patrol at the Mall of America and other locations where enhanced police presence is deemed essential for increasing the safety and security of the public (\$75,000), as well as Bomb Squad equipment (\$127,000) and training (\$10,000) (“Grant Opportunity”); and

WHEREAS, the amount of the grant is up to \$212,000; and

WHEREAS, the City Council has determined that it is in the City’s best interests to apply for the Grant Opportunity, and if awarded, enter into a grant agreement to accept the funds and to make the necessary budget adjustments to the approved budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, based on the foregoing recitals and as required by State Law and City Charter, that the Mayor, City Manager, Chief Financial Officer, and City Attorney, or their designee(s), are hereby authorized and directed to take any and all actions required to apply for and accept the grant funds for and on behalf of the City including executing a grant agreement, and to make any and all necessary related budget adjustments to the approved budget of the City.

Passed and adopted this 24th day of November 2025.

Mayor

Attest:

Secretary to the Council



Request for Council Action

Originator Finance	Item 3.3 Resolution Providing Preliminary Approval to Issuance of Revenue Bonds for the Benefit of Real Estate Equities, LLC
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to approve Resolution No. 2025-____ providing preliminary approval to the issuance of revenue bonds under Minnesota Statutes, Chapters 462C and 474A, as amended, for the benefit of Real Estate Equities, LLC, or an affiliate, successor, or assign, and taking other actions in connection therewith.

Item created by: Briana Eicheldinger, Finance

Item presented by: Lori Economy-Scholler, CFO

Description:

Background

The City is authorized under Minnesota Statutes, Chapter 462C, to issue revenue bonds to finance multifamily housing developments. The Borrower, Real Estate Equities, LLC (or an affiliate), proposes to develop a 180-unit multifamily housing project for low- and moderate-income residents at approximately 9955 Lyndale Avenue South and is requesting that the City issue up to \$34 million in tax-exempt or taxable conduit revenue bonds to finance project acquisition, construction, equipment, potential reserve funds, capitalized interest, and issuance costs.

Issuance of any tax-exempt bonds requires an allocation of State bonding authority under Minnesota Statutes, Chapter 474A, and preliminary Council approval is needed to submit the application. The City must prepare and adopt a Housing Program in accordance with Minnesota Statutes, Section 462C.03, subdivision 1a. Before issuing the bonds, the Council is required to conduct public hearings on both the bonds and the Housing Program.

Summary of request

Council is asked to make preliminary findings related to the potential issuance of revenue bonds for a proposed multifamily rental housing project. Bond proceeds would be loaned to the developer and the City would enter into a loan or revenue agreement requiring the developer to repay the loan and cover all ongoing project costs,

including maintenance, insurance, and taxes.

The purpose of the preliminary authorization is to support the availability and improvement of multifamily housing in alignment with the Housing Act. The bonds would be special, limited obligations of the City, payable solely from project revenues and not backed by the City's taxing authority.

Attachments:

[Resolution \(incl Allocation\)](#)

RESOLUTION NO. 2025-_____

RESOLUTION PROVIDING PRELIMINARY APPROVAL TO THE ISSUANCE OF REVENUE BONDS UNDER MINNESOTA STATUTES, CHAPTERS 462C AND 474A, AS AMENDED, FOR THE BENEFIT OF REAL ESTATE EQUITIES, LLC, OR AN AFFILIATE, SUCCESSOR, OR ASSIGN, AND TAKING OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City Council (the “Council”) of the City of Bloomington (the “City”) is the official governing body of the City; and

WHEREAS, pursuant to Minnesota Statutes, Chapter 462C, as amended (the “Housing Act”), the City is authorized to carry out the public purposes described in the Housing Act by providing for the issuance of revenue bonds or other obligations to provide funds to finance multifamily housing developments; and

WHEREAS, Real Estate Equities, LLC, a Minnesota limited liability company, or an affiliate, successor, or assign (collectively, the “Borrower”), has proposed to finance the acquisition, construction and equipping of an approximately 180-unit multifamily housing development for occupancy by persons of low and moderate income and facilities functionally related and subordinate thereto to be located at or about 9955 Lyndale Avenue South in the City (the “Project”); and

WHEREAS, the Borrower is requesting that the City issue one or more series of tax-exempt or taxable conduit revenue bonds or other obligations (the “Bonds”), in the approximate maximum principal amount of \$34,000,000, in order to finance all or a portion of (i) the costs of the acquisition, construction, and equipping of the Project; (ii) required reserve funds, if any; (iii) capitalized interest during the construction of the Project, if necessary; and (iv) the costs of issuing the Bonds; and

WHEREAS, pursuant to Section 146 of the Internal Revenue Code of 1986, as amended (the “Code”), any Bonds issued on a tax-exempt basis (the “Tax-Exempt Bonds”) must receive an allocation of bonding authority of the State of Minnesota, and an application for such an allocation must be made pursuant to the requirements of Minnesota Statutes, Chapter 474A, as amended (the “Allocation Act”), and the Council must grant preliminary approval to the issuance of the Bonds to finance the Project and

authorize the submission of an application to the office of Minnesota Management and Budget for an allocation of bonding authority with respect to the Tax-Exempt Bonds to finance the Project; and

WHEREAS, as a condition to the issuance of the Bonds, the City must prepare and adopt a housing program providing the information required by Section 462C.03, subdivision 1a of the Housing Act (the “Housing Program”); and

WHEREAS, under Section 147(f) of the Code, prior to the issuance of the Bonds, the Council must conduct a public hearing after providing notice in a newspaper of general circulation in the City at least seven (7) days before the hearing, and under Section 462C.04, subdivision 2 of the Housing Act, a public hearing must be held on the Housing Program after one publication of notice in a newspaper circulating generally in the City at least ten (10) days before the hearing; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BLOOMINGTON, MINNESOTA, AS FOLLOWS:

Section 1. Preliminary Findings. Based on representations made by the Borrower to the City to date, the Council hereby makes the following preliminary findings, determinations, and declarations:

(a) The Bonds will finance a multifamily housing development designed and intended to be used for rental occupancy.

(b) The proceeds of the Bonds will be loaned to the Borrower and the proceeds thereof, along with other available funds, will be used to finance all or a portion of the costs of the acquisition, construction, and equipping of the Project, capitalized interest during the construction of the Project, if necessary, any required reserve funds, and the costs of issuance of the Bonds. The City will enter into a loan agreement (or other revenue agreement) with the Borrower requiring loan repayments from the Borrower in amounts sufficient to repay the loan of the proceeds of the Bonds when due and requiring the Borrower to pay all costs of maintaining and insuring the Project, including taxes thereon.

(c) In preliminarily authorizing the issuance of the Bonds, the City's purpose is and the effect thereof will be to promote the public welfare of the City and its residents by retaining and improving multifamily housing developments and otherwise furthering the purposes and policies of the Housing Act.

(d) The Bonds will be special, limited obligations of the City payable solely from the revenues pledged to the payment thereof, will not be a general or moral obligation of the City, and will not be secured by or payable from revenues derived from any exercise of the taxing powers of the City.

Section 2. Submission of an Application for an Allocation of Bonding Authority. The Council hereby authorizes the submission of an application for allocation of bonding authority with respect to the Bonds in the approximate principal amount of up to \$34,000,000 pursuant to Section 146 of the Code and the Allocation Act in accordance with the requirements of the Allocation Act. City staff and Kutak Rock LLP, Minneapolis, Minnesota, as bond counsel to the City ("Bond Counsel"), shall take all actions, in cooperation with the Borrower, as are necessary to submit an application for an allocation of bonding authority to the office of Minnesota Management and Budget.

Section 3. Public Hearing. The Council shall meet at a date to be determined by City staff to conduct a public hearing on the Housing Program, the Project, and the issuance of the Bonds by the City. Notice of such hearing (the "Public Notice") will be published as required by Section 462C.04, subdivision 2 of the Housing Act and Section 147(f) of the Code. Bond Counsel is hereby authorized and directed to publish the Public Notice, in substantially the form attached hereto as EXHIBIT A, in the official newspaper of and a newspaper of general circulation in the City, at least ten (10) days prior to the meeting of the Council at which the public hearing will take place. At the public hearing reasonable opportunity will be provided for interested individuals to express their views, both orally and in writing, on the Project, the Housing Program, and the proposed issuance of the Bonds.

Section 4. Housing Program. Bond Counsel shall prepare the Housing Program for the Project on behalf of the City. Bond Counsel is authorized and directed to submit, on behalf of the City,

the Housing Program to Metropolitan Council for review and comment pursuant to Section 462C.04, subdivision 2 of the Housing Act.

Section 5. Preliminary Approval. The Council hereby provides preliminary approval to the issuance of the Bonds, subject to: (i) a public hearing as required by the Housing Act and Section 147(f) of the Code; (ii) final approval following the preparation of bond documents; (iii) receipt of an allocation of bonding authority from the office of Minnesota Management and Budget; and (iv) final determination by the Council that the financing of the Project and the issuance of the Bonds are in the best interests of the City.

Section 6. Reimbursement of Costs under the Code.

6.01. The United States Department of the Treasury has promulgated regulations governing the use of the proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City or the Borrower for project expenditures paid prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the “Regulations”) require that the City adopt a statement of official intent to reimburse an original expenditure not later than sixty (60) days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds occur within eighteen (18) months after the later of: (i) the date the expenditure is paid; or (ii) the date the project is placed in service or abandoned, but in no event more than three (3) years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the Bonds.

6.02. To the extent any portion of the proceeds of the Bonds will be applied to expenditures with respect to the Project, the City reasonably expects to reimburse the Borrower for the expenditures made for costs of the Project from the proceeds of the Bonds after the date of payment of all or a portion of such expenditures. All reimbursed expenditures shall be capital expenditures, costs of issuance of the Bonds, or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations and also qualifying expenditures under the Housing Act.

Based on representations by the Borrower, other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under prior regulations pursuant to the transitional provision contained in Section 1.150-2(j)(2)(i)(B) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a “de minimis” amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures with respect to the Project to be reimbursed with the proceeds of the Bonds have been made by the Borrower more than sixty (60) days before the date of adoption of this resolution of the City.

6.03. Based on representations by the Borrower, as of the date hereof, there are no funds of the Borrower reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Project to be financed from proceeds of the Bonds, other than pursuant to the issuance of the Bonds. This resolution, therefore, is determined to be consistent with the budgetary and financial circumstances of the Borrower as they exist or are reasonably foreseeable on the date hereof.

Section 7. Costs. The Borrower will pay the administrative fees of the City and pay, or, upon demand, reimburse the City for payment of, any and all costs incurred by the City in connection with the Project and the issuance of the Bonds, whether or not the Bonds are issued.

Section 8. Commitment Conditional. The adoption of this resolution does not constitute a guaranty or firm commitment that the City will issue the Bonds as requested by the Borrower. The City retains the right in its sole discretion to withdraw from participation and accordingly not to issue the Bonds, or issue the Bonds in an amount less than the amount referred to herein, should the City at any time prior to issuance thereof determine that it is in the best interest of the City not to issue the Bonds, or to issue the Bonds in an amount less than the amount referred to herein, or should the parties to the transaction be unable to reach agreement as to the terms and conditions of any of the documents required for the transaction.

Section 9. Effective Date. This resolution shall be in full force and effect from and after its passage.

Passed and adopted this 24th day of November, 2025.

Mayor

ATTEST:

Secretary to the Council

EXHIBIT A

NOTICE OF PUBLIC HEARING

CITY OF BLOOMINGTON, MINNESOTA

NOTICE OF PUBLIC HEARING ON THE APPROVAL OF A HOUSING PROGRAM FOR A MULTIFAMILY HOUSING DEVELOPMENT AND THE ISSUANCE OF REVENUE BONDS UNDER MINNESOTA STATUTES, CHAPTERS 462C AND 474A, AS AMENDED, FOR THE BENEFIT OF REAL ESTATE EQUITIES, LLC, OR AN AFFILIATE, SUCCESSOR, OR ASSIGN

NOTICE IS HEREBY GIVEN that the City Council of the City of Bloomington, Minnesota (the “City”) will hold a public hearing on Monday, _____, 2026, at or after 6:30 p.m. in Bloomington Civic Plaza’s Council Chambers, 1800 West Old Shakopee Road in the City, to consider a proposal that the City approve and authorize the issuance of one or more series of tax-exempt or taxable revenue bonds or other obligations (the “Bonds”) pursuant to Minnesota Statutes, Chapters 462C and 474A, as amended (the “Act”), for the purposes of financing all or a portion of the costs of (i) the acquisition, construction, and equipping of an approximately 180-unit multifamily housing development for occupancy by persons of low and moderate income and facilities functionally related and subordinate thereto to be located at or about 9955 Lyndale Avenue South in the City (the “Project”); (ii) any required reserve funds; (iii) capitalized interest during the construction of the Project, if necessary; and (iv) the costs of issuing the Bonds. Real Estate Equities, LLC, a Minnesota limited liability company, or an affiliate, successor, or assign (collectively, the “Borrower”), will own the Project. The aggregate principal amount of the proposed Bonds is estimated not to exceed \$ _____.

Following the public hearing, the City Council will consider a resolution approving a housing program prepared in accordance with the requirements of the Act and granting approval to the issuance of the Bonds.

The Bonds if and when issued will be special, limited obligations of the City, and the Bonds and interest thereon will be payable solely from the revenues and assets pledged to the payment thereof. No holder of any Bond will have the right to compel any exercise of the taxing power of the City to pay the Bonds or the interest thereon, nor to enforce payment against any property of the City except money payable by the Borrower to the City and pledged to the payment of the Bonds. Before issuing the Bonds, the City will enter into an agreement with the Borrower, whereby the Borrower will be obligated to make payments at least sufficient at all times to pay the principal of and interest on the Bonds when due.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal. Written comments will be considered if submitted to the Chief Financial Officer at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, on or before the date of the public hearing.

PLEASE NOTE, the public hearing may be conducted via telephone or other electronic means as allowed under state law. Please refer to the City’s website at <http://blm.mn/notices> or call City Hall at 952-563-8700 to learn how to attend the public hearing via telephone or electronically.

Dated: [Date of Publication]



Request for Council Action

Originator City Clerk	Item 3.4 On-Sale Liquor and Sunday Liquor License - Hong Kong Noodle at 815 E 78th Street
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to approve an On-Sale Liquor and Sunday Liquor License for Hong Kong Noodle Inc., doing business as Hong Kong Noodle at 815 E 78th Street.

Item created by: Matt Brillhart, City Clerk

Item presented by: Matt Brillhart, Deputy City Clerk

Description:

Hong Kong Noodle Inc. has applied for an On-Sale Liquor and Sunday Liquor License for Hong Kong Noodle, a restaurant located at 815 E 78th Street. Hong Kong Noodle opened earlier this year and wishes to obtain an on-sale intoxicating liquor license.

The City Clerk's office has reviewed the application and finds it to be in order for City Council approval. The license will be submitted to Minnesota Alcohol & Gambling Enforcement pending submittal of all required application & insurance documents.



Request for Council Action

Originator Public Works	Item 3.5 Agreement with Graymont (WI) LLC for Quicklime for the Water Treatment Plant
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to approve the Agreement with Graymont (WI) LLC for Quicklime for the Water Treatment Plant.

Item created by: Carol Fearing, Public Works

Item presented by: Scott M. Anderson, Utilities Superintendent

Description:

The City requested bids to secure a contract to provide for the purchase and delivery of all quicklime required for the City of Bloomington Water Treatment Plant. It is estimated that 3,600 tons per year will be required at a bid price of \$283.00 per ton for year one with subsequent adjustments as allowed under the agreement. This agreement shall remain in force and effect commencing from the effective date of the contract and continuing until the earlier of December 31, 2028, or completion of the Services unless terminated by City or amended pursuant to the agreement.

The contract has been reviewed by Legal and staff recommends approval. Funding is available in the Water Supply and Treatment budget.



Request for Council Action

Originator Port Authority	Item 3.6 Resolution Approving SICK Easement Amendment
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution 2025-____, A RESOLUTION APPROVING AMENDMENT TO SURFACE PARKING AND DRIVEWAY EASEMENT AGREEMENT FROM SICK PRODUCT & COMPETENCE CENTER AMERICAS, LLC.

Item created by: Luke Sponable, Port Authority

Item presented by: Luke Sponable, Economic Development Analyst

Description:

Staff is requesting authorization to amend an easement in association with the SICK Product & Competence Center Americas, LLC (SICK) campus.

On September 21, 2023, the City transferred Lot 4 (2700 Lindau Lane) to SICK for the purposes of building their North American headquarters building in accordance with the Purchase and Option Agreement dated January 14, 2021. In addition to the headquarters building, the Port Authority committed to constructing 550 spaces of structured parking on Lot 3 (8051 26th Ave S) that would be leased to SICK for employee and visitor use during business hours and available for public use thereafter.

Following completion of construction and determination of final locations for several site features, including a shared emergency access/delivery vehicle lane and the campus-wide underground storm water system, it has become necessary to amend an existing easement. The original Surface Parking & Driveway Easement Agreement, dated July 1, 2021, by and between the City (Grantor) and SICK (Grantee), recorded April 15, 2022, as Document No. 5938266 provided for SICK access onto a portion of Lot 4 (now SICK HQ parcel). Now that the property has been transferred from the City to SICK there is no need for an access easement, however the property now needs an easement for Lot 2 (8000 26th Ave S) to legally utilize the surface parking lot.

Attachments:

[Resolution](#)
[Easement](#)

RESOLUTION NO. 2025-_____

**A RESOLUTION APPROVING AMENDMENT TO SURFACE PARKING AND
DRIVEWAY EASEMENT AGREEMENT FROM SICK PRODUCT & COMPETENCE
CENTER AMERICAS, LLC**

WHEREAS, the City Council of the City of Bloomington (the “City”) is the official governing body of the City; and

WHEREAS, the City and SICK Product & Competence Center Americas, LLC, a Minnesota limited liability company (the “Developer”), an affiliate of SICK, Inc, a Minnesota corporation, entered into certain agreements related to the development of property in the City of Bloomington (the “Development”); and

WHEREAS, among those agreements was a Surface Parking & Driveway Easement Agreement which was recorded April 15, 2022 (the “Easement Agreement”) (City Agreement ID 2022-___), wherein the City granted an Easement to Developer over the Easement Area, as defined in the Easement Agreement, to benefit the property being developed by Developer: and

WHEREAS, the Easement Agreement anticipated that, under certain circumstances as described in the Easement Agreement, the Easement Agreement would terminate; and

WHEREAS, the Parties have since determined that the Easement has not and will not be terminated and that there is no longer any need for the Easement to encumber a portion of the Easement Area; and

WHEREAS, the Parties have presented before the City Council the attached Amendment to Surface Parking and Driveway Easement Agreement (the “Amended Easement Agreement”) to memorialize their agreement to amend the Easement Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bloomington, Minnesota, as follows:

1. The Amendment to Surface Parking and Driveway Easement Agreement is hereby approved in all respects.

2. The Mayor and City Manager are hereby authorized and directed to execute the Amended Easement Agreement for and on behalf of the City in substantially the forms now on file with the City but with such modifications as shall be deemed necessary, desirable or appropriate, and are further directed to take all steps and to all things necessary to effectuate the provisions of the Amended Easement Agreement.

Passed and adopted this 24th day of November, 2025.

Mayor

ATTEST:

Secretary to the Council

AMENDMENT TO SURFACE PARKING & DRIVEWAY EASEMENT AGREEMENT

THIS AMENDMENT TO SURFACE PARKING EASEMENT AGREEMENT (the “Amendment”) is made as of _____, 2025 between the CITY OF BLOOMINGTON, a Minnesota municipal corporation (the “Grantor”) and SICK PRODUCT & COMPETENCE CENTER AMERICAS, LLC, a Minnesota limited liability company (the “Grantee”).

Recitals

WHEREAS, by Surface Parking & Driveway Easement Agreement, dated July 1, 2021, by and between Grantor and Grantee, recorded April 15, 2022, as Document No. 5938266 (the “Easement Agreement”), the Grantor, as the then-owner of Lots 2 and 4, Block 1, SICK, Hennepin County, Minnesota (referred to therein as the “Property”), granted to Grantee, as owner of Lot 1, Block 1, SICK, Hennepin County, Minnesota (referred to therein as the “Benefitted Property”) a surface and driveway easement (referred to therein as the “Easement”) over a portion of the Property (referred to in therein as the “Easement Area”) for the benefit of the Benefitted Property;

WHEREAS, the Easement Agreement provides that the Easement shall terminate upon the date the Grantee purchases the Property from Grantor;

WHEREAS, the Easement Agreement further provides that if the Grantee does not purchase Lot 4, Block 1, SICK, Hennepin County, Minnesota from the Grantor on or before July 1, 2026, the Grantor may terminate the Easement if the Grantor provides the Grantee with certain other parking on a parcel adjacent to the Benefitted Property;

WHEREAS, prior to the deadline set forth in the Easement Agreement, the Grantee acquired Lot 4, Block 1, SICK, Hennepin County, Minnesota, but not Lot 2, Block 1, SICK, Hennepin County, Minnesota, which is still owned by Grantor;

WHEREAS, Grantor has not provided Grantee with other parking on a parcel adjacent to the Benefitted Property;

WHEREAS, the parties hereto desire to memorialize the foregoing and provide that, notwithstanding the fact that the Grantee has acquired a portion (but not all) of the Property, the Easement has not and will not be terminated and that, due to the fact that the Grantee has acquired Lot 4, Block 1, SICK, Hennepin County, Minnesota, there is no longer any need for the Easement to encumber Lot 4, Block 1, SICK, Hennepin County, Minnesota.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the covenants and agreements hereinafter set forth, the parties hereto amend the Easement Agreement as follows:

1. **Recitals.** The above recitals are hereby incorporated into this Amendment.
2. **Amendment of Easement Area.** The “Easement Area” shall exclude any portion of Lot 4, Block 1, SICK, Hennepin County, Minnesota. Further, in order to avoid any ambiguity, the “Easement Area” shall solely consist of all of Lot 2, Block 1, SICK, Hennepin County, Minnesota.
3. **Amendment to Benefitted Property.** The “Benefitted Property” shall consists of both Lot 1 and Lot 4, Block 1, SICK, Hennepin County, Minnesota.
4. **No Other Changes.** Except as otherwise specifically provided in this Amendment, the Easement Agreement remains unchanged, has not been terminated, and shall continue in full force and effect according to its terms.
5. **Definitions.** Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them in the Easement Agreement.
6. **Counterparts.** This Amendment may be executed in multiple counterparts, all of which shall be originals and all of which together shall constitute one and the same instrument.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this Amendment to Surface Parking and Driveway Easement Agreement.

CITY OF BLOOMINGTON

By _____

Its Mayor

By _____

Its City Manager

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the Mayor of the City of Bloomington, a Minnesota municipal corporation, on behalf of the City.

Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, the City Manager of the City of Bloomington, a Minnesota municipal corporation, on behalf of the City.

Notary Public

Reviewed and approved by the City Attorney.

Melissa Manderschied
City Attorney

**SICK PRODUCT & COMPETENCE
CENTER AMERICAS, LLC**

Its _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, the _____ of SICK Product & Competence Center Americas, LLC, a Minnesota limited liability company, on behalf of the Grantee.

THIS INSTRUMENT DRAFTED BY:
Kennedy & Graven, Chartered (LMW)
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300



Request for Council Action

Originator City Manager's Office	Item 3.7 Continue Council Meeting and Listening Session Procedures Resolution
Agenda Section CONSENT BUSINESS	Date November 24, 2025

Requested Action:

Motion by _____, seconded by _____ to continue the consideration of a resolution amending the listening session guidelines and council rules of procedure to a December 2025 city council meeting.

Item created by: Melissa Manderschied, City Manager's Office

Item presented by: Zach Walker, City Manager

Description:

The City Council discussed this item at its November 17, 2025 meeting and directed staff to return the item to its next meeting. Staff request more time to respond to research and request that the consideration of the item be moved to a December 2025 City Council meeting.



Request for Council Action

Originator Maintenance	Item 4.1 Public Hearing: Veterans Memorial Location Update
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date November 24, 2025

Requested Action:

Staff recommend approval of the ordinance amendment updating the Veterans Memorial location through the following motion:

Motion by _____, seconded by _____ to approve Ordinance No. 2025-_____, AN ORDINANCE AMENDING CHAPTER 5 OF THE CITY CODE RELATED TO A MEMORIAL FOR VETERANS.

Item created by: Kalea Fischer, Maintenance

Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

Staff are proposing a clean-up technical amendment to Chapter 5 of the City Code related to location of the memorial for veterans. This amendment is updating the address from Civic Plaza located at 1800 W Old Shakopee Rd to Harrison Park.

At the July 15, 2024 City Council meeting, Council approved the ordinance to amend Chapter 5 of the City Code for the construction of the memorial on city property. Through designing the memorial, it was determined that site constraints at Civic Plaza wouldn't allow for the design and vision of memorial. A new location was sought out and with approval from the Bloomington Remember Veterans group, Harrison Park was chosen as the new location for the veteran's memorial.

Note: A resolution for summary publication was not included due to the short length of this ordinance.

Attachments:

ORDINANCE NO. 2025-____

**AN ORDINANCE AMENDING CHAPTER 5 OF THE CITY CODE
RELATED TO A MEMORIAL FOR VETERANS**

The City Council for the City of Bloomington, Minnesota, ordains:

Section 1. That Chapter 5 of the City Code is hereby amended by deleting those words within brackets and ~~[stricken through]~~ and adding those words that are underlined, to read as follows:

CHAPTER 5: PUBLIC FACILITIES AND PROPERTY

ARTICLE VII: MEMORIAL FOR VETERANS

§ 5.50 CONSTRUCTION OF MEMORIAL. The City shall erect, equip, and maintain a memorial in recognition of the services performed by veterans of the United States armed forces. The memorial shall be constructed at [~~Civic Plaza, 1800 West Old Shakopee Road~~] Harrison Park in Bloomington.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed and adopted this _____ day of _____, 2025.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney



Ordinance Amending Chapter 5: Memorial For Veterans

City Council | Item 4.1

November 24, 2025

Tim Behrendt, Maintenance Superintendent



Proposal

- Ordinance amendment to Chapter 5 of the City Code to update the location for the Memorial For Veterans



Background

- Veterans Memorial was moved to Harrison Park due to site constraints at Civic Plaza
- Doesn't change vision or goals of the Memorial
- Amendment is a clerical cleanup



Recommendation

Motion by _____, seconded by _____, to adopt Ordinance No. 2025-_____, amending Chapter 5 and Article VII of the City Code related to Memorial For Veterans.



**Thank you.
Questions?**



Request for Council Action

Originator Finance	Item 5.1 2026 Property Tax Levy and General Fund Budget Discussion with Public Comment Opportunity
Agenda Section ORGANIZATIONAL BUSINESS	Date November 24, 2025

Requested Action:

Discussion item with public comment opportunity

Item created by: Briana Eicheldinger, Finance

Item presented by: Kari Carlson, Deputy Finance Officer

Description:

In September, the City Council set a 2026 preliminary tax levy increase of 9.44%, which established the maximum amount that may be collected through property taxes next year. The Council may reduce this amount when adopting the final tax levy and General Fund budget in December. Since September, staff and Council have worked to reduce the tax levy. The levy increase is now proposed at 7.48%.

The purpose of tonight's discussion is to provide an overview of the proposed 2026 General Fund budget and tax levy, invite public comment, and receive continued Council direction on setting the final tax levy.

Attachments:

[Presentation](#)

[Public Feedback Summary](#)

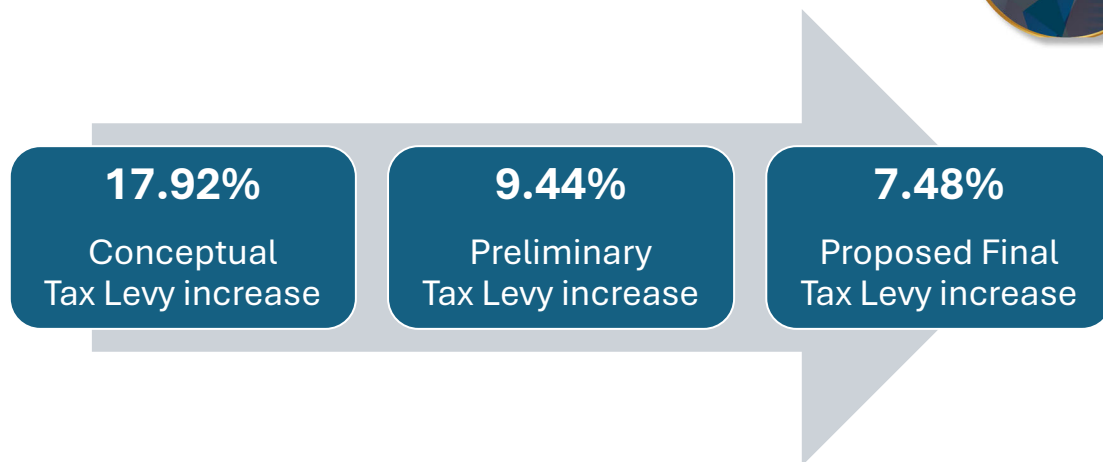


2026 General Fund Budget and Tax Levy Discussion

Kari Carlson, Deputy Finance Officer
November 24, 2025



2026 Tax Levy



Agenda



Presentation to Council

- Review of Budget Process Calendar
- Public Feedback Summary
- 2026 Preliminary Property Tax Levy
- Reductions to 2026 Preliminary Levy
- 2026 Final Property Tax Levy and General Fund Budget Request

Public Comment Opportunity

- Three minutes per speaker

Council Discussion

- Guidance for final levy and general fund budget



2026 Budget Process Calendar



What we heard

National Community Survey Highlights



- Top Strengths: Natural environment, open space, recycling
- Improved: Police, crime prevention, animal control (+10 pts)
- Rebounded: Preventive and mental health care above national average
- Community: Stronger sense of belonging, inclusivity, and volunteering
- Economy: Higher ratings for work, jobs, and shopping options
- City Services: Rated excellent or good
 - Fire 96%, Police 89%, Water 92%, Snow 85%
- Top Info Sources: Bloomington Briefing & City website



What we heard

Let's Talk Bloomington Budget Page

(11 responses as of 11-18-25)



Top Themes

- Sustainable Transportation: Support for expanding biking, walking, and transit options.
- Accessibility: Request for a full-time accessibility staff position and continued ADA investments.
- Fiscal Responsibility: Concern over 9% levy increase; desire to limit non-essential spending.
- Program Feedback: Opposition to Hatch Bloomington prize and American Blvd bus lane project.

Overall Sentiment:

- About half supportive of more sustainability and inclusion
- About half urging spending restraint or opposing specific projects



What we heard

Phone Calls and Emails

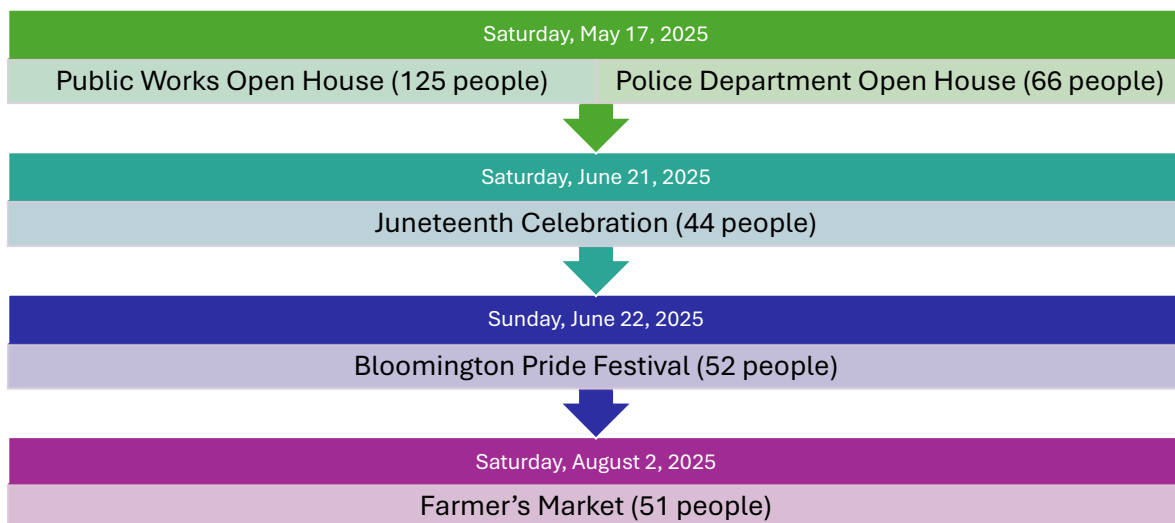
(10 residents as of 11-18-25)



- Rising costs (groceries, insurance, taxes) creating affordability concerns
- Questions about spending priorities
- Worries about business closures and empty buildings
- Opposition to reducing sidewalk plowing (minimal savings)
- Requests for larger savings options and more resident involvement
- Overall theme: financial strain and desire for strategic budget decisions



2026 Budget Information Tables



Public Comment August 18 Council Meeting

(3 residents commented)

- Residents were invited to provide public comments at the August 18th City Council study session.
- Key feedback received:
 - Concerns about rising property taxes
 - Need for senior tax relief
 - Desire to protect essential services

City Budget Website and Survey



Finance Links

[Finance Department](#)
[Capital Improvement Plan \(CIP\)](#)
[City budget](#)
[Fee schedules](#)
[Financial reports](#)
[Information for investors](#)
[Local option sales tax](#)
[Lower lodging admission sales tax](#)
[Pay my utility bill](#)
[Businesses](#)
[Property tax information](#)
[Utility Billing](#)


 Voice your opinion at Let's Talk Bloomington, the City's website for community conversations.

Contact Information

Karl Carlson, CPFO



City Budget

On this page

[Community outreach](#)
[City Council presentations and Mayor's Council Minute videos](#)
[Understanding your property taxes and home valuations](#)
[Annual budget books and budget in brief](#)

Share your thoughts in person about the property tax levy and budget with the City Council on November 24, 6:30 p.m., or December 8, 6:30 p.m., in the Council Chambers at Civic Plaza, 1800 W. Old Shakopee Road.

Share your thoughts online at [Let's Talk Bloomington](#), the City's website for community conversations.

2026 budget process




 BLOOMINGTON

Public Safety Investment



- More than half of the budget increase supports Public Safety as Fire transitions to a combination staffing model.
- Long-term plan grows staffing to 78 full-time and 75 part-time firefighters and upgrades all six fire stations for full-time coverage.
- Federal SAFER grant ending in early 2026 funded 18 firefighters hired in 2023, and ARP funds added three Battalion Chiefs that is running out in 2025.
- One-time State Public Safety Aid supported additional Police positions that will be absorbed into the General Fund in 2026.



2026 Preliminary Property Tax Levy



On September 8, the City Council set the 2026 preliminary property tax levy at \$96.2 million.

- This reflected a 9.44% increase from the 2025 levy.
- This does not include the separate HRA and Port Authority levies.



2026 Preliminary – Minnesota Cities



For immediate release:

November 13, 2025

Media Contact: Ryan Brown

Preliminary Property Tax Levies for 2026

The Minnesota Department of Revenue annually releases a list of the preliminary maximum property tax levies that have been reported by local governments...

Cities - The 2026 preliminary property tax levies for cities will total approximately \$4.022 billion compared with a final levy of \$3.7 billion in 2025, an **8.7% increase**.

Fiscal Disparities



- Regional tax-base sharing system across the seven-county metro area. 40% of commercial-industrial tax base growth since 1971 goes into a regional pool.
- Cities contribute and receive based on population and market value.
- Cities with strong tax bases contribute more than they receive.
- **Bloomington is a net contributor**, which reduces our tax capacity and results in a higher local tax rate than if the program did not exist.



Local Government Aid (LGA)



- State program that helps cities fund basic services without relying only on property taxes.
- Formula compares each city's "revenue need" with its ability to raise revenue (tax base).
- Bloomington's strong commercial and residential tax base means we do not receive LGA.
- 2025 LGA for largest MN cities:
 - Minneapolis: \$81.8M
 - St. Paul: \$82.0M
 - Duluth: \$35.3M
 - Rochester: \$5.0M
 - Bloomington: \$0



Budget Reductions to reduce 2026 tax levy increase to 7.48%




Budget Reduction Lever	Reduction Amount
Debt Service reduction	\$453,907
Paid-on-Call Firefighter expense reduction	\$350,000
Fire State Aid revenue increase	\$28,000
Permit Revenue increase	\$625,000
Priority Based Budgeting alignment reduction	\$265,800
Total	\$1,722,707



Comparison of 2025 Final Tax Levy to 2026 Proposed Tax Levy



	Final 2025 Tax Levy	Proposed 2026 Tax Levy	\$ Change	% Change
General Fund	\$76,357,500	\$81,828,670	\$5,471,170	
Fire Pension Obligation	1,050,000	1,050,000		
Forestry/Diseased Trees	185,000	350,000	165,000	
Pool	335,000	335,000		
Center for the Arts	1,500,000	1,500,000		
Ice Garden	200,000	200,000		
Normandale Lake District Tax Abatement Capital Projects	400,000	250,000	-150,000	
Debt Payments	7,848,711	8,936,825	1,088,114	
 Total	\$87,876,211	\$94,450,495	\$6,574,284	7.48%

2026 Combined Tax Levy Impact City-HRA-Port



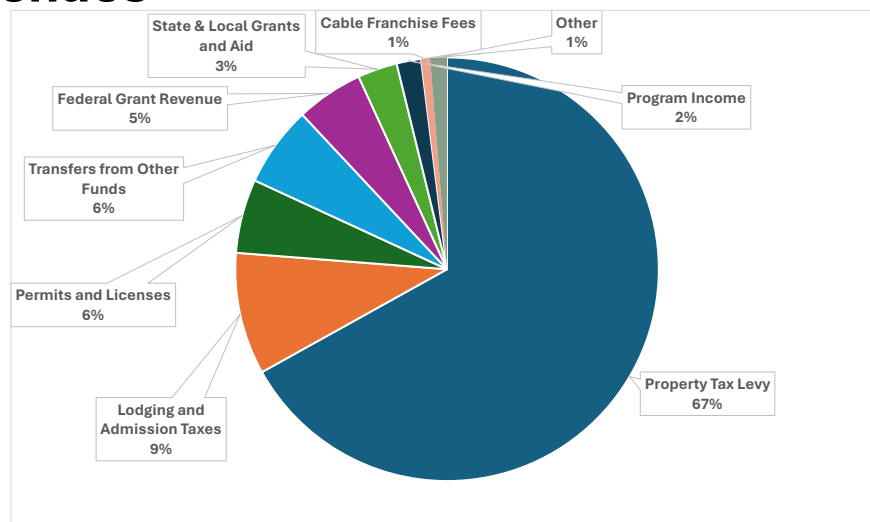
	2025	2026	\$ Increase	% Increase
City	\$87,876,211	\$94,585,234	\$6,574,284	7.48%
HRA	1,965,356	3,298,465	1,333,109	67.83%
Port	2,500,000	2,900,000	400,000	16.00%
Total	\$92,341,567	\$100,783,699	\$8,307,393	9.00%

City of Bloomington General Fund 2026 Proposed Budget

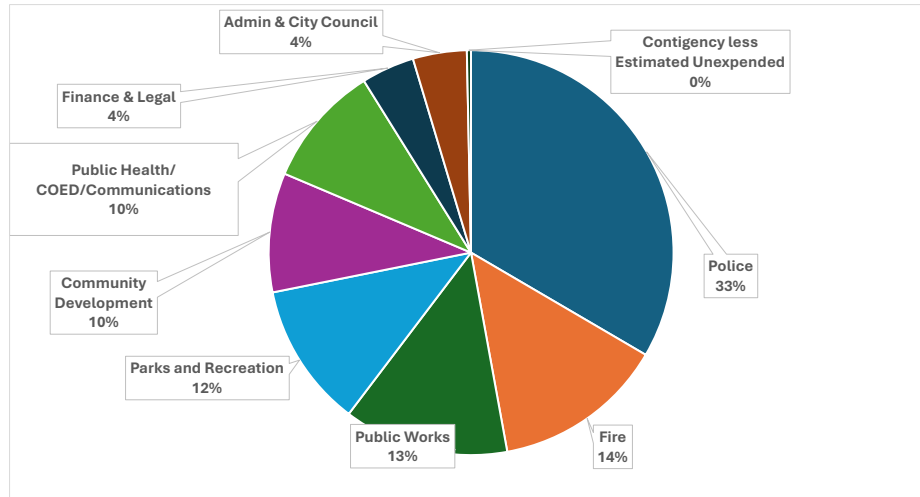
REVENUES:		
Property Tax Levy	81,828,670.00	67%
Lodging and Admission Taxes	11,388,000.00	9%
Permits and Licenses	6,902,200.00	6%
Transfers from Other Funds	7,505,881.00	6%
Federal Grant Revenue	6,262,730.00	5%
State & Local Grants and Aid	3,704,170.00	3%
Program Income	2,265,390.00	2%
Cable Franchise Fees	850,000.00	1%
Other	1,562,232.00	1%
TOTAL REVENUES	122,269,273.00	100%
EXPENDITURES:		
Police	40,872,274.00	33%
Fire	16,756,184.00	14%
Public Works	16,135,748.00	13%
Parks and Recreation	14,093,048.00	12%
Community Development	11,631,685.00	10%
Public Health/ COED/Communications	11,930,490.00	10%
Finance & Legal	5,179,920.00	4%
Admin & City Council	5,256,083.00	4%
Contingency less Estimated Unexpended	413,841.00	0%
TOTAL EXPENDITURES	122,269,273.00	100.00%



2026 Proposed Budget - General Fund Revenues



2026 Proposed Budget - General Fund Expenditures*



*funded by tax levy, grants, and other revenue

Truth-In-Taxation Public Hearing



2026 PRELIMINARY TAX LEVY AND BUDGET

Bloomington City Council will hold a public hearing on Monday, December 8 at 6:30 p.m. to gather input on the City's proposed 2026 tax levy and budget. The hearing will take place in the City Council Chambers at Bloomington Civic Plaza, 1800 W. Old Shakopee Road. For details on how to participate, visit bloomingtonmn.gov or call 952-963-8700.

On September 8, the City Council set the 2026 preliminary property tax levy at \$96.2 million, a 0.44% increase from the 2025 levy. This amount does not include the requests for authority and debt issues.

Our Mission

BLOOMINGTON.
tomorrow, together.

Our mission is to cultivate an inclusive and remarkable community where people want to live. The 2026 proposed budget aligns with the mission and strategic priorities of the community-based strategic plan.



THE DEPARTMENT LONG-TERM STRATEGY

More than half (55%) of the proposed budget increase is dedicated to public and fire operations. As Bloomington grows and public safety needs increase, the Fire Department is transitioning to a combination full-time and part-time staffing model to ensure reliable emergency response throughout the community.

Long-term goals:

- Staff six fire stations with four firefighters, including a paramedic, on the first shift within 18 months. Six months at least 90% of the time.
- Grow from 46 to 70 full-time firefighters, plus 75 part-time firefighters, along with administrative and support staff.
- Upgrade all of our stations to support full-time staffing. Once done completely, the cost will be offset by the upgrade through 2030.
- Continue to work with the city to ensure that the 2026, 2027, and 2028 budgets are aligned with the long-term strategy.

INVESTING IN OUR PRIORITIES

INTEGRATING FINANCIAL RESOURCES

As part of the 2026 budget process, Bloomington is integrating financial resources (FRR) to help connect resources to community priorities.

FRR provides another way to:

- Streamline City programs and services based on the value they provide.
- Align resources with the community-based strategic plan.
- Increase transparency and accountability.
- Use data to help guide decisions.

FRR aligns the City's regular budget process by offering a clearer picture of where resources are going and supporting communication about priorities.



December 8, 2025 at 6:30pm
Bloomington Civic Plaza
1800 W. Old Shakopee Rd.
Council Chambers



Public Comment



Council Discussion & Guidance



City scores well in National Community Survey™

Bloomington residents consider the overall quality of the city's natural environment, preservation of natural areas, quality of open space, recycling services and yard waste pick-up services to be key assets according to the 2025 National Community Survey™. Resident sentiments are also on the rise for police, crime prevention and animal control with an increase of about 10 points from the 2024 survey.

Ratings for the availability of preventive health services and availability of affordable quality mental health care saw declines in 2024 that have rebounded sharply in 2025, both ultimately ranking higher than the national average.

Engagement and inclusivity continue to be strengths, with rising ratings for residents' sense of community, opportunities to volunteer, the community making all residents feel welcome and taking care of vulnerable residents, and openness and acceptance of the community toward people of diverse backgrounds.

Bloomington's economic results were on par with or higher than benchmark comparisons to other communities nationwide.

Ratings for Bloomington as a place to work, employment options and shopping opportunities eclipsed those in comparison communities nationally.

Other findings

- When asked to rate sources of information regarding the City, residents identified the *Bloomington Briefing* as the top source, followed by the City's website.
- Snow removal continued to get high marks with a satisfaction rating of 85%, ranking higher than benchmark cities.
- 92% of respondents ranked the City's drinking water as excellent or good, which is much higher than benchmark cities.
- Bloomington fire services earned some of the highest approval ratings for the city with 96% ranking them as excellent or good.
- 89% ranked Bloomington police services as excellent or good.

This was the 14th year that the National Community Survey™ was conducted in Bloomington. The poll was performed by Polco/National Research Center. For more information and survey results, visit the City's website at blm.mn/survey.

Report generated at: 2025-11-19 by Briana Eicheldinger

Project: 2026 City Budget

GuestBook: Comments through 2025-11-19

#	Posted at	Contribution
1	18-Aug-25	I would like the city to expand the public works budget so they can add more biking infrastructure into Bloomington's cycling network. The city currently adds biking infrastructure through reconstruction efforts like the PMP Program, but I think we can be more ambitious, and really take advantage of our construction season, and make this a city where residents can walk, bike, and use public transit just as much as they can use personal vehicles.
2	28-Aug-25	I agree with the person who stated that expanding bike (and pedestrian and transit) infrastructure should be a priority in the 2026 budget. This closely aligns with Bloomington's strategic plan goal of cultivating an enduring, remarkable community where people want to be, as well as comprehensive plan Transportation strategies 1.6, 3.1, and 4.2. This should be done not only through regular PMP projects, but also by boosting capital bikeway projects like the I-35W and Xerxes bikeways, and increasing local match for projects like Nicollet, Portland, and 494 to enhance bike infrastructure on those projects as well.
3	29-Aug-25	Make cycling and pedestrian friendly routes to school/work/shopping/recreation a priority! We are facing an environmental crisis and having alt transportation options in place now will help.
4	1-Sep-25	<p>I don't think the city should be funding the Hatch Bloomington \$100,000 prize or covering the administrative costs of this program. Taxpayer money should not be used to give ONE business any of the \$100,000 prize money. I haven't seen any evidence that the return on this investment to the city, from the winning business, justifies this expenditure of taxpayer dollars.</p> <p>As I understand it, Bloomington funds a large majority of the prize money, I believe over 80% of the \$100,000 (I believe some small amount comes from the Port of Bloomington, but that's still a government org of Bloomington). As an aside, Bloomington needs to be MORE transparent of how this prize is funded - I've looked and found it difficult to find clear, precise information online, but I'm certain Bloomington is funding the majority of the prize. (Suggestion: Place this information on the Hatch Bloomington page, clearly and transparently.) There's also a not insignificant administrative cost to this program, and as I understand it, Bloomington pays all those costs.</p> <p>This expenditure is one of the first that should be on the chopping block as Bloomington looks for ways to reduce expenditures. It's a risky investment (many new businesses fail) and unlikely that overall, Bloomington will recoup the costs through revenues Bloomington receives from the winning business. In fact, the winning business, if it succeeds over time, likely would have succeeded without the prize money. One suggestion: the money could be redirected to cover some of the costs for snowplowing of sidewalks.</p> <p>If private money can be secured to fund the prize, that's fine.</p>
5	3-Sep-25	<p>I would like the city to set money aside for a full time Accessibility staff person. Having an ADA coordinator is fantastic and very very needed, but I think having someone whose job it is to consult with city departments about their projects and events as well as work to build lasting relationships with disabled residents can help create a more inclusive city and bridge gaps where they may be occurring (especially with agencies running group homes in the city). This position would greatly improve quality of life for seniors as well!</p> <p>It's important that the city keep investing in ADA transition plans for right of way, parks, and buildings. The work being done to make every park at the very least accessible is so important and it should continue.</p>
6	9-Sep-25	When funding sources are shrinking or disappearing our budget needs to reflect that. It appears there has been an attempt to do that but there is still a significant increase of over 9%, some of which can't be avoided. However, that can also happen when the city supports "interests" that are not a benefit to the whole community and that area then continues to expect funding in the future. Special interests (other than ADA, required) might need to come up with their own creative funding. If it does not benefit the entire population don't put it in the budget, keep to strict city function support and development. I know there are positives about many interests but when funds are tight draw the line.

7	9-Sep-25	Bloomington briefing announcing this feedback process was received today 9/9 one day after the levy was set on 9/8. That tells me feedback isn't valued. Nevertheless, I agree with the comments that when tax base is tightening so does the belt need tightening on city expenses, and elective interest programs need to be scrutinized.
8	10-Sep-25	I am grateful for the robust community services. However, I would urge the counsel to please be extremely mindful to reduce non-essential spending as the property tax increases we have recently experienced are unsustainable. I know the city is under financial pressures, but so are the residents. Please do not assume that we can continue to pay more and more each year
9	12-Sep-25	<p>I don't think the city should even be contemplating spending many millions to put in a dedicated bus lane on American Boulevard, or contemplating reducing NON-BUS traffic lanes to ONE in each direction. All this will do is push more traffic into residential neighborhoods as traffic on American Boulevard gets backed up due to just ONE lane of traffic for them. On top of that, American Boulevard was constructed only about 20 years ago.,The road surface is in very good condition. Finally, there aren't enough buses along American Blvd to justify a dedicated bus lane, and there never will be enough bus riders to justify it. East of 12th (most buses), there is max 12-13 buses per hour. West of Lyndale, there is max of 7 buses per hour in the stretch from Lyndale to Penn; and a max of 3 buses per hour in the stretch west of Penn. From Portland to Penn, there is a max of 8-9 buses an hour. That the city is even contemplating a dedicated bus line along American Blvd is quite frankly, an example of all that is WRONG in the city. The city council and various advisory committees have little respect for taxpayers if their plans including spending millions to reconstruct a road that is in perfectly good shape, and creating a dedicated bus line which will have at most 13 buses per hour traveling on the eastern most stretch of it - that is a max of ONE BUS every 4.5 MINUTES. Reconstructing a perfectly good concrete road is also BAD FOR THE ENVIRONMENT.</p> <p>Bloomington City Council needs to be much more cautious about spending taxpayer money, and stop increasing the property tax levy and stop increasing/imposing fees in other ways such as the franchise fee. With shifting the fire department from a volunteer to a paid department, this will start to cost taxpayers a lot more money. Over the last few years, grants have paid for some of those costs, but those grants are not guaranteed into the future. Fire department employees will have to be paid, regardless of whether grants are available, and taxpayers will be on the hook for that. These salaries are obligatory if residents want a fire department (now that the volunteer model is no longer with us), and will undoubtedly cause the city to further raise the property tax levy. With this in mind, the city council and mayor needs to be taking steps to cut unnecessary expenses at the city, NOT spending millions on reconstructing a perfectly fine 20 year old road. The promoters say this will lead people to take the bus more, but quite frankly, it won't to any significant degree. Few people go ONLY from point A to point B without stops in between, without taking their kids with them, without needing to haul things like groceries. If you have to do just ONE of those things, taking the bus simply becomes a huge exhausting hassle, compared to driving a car (and, you can consolidate trips to cut down on miles driven and improve your carbon footprint - the city should be promoting trip consolidation). It becomes even more of a hassle in the winter or during hot humid days.</p> <p>The city council acts like a kid in a candy shop, spending money unnecessarily (and in the case of American Boulevard, wastefully), and in ways that don't benefit the city as a whole. That needs to stop.</p>
10	2-Oct-25	How many years do we have to stomach a 9% increase in property taxes. There is still so much wasteful spending in Bloomington. I own 2 homes. My taxes in Cape Coral Florida have DECREASED by 5% the last two years. It's absolutely disgusting.
11	19-Nov-25	I believe Bloomington needs to tighten their purse strings like the residents of Bloomington have to do. Let's stop the "wants" spending. Put unnecessary spending to a halt.

Budget Feedback – From Emails and Phone Calls May – November 2025

- The city of Bloomington is allocating \$250,000 to make grants to local nonprofits that offer food assistance programs. Nearly 8,000 Bloomington residents rely on federal programs to feed their families.
- special council meeting to discuss waste charges on Nov 17
- increase our taxes
- loss of another business...another empty building
- churches and others asking for food, hats and mittens and the free stuff never ends
- health ins going up, amt for Medicare out of social security over 200 a month, higher co-pays, higher out of pocket limits.
- groceries keep going up and up
- A lot of people will be leaving Bloomington because they are fed up.
- People are frustrated because everything is going up – groceries, insurance, etc.
- City employees should be paying more in health insurance. Too generous of benefits for employees.
- Involve community members to give ideas for budget reductions.
- There are two things that EAT up our money: taxes and health insurance.
- Don't non-retired people feel the pinch?
- We haven't seen empty buildings filled with new companies on the west side yet. Who at the City is in charge of marketing Bloomington?
- All of us residents have pay more to exist today. What is going to be reasonable tax increase?
- Hired a new City Manager from out of state and salary range HIGH.
- As a 30-year resident in Bloomington, I was surprised to hear on ch 5 news story that the city is looking to reduce sidewalk plowing on some street with an effective savings of \$60,000.

If the internet is right, Bloomington has about 37,000 households. The savings are less than \$2.00 / household. Heck, I don't have a sidewalk and would still prefer to not reduce the sidewalk plowing.

I think you should re-think this one and focus on bigger savings opportunities.