CITY OF
BLOOMINGTON
MINNESOTA

City Council
AGENDA

CITY COUNCIL MEETING
MONDAY, SEPTEMBER 14, 2026
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
6:30 PM

Mayor:	**Tim Busse**	**Councilmembers:**	**Jenna Carter**	**Dwayne Lowman**
			Danielle Robertson	**Victor Rivas**
			Lona Dallessandro	**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 **2861 402 6767#** and password 091426 **#**. 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 copy of the full City Council packet is available to the public at the entrance of Council Chambers.

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. INTRODUCTORY

2.1 International Day of Peace Proclamation

2.2 Suicide Prevention Month/Week Proclamation

2.3 Hatch Bloomington 2026 Program Celebration

2.4 Introduction of New Employees

2.5 Merit Board Appointment

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 Dwan Clubhouse Architecture and Engineering Services - RFP Award Recommendation

3.2 Dwan Golf Course Improvements - RFP Award Recommendation

3.3 Approve NEOGOV Agreement

3.4 2026-101 Special Assessment Adjustments

3.5 2025 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG)

3.6 Approve Agreement & Purchase - Core & Main LP Meter Equipment and Installs

3.7 Resolutions acknowledging submmission of the 2027 preliminary budget and approving a preliminary proposed levy for year 2027, and acknowledging submission of the 2028 preliminary conceptual budget for the Port Authority of the City of Bloomington.

3.8 Resolutions Acknowledging Submission of the 2027 Preliminary Budget and Approving a Preliminary Proposed Special Benefits Tax Levy for Year 2027 and Acknowledging Submission of the 2028 Preliminary Budget by the Housing and Redevelopment Authority

3.9 Resolution Authorizing Application For and Execution of Grant Agreement with Minnesota Department of Health for the Minnesota Public Health Infrastructure Fund Innovations Project

3.10 Robert Half Amendment

3.11 Award 26-32 Occupational Health Software Replacement Project

3.12 Approve Advisory Board of Health By-Laws and Rules of Procedure

3.13 First Amendment to Agreement with On Call Services, LLC for Indoor Play Theming Design and Fabrication for the Community Health and Wellness Center

3.14 Approve Amendment with Allied Blacktop Company for 2026 PMP Street Sealcoating

3.15 2026 Blooming Arts Partnerships Grant Award Recommendations

3.16 Approve a Joint Powers Agreement with the Eagan Police Department regarding ForceMetrics Data Sharing

3.17 Approve the Type I Preliminary and Final Plat of JHS ADDITION

3.18 Resolution Authorizing Signing of Easement Agreements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501)

3.19 Resolution Authorizing Transfer of City Properties to State of Minnesota for I-494 Corridor Vision Project 2

3.20 Approve amendment #3 to the Cooperative Agreement for Joint Community Police Partnership (JCPP)

3.21 Restorative Court Social Workers JPA Amendment 3

3.22 Defense and Indemnification Policy

3.23 Approve Travel Expenses - City Council

3.24 Resolution: Amendment to the Non-Represented Compensation Plan

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 Resolution Adopting Preliminary 2027 Tax Levy with opportunity for public comment

4.2 Resolution Adopting Preliminary 2027 General Fund Budget and Resolution Approving a Conceptual Preliminary 2028 General Fund Budget

4.3 Public Hearing: Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Assessments

4.4 Public Hearing: Tree Removal Assessments

4.5 Public Hearing: Weed/Brush Removal Assessments

4.6 Public Hearing: Public Nuisance Abatement Assessment

4.7 Public Hearing: Civil Fines for Property-Related Violation Assessments

4.8 Public Hearing: James Avenue CityHomes - Rezoning, FSBP, Platting - 9025 and 9033 James Avenue S

5. ORGANIZATIONAL BUSINESS

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.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Human Rights Commission	**2.1 International Day of Peace Proclamation**
Agenda Section	Date
INTRODUCTORY	September 14, 2026

Requested Action:

Mayor reads the proclamation. Community members will receive the proclamation and share a few words.

Item created by: Isela Mendiola, Human Rights Commission

Description:

September 21st is the United Nations International Day of Peace. The year 2026 marks 19 years of Civic Plaza as a Peace Site, which represents our commitment to seek peace within ourselves and others, reach out in service, pursue environmental sustainability, respect diversity, foster inclusivity, and be responsible citizens of the world.

Attachments:

International Day of Peace 2026.pdf

The City of Bloomington

PROCLAMATION

The International Day of Peace

September 21, 2026

WHEREAS, the shared goal of peace inspires and unifies people across the world as one of humanity's deepest hopes; and

WHEREAS, the theme for this 2026 United Nations International Day of Peace is Invest in Peace - For Everyone, Everywhere, Every Day. This powerful call to action honors the grassroots architects of stability, reminding us that lasting harmony is built through daily, local acts of compassion, equality, and community dialogue; and

WHEREAS, our journey of peace and the priority to create "A Connected, Welcoming Community" is defined and emphasized in Bloomington's strategic plan; and

WHEREAS, in light of the ongoing, repeated tragedies in our communities, including the killings of Renee Good and Alex Pretti, our resolve for peace takes new life and meaning amid the heartbreaking impacts on our neighbors, friends, and families; and

WHEREAS, the year 2026 marks 19 years of Civic Plaza as a Peace Site, which represents our commitment to seek peace within ourselves and others, reach out in service, pursue environmental sustainability, respect diversity, foster inclusivity, and be responsible citizens of the world.

THEREFORE, I, Mayor Tim Busse, do hereby proclaim September 21, as the International Day of Peace.

Tim Busse

Tim Busse, Mayor
City of Bloomington, Minnesota
Dated this 14th day of September, 2026.

CITY OF
BLOOMINGTON
MINNESOTA

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Information Technology	**2.2 Suicide Prevention Month/Week Proclamation**
Agenda Section	Date
INTRODUCTORY	September 14, 2026

Requested Action:

Mayor Busse read the proclamation.

Item created by: Amy Cheney, Information Technology
Item presented by: Erich Mische, Director, Suicide Awareness Voices of Education

Description:

September is Suicide Prevention Month and September 13-19, 2026 is National Suicide Prevention Week.

The City recognizes the month and week with a proclamation that points to the significance of being vigilant about educating the public and ensuring those at risk are aware of the resources available to them.

The City of Bloomington continues to work on reducing stigmas related to mental health and suicide. Staff recognize that fostering social connectedness, encouraging early help-seeking, and supporting one another are important protective factors that strengthen community well-being and help prevent suicide.

Staff from Police and Information Technology are working to promote suicide prevention through the City's website and social media. Staff partners with organizations like Suicide Awareness Voice of Education (SAVE) to bring awareness to employees through educational opportunities. Public Health staff are promoting programs such as Start with Hi and Brain Health in partnership with Bloomington Police Department; these programs work to promote suicide prevention protective factors.

As a city organization, it is important to continue to work toward not only understanding this topic but finding a way to better serve our community.

Attachments:

2026 Suicide Prevention Proclamation_Signed.pdf

The City of Bloomington

PROCLAMATION

National Suicide Prevention Month

September 2026

National Suicide Prevention Week

September 13-19, 2026

WHEREAS, Suicide is a major community issue that requires vigilant attention and preventive action with 845 Minnesotans dying by suicide in 2025; and

WHEREAS, Each death by suicide directly impacts numerous family members, friends, loved ones, and by extension the entire community; and

WHEREAS, The City of Bloomington is committed to ensuring that those in need have access to services by health care providers trained in best practices to reduce suicide risk, and to reducing the stigma associated with using behavioral health treatment or losing a loved one to suicide; and

WHEREAS, The City of Bloomington recognizes organizations such as Suicide Awareness Voices of Education (SAVE) and its own internal Bloomington Cares team for their efforts in educating the public and providing services for those at risk; and

WHEREAS, The Bloomington Police Department is utilizing the first of its kind in Minnesota, Local Outreach to Suicide Survivors (LOSS) team initiative. The LOSS team provides immediate, direct support to people and families in Bloomington who have experienced the loss of a loved one to suicide; and

WHEREAS, The month of September is recognized as Suicide Prevention Month and September 13th through 19th is recognized across the United States as Suicide Prevention Week.

THEREFORE, I, Mayor Tim Busse, do hereby proclaim, September as Suicide Prevention Month and September 13th through 19th, as National Suicide Prevention Week in the City of Bloomington, Minnesota and call upon the people of Bloomington to observe this month and week by working with your families, friends, neighbors, co-workers and leaders to become more informed of mental health issues that contribute to suicide.

Tim Busse

Tim Busse, Mayor
City of Bloomington, Minnesota
Dated this 14th day of September, 2026

CITY OF
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Request for Council Action

Originator	Item
Community Development	**2.3 Hatch Bloomington 2026 Program Celebration**
Agenda Section	Date
INTRODUCTORY	September 14, 2026

Requested Action:

Item created by: Sean Lundy, Community Development
Item presented by: Sean Lundy, Special Projects & Initiatives Manager

Description:

Hatch Bloomington 2026 Competition update to Council and celebration of the five businesses selected to receive financial awards.

Attachments:

Item 2.3 Hatch 2026 Celebration



Celebrating Three Years

September 14th, 2026

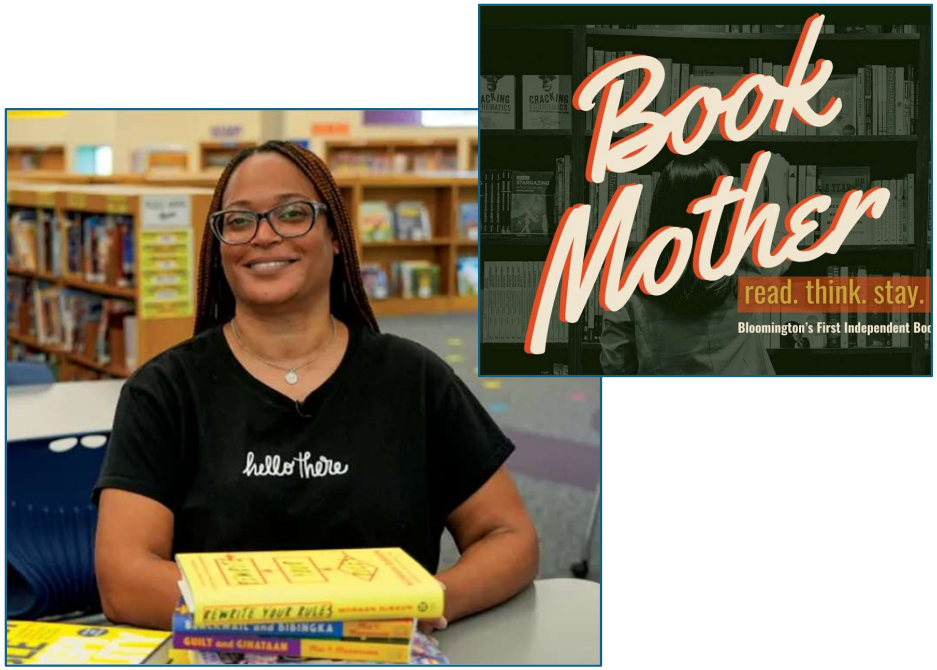
Year 1 & 2:
Entrepreneurship Pitch Competition

2024 Award Winner: Scramblin' Egg



Co-Founders:
Nick Peterson & Grant Veitenheimer

2025 Award Winner: BookMother



Founder:
Twila Dang

Program Reach: 2024 & 2025

Engagement Since 2024

Media Results (4/2024 - 8/2025):

- Mentions: 189 mentions in media
- Audience: **247,969,246**
- Publicity value: **$5,008,272**
- Media types: Online and print, TV, radio, YouTube

Global Engagement: *Community Votes by Nation*



Social Media

Hatch Instagram (6/2025-8/2025):

- 131,707 total views
- 37,165 total reach
- 3,678 total content interactions
- 1,406 total link clicks
- 3,577 total page visits
- 686 total new followers

Email Distribution:
15 email blasts, reaching up to 8,906 subscribers



Year 3:

Supporting Existing Small Businesses



Ado's Auto Body Collision and Repair Center

Juliana Feltrin

HATCH BLOOMINGTON



Afghan Darbar

Rizwan Qazizada

HATCH BLOOMINGTON



Nine Mile Brewing Co.

Robert Countryman

HATCH BLOOMINGTON



Bloomington Garden Center and Landscape Co.

Barb Pederson

HATCH BLOOMINGTON



Zeke's Place

Rovindra Girjanand

Shawn Girjanand

HATCH
BLOOMINGTON

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
City Manager's Office	**2.4 Introduction of New Employees**
Agenda Section	Date
INTRODUCTORY	September 14, 2026

Requested Action:

Welcome the following new employee(s) to the City of Bloomington, being introduced by City staff:

Jacob Stone, Facilities Service Technician - Public Works,
Everly Gohman, Street Equipment Operator - Public Works
Amy Highum, Fleet Office Support Specialist - Public Works

Item created by: Priyanka Rai, City Manager's Office
Item presented by: Tim Behrendt, Maintenance Superintendent - Public Works

Description:

As new employees are hired by the City of Bloomington, we want to introduce them to the organization and to the community, so the City Council, residents, and businesses can get to know the public servants working on their behalf.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Community Outreach and Engagement	**2.5 Merit Board Appointment**
Agenda Section INTRODUCTORY	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to appoint _____ to the Merit Board for a term from the date of appointment to December 31, 2026.

Item created by: Kayla Dvorak Feld, Community Outreach and Engagement
Item presented by: Jackie Doncavage, Community Outreach and Volunteer Coordinator

Description:

A vacancy has occurred on the Merit Board following the death of Board Member John Laux.

The Merit Board oversees the administration of the City's merit system for City employees. The member board establishes and maintains rules and policies for human resource administration. The Board meets four times per year and periodically when business is pending before it.

The City Council will be asked to appoint one member to the following term:

- Vacant term: 1 (Date of appointment – 12/31/26)
- Number of applicants: 5
- Applicants Interviewed:
  - Nicholas Klehr
  - Marie Campion
  - Paige Roman
  - Steve Gurney
  - One applicant withdrew prior to the interview

Attachments:

Merit Board Appointment 2026 - memo

CITY OF
BLOOMINGTON
MINNESOTA

DATE: September 9, 2026

TO: Mayor and City Council

FROM: Jackie Doncavage, Community Outreach and Volunteer Coordinator

RE: Merit Board

A vacancy has occurred on the Merit Board following the death of Board Member John Laux.

The Merit Board oversees the administration of the City's merit system for City employees. The member board establishes and maintains rules and policies for human resource administration.

The City Council will be asked to appoint one member to the following term:

- Term: Date of appointment – December 31, 2026
- Number of applicants: 5 (1 withdrew from consideration)

Recommendation

Candidates
• Marie Campion • Steve Gurney • Nicholas Klehr • Paige Rohman
Merit Board Recommendation
• Appoint _____to a partial term from date of appointment to December 31, 2026.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.1 Dwan Clubhouse Architecture and Engineering Services - RFP Award Recommendation**
Agenda Section CONSENT BUSINESS	Date September 14, 2026

Requested Action:

Motion by_____, seconded by _____, to execute services agreement 2026-1004 for Wendel Architecture, Inc. for Architectural and Engineering Services for the Dwan Golf Course Clubhouse Replacement project for a total contract not-to-exceed amount of $434,410.00.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Leah Hughes, Deputy Director of Parks and Recreation/Interim Director

Mark Prescher, Assistant Capital Project Manager

Description:

BACKGROUND:

Bloomington's municipally owned Dwan Golf Course ("Dwan") is one of Minnesota's top 10 busiest 18-hole courses. Opened in 1970, Dwan has hosted countless tournaments, events, and leagues, selling as many as 60,000 rounds per season. Over the past five years, the course has consistently recorded 49,000–53,000+ annual rounds and earned a reputation as a welcoming, fun, and challenging course for golfers of all skill levels.

Dwan's existing clubhouse is outdated, inefficient, in poor condition, and does not meet ADA standards. The new clubhouse will include existing program spaces such as a lobby, staff offices, and pro shop; ADA-accessible restrooms; and upgraded food and beverage service. The Project will also include golf cart storage and staging, parking lot reconstruction, indoor and outdoor dining and patio areas, and consideration of geothermal, solar, and other sustainable design opportunities. The selected Clubhouse A/E firm will work closely with City staff, project consultants, the course improvement A/E firm, and the construction management firm to evaluate and develop coordinated solutions for the clubhouse and parking lot.

DESCRIPTION:

Staff requests authorization to enter into a professional service agreement for architectural and engineering services with Wendel Architecture, Inc. for the delivery of the Dwan Golf Course Clubhouse Replacement project for a total contract not-to-exceed amount of $434,410.00. The selected firm will work with the City's Dwan Clubhouse Project Team, comprised of City staff and stakeholders, consultants, and a construction management firm to provide schematic design, design development, construction documents, and construction administration services for a new clubhouse facility located at 3301 West 110th Street in the City of Bloomington.

Clubhouse construction is anticipated to begin in the fall 2027 and continue through spring 2028 to completion. Construction of the new clubhouse is expected to take approximately eight to ten months. The overall objective is to minimize full golf course closures, limiting them to only a few months during late fall and early spring.

A formal Request for Proposals (RFP) was posted and publicly bid for architectural and engineering ("A/E") services for the Dwan Golf Course Clubhouse Replacement Project. Seventeen proposals were received from the following firms:

- Wendel Architecture, PC
- AWH Architects, LLC
- Busch Architects, Inc.
- Fusion Architecture and Engineering, LLC
- Hammel, Green and Abrahamson, Inc.
- Kodet Architectural Group, LTD
- Meyer Group Architecture, PC
- Oertel Architects, LTD
- OPN Architects, Inc.
- Precipitate, PLLC
- Shea, Inc.
- Shelter Architecture, LLC
- Studio Grey
- UrbanWorks Architecture, LLC
- VJAA Inc.
- Wold Architects, Inc.
- Stone Group Architects, Inc.

The proposals were evaluated based on the following project components: scope of work, project schedule and timeline, experience and references, project team, and cost. A review panel comprised of staff from Parks and Recreation and Public Works/Facilities conducted a comprehensive evaluation of all proposals received. Following the evaluation, Wendel Architecture, PC received the highest overall score and was selected as the top-ranked proposer.

PROJECT GOALS AND SCOPE OF WORK

The City's goals for the Project include, but are not limited to:

- Provide a functional, efficient, and welcoming clubhouse design.
- Promote durability and low life-cycle maintenance costs.
- Incorporate better accessibility and compliance with ADA and Minnesota codes.

- Implement energy-efficient and sustainable design practices. The A/E firm should align design intent with LEED Silver requirements but will not be required to pursue formal certification.
- Allow for flexibility for community and event use, potentially year-round.
- Incorporation of food and beverage options with outdoor and indoor dining spaces.

The A/E firm will be responsible for but not limited to the following list of full architectural services, including coordination with City staff, construction management firm, and hired consultants. Services are anticipated to include:

- **Pre-Design/Programming**
    - Review of existing conditions and site constraints
    - Attend and participate in stakeholder and staff meetings
    - Refine space needs analysis and adjacency diagrams
    - Preliminary project budget validation with alternate concepts if needed
    - Coordination with Golf Course Project A/E firm, required in each phase of the Project
- **Schematic Design**
    - Conceptual floor plans and site layout
    - Exterior design concepts and renderings, specific to clubhouse and parking
    - Preliminary systems approaches
- **Design Development**
    - Refined plans, elevations, and sections
    - Structural, civil, mechanical, electrical, and plumbing coordination
    - Materials and systems selection
- **Construction Documents**
    - Complete drawings and specifications for building permit
    - Code compliance review
    - Coordination with City standards and permitting authorities
- **Bidding Assistance**
    - Responses to bidder questions
    - Addenda preparation
    - Assistance with bid evaluation
- **Construction Administration**
    - Review of submittals and shop drawings
    - Site visits and progress meetings
    - Change order evaluation
    - Substantial completion and closeout support

NEXT STEPS:

Once the contract is approved, the City of Bloomington legal staff will circulate the contract for signatures via DocuSign.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.2 Dwan Golf Course Improvements - RFP Award Recommendation**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by_____, seconded by _____, to execute services agreement 2026-1087 for Norby Golf Course Designs, Inc. for Architectural and Engineering Services for the Dwan Golf Course Improvement project for a total contract not-to-exceed amount of $287,340.00.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Leah Hughes, Deputy Director of Parks and Recreation/Interim Director

Mark Prescher, Assistant Capital Project Manager

Description:

BACKGROUND:

Bloomington's municipally owned Dwan Golf Course ("Dwan") is one of Minnesota's top 10 busiest 18-hole courses. Opened in 1970, Dwan has hosted countless tournaments, events, and leagues, selling as many as 60,000 rounds per season. Over the past five years, the course has consistently recorded 49,000–53,000+ annual rounds and earned a reputation as a welcoming, fun, and challenging course for golfers of all skill levels.

Dwan's golf course requires significant improvements to enhance safety, playability, and overall course functionality, as it has not undergone a comprehensive redesign since its original opening. Key challenges include aging and failing bunkers, too many bunkers on the course, conflicts between golf course features, pinch points between specific holes, and wayfinding difficulties in congested areas of the course. Construction of the golf course improvements is anticipated to begin in Fall 2027 and continue through Spring 2028, with completion expected at that time.

The selected Golf Course A/E firm will work closely with City staff, project consultants, the clubhouse A/E firm, and the construction management firm to evaluate and develop coordinated solutions for the golf course's safety and playability improvements that align with the clubhouse and parking lot project. In addition, the Golf Course A/E firm will assess the existing irrigation system and equipment to determine their condition and identify the most appropriate path forward, including potential replacement, upgrades, or other improvements.

DESCRIPTION:

Staff requests authorization to enter into a professional service agreement with Norby Golf Course Designs, Inc. for Architectural and Engineering Services for the Dwan Golf Course Improvement project for a total contract not-to-exceed amount of $287,340.00. The selected firm will work with the City's Dwan Capital Project Team, comprised of City staff and stakeholders, consultants, and a construction management firm to provide schematic design, design development, construction documents, and construction administration services for the Dwan Golf Course located at 3301 West 110th Street in the City of Bloomington.

A formal Request for Proposals (RFP) was posted and publicly bid for architectural and engineering ("A/E") services for the Dwan Golf Course Improvement Project. Two proposals were received from the following firms:

- Norby Golf Course Designs, Inc.
- Bolten & Menk, Inc.

The proposals were evaluated based on the following project components: scope of work, project schedule and timeline, experience and references, project team, and cost. A review panel comprised of staff from Parks and Recreation and Public Works/Facilities conducted a comprehensive evaluation of all proposals received. Following the evaluation, Norby Golf Course Designs, Inc. received the highest overall score and was selected as the top-ranked proposer.

PROJECT GOALS AND SCOPE OF WORK

The City's goals for the Project include, but are not limited to:

- Provide a functional, efficient, safe, and welcoming golf course design
- Promote durability and low life-cycle maintenance costs
- Incorporate better accessibility and compliance with ADA and Minnesota codes
- Implement environmentally conscious and sustainable design practices (in landscape design, materials, and equipment used)
- Improvement of current restrooms on course
- Evaluate current irrigation systems and equipment and identify improvements or upgrades for long term management.
- Creative opportunities to continue to provide practice areas for golfers.

The Golf Course A/E Services will be aligned with the approved program and project requirements and will include customary landscape architectural and cost review support. The Golf Course A/E firm shall prepare preliminary design studies for City review and approval, including golf course routing, alternatives, and revisions as deemed necessary to meet the project's needs. The proposed golf course routing shall identify the location of tees, greens, bunkers, fairway boundaries, centerlines, and other information the Golf Course A/E firm determines necessary or appropriate to adequately convey the proposed design.

The Golf Course A/E firm will be responsible for but not limited to the following list of full architectural landscape design and engineering services related to only the golf course improvements and practice areas, including

coordination with City staff, construction management firm, and hired consultants. Services are anticipated to include:

- **Project Consultation and Initial Evaluation**
    - Review of existing conditions, prior studies, and available documentation.
    - Site visits and field investigations.
    - Evaluation of existing golf course layout, infrastructure, drainage, irrigation, turf conditions, maintenance facilities, and amenities.
    - Review and evaluation of irrigation coverage and equipment for possible replacement and upgrades.
    - Assessment of environmental conditions, regulatory considerations, and permitting requirements.
    - Identification of constraints, opportunities, and risks.
    - Ongoing consultation and collaboration with City staff throughout the Project lifecycle.

- **Programming and Preliminary Planning/Predesign**

The Golf Course A/E firm shall develop a comprehensive predesign framework, including:

- Confirmation of Project goals, priorities, and performance objectives.
- Development of Project program requirements.
- Stakeholder engagement and coordination, including City staff, golf operations, Clubhouse A/E, and user groups, as directed by the City.
- Preliminary analysis of course improvement alternatives and phasing options.
- Evaluation of sustainability strategies, water efficiency, turf selection, bunker design, and long-term maintenance considerations.
- Preparation of a preliminary predesign report, including conceptual recommendations and preliminary order-of-magnitude cost estimates.

- **Schematic Design**

The Golf Course A/E firm shall prepare schematic design documents sufficient to illustrate the proposed renovation approach, including:

- Conceptual golf course improvement plans.
- Preliminary grading, drainage, and irrigation concepts.
- Identification of key design features, course routing modifications, and improvements.
- Coordination with City staff and City consultants for review and approval.
- Coordination with CMAR to develop updated Project cost estimates aligned with schematic design.
- Coordination with Clubhouse Project A/E firm and associated consultants.
- Identification of phasing and construction sequencing considerations.

- **Design Development**

The Golf Course A/E firm shall advance the approved schematic design into design development documents, including:

- Refined golf course design and layout plans.
- Development of grading, drainage, irrigation, and turf specifications.

- Integration of sustainability and environmental best practices.
- Coordination with permitting agencies and regulatory bodies as required.
- Coordination with CMAR to prepare updated and detailed Project cost estimates, including anticipated soft costs.
- Ongoing coordination with City staff and City consultants to ensure alignment with budget and Project objectives.
- Coordination with Clubhouse Project A/E firm to ensure scope alignment and consistency in design intent.

- **Construction Documents**

The Golf Course A/E firm shall prepare complete construction documents suitable for competitive bidding and construction, including:

- Final plans, specifications, and technical documents.
- Coordination of civil, landscape, irrigation, and golf course architectural elements.
- Inclusion of all required soft costs, including professional services, permits, testing, and inspections.
- Identification and specification of required equipment, materials, and furnishings related to the project scope.
- Final engineer's/architect's opinion of probable construction cost.
- Assistance with permitting and regulatory approvals, as required.

- **Construction Administration**

The Golf Course A/E firm shall provide construction administration services during the construction phase, including:

- Participation in pre-construction and pre-installation meetings.
- Review of shop drawings, submittals, and product data.
- Responses to Requests for Information (RFIs).
- Visit Project at minimum weekly, or as requested, to observe construction progress and conformance with contract documents.
- Review of contractor pay applications and change requests.
- Assistance with substantial completion, punch lists, and Project closeout.
- Coordination with City staff and City consultants throughout construction.

- **Project Costs, Budgeting, and Estimating**

Throughout all phases of the Project, the Golf Course A/E firm shall provide:

- Continuous cost estimating and budget monitoring in coordination with the contractor.
- Collaborate with contractor for cost reconciliation at each design milestone.
- Identification of cost-saving alternatives and value-based recommendations.
- Assistance in aligning scope and design decisions with available funding.
- Clear documentation of construction costs, soft costs, contingencies, and equipment allowances.

NEXT STEPS:

Once the contract is approved, the City of Bloomington legal staff will circulate the contract for signatures via DocuSign.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Information Technology	**3.3 Approve NEOGOV Agreement**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by __, seconded by __, to authorize the Mayor and City Manager to execute a one-year agreement with Governmentjobs.com, Inc., (D/B/A NEOGOV)., in an amount not to exceed $58,317.40.

Item created by: Sharon Williams, Information Technology
Item presented by: Amy Cheney, Chief Information Officer

Description:

The City has used NEOGOV for recruitment since 2010 and has added modules for employee onboarding and performance evaluations since then. Historically, each separate agreement was below the threshold requiring City Council approval. However, when considered cumulatively, the agreements now exceed the Council approval threshold. Through increased oversight of software agreements, staff identified that Council approval is required for this renewal.

The total amount of the NEOGOV agreements is $372,358.26, which includes $314,040.86 in expenditures to date and $58,317.40 for the upcoming year. Previously, renewals have been processed through payment of invoices submitted by NEOGOV. With the City's enhanced oversight of software purchases, all software purchases and renewals must be supported by a current agreement and receive the appropriate approvals.

Council is asked to approve the agreement which will run from November 1, 2026, through October 31, 2027. Funding is available in the Information Technology (IT) replacement budget.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**3.4 2026-101 Special Assessment Adjustments**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to approve special assessment adjustments as follows:

- 8210 W Bush Lake Rd adjusted to $14,250 for street surfacing.
- 8540 W Bush Lake Rd adjusted to $18,000 for street surfacing.
- 8211 W Bush Lake Rd adjusted to $15,000 for street surfacing.
- 8541 W Bush Lake Rd adjusted to $3,750 for street surfacing.

Item created by: Brian Hansen, Engineering
Item presented by: Julie Long, City Engineer

Description:

The public hearing for Assessment Roll 2026-1 (2026-101 Pavement Management Program (PMP)) is scheduled for October 12, 2026. The hearing will be advertised for two weeks prior in the Bloomington Sun Current and all affected property owners will be mailed their proposed special assessment amount. Those mailings are scheduled to be sent on or around September 17, 2026.

The City entered into a professional services agreement with Patchin Messner Valuation Counselors to produce a Special Benefit Consultation Report which provides the special benefit range for identified properties within the 2026-101 PMP project area.

Staff has calculated all special assessments using the City of Bloomington Special Assessment Policy and compared the calculated special assessments to the special benefit range listed in the 2026 Special Benefit Consultation Report. All assessments are at or below the maximum special benefit amount except for the following properties:

- 8210 W Bush Lake Rd is a City owned parcel that is part of Tierney"s Woods with a City policy calculated assessment for street surfacing of $33,188.55, the calculated maximum special benefit is $14,250.
- 8540 W Bush Lake Rd is a City owned parcel that is part of Tierney"s Woods with a City policy calculated assessment for street surfacing of $21,487.02, the calculated maximum special benefit is $18,000.
- 8211 W Bush Lake Rd is a City owned parcel that is part of Tierney"s Woods with a City policy calculated assessment for street surfacing of $20,323.71, the calculated maximum special benefit is $15,000.
- 8541 W Bush Lake Rd is a City owned parcel that is part of park land with a City policy calculated assessment for street surfacing of $15,191.46, the calculated maximum special benefit is $3,750.

All other properties within Assessment Roll 2026-1 are proposed to have special assessments less than maximum special benefit listed in the report, which is available for review through the City Engineer.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Housing and Redevelopment Authority	**3.5 2025 Consolidated Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG)**
Agenda Section CONSENT BUSINESS	Date September 14, 2026

Requested Action:

Motion _____, second _____ to approve and submit the 2025 Consolidate Annual Performance Evaluation Report for the Community Development Block Grant to the Department of Housing and Urban Development.

Item created by: Michael Palermo, Housing and Redevelopment Authority

Item presented by: Michael Palermo, AICP
Assistant HRA Administrator

Description:

The 2025 Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the City of Bloomington's accomplishments towards meeting the five-year goals defined in the Consolidated Plan, as required by the Department of Housing and Urban Development (HUD), for communities receiving Community Development Block Grant (CDBG) funding.

Attachments:

2025 CAPER HRA Staff Report.pdf
2025 CAPER Bloomington

STAFF REPORT

DATE: September 4, 2026

TO: Housing and Redevelopment Authority Board

CC: Sarah Abe, HRA Administrator

FROM: Michael Palermo, Assistant HRA Administrator

SUBJECT: **2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG Program**

The 2025 Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the City of Bloomington's accomplishments towards meeting the five-year goals defined in the Consolidated Plan, as required by the Department of Housing and Urban Development (HUD), for communities receiving Community Development Block Grant (CDBG) funding. The five-year goals of the Consolidated Plan are the quantitative unit and service goals for the Hennepin County Consortium, which includes Hennepin County and the cities of Bloomington, Eden Prairie and Plymouth.

The 2025 program year (PY) began July 1, 2025 and ended June 30, 2026 and is the first grant period of the 2025-2029 Consolidated Plan. The CAPER focuses on activities completed during a specific program year. Some projects funded through CDBG are completed over multiple program years, and so funding for these programs may not be fully captured in an individual CAPER.

The 2025 Program Year activities were delayed. The grant agreement between HUD and the HRA was delayed due to new compliance requirements. This delay then pushed back contracting with partners. As a result, many projects were not completed in the program year. While not reflected in the 2025 CAPER, partners were well situated to work on their activities. Most of these activities are near completion at the time of this staff report and those accomplishments will be incorporated into the 2026 CAPER.

Through CDBG funds, Bloomington supported the following eligible activities in the 2025 program year:

Senior Services: The Household and Outdoor Maintenance (HOME) program provides household and outside maintenance services to elderly homeowners 62 years-old and older in Bloomington. This program allows seniors to remain in their homes. HOME services were provided to 92 Bloomington residents. This activity is offered citywide. The total expense for this activity for 2025 was $19,970.

Fair Housing: This activity is to further fair housing as part of the Fair Housing Implementation Council (FHIC). In 2025, $5,000 in CDBG Administration funds were used for activities identified by the FHIC. The funds go to Dakota County Community Development who acts as fiscal agent to the FHIC. The FHIC works collaboratively with several partners to provide training, support agencies that investigate fair housing complaints, and other fair housing related activities.

Administration: This activity covers the general oversight and monitoring of the programs and relays information to the public regarding planning, implementation, or assessment of the CDBG activities. The total expense for this activity for 2025 was $89,594.07.

Single-family rehabilitation: Homeowner rehab has been the single largest program the City of Bloomington offers through its CDBG program. This program also provides lead paint abatement and assessments. However, in program year 2025 the issuance of new loans paused. HUD added the requirement to verify eligibility through the Systematic Alien Verification for Entitlement (SAVE) system. The HRA requested access to the system but for most of the program year it did not have the ability to use the system. Additionally, there was some confusion around implementation requirements of the new system. However, since gaining access the HRA has started to work through the existing waitlist and hopes to make up for 2025 in the 2026 program year.

Acquisition of Properties: Related to delays in approving the grant agreement, Homes Within Reach was delayed in acquiring two properties. They are currently working on the activity and anticipate completing the acquisitions in the next month. These properties will be rehabbed and sold to qualified applicants. This is a longstanding activity that has been funded with CDBG to increase affordable homeownership opportunities and maintain the quality of Bloomington's housing stock.

Emergency Rental Assistance: Volunteers Enlisted to Assist People (VEAP) was awarded funding to issue emergency rental assistance. Due to the delayed contracting and issuance of new requirements the activity was not fully completed. At this time VEAP is supporting residents through the program and will be requesting the remaining CDBG funds soon.

Artificial Intelligence (AI) Fair Housing Chatbot: HousingLink was awarded funds to support the development of an AI Chatbot for fair housing. They have requested some funds, but the activity was not fully completed in the 2025 program year. The remaining funds will be requested shortly, and the activity will be reported on in the 2026 CAPER.

Approval Process

The HRA administers the CDBG Program on behalf of the City of Bloomington. The 2025 CAPER is currently posted for a 15-day Public Comment Period that began on August 27, 2026. Public hearings are held at least twice during each program year to provide opportunities for residents and interested representatives of local organizations to be involved in reviewing program activities, local needs of low and moderate-income persons, proposed uses, and performance evaluation of CDBG funds. The HRA will hold a public hearing to allow the public to provide comments on the CAPER.

Under 24 CFR Part 91 (ecfr.gov) and 24 CFR Part 570 (ecfr.gov), "jurisdiction" or "grantee" is defined as the legal entity that signed the original CDBG grant agreement which holds the ultimate statutory, fiduciary, and legal liability for the funds. This grant is awarded to and signed by the City Council, so the City Council must also vote to approve the CAPER. This is scheduled to go before the City Council at its September 14 meeting on the consent agenda.

- September 8: HRA holds public hearing and considers recommending approval to the City Council
- September 14: City Council considers approval on its consent agenda

2025 Consolidated Annual Performance and Evaluation Report (CAPER)

City of Bloomington, Minnesota

Draft - August 21, 2026

DRAFT

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This document is the Consolidated Annual Performance Report (CAPER) for the City of Bloomington's 2025 Community Development Block Grant (CDBG) program year, as it relates to its Action Plan, Consolidated Plan, and other HUD requirements. The City of Bloomington did not receive HOME, HOPWA or ESG funding in 2025. The 2025 Program Year (PY) began July 1, 2025, and ended on June 30, 2026. More detail is included below and throughout this report.

In program year 2025, the City of Bloomington did not meet program year goals. Delays due to approvals and uncertainty around new regulations greatly slowed the implementation of programing. Despite the delay, demand for the Home Rehabilitation Loan program remains strong and a partnership with Senior Community Services was effective at providing services for seniors in the community. Additionally, we are partnering with Homes Within Reach to acquire two blighted buildings with CDBG dollars, HousingLInk to provide fair housing support, and Volunteer Enlisted to Assist People (VEAP) to provide emergency rental assistance.

While the Annual Action Plan goals were not met the City will continue to work toward meeting the five-year Strategic Plan goals. The strategic plan identifies a larger number of needs in the community than could be achieved in this first year of the Consolidated Plan. The City is using its resources to help address those needs in a variety of ways. Those goals addressed in this first year are the highest priority and best use of the CDBG funds.

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

DRAFT

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition and/or Demolition of Structures	Affordable Housing	CDBG: $	Buildings Demolished	Buildings	4	0	0.00%			
Administration	Non-Housing Community Development	CDBG: $ $29,667.69	Other	Other	0	0		1	1	100%
Build/Improve Public Facilities or Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			
Build/Improve Public Facilities or Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Develop Homes for Homeownership	Affordable Housing	CDBG: $	Homeowner Housing Added	Household Housing Unit	0	0		2	0	0.00%
Develop Homes for Homeownership	Affordable Housing	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	4	0	0.00%			

Economic Development and Business Assistance	Non-Housing Community Development	CDBG: $	Jobs created/retained	Jobs	10	0	0.00%			
Economic Development and Business Assistance	Non-Housing Community Development	CDBG: $	Businesses assisted	Businesses Assisted	3	0	0.00%			
Fair Housing Activities	Fair Housing Activities	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	0	0.00%			
Fair Housing Activities	Fair Housing Activities	CDBG: $5,000	Other	Other	0	0		30	30	100%
Financial Literacy	Non-Housing Community Development	CDBG: $	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	0	0.00%			
Homeowner Rehabilitation Assistance	Affordable Housing Non-Homeless Special Needs	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	55	0	0.00%	15	0	0.00%

DRAFT

Public Services Senior Community Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: $19,970	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	150	92	61.00%
Public Services	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	Other	Other	0	0		100	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2025 Annual Action Plan prioritized the highest needs in the community balanced against the greatest impact. The focus was on addressing the needs of seniors, those facing housing discrimination, low income homeowners, creating affordable ownership opportunities, and assisting those experiencing a housing crisis. Each activity funded was oversubscribed and while not all activities were complete by the end of the program year the needs were well documented. The reason for the delay was not in demand as much as administrative process in contracting.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	81
Black or African American	5
Asian	3
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Multi-racial	3
Total	92
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The above table details the race and ethnicity data for the PY2025 CDBG activities. The impact went to 88% White households, which was higher than the Bloomington racial demographics at only 65% White. This is not unexpected given the funding focus on homeowners which are predominantly White in Bloomington.

DRAFT

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$836,198	$554,557.78.

Table 3 - Resources Made Available

Narrative

Bloomington Continues to receive program income and works to continually draw down its resources to support its community. This year, with staff transitions, new regulations, uncertainty about how to implement those regulations, the draw down slowed. As we ramp upstaffing and capacity the funding back into programs will increase.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Bloomington			City-Wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The entire city is the target area and offers all its CDBG funded activities city-wide to qualified people and households. This is both 100% of the planned and 100% of the actual percentage of the allocation.

DRAFT

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The CDBG program does not require a leveraging match to its grant expenditures. However, the city and its HRA annually invest in the community to address community needs and those identified in the five-year and annual CDBG plans. The home rehab program, which is the largest program funded by CDBG in Bloomington, has a high demand and is also supplemented by Housing and Redevelopment Authority levy dollars annually.

The City's fair housing dollars are allocated to Fair Housing Implementation Council, which is a regional collaboration and funded by multiple local entities to leverage resources across the whole region. This collaborative pools together funding from multiple agencies to address fair housing in an approach that is more comprehensive and effective than any single entity could achieve.

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
Total		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units	**32**	**0**
Number of households supported through the acquisition of existing units		
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Annual Action Plan identified two activities with rehab. The first is the owner rehab program operated by the Bloomington HRA. This program did not issue any new loans for two reasons. First, they could not verify document status through the SAVE system because the organization did not have access for most of the program year. Second, the grant agreement was not completed until late in the year. This had delayed the roll out of programs.

Not unrelated to the grant agreement delay, the other rehab program is operated by Homes

Within Reach. This program is currently working on rehab of two homes but is not completed at time of the CAPER.

Discuss how these outcomes will impact future annual action plans.

It is anticipated that both Homes within Reach and the Bloomington HRA will work to make up ground on the missed goals. Homes within Reach will likely complete its 2025 activity in the next few weeks and start on its 2026 activity. The Bloomington HRA has a waitlist for its Owner Rehab program and is working on issuing new loans. An extra effort will be taken to work through the loan applications quickly to make up on the missed goals.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	25	0
Low-income	16	0
Moderate-income	36	0
High	15	0
Total	**92**	**0**

Table 7 – Number of Households Served

Narrative Information

The above table details the number of households for each income limits served for the PY2025 CDBG activities. Households supported by the program are over 83% low or moderate income. Of that 27% are extremely low income.

DRAFT

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Bloomington works closely with Hennepin County to reach out and assess the needs of homeless persons. The City's Public Health and HRA divisions can refer homeless persons to Hennepin County or other service providers such as non-profits. In addition, Hennepin County provides a regional Human Services center in Bloomington that includes food and cash assistance and assessment of needs and services for homeless persons. The City of Bloomington also supports the Schools to Housing Program paid for by Hennepin County in partnership with Bloomington Public Schools. This new program, initiated in 2023, prevents homelessness for Bloomington Public Schools children by providing rental assistance and technical assistance to families.

Hennepin County has implemented Coordinated Entry for families, which assesses families in shelter after one week in shelter. The community has launched a Coordinated Entry system for singles, assessing people in shelter with the VI-SPDAT assessment forms. Additionally, the County launched a more coordinated shelter entry system for single adults and implemented the VI-SPDAT assessment for all single adults after a month in shelter. People who score into the Permanent Supportive Housing (PSH) range are triaged through a Housing Referral Coordinator to available PSH units within Hennepin County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Bloomington currently does not have an emergency shelter nor transitional housing units. It works closely with Hennepin County the lead agency on homelessness. City employees are trained and able to refer individuals and family when they identify the need.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections

programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Bloomington works closely with Hennepin County to reach out and assess the needs of persons at risk of homelessness. The City's Public Health, HRA and Community Outreach and Engagement divisions can refer homeless persons to Hennepin County or other service providers such as non-profits. In addition, Hennepin County provides a regional Human Services center in Bloomington that includes food and cash assistance and assessment of needs and services for homeless persons. The city, through its HRA, provides rental assistance for over 560 households every month through its Housing Choice Voucher (Section 8) program. This program provides an essential resource for families and individuals to obtain affordable housing. The city also works closely with Hennepin County for providing services to those likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions) and receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs. In cases where City staff is unable to connect the person at risk of homelessness to the service's needs, they will be provided with referrals to Hennepin County for assistance. This year, the Public Health division added a Community Health Worker focused on housing who works closely with the HRA to provide referrals to services for folks experiencing housing instability and homelessness.

To the extent possible, people who are not literally homeless are first directed to "non-homeless" resources to assist in housing stability. Hennepin County offers "emergency assistance" for rent or utility bill arrears to keep people in their current housing. Treatment programs are encouraged to find housing for their clients upon discharge, rather than discharging them into homelessness. This is an area for improvement, however. Because of the extremely low vacancy rate, many people are still discharged from systems into homelessness. As our community's Coordinated Entry system expands, the County will reach out to those systems of care to assess people before discharge into appropriate homeless specific and mainstream funding sources for housing support. The county uses State dollars from Family Homeless Prevention and Assistance Program (FHPAP) as a second tier of prevention funds for families and singles that have already used emergency assistance within the past year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Bloomington's HRA provides permanent affordable housing through its Housing Choice Voucher (Section 8) program that assists up to 565 individuals and families every month. The HRA also operates 21 single-family rental homes that provide families with a pathway to homeownership.

Hennepin County: For all our populations, our focus is on making homelessness rare, brief, and nonrecurring. Families experiencing homelessness are guaranteed entry into Hennepin County's contracted shelter system. They are assessed via the VI-F-SPDAT within a week of shelter entry. The VI-F- SPDAT assesses their vulnerability and need for support to end their homelessness. Families are then offered Permanent Supportive Housing or Rapid Rehousing services, as their vulnerability warrants. The focus in family shelter is on making the experience as brief as possible, but with sufficient supports in place upon housing to make a recurrence of homelessness rare. Our RRH program has flexible rental and social service support, so that support can continue up to two years, as needed by the family. For single adults, our plan is to implement the “Single Point of Entry”. In this system, all single adults will be briefly assessed upon entry into shelter. Those who do not self-resolve within a few weeks will be given the VISPDAT and a housing plan will be developed, with Permanent Supportive Housing or Rapid Rehousing services offered, depending on vulnerability. Currently, most youth are served through our family or single adult system. Some youths are served in youth-specific shelter and housing. Youth are given a choice as to which system to enter. We are currently more intentionally wrapping youth into the adult system, so that youth who enter the homeless system and get assessed can choose to either enter youth-focused housing or more general adult housing options, again based on their vulnerability, as determined by the VI-TAE-SPDAT.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Bloomington does not operate a Public Housing Program.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Bloomington does not operate a Public Housing program. However, the City, through its HRA, offers educational courses about the homebuying process as well as a Rental Homes for Future Homebuyers program and Down Payment Assistance offerings. In the Rental Homes for Future Homebuyers program participants pay into an escrow account as part of their monthly rent. This account is available at the end of the program for them to use as downpayment for a home. The HRA funded downpayment assistance program over 2023 and 2024. The program assisted 21 households in achieving homeownership. Additionally, the Bloomington HRA is designated as a PHA and manages its Housing Choice Voucher services, including 21 single-family homes that are provided to low-income families through funding from Project Based Vouchers.

Actions taken to provide assistance to troubled PHAs

The Bloomington HRA does not operate a public housing program but is rated by HUD as a High Performer for the administration of its Housing Choice Voucher program. The Bloomington HRA also participates in a Quarterly meeting of all Metro area housing agencies to coordinate and share best practices, though none of the HRAs in the Metro are designated as troubled PHAs.

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Bloomington is flexible to help develop new housing, including affordable units and has developed an Opportunity Housing Ordinance to address this. As a result, in 2025, there were almost 300 units of new below market rate housing in the pipeline.

This Opportunity Housing Ordinance (OHO), adopted in the fall of 2019, also established an affordable housing trust fund, initially funded with $15 million for the development of new and the preservation of Naturally Occurring Affordable Housing (NOAH). In 2025, 2,213 new housing units were completed, under construction, or approved. Of the total, 674 units are set at affordable rates (80% AMI or below) and supported with local financial incentives made available through the Opportunity Housing Ordinance. The first NOAH property to access these tools was the purchase of a 306-unit building with non-profit housing developer Aeon. The affordable housing trust fund has also contributed to the development of a new, 100% affordable, 128-unit senior complex that is latest building to open.

In 2023, the City updated single- and two-family zoning requirements have facilitated several affordable homeownership projects in the community. The largest update is reduction of minimum lot size. This was critical projects such as the 9030 Park Avenue by Twin Cities for Humanity. The project not only removed a single blighted home but replaced it with two owner occupied units with two accessory dwelling units.

In 2025, the City built upon those updates to address missing middle housing. The update included by right new housing types such as detached townhomes, cottage courts, and triplexes. Many of the updates allow the increase in density by right, streamlining the approval process. These updates have been critical to the Bloomington HRA moving forward with its Bloomington Affordable Homeownership program which as a goal of constructing 27 new units that will be affordable to households making 80% area median income or below.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City and its HRA continue to work to identify the underserved needs in the community. The City and HRA have both provided additional funding to preserve the housing stock of the City through the various single-family rehabilitation programs that the HRA operates. The City's Public Health and HRA divisions work closely with various elderly, disabled and others in need

to provide direct services or referrals and connections to other service providers.

The HRA has continued its partnerships with Habitat for Humanity. It has funded through Local Affordable Housing Aid (LAHA) a downpayment assistance program. This will help underserved communities access the financial tools necessary to achieve homeownership.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City and HRA funds lead-based paint testing and clearance testing and is available to all participants in the single- family rehabilitation loan program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The number of persons in poverty is also reduced through the City's public service activities mentioned earlier. In addition, the HRA will continue to seek additional sources of funding for affordable housing. The provision of safe, decent affordable housing is recognized as one of the best ways to assist a family emerge from poverty. Bloomington HRA has contract authority for 565 Section 8 vouchers and assists new participants when current participants go off the program. The HRA will continue to maximize the use of the funding it does receive to assist the maximum number of families.

The City of Bloomington has adopted its first 5-year economic development plan. While this plan's focus is on business growth and development opportunities it also discusses the importance of workforce development. The City continues to expand its own pathways programs and internship programs to help grow and expand career opportunities for communities who would not have access or exposure to well-paying industries and careers. Economic development and stable housing are two key components to reducing poverty in Bloomington.

The HRA also funds emergency rental assistance. By keeping households stably housed residents can focus on employment and education. The program funded 3 organizations (VEAP, Oasis for Youth, St. Vincent) with the Local Affordable Housing Aid (LAHA).

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Bloomington works to connect its services and programs with other new and existing programs and services provided by other governmental entities and non-profits. The City's HRA has worked this year to develop a close working relationship between its program staff and the non-profit Volunteers to Assist People (VEAP), a large social service agency in the South Metro and the largest food shelf in the area. This ongoing relationship will assist

participants of both agencies get better connected to the services they need. HRA staff has also reached out and developed working relationships with the staff at the Hennepin County Social Services hub located in Bloomington. The hub provides essential connections to cash assistance, food stamps, mental health, and homeless services.

Additionally, the HRA funded HousingLink a non-profit that connects low- and moderate-income residents with affordable housing. It also funded Bridging, a program that provides low or no cost furniture to low-income residents. Lastly, it funded Oasis for Youth an outreach organization for youth at risk of homelessness. The HRA is exploring additional partnerships to expand available services in Bloomington. The funds provided from the HRA helps increase housing stability in the community and compliments the CDBG funding.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As noted above, the City of Bloomington works to connect its services and programs with other new and existing programs and services provided by other governmental entities and non-profits. For example, the City's HRA continues to develop a close working relationship between its program staff and the nonprofit Volunteers to Assist People (VEAP), a large social service agency in the South Metro and the largest food shelf in the area. This ongoing relationship will assist participants of both agencies get better connected to the services they need. Also, City staff continued developing working relationships with the staff at the Hennepin County Social Services hub located in Bloomington. The hub provides essential connections to cash assistance, food stamps, mental health, and homeless services.

Through the Bring It Home rental assistance program, the Bloomington HRA is developing and strengthening partnerships with local schools and Hennepin County's School to Housing program to help connect families with stable and affordable housing. As part of this effort, the Bloomington HRA has established a Memorandum of Understanding (MOU) with the School to Housing program and has set aside 20 Bring It Home housing vouchers specifically for referrals through the program. The School to Housing program also partners with the nonprofit Sabathani Community Center to provide families with supportive services during their first year of residency, helping families successfully transition into housing and build long-term stability. Bring It Home prioritizes families with children under the age of 18 and household incomes at or below 30% of Area Median Income (AMI), helping ensure that resources are directed toward families experiencing the greatest housing cost burden. By formalizing these partnerships and dedicating voucher resources to families referred through School to Housing, the HRA is creating a coordinated pathway to housing stability and expanding access to affordable housing for families in the community.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City and HRA participate in the Fair Housing Implementation Council (FHIC). This is a group comprised of different agencies that received federal funding and focus on regional solutions to fair housing. The group created an Analysis of Impediments to Fair Housing in 2020 and developed programs and partnerships to address the issues identified. The group meets regularly to guide the work and ensure fair housing is addressed.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City through its annual planning process for the CDBG program considers the best activities to serve the city. The CDBG program funding and its activities are considered in a broader connection to the other services provided by the City and the other agencies and non-profits funded by the City. Annually we review those services and determine how well the community was served.

The largest activity the city undertakes with CDBG funding is the Single-Family Rehabilitation Loan Program. The homeowners who participate in this program are free to select the contractors they choose for their project. They must acquire bids from at least two licensed contractors. The lowest qualified bid is then accepted. The staff that administers the program conducts an annual review of its files to ensure compliance with program guidelines.

Additionally, staff requires from program partners regular reporting, invoicing, and documentation of activities. Staff work closely with the finance department to generate and review financial reporting and data and to complete an annual audit.

Beyond monitoring its own programs and partners the City has several departments that interact with community development activities. Primarily the Planning Division, Port Authority, and Housing and Redevelopment Authority, work closely to do long range comprehensive planning and address the City's long term housing and economic development needs. Every 10 years the City is required by the Metropolitan Council, the regional government, to update the comprehensive plan. In the middle of that cycle these divisions coordinate implementation of the plan and do updates to small area plans supplementing the comprehensive plan.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Bloomington is a member of the Hennepin County Consortium for the CDBG and HOME programs. Hennepin County serves as lead agency for the consortium. To encourage public comment on the CAPER, the County published a 15-day public notice of a comment period for the CAPER.

Additionally, Bloomington holds its own 15-day public comment period and public hearing before the City Council to ensure the residents of Bloomington are notified and have the opportunity to provide comment. The County provided electronic copies on its website for comments. To ensure access to all, regardless of native language, during the comment period, the city posted its' section of the CAPER on our webpage. The webpage can translate into any language, utilizing Google translate. In addition, the webpage is fully ADA compliant, including any documents that are posted on the site.

During public comment periods, a public hearing will be held before the Hennepin County Board of Commissioners and Bloomington City Council for the CAPER at which the public may comment on any part of the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes occurred this year. However, staff turnover and uncertainty of program requirements created delays in funding. New standard operating procedures are being implemented to prevent delays in programing and help with smoother transitions and better evaluation of program procedures.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The jurisdiction does not have any open Brownfield Economic Development Initiatives.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable as there are no Brownfields Economic Development Initiatives.

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

DRAFT

Narrative

Bloomington does not operate any Section 3 programs.

DRAFT

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Utilities	**3.6 Approve Agreement & Purchase - Core & Main LP Meter Equipment and Installs**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the agreement with Core & Main LP for supplying and installing residential and commercial water meters and radio systems in the amount of $545,793.00 and to authorize Mayor and City Manager to enter into the related agreements.

Item created by: Andrew Trenne, Utilities
Item presented by: Scott Anderson, Utilities Superintendent

Description:

City Council approved moving forward with the first phase of construction of Advanced Metering Infrastructure (AMI) at its June 29, 2026, meeting. The goals of AMI are to provide customers and Utility Billing with more real-time data to better manage water consumption, provide faster leak detection, and reduce non-revenue water use.

An important component of AMI implementation is ensuring that residential and commercial water meters are AMI-compatible. The Utilities Division has been upgrading water meters over the past several years, including the addition of radio devices that integrate with AMI. As of August 27, 2026, 11% of residential meters and 80% of commercial meters are AMI-compatible. The AMI long-term implementation has been reflected within the Capital Improvement Plan (CIP) with a start of funding in 2021 and proceeding through 2034, as the Water Fund capital improvement budget allows.

This agreement with Core & Main LP provides for the purchase additional water meters and radio devices and in addition to the City's crews, allows Core & Main LP assist with installation to help accelerate implementation. It is anticipated that implementation will be completed first on commercial accounts followed by residential, with the entire rollout expected to be completed by 2034.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Port Authority	**3.7 Resolutions acknowledging submmission of the 2027 preliminary budget and approving a preliminary proposed levy for year 2027, and acknowledging submission of the 2028 preliminary conceptual budget for the Port Authority of the City of Bloomington.**
Agenda Section CONSENT BUSINESS	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to approve Resolution No. 2026-_____ acknowledging submission of the 2027 preliminary budget and approving a preliminary proposed levy for year 2027, pursuant to Minnesota Statutes, Section 469.053, Subdivision 4, and 275.065 for the Port Authority of the City of Bloomington.

Motion by _____, seconded by _____ to approve Resolution No. 2026-_____ acknowledging submission of the 2028 preliminary budget by the Port Authority of the City of Bloomington.

Item created by: Holly Masek, Port Authority
Item presented by: Holly Masek, Port Authority Administrator

Description:

The City Council is asked to consider and approve a resolution acknowledging submission of the 2027 preliminary Port Authority budget and adopting a Preliminary 2027 Port Authority Tax Levy. The City Council is also being asked to approve a resolution acknowledging submission of the preliminary conceptual 2028 Port Authority budget. The prelimary levy and budgets were approved by the Port Authority Board of Commissioners at their August 18, 2026 regular meeting. The attached memo provides further background information.

Attachments:

Port Preliminary Budget and Proposed Levy 2027 RESOLUTION
Port Preliminary 2028 budget RESOLUTION
2027 & 2028 Budget Memo

RESOLUTION NO. 2026-_____

ACKNOWLEDGING SUBMISSION OF THE 2027 PRELIMINARY BUDGET AND APPROVING A PRELIMINARY PROPOSED LEVY FOR YEAR 2027 PURSUANT TO MINNESOTA STATUTES, SECTIONS 469.053, SUBDIVISION 4, AND 275.065 BY THE PORT AUTHORITY OF THE CITY OF BLOOMINGTON

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

WHEREAS, the Port Authority of the City of Bloomington (the "Authority") is an established body politic and corporate pursuant to Minnesota Statutes, Section 469.071, as amended, with the powers of a port authority pursuant to Minnesota Statutes, Sections 469.048 through 469.068, as amended (the "Port Authority Act"); and

WHEREAS, Section 469.053, subdivision 2 of the Port Authority Act requires the Authority to annually send its budget to the Council, which budget must include a detailed written estimate of the amount of money that the Authority expects to need from the City to do Authority business during the next fiscal year in excess of any expected receipts from other sources; and

WHEREAS, pursuant to Bloomington City Charter Section 7.06, the principal item of business at the first regular meeting of the City Council in September must be the budget; and

WHEREAS, Section 469.053, subdivision 4 of the Port Authority Act permits the Authority to levy and collect a tax of up to 0.01813% of estimated market value of taxable property within the City, levied upon all taxable real property within the City; and

WHEREAS, the Authority is defined as a special taxing district pursuant to Minnesota Statutes, Section 275.066, and, pursuant to Minnesota Statutes, Section 275.065, all taxing districts are required, on or before September 30 of each year, to certify the maximum levy they may impose for taxes payable in the following year; and

WHEREAS, the tax levy authorized by Section 469.053, subdivision 4 of the Port Authority

Act is separate and distinct from the City's levy and is not subject to levy limits; and

WHEREAS, on August 18, 2026, the Board of Commissioners of the Port Authority adopted a resolution approving a preliminary budget for fiscal year 2027 and directing Port Authority staff to submit the preliminary budget to the City Council; and

WHEREAS, based on the preliminary 2027 budget, the Port Authority has determined that a preliminary proposed levy in the amount of $3,050,000 for taxes payable in calendar year 2027 is necessary to support its activities; and

WHEREAS, on August 18, 2026, the Board of Commissioners of the Port Authority adopted a resolution approving the preliminary proposed levy in the amount of $3,050,000, which is less than 0.01813 percent of the estimated market value of taxable property within the City, contingent upon approval by the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON that based upon the foregoing facts:

1. The Council hereby acknowledges receipt of the preliminary budget submitted by the Port Authority for fiscal year 2027.

2. The Council hereby approves the preliminary proposed levy by the Port Authority pursuant to Section 469.053, subdivision 4 of the Port Authority Act in the amount equal to the lesser of a levy at a rate of 0.01813 percent of the estimated market value of taxable property within the City or $3,050,000 with respect to taxes payable in calendar year 2027.

3. Notwithstanding the Council's approval of the Port Authority's preliminary proposed levy, the Council may determine to decrease the Port Authority's levy when finalizing the City's levy for 2027 but may not exceed the preliminary proposed levy approved by this resolution.

4. Staff of the City are hereby authorized and directed to transmit a certified copy of this resolution to the County Auditor of Hennepin County, Minnesota, on or before September 30, 2026.

5. Staff of the Port Authority are hereby authorized and directed to execute any and all other documents deemed necessary to carry out the intentions of this resolution.

Passed and adopted this __th day of September, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

RESOLUTION NO. 2026-_____

ACKNOWLEDGING SUBMISSION OF THE 2028 PRELIMINARY BUDGET BY THE PORT AUTHORITY OF THE CITY OF BLOOMINGTON

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

WHEREAS, the Port Authority of the City of Bloomington (the "Authority") is an established body politic and corporate pursuant to Minnesota Statutes, Section 469.071, as amended, with the powers of a port authority pursuant to Minnesota Statutes, Sections 469.048 through 469.068, as amended (the "Port Authority Act"); and

WHEREAS, Section 469.053, subdivision 2 of the Port Authority Act requires the Port Authority to annually send its budget to its city's council; which budget must include a detailed written estimate of the amount of money that the authority expects to need from the city to do authority business during the next fiscal year in excess of any expected receipts from other sources; and

WHEREAS, pursuant to Bloomington City Charter Section 7.06, the principal item of business at the first regular meeting of the City Council in September must be the budget; and

WHEREAS, on August 18, 2026, the Board of Commissioners of the Port Authority adopted a resolution pursuant which the Authority adopted a preliminary budget for fiscal year 2028, and directed staff to submit such budget to the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY

OF BLOOMINGTON that based upon the foregoing facts:

1. The Council hereby acknowledges receipt of the preliminary budget submitted by the Authority for fiscal year 2028.

Passed and adopted this __th day of September, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

CITY OF
BLOOMINGTON
MINNESOTA

DATE: September 14, 2026

TO: Bloomington City Council

CC: Port Authority Board of Commissioners; Zach Walker, City Manager; Lori Economy-Scholler, City of Bloomington Chief Financial Officer; Kim Berggren, Community Development Director

FROM: Holly Masek, Port Authority Administrator

RE: **2027-2028 Preliminary Budget and Levy Memo for Port Authority**

City of Bloomington Mission:
Our mission is to cultivate an enduring and remarkable community where people want to be.

Bloomington Port Authority Mission:
The Port Authority cultivates community prosperity and quality development. Through bold vision and responsible public investments, we contribute to the growth and success of Bloomington's inclusive and resilient economy.

Budget Request Summary:

Port Authority (General and South Loop Funds)
2027 and 2028 Budget Requests

	2026 Budget	2027 Budget	2028 Budget	$ from 2026 - 2027	% from 2026 - 2027
Revenues					
Property Taxes	$ 2,900,000	$ 3,050,000	$ 3,200,000	$ 150,000	5.17%
Intergovernmental	-	50,000	-	50,000	100.00%
Investment Earnings	10,000	30,500	30,500	20,500	205.00%
Other Revenues	560,000	250,000	260,000	(310,000)	-55.36%
Total Revenues	**3,470,000**	**3,380,500**	**3,490,500**	**(89,500)**	**-2.58%**
Expenditures					
Salaries and Benefits	1,303,970	1,395,357	1,450,530	91,387	7.01%
Materials, Supplies, & Services	1,574,496	1,578,180	1,586,166	3,684	0.23%
Internal Charges	232,811	242,047	249,038	9,236	3.97%
Total Expenditures	**$ 3,111,277**	**$ 3,215,584**	**$ 3,285,734**	**$ 104,307**	**3.35%**
Revenues less Expenditures	**$ 358,723**	**$ 164,916**	**$ 204,766**	**$ (193,807)**	**-54.03%**

Port Authority - General Fund
2027 and 2028 Budget Requests

	2026 Budget	2027 Budget	2028 Budget	$ from 2026 - 2027	% from 2026 - 2027
Revenues					
Property Taxes	$ 2,900,000	$ 3,050,000	$ 3,200,000	$ 150,000	5.17%
Intergovernmental	-	50,000	-	50,000	100.00%
Investment Earnings	10,000	30,000	30,000	20,000	200.00%
Total Revenues	**2,910,000**	**3,130,000**	**3,230,000**	**220,000**	**7.56%**
Expenditures					
Salaries and Benefits	872,729	1,230,906	1,279,550	358,177	41.04%
Materials, Supplies, & Services	1,541,660	1,527,540	1,535,241	(14,120)	-0.92%
Internal Charges	147,210	212,467	218,601	65,257	44.33%
Total Expenditures	**$ 2,561,599**	**$ 2,970,913**	**$ 3,033,392**	**$ 409,314**	**15.98%**
Revenues less Expenditures	**$ 348,401**	**$ 159,087**	**$ 196,608**	**$ (189,314)**	**-54.34%**

Port Authority - South Loop Fund
2027 and 2028 Budget Requests

	2026 Budget	2027 Budget	2028 Budget	$ from 2026 - 2027	% from 2026 - 2027
Revenues					
Investment Earnings	$ -	$ 500	$ 500	$ 500	100.00%
Other Revenues	560,000	250,000	260,000	(310,000)	-55.36%
Total Revenues	**560,000**	**250,500**	**260,500**	**(309,500)**	**-55.27%**
Expenditures					
Salaries and Benefits	431,241	164,451	170,980	(266,790)	-61.87%
Materials, Supplies, & Services	32,836	50,640	50,925	17,804	54.22%
Internal Charges	85,601	29,580	30,437	(56,021)	-65.44%
Total Expenditures	**$ 549,678**	**$ 244,671**	**$ 252,342**	**$ (305,007)**	**-55.49%**
Revenues less Expenditures	**$ 10,322**	**$ 5,829**	**$ 8,158**	**$ (4,493)**	**-43.53%**

Port Authority Budget and Levy Overview

Budget

Annually, the Port Authority Board of Commissioners sets an operating budget to allocate resources for the Port Authority to complete its work. The budget is then reviewed by City Council as part of the City's larger budgeting process and formally adopted by the Port Authority and accepted by the City Council at the end of the fiscal year. Beginning with budget years 2027 - 2028, the City and its component units, including the Port Authority, will be utilizing a two-year budget cycle process.

Levy

The Port Levy is annually approved by both the Port Authority and the City Council in a two- step process: First a preliminary "ceiling" levy amount is approved in August/September, then the final levy is approved before the end of the fiscal year. The levy will continue to be approved on an annual basis.

The Port's levy is still relatively new. In 2022 it was identified as a critical tool needed to help the Port expand its geography citywide and add new services such as small business assistance. The Port's first levy was imposed in 2024. The Port's levy is now supporting expanded staff resources and services, providing direct assistance to business through grants and loans, building a strategic acquisitions fund for future investments, and establishing operating reserves.

2027 Preliminary Budget

The Port Authority's 2027 budgeted revenue request is $3,380,500. The budgeted expenditures are $3,215,584. The budget will be funded by transfers from the South Loop Development Fund to the South Loop Special Revenue Fund ($250,000) and the Port Authority's levy ($3,050,000). The difference, $164,916, is intended to continue building strategic acquisition funds for future investments.

2028 Preliminary Budget

The Port Authority's 2028 budgeted revenue request is $3,490,500. The budgeted expenditures are $3,285,734. The budget will be funded by transfers from the South Loop Development Fund to the South Loop Special Revenue Fund ($260,000) and the Port Authority's anticipated levy ($3,200,000). The difference, $204,766, is intended to continue building strategic acquisition funds for future investments.

2027 Preliminary Levy Request

Per Hennepin County, the Port Authority's taxing authority, the Port Authority may levy 0.01813% or up to $3,250,060 in 2027. The Port Authority will not seek the full levy in 2027. The Port Authority is seeking a $3,050,000 levy, which is commensurate with the planned services in 2027 and allows the Port to prepare for future strategic investments. This will result in a levy of $4.28 per month to the owner of a median value home.

For budgeting purposes, the Port is estimating a $3,200,000 levy in 2028. The levy will be commensurate with the planned services in 2028.

2027 & 2028 Services

The Port Authority's 2027 and 2028 budgets will allow staff to continue or expand the following economic development services. Services and programs are guided by the Port's Economic Development Strategic Plan and for the purposes of the budgeting process, organized into the following Priority Based Budgeting categories:

- *Development and Redevelopment Assistance*
  - Offer commercial and mixed-use development/redevelopment assistance citywide, including TIF applications and grant assistance.
  - Facilitate the application of Bloomington's Opportunity Housing Ordinance with financial support to affordable housing projects.
  - Allocate development grant funding to assist development projects or studies citywide.
  - Build a strategic acquisitions fund for future land purchases.
- *Small Business/Entrepreneurship*
  - Offer direct financial assistance to the business community through the Façade Improvement Grant Program, SAC Credit & Deferral Programs, the Business Retention Program, and emergency programs when needed.
  - Pledge support for 2027 Hatch Bloomington, with the intention of seeking sponsors to defray costs.
  - Collaborate with partners to offer targeted business outreach programs.
- *Business Retention, Expansion, and Attraction Services*
  - Offer business assistance and retention services to early-stage entrepreneurs, small businesses, and large employers.
  - Promote the City's business environment through events such as the Broker Breakfast, CEO Summit, and Business Forum.
  - Dedicate funds to promote the City of Bloomington through marketing, strategic communications, trade shows, etc.
- *Bloom in Bloomington & Workforce Development*
  - Administer the Bloom in Bloomington internship program, collaborate with workforce development partners to deliver services to Bloomington employers
- *Creative Placemaking*
  - Offer Creative Placemaking citywide and support the implementation of the Citywide Creative Placemaking Plan.
- *Port Authority Board Support and Liaison Services*

2027 & 2028 Staffing

The Port Authority is staffed by 11 City-employed staff who are under contract with the Port. All full-time positions are planned to remain consistent in 2027 and 2028. The Port is considering increased use of interns in 2027 and 2028 to assist with special projects.

As of late 2025, most legal services have been outsourced, though Special Counsel services are provided by the City Attorney. The Port anticipates a reduction in salary allocations towards the City Attorney in 2027 based on the reduced reliance on their services.

Leveraging Partners

As the Port's work continues to expand, the team has employed a strategy of leveraging partners for technical assistance, collaboration, and project funding. This strategy allows the Port Authority to amplify its impact and efficacy.

- Collaborative Partners
    - Hennepin County and Elevate Hennepin
    - NextStage
    - GreaterMSP
    - Minnesota Department of Employment and Economic Development
    - U.S. Small Business Administration
    - Bloomington Minnesota Travel and Tourism
    - MB Mentors
    - Immigrant Entrepreneurs Summit
    - Careerforce
    - Hired
    - Bloomington Center for the Arts (BCA)
- Funding Partners
    - Minnesota Department of Employment and Economic Development
    - Hennepin County
    - Bloomington Minnesota Travel and Tourism
    - Larkin Hoffman

Additional Notes for 2027 & 2028 Budget

As the Port Authority's work continues to shift from South Loop to citywide and the development environment fluctuates, the Port's budgeting process and actuals continue to see refinement. A greater portion of the budget is now being paid for by the Port's levy (General Fund), which can be used citywide for broad economic development work. Transfers from the Port's South Loop Special Revenue Fund (SLSRF) are in turn anticipated to reduce over time.

The Port uses Tax Increment Financing (TIF) districts as an economic development tool to assist development projects and staff oversee multiple existing TIF districts. When the Port sees more development activity in TIF districts, staff allocate more of their time to those districts and less to the General Fund or South Loop Special Revenue Fund. During slower development periods or occasions where activity is occurring outside South Loop or TIF districts, staff must allocate more time to the General Fund. As such,

the Port is likely to utilize budget adjustments for salary expenses in 2027 and 2028 in response to project needs.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Housing and Redevelopment Authority	**3.8 Resolutions Acknowledging Submission of the 2027 Preliminary Budget and Approving a Preliminary Proposed Special Benefits Tax Levy for Year 2027 and Acknowledging Submission of the 2028 Preliminary Budget by the Housing and Redevelopment Authority**
Agenda Section CONSENT BUSINESS	Date September 14, 2026

Requested Action:

Motion _____, Second _____, to Approve Resolution No. 2026-__ Acknowledging Submission of the 2027 Preliminary Budgt and Approving a Preliminary Proposed Special Benefit Tax Levy of Year 2027 Pursuant to Minnesota Statutes, Sections 469.053, Subdivision 4, and 275.065 by the Housing and Redevelopment Authority in and for the City of Bloomington.

Motion _____, Second _____, to Approve Resolution No. 2026-__ Acknowledging Submission of the 2028 Preliminary Budget by the Housing and Redevelopment Authority in and for the City of Bloomington.

Item created by: Sarah Abe, Housing and Redevelopment Authority
Item presented by: Sarah Abe, HRA Administrator

Description:

The City Council is asked to consider and approve a resolution acknowledging receipt of the 2027 and 2028 preliminary Housing and Redevelopment Authority (HRA) budget and adopting a Preliminary 2027 HRA Tax Levy, which the HRA Board of Commissioners adopted on August 25, 2026. The attached memo provides further background information.

Attachments:

Preliminary Budget and Levy 2027 Resolution
Preliminary 2028 Budget Resolution
2027-2028 HRA Preliminary Budget Memo.pdf

RESOLUTION NO. 2026-_____

ACKNOWLEDGING SUBMISSION OF THE 2027 PRELIMINARY BUDGET AND APPROVING A PRELIMINARY PROPOSED SPECIAL BENEFIT TAX LEVY FOR YEAR 2027 PURSUANT TO MINNESOTA STATUTES, SECTIONS 469.053, SUBDIVISION 4, AND 275.065 BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON

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

WHEREAS, the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority") is a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 through 469.047, as amended (the "HRA Act") and an authorizing resolution adopted by the City Council in accordance with the HRA Act; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act requires that the Authority each year formulate and file a budget in accordance with the budget procedure of the City in the same manner as required of executive departments of the City; and

WHEREAS, pursuant to Bloomington City Charter Section 7.06, the principal item of business at the first regular meeting of the City Council in September must be the budget; and

WHEREAS, the Authority desires to adopt a budget on a basis consistent with generally accepted accounting principles; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act permits the Authority, subject to the consent by resolution of the governing body of the City, to levy a special benefit tax upon all taxable property within its area of operation, not to exceed 0.0185 percent of estimated market value; and

WHEREAS, the Authority is defined as a special taxing district pursuant to Minnesota Statutes, Section 275.066, and, pursuant to Minnesota Statutes, Section 275.065, all special taxing districts are required, on or before September 30 of each year, to certify the maximum levy they may impose for taxes payable in the following year; and

WHEREAS, pursuant to Section 469.033, subdivision 6 of the HRA Act, such levy amount must be based upon the 2027 budget for the Authority; and

WHEREAS, the special benefit tax authorized by Section 469.033, subdivision 6 of the HRA Act is separate and distinct from the City's levy and is not subject to City levy limits; and

WHEREAS, on August 25, 2026, the Board of Commissioners of the Authority approved the proposed preliminary 2027 HRA Budget, and directed staff to submit such budget to the City Council; and

WHEREAS, based on the preliminary 2027 budget, the Authority desires to levy a special benefit tax in the amount of $3,000,000 in 2027, which is equal to or less than 0.0185 percent of the estimated market value of taxable property within the City; and

WHEREAS, on August 25, 2026, the Board of Commissioners of the Authority adopted a resolution approving the special benefit tax levy in the amount of $3,000,000, which is equal to or less than 0.0185 percent of the estimated market value of taxable property within the City, contingent upon approval by the Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON that based upon the foregoing facts:

1. The Council hereby acknowledges receipt of the preliminary budget submitted by the Authority for fiscal year 2027.

2. The Council hereby approves the preliminary proposed levy by the Authority of a special benefit tax pursuant to Section 469.033, subdivision 6 of the HRA Act in the amount equal to the lesser of a levy at a rate of 0.0185 percent of the estimated market value of taxable property within the City or $3,000,000 with respect to taxes payable in calendar year 2027.

3. Notwithstanding the Council's approval of the Authority's levy, the Council may determine to decrease the Authority's levy when finalizing the City's levy for 2027.

4. Staff of the City are hereby authorized and directed to transmit a certified copy of

this resolution to the County Auditor of Hennepin County, Minnesota, on or before September 30, 2026.

5. Staff of the Authority are hereby authorized and directed to execute any and all other documents deemed necessary to carry out the intentions of this resolution.

Passed and adopted this __th day of September, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

RESOLUTION NO. 2026-_____

ACKNOWLEDGING SUBMISSION OF THE 2028 PRELIMINARY BUDGET BY THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF BLOOMINGTON

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

WHEREAS, the Housing and Redevelopment Authority in and for the City of Bloomington (the "Authority") is a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 through 469.047, as amended (the "HRA Act") and an authorizing resolution adopted by the City Council in accordance with the HRA Act; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act requires that the Authority each year formulate and file a budget in accordance with the budget procedure of the City in the same manner as required of executive departments of the City; and

WHEREAS, pursuant to Bloomington City Charter Section 7.06, the principal item of business at the first regular meeting of the City Council in September must be the budget; and

WHEREAS, on August 25, 2026, the Board of Commissioners of the Authority adopted a resolution pursuant to which the Authority adopted a preliminary budget for fiscal year 2028, and directed staff to submit such budget to the City Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY

OF BLOOMINGTON that based upon the foregoing facts:

1. The Council hereby acknowledges receipt of the preliminary budget submitted by the Authority for fiscal year 2028.

Passed and adopted this __th day of September, 2026.

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Mayor

ATTEST:

_____

Secretary to the Council

CITY OF
BLOOMINGTON
MINNESOTA

DATE: August 21, 2026

TO: Housing and Redevelopment Authority in and for the City of Bloomington

FROM: Sarah Abe, HRA Administrator

RE: **2027-2028 Preliminary Budget and 2027 Preliminary Levy**

City of Bloomington Mission:
To cultivate an enduring and remarkable community where people want to be.

Housing and Redevelopment Authority (HRA) Mission:
Create a stable and inclusive community through safe and dignified housing choices.

Budget Request Summary:
Annually, the Housing and Redevelopment Authority (HRA) Board of Commissioners sets an operating budget. The budget is recieved by City Council as part of the City's larger budgeting process, formally adopted by the HRA, and the City Council acknowledges receipt at the end of the fiscal year. Beginning with budget years 2027 - 2028, the City and its component units, including the HRA, will be utilizing a two-year budget cycle process.

The HRA Levy is approved by both the HRA and the City Council in a two- step process: first a preliminary "ceiling" levy amount is approved in August/September, then the final levy is approved in December. The levy will continue to be approved on an annual basis.

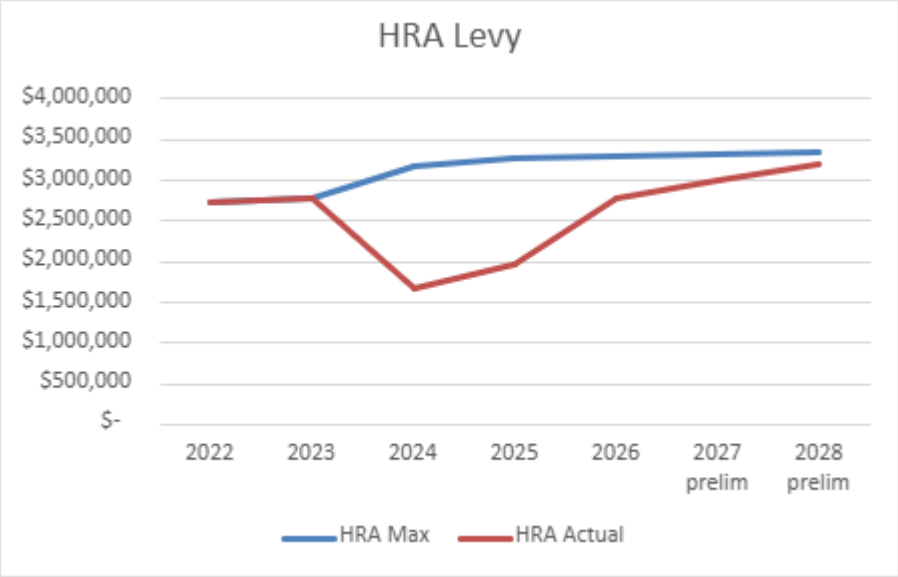
Figure 1: 2027 and 2028 high level budget

	2026 Budget	2027 Budget	$ from 2026	% from 2026	2028 Budget	$ from 2027	% from 2027
Revenues							
Property Taxes	$ 2,769,133	$ 3,000,000	$ 230,867	8.34%	$ 3,200,000	$ 200,000	6.67%
Intergovernmental	7,180,142	10,549,889	3,369,747	46.93%	12,759,389	2,209,500	20.94%
Other Revenues	1,389,454	1,387,258	(2,196)	-0.16%	1,339,200	(48,058)	-3.46%
Debt Service	-	-	-	0.00%	-	-	0.00%
Transfers from Other Funds	-	-	-	0.00%	-	-	0.00%
Total Revenues	**11,338,729**	**14,937,147**	**3,598,418**	**31.74%**	**17,298,589**	**2,361,442**	**15.81%**
Expenditures							
Salaries and Benefits	2,003,067	2,167,826	164,759	8.23%	2,253,742	85,916	3.96%
Materials, Supplies, & Services	8,396,798	13,600,191	5,203,393	61.97%	14,061,571	461,380	3.39%
Internal Charges	388,864	424,130	35,266	9.07%	433,276	9,146	2.16%
Capital Outlay	50,000	125,000	75,000	150.00%	50,000	(75,000)	-60.00%
Transfer to Other Funds	500,000	500,000	-	0.00%	500,000	-	0.00%
Total Expenditures	**$ 11,338,729**	**$ 16,817,147**	**$ 5,478,418**	**48.32%**	**$ 17,298,589**	**$ 481,442**	**2.86%**
Less Expenses Charged to Other Funds	-	-	-	0.00%	-	-	0.00%
Net Total Expenditures	**$ 11,338,729**	**$ 16,817,147**	**$ 5,478,418**	**48.32%**	**$ 17,298,589**	**$ 481,442**	**2.86%**
Revenues less Expenditures	**$ -**	**$ (1,880,000)**	**$ (1,880,000)**		**$ -**	**$ 1,880,000**	

The 2027-2028 budget is structured to continue to invest in housing programs that support a variety of housing services for Bloomington residents. Staff are proposing a 2027 preliminary operating budget of $16,817,147, an increase of $5.5M from the 2026 budget. The significant increase reflects a change in how the HRA is budgeting for grant spending and revenue; in the 2027-2028 budget, anticipated grant revenue and spending are included in the total ($3.3M) rather than being added as a budget amendment at the time of spending. Additionally, the anticipated spending in 2027 shows HRA planned investments from its fund balance in the Bloomington Affordable Homeownership Program ($1.8M).

Per State Statute, the HRA levy can be up to 0.0185% of market value. The proposed HRA levy for 2027 is $3,000,000. In 2027 this is a $230,867 increase, or 8%, from the 2026 HRA levy of $2,769,133. The HRA is not seeking the maximum levy, which is anticipated to be $3,316,388 in 2027. The estimated Pay 2026 per month for a single-family home is $4.45, an increase of $0.31 cents from Pay 2025. In 2028, the HRA is estimating a levy of $3,200,000.

Figure 2: HRA Levy Request vs Actual by Year

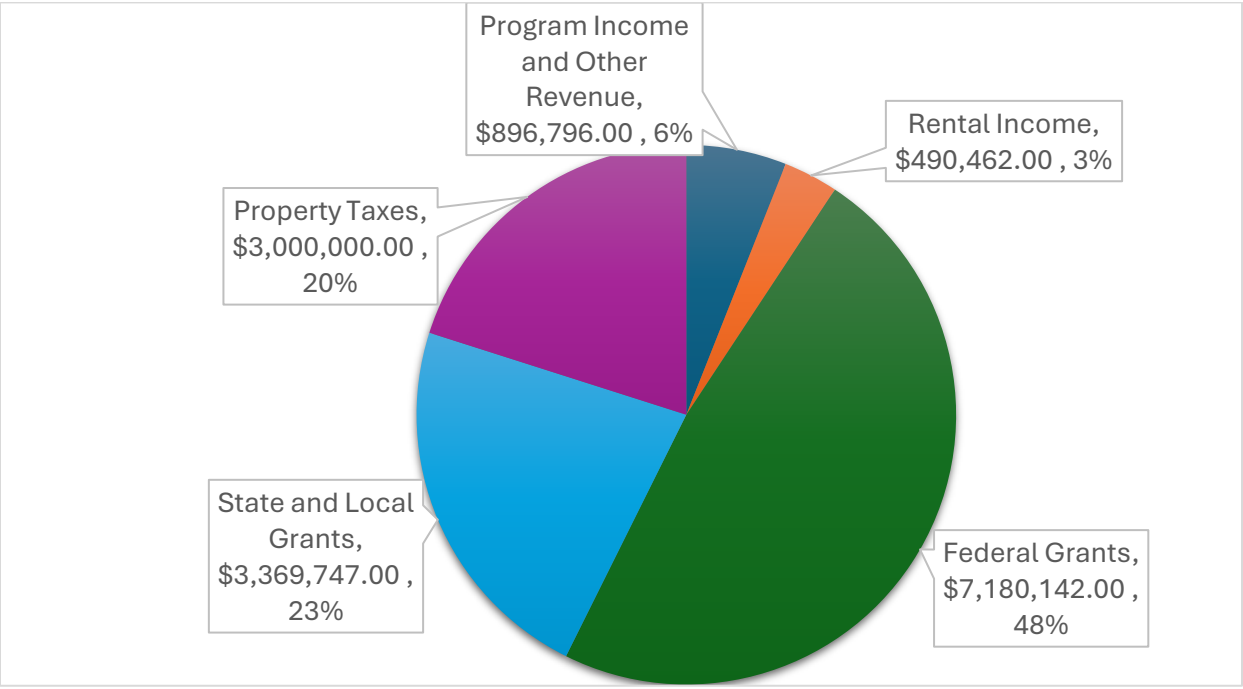


Revenue Sources:

HRA revenue comes from a mix of sources which primarily include federal grants, local levy, rental income, loan repayments, and grants from Federal, State, and regional sources. Approximately 48% of the HRA's annual budget is federal grants from Housing Choice Voucher (HCV) and Community Development Block Grant (CDBG) program administration. The HRA continues to experience and monitor significant shifts in priorities and policies at the federal level have the potential to dramatically impact the HRA budget.

Additionally, this year local and regional grants are included in the budget total. Total grant income and expenditures make up approximately 71% of the HRA's annual revenue. Grants that are included in the budget include two State grants; Bring It Home, approximately $1.3M in both 2027 and 2028, and MN Housing Impact Fund dollars for the Bloomington Affordable Homeownership Program, approximately $1.7M each in 2027 and 2028.

Figure 3: 2027-2028 Revenue Summary



HRA Major Programming:

The HRA provides coordination, services, and program administration along the housing continuum in alignment with the Bloomington. Tomorrow. Together. strategic plan. In 2027 and 2028, the HRA will continue to implement various strategic projects and core programming as identified below.

Strategic Initiatives

- Bring It Home State Rental Assistance program launch
- Down Payment Assistance Program
- Capital Improvement Planning
- Local Affordable Housing Aid implementation
- Bloomington Affordable Homeownership

Ongoing core programs

- Housing Choice Voucher program
- Home Rehabilitation Loans
- Partnership agreements
- Homelessness services coordination
- Home buyer counseling & education
- Rental Homes for Future Homebuyers
- HRA-owned property maintenance
- Affordable Housing Trust Fund
- Opportunity Housing Ordinance
- Various development projects

The HRA aims to provide various services from homelessness to homeownership that support attainable housing through all life stages and phases. The image below captures the spectrum of services and programs that the HRA offers.

Figure 4: Housing Continuum



Strategic Alignment:

Mission alignment: The City of Bloomington's mission is to cultivate an enduring and remarkable community where people want to be. The HRA's mission supports this through:

- Creating a sense of home and space
- Promoting housing stability and choice
- Building opportunities for homeownership

Bloomington. Tomorrow. Together priority alignment:

- Connected, Welcoming Community: Invests in housing options and programs that ensure all residents feel welcomed and have the opportunity to thrive.
- A Healthy Community: Expands access to quality housing that supports the health, safety, and well-being of community members.
- A Community with Equitable Economic Growth: Develops and promotes attainable housing opportunities for families across all income levels.

Cost Reductions and Efficiencies

Over the past year, staff have worked to manage programming and capital costs in order to manage growing expenses. Cost saving and performance improvement measures include:

- Consolidating administrative support functions and eliminating advertising expenses ($10,000)
- Reducing low-attendance workshops for homeownership counseling ($10,000)

Over the past two years, HRA staff have worked to stabilize growing program costs. Property maintenance has been a key factor behind increasing costs. Some steps that have improved efficiencies include bringing property management in house, gradually increasing rent at rental properties to keep pace with the annually updated Area Median Income (AMI), and

utilizing other sources of funding such as Community Development Block Grant COVID funding (CDBG-CV) for capital improvements.

Staff have also worked to utilize other sources for funds to supplement the HRA budget. Only 20% of the proposed 2027-2028 HRA revenue is from the levy, demonstrating the effectiveness of utilizing other sources. Examples of leveraging other dollars include:

- Local Affordable Housing Aid dollars, delegated by the City Council to the HRA to administer ($1,431,138.02 in 2026). These funds are administered by the HRA, but are not reflected in the Summary in Figure 1 as they are budgeted through the City.
- Livable Communities Development Account grants from the Met Council ($3,200,000 over 5 grants awarded in 2025 and 2026, including some pass-through funds allocated for specific projects)
- Bring It Home grant funds from Minnesota Housing ($2.6M awarded in 2025 over the next 2 years)
- Minnesota Housing Impact Fund award ($3.19M in 2024)

Proposed Levy Increases:

There are several key areas that are contributing to the proposed levy increase this year.

- Legal Costs ($50,000): In 2026, significant changes to federal compliance have led to higher than anticipated legal costs as staff work to navigate new regulations. Additionally, the HRA has transitioned to external legal counsel, which has improved speed and service delivery. New programming and strategic work, such as Bring It Home and Bloomington Affordable Homeownership, also increase the demand for legal services as they require designing and implementing new programs with new compliance regulations.
- Administrative expectations and costs ($164,759): Changes in federal regulations have also resulted in higher administrative costs due to the need for staff training and monitoring of programmatic changes. Examples in the Housing Choice Voucher program include new inspection standards which require more frequent re-inspections and changes to how income is calculated. The State is also implementing more stringent oversight and monitoring of grants. These changes result in some levy dollars going towards administrative support for externally funded programs.
- Long-term housing investments: Housing projects have increasingly faced shortfalls in funding and the high cost of capital improvements without the ability to correspondingly increase rental income. This is impacting repayment on some long-term HRA loans that are requiring additional levy support. Housing costs continue to rise, and there continues to be a need for strategic housing funds to invest in opportunities such as existing affordable housing preservation projects or new HRA initiatives.

Priority Based Budgeting Process:

The PBB process was conducted Citywide for the first time in 2025. The goal of PBB is to evaluate programs based on cost, impact, and alignment with Bloomington. Tomorrow. Together priorities and generate ideas for cost efficiencies in programs.

Seven of the eight identified HRA programs were scored as high impact, with some programs being low and some being high in cost. The eighth program was scored as low cost and low impact. Opportunities for the future generally fell into the broad categories of technology and automation, diversifying revenue (such as reexamining fee structures), and seeking external funding sources through grants and partnerships.

Many recommendations that arose from this process were already in the process of being implemented by the HRA, including actively seeking Federal, State, and Regional grants, cross-training of staff, and centralization of services. Other recommendations that are under consideration include increased regional resource sharing and reexamination of fee structures.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Public Health	**3.9 Resolution Authorizing Application For and Execution of Grant Agreement with Minnesota Department of Health for the Minnesota Public Health Infrastructure Fund Innovations Project**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____, to adopt Resolution No. 2026-____, RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH MINNESOTA DEPARTMENT OF HEALTH (GRANTOR) AND MAKING RELATED BUDGET ADJUSTMENTS

Item created by: Nick Kelley, Public Health
Item presented by: Nick Kelley, Public Health Director

Description:

The Minnesota Department of Health (MDH) is accepting proposals for the Minnesota Public Health Infrastructure Fund Innovations Project. Bloomington Public Health (BPH) is seeking authorization to apply for and if awarded, execute the grant agreement with this action and make necessary budget adjustments. Public health has an obligation to fulfill its foundational public health responsibilities and adapt how it does so in order to improve community health outcomes. This funding would support an innovative project focused on implementing the community health improvement plan in collaboration with a local health system and other local public health jurisdictions across Minnesota. BPH will be the fiscal host for this project. This funding would support personnel, equipment, professional services agreements, and other necessary expenses to implement the work plan. The grant term would be two years. BPH is seeking up to $1,200,000 during the grant term.

If awarded, the budget will be adjusted.

Attachments:

2026-1157_-_Resolution.docx

RESOLUTION NO. 2026 -

RESOLUTION AUTHORIZING APPLICATION FOR AND EXECUTION OF A GRANT AGREEMENT WITH MINNESOTA DEPARTMENT OF HEALTH (GRANTOR) 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 the Minnesota Public Health Infrastructure Fund Innovations Project ("Grant Opportunity"); and

WHEREAS, the amount of the grant is up to $1,200,000; 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 ___ day of _____, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Information Technology	**3.10 Robert Half Amendment**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to approve Robert Half Amendment in the amount of $35,000 to extend contract employee agreement.

Item created by: Amy Cheney, Information Technology
Item presented by: Amy Cheney, Chief Information Officer

Description:

The City entered into an agreement with Robert Half in May 2025 for a contract Business Analyst to support public health data modernization efforts, including database enhancements and improvements to data visualization capabilities. The original agreement was funded through American Rescue Plan (ARP) funds and was amended in May 2026 to incorporate additional Public Health funding.

The current amendment extends the engagement through December 31, 2026, and adds $35,000 to the previous contract amount of $183,452, bringing the total contract amount to $218,452. The first amendment, in the amount of $29,400, should have been presented to City Council for approval; however, this was inadvertently overlooked.

The additional $35,000 in funding is available due to a staffing change within Public Health.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Information Technology	**3.11 Award 26-32 Occupational Health Software Replacement Project**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by __, seconded by __, to authorize the Mayor and City Manager to execute a five-year agreement with Concourse Tech LLC. for occupational health software and related services, in an amount not to exceed $318,386.00.

Item created by: Evan Iacoboni, Information Technology
Item presented by: Amy Cheney, Chief Information Officer

Description:

The goal of this project is to replace the City of Bloomington's Occupational Health Management (OHM) system with a modern, secure, and fully supported solution that meets the functional and compliance needs of the Fire Department and Human Resources. The City of Bloomington maintains records of over 9,100 current and former employees per the required retention schedule of records. A replacement of the current system is required as the vendor will no longer provide product updates.

Through a competitive proposal process (RFP) Concourse Tech LLC. was selected as the proposal with the best value. The contract is valued at $318,386.00 for a 5-year term.

The fist year costs have been budgeted in the Information Technology (IT) replacement fund. Future years' costs will be budgeted in the IT operations fund.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Public Health	**3.12 Approve Advisory Board of Health By-Laws and Rules of Procedure**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the updated Advisory Board of Health By-Laws and Rules of Procedure.

Item created by: Megan Drake-Pereyra, Public Health
Item presented by: Nick Kelley, Public Health Director

Description:

The City of Bloomington's Advisory Board of Health recently approved updates to its By-Laws and Rules of Procedure. These updates added details related to remote participation, interactive technology, roll-call voting, and ensuring compliance with Minnesota Open Meeting Law.

The City Code (section 2.76) requires City Council approval of these Rules.

Attachments:

ABH Bylaws _ Final
ABH Rules of Procedure _ Final
ABH Rules of Procedure 2026-27 _ TrackedChanges.pdf
ABH Bylaws 2026-27 _ TrackedChanges.pdf

ADVISORY BOARD OF HEALTH
City of Bloomington
Bloomington, Minnesota

ARTICLE I: NAME

The name of this City Commission is the Advisory Board of Health.

ARTICLE II: DUTIES

The duties of this Board are:

A. To research and evaluate issues concerning the health and environment of the City of Bloomington.

B. To advise the City Council of its activities and findings relating to the issues of health and environment of the residents of the City of Bloomington, and recommend action when indicated.

C. To advise the City Council on matters relating to Public Health Emergency Preparedness, including bioterrorism, and recommend actions as needed.

D. To submit an Annual Report to the City Council documenting the past year's activities.

ARTICLE III: OFFICERS

A. The officers shall consist of the following:

1. Chairperson

2. Chair-Elect

B. On March 1 of every year, the Chair-Elect shall assume the office of the Chairperson.

C. A new Chair-Elect shall be elected every year by a majority vote of the members of the Board.

D. If the office of the Chairperson is vacated, the Chair-Elect shall become Chairperson and a new Chair-Elect shall be selected by a majority vote of the members of the Board at the next meeting.

ARTICLE IV: MEMBERSHIP

A. The Board shall consist of seven voting members, each a resident of the City.

B. Members shall be appointed by the City Council for three-year terms, and no member shall serve more than two consecutive terms, except that a member may serve until a successor is appointed and qualified. Terms may be renewed by the City Council and members willing to accept another term of office must notify the City Council in writing at least two weeks before their term of office expires. Terms shall be staggered with no more than one-half of the members appointed or reappointed each year.

C. Members shall be appointed by the City Council, and the Board members may submit names for appointment to the Board to the City Council.

D. Membership must be generally representative of the population and health care providers of the community health services area. Four positions shall represent providers of health services and three positions shall represent consumers of health services.

E. A member shall attend at least 75 percent of the Board meetings each Board Year. A member must be present for at least two-thirds of an entire Board meeting in order to qualify as having attended the meeting. The City Council shall remove a member for failing to comply with this attendance requirement. However, new members appointed by the City Council with less than a one week notice before their first Board meeting shall not have this considered a missed meeting if they are unable to attend. A member shall notify City staff in advance if he or she is unable to attend a Board meeting. No member shall be permitted to take a leave of absence from the Board.

F. Community representatives may be invited by the Chair to participate at Board meetings.

ARTICLE V: ORGANIZATION

A. The "Board Year" will begin on March 1 and continue through the last day of the following February.

B. The Board shall hold at least 10 regular meetings per Board Year.

C. Special Board meetings may be called by the City Council, Board Chair, or four members of the Board. Special meetings may be called only when such meetings comply with the advance notice requirements of the Statutes of the State of Minnesota.

D. Committees may be established by the Chair after specific approval by the City Council. Committees may include both voting Board members and non-voting community representatives. Meeting times may be designated by the Board Chair to meet the needs of the membership.

E. Members shall be notified at least one week in advance of the time and place of each meeting.

F. A majority of members of the Board shall constitute a quorum.

G. Remote Participation:
   1. Members may participate in meetings remotely using interactive technology, including participation from private or public locations, without limitation on the number of times they may do so, consistent with Minnesota Open Meeting Law requirements.
   2. The Board's meeting notice and agenda shall state that interactive technology may be used and that remote participation by the public will be available.
   3. When any member participates remotely:
      a. Roll-call votes must be used and recorded.
      b. Minutes must indicate which members are attending in person and which are remote.
      c. Interactive technology must allow all members to hear and see one another and all discussion and testimony.
      d. Members of the public at the regular meeting location must be able to hear and see all discussion and testimony and all votes of the members of the Board to comply with the Open Meeting Law.
      e. At least one member must be physically present at the regular meeting location.

H. Designation of the place, time and dates for regular meetings of the Board shall be established by the Board in March of each year.

I. An organizational meeting shall be held at the first meeting of each Board Year and shall include:

1. Review and adoption of the Rules of Procedure and Bylaws.

2. Appointment of committee members by the Chair on an as needed basis. Committee membership shall include representation drawn from the community.

J. Committee Duties and Membership:

1. Within the scope of authority granted to the Board by the City Council, a committee shall research and evaluate issues concerning the health and environment of the City of Bloomington and report to the Advisory Board, which may direct its findings to the City Council.

2. Each committee shall have a Chairperson who is designated by the Board Chair.

3. A report of each committee meeting shall be submitted to the Advisory Board.

ARTICLE VI: CONSTRUCTION

A. These Bylaws will be construed in accordance with the laws of the State of Minnesota, the Bloomington Home Rule Charter, and all the resolutions and amendments thereto of the ordinance creating the Advisory Board of Health.

1. These Bylaws may be amended at any regular or special meeting of the Advisory Board by a majority of the voting members of the Board. The Bylaws of the Board shall be submitted to the City Council for approval.

Reviewed and adopted the 28th day of April 2026.

John Allen, Chair

ADVISORY BOARD OF HEALTH
City of Bloomington
Bloomington, Minnesota

RULES OF PROCEDURE

The following rules of procedure are adopted by the Advisory Board of Health ("Board") to facilitate the performance of its duties and the exercising of its functions as a commission created by the City Council under Chapter II, Article V, Division B. The board is established in Section 2.80.02 of the City Code of the City of Bloomington, Minnesota (1960).

STATEMENT OF INTENT AND PURPOSE:

The Advisory Board of Health researches and evaluates issues of health and environment, reporting to the City Council those issues that affect Bloomington. The Bloomington City Code, Hennepin County, the State of Minnesota and Federal ordinances, statutes, rules and regulations shall, within the framework of structure, govern the operating procedures.

SECTION 1. MEETINGS

1.1 - Regular Board Meetings. Unless so stated in a Board mailing, regular meetings of the Board shall be held on the fourth Tuesday of the month at 6:00 p.m. Two of those meetings will be held on an as-needed basis. November and December meetings will be adjusted to accommodate the holiday schedule.

1.2 - Special Board Meetings. Special Board meetings may be called by the City Council, Chair or four members of the Board. Special committee meetings may be designated by its Chairperson.

1.3 - Committee Meetings. Committee meetings may be scheduled by the Chair. Meeting times may be designated by the Board Chair to meet the needs of the membership.

1.4 - Place. The place of regular meetings shall be designated by the Board in January of each year and notice of meetings shall be published at least one week in advance. Special meetings shall be held at such places and times as shall be convenient to the matters under consideration at the meeting and shall be communicated to members as well as any citizen who has requested to be informed of Board or committee meetings.

1.5 - Open Meeting Laws. All meetings and hearings of the Board and its committees shall comply with the Minnesota Open Meeting Law, including provisions related to interactive technology. When any member participates remotely, the public must be able to observe remotely, and meeting notices must state that interactive technology may be used.

1.5.1 - Remote Participation. A Board member may participate in any meeting using interactive technology. Members participating remotely count as present for quorum and may fully participate in discussion and voting. The location of a remotely participating member is not required to be published. When remote participation occurs, the Board shall use roll-call voting. Minutes shall clearly indicate each member's mode of participation. At least one Board member must be physically present at the regular meeting location during any meeting that includes remote participation. Interactive technology must enable all participants to hear and see one another and all discussion and testimony.

1.6 - Quorum. A majority of voting Board members shall constitute a quorum for the transaction of business.

Whenever a quorum is not present, those present may adjourn the meeting or hold the meeting for the purpose of hearing interested parties on such matters as are on the agenda.

No final or official action shall be taken at such a meeting. However, the facts and information gathered at such a meeting may be taken as a basis for action at a subsequent meeting at which a quorum is present.

1.7 - Vote. Except as otherwise specified in these rules, voting shall be by voice. When any member participates remotely, all votes must be taken by roll-call, and results shall be recorded in the minutes. A member shall have their vote on a particular issue recorded upon request to the Chair.

1.8 - Recommendations. No recommendations for action by the City Council or information shall be forwarded to the City Council unless such information or recommendation receives the vote of the majority of Board members present.

1.9 - Communications with the City Council shall be one or more of the following:

a. With Board approval as a submission in Bloomington This Week.

~~b. Requesting a City Council Representative to act as the liaison and relay the information/recommendation.~~

c. With Board approval one or more Advisory Board members directly addressing the City Council at the regular City Council meeting.

1.10 - Other Communications to the Public

a. A Board member may communicate information about Board activity to the public if the communication has the approval of the Chairperson, the activity is summarized in Board records, and the member makes clear that the member is not advocating a position on behalf of the City of Bloomington unless specifically approved by the City Council.

b. This does not preclude individual Board members from communicating personal opinions so long as the member makes clear the opinion does not represent the position of the Advisory Board of Health, a task force of the Advisory Board of Health, or the City.

SECTION 2. ORGANIZATION (See Articles III & IV Bylaws)

2.1 - Election of Officers. The officers shall consist of Chairperson and Chair-Elect. On March 1 of every year, the Chair-Elect shall assume the office of Chairperson. A new Chair-Elect shall be elected by the last meeting of every year by a majority vote of the members of the Board.

If the office of the Chairperson is vacated, the Chair-Elect shall become Chairperson, and a new Chair-Elect shall be selected by a majority vote of the members of the Board at its next meeting.

If all officers are absent from a meeting, the Board shall elect a temporary Chairperson by voice vote.

The Chairperson will appoint a secretary subject to approval by voice vote of the Board. The secretary does not have to be a Board member.

2.2 - Tenure. The Chairperson shall take office on March 1 and shall hold office until the successor assumes office the following year.

2.3 - Duties. The duties and responsibilities of the officers and membership of the Board shall include but not be limited to the following:

a. **Chairperson**.
   1) The Chairperson shall preside at meetings, appoint committee membership and Chairpersons, and perform such other duties as may be prescribed in the Bylaws.

   2) The Chairperson shall coordinate preparation of the regular Board meeting agenda with the staff liaison.

   3) The Chairperson shall not move for action but may second motions.

   4) The Chairperson shall be responsible for submitting the Annual Report and Work Plan to the Board for review prior to presenting it to the City Council for their approval.

   5) The Chairperson shall be responsible for the communications of the Advisory Board of Health.

b. **Chair-Elect**. The Chair-Elect shall preside at Board meetings in the absence of the Chairperson. The Chair-Elect shall assist the Chairperson with Board communications and other functions of the Chairperson as requested by the Chair.

c. **Members**. Members are expected to stay current on issues related to the health and environment of the City of Bloomington and actively contribute to Board discussions. A member who is absent for more than 25 percent of the Board meetings shall be asked to resign their position or be removed at the direction of the City Council.

d. **Committees**.
   1) Committees shall be formed by the Chairperson to deal with specific health issues or organizational needs. Membership shall be assigned by the Chair based on preference of Advisory Board members. Community representatives may be asked to serve on committees.

   2) As committees serve in an advisory role for the full Board, voting remains a function of the full Board.

   3) Goals for each committee shall be documented addressing areas of specific concern and interest.

   4) Committee meetings shall be reported at the full Board meeting for inclusion in the minutes and report shall include:
      a) Committee name
      b) Date, place, time, and attendance
      c) Subject of meeting
      d) Actions, conclusions, and recommendations
      e) Time and place of next meeting

SECTION 3. RECORDS

3.1 - Secretary. The Board secretary shall be a staff person and will be responsible for recording the minutes of full Board meetings, keeping the records of the Board, and providing clerical service to the Board.

3.2 - Staff. Staff shall be responsible for maintaining records of committee meetings.

SECTION 4. PROCEDURES

4.1 - Parliamentary Procedure. Parliamentary procedure by Robert's Rules of Order shall be followed at meetings. At special meetings and when obviously useful, the Board will hold group discussions not following any set parliamentary procedure except when motions are before the Board.

4.2 - Order of Business. The agenda shall include a list of business for the month and shall be published three (3) business days prior to the meeting. Inclusions for the agenda are due six (6) business days in advance.

a. Call to order

b. Introductions

c. Approval of Board minutes

d. Agenda approval

e. Organizational Business
   - Chairperson
   - Committee
   - Other

f. Staff reports

g. Advisory Board of Health reports
   - Chairperson
   - Committee
   - Other

h. Other business
   - Special presentations/speakers

4.3 - Addressing the Board. Any person or group desiring to address the Board shall first secure the permission of the presiding officer and communicate their concerns in writing.

SECTION 5. MISCELLANEOUS

5.1 - Suspension of Rules. The Board may suspend any of these rules by a unanimous vote of those members present.

5.2 - Amendments. These rules may be amended at any regular or special meeting by a quorum.

5.3 - Review. At the first meeting of each Board Year, these Rules of Procedure shall be reviewed and adopted by the Advisory Board of Health.

5.4 - Orientation. All new appointees to the Board shall have an orientation.

a. Receive an information packet including Bylaws, Rules of Procedure, annual Board report, and history.

b. Goals and Objectives review.

c. Local Public Health Plan overview.

5.5 - Health and Wellness Award. The Advisory Board of Health has a Health and Wellness Award which may be given to recognize efforts to promote the health of Bloomington citizens. The recipient of this award must be approved by a quorum of the membership of the Board. Nominations for the award must be submitted, in writing, to the Board by mailing or at a regular meeting.

This award may be recommended for presentation to an individual, organization or business (corporation) whose actions have had a significant impact on the health and wellness of many Bloomington residents.

5.6 - Food Safety Awards. The Advisory Board of Health has two types of awards which may be presented to Bloomington establishments in recognition of their efforts to promote food safety. Nominations for these awards will be submitted to the Food Safety Committee. The Food Safety Committee will recommend the recipients of these awards. The Advisory Board of Health will approve the list of recipients.

The two awards are:

Food Safety Award. This award may be given to five (or more) food establishments meeting the criteria established by the Food Safety Committee.

Food Safety of the Year Award. The Advisory Board of Health shall select the winner of the Food Safety of the Year Award from among the recipients of the Food Safety Award. The recipient of this award shall have demonstrated significant improvement or maintained a high degree of food safety as measured in the following areas:

(1) Hygienic practices
(2) Food temperatures
(3) Food source(s)
(4) Lack of foodborne illnesses
(5) Manager certification
(6) Sanitation
(7) Management's commitment to food safety
(8) General food safety.

Reviewed and adopted the 28th day of April 2026.

John Allen, Chair

ADVISORY BOARD OF HEALTH
City of Bloomington
Bloomington, Minnesota

RULES OF PROCEDURE

The following rules of procedure are adopted by the Advisory Board of Health to facilitate the performance of its duties and the exercising of its functions as a commission created by the City Council under Chapter II, Section The board is established in Section 2.80.02 of the City Code of the City of Bloomington, Minnesota (1960).

STATEMENT OF INTENT AND PURPOSE:

The Advisory Board of Health researches and evaluates issues of health and environment, reporting to the City Council those issues that affect Bloomington. The Bloomington City Code, Chapter 9, 10, 11, 14 and 15, Hennepin County, the State of Minnesota and Federal ordinances, statutes, rules and regulations shall, within the framework of structure, govern the operating procedures.

SECTION 1. MEETINGS

1.1 - Regular Board Meetings. Unless so stated in a Board mailing, regular meetings of the Board shall be held on the fourth Tuesday of the month at 6:00 p.m. Two of those meetings will be held on an as-needed basis. November and December meetings will be adjusted to accommodate the holiday schedule.

1.2 - Special Board Meetings. Special Board meetings may be called by the City Council, Chair or four members of the Board. Special committee meetings may be designated by its Chairperson.

1.3 - Committee Meetings. Committee meetings may be scheduled by the Chair. Meeting times may be designated by the Board Chair to meet the needs of the membership.

1.4 - Place. The place of regular meetings shall be designated by the Board in January of each year and published at least one week in advance. Special meetings shall be held at such places and times as shall be convenient to the matters under consideration at the meeting and shall be communicated to members as well as any citizen who has requested to be informed of Board or committee meetings.

1.5 - Open Meeting Laws. All meetings and hearings of the Board and its committees shall comply with the Minnesota Open Meeting Law, including provisions related to interactive technology. When any member participates remotely, the public must be able to observe remotely, and meeting notices must state that interactive technology may be used.

1.5.1 - Remote Participation. A Board member may participate in any meeting using interactive technology. Members participating remotely count as present for quorum and may fully participate in discussion and voting. The location of a remotely participating member is not required to be published. When remote participation occurs, the Board shall use roll-call voting. Minutes shall clearly indicate each member's mode of participation. At least one Board member must be physically present at the regular meeting location during any meeting that includes remote participation. Interactive technology must enable all participants to hear and see one another and all discussion and testimony.

1.6 - Quorum. A majority of voting Board members shall constitute a quorum for the transaction of business.

Whenever a quorum is not present, those present may adjourn the meeting or hold the meeting for the purpose of hearing interested parties on such matters as are on the agenda.

No final or official action shall be taken at such a meeting. However, the facts and information gathered at such a meeting may be taken as a basis for action at a subsequent meeting at which a quorum is present.

1.7 - Vote. Except as otherwise specified in these rules, voting shall be by voice. When any member participates remotely, all votes must be taken by roll-call, and results shall be recorded in the minutes. A member shall have their vote on a particular issue recorded upon request to the Chair.

1.8 - Recommendations. No recommendations for action by the City Council or information shall be forwarded to the City Council unless such information or recommendation receives the vote of the majority of Board members present.

1.9 - Communications with the City Council shall be one or more of the following:

a. ~~Council Agenda Item: City Council Boards and Commissions. Communications with the City Council generally comes under "Organizational Business" on the City Council agenda at regular meetings.~~ With Board approval as a submission in Bloomington This Week.

~~b. Requesting a City Council Representative to act as the liaison and relay the information/recommendation.~~

c. With Board approval one or more Advisory Board members directly addressing the City Council at the regular City Council meeting.

1.10 - Other Communications to the Public

a. A Board member may communicate information about Board activity to the public if the communication has the approval of the Chairperson, the activity is summarized in Board records, and the member makes clear that the member is not advocating a position on behalf of the City of Bloomington unless specifically approved by the City Council.

b. This does not preclude individual Board members from communicating personal opinions so long as the member makes clear the opinion does not represent the position of the Advisory Board of Health, a task force of the Advisory Board of Health, or the City.

SECTION 2. ORGANIZATION (See Articles III & IV Bylaws)

2.1 - Election of Officers. The officers shall consist of Chairperson and Chair-Elect. On March 1 of every year, the Chair-Elect shall assume the office of Chairperson. A new Chair-Elect shall be elected by the last meeting of every year by a majority vote of the members of the Board.

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(5) Manager certification
(6) Sanitation
(7) Management's commitment to food safety
(8) General food safety.

Reviewed and adopted the ~~25th~~ 28th day of ~~March, 2025~~ April, 2026.

~~Annabel Kornblum, Chair~~ John Allen, Chair

ADVISORY BOARD OF HEALTH
City of Bloomington
Bloomington, Minnesota

BYLAWS

ARTICLE I: NAME

The name of this City Commission is the Advisory Board of Health.

ARTICLE II: DUTIES

The duties of this Board are:

A. To research and evaluate issues concerning the health and environment of the City of Bloomington.

B. To advise the City Council of its activities and findings relating to the issues of health and environment of the residents of the City of Bloomington, and recommend action when indicated.

C. To advise the City Council on matters relating to Public Health Emergency Preparedness, including bioterrorism, and recommend actions as needed.

D. To submit an Annual Report to the City Council documenting the past year's activities.

ARTICLE III: OFFICERS

A. The officers shall consist of the following:

1. Chairperson

2. Chair-Elect

B. On March 1 of every year, the Chair-Elect shall assume the office of the Chairperson.

C. A new Chair-Elect shall be elected every year by a majority vote of the members of the Board.

D. If the office of the Chairperson is vacated, the Chair-Elect shall become Chairperson and a new Chair-Elect shall be selected by a majority vote of the members of the Board at the next meeting.

ARTICLE IV: MEMBERSHIP

A. The Board shall consist of seven voting members, each a resident of the City.

B. Members shall be appointed by the City Council for three-year terms, and no member shall serve more than two consecutive terms, except that a member may serve until a successor is appointed and qualified. Terms may be renewed by the City Council and members willing to accept another term of office must notify the City Council in writing at least two weeks before their term of office expires. Terms shall be staggered with no more than one-half of the members appointed or reappointed each year.

C. Members shall be appointed by the City Council, and the Board members may submit names for appointment to the Board to the City Council.

D. Membership must be generally representative of the population and health care providers of the community health services area. Four positions shall represent providers of health services and three positions shall represent consumers of health services.

E. A member shall attend at least 75 percent of the Board meetings each Board Year. A member must be present for at least two-thirds of an entire Board meeting in order to qualify as having attended the meeting. The City Council shall remove a member for failing to comply with this attendance requirement. However, new members appointed by the City Council with less than a one week notice before their first Board meeting shall not have this considered a missed meeting if they are unable to attend. A member shall notify City staff in advance if he or she is unable to attend a Board meeting. No member shall be permitted to take a leave of absence from the Board.

F. Community representatives may be invited by the Chair to participate at Board meetings.

ARTICLE V: ORGANIZATION

A. The "Board Year" will begin on March 1 and continue through the last day of the following February.

B. The Board shall hold at least 10 regular meetings per Board Year.

C. Special Board meetings may be called by the City Council, Board Chair, or four members of the Board. Special meetings may be called only when such meetings comply with the advance notice requirements of the Statutes of the State of Minnesota.

D. Committees may be established by the Chair after specific approval by the City Council. Committees may include both voting Board members and non-voting community representatives. Meeting times may be designated by the Board Chair to meet the needs of the membership.

E. Members shall be notified at least one week in advance of the time and place of each meeting.

F. A majority of members of the Board shall constitute a quorum.

G. Remote Participation:

1. Members may participate in meetings remotely using interactive technology, including participation from private or public locations, without limitation on the number of times they may do so, consistent with Minnesota Open Meeting Law requirements.
2. The Board's meeting notice and agenda shall state that interactive technology may be used and that remote participation by the public will be available ~~when any member is participating remotely~~.
3. When any member participates remotely:
    a. Roll-call votes must be used and recorded.
    b. Minutes must indicate which members are attending in person and which are remote.
    c. Interactive technology must allow all members to hear and see one another and all discussion testimony.
    d. Members of the public at the regular meeting location must be able to hear and see all discussion and testimony and all votes of the members of the Board to comply with the Open Meeting Law.

e. At least one member must be physically present at the regular meeting location.

H. Designation of the place, time and dates for regular meetings of the Board shall be established by the Board in ~~January~~ March of each year.

I. An organizational meeting shall be held at the first meeting of each Board Year and shall include:

1. Review and adoption of ~~any amendments to the~~ Rules of Procedure and Bylaws.

2. Appointment of committee members by the Chair on an as needed basis. Committee membership shall include representation drawn from the community.

J. Committee Duties and Membership:

1. Within the scope of authority granted to the Board by the City Council, a committee shall research and evaluate issues concerning the health and environment of the City of Bloomington and report to the Advisory Board, which may direct its findings to the City Council.

2. Each committee shall have a Chairperson who is designated by the Board Chair.

3. A report of each committee meeting shall be submitted to the Advisory Board.

ARTICLE VI: CONSTRUCTION

A. These Bylaws will be construed in accordance with the laws of the State of Minnesota, the Bloomington Home Rule Charter, and all the resolutions and amendments thereto of the ordinance creating the Advisory Board of Health.

1. These Bylaws may be amended at any regular or special meeting of the Advisory Board by a majority of the voting members of the Board. The Bylaws of the Board shall be submitted to the City Council for approval.

Reviewed and adopted the ~~25th~~ 27th day of ~~March~~ April, ~~2025~~ 2026.

_____

~~Annabel Kornblum, Chair~~ John Allen, Chair

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.13 First Amendment to Agreement with On Call Services, LLC for Indoor Play Theming Design and Fabrication for the Community Health and Wellness Center**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____, to authorize the Mayor and City Manager to execute a First Amendment with On Call Services for indoor playground equipment and design in the amount of $812,250, and to authorize execution of subsequent modifications or amendments not to exceed $893,475.00, which represents the contract amount of $812,250 plus a 10% contingency of $81,225.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Dakota Kenyon, Community Health and Wellness Center Manager

Description:

DESCRIPTION:

In May 2025, the City of Bloomington contracted with On Call Services, LLC through a competitive procurement process to provide design, procurement, and installation services for the indoor playground at the new Community Health and Wellness Center (CHWC). On Call Services was selected to collaborate with city staff, Tegra and HGA, to develop and deliver a custom indoor play environment within the designated CHWC space.

The original agreement included $585,000 for the manufacture, delivery, and installation of indoor play equipment, a $40,000 theming allowance, and a $15,000 shipping allowance, for a total base cost of $630,000. The original scope contemplated a limited amount of theming within the indoor play design, including basic themed elements within the play structure.

The proposed Nine-Mile Creek theme will provide a meaningful connection between the CHWC and the community it serves, and will incorporate elements of the local landscape, waterway, wildlife, and natural environment into the indoor play experience. Rather than utilizing a generic or commercially oriented theme, the proposed approach responds to community feedback to create a space that is uniquely connected to Bloomington and reflects one of the community's most valued natural features.

The proposed amendment will allow On Call Services to develop the additional theming concept through design, fabrication, and installation. This work will be coordinated with the existing indoor playground design and will be incorporated into the overall play environment to create a cohesive experience for children and families.

THEMING DESIGN AND DEVELOPMENT:

The original On Call Services agreement anticipated themed elements as part of the indoor playground design process. The vendor was required to provide renderings with multiple viewpoints, including themed elements and the toddler area, and to participate in design review meetings addressing potential theme-related design elements in the play structure and indoor play space.

Through the design development process, the project team determined that additional investment in theming would provide a greater opportunity to achieve the City's vision for the indoor play area. The proposed amendment will expand the original theming allowance to provide more substantial, integrated elements rather than limiting the theme to incidental decorative features.

The additional scope will include:

- Development and refinement of a Nine Mile Creek-inspired theming concept;
- Detailed design of custom theming elements integrated into the indoor play environment;
- Fabrication of custom theming elements;
- Delivery and installation of the fabricated elements;
- Coordination with the City, TEGRA, HGA, and the CMAR to ensure the theming is compatible with the overall indoor playground design and building conditions; and
- Completion of the theming elements in coordination with the overall indoor playground installation and CHWC construction schedule.

The proposed theming will be designed to complement the function and safety requirements of the indoor playground. On Call Services' original scope requires the indoor play equipment to comply with applicable ASTM standards, Consumer Product Safety Commission requirements, ADA requirements, and current industry standards. Because the theming will be integrated with the indoor play equipment, simply adding additional theming elements independently of the equipment installation could potentially void applicable equipment warranties or create other compatibility and safety concerns. Including the theming within On Call Services' scope allows the design, fabrication, and installation of these elements to be coordinated with the equipment manufacturer and incorporated into the established design, safety, and warranty framework.

COST AND CONTINGENCY:

The first amendment adds $182,250 to the existing agreement. This increases the base contract amount from $630,000 to $812,250.

The original agreement included a $40,000 theming allowance. The additional $182,250 will allow the city to move from a limited theming allowance to a more comprehensive, custom-designed Nine-Mile Creek experience that is integrated into the indoor play environment.

The amendment also carries forward a 10% contingency to provide appropriate flexibility through the fabrication, procurement, and installation process. This results in a total contract authorization of $893,475, calculated as follows:

- Original agreement: $630,000
- First amendment: $182,250
- Amended contract amount: $812,250
- 10% contingency: $81,225
- Total contract not-to-exceed amount: $893,475

The additional contingency is particularly appropriate given the current volatility in the North American supply chain and recent developments affecting trade between the United States and Canada. Recent changes in U.S.-Canada tariff policy have introduced additional uncertainty around the cost and availability of certain Canadian-origin materials and manufactured components.

Because the proposed theming involves custom fabrication and materials that must be procured in advance of installation, the contingency provides the project team with reasonable protection against unforeseen material, fabrication, shipping, and installation cost changes without requiring a subsequent amendment for relatively minor cost fluctuations. The contingency will only be utilized as necessary and does not represent an automatic increase to the contract amount. Final costs and scope remain subject to City approval, consistent with the original agreement.

CONTRACT SCOPE:

The First Amendment to Services Agreement 2025-0474 with On Call Services, LLC adds $182,250 for the design, fabrication, and installation of additional theming elements for the CHWC indoor play area.

The amendment will increase the base agreement from $630,000 to $812,250. With the continuation of a 10% contingency on the amended contract amount, the total contract authorization will be a not-to-exceed amount of $893,475. The requested additional funds will be accommodated entirely within the existing project budget, with no increase to the approved GMP or overall project budget.

The original agreement requires On Call Services to coordinate with the city staff, Tegra, HGA, and the CMAR throughout design, procurement, and installation. It also requires the vendor to provide installation oversight, inspections, safety-related activities, project documentation, and warranty services. These existing contractual requirements will continue to apply to the additional theming scope.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Maintenance	**3.14 Approve Amendment with Allied Blacktop Company for 2026 PMP Street Sealcoating**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to amend the agreement with Allied Blacktop Company for the 2026 chip and fog sealcoat project by $24,008.19 for a new not-to-exceed amount of $993,463.94 and to authorize Mayor and City Manager to enter into the related agreements.

Item created by: Kalea Fischer, Maintenance
Item presented by: Tim Behrendt, Maintenance Superintendent

Description:

On June 1, 2026, City Council awarded the 2026 PMP Street Sealcoating Project to Allied Blacktop Company. The Request for Bids included approximate quantities and amounts for the anticipated work.

Based on the actual quantities and work required for the project, an amendment to the agreement is necessary to increase the contract amount by $24,008.31.

Funding for this work is available within the Public Works General Fund supported by franchise fees.

Staff recommends that City Council approve the amendment to the agreement with Allied Blacktop Company in the amount of $24,008.31, establishing a new contract not-to-exceed amount of $993,463.94.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Parks and Recreation	**3.15 2026 Blooming Arts Partnerships Grant Award Recommendations**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by_____, seconded by _____, to approve the 2026 Blooming Arts Partnerships Grant award recommendations.

Item created by: Kalea Fischer, Parks and Recreation
Item presented by: Ian Brekke, Manager - Bloomington Center for the Arts

Description:

DESCRIPTION:

The City of Bloomington Arts Grant programs are intended to invest in the overall health and success of high quality, established cultural arts groups and organizations that produce, present, or exhibit works of art; to groups and organizations that provide a broad range of services to artists and art appreciators; and to organizations and groups that make enriching, engaging, educational and entertaining cultural arts opportunities available to people of all ages, abilities and interests in the Bloomington community.

In accordance with the following goals, the City of Bloomington offers arts funding grants to support general operating expenses for Bloomington-centric non-profit organizations, cultural arts groups, or arts-related educational institutions that:

- Provide cultural arts opportunities for Bloomington residents.
- Bring cultural arts activities to people who may not otherwise have access to the arts.
- Make cultural arts opportunities more accessible, equitable and inclusive for all.
- Make Bloomington a more desirable place to live and work by encouraging a thriving, vital cultural arts community.
- Use City funding to leverage additional donations from individuals, businesses, and charitable organizations.
- Facilitate high-quality, cost-effective community arts programming
- Encourage development and expansion of the cultural arts in the community by using City funding to stimulate and promote additional activity.
- Promote cultural arts activities at the Bloomington Center or the Arts, in the parks and throughout the community.
- Promote collaboration among various arts and cultural groups and other community entities to the mutual

benefit of the arts community and the City so that all residents will have an opportunity to be fully engaged in Bloomington's cultural arts community.
- Provide opportunities for cultural arts groups and organizations to expand to new audiences, increase programs and improve their community reach.
- Provide general operating support to: high quality, established cultural arts groups and organizations that produce, present, or exhibit works of art; to groups and organizations that provide a broad range of services to artists and art appreciators; and to organizations that make enriching, engaging, educational and entertaining cultural arts opportunities available to people of all ages, abilities and interests in the Bloomington community.

HISTORY

The City of Bloomington started allocating funds to support Bloomington-centric non-profit arts and cultural organizations or arts-related educational institutions in 2011. At that time, the amount available to grantees was around $34,000. In 2024 the total combined grant amount available was $222,000. Since the 2011 inaugural year, the City of Bloomington has issued over $2,124,830 in grant support funds to Bloomington arts and cultural assets to benefit the community, provide modes for meaningful engagement in creative opportunities, and enrich the vibrant social fabric and civic life in Bloomington. Since 2011, these funds have impacted the lives of well over 940,020 participants (youth, adults, and seniors) through an estimated 2,200+ public performances, both from the Bloomington community and drawing visitors from outside the city.

2024 – BLOOMING ARTS PARTNERSHIPS BEGINS

On January 29, 2024, City Council voted to approve a restructuring of the City's Cultural Arts Support program. Grant funding was separated into two programs:

1. "Resident Arts Support" (RAS) Grant
    - Available for Resident Arts Organizations of the City of Bloomington
    - $182,000 available
    - Maximum award of 30% of operating budget, or $80,000 per applicant

2. "Blooming Arts Partnerships" (BAP) Grant
    - Available for non-Resident organizations, any outside applicants
    - $40,000 available
    - Maximum award of 30% of operating budget, or $10,000 per applicant

2026 APPLICATION AND REVIEW PROCESS

Blooming Arts Partnerships application and review criteria (information on how grants will be reviewed and scored) were shared through online and public postings, social media, direct e-news blasts, and direct announcements to specific community networks and contacts. Required application materials were made available for download through an online link on the Center for the Arts webpage. Application forms included: grant application RFP (request for proposals), application question narratives, organization budget worksheet, most recent fiscal year financial statement, IRS or 990 form, copy of tax-exempt/IRS non-profit determination letter, and D.E.I statistics. Applications were due for submission on Friday, June 29, 2026.

Review panelists were issued a blank version of the score sheet in addition to the review criteria (also shared with applicants as a part of the application paperwork). After all applications were received, a panel review "digital packet" was created that contained all submitted materials, per applicant. Panelists were provided two weeks to review each applicant's materials, making specific notes/comments and assigning categorical scores. On Friday, July 26, 2026, the panelists met in-person to review aggregated scoring and notes, review financial analysis and recommendations, discuss each applicant in detail, confirm overall rankings, and make award recommendations. Members of the review panel included:

- Lona Dallessandro, City Councilmember, City of Bloomington
- Beth McCoy, Creative Placemaking Commissioner
- Isela Mendiola, Office of Equity, Inclusion, and Workplace Culture (OEIWC)
- Natalie Rooney, Parks, Arts and Recreation Commission (PARC) Commissioner
- Ann Marie Terpstra, Logan Lodge and Bloomington Resident
- Airrion Williams, Office of Equity, Inclusion, and Workplace Culture (OEIWC)
- Ian Brekke, Manager – Center for the Arts, City of Bloomington (non-voting)

SCORING CRITERIA

The Arts Grant Review Panel considered the effectiveness of each of the applicant's programming, its fiscal and administrative oversight, public benefit to the Bloomington community, equity and inclusion strategies and priorities, and ability to engage and serve the Bloomington community. Applications were reviewed and funds recommended, based on the degree to which the applicant addressed the goals of the Arts Grant funds evidenced through the five review criteria:

Artistic

1. High quality activities that achieve a distinct artistic vision that is consistent with the Applicant's stated mission.
2. Activities that allow the art form, artists, and participants to develop; and
3. Qualifications and achievements of artists and artistic leadership.

Administration

1. Applicant's fiscal stability; and
2. Evidence of an ongoing ability to achieve organizational outcomes and CAS funding goals; and
3. Evidence that City funding is being used to leverage additional donations from individuals, businesses, and charitable organizations (to responsibly diversify funding streams).

Engagement

1. Diversity of the board, staff (as applicable) and participants; and
2. Evidence of efforts to reach underserved communities and steps taken to mitigate any barriers to participation; and
3. Evidence of the efforts to collaborate with other local arts groups to the mutual benefit of the arts

community and the City of Bloomington; and
4. Exhibit efforts to market and promote arts activities, happenings, and arts events at the Bloomington Center or the Arts, in the parks, and throughout the community.

Public Benefit

1. A commitment to education and outreach to enhance quality of life in Bloomington; and
2. Activities that help make the arts a vital part of community life in Bloomington, making it a more desirable place to live and work by encouraging a thriving, vital cultural arts community; and
3. Activities that help achieve other shared public goals.

Evaluation

1. An effective evaluation plan that measures outcomes, Applicant's progress toward goals, and the strength of its programs and operations; and
2. Evidence that evaluation is used to shape Applicant's plans and activities.

Once the review criteria were thoroughly addressed per applicant, the panel discussed each applicant's strengths, weaknesses, and areas for growth in relation to the organization's programs, operations, finances, and community impact. Scores were tallied and rankings assigned based on highest to lowest scores. In addition, feedback was recorded by each review panelist so that applicants can request the comments and notes made in relation to their application.

"BLOOMING ARTS PARTNERSHIPS" AWARD RECOMMENDATIONS

2026 Blooming Arts Partnerships award recommendations are as follows, appearing in ranked order:

1. Alive & Kickin $10,000
2. Concerto Dance $10,000
3. iCreate Community Leadership Development (iCLD) $0
4. MPLS imPulse $0
5. Heijeu Arts $10,000

TOTAL: $30,000

Name	Pan. 1	Pan. 2	Pan. 3	Pan. 4	Pan. 5	Pan. 6	TOTAL	TOTAL POSSIBLE	AVER. SCORE	Ranking
Alive & Kickin	**30**	**21**	**16**	**24**	**28**	**24**	**143**	**180**	**23.83**	**1**
Concerto Dance	**30**	**17**	**14**	**23**	**24**	**21**	**129**	**180**	**21.50**	**2**
iCreate Community Leadership Development (iCLD)	**21**	**20**	**19**	**16**	**24**	**17**	**117**	**180**	**19.50**	**3**
MPLS imPulse	**25**	**16**	**14**	**12**	**26**	**19**	**112**	**180**	**18.67**	**4**
Heijeu Arts	**19**	**21**	**16**	**13**	**23**	**15**	**107**	**180**	**17.83**	**5**

BAP AWARD TOTAL RATIONALE

Alive & Kickin

Alive & Kickin has a longstanding performance presence at Bloomington Center for the Arts, with annual Schneider Theater shows dating back multiple years. Panelists noted the importance of their core function bridging generational gaps through performance art and in providing senior communities a unique, vibrant opportunity, particularly marginalized older adult populations. Their efforts to eliminate barriers to attendance and participation, increase diverse representation in leadership, and collaborate with Bloomington partners were highlighted as further organizational strengths. Panel feedback suggests greater commitment to the diversification of their board representation. The panel has recommended an award of $10,000.

Concerto Dance

Concerto Dance is a multi-year recipient of a BAP grant award and has performed at Bloomington Center for the Arts multiple times in the past four years. Their noted strengths include: A dedication to excellent programming, free and pay-as-able options that include performances and lessons, a focus on the history of dance (providing educational components in programming), diverse audiences, and steady overall growth as a company. Panel feedback suggests further connection between inclusive community engagement and its impact on programming choices and participant experiences as it relates to the art form. The panel recommends an award of $10,000.

iCreate Community Leadership Development

iCreate Community Leadership Development (iCLD) is a new applicant to the city in 2026. Their primary mission is to inspire individuals, develop leaders, and create equitable opportunities that enrich communities through creative expression, collaboration, and lifelong learning. They previously operated as a 501(c)(3) in Georgia and relocated to Minnesota in 2024.

While the review panel strongly believes in the mission of iCLD and ranked them with this in mind, there were concerns around multiple details of the business that prevented the panel from making an award recommendation. These include incomplete state registration requirements, no current operating budget (with a proposed budget primarily centered around other grant opportunities), scattered records of prior work in Georgia, and a general concern around execution of an ambitious, multidisciplinary vision with very limited current resources. The panel encourages iCLD to solidify missing details as provided in their feedback and to submit again in a future year. The panel has also recommended the city consider a future grant process with startup businesses directly in mind.

MPLS imPulse

MPLS imPulse is a new applicant to the city in 2026. They are a semi-professional, project-based chamber chorus that builds communal choral experiences through performing living music, an intentional singer experience, and meaningful collaborations. Most of their audiences are new or relatively unfamiliar with choral music.

The panel did not recommend an award in 2026 for two primary reasons: 1. imPulse provided little supporting data or concrete information on outcomes related to outreach and engagement strategies, and 2. The application did not demonstrate strong Bloomington-based impacts in prior or intended upcoming programming. The panel noted their overall appreciation for welcoming new audiences to choral music and for their low-to-no cost opportunities available.

Heijeu Arts

Heijeu Arts (founded in 2024) focuses on community engagement through acts of arts education. They are relatively unique among BAP applicants in being based around visual arts, most often providing experiences in artmaking in a portable art studio setting titled: “The Tiny School of Art & Design.” Panelists enjoyed their focus on engaging activities, their reach to many identities and those with accommodation requirements, and their intended programming for 2026-2027. Panel feedback suggests that their application could have been clearer on reporting their Bloomington-based impacts over time and into the future. As a 2025 BAP recipient, Heijeu Arts has received multiple opportunities to provide programming within BCA and will continue to play a role in the building’s arts education offerings. The panel recommends an award of $10,000.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Police Department	**3.16 Approve a Joint Powers Agreement with the Eagan Police Department regarding ForceMetrics Data Sharing**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to authorize the Mayor and City Manager to enter into the Agreement with the Eagan Police Department regarding ForceMetrics Data Sharing.

Item created by: Brenna Atz, Police Department
Item presented by: Booker Hodges, Chief of Police

Description:

The Bloomington Police Department (BPD) requests City Council approval of the attached Joint Powers Agreement with the Eagan Police Department to share law enforcement data through the ForceMetrics software platform, subject to all applicable federal, state, and local laws, including Criminal Justice Information Services (CJIS) requirements, and the respective subscription agreements each Party maintains with ForceMetrics.

Attachments:

Joint Powers Agreement

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF EAGAN AND THE CITY OF BLOOMINGTON
REGARDING FORCEMETRICS DATA SHARING

This Joint Powers Agreement ("Agreement") is entered into pursuant to Minnesota Statutes, section 471.59, by and between the City of Eagan, a Minnesota municipal corporation ("Eagan"), and the City of Bloomington, a Minnesota municipal corporation ("Bloomington"), collectively referred to as the "Parties."

1. PURPOSE. The purpose of this Agreement is to permit the Parties to share law enforcement data through the ForceMetrics software platform, subject to all applicable federal, state, and local laws, including Criminal Justice Information Services (CJIS) requirements, and the respective subscription agreements each Party maintains with ForceMetrics.

2. AUTHORITY. This Agreement is entered into pursuant to Minnesota Statutes, section 471.59, which authorizes governmental units to jointly exercise governmental powers and Minnesota Statutes, section 13.82, subd. 24 which authorizes law enforcement agencies to exchange information that is pertinent and necessary in initiating, furthering, or completing an investigation.

3. DATA SHARING. Subject to applicable law and each Party's subscription agreement with ForceMetrics, the Parties agree that authorized personnel of each police department may access and share law enforcement data available through the ForceMetrics platform solely for legitimate law enforcement purposes. Each Party shall remain the owner of its own data. Nothing in this Agreement creates any ownership rights, care, custody, or control over the other Party's data contained within ForceMetrics. Nothing in this Agreement requires either Party to disclose data that is classified by law as confidential, private, protected nonpublic, or otherwise not authorized for disclosure. If a Party receives a data request or subpoena for the other Party's data, it must notify the other Party within one (1) business day. Nothing in this Agreement authorizes a Party to provide the other Party's data in response to a data request or subpoena.

4. COMPLIANCE. Each Party agrees to:

a. comply with all applicable CJIS Security Policy requirements;

b. comply with the Minnesota Government Data Practices Act and all other applicable federal and state laws governing access to and dissemination of law enforcement data;

c. limit access to authorized personnel with a legitimate law enforcement need to know; and

d. maintain appropriate administrative, technical, and physical safeguards to protect shared data.

5. SUBSCRIPTION AGREEMENTS. This Agreement is intended to satisfy the requirement contained in each Party's ForceMetrics Subscription Agreement permitting data sharing between agencies having both:

- an active ForceMetrics subscription; and
- an agreement authorizing the sharing of data.

Nothing in this Agreement modifies or supersedes either Party's agreement with ForceMetrics.

6. COSTS. Each Party shall be solely responsible for the costs associated with its own ForceMetrics subscription and implementation unless otherwise agreed in writing.

7. NO SEPARATE ENTITY. This Agreement does not create a separate legal or administrative entity.

8. LIABILITY. Each Party shall be responsible for its own acts and omissions and those of its officers, employees, and agents. To the fullest extent permitted by law, the Parties, and their successors or assigns, agree to protect, defend, indemnify, save, and hold harmless the other Party, its officers, officials, agents, and employees from any and all claims; lawsuits; causes of actions of any kind, nature, or character; damages; losses; or the costs, disbursements, and expenses of defending the same, including but not limited to attorneys' fees, professional services, and other technical, administrative, or professional assistance resulting from or arising out of the other Party's (or its subcontractors, agents, members, representatives, or employees) breach of paragraph 4 of this Agreement, or caused in whole or in part by any negligent act or omission or willful misconduct of the other Party. Nothing in this Agreement shall constitute a waiver of any immunities, defenses, or limitations of liability available under Minnesota Statutes, Chapter 466, or other applicable law.

9. TERM AND TERMINATION. This Agreement becomes effective upon execution by both Parties and remains in effect until terminated by either Party upon thirty (30) days' written notice. Upon termination, each Party shall cease access to the other Party's data through ForceMetrics as required by its subscription agreement and applicable law.

10. AMENDMENT. This Agreement may be amended only by a written instrument approved by both Parties.

11. NOTICES. Any notice required under this Agreement must be in writing and delivered by personal delivery, U.S. mail, recognized overnight courier, or email with confirmation of transmission to the addresses below, or to such other address as a Party may designate by notice.

If to Eagan:	City of Eagan Attn: Salim Omari, Chief of Police 3830 Pilot Knob Road Eagan, MN 55122 Email: salim.omari@eaganmn.gov
With a copy to:	Dougherty, Molenda, Solfest, Hills & Bauer P.A. Attn: Robert B. Bauer, City Attorney 14985 Glazier Avenue, Suite 525 Apple Valley, MN 55124 Email: rbauer@dmshb.com
If to Bloomington:	City of Bloomington Attn: Booker T. Hodges, Chief of Police 1800 West Old Shakopee Road Bloomington, MN 55431 Email: police@bloomingtonmn.gov

With a copy to: City of Bloomington- City Attorney's Office
Attn: Melissa Manderschied, City Attorney
1800 West Old Shakopee Road
Bloomington, MN 55431
Email: legal@bloomingtonmn.gov

The Parties have executed this Agreement effective as of the date of the last signature below.

(Signature pages to follow.)

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF EAGAN AND THE CITY OF BLOOMINGTON
REGARDING FORCEMETRICS DATA SHARING

(Signature page of City of Eagan)

City of Eagan, a Minnesota municipal corporation

By: _____
Mike Maguire
Its: Mayor

By: _____
Elizabeth VanHoose
Its: City Clerk

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF EAGAN AND THE CITY OF BLOOMINGTON
REGARDING FORCEMETRICS DATA SHARING

(Signature page of City of Bloomington)

City of Bloomington, a Minnesota municipal corporation

By: _____
Tim Busse Date
Its: Mayor

By: _____
Zachary Walker Date
Its: City Manager

Reviewed and Approved as to form by City Attorney's Office

_____
Melissa J. Manderschied

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**3.17 Approve the Type I Preliminary and Final Plat of JHS ADDITION**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ In Case PL202600149, having been able to make the required findings, I move to approve the preliminary plat and adopt Resolution No. 2026-____, a resolution approving the final plat JHS ADDITION located at 9701 14th Avenue South, subject to the conditions and Code requirements listed in the resolution.

Item created by: Bruce Bunker, Engineering
Item presented by: Julie Long, City Engineer

Description:

Jacob Hemstad and Johanna Holub, owners of the property located at 9701 14th Avenue South, request preliminary and final plat approval to conform to City Code to create a buildable lot for a new single-family home on the site, replacing a previous dwelling that was demolished.

Attachments:

Resolution Approving the Final Plat
Staff Report and Conditions
Preliminary Plat - JHS ADDITION
Final Plat - JHS ADDITION
Correspondence - Public Support

RESOLUTION No. 2026-_____

A RESOLUTION APPROVING THE PLAT OF JHS ADDITION

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, the City Council has adopted subdivision regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application for a subdivision plat of JHS ADDITION; and

WHEREAS, Bloomington City Code Section 22.06(e) declares that a final plat expires two years after approval unless recorded with the county. The City Council may extend the approval of a final plat by up to one additional year when it finds that the extension is in the public interest.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Bloomington hereby approves the subdivision plat of JHS ADDITION, subject to the attached Conditions of Approval (Exhibit A).

BE IT FURTHER RESOLVED that this resolution will expire two years from the date of adoption. If the aforesaid subdivision plat is not recorded with the appropriate offices of Hennepin County within two years, a new application will be required for subdivision approval by the City of Bloomington.

Passed and adopted this 14th day of September 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

EXHIBIT A

CONDITIONS OF APPROVAL – JHS ADDITION

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided;

2. A consent to plat form from any mortgage company with property interest must be provided;

3. Public drainage and utility easements must be provided as approved by the City Engineer;

4. Public 10-foot sidewalk and bikeway easements must be provided along all street frontages as approved by the City Engineer;

5. Right-of-way on 15th Avenue South must be dedicated to the public as approved by the City Engineer;

And subject to the following code requirements:

1. The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).

GENERAL INFORMATION

Applicants:	Jacob Hemstad and Johanna Holub
Location:	9701 14th Avenue South
Request:	Approve the Type I Preliminary and Final Plat of JHS ADDITION
Existing Land Use and Zoning:	Vacant Land; zoned R-1 Single Family Residential
Surrounding Land Use and Zoning:	North and East – 15th Avenue South and Single-Family Homes; zoned R-1, Single-Family Residential South – Single-Family Homes; zoned R-1, Single-Family Residential West – 14th Avenue South and Single-Family Homes; zoned R-1, Single-Family Residential
Comprehensive Plan Designation:	Low Density Residential

CHRONOLOGY

Post-Application DRC Meeting	08/25/2026
City Council	09/14/2026 Review Scheduled (Consent Agenda)

DEADLINE FOR AGENCY ACTION

Application Date:	08/07/2026
60 Days:	10/06/2026
Extension Letter Mailed:	No
120 Days:	12/05/2026
Direct Mail Notification:	Confirmed – (09/01/2026 – 500-foot buffer – 13-day notice)

STAFF CONTACT

Bruce Bunker, Engineering Technician
Phone: (952) 563-4546
E-mail: bbunker@BloomingtonMN.gov

PROPOSAL

The applicants request Preliminary and Final Plat approval to conform to City Code to create a buildable lot for a new single-family home on the site, replacing a previous dwelling that was demolished.

ANALYSIS

Code Compliance

The property is zoned R-1 Single-Family Residential and is subject to the minimum dimensional standards of the R-1 Zoning District. This proposed plat has been analyzed for Code compliance based on these and other City Code standards. Table 1 and the following sections provide that analysis.

Table 1: City Code Analysis

Standard	Code Required	Proposed	Compliance
Site Area	7,800 sq. ft.	46,471 sq. ft.	Yes
Minimum Lot Width	60 ft.	140 ft.	Yes
Building Setback Along 14th Avenue South	30 ft.	30 ft.	Yes
Building Setback Along 15th Avenue South	30 ft.	30 ft.	Yes
Side Yard Not Along Streets Setback	10 ft. 5 ft. for garages and accessory buildings not connected to water or sanitary service	10 ft.	Yes
Impervious surface coverage	35 percent for single family residential	The proposed plat has had its principal structure removed leaving only an existing shed and driveway that remain. The total existing impervious surface coverage is 851 sq. ft =1.8%	Impervious surface standard to be confirmed through administrative site plan review for the future single-family homes

Platting Requirements

As part of the standard platting process, there are several requirements as specified in Chapter 22 of the City Code. Standard plating requirements that apply to this plat include:

- Drainage and Utility Easements: There will be new drainage and utility easements dedicated in the new plat being 10-feet in width adjacent to 14th Avenue South and the newly dedicated right-of-way of 15th Avenue South. There will also be new 5-foot drainage and utility easements dedicated along all common lot lines.

- Sidewalk and Bikeway Easement: There will be new 10-foot sidewalk and bikeway easements along 14th Avenue South and the newly dedicated right-of-way of 15th Avenue South that will be conveyed to the City by document.

In addition, standard platting conditions are added requesting a title opinion or title commitment and a consent to plat form from any mortgage company with interest on the property.

Utilities

City water and sanitary sewer are available and lie adjacent to the proposed lot within the right-of-way of 14th Avenue South and the existing 15th Avenue South right-of-way.

Traffic Analysis

There are no significant impacts to the adjacent traffic patterns due to this proposed plat. A permit will be required for the installation of a driveway to serve the new lot.

FINDINGS

Required Preliminary Plat Findings - Section 22.05(d)(1-8):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	**Finding Made:** The new plat is consistent with the intent and purpose of the Comprehensive Plan regarding land use and function.
(2) The plat is not in conflict with any adopted District Plan for the area.	**Finding Made:** There is not an adopted District Plan for this area.
(3) The proposed plat is not in conflict with the City Code provisions.	**Finding Made:** The proposed plat is in conformance with City Code requirements.

Required Finding	Finding Outcome/Discussion
(4) The proposed plat does not conflict with existing easements.	**Finding Made:** Currently there are no public easements on the property. There will be new drainage and utility easements dedicated in the new plat along the street frontages of 14th Avenue South, 15th Avenue South, and along all common lot lines. There will also be a new sidewalk and bikeway easement along 14th Avenue South and 15th Avenue South conveyed to the City by document.
(5) There is adequate public infrastructure to support the additional development potential by the proposed plat.	**Finding Made:** There will not be an excess burden on public infrastructure due to the approval of this proposed plat.
(6) The proposed plat mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes, ponds, rivers, and streams; susceptibility of the site to erosion, sedimentation, or flooding; drainage; and stormwater storage needs.	**Finding Made:** The proposed plat will not have a negative impact on the environment.
(7) The proposed plat will not be detrimental to the public health, safety, and welfare.	**Finding Made:** The proposed plat will be compatible in character and function with the existing uses of the surrounding neighborhood. By reason of scale, access, and location, it cannot be anticipated to be detrimental to the public health, safety, and welfare.
(8) The proposed plat is not in conflict with an approved development plan or plat.	**Finding Made:** The proposed plat will not conflict with an approved development plan or plat.

Required Final Plat Findings - Section 22.06(d)(1):

Required Finding	Finding Outcome/Discussion
(1) The proposed plat is not in conflict with the approved preliminary plat or preliminary plat findings.	**Finding Made:** The proposed final plat is consistent with the preliminary plat and the preliminary plat findings.

RECOMMENDATION

Staff recommends approval through the following motion:

In Case PL202600149, having been able to make the required findings, I move to approve the preliminary plat and adopt a resolution approving the final plat of JHS ADDITION located at 9701 14th Avenue South, subject to the conditions and Code requirements listed in the resolution.

RECOMMENDED CONDITIONS OF APPROVAL

Case File No.: PL202600149

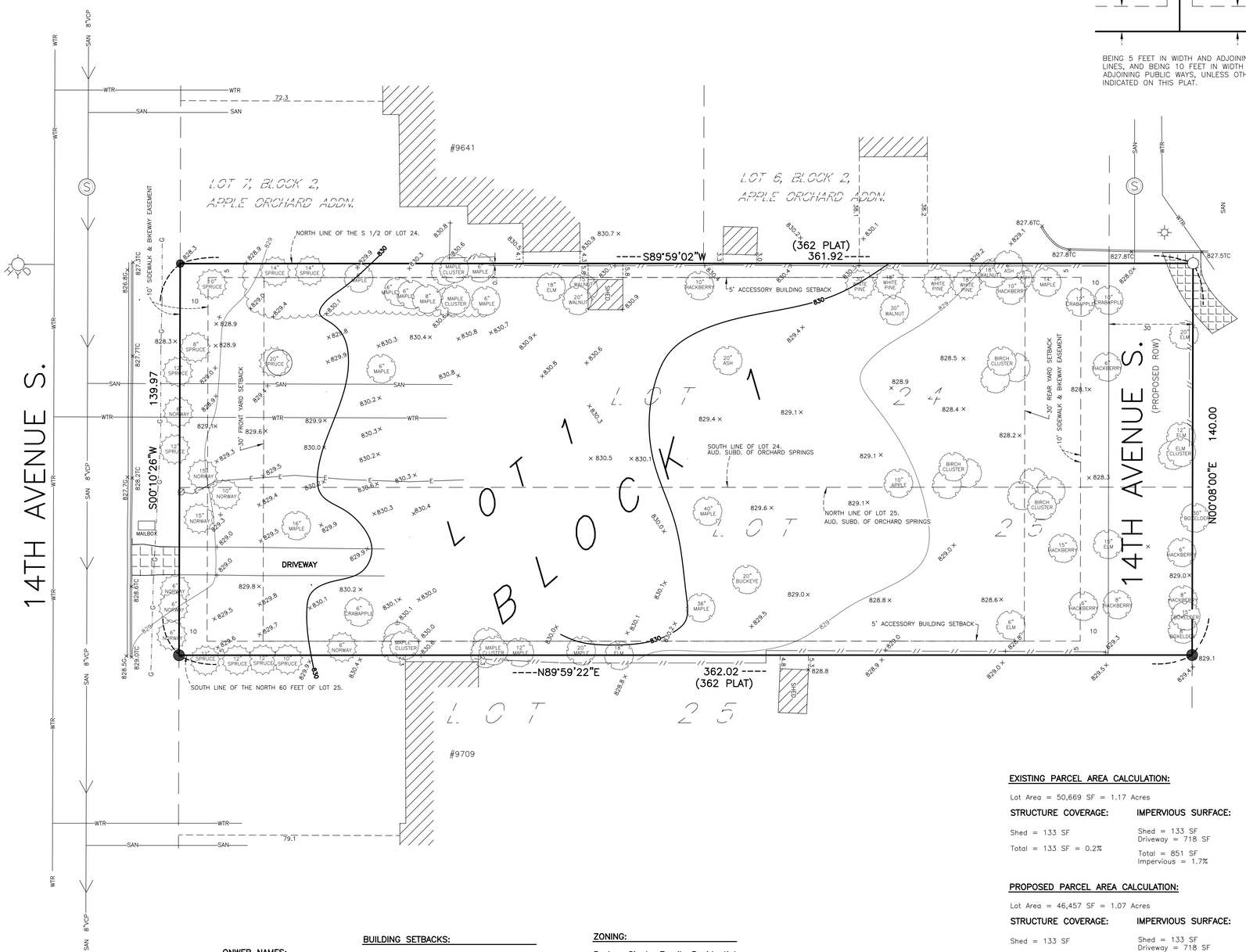
Project Description: Type I Preliminary and Final Plat of JHS ADDITION

Address: 9701 14th Avenue South

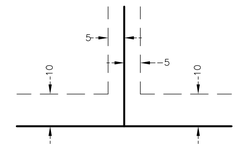
The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1.	Prior to Recording	A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2.	Prior to Recording	A consent to plat form from any mortgage company with property interest must be provided.
3.	Prior to Recording	Public drainage and utility easements must be provided as approved by the City Engineer.
4.	Prior to Recording	Public 10-foot sidewalk and bikeway easements must be provided along all street frontages as approved by the City Engineer.
5.	Prior to Recording	Right-of-way on 15th Avenue South must be dedicated to the public as approved by the City Engineer.
6.	Prior to Permit	The property must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)).

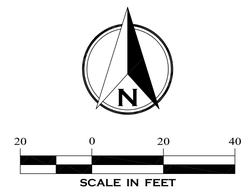
PRELIMINARY PLAT
JHS ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.



LEGEND

- Fence
- E — Underground Electric
- Concrete Curb & Gutter
- G — Underground Gas
- Storm Catch Basin
- (S) Sanitary Manhole
- (ST) Storm Manhole
- Gas Meter
- Power Pole
- Hydrant
- x900.0 Existing Elevation
- x900.0TC Top of Curb Elevation
- x900.0G Gutter Elevation
- 900 Existing Contour
- Landscape Gravel / Rock
- Pavers
- Bituminous

- ○ DENOTES 1/2 INCH x 14 IRON PIPE MONUMENT INCSRIBED RLS 15230, SET IN ACCORDANCE WITH MN. STATE STATUTE 505.021, SUBD.10.
- ● FOUND 1/2" OPEN IRON PIPE MONUMENT
- (PLAT) Denotes record data per plat of AUDITOR'S SUBDIVISION OF ORCHARD SPRINGS

Basis of Bearings:
Orientation of this bearing system is based upon the west line of the south half of Lot 24 and the north 60 feet of Lot 25, "AUDITOR'S SUBDIVISION OF ORCHARD SPRINGS" assumed to bear South 00 degrees 10 minutes 26 seconds West.

PROPERTY DESCRIPTION:
Lot 1, Block 1, JHS ADDITION, Hennepin County, Minnesota.

ONWER NAMES:
JACOB HEMSTAD AND JOHANNA HOLUB

BUILDING SETBACKS:

FRONT YARD	30 FEET
REAR YARD	30 FEET 5 FEET FOR ACCESSORY BUILDINGS NOT CONNECTED TO WATER OR SANITARY SEWER SERVICE
SIDE YARD	10 FEET 5 FEET FOR ACCESSORY BUILDINGS NOT CONNECTED TO WATER OR SANITARY SEWER SERVICE

ZONING:
R–1 Single–Family Residential

EXISTING PARCEL AREA CALCULATION:

Lot Area = 50,669 SF = 1.17 Acres

STRUCTURE COVERAGE:	IMPERVIOUS SURFACE:
Shed = 133 SF	Shed = 133 SF Driveway = 718 SF
Total = 133 SF = 0.2%	Total = 851 SF Impervious = 1.7%

PROPOSED PARCEL AREA CALCULATION:

Lot Area = 46,457 SF = 1.07 Acres

STRUCTURE COVERAGE:	IMPERVIOUS SURFACE:
Shed = 133 SF	Shed = 133 SF Driveway = 718 SF
Total = 133 SF = 0.2%	Total = 851 SF Impervious = 1.8%

PROPOSED DEDICATED RIGHT OF WAY AREA:

Area = 4,212 SF = 0.1 Acres

GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

JOB NO.	108-25
SCALE	1" = 20'
DRAWN	MB
BOOK/PAGE	XX/XX
REFERENCE	
SHEET	1 of 1 24x36

SITE ADDRESS
9701 14th Avenue South
Bloomington, MN 55425

EXISTING PROPERTY DESCRIPTION
The South ½ of Lot 24 and the north 60 feet of Lot 25, "AUDITOR'S SUBDIVISION OF ORCHARD SPRINGS", Hennepin County, Minnesota.

BENCHMARK:
BLOOMINGTON #28-027. TOP NUT HYDRANT LOCATED AT SW QUADRANT OF 98TH STREET AND 14TH AVE. E. / DELRIDGE RD.
ELEVATION = 832.27

REVISIONS

DATE	REMARKS

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

DATED: 09-04-2026

WOODROW A. BROWN, R.L.S. MN REG 15230

W. BROWN LAND SURVEYING, INC.
8030 OLD CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
PH: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM

JHS ADDITION

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Jacab Hemstad, a single person, fee owner and Johanna Holub, a single person, fee owner of the following described property:

The South Half of Lot 24 and the North 60 feet of Lot 25, "AUDITOR'S SUBDIVISION OF ORCHARD SPRINGS", Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as JHS ADDITION and does hereby dedicate for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Jacob Hemstad, a single person has hereunto set his hand this _____ day of _____ , 20____ .

_____
Jacob Hemstad

In witness whereof, said Johanna Holub, a single person has hereunto set her hand this _____ day of _____ , 20____ .

_____
Johanna Holub

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20____ . by Jacob Hemstad and Johanna Holub.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

SURVEYOR CERTIFICATE AND ACKNOWLEDGEMENT
I, Woodrow A. Brown, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Dated this _____ day of _____ , 20____ .

_____
Woodrow A. Brown, Licensed Land Surveyor
Minnesota License No. 15230

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20 _____ , by Woodrow A. Brown.

_____ _____
Signature Printed Name

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA
This plat of JHS ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

By: _____ Mayor By: _____ City Manager

COUNTY AUDITOR, Hennepin County, Minnesota
I hereby certify that taxes payable in 20 ____ and prior years have been paid for land described on this plat, dated this _____ day of _____ , 20____ .

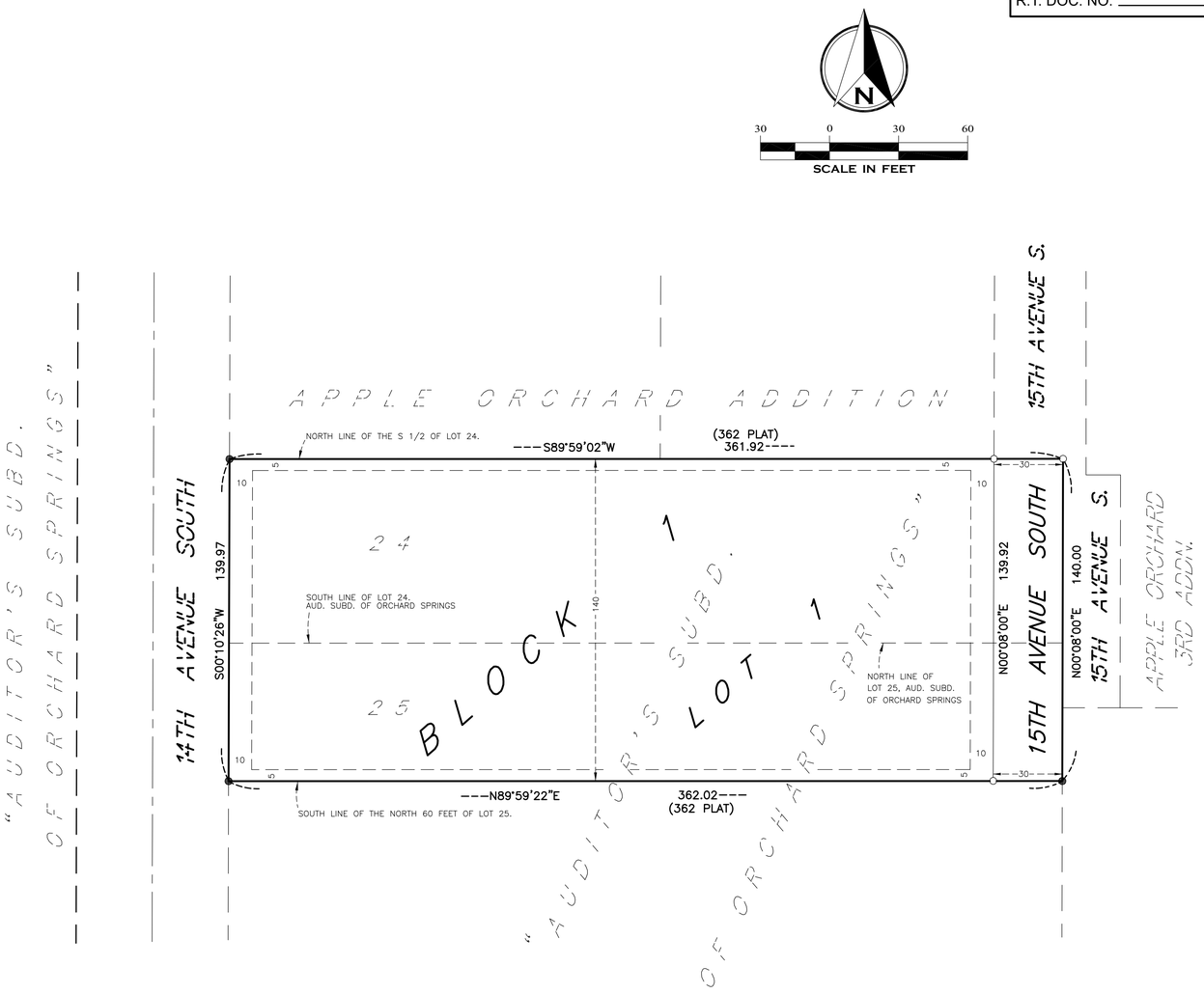
Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565(1969), this plat has been approved this _____ day of _____ , 20____ .

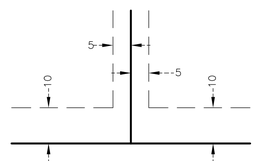
Chris F. Mavis, County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of JHS ADDITION was recorded in this office this _____ day of _____ , 20_____ , at _____ o'clock ____.M.

Amber Bougie, Registrar of Titles By: _____ Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

LEGEND

- ○ DENOTES 1/2 INCH x 14 IRON PIPE MONUMENT INCSRIBED RLS 15230, SET IN ACCORDANCE WITH MN. STATE STATUTE 505.021, SUBD.10.
- ● FOUND 1/2" OPEN IRON PIPE MONUMENT
- (PLAT) Denotes record data per plat of AUDITOR'S SUBDIVISION OF ORCHARD SPRINGS

Basis of Bearings:
Orientation of this bearing system is based upon the west line of the south half of Lot 24 and the north 60 feet of Lot 25, "AUDITOR'S SUBDIVISION OF ORCHARD SPRINGS" assumed to bear South 00 degrees 10 minutes 26 seconds West.

W. BROWN LAND SURVEYING, INC.

From: debe1138@aol.com
Sent: Friday, September 04, 2026 5:22 PM
To: Bunker, Bruce
Subject: 9701 14th Ave S

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

File: PL202600149

I have lived directly behind this property for 11 years. I am thrilled to see someone take an interest in this poor old unused space. Jake and Jo have lived across the cul-de-sac from me for several years now and I have no doubt that they will continue to be great neighbors. So happy to see this space improved and used!

Debe Stattmiller
9701 15th Ave S

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**3.18 Resolution Authorizing Signing of Easement Agreements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501)**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to adopt resolution no. 2026-_____ authorizing signing of Easement Agreements and accepting easements for the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501).

Item created by: Steve Jorschumb, Engineering
Item presented by: Julie Long, City Engineer

Description:

On November 17, 2025, the City Council ordered the 2026-501 North Central Sanitary Sewer Capacity Improvement Project. The project requires the acquisition of one permanent easement and multiple temporary construction easements. There are a total of 21 parcels and staff has negotiated settlement with Parcel 20 for a temporary easement. The parcel is listed on Exhibit A of the resolution. The City Council is asked to accept the easements on behalf of the City.

The funding for this will be from the associated projects costs in the 2026 Wastewater Utility Capital Funds primarily funded with future bond proceeds.

Attachments:

Resolution

RESOLUTION NO. 2026 -

A RESOLUTION AUTHORIZING SIGNING OF EASEMENT AGREEMENTS FOR THE NORTH CENTRAL SANITARY SEWER CAPACITY IMPROVEMENT PROJECT (CITY PROJECT 2026-501)

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, the City of Bloomington, a Minnesota municipal corporation, acting by and through its City Council, is authorized by Minnesota Statutes § 465.01 and Bloomington City Charter §§ 9.01-9.02 to acquire lands and easements needed for public purposes; and

WHEREAS, the Bloomington City Council, at its regular meeting of November 17, 2025, ordered the North Central Sanitary Sewer Capacity Improvement Project (City Project 2026-501 or "the Project"); and

WHEREAS, The Project requires the acquisition of permanent and temporary construction easements; and

WHEREAS, City staff has negotiated easement agreements with the properties described in Exhibit A hereto; and

WHEREAS, the City Council approves the Easement Agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, The City Manager and City Attorney are hereby directed and authorized to take all necessary steps to further the purpose and intent of this Resolution, including signing and entering into the Easement Agreements.

Passed and adopted this 14th day of September, 2026.

_____

Mayor

ATTEST:

_____

Secretary to the Council

EXHIBIT A

2026-501 Easement Agreements

PARCEL #	ADDRESS	EASEMENT TYPE	SETTLEMENT	LEGAL #
20	9130 Grand Avenue South	Temporary Construction	$1,000	2026-0154

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Engineering	**3.19 Resolution Authorizing Transfer of City Properties to State of Minnesota for I-494 Corridor Vision Project 2**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to adopt Resolution no. 2026-_____, a Resolution Authorizing Transfer of City Properties to State of Minnesota for I-494 Corridor Vision Project 2.

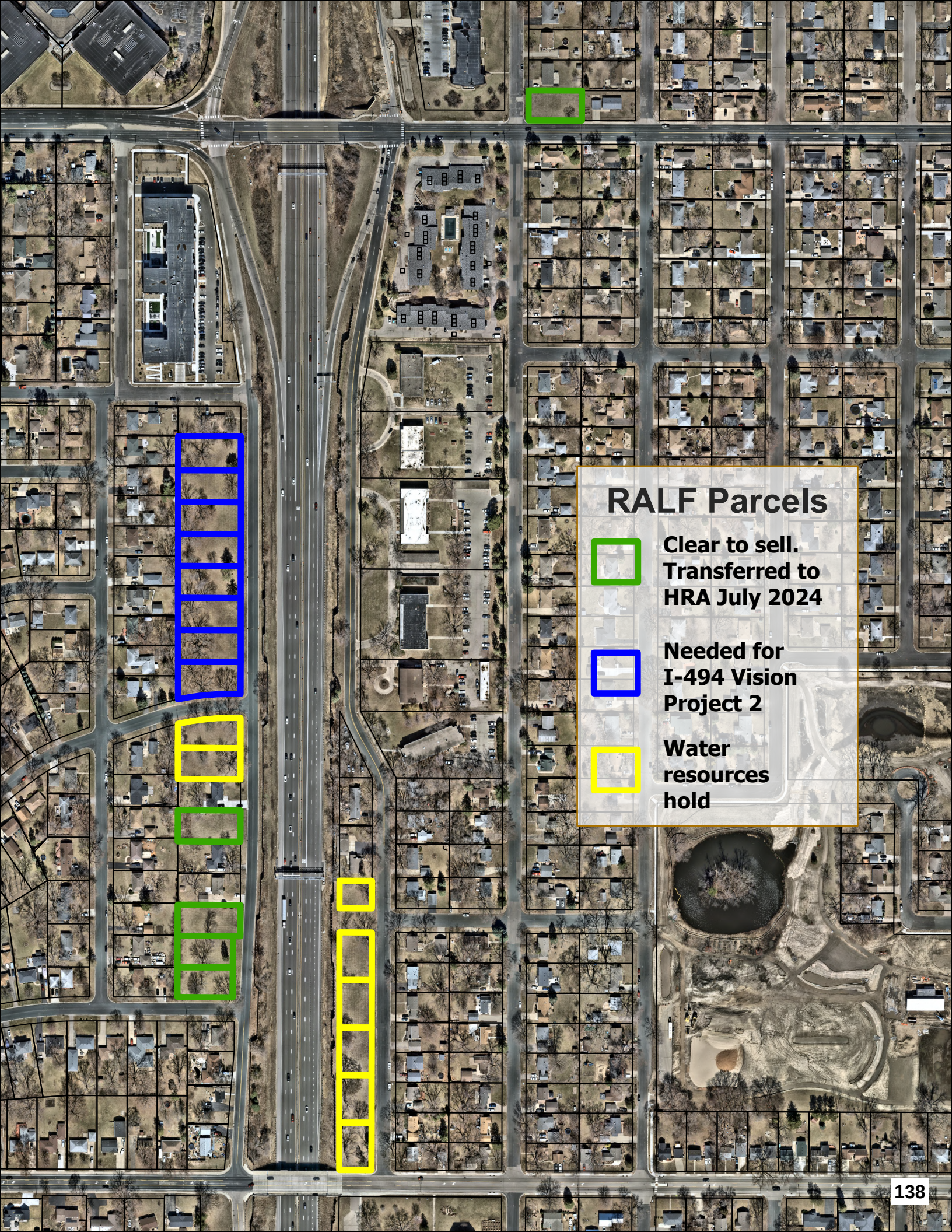
Item created by: Steve Jorschumb, Engineering
Item presented by: Julie Long, City Engineer

Description:

On October 13, 2025, the City Council adopted Resolution No. 2025-155, in which the City Council provided municipal consent to the Minnesota Department of Transportation (MnDOT) for the I-494 Corridor Vision Project 2. The eight City-owned parcels to be transferred are along Humboldt Avenue South between 83rd Street and 84th Street as shown on the attached map. These properties were acquired by the City utilizing the Metropolitan Council Right-of-Way Acquisition Loan Fund (RALF). The negotiated purchase price will be returned to the Metropolitan Council to repay the loans.

Attachments:

RALFAreaMap.pdf
Resolution


RALF Parcels
Clear to sell. Transferred to HRA July 2024
Needed for I-494 Vision Project 2
Water resources hold

RESOLUTION NO. 2026 -

A RESOLUTION AUTHORIZING TRANSFER OF CITY PROPERTIES TO STATE OF MINNESOTA FOR I-494 CORRIDOR VISION PROJECT 2

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, Minn. Stat. § 471.64 authorizes a city to enter into a contract with the United States of America, any state agengy, or another political subdivision for the sale of real property without regard to statutory or charter provisions; and

WHEREAS, the City obtained the following eight parcels along Humboldt Avenue South ("Parcels"), being legally described as:

Lots 2-9, Block 1, PENN LAKE HIGHLANDS; and

WHEREAS, the City obtained the Parcels utilizing the Metropolitan Council Right-of-Way Acquisition Loan Fund (RALF), authorized by Minn. Stat. § 473.167, subd. 2a, which allows the Metropolitan Council to make loans to acquiring authorities within the metropolitan area for the purpose of acquisition of homestead property within a proposed state trunk highway right-of-way; and

WHEREAS; the RALF loan agreement terms require the City to convey the Parcels to a highway authority for highway construction purposes and any funds received for the Parcels are to be repaid to the Metropolitan Council; and

WHEREAS, the City Council, at its regular meeting on October 13, 2025, adopted Resolution No. 2025-155, in which the City Council provided municipal consent to the Minnesota Department of Transportation (MnDOT) for the I-494 Corridor Vision Project 2 (the "Project"); and

WHEREAS, MnDOT will be acquiring the Parcels for said Project and any funds received from said acquisition will be returned to the Metropolitan Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, The City Manager and City Attorney are hereby directed and authorized to take all necessary steps to further the purpose and intent of this Resolution, including signing and entering into the Warranty Deed and the Offer to Sell and Memorandum of Conditions, and carrying out the obligations in the Right-of-Way Acquisition Loan Fund loan agreement, including return of funds to the Metropolitan Council.

Passed and adopted this 14th day of September, 2026.

_____

Mayor

ATTEST:

_____

Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Police Department	**3.20 Approve amendment #3 to the Cooperative Agreement for Joint Community Police Partnership (JCPP)**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by_____, seconded by_____, to approve Amendment #3 to Cooperative Agreement for Joint Community Police Partnership (JCPP)

Item created by: Brenna Atz, Police Department
Item presented by: Booker Hodges, Chief of Police

Description:

Request to accept this third amendment to the Joint Community Police Partnership agreement initially approved by the Council in March of 2024. This amendment extends the dates of service for the agreement from December 31, 2026 to December 31, 2028 and provides for funding not to exceed $52,448.00 in 2027. Funding amounts for 2028 to be determined at a later date.

Attachments:

Amendment #3 - JCPP Agreement

AMENDMENT #3 TO COOPERATIVE AGREEMENT FOR JOINT COMMUNITY POLICE PARTNERSHIP

This agreement ("Agreement") is between the COUNTY OF HENNEPIN, STATE OF MINNESOTA, A-2300 Government Center, Minneapolis, Minnesota 55487 ("COUNTY"), on behalf of the Hennepin County Human Services Department ("HSPHD"), and City of Bloomington ("CITY") on behalf of its Police Department ("PD"), 1800 West Old Shakopee Road, Bloomington, Minnesota 55431. The parties to this Agreement may also be referred to individually as "Party" or collectively as "Parties".

IT IS HEREBY AGREED that Agreement No. A2412158 between the above-named parties, including prior amendments if any, is hereby amended in accordance with the provisions set forth below.

Clause 1, TERM OF THE AGREEMENT, shall be amended to read:

1. TERM OF THE AGREEMENT

The term of the Agreement shall be from January 1, 2024, through December 31, 2028, unless terminated earlier in accordance with the provisions herein.

Clause 3, FUNDING/PAYMENT, paragraph A., shall be amended to read:

3. FUNDING/PAYMENT

A. PD will provide funding, via its approved budget, for 30% of the salary and benefits of a HSPHD Senior Administrative Assistant FTE not to exceed $39,465.00 for 2024.

PD will provide funding, via its approved budget, for 30% of the salary and benefits of a HSPHD Senior Administrative Assistant FTE not to exceed $46,858.00 for 2025.

PD will provide funding, via its approved budget, for 30% of the salary and benefits of a HSPHD Senior Administrative Assistant FTE not to exceed $50,120.00 for 2026.

PD will provide funding, via its approved budget, for 30% of the salary and benefits of a HSPHD Senior Administrative Assistant FTE not to exceed $52,448.00 for 2027.

Future funding amounts to be determined at a later date.

This amendment shall be effective December 31, 2026.

Except as herein amended, the terms, conditions and provisions of said Contract No. A2412158, including prior amendments or ministerial adjustments if any, shall remain in full force and effect.

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

HENNEPIN COUNTY ADMINISTRATOR APPROVAL
COOPERATIVE AGREEMENT

The Parties hereto agree to be bound by the provisions set forth in this Agreement.

Reviewed for COUNTY by the
County Attorney's Office

_____

Date:_____

COUNTY OF HENNEPIN
STATE OF MINNESOTA

By:_____
County Administrator

Date: _____

Reviewed by

By: _____
County Administration Clerk

Date: _____

Reviewed by

By: _____
Deputy County Administrator

Date: _____

CITY OF BLOOMINGTON:

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Legal	**3.21 Restorative Court Social Workers JPA Amendment 3**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to authorize the Mayor and City Manager to execute Amendment #3 to the joint powers agreement with Hennepin County to continue to provide social worker staff support to the Bloomington Restorative Court.

Item created by: Melissa Manderschied, Legal
Item presented by: Melissa Manderschied, City Attorney
Jennifer Cross, Deputy City Attorney

Description:

Restorative court only exists in a few cities in Hennepin County. Bloomington's Restorative Court has been tailored to our city's historical make-up of cases. The City has been partnering with Hennepin County to provide this Restorative Court. In the latter part of 2023, the caseload began to meet or exceed the existing staff resources of one social worker, and otherwise qualified individuals were unable to utilize restorative court due to staffing limits. City and County staff worked together to bring on a second social worker. The JPA was previously amended to make the change from one to two social workers.

The County provided the City with the City's rates for 2027-2029; these ratescover the direct and indirect costs associated with the two roles each year. See below:

- 2027: $195,386
- 2028: $203,201
- 2029: $211,329

The financial split is based on a cost sharing formula between the city and county, with the social workers being employees of the County. The financial source for this agreement is the general fund and is reflected in the proposed budget for the Legal Department. The financial feasibility of shifting these social workers to city employees has been analyzed and no change is recommended at this time.

Two full-time social workers assist nearly 80 individuals/defendants on a Bloomington-dedicated restorative court calendar per month. The social workers facilitate connections to services and supports that improve health and law abiding behavior, including but not limited to: enrolling in cash and food benefits, applying to health insurance, connecting to mental health and substance use services, seeking shelter or housing, obtaining identification, and addressing food security or other social services needs. Individuals/defendants are assigned to Bloomington's Restorative Court at the discretion of our City's prosecutors based on written criteria. The social workers triage needs, conduct assessments, and connect individuals/defendants assigned to Restorative Court to health and social service resources that further the individual’s functioning, optimal health, and quality of life.

When a criminal defendant successfully participates in restorative court process the defendant receives a favorable outcome that often includes the removal of these criminal engagements on their permanent criminal history, which improves their future outcomes related to job applications, rental housing applications, and related matters.

Attachments:

Third Amendment

AMENDMENT #3 TO JOINT POWERS AGREEMENT
BETWEEN HENNEPIN COUNTY
AND CITY OF BLOOMINGTON

This Joint Powers Agreement ("Agreement") is made and entered into by and between the County of Hennepin, Minnesota ("COUNTY") on behalf of its Human Services and Public Health Department ("HSPHD") and City of Bloomington on behalf of the City Attorney's Office, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, ("CITY") pursuant to the authority conferred upon them by Minn. Stat. § 471.59. The parties to this Agreement may also be referred to individually as "Party" and collectively as "Parties".

IT IS HEREBY AGREED that Agreement No. A2211212 between the above-named parties is hereby amended in accordance with the provisions set forth below.

Clause 3, TERM OF THE AGREEMENT, shall be amended to read:

3. TERM OF THE AGREEMENT

The term of this Agreement shall be from June 1, 2022, through December 31, 2029, unless terminated earlier in accordance with the cancellation/termination provisions of this Agreement.

Clause 4, CONSIDERATION, shall be amended to read:

4. CONSIDERATION

A. CITY will pay COUNTY sixty-six thousand dollars ($66,000) toward the cost of one full-time SSW position for the period June 1, 2022, through May 31, 2023.

B. CITY will pay COUNTY thirty-eight thousand five hundred dollars ($38,500) toward the cost of one full-time SSW position for the period June 1, 2023, through December 31, 2023.

C. CITY will pay COUNTY one hundred twenty-one thousand eight hundred forty-two dollars ($121,842) during 2024 toward the cost of one full-time SSW position for the period January 1, 2024, through December 31, 2024, and toward the cost of a second full-time SSW for the period April 1, 2024, through December 31, 2024.

D. CITY will pay COUNTY one hundred forty-seven thousand one hundred thirty-six dollars ($147,136) toward the cost of two full-time SSW positions for the period January 1, 2025, through December 31, 2025.

E. CITY will pay COUNTY one hundred sixty-seven thousand five hundred fifty-four dollars ($167,554) toward the cost of two full-time SSW positions for the period January 1, 2026, through December 31, 2026.

F. CITY will pay COUNTY one hundred ninety-five thousand three hundred eighty-six dollars ($195,386) toward the cost of two full-time SSW positions for the period January 1, 2027, through December 31, 2027.

G. CITY will pay COUNTY two hundred three thousand two hundred one dollars ($203,201) toward the cost of two full-time SSW positions for the period January 1, 2028, through December 31, 2028.

H. For the period January 1, 2029, through December 31, 2029, total payments by CITY to COUNTY toward the cost of two full-time SSW positions are to be determined.

I. The SSWs will be hired, solely employed, and equipped by HSPHD and participate in supervision and training by HSPHD in accordance with local, state, federal, and professional licensure requirements.

J. HSPHD shall, within thirty (30) calendar days following the last day of each quarter, submit an invoice to CITY for one quarter of the cost of its portion of the SSW positions.

K. CITY will make payment within thirty-five (35) days from receipt of the invoice. If the invoice is incorrect, defective, or otherwise improper, CITY will notify HSPHD within ten (10) days of receiving the incorrect invoice. Upon receiving the corrected invoice from HSPHD, CITY will make payment within thirty-five (35) days.

L. CITY must inform COUNTY if it is using grant funding to meet its payment obligations hereunder and cooperate with COUNTY to determine whether any terms or conditions of CITY's grant apply to COUNTY.

This amendment shall be effective December 31, 2026.

Except as herein amended, the terms, conditions and provisions of said Contract No. A2211212, including prior amendments or ministerial adjustments if any, shall remain in full force and effect.

(The remainder of this page intentionally left blank.)

The Parties hereto agree to be bound by the provisions in this set forth in this Agreement.

COUNTY BOARD AUTHORIZATION

Reviewed for COUNTY by
the County Attorney's Office:

_____

Date: _____

COUNTY OF HENNEPIN
STATE OF MINNESOTA

By: _____
Chair of Its County Board

ATTEST: _____
Deputy/Clerk of County Board

Date: _____

And: _____
County Administrator

Date: _____

CITY OF BLOOMINGTON

Reviewed and Approved as to form by
CITY Attorney's Office

_____
Melissa Manderschied, City Attorney

By: _____
Tim Busse, Mayor

Date: _____

By: _____
Zachary Walker, City Manager

Date: _____

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Legal	**3.22 Defense and Indemnification Policy**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion _____ second _____ to authorize the Mayor and City Manager to approve the Defense and Indemnification Policy.

Item created by: Melissa Manderschied, Legal
Item presented by: Melissa Manderschied, City Attorney
Amy Larson, Risk and Litigation Manager

Description:

This is a written policy for the City to provide defense and indemnification and possible reimbursement of reasonable fees and costs for its elected and appointed officials and employees in accordance with Minnesota Statutes, Chapters 465, 466, and 471. This policy protects elected and appointed officials and employees properly performing governmental services on behalf of the City against the risk of liability resulting from lawsuits, regardless of whether the elected and appointed officials and employees is sued personally or in their official capacity, or both. This policy also protects the taxpayers of the City from exposure to liability when an elected and appointed official or employee commits an act that is not within the reasonable and lawful performance of their duties or performs their duties with malfeasance, with willful neglect of duty, or in bad faith.

Attachments:

Defense and Indemnification Policy

Defense and Indemnification Policy

Version 0.1

Created by: City Attorney's Office
Adoption Date: September 14, 2026

Purpose Statement

This is the City's policy for defense and indemnification of elected and appointed officials and employees in accordance with the requirements of Minnesota Statutes, Chapters 465, 466, and 471.

Definitions

"City" means the City of Bloomington, Minnesota.

"City Attorney's Office" means the legal department of the City of Bloomington.

"City Attorney" means the chief legal counsel to the City of Bloomington.

"City Council" means the Bloomington City Council.

"City Manager" means the City Manager of the City of Bloomington.

For purposes of this policy, "employee" means the City's elected and appointed officers and officials, as well as the City's unclassified and classified employees.

"Indemnification" means reimbursement of the expenses, attorneys' fees, judgments, fines or amounts paid in settlement of the case.

"Malfeasance" means misconduct, an unlawful act, or incorrect performance of a duty or task lawfully assigned by the City Manager, or as determined by a judge or jury.

"Neglect of duty" means failing or refusing to perform a duty or task lawfully assigned by the City Manager, or as determined by a judge or jury.

"Scope of employment" means the employee was acting on behalf of the City in the performance of duties or tasks lawfully assigned by the City Manager, or as determined by a judge or jury.

"Willful" or "wanton" means intentionally causing harm or acting with indifference to causing harm, or as determined by a judge or jury.

Policy Statement

It is the policy of the City to provide defense and indemnification for its elected and appointed officials and employees in accordance with Minnesota Statutes, Chapters 465, 466, and 471. This policy protects elected and appointed officials and employees properly performing

governmental services on behalf of the City against the risk of liability resulting from lawsuits, regardless of whether the elected and appointed officials and employees is sued personally or in their official capacity, or both. This policy also protects the taxpayers of the City from exposure to liability when an elected and appointed official or employee commits an act that is not within the reasonable and lawful performance of their duties or performs their duties with malfeasance, with willful neglect of duty, or in bad faith.

Applicability

This policy applies to City employees, including those City employees designated by the City Manager to serve the Port Authority of the City of Bloomington and the Housing and Redevelopment Authority in and for the City of Bloomington. This policy shall be construed to be consistent with the requirements in Minnesota Statutes §§ 471.44, 471.45, and 471.86 as related to the City's firefighters and police officers.

The City Manager, in consultation with the City Attorney, will consider the following factors when making the determinations required by this policy:

1. Nature of the inquiry or allegations by the investigating authority;
2. Whether the action arose out of the performance of the employee's duties and within the scope of the employee's employment;
3. Whether the employee acted in good faith;
4. Whether there was malfeasance or willful or wanton neglect of duty;
5. Whether employee was acting pursuant to directions from a superior or pursuant to law; and
6. Other relevant factors determined by the City Manager on a case-by-case basis.

The District Court or the City Council will only make the aforementioned determination when required by law or this policy, for example, but not limited to Minnesota Statutes § 465.76.

The aforementioned determination is a quasi-judicial decision.

Civil Defense and Indemnification

Pursuant to the terms of Minnesota Statutes § 466.07, subject to the limitations in § 466.04, the City will defend and indemnify any of its employees, for civil damages, including punitive damages, claimed or levied against the employee, provided that the employee: (1) was acting in the performance of the duties of the position and scope of employment; (2) was not guilty of malfeasance in office, willful or wanton neglect of duty, or bad faith; and (3) provides complete disclosures of the facts and fully cooperates in the defense.

When the City provides an employee with defense and indemnification under this policy, that employees has an affirmative duty to assist, participate in, and cooperate with the City in defending any litigation brought against the City or the employee.

The decision whether the City will defend and indemnify any of its employees against civil claims is at the discretion of the City Manager, in consultation with the City Attorney. When

required by law, rule, or policy, the City Manager, in consultation with the City Attorney, must refer the decision of whether the City will defend and indemnify an employee to the City Council.

Criminal Liability

Pursuant to the terms of Minnesota Statutes § 465.76, the City may also reimburse an employee's criminal defense fees. The City Council may, after consultation with its City Attorney, reimburse the City employee for reasonable costs and reasonable attorney's fees incurred by the employee to defend charges of a criminal nature brought against the employee that arose out of the reasonable and lawful performance of duties within the scope of employment for the City. The request for reimbursement of criminal defense costs cannot be made until the conclusion of the criminal proceeding.

The decision of whether to approve a request for reimbursement of reasonable attorney's fees to defend against charges of a criminal nature is at the discretion of the City Council, except that the decision to reimburse must be approved by a district court judge when less than a quorum of the City Council is disinterested.

Special Circumstances

In the event the City Manager requests defense and indemnification or reimbursement of criminal defense costs, that determination shall be made by the City Council, in consultation with the City Attorney's Office.

If the City Council has approved a matter that staff subsequently takes action consistent with the City Council approval, then City staff action will be presumed 1) to be arising out of the performance of employee's duties and within the scope of employment, and 2) that the City will defend and indemnify or reimburse criminal defense costs. An example of the application of this paragraph is if the City Council approves the City's application for grant funds and subsequently there is an alleged violation of the Federal False Claims Act.

In the event an employee in the City Attorney's Office requests defense and indemnification or reimbursement of criminal defense costs, the legal counsel consultation required by this policy shall be provided by outside legal counsel with demonstrated experience in municipal law and litigation.

Law Changes

If the terms of Minnesota Statutes referenced in this policy are amended, then the standards applicable to a determination of defense and indemnification shall be revised to conform to the standards imposed by the relevant statutory requirements until such time as this policy is revised.

If the terms of Minnesota Statutes referenced in this policy or other applicable law are rescinded to eliminate standards for defense and indemnification, then standards for defense and indemnification determinations shall be committed to the sole discretion of the City Attorney, giving due consideration to the policy described above, until such time as this policy is revised.

Policy Owner

City Attorney's Office.

Responsibilities

The City Attorney or designee is responsible for the development, establishment, and maintenance of procedures to implement and support this policy, and to ensure the policy is in compliance with applicable laws, City ordinances, policies, and rules.

Resources

References that aid in the understanding and compliance of this policy; could include forms, procedures, manuals, statutes, rules, trainings materials, and other documents.

Authority and Governance

Minnesota Statutes, Chapters 465, 466, and 471, specifically §§ 465.76, 466.07, 471.44, 471.45, & 471.86.

Approved by the City Council by official action.

Revision History

Version	Description	Date	Who
0.1	Approved	09/14/26	City Council
0.2			
0.3			
0.4			
0.5			

SIGNED:

_____

Mayor Date

_____

City Manager Date

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Mayor's Office	**3.23 Approve Travel Expenses - City Council**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____ to approve the out-of state travel expenses listed for Mayor Busse to attend the 2026 InterCity Leadership Visit in Kansas City, MO, from September 28-30, 2026.

Item created by: Priyanka Rai, Mayor's Office
Item presented by: Zach Walker, City Manager

Description:

The City Council is requested to review and approve the following estimated out-of-state travel expenses for Mayor Tim Busse to attend the 2026 InterCity Leadership Visit in Kansas City, MO, from September 28-30, 2026.

Registration/Hotel/Meals		$3200
Flight		$556.80
Transportation (Uber/Lyft/taxi)		$120.00
	Total	**$3,876.80**

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Human Resources	**3.24 Resolution: Amendment to the Non-Represented Compensation Plan**
Agenda Section	Date
CONSENT BUSINESS	September 14, 2026

Requested Action:

Motion by _____, seconded by _____, to adopt Resolution No. 2026-_____, amending the Non-Represented Compensation Plan.

Item created by: Steven Barrett, Human Resources
Item presented by: Steven Barrett, Human Resources Manager

Description:

The City is proposing the following amendments to the Non-Represented Compensation Plan: (1) Creating the position of Incident Information Supervisor, Salary Grade 14; and (2) Creating the position of Communications Manager, Salary Grade 16.

Attachments:

2026-09-14 City Council Resolution - compensation plan.docx
2026 Compensation Plan for Unrepresented Employees - Effective 09.14.2026 Draft.xlsx

RESOLUTION NO. 2026 - _____

A RESOLUTION TO REVISE THE COMPENSATION PLAN FOR NON-UNION EMPLOYEES FOR THE CITY OF BLOOMINGTON

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

WHEREAS, Chapter 2, Section 2.64 of the Bloomington City Code states that the City Council shall establish a Compensation Plan for all City employees; and Section 2.65 establishes that the City Council may modify the Compensation Plan by resolution; and

WHEREAS, from time to time it is necessary and appropriate for the City Council to amend the Compensation Plan for non-union employees; and

WHEREAS, the following modifications to the Compensation Plan for Non-Union Employees are needed:

a. The position of Incident Information Supervisor is created at Grade 14
b. The position of Communications Manager is created at Grade 16

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA that the attached Compensation Plan for Non-Union Employees of the City of Bloomington is hereby amended.

Passed and adopted in regular session this 14th day of September 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

2026 COMPENSATION PLAN FOR NON-UNION EMPLOYEES OF THE CITY OF BLOOMINGTON, MN

Effective September 14, 2026

INTRODUCTION

Non-union employees of the City of Bloomington shall be paid in accordance with the following schedules, effective December 20, 2025. In each of the established Pay Grades of Grade 1 through 23, the starting pay is 73% of the maximum pay. Additionally, nine pay steps have been defined, each reflecting a 4% increase over the previous step.

ADMINISTRATION

For positions in Pay Grades 1-3, these are seasonal, temporary, and/or part time positions where the general practice of the City shall be to place newly hired or promoted employees at the appropriate lowest step within the Pay Grade to which their position is assigned unless market conditions or the qualifications of the candidate warrant a higher starting pay. When warranted, employees shall generally advance to the next step of the Pay Grade to which their position is assigned annually on the anniversary of their hire or promotion to the position. Positions will be broken up within the Pay Grades to reflect what steps those positions are eligible for step advancements. In limited circumstances, the City Manager or designee may authorize advancement to the next step of the Pay Grade sooner than one year, when the City Manager finds it to be in the best interests of the City to do so.

For positions in Pay Grades 4-23, the general practice of the City shall be to place newly hired or promoted employees at Step 1 of the Pay Grade to which their position is assigned unless market conditions or the qualifications of the candidate warrant a higher starting pay. A starting pay higher than Step 5 of the pay grade shall be awarded only in limited circumstances and with the approval of the City Manager or designee. Employees shall generally advance to the next step of the Pay Grade annually on the anniversary of their hire or promotion to the position. In limited circumstances, the City Manager or designee may authorize advancement to the next step of the Pay Grade sooner than one year, when the City Manager finds it to be in the best interests of the City to do so.

LANGUAGE PREMIUM PAY

Full-time employees will be compensated $500 in two increments (July and December) if the criteria outlined in the Language Premium Pay Policy is met and the employee has passed the language proficiency assessment.

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 1	**$15.50**	**$16.12**	**$16.76**	**$17.44**	**$18.13**	**$18.86**	**$19.61**	**$20.40**	**$21.21**
STEP 1 to STEP 5									
Bloom High School Intern	Minimum Wage				Maximum Wage				
Clubhouse Cashier	Minimum Wage				Maximum Wage				
Ice Garden Attendant	Minimum Wage				Maximum Wage				
P & R Attendant	Minimum Wage				Maximum Wage				
Ranger / Starter	Minimum Wage				Maximum Wage				
STEP 2 to STEP 6									
Food & Beverage Associate		Minimum Wage				Maximum Wage			
P & R Building Attendant		Minimum Wage				Maximum Wage			
STEP 3 to STEP 7									
Camp Counselor			Minimum Wage				Maximum Wage		
P & R Instructor			Minimum Wage				Maximum Wage		
STEP 4 to STEP 8									
Ice Garden Specialist				Minimum Wage				Maximum Wage	
Park Maintenance Seasonal				Minimum Wage				Maximum Wage	
PW Seasonal Maintenance				Minimum Wage				Maximum Wage	
Seasonal Groundskeeper				Minimum Wage				Maximum Wage	
STEP 5 to STEP 9									
Head Cook					Minimum Wage				Maximum Wage
Inclusion Facilitator					Minimum Wage				Maximum Wage
Lifeguard					Minimum Wage				Maximum Wage
P & R Facility Lead					Minimum Wage				Maximum Wage
P & R Intern					Minimum Wage				Maximum Wage
GRADE 2	**$18.50**	**$19.24**	**$20.01**	**$20.81**	**$21.64**	**$22.51**	**$23.41**	**$24.34**	**$25.32**
STEP 1 to STEP 5									
Lead Cashier	Minimum Wage				Maximum Wage				
Lead Ranger / Starter	Minimum Wage				Maximum Wage				
P & R Lead Staff	Minimum Wage				Maximum Wage				
STEP 2 to STEP 6									
Bloom Intern		Minimum Wage				Maximum Wage			
P & R Program Specialist		Minimum Wage				Maximum Wage			
STEP 3 to STEP 7									
P & R Assistant Coordinator			Minimum Wage				Maximum Wage		
P & R Audio Visual Technician			Minimum Wage				Maximum Wage		
Theatre Technician			Minimum Wage				Maximum Wage		
PW Seasonal Maintenance - CDL			Minimum Wage				Maximum Wage		
WIC Peer Breastfeeding Counselor			Minimum Wage				Maximum Wage		
STEP 4 to STEP 8									
Ice Garden Supervisor				Minimum Wage				Maximum Wage	
STEP 5 to STEP 9									
Intern					Minimum Wage				Maximum Wage
P & R Program Coordinator					Minimum Wage				Maximum Wage
Production Assistant					Minimum Wage				Maximum Wage
GRADE 3	**$23.38**	**$24.31**	**$25.29**	**$26.30**	**$27.35**	**$28.44**	**$29.58**	**$30.77**	**$32.00**
STEP 1 to STEP 5									
Food & Beverage Coordinator	Minimum Wage				Maximum Wage				
P & R Sports Official	Minimum Wage				Maximum Wage				
WIC Senior Peer Breastfeeding Counselor	Minimum Wage				Maximum Wage				
STEP 2 to STEP 6									
Early Voting/Absentee Assistant		Minimum Wage				Maximum Wage			
Skate School Coordinator		Minimum Wage				Maximum Wage			
STEP 4 to STEP 8									
Pathways Cadet				Minimum Wage				Maximum Wage	
STEP 5 to STEP 9									
Information Assistant					Minimum Wage				Maximum Wage
Mail Coordinator					Minimum Wage				Maximum Wage
P & R Accredited Sports Official					Minimum Wage				Maximum Wage
Production Specialist					Minimum Wage				Maximum Wage

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 4	**$26.42**	**$27.47**	**$28.57**	**$29.72**	**$30.91**	**$32.14**	**$33.43**	**$34.76**	**$36.15**
Elections Assistant	$54,949	$57,147	$59,433	$61,811	$64,283	$66,854	$69,528	$72,310	$75,202
Office Assistant									
Pathways Trainee									
GRADE 5	**$30.64**	**$31.87**	**$33.15**	**$34.47**	**$35.85**	**$37.28**	**$38.78**	**$40.33**	**$41.94**
Community Health Worker	$63,741	$66,291	$68,942	$71,700	$74,568	$77,551	$80,653	$83,879	$87,234
Data Governance Specialist									
Facilities Attendant									
Maintenance Worker									
Print Shop Coordinator									
WIC Clerk/Interpreter									
GRADE 6	**$31.87**	**$33.15**	**$34.47**	**$35.85**	**$37.28**	**$38.78**	**$40.33**	**$41.94**	**$43.62**
Accounting Assistant	$66,291	$68,943	$71,700	$74,568	$77,551	$80,653	$83,879	$87,234	$90,724
Assessment Assistant									
Golf Course Equipment Manager									
Help Desk Technician									
Licensing Specialist									
Office Support Specialist									
WIC Peer Program Lead									
GRADE 7	**$33.15**	**$34.47**	**$35.85**	**$37.28**	**$38.78**	**$40.33**	**$41.94**	**$43.62**	**$45.36**
Equipment Operator	$68,943	$71,700	$74,568	$77,551	$80,653	$83,879	$87,234	$90,724	$94,353
Park Maintenance Technician									
Public Health Data Technician		*Employees in Equipment Operator and Park Maintenance Technician who were grandfathered in under a*							
Service Technician		*different compensation structure in 2017 shall have a pay rate that is 5% above the current Step 9 pay rate.*							
GRADE 8	**$34.47**	**$35.85**	**$37.28**	**$38.78**	**$40.33**	**$41.94**	**$43.62**	**$45.36**	**$47.18**
Administrative Assistant	$71,700	$74,568	$77,551	$80,653	$83,879	$87,234	$90,724	$94,352	$98,127
Elections, Cemetery, & Passports Specialist									
Elections Specialist									
Lead Licensing Specialist									
GRADE 9	**$35.85**	**$37.28**	**$38.78**	**$40.33**	**$41.94**	**$43.62**	**$45.36**	**$47.18**	**$49.06**
Community Health Liaison	$74,568	$77,551	$80,653	$83,879	$87,234	$90,723	$94,352	$98,126	$102,051
Creative Placemaking Specialist									
Crime Victim Liaison									
Engineering Aide									
Equity & Inclusion Coordinator									
Executive Assistant									
Fleet Technician									
HR Technician									
Ice Garden Arena Specialist									
License Examiner									
Paralegal									
Park Maintenance Crew Leader									
Payroll Coordinator									
Public Health Billing Specialist									
Recreation Coordinator									
Senior Equipment Operator									
Senior Service Technician									
Utility Billing Specialist									

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 10	**$37.28**	**$38.77**	**$40.32**	**$41.93**	**$43.61**	**$45.35**	**$47.17**	**$49.05**	**$51.01**
911 Shift Supervisor	$77,533	$80,635	$83,860	$87,214	$90,703	$94,331	$98,104	$102,029	$106,110
*Assistant Golf Course Maintenance Superintendent									
Data Governance Coordinator									
Desktop Support Specialist									
Engineering Technician									
GIS Specialist I									
Graphics Production Specialist									
Property & Evidence Supervisor									
Senior Production Specialist									
Traffic Management Coordinator									
Right-of-Way Technician									
Utility Operator									
Utilities Services Coordinator									
Video Production Specialist									
Workforce Development Program Coordinator									
GRADE 11	**$39.33**	**$40.90**	**$42.53**	**$44.24**	**$46.01**	**$47.85**	**$49.76**	**$51.75**	**$53.82**
Applications Administrator I	$81,798	$85,070	$88,473	$92,012	$95,692	$99,520	$103,500	$107,640	$111,946
*Auditor									
City Forester									
Community Outreach & Engagement Coordinator									
Community Outreach & Volunteer Coordinator									
Communications Specialist									
Desktop Administrator									
*Digital Communications Coordinator									
Dispatch Supervisor									
Equity & Inclusion Program Manager									
*GIS Specialist II									
HR Analyst									
Laboratory Analyst									
Media & Video Production Coordinator									
Natural Resources Specialist									
*Office Supervisor									
*Police Records Supervisor									
Production Specialist									
*Production Supervisor									
Purchasing Coordinator									
Senior Fleet Technician									
Senior Utility Operator									
Signal/Instrumentation Technician									
Sustainability Specialist									
*Small Business Procurement Program Coordinator									
Systems Administrator I									
Utility Service Specialist									

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 12	**$43.65**	**$45.40**	**$47.21**	**$49.10**	**$51.07**	**$53.11**	**$55.23**	**$57.44**	**$59.74**
*Accountant	$90,796	$94,427	$98,205	$102,133	$106,218	$110,467	$114,885	$119,481	$124,260
*Applications Administrator II									
*Assistant Capital Project Manager									
*Assistant Center for the Arts Manager									
*Assistant Golf Course Manager									
Background Investigator									
*Benefits & Wellness Coordinator									
*Business Analyst									
*Center for the Arts Maintenance Superintendent									
Contracts Coordinator									
*Dietitian									
*Embedded Therapist									
*Golf Course Maintenance Superintendent									
*Human Resources Representative									
*Ice Garden Maintenance Superintendent									
*Nutritionist									
*Public Health Nurse									
*Public Health Specialist									
*Recreation Supervisor									
Senior Engineering Technician									
Senior Utility Service Specialist									
*Special Projects Coordinator									
*Special Projects Coordinator/Executive Assistant									
*Strategic Communications Coordinator									
*Systems Administrator II									
Water Resources Specialist									

** Positions in Grades 4-12 that are preceded by an asterisk (*), as well as all positions in Grades 13-22, are exempt from the overtime provisions of the federal Fair Labor Standards Act (FLSA).*

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 13	**$94,428**	**$98,205**	**$102,133**	**$106,218**	**$110,467**	**$114,886**	**$119,481**	**$124,260**	**$129,231**
Assistant Ice Garden Manager									
Center for the Arts Manager									
Communications Supervisor									
Crime Analyst Supervisor									
Database Administrator									
Deputy City Clerk, Elections									
Deputy City Clerk, Licensing									
Development Coordinator									
Facilities Maintenance Supervisor									
Fleet Maintenance Supervisor									
Infrastructure Systems Analyst									
Network Administrator									
Park Maintenance Supervisor									
Public Health Nurse Supervisor									
Public Health Program Supervisor									
Solid Waste Program Coordinator									
Special Projects & Initiatives Manager									
Street Maintenance Supervisor									
Sustainability Coordinator									
Utilities Supervisor									
Utility Controls & Instrumentation Technician									
Water Quality Supervisor									

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 14	**$98,205**	**$102,133**	**$106,219**	**$110,467**	**$114,886**	**$119,481**	**$124,261**	**$129,231**	**$134,400**
Civil Engineer									
Facility & Project Supervisor									
GIS Coordinator									
Incident Information Supervisor									
Network Engineer									
Operations Manager									
Project Coordinator									
Recreation Manager									
Systems Engineer									
GRADE 15	**$103,115**	**$107,240**	**$111,529**	**$115,990**	**$120,630**	**$125,455**	**$130,473**	**$135,692**	**$141,120**
Assistant Traffic Engineer									
Business Assistance Manager									
Creative Placemaking Manager									
Data Governance Officer									
Digital Forensic Supervisor									
Environmental Health Supervisor									
Golf Course Manager									
Ice Garden Manager									
Planning Supervisor									
Professional Land Surveyor									
Public Health Program Manager									
Public Safety Engagement Manager									
Purchasing Manager									
Residential Appraisal Supervisor									
Strategy, Research, & Projects Manager									
Sustainability Manager									
Treasury Manager									
Utility Billing Manager									
GRADE 16	**$107,239**	**$111,529**	**$115,990**	**$120,630**	**$125,455**	**$130,473**	**$135,692**	**$141,120**	**$146,765**
Analytics & Strategy Manager									
Assistant Building Official									
Assistant HRA Administrator									
Assistant Port Authority Administrator									
Capital Project Manager									
Communications Manager									
Facilities Manager									
Finance Manager									
Fleet Manager									
HR Business Partner									
Strategy, Policy, & Performance Manager									
Street & Traffic Manager									
Wellness Officer									

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 17	**$113,674**	**$118,221**	**$122,949**	**$127,867**	**$132,982**	**$138,301**	**$143,833**	**$149,587**	**$155,570**
Assistant Director of Parks & Natural Resources									
Battalion Chief									
Commercial Appraisal Supervisor									
Community Health & Wellness Center Manager									
Community Outreach & Engagement Manager									
Compliance Manager									
Risk & Litigation Manager									
Traffic & Transportation Engineer									
Water Resources Manager									
GRADE 18	**$125,041**	**$130,042**	**$135,244**	**$140,654**	**$146,280**	**$152,131**	**$158,216**	**$164,545**	**$171,127**
Assistant City Engineer									
Assistant Director of Public Health									
Assistant Fire Chief									
Assistant Utilities Superintendent									
Building Official									
City Assessor									
City Clerk									
Deputy Director of Parks & Recreation									
Deputy Finance Officer									
Environmental Health Manager									
Equity & Workplace Culture Administrator									
HRA Administrator									
Human Resources Manager									
Information Technology Manager									
Planning Manager									
Port Authority Administrator									
Support Services Bureau Manager									
GRADE 19	**$131,293**	**$136,545**	**$142,006**	**$147,687**	**$153,594**	**$159,738**	**$166,127**	**$172,772**	**$179,683**

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
GRADE 20	**$137,858**	**$143,372**	**$149,107**	**$155,071**	**$161,274**	**$167,725**	**$174,434**	**$181,411**	**$188,668**
Deputy City Attorney									
Deputy Fire Chief									
Maintenance Superintendent									
Utilities Superintendent									
GRADE 21	**$164,051**	**$170,613**	**$177,437**	**$184,535**	**$191,916**	**$199,593**	**$207,576**	**$215,879**	**$224,515**
Assistant Chief of Police									
Chief Financial Officer									
Chief Information Officer									
City Attorney									
City Engineer									
Deputy Police Chief	Minimum					Maximum			
Director of Communications & Engagement									
Director of Community Development									
Director of Parks & Recreation									
Director of Public Health									
Fire Chief									
Project Transition Manager (Temporary Non-Promotional)									
GRADE 22	**$180,456**	**$187,674**	**$195,181**	**$202,988**	**$211,108**	**$219,552**	**$228,334**	**$237,467**	**$246,966**
Chief of Police									
GRADE 23	**$196,861**	**$204,735**	**$212,924**	**$221,441**	**$230,299**	**$239,511**	**$249,091**	**$259,055**	**$269,417**
Deputy City Manager									

Section 1 ACTING PAY

Section 1.1 Policy

The City shall pay additional compensation for any employee who performs working out of class assigned duties and responsibilities in a higher job classification than their current position, which are in addition to the regular duties of the employee's position. The additional compensation shall continue for such length of time as determined by the City Manager or designee.

The City Manager has sole authority to grant additional compensation. The City Manager may designate a review committee to review requests and make recommendations to the City Manager. The City Manager may accept the recommendation of the Deputy City Manager or department head and approve the request, deny the request, or modify the request to serve the best interests of the City. The City Manager's decision shall be in writing and shared with the employee, supervisor, and department head.

Section 1.2 Criteria

A. The employee must assume the assigned duties and responsibilities of a higher job classification for at least ten (10) workdays.

B. The employee must meet the experiences and competencies of the higher job classification.

C. Requests for compensation for Acting Pay shall be made by the employee's department head and either prior to or around the time employee assumes the additional duties of higher classification.

D. The decision to award Acting Pay shall rest with the City Manager or designee.

Section 1.3 Pay Calculation

To calculate additional pay, the employee's current base pay will have 5% applied, then the calculated wage will be placed into the nearest step of the higher classification without being less than the employee's current base pay plus the added 5%. If the employee were to receive a step increase, then the formula to calculate additional pay will be recalculated on the new base pay.

Section 2 EXCEPTIONAL PERFORMANCE PAY

Section 2.1 Policy

The City may provide additional compensation to employees who demonstrate exceptional work performance, is a key contributor in a one-time citywide project with organization wide or community impact or provides significant assistance during a transition, or takes on additional work outside the employee's normal scope of duties.

The City Manager has sole authority to grant additional compensation. The City Manager may designate a review committee to review requests and make recommendations to the City Manager. The City Manager may accept the recommendation of the Deputy City Manager or department head and approve the request, deny the request, or modify the request to serve the best interests of the City. The City Manager's decision shall be in writing and shared with the employee, supervisor, and department head.

Section 2.2 Approval Procedure

Requests for additional compensation may be made by a supervisor. The request should detail the reasons for the request and achievement of required criteria. If the department head agrees with the request, they may then forward the request to the respective service team Deputy City Manager and City Manager.

Section 2.3 Payment

This additional compensation shall be a payment of up to $4,000 per calendar year, and is not a base salary increase. No employee shall receive more than $4,000 in exceptional performance pay per calendar year.

Section 2.4 Report

The City Manager shall file with the City Council each year before the time set for the adoption of the annual budget a report of his or her action in exercising authority for Exceptional Performance Pay.

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.1 Resolution Adopting Preliminary 2027 Tax Levy with opportunity for public comment**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution preliminarily establishing tax levies for the City of Bloomington for the year 2027.

Item created by: Briana Eicheldinger, Finance
Item presented by: Kari Carlson, Deputy Finance Officer

Description:

Staff presented a 2027 working model budget and preliminary tax levy on August 17th. Considering discussion with the City Council and additional analysis, staff is recommending a maximum preliminary levy that results in a 6.64% increase in 2027. The preliminary levy represents the maximum amount of property taxes that can be collected. The Council may decrease the levy when adopting its final budget and levy in December, but it may not increase it.

The City Council is asked to consider and approve a resolution adopting a Preliminary Levy for 2027. The proposed preliminary General Fund budget aligns with the proposed levy.

Attachments:

Presentation
Resolution

Preliminary 2027 Tax Levy and 2027-2028 General Fund Budget with Opportunity for Public Comment

Kari Carlson, Deputy Finance Officer

September 14, 2026

Setting the Stage

Tonight's agenda

Tonight's Agenda

1. Presentation
   - Preproduction – Preliminary Tax Levy
   - In Sync – Budget Mission, Reductions, & Organizational Focus
   - Sound Investments - Finishing what we started and Potential investments in Public Safety Technology
   - The Breakdown – Preliminary Tax Levy and General Fund Budget
   - Notable Highlights - Community Engagement, 27-28 Budget Milestones, MN Property Tax Refund Information
2. Public Comment Opportunity – Two Minutes Per Speaker
3. Council Discussion
4. Motions to Approve Resolutions

Preproduction

The Preliminary Tax Levy

City Levy Increases – Historical Context

2027 Preliminary City Tax Levy (6.64% increase)

	2026 Levy	Preliminary 2027 Levy	$ Change	% Change
General Fund	$81,373,644	$90,008,821	$8,635,177	
Forestry (Move to General Fund)	$350,000	$0	($350,000)	
Fire Pension	$1,050,000	$1,050,000	$0	
Outdoor Family Aquatic Center	$335,000	$335,000	$0	
Art Center	$1,500,000	$1,500,000	$0	
Ice Garden	$200,000	$0	($200,000)	
Community Health & Wellness Center	$0	$200,000	$200,000	
Normandale Lake District Tax Abatement Capital Projects	$250,000	$100,000	($150,000)	
Debt Payments	$8,936,825	$7,042,947	($1,893,878)	
Total Levy	**$93,995,469**	**$100,236,768**	**$6,241,299**	**6.64%**

2027 Preliminary Bloomington Combined Tax Levy

	2026 Levy	Preliminary 2027 Levy	Contribution to Combined Increase
City	$94.00M	$100.24M	6.26%
HRA	$2.77M	$3.00M	0.23%
Port	$2.90M	$3.05M	0.15%
Combined Levy	**$99.67M**	**$106.29M**	**6.64%**

2028 Conceptual Preliminary City Tax Levy

Note: For planning purposes only. The 2028 tax levy will be established in 2027.

	Preliminary 2027 Tax Levy	Conceptual Preliminary 2028 Levy	$ Change	% Change
General Fund	$90,008,821	$96,906,817	$6,897,996	
Fire Pension	$1,050,000	$1,050,000	$0	
Outdoor Family Aquatic Center	$335,000	$335,000	$0	
Art Center	$1,500,000	$1,500,000	$0	
Community Health & Wellness Center	$200,000	$460,000	$260,000	
Normandale Lake District Tax Abatement Capital Projects	$100,000	$100,000	$0	
Debt Payments	$7,042,947	$9,732,700	$2,689,753	
Total Levy	**$100,236,768**	**$110,084,517**	**$9,847,749**	**9.82%**

2028 Conceptual Preliminary Bloomington Combined Tax Levy

Note: For planning purposes only. The 2028 tax levy will be established in 2027.

	Preliminary 2027 Levy	Conceptual Preliminary 2028 Levy	Contribution to Combined Increase
City	$100.24M	$110.08M	9.27%
HRA	$3.00M	$3.20M	0.19%
Port	$3.05M	$3.20M	0.14%
Total Levy	**$106.29M**	**$116.48M**	**9.59%**

Tax Base & Market Changes

Five-year change in estimated market value (EMV) and local-rate tax capacity.

Pay Year	Residential EMV	Comm/Ind/Apt EMV	Local-Rate Tax Capacity	Tax Base Shift
2023	16.2%	10.7%	17.5%	Residential Shift
2024	2.9%	4.0%	3.7%	Comm/Ind/Apt Shift
2025	-0.4%	2.4%	-1.5%	Comm/Ind/Apt Shift
2026	1.1%	-0.3%	-0.6%	Residential Shift
2027	2.6%	0.0%	2.1%	Residential Shift

Impact on median value home

6.64% increase to the tax levy is a 7.75% increase for the median value home

- $2.47 / week
- $10.71 / month
- $128.49 / year

In Sync

Moving forward with a budget direction

Budget Mission

- Sustain and enhance the excellent quality of life.
- Develop a budget that is sensitive to the economic stress and shifting demographics.

Near-term Organizational Focus

- Finish what we started.
- Improve how we serve.
- Stay financially strong.
- Be disciplined on taxes.
- Align budget with strategy.

Workforce Pressures

- Personnel costs represent the largest share of the General Fund budget at 74%
- Evolving workforce dynamics with changing needs and expectations across generations
- Minnesota Paid Leave and other state policies increasing leave and benefit complexity
- Recruitment, retention, and succession planning
- Aligning staffing levels with evolving service needs

Capital and Debt Management

$1.89 Million Reduction in the 2027 Debt Levy

Use available Capital and Debt Management Fund resources to:

1. Reduce the property taxes needed for debt payments.
2. Pay off eligible bonds early to reduce outstanding debt.
3. Use cash for capital projects to reduce future borrowing.

Other Reductions Included in 2027 Budget

- Normandale Lake District Tax Abatement Reduction- $150K
- Eliminate Ice Garden Property Tax Levy - $200K
- Professional and Contracted Services $250K
- Seasonal Staff and Overtime $95K
- Training and Travel $75K
- Technology, Software, and Advertising $55K
- Supplies, Equipment, and Mailing $85K

Total Reductions $910K

Sound Investments

Budgeting for an enduring and remarkable community

Finishing What We Started – 2027 Investments

Fire	Parks & Recreation	Public Works
9 Additional FTEs $960K	CHWC Operations $200K	Climate Action Plan Initiatives $150K
Equipment & Supplies $82K	Urban Forestry $63K	Neighborhood Traffic Calming $55K
Fire Cadet Program $80K	Expanded Preventative Park Maintenance $200K	
$1.12 M	**$463K**	**$205K**

$1.79M of the 2027 budget increase continues investments already underway.

Investments in Public Safety Technology

- Increase the capacity of existing staff through technology:
  - AI & Workflow Tools
  - Drone First Responder
  - Integrated Axon Platform
- $500K investment in both 2027 and 2028
- Potential additional $558K investment beginning in 2029

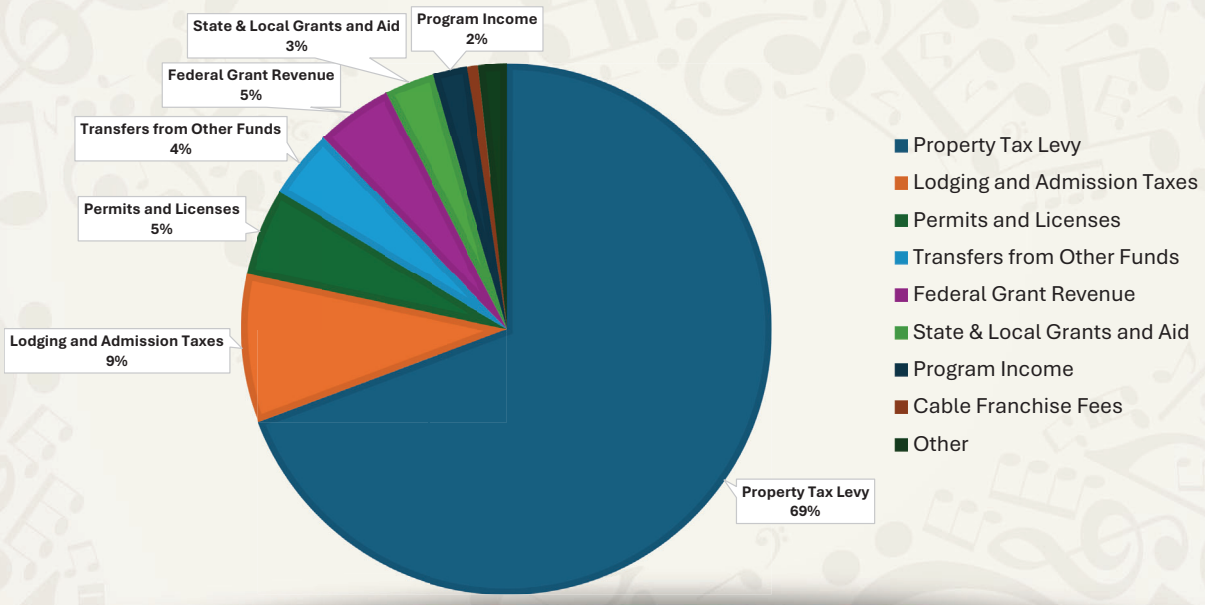
The Breakdown

2027-2028
Preliminary General Fund Budget

2027 Preliminary Budget - General Fund Revenues

	2027 Budget	% of Total
Property Tax Levy	$90,008,821	69.31%
Lodging and Admission Taxes	$11,729,640	9.03%
Permits and Licenses	$6,890,082	5.31%
Transfers from Other Funds	$5,466,201	4.21%
Federal Grant Revenue	$6,046,966	4.66%
State & Local Grants and Aid	$3,915,183	3.01%
Program Income	$2,781,411	2.14%
Cable Franchise Fees	$850,000	0.65%
Other	$2,186,635	1.68%
Total Revenues	**$129,874,939**	**100.00%**

2027 Preliminary Budget: General Fund Revenues



2027 Preliminary Budget - General Fund Expenditures

	2027 Budget	% of Total
Police	$42,879,882	33.02%
Fire	$19,447,175	14.97%
Public Works	$16,854,387	12.98%
Parks and Recreation	$15,513,011	11.94%
Community Development	$12,221,942	9.41%
Public Health	$9,415,867	7.25%
Finance & Legal	$5,446,672	4.19%
Administration & City Council	$5,360,162	4.13%
Communications	$2,462,372	1.90%
Contingency less Estimated Unexpended	$273,469	0.21%
Total Expenditures	**$129,874,939**	**100.00%**

2027 Preliminary Budget: General Fund Expenditures

Breakdown of 6.64% Levy Increase by Department

Department	$ Change	% Levy Impact
Fire	$2,548,636	2.71%
Police	$1,427,892	1.52%
Parks and Recreation	$802,080	0.86%
Public Works	$801,081	0.85%
Public Health	$506,206	0.54%
Community Development	$320,224	0.34%
Finance/Legal/Administration/Communications	($164,820)	(0.18%)
Total	**$6,241,299**	**6.64%**

Breakdown of 6.64% Levy Increase by Categories

Category	$ Change	% Levy Impact
Salaries and Benefits	$6,570,919	6.99%
Materials Supplies and Services	$1,549,258	1.64%
Capital Outlay	$15,000	0.02%
Debt Payments	($1,893,878)	(2.01%)
Total	**$6,241,299**	**6.64%**

Breakdown of 6.64% Levy Increase by Budget Driver

Budget Driver	$ Change	% Levy Impact
Maintain Current Services	$5,845,177	6.22%
Finish What We Started Investments	$1,790,000	1.90%
Investment in Public Safety Technology	$500,000	0.53%
Debt Levy Reduction	($1,893,878)	(2.01%)
Total	**$6,241,299**	**6.64%**

6.64% Increase by Budget Driver

Maintain Current Services
$5.85M
Cost to maintain existing City services and operations, including contractual wages, benefits, inflationary costs, and revenue changes.

Finish What We Started Investments
$1.79M
Investments already underway, including Fire, Parks and Recreation, and Public Works.

Investment in Public Safety Technology
$0.50M
Expanded Axon investment for public safety.

Debt Levy Reduction
($1.89M)
Capital and Debt Management strategy reduces the 2027 debt levy.

Total: 6.64% ($6.24M)

Notable highlights

Community Engagement and Milestones

Community Engagement

Event Date	Event	Location
April-December	Let's Talk Bloomington	Virtual
Sat., April 25, 2026	Bloomington Home Fair	Civic Plaza
Sun., June 14, 2026	Bloomington Pride	Civic Plaza
Sat., June 20, 2026	Juneteenth	Civic Plaza
July-September	Mail-in questionnaire July issue of The Briefing	Write-in
Sat., Aug. 1, 2026	Farmers Market	Civic Plaza

What We're Hearing from Residents

Pride in Bloomington	Residents value the community, City services, and direction of the City.
Affordability matters	Growing property taxes and the cumulative impact of annual increases are concerns for some residents, particularly seniors and homeowners.
Value for the taxpayer	Residents want spending decisions to demonstrate clear value, outcomes, and fiscal discipline.
Prioritize strategically	Residents support investment in infrastructure, transportation, housing, community facilities, and economic development - but differ on which investments should take priority.
Reassess when circumstances change	There is interest in right-sizing infrastructure and reconsidering programs when participation, costs, or community needs change.
Think long-term	Residents want decisions that balance today's services and investments with Bloomington's future affordability and financial sustainability.

2027-2028 Budget Milestones

April 20 Council Retreat	April 25 Budget Table (Home Fair)	May 12 Budget Kick-off (virtual)	June 1 Council Meeting - Budget Update	June 3 PBB Year 2 Training
June 14 Budget Table (Pride)	June 20 Budget Table (Juneteenth)	June 30 Munis Central Budget Entry Lockout	July 29 Dept. Budget Meetings (Internal Services)	July 30 Dept. Budget Meetings (External Services)
Aug. 1 Budget Table (Farmers Market)	Aug. 17 Council Budget Study Session w/ Opp. for Public Comment	Sept. 14 Council Meeting - Set Preliminary Tax Levy *added opp. For public comment	Oct.12 Council Meeting - Internal Services Discussions	Oct. 19 Council Study Session - External Serv. Discussions
Nov. 9 Council Meeting - Utility Funds Public Hearing	Nov.16 Council Budget Study Session w/ Opp. for Public	Dec. 7 Council Meeting - Truth in Taxation Public Hearing	Dec. 14 Council Meeting – Final Budget and Tax Levy	

Minnesota Property Tax Refund - (Form M1PR)

Minnesota homeowners and renters may qualify for a Property Tax Refund.

Minnesota Department of Revenue
https://www.revenue.state.mn.us/property-tax-refund
651-296-3781 or 1-800-652-9094

DEPARTMENT OF REVENUE

2025 Form M1PR, Homestead Credit Refund

Your First Name and Initial | Last Name | Your Social Security Number | Your Date of Birth (mm/dd/yyyy)

If a Joint Return, Spouse's First Name and Initial | Spouse's Last Name | Spouse's Social Security Number | Spouse's Date of Birth

Current Home Address | Check if Address is: New ☐ Foreign ☐

City | State | ZIP Code | Check if Mobile Home Owner ☐

Property ID Number | County where property is located

State Elections Campaign Fund: To grant $5 to this fund, enter the code for the party of your choice. It will help candidates for state offices pay campaign expenses. This will not increase your tax or reduce your refund.

Your Code | Spouse's Code

Political Party Code Numbers:
Republican ..... 11 | Grassroots/Legalize Cannabis 14 | Legal Marijuana Now ..... 17 | General Campaign Fund 99
Democratic/Farmer-Labor ... 12 | Libertarian ..... 16 | Independence-Alliance Party of Minnesota 18

1 **Federal adjusted gross income** *(from Line 1 of Form M1, see instructions if you did not file Form M1)* 1
2 **Nontaxable Social Security** and/or Railroad Retirement Board benefits *(see instructions)* 2
3 Deduction for contributions to a qualified retirement plan on federal Schedule 1 *(see instructions)* 3
4 Total government assistance payments *(see instructions)* 4
5 Co-occupant Income *(from line 13 of Worksheet 5 - Co-occupant Income. If negative, enter as a negative)* 5
6 **Additional Nontaxable Income.** Add the amounts on column B below *(see instructions)* 6
A — Type of Income | B — Income Amount
a1 | b1
a2 | b2
a3 | b3
7 Add lines 1 through 6 7
8 Subtraction for 65 or older *(born before January 2, 1961)* or disabled:
If you (or your spouse if filing a joint return) are age 65 or older or are disabled, enter $5,200: 8
Check the box if you or your spouse are: ☐ A) 65 or Older ☐ (B) Disabled
9 Dependent Subtraction: Enter your subtraction for dependents *(use worksheet in instructions)* 9
Number of dependents:
Names and Social Security numbers:
10 Retirement Account Subtraction *(see instructions)* 10
11 Total other subtractions *(see instructions)* 11
Subtraction type
12 Add lines 8 through 11 12

Rev. 6/26 9995

Senior Citizens' Property Tax Deferral Program

- Pay up to 3% of household income toward property taxes each year, the State defers the remaining amount
- Must be 65 or older; if married, one spouse must be 65+ and the other 62+
- Household income must be $96,000 or less
- Must have owned and occupied the homestead for at least 5 years
- The deferred amount is a loan from the State and must be repaid with interest
  - *Interest rate varies but does not exceed 5%.*
- Additional eligibility requirements apply

Questions? The City Assessors Office can help residents learn more.
952-563-8722 | assessing@bloomingtonmn.gov

Public Comment

2 minutes per speaker

Discussion

Motions

Motion for Item 4.1

Resolution Adopting Preliminary 2027 Tax Levy

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution preliminarily establishing tax levies for the City of Bloomington for the year 2027.

Motions for Item 4.2

Resolution Adopting Preliminary 2027 General Fund Budget

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution adopting a preliminary 2027 General Fund budget.

Resolution Approving a Conceptual Preliminary 2028 General Fund Budget

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution approving a conceptual preliminary 2028 General Fund budget.

RESOLUTION NO. 2026 -

A RESOLUTION PRELIMINARILY ESTABLISHING TAX LEVIES FOR THE CITY OF BLOOMINGTON FOR THE YEAR 2027

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

WHEREAS, Minnesota Statutes, Section 275.065, Subdivision 1, requires cities to certify a maximum proposed levy on or before September 30 of each year.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, as follows:

Section 1. That there be, and hereby is, levied for the year 2027 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Bloomington and not exempted by the Constitution of the State or valid state laws, a tax rate sufficient to produce the amount hereinafter set forth:

	Certified Levy
General Revenues	$ 93,193,821
Debt Service	7,042,947
TOTAL	$100,236,768

Section 2. That the City Clerk is directed to certify said tax levies to the County Auditor of Hennepin County on or before September 30, 2026.

Section 3. That under Minnesota Statutes, Section 275.065, subdivision 1(f) the taxing authority shall announce the time and place of its subsequent regularly scheduled meetings at which the budget and levy will be discussed and at which the public will be allowed to speak. This information will be published in the *Sun Current* and included on the Property Tax (TNT) Statement scheduled to be delivered after November 10 and on or before November 24 each year. Monday, December 7, 2026 is hereby established for the public meeting on the proposed 2027 budget and tax levy to be held at the Council Chambers beginning at 6:30 p.m.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.2 Resolution Adopting Preliminary 2027 General Fund Budget and Resolution Approving a Conceptual Preliminary 2028 General Fund Budget**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution adopting a preliminary 2027 General Fund budget.

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution approving a conceptual preliminary 2028 General Fund budget.

Item created by: Briana Eicheldinger, Finance
Item presented by: Kari Carlson, Deputy Finance Officer

Description:

The City Council is asked to consider and approve a resolution adopting a Preliminary 2027 General Fund Budget. The proposed preliminary budget aligns with the proposed preliminary levy.

The City Council is also asked to consider and approve a resolution approving a conceptual preliminary 2028 General Fund Budget. This establishes the conceptual approval of the proposed 2028 operating budget and is intended to serve as the City's preliminary plan for the 2028 fiscal year. It does not constitute the City's statutory preliminary budget or preliminary property tax levy for 2028 and is not being submitted to the County. City staff will ask Council to consider and take final action on the 2028 property tax levy and General Fund budget in 2027 in accordance with Minnesota Statutes and other applicable law.

The presentation related to this topic is included in today's agenda item 4.1.

Attachments:

Resolution Preliminary 2027 Budget
Resolution Conceptual Preliminary 2028 Budget

RESOLUTION NO. 2026 -

A RESOLUTION ADOPTING A PRELIMINARY 2027 GENERAL FUND BUDGET

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

WHEREAS, the City Manager has presented a proposed preliminary General Fund Budget for the fiscal year commencing January 1, 2027.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that a preliminary 2027 operating budget for the General Fund is hereby approved as follows:

REVENUES

Property Tax Levy	$90,008,821
Less Est. Delinquencies and Abatements	(922,790)
Lodging and Admissions Tax	11,729,640
Business Licenses	2,380,262
Building Permits & Fees	4,509,820
Cable Franchise Fees	850,000
Fines	535,000
Program Income	2,781,411
Intergovernmental Revenue	9,962,149
Interest Earnings	1,000,000
Transfers from Other Funds	5,466,201
Other	1,574,425
TOTAL REVENUES	**$129,874,939**

APPROPRIATIONS

City Council	$ 675,828
Administration	4,684,334
Legal	3,527,783
Finance	1,918,889
Police	42,879,882
Fire	19,447,175
Community Development	12,221,942
Public Health	9,415,867

Communications	2,462,372
Parks and Recreation	15,513,011
Public Works	16,854,387
Contingency	3,167,681
Estimated Unexpended	(2,894,212)
TOTAL APPROPRIATIONS	**$129,874,939**

BE IT FURTHER RESOLVED, (i) that this proposed operating budget resolution, and the related proposed tax levies (contained in Resolution No. 2026-___) are being submitted by the City in accordance with Minnesota Statutes in effect on this date ("Resolutions"); (ii) that the Resolutions represent a good faith effort by the City to substantially comply with applicable law and the guidance supplied by the Commissioner of Revenue; and (iii) that the City Council declares its intent to take all necessary actions legally permissible to conform with the laws, rulings, and regulations now or hereafter applicable to the submission and approval of the City's budget and tax levies, both proposed and final.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

RESOLUTION NO. 2026 -

A RESOLUTION APPROVING A CONCEPTUAL PRELIMINARY 2028 GENERAL FUND BUDGET

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

WHEREAS, the City Manager has presented a proposed conceptual preliminary General Fund Budget for the fiscal year commencing January 1, 2028.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that a conceptual preliminary 2028 operating budget for the General Fund is hereby approved as follows:

REVENUES

Property Tax Levy	$96,906,817
Less Est. Delinquencies and Abatements	(966,570)
Lodging and Admissions Tax	12,081,529
Business Licenses	2,440,851
Building Permits & Fees	4,536,086
Cable Franchise Fees	850,000
Fines	535,000
Program Income	3,067,657
Intergovernmental Revenue	7,706,471
Interest Earnings	1,000,000
Transfers from Other Funds	5,610,452
Other	1,593,650
TOTAL REVENUES	**$135,361,943**

APPROPRIATIONS

City Council	$ 748,561
Administration	5,141,848
Legal	3,654,978
Finance	2,025,085
Police	44,461,084
Fire	20,438,784
Community Development	12,675,786
Public Health	9,708,181

Communications	2,551,268
Parks and Recreation	16,339,525
Public Works	17,325,313
Contingency	3,301,511
Estimated Unexpended	(3,009,981)
TOTAL APPROPRIATIONS	**$135,361,943**

BE IT FURTHER RESOLVED, (i) that this resolution establishes the City Council's conceptual approval of the proposed 2028 general fund budget and is intended to serve as the City's preliminary plan for the 2028 fiscal year; (ii) that this conceptual approval does not constitute the City's statutory preliminary budget or preliminary property tax levy for 2028 and is not being submitted to the County; (iii) that the City Council intends to review and may modify the proposed 2028 general fund budget and related property tax levy as part of the City's 2028 budget process; and (iv) that the City Council intends to consider and take final action on the 2028 general fund budget and preliminary property tax levy in 2027 in accordance with Minnesota Statutes and other applicable law.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary to the Council

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.3 Public Hearing: Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Assessments**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution 2026-_____, a Resolution Adopting the Assessment Roll for Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Utility Charges.

Item created by: Briana Eicheldinger, Finance
Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of the assessment of delinquent water, sewer, storm water drainage, garbage, recycling and organics has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An Administrative Hearing on the proposed assessment was held Wednesday, August 26, 2026.

The attached presentation and memo provides an overview of today's agenda items 4.3-4.7.

Attachments:

Presentation
ADMIN HEARING MEMO TO CFO 2026 and CHARTS
2026 UB ASMT HISTORY
Resolution
Affidavit of Publication

Special Assessments

Agenda items 4.3 - 4.7

September 14, 2026

Lori Economy-Scholler, CFO

AGENDA

1. Overview of Special Assessments
   - Definitions of Assessment Types
   - 2026 Timeline
2. Public Hearings
   - Delinquent Utilities (Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics)
   - Tree Removal
   - Weeds and Brush
   - Public Nuisance Abatement
   - Civil Fines

Definitions

Delinquent Utilities

- Water, Sewer, Storm Drain, Garbage, Recycling and Organics

Tree Removal

- Removal of dead or diseased trees

Weeds & Brush Removals

- Mowing, weeds and/or brush removal

Public Nuisance Abatements

- Property conditions declared to be nuisances affecting public peace, welfare and safety

Civil Fines

- Nuisance service calls & admin. penalty orders

2026 Timeline

July 1	August 13	August 26	September 14	November 24	November 30
• Mail notification of assessment hearings	• Publish legal notice advertisement	• Administrative Hearing with a neutral third party	• Council Assessment Hearing	• Last day to pay at the City	• City Clerk certifies list of assessed accounts; • Master assessment list uploaded to County Auditor.

Public Hearings

- Delinquent Utilities
  - Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics
- Tree Removal
- Weeds and Brush
- Public Nuisance Abatement
- Civil Fines

Item 4.3 Delinquent Utilities

Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics

Public Hearing

Motion by _____, seconded by _____to adopt Resolution 2026-___, a Resolution Adopting the Assessment Roll for Delinquent Water, Sewer, Storm Water Drainage, Garbage, Recycling and Organics Utility Charges.

Item 4.4 Tree Removal

Public Hearing

Motion by _____, seconded by _____to adopt Resolution 2026-___, a Resolution Adopting the Assessment Roll for Tree Removal Costs (three-year levy).

Motion by _____, seconded by _____to adopt Resolution 2026-___, a Resolution Adopting the Assessment Roll for Tree Removal Costs (five-year levy)

Motion by _____, seconded by _____to adopt Resolution 2026-___, a Resolution Adopting the Assessment Roll for Tree Removal Costs (ten-year levy)

Item 4.5 Weed/Brush Removal

Public Hearing

Motion by _____, seconded by _____to adopt Resolution 2026-___, a Resolution Adopting the Assessment Roll for Weed and Brush Removal Costs.

Item 4.6 Public Nuisance Abatement

Public Hearing

Motion by _____, seconded by _____to adopt Resolution 2026-___, a Resolution Adopting the Assessment Roll for Public Nuisance Abatements.

Item 4.7 Civil Fines for Property-Related Violation

Public Hearing

Motion by _____, seconded by _____to adopt Resolution 2026___, a Resolution Adopting the Assessment Roll for Unpaid Civil Penalties and Fines.

CITY OF
BLOOMINGTON
MINNESOTA

DATE: August 27th, 2026

TO: Lori Economy-Scholler, Chief Financial Officer

CC: Melissa Manderschied, Kari Carlson, Amy Sevig, Dave Hanson, Lynn Moore, Houa Lee, Sue LeGrand, Courtney Fradenburgh, Kyle Kuczmarski, Briana Eicheldinger

FROM: Brenda Greenwaldt, Utility Billing Manager

RE: August 26th, 2026, Administrative Hearing for Special Assessments

---

An administrative hearing was held on Wednesday, August 26th, 2026, at 8:00 a.m. with the Administrative Hearing Officer **Mary G. Dobbins, Esq**. presiding. Items open for the hearing were: Civil Fines for Property-Related Violation Assessments, Delinquent Tree Removal Assessments, Public Nuisance Abatement Assessments, Delinquent Weed/Brush Removal Assessments, and Delinquent Water, Sewer, Storm Sewer, Garbage, Recycling and Organics Assessments.

10 property owners attended the hearing (attorney appeared for two of the properties) for property-related violations.

CIVIL FINES FOR PROPERTY-RELATED VIOLATIONS
As of August 27th, 2026, 113 properties owe $215,150.00

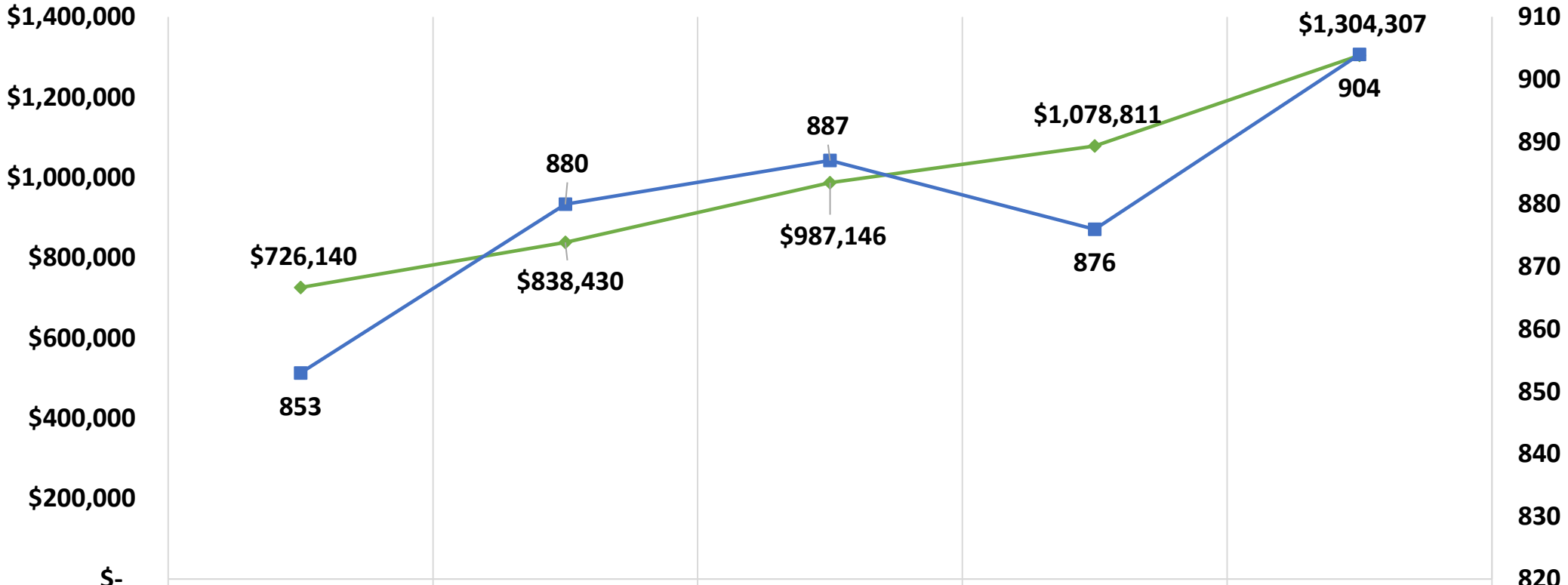
DELINQUENT TREE REMOVAL
As of August 27th, 2026, 9 customers owe $18,240.54

PUBLIC NUISANCE ABATEMENT
As of August 27th, 2026, 37 customers owe $13,735.99

DELINQUENT WEED/BRUSH REMOVAL
As of August 27th, 2026, 71 customers owe $44,595.04

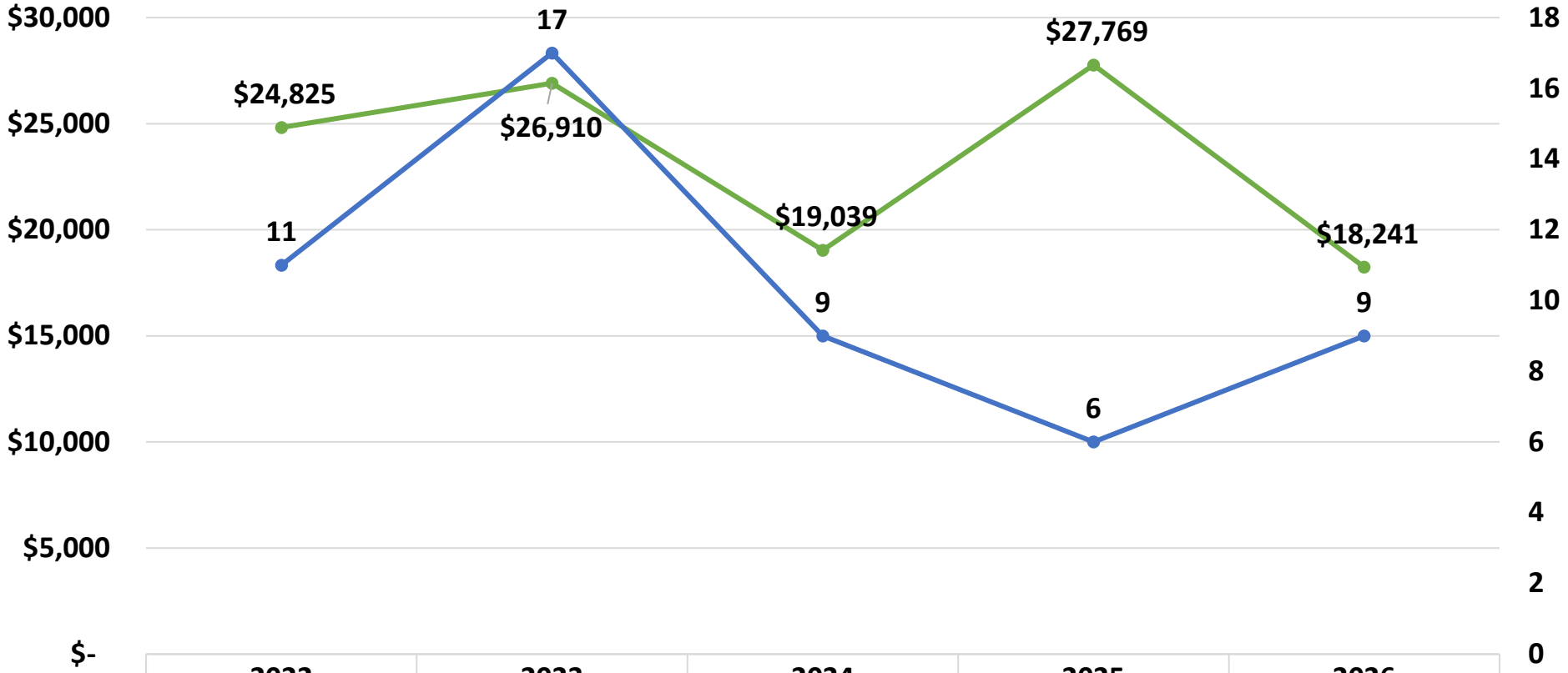
UTILITIES
As of August 27th, 2026, 904 customers owe $1,304,306.50

Delinquent Utilities



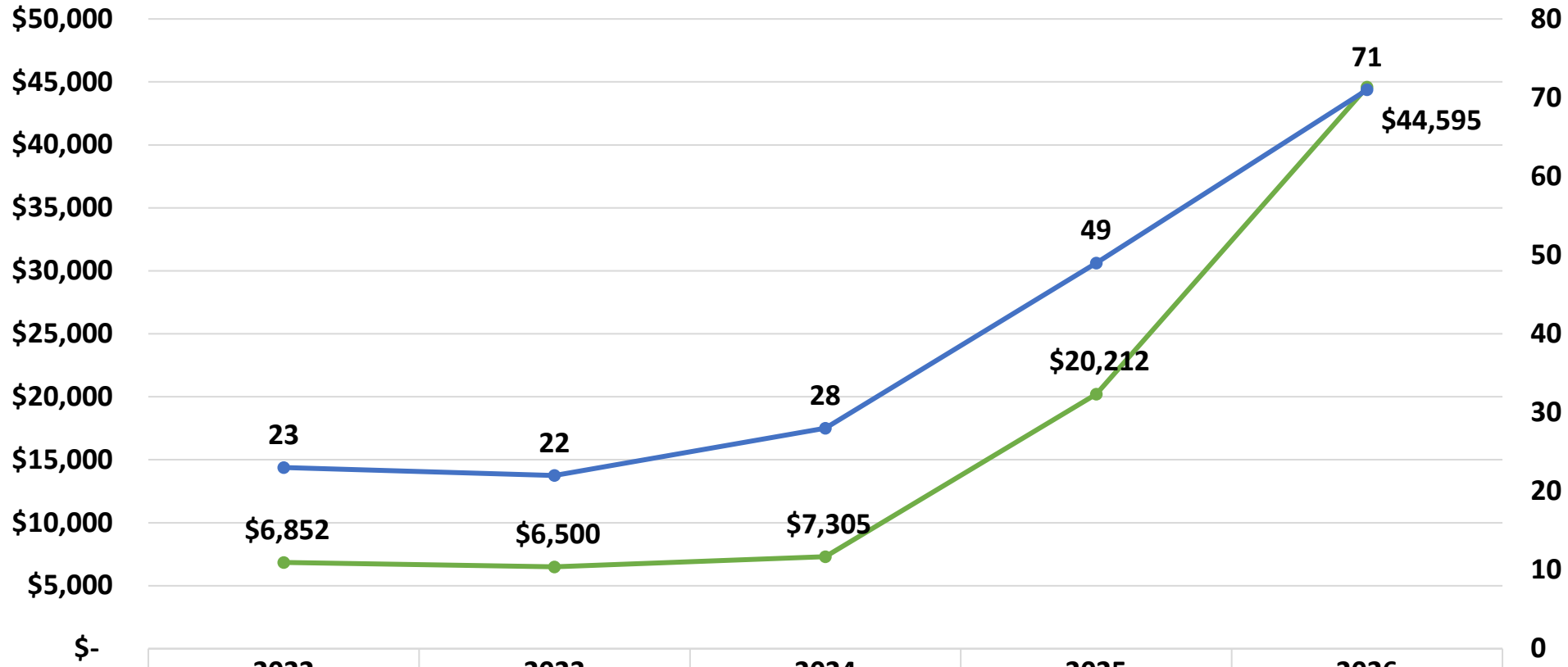
	2022	2023	2024	2025	2026
Dollar Amount	$726,140	$838,430	$987,146	$1,078,811	$1,304,307
# of Properties	853	880	887	876	904

Tree Removal



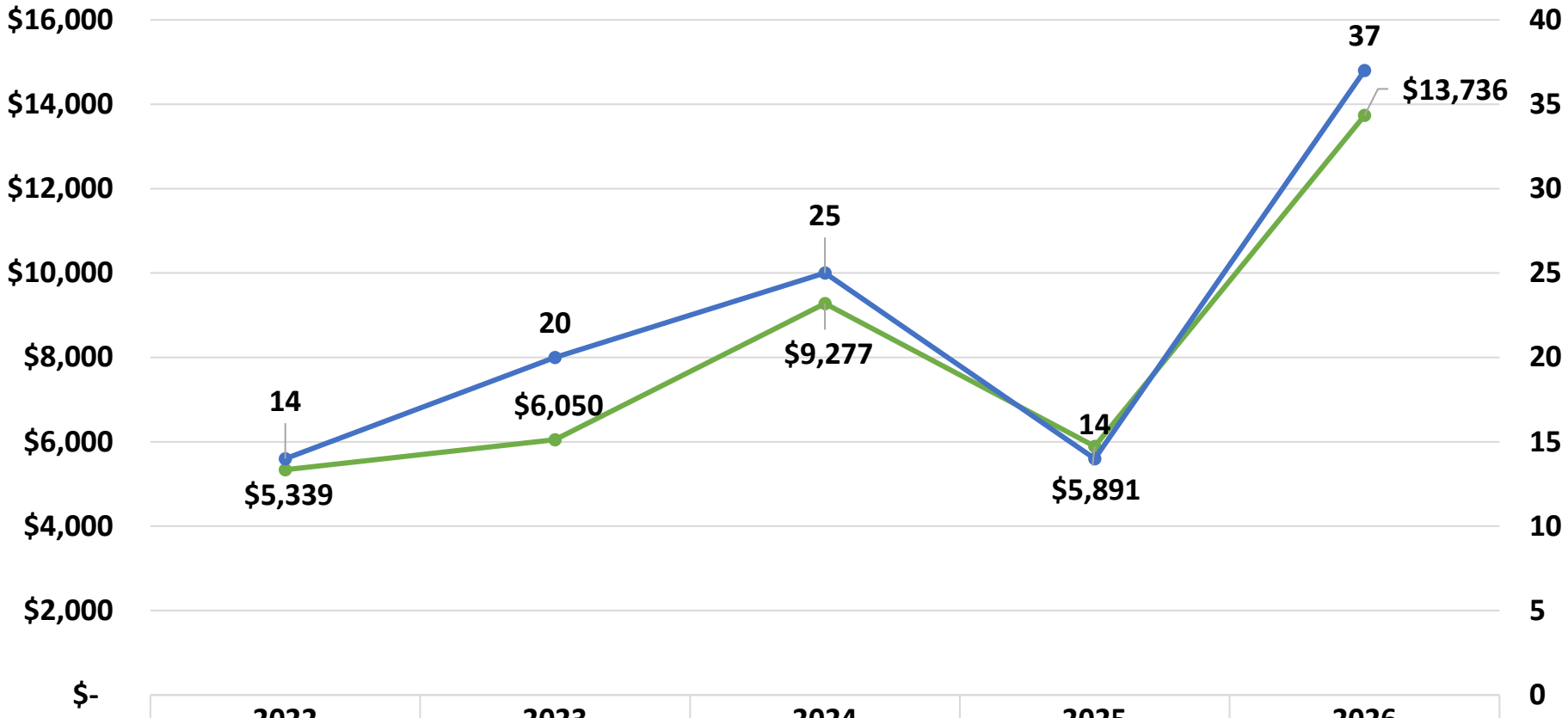
	2022	2023	2024	2025	2026
Dollar Amount	$24,825	$26,910	$19,039	$27,769	$18,241
# of Properties	11	17	9	6	9

Weeds/Brush Removal



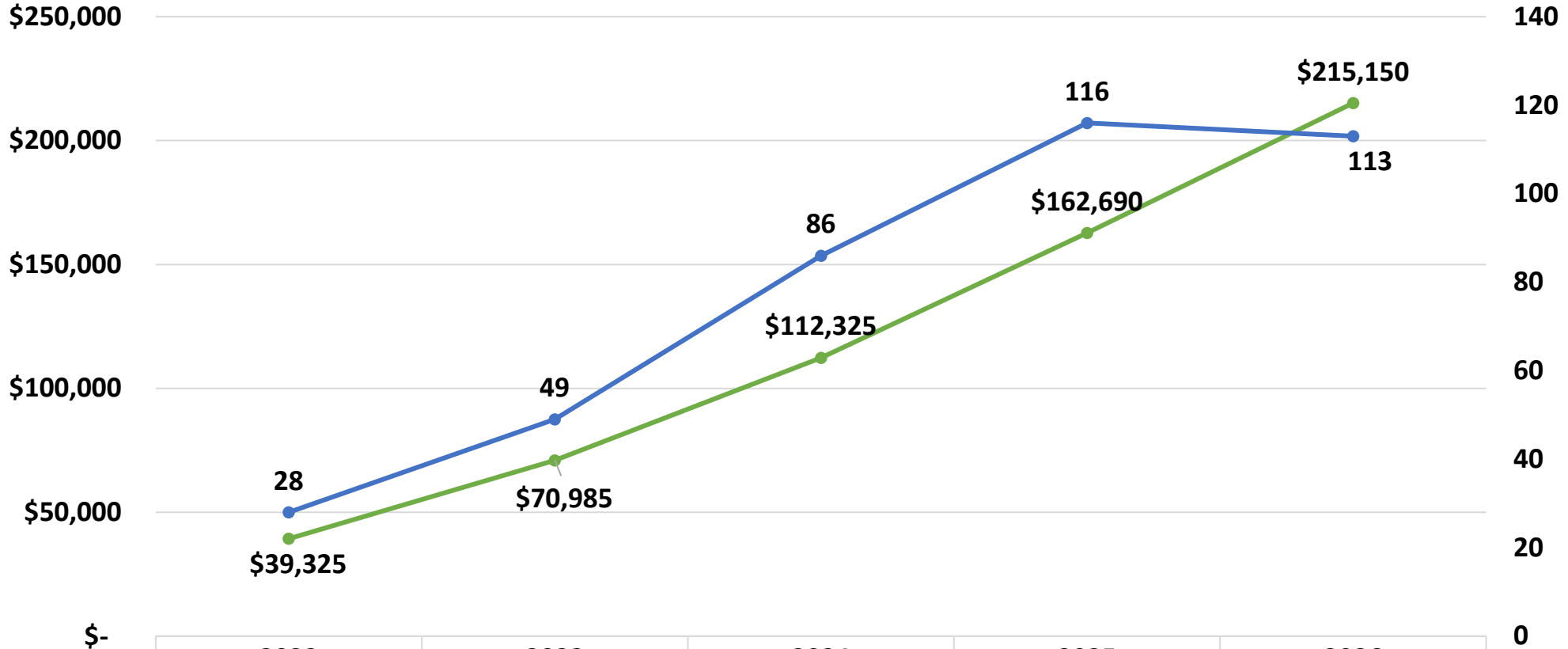
	2022	2023	2024	2025	2026
Dollar Amount	$6,852	$6,500	$7,305	$20,212	$44,595
# of Properties	23	22	28	49	71

Public Nuisance Abatement



	2022	2023	2024	2025	2026
Dollar Amount	$5,339	$6,050	$9,277	$5,891	$13,736
# of Properties	14	20	25	14	37

Civil Fines for Property-Related Violations



	2022	2023	2024	2025	2026
Dollar Amount	$39,325	$70,985	$112,325	$162,690	$215,150
# of Properties	28	49	86	116	113

UB ASSESSMENT HISTORY

		2022 # ACCTS	2022 AMOUNT	2023 # ACCTS	2023 AMOUNT	2024 # ACCTS	2024 AMOUNT	2025 # ACCTS	2025 AMOUNT	2026 # ACCTS	2026 AMOUNT
LETTERS	July	1902	$ 1,016,526.32	2252	$ 1,560,811.89	2001	$ 1,448,821.93	2214	$1,669,051.22	2148	$ 1,924,321.11
LEGAL NOTICE PUBLISHED	Aug	853	726,140.27	880	838,430.80	1037	1,094,569.33	992	1,154,477.82	1056	1,444,550.56
ADMINISTRATIVE HEARING	Aug	686	645,566.70	764	774,301.75	887	987,145.67	869	1,074,867.87	904	1,304,306.50
COUNCIL HEARING	Sept	638	616,693.95	657	692,578.09	817	914,421.04	806	1,039,599.11	843	1,246,790.12
FEE ADDED	Sept	638	616,693.95	657	692,578.09	817	914,421.04	806	1,039,599.11		
ASSESSED TO COUNTY	Nov	486	534,473.87	515	612,763.64	524	693,899.58	560	803,758.73		

		2017 # ACCTS	2017 AMOUNT	2018 # ACCTS	2018 AMOUNT	2019 # ACCTS	2019 AMOUNT	2020 # ACCTS	2020 AMOUNT	2021 # ACCTS	2021 AMOUNT
LETTERS	July	2084	$ 708,025.25	2017	$ 894,706.03	1912	$ 971,535.11	1990	$1,178,798.06	1771	$ 901,824.42
LEGAL NOTICE PUBLISHED	Aug	917	427,517.06	964	618,171.54	981	702,022.03	822	691,347.66	816	617,607.33
ADMINISTRATIVE HEARING	Aug	720	370,107.07	763	530,425.44	755	599,244.86	687	625,614.43	668	535,060.14
COUNCIL HEARING	Sept	638	335,356.62	648	462,510.14	660	540,558.05	641	573,441.50	631	518,997.37
FEE ADDED	Sept	638	335,356.62	648	462,510.14	660	540,558.05	641	573,441.50	631	518,997.37
ASSESSED TO COUNTY	Nov	468	266,274.65	490	371,284.10	511	467,770.29	428	416,692.40	459	417,166.54

RESOLUTION NO. 2026-

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR DELINQUENT WATER, SEWER, STORMWATER DRAINAGE, GARBAGE, RECYCLING AND ORGANICS UTILITY CHARGES

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

WHEREAS, the City Council has the authority to assess certain unpaid utility charges pursuant to Minnesota Statutes § 444.075, subd 3e, 443.015, and Bloomington City Code § 10.17, 11.07(f) 11.30; and

WHEREAS, a notice of administrative hearing on a proposed assessment roll for unpaid utility charges on the properties identified on Exhibit A, which is attached hereto and incorporated herein, was published in the official newspaper of the City and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots where accounts are delinquent; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held on August 26, 2026, where all interested persons were given an opportunity to object or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared at the August 26, 2026 administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on Exhibit A were served with water, sewer, storm water drainage, garbage, recycling or organics services, or all services, or that such service(s) was available as appears on Exhibit A; and

WHEREAS, the City Council finds that the various parcels listed on the assessment roll, a copy of which is on file in the office of the City Clerk, did not pay the utility charges owing on the properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.

3. The assessment for each parcel shall be payable in an annual installment, the first and only installment to be payable on or before the first Monday of January 2028, and shall bear interest at the rate of six percent (6%) per annum from October 1, 2026, through December 31, 2027, plus a $50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

5. The clerk, or her designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary of the Council

EXHIBIT A

CITY OF BLOOMINGTON
ASSESSMENT OF DELINQUENT WATER, SEWER, STORM DRAIN, GARBAGE, RECYCLING AND ORGANICS CHARGES

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on Monday, September 14, 2026 at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as provided by state law, to consider a Resolution approving the proposed assessment roll for properties benefited by the furnishing by the City of Water Service, Sewer Service, Storm Water Drainage Service or Garbage, Recycling and Organics charges for which have become delinquent. The assessment is levied pursuant to the provisions of Chapters 10 and 11 of the City Code and is authorized for assessment against the property, as permitted by Minnesota Statutes §§ 444.075 subd.3e and 443.015.

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

PROPERTY I.D. NO	ADDRESS	AMOUNT
0102724140028	3051 E 80 1/2 ST	$456.85
0102724330008	2001 KILLEBREW DR	$3,615.83
0102724340006	2100 E 86TH ST	$608.56
0102724340060	2101 KILLEBREW DR	$3,184.54
0202724130007	8117 12TH AVE S	$1,317.54
0202724130020	8030 13TH AVE S	$238.43
0202724130029	8045 13TH AVE S	$1,278.36
0202724130036	8135 13TH AVE S	$1,324.87
0202724140009	8143 17TH AVE S	$3,996.39
0202724140044	8118 17TH AVE S	$388.58
0202724140058	8137 BLOOMINGTON AVE S	$2,094.14
0202724210026	815 E 78TH ST	$36,582.16
0202724220012	7945 PORTLAND AVE S	$11,024.62
0202724230014	664 E 82ND ST	$1,598.08
0202724230016	8145 OAKLAND AVE S	$249.13
0202724310007	8238 12TH AVE S	$1,131.20
0202724310022	8321 11TH AVE S	$146.81
0202724310031	8221 11TH AVE S	$1,396.44
0202724320012	8226 PARK AVE S	$1,506.52
0202724320040	8325 PORTLAND AVE S	$1,112.19
0202724320052	650 E 84TH ST	$823.94
0202724320060	8332 COLUMBUS AVE S	$662.47
0202724320083	8300 CHICAGO AVE S	$1,207.66
0202724320084	8308 CHICAGO AVE S	$973.28
0202724330031	8434 COLUMBUS AVE S	$203.83
0202724330044	8500 PARK AVE S	$475.28
0202724330070	8516 OAKLAND AVE S	$599.87
0202724330074	8535 PORTLAND AVE S	$126.92
0202724330076	8523 PORTLAND AVE S	$1,575.26
0202724330077	8517 PORTLAND AVE S	$1,510.94
0202724330093	715 E 84TH ST	$629.00
0202724330102	8412 CHICAGO AVE S	$1,581.24
0202724340010	8438 12TH AVE S	$1,423.78
0202724340013	8500 12TH AVE S	$599.49
0202724340020	1114 E 86TH ST	$838.30
0202724340034	8421 11TH AVE S	$1,474.06
0202724340045	8444 11TH AVE S	$1,961.11
0202724340046	8450 11TH AVE S	$1,471.17
0202724340071	8401 10TH AVE S	$490.31
0202724340074	8414 10TH AVE S	$967.42
0202724340080	8450 10TH AVE S	$30.00
0202724340088	8533 ELLIOT AVE S	$1,234.83
0202724340089	8527 ELLIOT AVE S	$2,157.10
0202724340090	8521 ELLIOT AVE S	$2,411.18
0202724340104	8408 ELLIOT AVE S	$276.26
0202724340134	8415 CHICAGO AVE S	$1,174.32
0202724410002	8201 18TH AVE S	$1,616.32
0202724410013	8224 18TH AVE S	$6,022.13
0202724410026	8242 17TH AVE S	$1,386.53
0202724410030	8218 17TH AVE S	$1,387.69
0202724410031	8212 17TH AVE S	$510.90
0202724410053	8348 18TH AVE S	$1,913.67
0202724410079	8345 BLOOMINGTON AVE S	$431.43
0202724410081	1550 E 84TH ST	$257.08
0202724420015	8242 15TH AVE S	$561.40
0202724420024	8338 13TH AVE S	$71.07
0202724420041	8314 14TH AVE S	$1,830.18
0202724420078	8224 14TH AVE S	$442.60
0202724420091	8201 15TH AVE S	$955.53
0202724420095	8220 BLOOMINGTON AVE S	$958.67
0202724420104	8215 13TH AVE S	$1,298.06
0202724420109	8216 13TH AVE S	$3,021.77
0202724430009	8513 14TH AVE S	$187.43
0202724430013	8543 14TH AVE S	$1,221.73
0202724430032	8519 15TH AVE S	$3,404.59
0202724430034	8531 15TH AVE S	$758.78
0202724430038	1516 E 86TH ST	$26.45
0202724430046	8420 14TH AVE S	$169.15
0202724430073	8421 13TH AVE S	$1,831.11
0202724430076	8401 13TH AVE S	$2,179.36
0202724430084	8444 13TH AVE S	$737.75
0202724430099	8515 12TH AVE S	$1,520.80
0202724440001	8501 BLOOMINGTON AVE S	$271.20
0202724440017	8412 OLD CEDAR AVE S	$925.11
0202724440041	8511 16TH AVE S	$871.78
0202724440053	8436 16TH AVE S	$1,492.03
0302724120016	7914 2ND AVE S	$3,631.88
0302724120034	50 AMERICAN BLVD E	$1,387.63
0302724120035	100 AMERICAN BLVD E	$35,933.83
0302724130023	8022 3RD AVE S	$191.31
0302724130030	8023 2ND AVE S	$1,343.90
0302724130036	8028 2ND AVE S	$495.86
0302724130037	8034 2ND AVE S	$961.63
0302724130039	8041 STEVENS AVE S	$2,324.18
0302724130054	8023 1ST AVE S	$1,953.16
0302724130069	8108 STEVENS AVE S	$1,523.78
0302724130075	8144 STEVENS AVE S	$1,203.29
0302724130087	8120 2ND AVE S	$174.54
0302724140002	8010 PORTLAND AVE S	$1,842.51
0302724140007	7920 4TH AVE S	$751.60
0302724140009	8008 4TH AVE S	$1,227.98
0302724140033	8124 CLINTON AVE S	$725.98
0302724140035	8140 CLINTON AVE S	$2,128.48
0302724140045	8145 CLINTON AVE S	$1,304.24
0302724140064	8127 4TH AVE S	$1,939.22
0302724140066	8115 4TH AVE S	$1,675.40
0302724140109	8017 3RD AVE S	$2,163.00
0302724140116	8109 3RD AVE S	$601.95
0302724140119	8127 3RD AVE S	$844.99
0302724240011	8126 NICOLLET AVE S	$424.21
0302724240039	8131 WENTWORTH AVE S	$171.04
0302724240044	8101 WENTWORTH AVE S	$69.83
0302724240047	8112 WENTWORTH AVE S	$1,746.66
0302724240072	8117 PLEASANT AVE S	$827.73
0302724240080	7940 NICOLLET AVE S	$663.74
0302724310009	8312 BLAISDELL AVE S	$1,779.75
0302724310015	8312 NICOLLET AVE S	$1,623.82
0302724310046	8237 WENTWORTH AVE S	$1,495.46
0302724310060	8236 WENTWORTH AVE S	$58.86
0302724310068	8205 PILLSBURY AVE S	$2,591.16
0302724310081	8231 PLEASANT AVE S	$8,330.19
0302724310101	8344 PILLSBURY AVE S	$32.10
0302724310149	8321 BLAISDELL AVE S	$1,400.67
0302724320051	8233 LYNDALE AVE S	$1,830.31
0302724320055	8233 GARFIELD AVE S	$1,217.59
0302724320116	518 W 84TH ST	$106.57
0302724340006	8400 NICOLLET AVE S	$1,032.46
0302724340009	8436 NICOLLET AVE S	$2,311.95
0302724340016	8419 BLAISDELL AVE S	$490.60
0302724340037	8418 WENTWORTH AVE S	$599.94
0302724340080	8525 WENTWORTH AVE S	$5,029.87
0302724340087	8512 WENTWORTH AVE S	$1,474.43
0302724340098	8507 PILLSBURY AVE S	$133.53
0302724410008	8225 4TH AVE S	$1,411.98
0302724410041	8312 4TH AVE S	$1,185.47
0302724410074	8232 5TH AVE S	$2,907.43
0302724410115	8207 3RD AVE S	$302.65
0302724420055	8224 2ND AVE S	$2,602.26
0302724420080	8322 STEVENS AVE S	$633.88
0302724430038	8430 1ST AVE S	$1,290.47
0302724430043	8445 NICOLLET AVE S	$83.44
0302724430044	8441 NICOLLET AVE S	$2,082.16
0302724430048	8409 NICOLLET AVE S	$715.02
0302724430051	8400 STEVENS AVE S	$1,008.13
0302724430073	8425 STEVENS AVE S	$722.97
0302724430084	8417 2ND AVE S	$4,139.51
0302724430092	8506 2ND AVE S	$1,203.98
0302724430096	8515 STEVENS AVE S	$1,852.30
0302724430100	8506 STEVENS AVE S	$3,053.45
0302724430106	8507 1ST AVE S	$417.59
0302724430114	8501 NICOLLET AVE S	$681.07
0302724440002	8526 PORTLAND AVE S	$146.79
0302724440006	8551 5TH AVE S	$895.98
0302724440015	8527 4TH AVE S	$172.58
0302724440036	8507 5TH AVE S	$250.47
0302724440040	8400 5TH AVE S	$483.13
0302724440072	8518 4TH AVE S	$91.38
0302724440076	8501 CLINTON AVE S	$1,430.14
0302724440099	8443 3RD AVE S	$2,557.99
0402724130009	8108 DUPONT AVE S	$1,571.26
0402724140012	8121 ALDRICH AVE S	$993.24
0402724140058	900 W 82ND ST	$1,633.80
0402724140069	8043 COLFAX AVE S	$1,740.86
0402724140078	1001 W 80TH 1/2 ST	$394.01
0402724140080	8100 COLFAX AVE S	$986.70
0402724140100	1000 W 80TH 1/2 ST	$521.79
0402724310040	8300 HUMBOLDT AVE S	$609.11
0402724310054	8311 IRVING AVE S	$1,627.72
0402724310065	1812 HAEG DR	$715.12
0402724320020	2216 DIXON DR	$251.04
0402724320030	1901 DIXON DR	$2,143.62
0402724330010	8413 PENN AVE S	$2,302.99
0402724330055	8521 HAEG DR	$630.58
0402724330056	8531 HAEG DR	$438.72
0402724330059	1912 W 86TH ST	$520.05
0402724340015	1717 IRVING CURVE	$1,258.88
0402724340042	8441 IRVING AVE S	$1,079.02
0402724340060	8427 KNOX AVE S	$607.14
0402724410025	8314 COLFAX AVE S	$2,312.59
0402724410030	8301 DUPONT AVE S	$1,706.19
0402724410052	8332 COLFAX AVE S	$751.56
0402724410083	8231 BRYANT AVE S	$175.92
0402724420003	8300 DUPONT AVE S	$1,536.78
0402724420005	8314 DUPONT AVE S	$56.80
0402724420024	8315 FREMONT AVE S	$1,573.84
0402724420030	8355 EMERSON AVE S	$1,538.12
0402724420061	8230 EMERSON AVE S	$1,424.29
0402724430011	8401 FREMONT AVE S	$1,820.05
0402724430014	1116 W 86TH ST	$1,666.67
0402724430037	8540 FREMONT AVE S	$486.99
0402724430062	8431 GIRARD AVE S	$649.78
0402724430067	8444 EMERSON AVE S	$850.11
0402724430073	8419 EMERSON AVE S	$67.42
0402724440015	8446 BRYANT AVE S	$1,127.81
0402724440036	8524 ALDRICH AVE S	$1,859.12
0402724440048	8456 ALDRICH AVE S	$473.89
0402724440052	8430 COLFAX AVE S	$146.79
0402724440059	958 W 86TH ST	$131.14
0411521210004	11153 VESSEY COURT	$153.38
0411521210035	11104 VESSEY AVE S	$899.84
0411521210057	11143 XAVIER RD	$465.46
0411521210107	11106 XAVIER COURT	$525.98
0411521210108	11104 XAVIER COURT	$626.65
0411521210121	11123 VESSEY CIR	$209.32
0411521240011	11240 VESSEY CIR	$1,699.43
0411521240101	11315 VESSEY CIR	$200.81
0411521310040	11411 ZION RD	$263.64
0411521310042	5520 RIVER BLUFF DR	$2,369.25
0411521320010	11521 ZION RD	$2,141.76
0411521330030	5611 AUTO CLUB RD	$1,918.74
0502724130016	8019 THOMAS AVE S	$230.26
0502724130017	8025 THOMAS AVE S	$1,954.20
0502724130054	8007 UPTON AVE S	$798.13
0502724130062	8036 UPTON AVE S	$1,408.11
0502724140016	8038 SHERIDAN AVE S	$1,400.07
0502724140019	8033 THOMAS LN	$1,218.36
0502724240009	3216 W 81ST ST	$302.40
0502724240010	3224 W 81ST ST	$1,854.28
0502724240019	8108 XERXES AVE S	$845.18
0502724240028	3201 W 81ST ST	$524.77
0502724310004	8357 BEARD RD	$178.56
0502724310017	3021 FOREST CREST DR	$1,143.68
0502724310024	3221 FOREST CREST DR	$229.80
0502724310029	8141 YORK AVE S	$281.96
0502724320128	8325 EWING RD	$109.41
0502724320140	8340 EWING RD	$282.72
0502724320149	3800 W 84TH ST	$1,318.91
0502724340090	3201 W 84TH ST	$2,686.62
0502724410041	8306 QUEEN AVE S	$687.07
0502724410049	8206 QUEEN AVE S	$1,498.76
0502724420013	8207 UPTON AVE S	$126.92
0502724420015	8219 UPTON AVE S	$183.03
0502724420022	8230 THOMAS AVE S	$910.80
0502724420051	8206 UPTON AVE S	$126.92
0502724420052	8200 UPTON AVE S	$211.36
0502724420103	8206 WASHBURN AVE S	$2,580.88
0502724440011	8557 THOMAS AVE S	$2,544.18
0511521210002	6900 W 110TH ST	$5,146.99
0511521220016	7136 W 113TH ST	$386.13
0511521240035	11364 JERSEY CIR	$440.34
0511521320020	7041 KENMARE DR	$2,106.54
0602724120019	7770 JOHNSON AVE S	$35,602.54
0602724140016	4201 AMERICAN BLVD W	$7,147.63
0602724230013	5120 AMERICAN BLVD W	$20,989.51
0602724310026	5000 W 82ND ST	$1,636.42
0602724310052	8325 OXBOROUGH AVE S	$146.79
0602724330002	5201 W 84TH ST	$449.78
0602724330017	5101 W 84TH ST	$1,101.19
0602724330018	8408 RICH AVE S	$166.64
0602724340041	8532 QUINN AVE S	$126.92
0602724340064	8501 QUINN AVE S	$1,078.16
0602724410044	8223 HARRISON CIR	$1,000.00
0602724410048	8215 HARRISON CIR	$1,604.72
0602724410054	8203 HARRISON CIR	$1,995.53
0602724410058	4024 W 82ND ST	$634.57
0602724420021	4332 W 84TH ST	$2,458.84
0602724420051	8313 MORRIS RD	$865.31
0602724430001	4609 W 84TH ST	$1,419.67
0602724430043	4525 W 84TH ST	$1,163.68
0602724430063	4408 POPLAR BRIDGE RD	$30.87
0611521110114	11133 RHODE ISLAND AVE S	$1,643.26
0611521140031	7411 AUTO CLUB RD	$498.65
0611521140045	7536 AUTO CLUB CIR	$1,000.03
0611521210019	11030 YUKON CIR	$4,463.45
0611521210035	11032 AQUILA BLUFFS CIR	$395.88
0702724120031	8626 POPLAR BRIDGE CURVE	$1,505.58
0702724120042	8617 POPLAR BRIDGE RD	$672.75
0702724120083	8709 POPLAR BRIDGE RD	$204.40
0702724130003	4640 NINE MILE CRK PKY	$670.86
0702724130029	8916 KELL AVE S	$1,162.64
0702724130032	8948 KELL AVE S	$890.07
0702724130034	4408 W 90TH ST	$1,402.76
0702724130045	4308 W 89TH ST	$354.40
0702724130060	4609 W 90TH ST	$166.64
0702724130073	4508 SOUTHMORE DR	$1,180.25
0702724130076	4600 SOUTHMORE DR	$1,156.74
0702724140008	9016 JOHNSON AVE S	$356.94
0702724210001	8601 OXBOROUGH AVE S	$420.71
0702724210011	4932 W 86TH ST	$1,611.45
0702724210030	4825 W 86TH ST	$1,234.70
0702724210073	4940 NINE MILE CRK PKY	$207.61
0702724220008	5109 W 86TH ST	$530.45
0702724310002	9021 POPLAR BRIDGE RD	$216.66
0702724310004	9109 POPLAR BRIDGE RD	$1,881.80
0702724320001	5017 KINGSDALE DR	$770.73
0702724320037	5201 W 91ST ST	$126.92
0702724320046	5116 W 92ND ST	$1,101.13
0702724340026	9317 PALMER RD	$484.97
0702724420023	9100 KELL AVE S	$1,962.11
0802724110019	8660 PENN AVE S	$215.76
0802724110045	8600 RUSSELL AVE S	$1,252.72
0802724110074	2510 W 88TH ST	$1,357.97
0802724120004	2701 W 86TH ST	$610.18
0802724120006	2713 W 86TH ST	$1,280.46
0802724120028	8606 THOMAS AVE S	$690.54
0802724120106	8736 THOMAS AVE S	$1,394.34
0802724130005	8816 XERXES AVE S	$526.07
0802724130010	8856 XERXES CIR	$416.67
0802724130038	8829 XERXES CIR	$502.53
0802724130046	8801 XERXES AVE S	$2,120.89
0802724130067	8908 VINCENT PL	$1,129.93
0802724140006	8832 PENN AVE S	$302.15
0802724140021	8843 QUEEN AVE S	$1,325.10
0802724210073	8617 ZENITH RD	$1,344.30
0802724220027	3625 SHEPHERD HILLS DR	$243.80
0802724240011	8825 YORK RD	$157.28
0802724240027	8943 YORK RD	$576.22
0802724240049	8826 ZENITH RD	$497.57
0802724240060	8936 YORK RD	$1,986.08
0802724240064	8954 YORK RD	$194.23
0802724240071	8825 ABBOTT AVE S	$2,007.41
0802724240095	8924 BEARD AVE S	$817.86
0802724240098	8931 BEARD AVE S	$1,904.42
0802724410022	9137 RUSSELL AVE S	$2,050.70
0802724410024	9125 RUSSELL AVE S	$404.62
0802724410026	9101 RUSSELL AVE S	$714.61
0802724410041	9016 RUSSELL AVE S	$270.24
0802724410054	2521 W 91ST ST	$1,826.30
0802724410061	9140 PENN AVE S	$256.53
0802724420057	2901 W 90TH ST	$1,305.79
0802724420060	9024 VINCENT AVE S	$1,251.28
0802724420070	9172 VINCENT AVE S	$404.62
0802724430026	2900 W 93RD ST	$261.72
0802724440004	9243 QUEEN AVE S	$1,519.25
0802724440021	9317 SHERIDAN AVE S	$966.69
0802724440032	9316 RUSSELL AVE S	$340.10
0802724440063	9340 RUSSELL AVE S	$179.05
0802724440071	9335 RUSSELL CIR	$1,735.96
0802724440082	9340 PENN AVE S	$160.46
0902724110005	8717 BRYANT AVE S	$1,521.55
0902724110012	8747 BRYANT AVE S	$57.19
0902724110036	8622 ALDRICH AVE S	$126.92
0902724110036	8624 ALDRICH AVE S	$225.88
0902724110043	8654 BRYANT AVE S	$656

CONTI

(CONTINUED....) CITY OF BLOOMINGTON ASSESSMENT OF DELINQUENT WATER, SEWER, STORM DRAIN, GARBAGE, RECYCLING AND ORGANICS CHARGES

PROPERTY I.D. NO	ADDRESS	AMOUNT
1602724440049	702-704 SOUTHGLEN DR	$251.99
1602724440049	717-731 NORTHGLEN DR	$411.33
1602724440049	751-765 NORTHGLEN DR	$467.09
1602724440049	701-715 SOUTHGLEN DR	$617.67
1602724440049	717-731 SOUTHGLEN DR	$621.83
1602724440049	733-747 SOUTHGLEN DR	$724.44
1602724440049	735-749 NORTHGLEN DR	$1,271.76
1702724110001	9402 PENN AVE S	$796.04
1702724110004	9440 PENN AVE S	$350.99
1702724110013	9425 RUSSELL AVE S	$370.19
1702724130036	3009 SOUTHBROOK DR	$2,234.87
1702724130038	2917 SOUTHBROOK DR	$1,873.90
1702724130046	9649 VINCENT AVE S	$2,894.93
1702724140003	9756 RUSSELL AVE S	$2,531.92
1702724140011	2309 W 96TH ST	$210.35
1702724140017	2408 W 97TH ST	$56.54
1702724140018	2400 W 97TH ST	$1,807.13
1702724140026	9750 PENN AVE S	$300.92
1702724140026	9748 PENN AVE S	$446.14
1702724140027	9762 PENN AVE S	$199.10
1702724140028	9772 PENN AVE S	$1,161.07
1702724140048	9764 QUEEN RD	$1,137.03
1702724310005	9836 ABBOTT AVE S	$1,235.32
1702724330009	10141 DREW AVE S	$2,378.28
1702724330054	10141 BEARD AVE S	$507.10
1702724340019	3300 W 101ST ST	$602.01
1702724410005	2421 W 98TH ST	$1,827.53
1702724410013	2410 JONES PL	$1,431.88
1702724410017	9832 PENN AVE S	$1,360.63
1702724410063	9801 UPTON CIR	$1,612.25
1702724410069	2501 JONES PL	$1,685.44
1702724420001	9801 XERXES AVE S	$2,010.84
1702724430003	10100 WASHBURN AVE S	$663.61
1702724430010	3016 W 102ND ST	$31.10
1702724430040	10108 BROOKSIDE AVE S	$1,328.83
1702724430094	10030 BROOKSIDE AVE S	$404.62
1702724440025	10108 PENN AVE S	$2,365.68
1702724440027	2616 W 102ND ST	$271.23
1711621230034	8143 PENNSYLVANIA CIR	$1,719.19
1711621240021	8115 KENTUCKY AVE S	$3,730.35
1711621310077	8216 KINGSLEE RD	$1,049.23
1711621310123	6816 W 83RD ST TERRACE	$190.19
1802724130011	9640 LITTLE RD	$1,232.82
1802724130014	9616 LITTLE RD	$3,721.37
1802724130018	9605 LITTLE CIR	$1,332.77
1802724220013	9400 TOLEDO AVE S	$901.90
1802724230055	9727 UTICA RD	$542.28
1802724230095	9729 RICH CURVE	$1,349.47
1802724230101	9634 UTICA RD	$285.32
1802724230103	9602 UTICA RD	$450.07
1802724240057	9728 PALMER CIR	$345.49
1802724310025	4817 W 98TH ST	$1,599.73
1802724310037	4908 W 99TH ST	$146.79
1802724320013	5017 W 99TH ST	$1,982.60
1802724340011	9925 MORRIS RD	$1,533.27
1802724340017	4824 W 102ND ST	$299.92
1802724340071	9933 NORD RD	$589.67
1802724410043	4121 PEBBLEBROOK CIR	$575.00
1802724420015	9914 LITTLE CIR	$173.31
1802724420051	9906 KELL AVE S	$217.51
1802724430016	4401 NORMANDALE HGLDS DR	$2,515.36
1802724430046	10000 LITTLE RD	$798.94
1802724430057	9931 KELL AVE S	$2,317.20
1802724440019	3900 W 102ND ST	$443.95
1802724440029	10132 GOODRICH RD	$536.43
1811621110010	7945 W BUSH LAKE RD	$1,052.09
1811621120008	7900 WYOMING AVE S	$838.70
1811621130086	8008 TELEGRAPH RD	$583.99
1811621140032	8068 PENNSYLVANIA RD	$989.29
1811621140049	8133 RHODE ISLAND CIR	$1,600.02
1811621230029	8048 ENSIGN RD	$518.09
1811621320002	8115 ENSIGN CURVE	$1,677.35
1811621410036	7301 AUTUMN CHACE DR	$2,371.93
1811621430020	8508 VIRGINIA RD	$1,055.94
1902724130081	4301 HERIT HILLS DR	$266.69
1902724230003	5264 HERIT HILLS DR	$2,420.69
1902724230017	5209 W 106TH ST	$471.45
1902724230019	5133 W 106TH ST	$3,493.99
1902724230031	5125 W 105TH ST	$171.64
1902724230057	5112 W 105TH ST	$300.92
1902724230078	10306 TOLEDO CIR	$1,584.02
1902724240068	10324 LITTLE CIR	$613.81
1902724310033	10645 JOHNSON RD	$314.71
1902724310045	4708 NORD DR	$1,732.51
1902724310048	4732 NORD DR	$173.76
1902724310057	4838 NORD DR	$156.28
1902724310057	4814 NORD DR	$166.01
1902724310057	4832 NORD DR	$174.97
1902724310057	4836 NORD DR	$284.88
1902724310057	4826 NORD DR	$320.70
1902724310057	4812 NORD DR	$700.21
1902724320019	10650 UTICA RD	$1,624.57
1902724320023	10639 UTICA CIR	$218.92
1902724320046	5109 HERIT HILLS DR	$208.75
1902724330015	5250 W 110TH ST	$1,126.98
1902724340025	4925 W OLD SHAKOPEE RD	$4,684.75
1902724340030	4918 W 108TH ST	$1,065.61
1902724340065	10841 OXBOROUGH AVE S	$213.87
1902724340070	5000 W 109TH ST	$276.12
1902724340089	10834 OXBOROUGH AVE S	$767.46
1902724340097	10856 NORD AVE S	$579.58
1902724340098	10900 NORD AVE S	$140.47
1902724420060	4624 NORD DR	$1,930.06
1902724430009	10941 LITTLE AVE S	$789.12
1902724430030	10808 JOHNSON AVE S	$1,888.08
1902724430046	10832 KELL AVE S	$1,310.16
1902724430077	10825 MORRIS AVE S	$367.80
1902724430102	10930 JOHNSON AVE S	$184.44
1902724440044	10817 IRWIN AVE S	$398.96
1902724440077	4212 W 109TH ST	$1,944.08
1911621120008	8701 VIRGINIA AVE S	$1,641.37
1911621120035	8700 VIRGINIA AVE S	$474.19
1911621120054	8748 WALTON OAKS DR	$3,489.86
1911621210010	8206 OAKMERE RD	$11,770.02
1911621210023	8201 OAKMERE RD	$446.37
1911621320014	8432 AMSDEN RIDGE CIR	$289.99
1911621340012	9340 XYLON CIR	$1,960.97
1911621340050	9337 YUKON AVE S	$7,791.21
2002724110020	2500 W OLD SHAKOPEE RD	$340.45
2002724110025	10307 THOMAS AVE S	$1,958.24
2002724120036	10233 WASHBURN CIR	$156.56
2002724120038	10217 WASHBURN CIR	$330.00
2002724120061	2801 BAILLIF PL	$1,368.45
2002724130038	2800 W OLD SHAKOPEE RD	$886.38
2002724130045	10409 VINCENT AVE S	$859.12
2002724130055	10516 THOMAS AVE S	$1,119.21
2002724140034	10501 THOMAS AVE S	$2,088.27
2002724210009	10236 ZENITH LN	$269.77
2002724210052	10307 YORK LN	$3,268.94
2002724210078	3417 W 103RD ST	$1,808.03
2002724210084	10324 ABBOTT AVE S	$510.91
2002724210085	10332 ABBOTT AVE S	$266.43
2002724210090	3417 W 102ND ST	$169.15
2002724220004	10209 FRANCE AVE S	$2,369.55
2002724220017	3800 W 103RD ST	$1,830.34
2002724220031	3708 W 104TH ST	$232.38
2002724220085	3533 W 103RD ST	$2,733.52
2002724230079	10540 DREW AVE S	$187.82
2002724240003	3213 W OLD SHAKOPEE RD	$1,509.16
2002724240011	10519 ABBOTT AVE S	$1,796.46
2002724240024	3416 BAILLIF PL	$1,310.70
2002724240050	10508 YORK AVE S	$244.67
2002724240064	10432 ZENITH AVE S	$797.50
2002724240075	10501 ABBOTT AVE S	$202.69
2002724240083	10500 ABBOTT AVE S	$666.45
2002724240096	10501 BEARD AVE S	$2,082.14
2002724320013	10733 CHOWEN AVE S	$2,122.50
2002724320020	3500 W OLD SHAKOPEE RD	$1,187.24
2002724320033	10705 CHOWEN CIR	$1,221.95
2002724320035	10731 FRANCE AVE S	$1,672.22
2002724320044	10600 CHOWEN AVE S	$166.64
2002724330039	10901 EWING AVE S	$753.21
2002724330040	10900 EWING AVE S	$2,451.93
2002724340015	3206 W 110TH ST	$1,008.14
2002724340023	10847 ZENITH AVE S	$257.56
2002724410030	10708 QUEEN AVE S	$5,514.05
2002724410036	10614 QUEEN CIR	$1,661.33
2002724420036	2817 W 106TH ST	$1,925.53
2002724420040	10737 UPTON AVE S	$1,224.83
2002724420058	10617 UPTON AVE S	$1,715.45
2002724420067	10729 WASHBURN AVE S	$717.79
2002724420077	10640 VINCENT AVE S	$709.96
2002724430081	10835 WASHBURN AVE S	$451.58
2002724430111	10829 VINCENT AVE S	$827.77
2002724440087	2352 WELLSWOOD CURVE	$2,132.55
2002724440094	2408 W 110TH ST	$3,000.98
2002724440101	2319 WELLSWOOD CURVE	$1,866.23
2002724440106	2309 WELLSWOOD CURVE	$596.71
2011621140004	8900 SOUTHWOOD DR	$166.64
2011621220015	8615 WOOD CLIFF CIR	$891.24
2011621220044	8634 WOOD CLIFF CIR	$189.00
2011621230055	8917 WOOD CLIFF RD	$1,994.90
2011621440087	9332 COLORADO RD	$1,864.97
2102724110002	10222 LYNDALE AVE S	$1,470.66
2102724110006	10250 LYNDALE AVE S	$1,909.58
2102724120014	10317 HUMBOLDT AVE S	$160.35
2102724210007	10316 HUMBOLDT AVE S	$1,355.07
2102724220009	10349 MORGAN AVE S	$628.06
2102724230047	2128 W 105TH ST	$1,187.18
2102724230048	2258 W 105TH ST	$1,338.07
2102724320025	10724 MORGAN AVE S	$530.08
2102724330009	2132 OVERLOOK DR	$1,561.23
2102724330021	2308 W 110TH ST	$180.33
2102724410004	10700 LYNDALE AVE S	$16,527.06
2102724410009	1001 VALLEY HIGH DR	$166.64
2102724410011	1001 W 106TH ST	$2,240.57
2102724410012	1011 W 106TH ST	$1,835.84
2102724410028	10640 LYNDALE AVE S	$10,813.62
2102724420024	1100 BLISS LN	$134.92
2102724420034	1021 VALLEY HIGH DR	$74.82
2102724420049	10600 VERDI RD	$241.80
2102724420067	1200 W 107TH ST	$1,129.40
2102724430006	10809 HUMBOLDT AVE S	$556.40
2102724430041	10817 EMERSON RD	$3,459.05
2102724430072	1033 RIVER TERRACE DR	$1,377.69
2102724440008	1011 BLISS LN	$222.63
2102724440010	1020 RIVER TERRACE DR	$602.83
2102724440012	1025 RIVER TERRACE DR	$524.11
2111621310032	25 NORMAN RIDGE DR	$656.92
2111621320037	144 NORMAN RIDGE DR	$1,079.47
2111621340024	9355 HYLAND CREEK CIR	$670.74
2202724110008	10201 4TH AVE S	$400.36
2202724110011	10225 4TH AVE S	$145.56
2202724110012	10233 4TH AVE S	$1,370.02
2202724110051	10208 CLINTON AVE S	$207.82
2202724110071	10300 5TH AVE S	$1,564.11
2202724110082	10301 5TH AVE S	$762.24
2202724120009	10332 STEVENS AVE S	$217.25
2202724120014	10317 1ST AVE S	$2,094.31
2202724120015	10309 1ST AVE S	$261.43
2202724120023	24 E 104TH ST	$751.77
2202724130036	10407 NICOLLET CIR	$2,705.49
2202724130039	10413 NICOLLET CIR	$1,932.42
2202724130046	10 E 105TH ST CIR	$133.16
2202724130057	171 MISSION LN	$196.32
2202724140024	10449 COLUMBUS RD	$200.00
2202724210005	211 W 102ND ST	$702.26
2202724210007	10215 PLEASANT AVE S	$472.95
2202724210014	10213 BLAISDELL AVE S	$451.20
2202724210023	10309 BLAISDELL CIR	$162.73
2202724210034	18 W 104TH ST	$231.57
2202724210054	163 W 102ND ST	$1,995.03
2202724210058	10212 WENTWORTH AVE S	$439.23
2202724210064	10228 WENTWORTH CIR	$1,929.61
2202724210102	10201 WENTWORTH AVE S	$2,188.81
2202724220019	10221 GRAND AVE S	$737.77
2202724220035	421 W 102ND ST	$1,780.89
2202724220036	10211 HARRIET AVE S	$637.64
2202724220041	10242 GRAND AVE S	$2,834.56
2202724220062	10346 HARRIET AVE S	$310.88
2202724230001	10538 HOPKINS RD	$1,379.90
2202724230010	419 W 104TH ST	$1,151.17
2202724230013	10437 HARRIET AVE S	$1,602.88
2202724230018	10424 HARRIET AVE S	$327.67
2202724230027	642 MISSION RD	$1,675.94
2202724230082	10525 LYNDALE AVE S	$2,177.07
2202724230083	10526 HOPKINS RD	$1,158.69
2202724230084	10549 LYNDALE AVE S	$3,581.87
2202724230087	10512 HOPKINS RD	$2,213.34
2202724240001	10348 WENTWORTH AVE S	$1,478.46
2202724240008	10349 PLEASANT AVE S	$2,153.17
2202724240031	10418 WENTWORTH AVE S	$689.30
2202724240037	201 W 104TH ST	$2,335.51
2202724240039	213 W 104TH ST	$154.13
2202724240088	14 MISSION RD	$1,263.53
2202724240090	114 MISSION RD	$216.77
2202724310072	115 SPRING VALLEY CIR	$1,691.78
2202724320008	320 W 107TH ST	$1,808.96
2302724210033	10240 CHICAGO CIR	$639.56
2302724220021	10313 PORTLAND AVE S	$2,748.65
2302724220035	10330 PARK AVE S	$213.87
2811621210015	9408 BRIAR RD	$153.86
2811621230149	5701 W 98TH 1/2 ST	$717.31
2811621230161	5718 W 98TH 1/2 ST CIR	$641.88
2902724110041	11061 RUSSELL AVE S	$162.88
2902724110043	11041 RUSSELL AVE S	$1,706.85
2902724110044	11031 RUSSELL AVE S	$415.01
2902724110053	11031 QUEEN CIR	$1,368.68
2902724110055	11021 QUEEN CIR	$873.89
2902724110056	11011 QUEEN CIR	$151.26
2902724120006	11111 XERXES AVE S	$2,046.00
2902724120008	11041 XERXES AVE S	$384.03
2902724120038	11100 VINCENT AVE S	$1,202.24
2902724120072	11030 THOMAS AVE S	$444.82
2902724130041	2829 OVERLOOK CIR	$558.44
2902724230028	11233 EWING AVE S	$1,037.26
2902724310005	3325 OVERLOOK DR	$40.30
2902724310006	3401 OVERLOOK DR	$380.44
2902724320002	3501 OVERLOOK DR	$40.30
2911621110009	9533 DAKOTA RD	$1,390.20
2911621120018	9466 DAKOTA RD	$822.20
2911621120018	9464 DAKOTA RD	$1,015.19
2911621140008	6217 W 96TH ST	$173.37
2911621140050	9724 COLORADO RD	$246.69
2911621410074	5908 W 99TH ST	$1,835.59
2911621410104	6009 W 99TH ST	$463.21
2911621440054	10036 NESBITT AVE S	$3,025.58
3002724110040	11033 HARRISON AVE S	$343.02
3002724120010	11033 LITTLE AVE S	$1,349.43
3002724120013	11009 LITTLE AVE S	$1,038.95
3002724120017	4309 W 110TH ST	$2,031.65
3002724120046	11048 JOHNSON AVE S	$1,624.18
3002724130044	4673 MORRIS LN	$1,688.42
3002724130052	11408 KELL RD	$2,216.90
3002724130077	4601 TERRACEWOOD DR	$4,727.91
3002724140071	4001 W 113TH ST	$2,903.36
3002724210043	5016 W 112TH ST	$2,353.19
3002724210057	11101 QUINN AVE S	$156.92
3002724210070	4800 W 112TH ST	$2,204.56
3002724210072	4716 W 112TH ST	$499.73
3002724210082	4809 W 111TH ST	$1,626.60
3002724220075	11040 STANLEY RD	$3,396.12
3002724230017	11217 UTICA AVE S	$2,014.99
3002724230021	5242 W 113TH ST	$1,864.83
3002724240027	11333 RICH RD	$186.23
3002724240033	11313 RICH CIR	$374.90
3002724240034	11311 RICH CIR	$1,826.86
3002724240035	11309 RICH CIR	$389.95
3002724310058	11531 PALMER CIR	$1,488.74
3002724410025	4009 OVERLOOK DR	$526.73
3011621120009	7850 W 95TH ST	$1,449.97
3011621120027	9564 VIRGINIA AVE S	$2,250.73
3011621120043	9525 VIRGINIA AVE S	$3,329.08
3011621130084	7683 SOUTH BAY DR	$2,265.14
3011621210009	9557 XYLON AVE S	$1,605.00
3011621210013	7908 W 96TH ST	$178.21
3011621210035	9541 YUKON AVE S	$915.95
3011621220054	9512 WOODBRIDGE RD	$739.88
3011621230126	8436 W 97TH ST	$2,156.94
3011621230129	8434 W 97TH ST	$31.16
3011621240065	8100 W 96TH ST	$2,038.35
3011621320059	9902 CAVELL AVE S	$206.38
3011621320094	9866 CAVELL CIR	$233.06
3011621320100	9783 CAVELL CIR	$1,615.23
3011621320112	9837 CAVELL CIR	$896.78
3011621320119	9792 CAVELL CIR	$1,446.20
3011621320125	9785 CAVELL CIR	$76.21
3011621330032	10170 BOONE CIR	$403.35
3011621330035	10176 BOONE CIR	$457.58
3011621330062	8434 W 100TH ST	$342.99
3011621340029	8201 W 102ND ST	$3,869.92
3011621420042	7671 BUSH LAKE DR	$3,161.15
3011621440003	10041 QUEBEC AVE S	$2,601.88
3011621440045	7651 W 100TH ST	$1,408.10
3111621110043	7424 W 103RD ST	$66.65
3111621120044	10316 WYOMING AVE S	$386.10
3111621130052	7737 COUNTRYSIDE DR	$423.39
3111621130081	10351 VIRGINIA RD	$163.85
3111621140013	10508 QUEBEC RD	$550.12
3111621140089	10525 RHODE ISLAND AVE S	$144.45
3111621210065	10357 ZINRAN CIR	$1,628.73
3111621210069	10332 YUKON AVE S	$1,457.05
3111621210073	10364 YUKON AVE S	$753.71
3111621220010	10233 CAVELL CIR	$391.88
3111621220015	10223 CAVELL CIR	$909.79
3111621220081	10408 DECATUR AVE S	$1,420.92
3111621230028	10448 CAVELL AVE S	$3,000.26
3111621230042	8421 W 104TH ST	$646.62
3111621230053	10429 DECATUR CIR	$121

CONT 217 ...

(CONTINUED....) CITY OF BLOOMINGTON ASSESSMENT OF DELINQUENT WATER, SEWER, STORM DRAIN, GARBAGE, RECYCLING AND ORGANICS CHARGES

PROPERTY I.D. NO	ADDRESS	AMOUNT
3111621230054	10431 DECATUR CIR	$597.84
3111621230117	10450 DECATUR AVE S	$445.13
3111621240039	10540 ZINRAN AVE S	$517.40
3111621240058	10449 ZINRAN AVE S	$735.76
3111621240072	10573 XYLON RD	$2,263.97
3111621240089	10508 XYLON RD	$1,959.08
3111621310046	10719 AQUILA AVE S	$626.96
3111621310065	10766 CAVELL RD	$1,419.35
3111621310073	10750 CAVELL RD	$1,763.52
3111621310093	10631 ZINRAN CIR	$483.16
3111621310094	10637 ZINRAN CIR	$1,467.77
3111621310110	10608 YUKON RD	$2,776.59
3111621310125	10720 ZINRAN CIR	$1,582.45
3111621310138	10706 YUKON AVE S	$652.79
3111621330009	8360 W 109TH ST	$1,117.92
3111621330010	8370 W 109TH ST	$1,221.68
3111621420038	7837 WEST PARK HILLS DR	$207.09
3111621430007	7621 W 111TH ST	$156.93
3111621440007	10821 QUEBEC AVE S	$146.79
3111621440036	7526 W 111TH ST	$29.34
3111621440046	7400 W 109TH ST	$2,988.08
3211621130017	10466 COLORADO CIR	$1,169.94
3211621140014	6125 W 104TH ST	$1,632.36
3211621140053	10433 BRUNSWICK CIR	$272.26
3211621140068	6003 W 105TH ST	$233.94
3211621140068	6001 W 105TH ST	$584.44
3211621140070	6017 W 105TH ST	$639.16
3211621140070	6019 W 105TH ST	$639.16
3211621140072	6109 W 105TH ST	$1,473.37
3211621140093	10496 COLORADO RD	$396.06
3211621230047	10559 MARYLAND RD	$741.54
3211621230087	10500 LOUISIANA AVE S	$1,323.69
3211621230091	10524 OREGON CIR	$2,142.90
3211621240024	10533 LOUISIANA AVE S	$1,524.28
3211621320033	10624 MARYLAND AVE S	$1,484.59
3211621320043	10729 BUSH LAKE RD CIR	$1,221.21
3211621320050	10757 BUSH LAKE RD CIR	$331.23
3211621320060	10705 BUSH LAKE RD CIR	$146.86
3211621320137	10634 DAISY CIR	$227.93
3211621410016	10749 BRUNSWICK CIR	$1,496.20
3211621410037	6001 W 106TH ST	$515.26
3311621230006	5533 W 104TH ST	$166.64
3311621230008	5609 W 104TH ST	$1,949.71
3311621230026	10607 YOSEMITE RD	$1,388.05
3311621230034	10416 ZION AVE S	$1,616.87
3311621230047	10541 ZION AVE S	$687.61
3311621240054	10541 BRIAR RD	$210.63
3311621310009	10607 VESSEY RD	$2,415.34
3311621310024	10654 VESSEY RD	$1,053.55
3311621310026	10637 VESSEY RD	$169.15
3311621310057	5406 W OLD SHAKOPEE CIR	$2,067.56
3311621320020	10679 VESSEY RD	$126.92
3311621320051	10660 YOSEMITE RD	$363.02
3311621320056	10630 XAVIER AVE S	$99.88
3311621320058	10618 XAVIER AVE S	$1,364.23

The City's assessment roll is open to public inspection and on-file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 14, 2026, or by electronic means as provided by state law. The City Council will hear written and oral objections at this Assessment Hearing. **Bloomington Civic Plaza is located at 1800 West Old Shakopee Road, Bloomington Minnesota 55431.**

No appeal may be taken as to the amount of any assessment unless a written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081 by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed, however it does not allow for any deferment procedures. Further information on those rights or any other matter relevant to the proposed assessment may be obtained from Utility Billing at (952-563-8726).

/s/ Jamy L. Hanson, City Clerk

Published in the Sun Current
August 13, 2026
1550921, 1550928, 1550936, 1550943

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:
HENNEPIN
with additional circulation in the counties of:
HENNEPIN
and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/13/2026 and the last insertion being on 08/13/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____ Designated Agent

Subscribed and sworn to or affirmed before me on 08/13/2026

_____ Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1550943

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.4 Public Hearing: Tree Removal Assessments**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution 2026-____, a Resolution Adopting the Assessment Roll for Tree Removal Costs (three-year levy).

AND

Motion by _____, seconded by _____to adopt Resolution 2026-____, a Resolution Adopting the Assessment Roll for Tree Removal Costs (five-year levy).

AND

Motion by _____, seconded by _____to adopt Resolution 2026-____, a Resolution Adopting the Assessment Roll for Tree Removal Costs (ten-year levy).

Item created by: Briana Eicheldinger, Finance
Item presented by: Lori Economy-Scholler, CFO

Description:

On April 3, 2023, Council discussed "Tree Assessment Ordinance and Payment Plans," where Staff presented a draft ordinance to amend City Code section 18.05(e) and City Code Appendix A to change the maximum one-year assessment to a maximum ten-year assessment, based on dollar amount, to remove hazardous, diseased, and/or public safety trees on non-city owned land. This was in response to significant increases in the cost of tree removal. At the time, City Code only provided for special assessments of one year for tree removal. Council discussed the amendment which would allow for special assessments of up to ten years, based on the cost of tree removal.

On May 1, 2023, after a public hearing, Council approved an amendment to Chapter 18 and Appendix A of the Bloomington City Code related to trimming, treatment, or removal of trees and administrative assessments and establishing a fee schedule (Appendix A):

CODE SECTION 18.05(e)	TREE REMOVAL COST	LEVY PERIOD	INTEREST RATE
	below $2,999	3 year	6.5%

	$3,000 - $5,999	5 year	6.5%
	above $6,000	10 year	6.5%

A publicly advertised and noticed hearing on the matter of assessments of delinquent tree removal bills has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

An Administrative Hearing on the proposed assessment was held Wednesday, August 26, 2026. The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

RESOLUTION TREES REMOVAL 3 YR ASSESSMENT
RESOLUTION TREES REMOVAL 5 YR ASSESSMENT
RESOLUTION TREES REMOVAL 10 YR ASSMNT
Affidavit of Publication

RESOLUTION NO. 2026-_____

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR TREE REMOVAL COSTS

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

WHEREAS, the City Council has the authority to assess tree removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 18.05; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for tree removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City, and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 26, 2026, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared for the August 26, 2026, administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received tree removal services but did not pay the City for said services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.

3. The assessment for each parcel shall be payable in three (3) annual installments. The first installment to be payable on or before the first Monday of January 2028 and shall bear interest at the rate of six and one-half percent (6.5%) per annum from October 1, 2026, through December 31, 2027. The second and third annual installments to be payable on or before the first Monday of January of the subsequent years, 2029 and 2030, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from January 1st through December 31st, plus a $50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

5. Partial payment of certified assessment shall not be permitted. During the three (3) year levy period, payment in full may be made on or before the close of City business on November 15th of the years following the certification of the assessment; 2027 or 2028. If November 15th falls on a weekend, the payoff must be made by the last regular business day before November 15th. All special assessment payoffs must be paid to the City of Bloomington Assessor's Office.

6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary of the Council

EXHIBIT A

3 YR ASSESSMENT ROLL FOR
TREE REMOVAL COSTS

Property Address	Property ID No.	Amount Due on or Before 9/14/26	Amount Due Beginning 9/15/26
4032 W 113th St	30 027 24 14 0008	$ 1,635.38	$ 1,685.38
8802 ALDRICH AVE S	09 027 24 14 0084	$ 550.49	$ 600.49
8804 ALDRICH AVE S	09 027 24 14 0085	$ 533.83	$ 583.83
8808 ALDRICH AVE S	09 027 24 14 0087	$ 558.37	$ 608.37
8816 ALDRICH AVE S	09 027 24 14 0091	$ 558.37	$ 608.37
8818 ALDRICH AVE S	09 027 24 14 0092	$ 542.59	$ 592.59
8820 ALDRICH AVE S	09 027 24 14 0093	$ 701.25	$ 751.25

RESOLUTION NO. 2026-_____

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR TREE REMOVAL COSTS

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

WHEREAS, the City Council has the authority to assess tree removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 18.05; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for tree removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City, and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 26, 2026, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared for the August 26, 2026, administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received tree removal services but did not pay the City for said services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.

3. The assessment for each parcel shall be payable in five (5) annual installments. The first installment to be payable on or before the first Monday of January 2028, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from October 1, 2026 through December 31, 2027. The second, third, fourth and fifth annual installments to be payable on or before the first Monday of January of the subsequent years, 2029, 2030, 2031 and 2032 and shall bear interest at the rate of six and one-half percent (6.5%) per annum from January 1st through December 31st, plus a $50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

5. Partial payment of certified assessment shall not be permitted. During the five (5) year levy period, payment in full may be made on or before the close of City business on November 15th of the years following the certification of the assessment; 2027, 2028, 2029 and 2030. If November 15th falls on a weekend, the payoff must be made by the last regular business day before November 15th. All special assessment payoffs must be paid to the City of Bloomington Assessor's Office.

6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary of the Council

EXHIBIT A

5 YR ASSESSMENT ROLL FOR
TREE REMOVAL COSTS

Property Address	Property ID No.	Amount Due on or Before 9/14/26	Amount Due Beginning 9/15/26
10524 Oregon Ave Cir	32 116 21 23 0091	$ 3,706.85	$ 3,756.85

RESOLUTION NO. 2026-_____

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR TREE REMOVAL COSTS

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

WHEREAS, the City Council has the authority to assess tree removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code Chapter 1 and § 18.05; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for tree removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City, and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing, as noticed and described in Bloomington City Code Chapter 1, was held August 26, 2026, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, no owners appeared for the August 26, 2026, administrative hearing; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received tree removal services but did not pay the City for said services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.

3. The assessment for each parcel shall be payable in ten (10) annual installments. The first installment to be payable on or before the first Monday of January 2028, and shall bear interest at the rate of six and one-half percent (6.5%) per annum from October 1, 2026 through December 31, 2027. The second, third, fourth, fifth, six, seventh, eighth, ninth and tenth annual installments to be payable on or before the first Monday of January of the subsequent years, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036 and 2037 and shall bear interest at the rate of six and one-half percent (6.5%) per annum from January 1st through December 31st, plus a $50 administrative fee added to the assessment.

4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

5. Partial payment of certified assessment shall not be permitted. During the ten (10) year levy period, payment in full may be made on or before the close of City business on November 15th of the years following the certification of the assessment; 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035. If November 15th falls on a weekend, the payoff must be made by the last regular business day before November 15th. All special assessment payoffs must be paid to the City of Bloomington Assessor's Office.

6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted this 14th day of September, 2026.

_____
Mayor

Attest:

_____
Secretary of the Council

EXHIBIT A

10 YR ASSESSMENT ROLL FOR
TREE REMOVAL COSTS

Property Address	Property ID No.	Amount Due on or Before 9/14/26	Amount Due Beginning 9/15/26
2501 W 95th St	17 027 24 11 0051	$ 9,403.41	$ 9,453.41

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:
HENNEPIN
with additional circulation in the counties of:
HENNEPIN
and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/13/2026 and the last insertion being on 08/13/2026.

MORTGAGE FORECLOSURE NOTICES Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____ Designated Agent

Subscribed and sworn to or affirmed before me on 08/13/2026

_____ Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1551243

CITY OF BLOOMINGTON
NOTICE OF HEARING
ASSESSMENT FOR TREE REMOVAL COSTS

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on September 14, 2026, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, located at 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as provided by state law, to consider a Resolution approving the proposed assessment roll for charges assessed against the property upon which a condition was remedied by the trimming, treatment, or removal of trees. The assessment is levied pursuant to the provisions of Chapter 18 of the City Code, as authorized by Minn. Stat. § 429.101, subds. 1(a)(5) and (6).

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

SITE ADDRESS	PROPERTY I.D. NO.	AMOUNT DUE ON OR BEFORE 09/14/26	AMOUNT DUE BEGINNING 09/15/26
2501 W 95th St	17 027 24 11 0051	$ 9,403.41	$ 9,453.41
4032 W 113th St	30 027 24 14 0008	$ 1,635.38	$ 1,685.38
8802 ALDRICH AVE S	09 027 24 14 0084	$ 550.49	$ 600.49
8804 ALDRICH AVE S	09 027 24 14 0085	$ 533.83	$ 583.83
8808 ALDRICH AVE S	09 027 24 14 0087	$ 558.37	$ 608.37
8816 ALDRICH AVE S	09 027 24 14 0091	$ 558.37	$ 608.37
8818 ALDRICH AVE S	09 027 24 14 0092	$ 542.59	$ 592.59
8820 ALDRICH AVE S	09 027 24 14 0093	$ 701.25	$ 751.25
10524 Oregon Ave Cr	32 116 21 23 0091	$ 3,706.85	$ 3,756.85

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fines and fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fines and fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 14, 2026, or by electronic means as provided by state law. The City Council will hear written and oral objections at this Assessment Hearing.

No appeal may be taken as to the amount of any assessment unless written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed. Application may be made for a deferment of special assessments for property owned by a person 65 years of age or older, a person retired by virtue of a permanent and total disability, or a member of the Minnesota National Guard or other military reserves who is ordered into active military service, if the payment of the assessment would cause a hardship to such person, and that the assessment would be upon a parcel homesteaded by the applicant and valued at less than the current average value of a single-family home in the City of Bloomington (Resol. 94-163 as amended by Resol. 2018-48 and Resol. 2021-125). Further information on those rights or any other matter relevant to the proposed assessment may be obtained from the Accounts Receivable Division, Finance Department (952-563-4527).

/s/ Jamy Hanson
City Clerk

Published in the Sun Current
August 13, 2026
1551243

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.5 Public Hearing: Weed/Brush Removal Assessments**
Agenda Section	Date
HEARINGS, RESOLUTIONS, AND ORDINANCES	September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution 2026-____, a resolution adopting the Assessment Roll for Weed and Brush Removal Costs.

Item created by: Briana Eicheldinger, Finance
Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of assessments of delinquent weed/brush removal bills has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

The City Council is asked to adopt the assessment roll for weeds and brush removal costs. Exhibit B of the Resolution provides details as to the Hearing Officer's recommendations for two properties. Council is asked to authorize staff to take actions consistent with those recommendations. The assessments will be certified to Hennepin County for collection as property taxes, with payment due in full by the first Monday of January 2028, plus interest and a $50 administrative fee.

An Administrative Hearing on the proposed assessment was held Wednesday, August 26, 2026. The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

Resolution
Affidavit of Publication

RESOLUTION NO. 2026-_____

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR WEEDS AND BRUSH REMOVAL COSTS

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

WHEREAS, the City Council has the authority to assess unpaid weeds and brush removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code ("City Code") Chapter 1 and § 10.40; and

WHEREAS, notice of administrative hearing on a proposed assessment roll for weeds and brush removal costs on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing ("Administrative Hearing"), as noticed and described in City Code Chapter 1, was held on August 26, 2026, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, two property owners requested an administrative hearing related to weeds and brush removal costs; and

WHEREAS, prior to the Administrative Hearing, the City Attorney's Office was able to resolve one of the two properties that requested an Administrative Hearing. The City Attorney's Office informed this property owner by letter that the City Attorney's Office would recommend dismissal of the unpaid weeds and brush removal costs against their property and they did not need to appear at the Administrative Hearing, unless desired; and

WHEREAS, one property owner appeared at the Administrative Hearing related to weeds and brush removal charges. The City Attorney's Office discussed the proposed assessment with the property owner and reached a resolution agreeable to the property owner. The City Attorney's Office recommended this resolution be adopted by the Hearing Officer; and

WHEREAS, the Hearing Officer adopted the City Attorney's Office's recommendation for the two properties that requested an Administrative Hearing and issued a Findings of Fact, Conclusions of Law, and Recommendation ("Findings of Fact") for the two properties; and

WHEREAS, a summary of the Hearing Officer's Findings of Fact for the two properties is attached hereto as **Exhibit B** and is incorporated herein; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received weeds and brush removal services but did not pay the City for said services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The City Council adopts the Hearing Officer's recommendations for the two parcels that requested an administrative hearing, as summarized in **Exhibit B**. City staff are authorized to take all actions consistent with the adopted recommendations for the properties in **Exhibit B**.

3. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.

4. The assessment for each parcel shall be payable in one (1) annual installment, the first and only installment to be payable on or before the first Monday of January 2028 and shall bear interest at the rate of eight percent (8%) per annum from October 1, 2026, through December 31, 2027, plus a $50 administrative fee added to their assessment.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted on September 14, 2026.

_____
Mayor

Attest:

_____
Secretary of the Council

EXHIBIT A

ASSESSMENT ROLL FOR
WEED AND BRUSH REMOVAL

Property Address	Property ID No.	Amount Due on or Before 9/14/26	Amount Due Beginning 9/15/26
8023 1st Ave S	03 027 24 13 0054	$ 480.74	$ 530.74
8023 2nd Ave S	03 027 24 13 0030	$ 230.83	$ 280.83
8621 11th Ave S	11 027 24 21 0028	$ 279.89	$ 329.89
8344 12th Ave S	02 027 24 31 0017	$ 461.66	$ 511.66
8450 12th Ave S	02 027 24 34 0012	$ 695.22	$ 745.22
9100 15th Ave S	11 027 24 42 0054	$ 230.83	$ 280.83
9230 15th Ave S	11 027 24 43 0046	$ 945.13	$ 995.13
8300 16th Ave S	02 027 24 41 0069	$ 461.66	$ 511.66
914 82nd St W	04 027 24 14 0077	$ 301.70	$ 351.70
3800 84th St	05 027 24 32 0149	$ 461.66	$ 511.66
4533 85th St W	06 027 24 43 0100	$ 230.83	$ 280.83
530 86th St W	03 027 24 33 0017	$ 698.79	$ 748.79
1603 86th ST E	11 027 24 11 0007	$ 1,169.47	$ 1,219.47
1605 86th St E	11 027 24 11 0006	$ 984.14	$ 1,034.14
2601 88th St W	08 027 24 14 0017	$ 230.83	$ 280.83
3107 88th St W	08 027 24 24 0005	$ 854.16	$ 904.16
250 90th St W	10 027 24 21 0001	$ 1,519.20	$ 1,569.20
1630 90th St E	11 027 24 14 0029	$ 99.28	$ 149.28
3417 103RD St W	20 027 24 21 0078	$ 214.48	$ 264.48
2408 110th St W	20 027 24 44 0094	$ 339.86	$ 389.86
6901 110th St W	05 115 21 21 0003	$ 181.77	$ 231.77
10501 Abbott Ave S	20 027 24 24 0075	$ 230.83	$ 280.83
8622 Aldrich Ave S	09 027 24 11 0036	$ 230.83	$ 280.83
50 American Blvd E	03 027 24 12 0034	$ 453.48	$ 503.48
100 American Blvd E	03 027 24 12 0035	$ 453.48	$ 503.48
3416 Baillif Pl	20 027 24 24 0024	$ 417.54	$ 467.54
8321 Blaisdell Ave S	03 027 24 31 0149	$ 918.72	$ 968.72
9792 Cavell Cir	30 116 21 32 0119	$ 285.34	$ 335.34
8521 Chicago Ave S	02 027 24 34 0124	$ 230.83	$ 280.83
8533 Chicago Ave S	02 027 24 34 0122	$ 230.83	$ 280.83
8618 Chicago Ave S	11 027 24 22 0003	$ 301.70	$ 351.70
8824 Columbus Ave S	11 027 24 23 0076	$ 222.65	$ 272.65
8115 Emerson Ave S	04 027 24 13 0022	$ 547.00	$ 597.00
10209 France Ave S	20 027 24 22 0004	$ 230.83	$ 280.83
10541 France Ave S	20 027 24 23 0089	$ 230.83	$ 280.83
8213 Fremont Ave S	04 027 24 42 0067	$ 230.83	$ 280.83
10013 Freemont Ave S	16 027 24 43 0058	$ 2,389.53	$ 2,439.53
510 Halsey La	10 027 24 23 0024	$ 230.83	$ 280.83
10512 Hopkins Rd	22 027 24 23 0087	$ 454.33	$ 504.33
11348 Johnson Ave S	30 027 24 13 0021	$ 230.83	$ 280.83
8916 Kell Ave S	11 027 24 23 0076	$ 4,103.10	$ 4,153.10
8244 Kingslee Rd	17 116 21 31 0074	$ 461.66	$ 511.66
8640 Lyndale Ave S	09 027 24 11 0067	$ 230.83	$ 280.83
10113 Lyndale Ave S	15 027 24 33 0076	$ 461.66	$ 511.66
10640 Lyndale Ave S	21 027 24 41 0028	$ 249.91	$ 299.91
7940 Nicollet Ave S	03 027 24 24 0080	$ 318.05	$ 368.05
8101 Nicollet Ave S	03 027 24 13 0116	$ 494.37	$ 544.37

EXHIBIT A

ASSESSMENT ROLL FOR
WEED AND BRUSH REMOVAL

Property Address	Property ID No.	Amount Due on or Before 9/14/26	Amount Due Beginning 9/15/26
8720 Nicollet Ave S	10 027 24 21 0010	$ 532.53	$ 582.53
9401 Nicollet Ave S	15 027 24 12 0078	$ 432.53	$ 482.53
9533 Nicollet Ave S	15 027 24 12 0018	$ 461.66	$ 511.66
9805 Nicollet Ave S	15 027 24 42 0078	$ 318.05	$ 368.05
10716 Nord Ave S	19 027 24 42 0077	$ 100.00	$ 150.00
10506 Normandale Blvd	33 116 21 24 0009	$ 230.83	$ 280.83
9000 Old Cedar Ave S	11 027 24 41 0114	$ 453.48	$ 503.48

EXHIBIT B

SUMMARY OF HEARING OFFICER RECOMMENDATIONS FROM AUGUST 26, 2026 SPECIAL ASSESSMENT ADMINISTRATIVE HEARING

City Code Section 1.20 grants property owners with unpaid weeds and brush removal costs the opportunity to have an administrative hearing regarding the proposed special assessment. Property owners may also attend the City Council public hearing on September 14, 2026, if so desired. On August 26, 2026, Hearing Officer Mary Dobbins heard two cases related to unpaid weeds and brush removal costs as part of the City's annual special assessment administrative hearing. The following provides a summary of the cases and the Hearing Officer's recommendations to the City Council.

1. 10031 Colfax Avenue South (PIN 1602724440015) – This property had weeds and brush removal costs in the amount of $230.83. The City properly issued a Notice to Cut Grass/Weeds ("Notice") to the property owner on July 15, 2025. The property owner did not respond or mow the grass. The City's mowing abatement contractor completed the mowing on July 24, 2025. City staff were not able to obtain a photo of the grass/weeds before the mowing contractor completed the mowing. The City issued a Notice of Payment to the property owner for $230.83 on March 9, 2026.

   The property owner claimed they did not receive the Notice. The property owner has not had any other grass/weeds issues on the property before or after the mowing abatement was completed. The City Attorney's Office agreed to recommend dismissal of entire $230.83 weeds and brush removal costs and removal of the property from the proposed assessment roll because Environmental Health staff did not obtain a picture of the long grass on July 24, 2025, and the property owner has never had long grass or weeds issues before or since.

   Hearing Officer Recommendation: Dismissal of the entire $230.83 in unpaid weeds and brush removal costs and removal of the property from the assessment roll.

2. 10716 Nord Avenue South (PIN 1902724420077): This property had weeds and brush removal costs in the amount of $230.83. The City properly issued a Notice to Cut Grass/Weeds ("Notice") to the property owner on October 17, 2025. The property owner did not respond or mow the grass. The City's mowing abatement contractor completed the mowing on October 30, 2025. The city issued a Notice of Payment to the property owner for $230.83 on March 9, 2026.

   The City Attorney's Office discussed the proposed assessment with the property owner during the administrative hearing. The area the City's abatement contractor mowed is in between Old Shakopee Road and a public sidewalk. The property owner's understanding was that the City was responsible for mowing this part of their property. The City Attorney's Office and Environmental Health staff explained to the property owner that this area is the property owner's responsibility to maintain. Environmental Health staff confirmed that the property owner has complied by mowing the area since the mowing abatement. The City Attorney's Office recommended that the unpaid weeds and brush removal costs be reduced to $100. The property owner was agreeable to this resolution.

   Hearing Officer Recommendation: Assessment of the remaining $100 in unpaid weeds and brush removal costs on the property is proper.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:
HENNEPIN
with additional circulation in the counties of:
HENNEPIN
and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/13/2026 and the last insertion being on 08/13/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 08/13/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1551266

CITY OF BLOOMINGTON
NOTICE OF HEARING ASSESSMENT FOR WEEDS / BRUSH REMOVAL COSTS

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on September 14, 2026, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, located at 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as provided by state law, to consider a Resolution approving the proposed assessment roll for charges assessed against the property upon which a condition was remedied by the cutting and removal, or eradication of weeds or long grass, or removal of yard waste or brush. The assessment is levied pursuant to the provisions of Chapter 10, Article VI of the City Code, as authorized by Minn. Stat.§ 429.101 subd. 1(a)(2).

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

SITE ADDRESS	PROPERTY I.D. NO.	AMOUNT DUE ON OR BEFORE 09/14/26	AMOUNT DUE BEGINNING 09/15/26
8023 1st Ave S	03 027 24 13 0054	$ 480.74	$ 530.74
8023 2nd Ave S	03 027 24 13 0030	$ 230.83	$ 280.83
8621 11th Ave S	11 027 24 21 0028	$ 279.89	$ 329.89
8344 12th Ave S	02 027 24 31 0017	$ 461.66	$ 511.66
8450 12th Ave S	02 027 24 34 0012	$ 695.22	$ 745.22
9100 15th Ave S	11 027 24 42 0054	$ 230.83	$ 280.83
9230 15th Ave S	11 027 24 43 0046	$ 945.13	$ 995.13
8300 16th Ave S	02 027 24 41 0069	$ 461.66	$ 511.66
914 82nd St W	04 027 24 14 0077	$ 301.70	$ 351.70
3800 84th St	05 027 24 32 0148	$ 461.66	$ 511.66
4533 85th St W	06 027 24 43 0100	$ 230.83	$ 280.83
530 86th St W	03 027 24 33 0017	$ 698.79	$ 748.79
1603 86th ST E	11 027 24 11 0007	$ 1,169.47	$ 1,219.47
1605 86th St E	11 027 24 11 0006	$ 984.14	$ 1,034.14
2601 88th St W	08 027 24 14 0017	$ 230.83	$ 280.83
3107 88th St W	06 027 24 24 0005	$ 854.16	$ 904.16
250 90th St W	10 027 24 21 0001	$ 1,519.20	$ 1,569.20
1630 90th St E	11 027 24 14 0029	$ 99.28	$ 149.28
3417 103RD St W	20 027 24 21 0078	$ 214.48	$ 264.48
2408 110th St W	20 027 24 44 0094	$ 338.66	$ 369.66
6901 110th St W	05 115 21 21 0003	$ 181.77	$ 231.77
10501 Abbott Ave S	20 027 24 24 0075	$ 230.83	$ 280.83
8622 Aldrich Ave S	09 027 24 11 0036	$ 230.83	$ 280.83
50 American Blvd E	03 027 24 12 0034	$ 453.48	$ 503.48
100 American Blvd E	03 027 24 12 0035	$ 453.48	$ 503.48
3416 Bailif Pl	20 027 24 24 0024	$ 417.54	$ 467.54
8321 Blaisdell Ave S	03 027 24 31 0149	$ 918.72	$ 968.72
9792 Cavell Cir	30 116 21 32 0119	$ 285.34	$ 335.34
8521 Chicago Ave S	02 027 24 34 0124	$ 230.83	$ 280.83
8533 Chicago Ave S	02 027 24 34 0122	$ 230.83	$ 280.83
8618 Chicago Ave S	11 027 24 22 0003	$ 301.70	$ 351.70
10031 Colfax Ave S	16 027 24 44 0015	$ 230.83	$ 280.83
8824 Columbus Ave S	11 027 24 23 0076	$ 222.65	$ 272.65
8115 Emerson Ave S	04 027 24 13 0022	$ 547.00	$ 597.00
10209 France Ave S	20 027 24 22 0004	$ 230.83	$ 280.83
10541 France Ave S	20 027 24 23 0089	$ 230.83	$ 280.83
8213 Fremont Ave S	04 027 24 42 0067	$ 230.83	$ 280.83
8615 Fremont Ave S	09 027 24 12 0056	$ 416.17	$ 466.17
10013 Freemont Ave S	16 027 24 43 0056	$ 2,389.53	$ 2,439.53
510 Halsey Ln	10 027 24 23 0024	$ 230.83	$ 280.83
10512 Hopkins Rd	22 027 24 23 0087	$ 454.33	$ 504.33
10131 Humboldt Ave S	16 027 24 43 0008	$ 432.83	$ 482.83
11348 Johnson Ave S	30 027 24 13 0021	$ 230.83	$ 280.83
8916 Kell Ave S	07 027 24 13 0029	$ 4,103.10	$ 4,153.10
8244 Kingslee Rd	17 116 21 31 0074	$ 461.66	$ 511.66
8640 Lyndale Ave S	09 027 24 11 0067	$ 230.83	$ 280.83
10113 Lyndale Ave S	15 027 24 33 0076	$ 461.66	$ 511.66
10640 Lyndale Ave S	21 027 24 41 0028	$ 249.91	$ 299.91
7940 Nicollet Ave S	03 027 24 24 0080	$ 318.05	$ 368.05
8101 Nicollet Ave S	03 027 24 13 0116	$ 494.37	$ 544.37
8720 Nicollet Ave S	10 027 24 21 0010	$ 532.53	$ 582.53
9401 Nicollet Ave S	15 027 24 12 0078	$ 432.53	$ 482.53
9533 Nicollet Ave S	15 027 24 12 0016	$ 461.66	$ 511.66
9805 Nicollet Ave S	15 027 24 42 0076	$ 318.05	$ 368.05
10716 Nord Ave S	19 027 24 42 0077	$ 230.83	$ 280.83
10505 Normandale Blvd	33 116 21 24 0009	$ 230.83	$ 280.83
9000 Old Cedar Ave S	11 027 24 41 0114	$ 453.48	$ 503.48
1820 Old Shakopee Rd E	11 027 24 44 0099	$ 9,747.08	$ 9,797.08
10801 Oregon Ave S	32 116 21 32 0146	$ 834.22	$ 884.22
10038 Penn Ave S	17 027 24 44 0002	$ 657.91	$ 707.91
10215 Pleasant Ave S	22 027 24 21 0007	$ 230.83	$ 280.83
9345 Poplar Bridge Rd	07 027 24 33 0005	$ 230.83	$ 280.83
9137 Russell Ave S	08 027 24 41 0022	$ 439.86	$ 489.86
10287 Scarborough Rd	19 027 24 22 0051	$ 310.15	$ 360.15
8108 Stevens Ave S	03 027 24 13 0069	$ 230.83	$ 280.83
8625 Thomas Ave S	08 027 24 11 0064	$ 361.66	$ 411.66
10722 Thomas Ave S	20 027 24 42 0049	$ 230.83	$ 280.83
9407 Toledo Ave S	18 027 24 22 0038	$ 312.60	$ 362.60
10233 Washburn Cir	20 027 24 12 0036	$ 230.83	$ 280.83
8204 Wentworth Ave S	03 027 24 31 0053	$ 230.83	$ 280.83
8525 Wentworth Ave S	03 027 24 34 0080	$ 230.83	$ 280.83
9649 Xylon Ave S	30 116 21 13 0015	$ 301.70	$ 351.70
9332 Yukon Ave S	19 116 21 34 0047	$ 230.83	$ 280.83
10847 Zenith Ave S	20 027 24 34 0023	$ 1,341.19	$ 1,391.19

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fines and fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fines and fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 14, 2026, or by electronic means as provided by state law. The City Council will hear written and oral objections at this Assessment Hearing.

No appeal may be taken as to the amount of any assessment unless written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081 by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed, however it does not allow for any deferment procedures. Further information on those rights or any other matter relevant to the proposed assessment may be obtained from the Accounts Receivable Division, Finance Department (952-563-4527).

/s/ Jamy Hanson
City Clerk

Published in the Sun Current
August 13, 2026
1551266

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.6 Public Hearing: Public Nuisance Abatement Assessment**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution 2026-_____, a Resolution Adopting the Assessment Roll for Public Nuisance Abatements.

Item created by: Briana Eicheldinger, Finance
Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of assessment of Public Nuisance Abatements has been scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

The City Council is asked to adopt the assessment roll for public nuisance abatements. Exhibit B of the Resolution provides details as to the Hearing Officer's recommendations for one property. Council is asked to authorize staff to take actions consistent with the recommendations. The assessments will be certified to Hennepin County for collection as property taxes, with payment due in full by the first Monday of January 2028, plus interest and a $50 administrative fee.

An Administrative Hearing on the proposed assessment was held Wednesday, August 26, 2026. The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

Resolution
Affidavit of Publication

RESOLUTION NO. 2026-_____

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR PUBLIC NUISANCE ABATEMENTS

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

WHEREAS, the City Council has the authority to assess public nuisance abatement or removal costs pursuant to Minnesota Statutes § 429.101, and Bloomington City Code ("City Code") Chapter 1 and § 12.06; and

WHEREAS, notice of an administrative hearing on a proposed assessment roll for public nuisance abatements on the properties identified on **Exhibit A**, which is attached hereto and incorporated herein, was published in the official newspaper of the City and notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on **Exhibit A**; and

WHEREAS, an administrative hearing ("Administrative Hearing"), as noticed and described in City Code Chapter 1, was held on August 26, 2026, where all interested parties were given an opportunity to be heard or otherwise comment on the proposed assessment roll; and

WHEREAS, one owner appeared for the Administrative Hearing related to public nuisance abatement costs. The City Attorney's Office and property owner each made arguments to the independent hearing officer ("Hearing Officer") regarding the proposed assessment; and

WHEREAS, the Hearing Officer adopted the City Attorney's Office's recommendation for the property appearing at the Administrative Hearing, and issued Findings of Fact, Conclusions of Law, and Recommendation ("Findings of Fact") consistent with the City Attorney's Office's recommendation; and

WHEREAS a summary of the Hearing Officer's Findings of Fact for the property that appeared at the Administrative Hearing is attached hereto as **Exbibit B** and is incorporated herein; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on **Exhibit A** received abatement or removal services, or both, but did not pay the City for said services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The City Council adopts the Hearing Officer's recommendation for the property that requested an administrative hearing, as summarized in **Exhibit B**. City staff are authorized to take all actions consistent with the adopted recommendation in **Exhibit B**.

3. The assessment roll, a copy of which is on file in the office of the City Clerk, is hereby adopted and shall constitute the special assessments against the lands named therein.

4. The assessment for each parcel shall be payable in one (1) annual installment, the first and only installment to be payable on or before the first Monday of January 2028 and shall bear interest at the rate of eight percent (8%) per annum from October 1, 2026, through December 31, 2027, plus a $50 administrative fee added to their assessment.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

6. The Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted on September 14, 2026.

_____
Mayor

Attest:

_____
Secretary of the Council

EXHIBIT A

ASSESSMENT ROLL FOR ABATEMENT PUBLIC NUISANCE

Property Address	Property ID No.	Amount Due on or Before 9/14/26	Amount Due Beginning 9/15/26
8208 10th Ave S	02 027 24 31 0070	$ 448.39	$ 498.39
8245 10th Ave S	02 027 24 31 0061	$ 209.03	$ 259.03
8221 11th Ave S	02 027 24 31 0031	$ 287.52	$ 337.52
8444 12th Ave S	02 027 24 34 0011	$ 656.03	$ 706.03
300 83rd St W	03 027 24 32 0059	$ 334.40	$ 384.40
3800 84th St W	05 027 24 32 0149	$ 361.66	$ 411.66
333 86th St W	10 027 24 22 0040	$ 274.44	$ 324.44
3001 88th St W	08 027 24 13 0045	$ 606.63	$ 656.63
10 90th St W	10 027 24 24 0040	$ 318.05	$ 368.05
906 90th St E	11 027 24 24 0101	$ 345.31	$ 395.31
2101 90th St W	09 027 24 32 0084	$ 216.09	$ 266.09
1300 98th St W	16 027 24 13 0033	$ 461.18	$ 511.18
3911 108th St W	19 027 24 44 0001	$ 209.03	$ 259.03
8622 Aldrich Ave S	09 027 24 11 0036	$ 181.77	$ 231.77
8419 Blaisdell Ave S	03 027 24 34 0016	$ 218.05	$ 268.05
9792 Cavell Cir	30 116 21 32 0119	$ 161.33	$ 211.33
8748 Columbus Ave S	11 027 24 22 0014	$ 449.97	$ 499.97
8824 Columbus Ave S	11 027 24 23 0076	$ 236.28	$ 286.28
8724 Crest Rd	11 027 24 12 0054	$ 155.36	$ 205.36
8115 Emerson Ave S	04 027 24 13 0022	$ 508.84	$ 558.84
8701 Fremont Ave S	09 027 24 12 0021	$ 30.65	$ 80.65
9124 Grand Ave S	10 027 24 32 0014	$ 268.99	$ 318.99
5307 Highpointe Dr	28 116 21 24 0210	$ 192.67	$ 242.67
1717 Irving Cur	04 027 24 34 0015	$ 1,735.38	$ 1,785.38
8916 Kell Ave S	07 027 24 13 0029	$ 318.05	$ 368.05
8937 Logan Ave S	09 027 24 24 0076	$ 209.03	$ 259.03
8720 Nicollet Ave S	10 027 24 21 0010	$ 209.03	$ 259.03
9501 Nicollet Ave S	15 027 24 12 0014	$ 474.50	$ 524.50
9805 Nicollet Ave S	15 027 24 42 0078	$ 579.96	$ 629.96
10300 Nicollet Ave S	22 027 24 21 0097	$ 216.09	$ 266.09
4810 Nord Dr	19 027 24 31 0057	$ 263.54	$ 313.54
10601 Oregon Ave S	32 116 21 32 0146	$ 481.59	$ 531.59
8618 Park Ave S	11 027 24 22 0020	$ 525.20	$ 575.20
8617 Portland Ave S	11 027 24 22 0067	$ 304.42	$ 354.42
8008 Telegraph Rd	18 116 21 13 0086	$ 119.93	$ 169.93
10524 Vincent Ave S	20 027 24 13 0094	$ 304.42	$ 354.42
8525 Wentworth Ave S	03 027 24 34 0080	$ 863.18	$ 913.18

EXHIBIT B

SUMMARY OF HEARING OFFICER RECOMMENDATION FROM AUGUST 26, 2026 SPECIAL ASSESSMENT ADMINISTRATIVE HEARING

City Code Section 1.20 grants property owners with unpaid nuisance abatement fees the opportunity to have an administrative hearing regarding the proposed special assessment. Property owners may also attend the City Council public hearing on September 14, 2026, if so desired. On August 26, 2026, Hearing Officer Mary Dobbins heard one case related to unpaid nuisance abatement fees as part of the City's annual special assessment administrative hearing. The following provides a summary of the case and the Hearing Officer's recommendation to the City Council.

1. 8724 Crest Road (PIN 1102724120054) – This property has $155.36 in unpaid nuisance abatement fees. The City properly served a Notice to Abate Public Nuisance ("Notice") to the property owners on February 18, 2025, related to nine bags of yard waste stored outdoors, advising them that the City would abate the nuisance by removing the bags of yard waste if not removed by March 4, 2025. The Notice also informed the property owners of their right to appeal the City's nuisance condition determination. The property owners did not exercise their right to appeal. The City's abatement contractor removed the bags of yard waste on March 19, 2025. The total amount of abatement fees, including the $100 inspection fee authorized by City Code, was $255.36.

   One of the property owners disputed the charge after receiving the City's $255.36 invoice, mailed on October 2, 2025. In response, Environmental Health staff agreed to remove the $100 inspection fee, leaving $155.36 in unpaid abatement fees.

   At the August 26, 2026 hearing, the property owner made arguments to the Hearing Officer, including that he was out of country when the Notice was served, the abatement fees are excessive, and that he has been storing yard waste outdoors for several years. The City argued that the Notice was served properly and the property owners did not appeal the Notice.

   Hearing Officer Recommendation: Assessment of the remaining unpaid abatement fees of $155.36 is proper.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/13/2026 and the last insertion being on 08/13/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 08/13/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1551228

CITY OF BLOOMINGTON
NOTICE OF HEARING ASSESSMENT OF ABATEMENT OR REMOVAL OF A PUBLIC NUISANCE

NOTICE is hereby given that the Bloomington City Council will hold a public hearing on September 14, 2026, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, located at 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as provided by state law, to consider a Resolution approving the proposed assessment roll for charges assessed against the property for abatement or removal of a public nuisance. The assessment is levied pursuant to the provisions of Chapter 12, of the City Code, as authorized by Minnesota Statutes § 429.101, subd. 1(a)(3).

The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

SITE ADDRESS	PROPERTY I.D. NO.	AMOUNT DUE ON OR BEFORE 09/14/26	AMOUNT DUE BEGINNING 09/15/26
8208 10th Ave S	02 027 24 31 0070	$ 448.39	$ 498.39
8245 10th Ave S	02 027 24 31 0061	$ 209.03	$ 259.03
8221 11th Ave S	02 027 24 31 0031	$ 287.52	$ 337.52
8444 12th Ave S	02 027 24 34 0011	$ 656.03	$ 706.03
300 83rd St W	03 027 24 32 0059	$ 334.40	$ 384.40
3800 84th St W	05 027 24 32 0149	$ 361.66	$ 411.66
333 86th St W	10 027 24 22 0040	$ 274.44	$ 324.44
3001 88th St W	08 027 24 13 0045	$ 606.63	$ 656.63
10 90th St W	10 027 24 24 0040	$ 318.05	$ 368.05
906 90th St E	11 027 24 24 0101	$ 345.31	$ 395.31
2101 90th St W	09 027 24 32 0084	$ 216.09	$ 266.09
1300 98th St W	16 027 24 13 0033	$ 461.18	$ 511.18
3911 108th St W	19 027 24 44 0001	$ 209.03	$ 259.03
8622 Aldrich Ave S	09 027 24 11 0036	$ 181.77	$ 231.77
8419 Blaisdell Ave S	03 027 24 34 0016	$ 318.05	$ 368.05
9792 Cavell Cir	30 116 21 32 0119	$ 161.33	$ 211.33
8624 Colfax Ave S	09 027 24 11 0052	$ 800.54	$ 850.54
8748 Columbus Ave S	11 027 24 22 0014	$ 449.97	$ 499.97
8824 Columbus Ave S	11 027 24 23 0076	$ 236.28	$ 286.28
8724 Crest Rd	11 027 24 12 0054	$ 155.36	$ 205.36
8115 Emerson Ave S	04 027 24 13 0022	$ 508.84	$ 558.84
8701 Fremont Ave S	09 027 24 12 0021	$ 330.65	$ 380.65
9124 Grand Ave S	10 027 24 32 0014	$ 268.99	$ 318.99
5307 Highpointe Dr	28 116 21 24 0210	$ 192.67	$ 242.67
1717 Irving Cur	04 027 24 34 0015	$ 1,735.38	$ 1,785.38
8916 Kell Ave S	07 027 24 13 0029	$ 318.05	$ 368.05
8937 Logan Ave S	09 027 24 24 0076	$ 209.03	$ 259.03
8720 Nicollet Ave S	10 027 24 21 0010	$ 209.03	$ 259.03
9501 Nicollet Ave S	15 027 24 12 0014	$ 474.50	$ 524.50
9805 Nicollet Ave S	15 027 24 42 0078	$ 579.96	$ 629.96
10300 Nicollet Ave S	22 027 24 21 0097	$ 216.09	$ 266.09
4810 Nord Dr	19 027 24 31 0057	$ 263.54	$ 313.54
10601 Oregon Ave S	32 116 21 32 0146	$ 481.59	$ 531.59
8618 Park Ave S	11 027 24 22 0020	$ 525.20	$ 575.20
8617 Portland Ave S	11 027 24 22 0067	$ 304.42	$ 354.42
8008 Telegraph Rd	18 116 21 13 0086	$ 119.93	$ 169.93
10524 Vincent Ave S	20 027 24 13 0094	$ 304.42	$ 354.42
8525 Wentworth Ave S	03 027 24 34 0080	$ 863.18	$ 913.18

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the above fines and fees added to property taxes, present payment to the Bloomington Finance Department at Bloomington Civic Plaza. Prior to placing these unpaid fines and fees on your property taxes, the City Council will hold a public Assessment Hearing in the City Council Chambers at Bloomington Civic Plaza at 6:30 p.m. on Monday, September 14, 2026, or by electronic means as provided by state law. The City Council will hear written and oral objections at this Assessment Hearing.

No appeal may be taken as to the amount of any assessment unless written objection signed by the affected property owner is filed with the City Clerk prior to the Assessment Hearing or presented to the Mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081, by serving notice of the appeal upon the Mayor or Clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed, however it does not allow for any deferment procedures. Further information on those rights or any other matter relevant to the proposed assessment may be obtained from the Accounts Receivable Division, Finance Department (952-563-4527).

/s/ Jamy Hanson
City Clerk

Published in the Sun Current
August 13, 2026
1551228

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Finance	**4.7 Public Hearing: Civil Fines for Property-Related Violation Assessments**
Agenda Section	Date
HEARINGS, RESOLUTIONS, AND ORDINANCES	September 14, 2026

Requested Action:

Motion by _____, seconded by _____to adopt Resolution No. 2026-____, a resolution adopting the Assessment Roll for Unpaid Civil Penalties and Fines.

Item created by: Briana Eicheldinger, Finance
Item presented by: Lori Economy-Scholler, CFO

Description:

A publicly advertised and noticed hearing on the matter of assessments of unpaid Civil Fines for Property-Related Violations was advertised and scheduled for this date and time. A listing of the properties being assessed is included with the agenda material.

The City Council is asked to adopt the assessment roll for unpaid civil fines and penalties related to environmental and building violations. Exhibit B of the Resolution provides details as to the Hearing Officer's recommendations for 17 properties, including dismissals and assessments. Council is asked to authorize staff to take actions consistent with those recommendations. The assessments will be certified to Hennepin County for collection as property taxes, with payment due in full by the first Monday of January 2028, plus interest and a $50 administrative fee.

An Administrative Hearing on the proposed assessment was held Wednesday, August 26, 2026. The presentation and memo related to this topic is included in today's agenda item 4.3.

Attachments:

Resolution
Affidavit of Publication

RESOLUTION NO. 2026-

A RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR UNPAID CIVIL PENALTIES AND FINES

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

WHEREAS, the City Council has the authority to assess unpaid civil fines pursuant to Minnesota Statutes § 429.101, subd. 1(a)(3), Bloomington City Charter § 12.15, Bloomington City Code ("City Code") Section 1.19, and City Code Chapter 12; and

WHEREAS, notice of an administrative hearing on the proposed assessment roll for unpaid civil penalties and fines on the properties identified on Exhibit A, which is attached hereto and incorporated herein, was published in the official newspaper of the City. Written notice was mailed to all persons listed on the official records of Hennepin County as owners of the affected parcels or lots with unpaid civil fines and penalties; and

WHEREAS, properties for which payment has been made since the date of the newspaper publication are not listed on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, an administrative hearing ("Administrative Hearing"), as noticed and described in City Code sections 1.19 and 1.20, was held on August 26, 2026, where all property owners with unpaid civil fines and penalties were given an opportunity to be heard by an independent hearing officer ("Hearing Officer"); and

WHEREAS, owners or representatives of 17 properties requested an Administrative Hearing regarding the proposed assessments against their respective properties; and

WHEREAS, the City Attorney's Office was able to resolve eight of the proposed assessments prior to the Administrative Hearing. The City Attorney's Office or other City staff informed these property owners verbally or by letter that the City Attorney's Office would recommend dismissal of the unpaid civil fines against their properties and they did not need to appear at the administrative hearing, unless desired; and

WHEREAS, the property owners or representatives for nine properties appeared at the Administrative Hearing; and

WHERAS, during the Administrative Hearing the City Attorney's Office and Environmental Health staff discussed the violations with the remaining nine property owners or representatives; and

WHERAS, after discussing the violations with the nine remaining property owners or representatives, the City Attorney's Office made a recommendation to the Hearing Officer regarding each property; and

WHEREAS, the Hearing Officer adopted the City Attorney's Office's recommendation for each property, and issued a Findings of Fact, Conclusions of Law, and Recommendation ("Findings of Fact") for all 17 properties; and

WHEREAS, a summary of the Hearing Officer's Findings of Fact for all 17 properties is attached hereto as Exbibit B and is incorporated herein; and

WHEREAS, a public hearing before the City Council, as noticed, was held on September 14, 2026, where all interested persons were given an opportunity to be heard or otherwise comment on the proposed assessment; and

WHEREAS, the City Council finds that the various parcels listed on Exhibit A did not pay the civil fines owing on the properties for environmental or building violations, or both.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, THAT:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. The City Council adopts the Hearing Officer's recommendations for all parcels that requested an administrative hearing related to unpaid civil penalties and fines, as summarized in Exhibit B. City staff are authorized to take all actions consistent with the adopted recommendations for the properties in Exhibit B.

3. The assessment roll, a copy of which is on file in the office of the City Clerk, and as it may be amended by City staff as authorized herein, is hereby adopted and shall constitute the special assessments against the lands named therein.

4. The assessment for each parcel shall be payable in an annual installment, the first and only installment to be payable on or before the first Monday of January 2028, and shall bear interest at the rate of eight percent (8%) per annum from October 1, 2026, through December 31, 2027, plus a $50.00 administrative fee added to the assessment.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor on November 24, 2026, pay the whole assessment on such property with no interest accrual.

6. The City Clerk, or designee, is hereby authorized and directed to transmit a certified copy of the assessment roll to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid in the same manner as other municipal taxes.

Passed and adopted on September 14, 2026.

ATTEST:

_____
Mayor

_____
Secretary to the Council

EXHIBIT A
CIVIL PENALTIES AND FINES

2026 PENDING ASSESSMENTS				
Address #	Street	PIN	Amount	Comments
8149	102nd St W	30-116-21-34-0030	$1,100.00	APO
8720	10th Ave S	11-027-24-21-0075	$1,100.00	APO
8320	10th Ave S	02-027-24-31-0083	$1,100.00	APO
8238	11th Ave S	02-027-24-31-0041	$1,100.00	APO
9019	11th Ave S	11-027-24-31-0030	$1,100.00	APO
8621	11th Ave S	11-027-24-21-0028	$3,300.00	APO
8117	12th Ave S	02-027-24-13-0007	$1,650.00	APO
8618	12th Ave S	11-027-24-21-0004	$1,100.00	APO
7837	12th Ave S	02-027-24-12-0028	$3,960.00	APO
8224	14th Ave S	02-027-24-42-0078	$550.00	APO
9237	15th Ave S	11-027-24-43-0063	$275.00	NSC
9200	17th Ave S	11-027-24-44-0011	$825.00	APO
8537	1st Ave S	03-027-24-43-0023	$550.00	APO
8650	1st Ave S	10-027-24-12-0065	$1,650.00	APO
9114	1st Ave S	10-027-24-42-0039	$550.00	APO
8417	2nd Ave S	03-027-24-43-0084	$1,650.00	APO
8100	31st Ave S	01-027-24-14-0028	$2,200.00	APO
9625	3rd Ave S	15-027-24-14-0061	$1,100.00	APO
9141	4th Ave S	10-027-24-41-0018	$275.00	APO
5222	78th St W	06-027-24-22-0005	$5,550.00	APO
814	83rd St E	02-027-24-31-0078	$1,650.00	APO
1014	86th St E	02-027-24-34-0054	$550.00	APO
201	86th St W	10-027-24-21-0038	$3,300.00	APO
333	86th St W	10-027-24-22-0040	$2,750.00	APO
1912	86th St W	04-027-24-33-0059	$ 550.00	APO
3030	86th St W	05-027-24-43-0037	$1,650.00	APO
1719	90th St W	09-027-24-31-0024	$1,650.00	APO
357	97th 1/2 St E	15-027-24-14-0049	$3,850.00	APO
10143	Abbott Ave S	17-027-24-34-0038	$550.00	APO
10251	Aldrich Ave S	21-027-24-11-0005	550.00	APO
100	American Blvd E	03-027-24-12-0035	$5,555.00	APO
5151	American Blvd W	06-027-24-23-0017	$3,300.00	APO
10549	Beard Ave S	20-027-24-24-0090	$825.00	NSC
8507	Blaisdell Ave S	03-027-24-34-0067	$1,650.00	APO
10750	Bloomington Ferry Rd	31-116-21-42-0069	$2,200.00	APO
9792	Cavell Cir	30-116-21-32-0119	$ 275.00	APO
11024	Cavell Cir	31-116-21-33-0025	$1,100.00	APO
8412	Chicago Ave S	02-027-24-33-0102	$1,650.00	APO
8521	Chicago Ave S	02-027-24-34-0124	$2,200.00	APO
8114	Colfax Ave S	04-027-24-14-0082	$1,650.00	APO
8300	Colfax Ave S	04-027-24-41-0023	$1,650.00	APO
8701	Colfax Ave S	09-027-24-11-0030	$4,950.00	APO
9129	Colfax Ave S	09-027-24-41-0040	$ 550.00	APO

8516	Columbus Ave S	02-027-24-33-0036	$1,100.00	APO
8608	Crest Rd	11-027-24-12-0045	$2,750.00	APO
1908	Dixon Dr	04-027-24-32-0008	$1,650.00	APO
10495	Dupont Rd	21-027-24-14-0029	$2,200.00	APO
9617	Edgewood Rd	29-116-21-14-0012	$1,100.00	APO
8450	Elliot Ave S	02-027-24-34-0111	$550.00	APO
8521	Elliot Ave S	02-027-24-34-0090	$ 4,400.00	APO
8527	Elliot Ave S	02-027-24-34-0089	$1,100.00	APO
8722	Elliot Ave S	11-027-24-21-0012	$ 550.00	APO
9420	Elliot Ave S	14-027-24-21-0056	$1,100.00	APO
8615	Emerson Ave S	09-027-24-12-0045	$1,100.00	APO
8720	Emerson Ave S	09-027-24-12-0017	$2,290.00	APO
10541	France Ave S	20-027-24-23-0089	$1,650.00	APO
9609	Garfield Ave S	15-027-24-23-0034	$1,100.00	APO
10801	Hampshire Ave S	32-116-21-43-0002	$ 880.00	APO
8300	Humboldt Ave S	04-027-24-31-0040	$ 550.00	APO
8364	Irving Ave S	04-027-24-34-0030	$ 550.00	APO
8441	Irving Ave S	04-027-24-34-0042	$2,200.00	APO
1717	Irving Curve	04-027-24-34-0015	$1,100.00	APO
8737	James Ave S	09-027-24-21-0059	$1,100.00	APO
9041	James Ave S	09-027-24-31-0008	$550.00	APO
11348	Johnson Ave S	30-027-24-13-0021	$1,925.00	APO
8028	Lyndale Ave S	04-027-24-14-0003	$2,750.00	APO
8810	Lyndale Ave S	09-027-24-14-0078	$ 990.00	APO
9432	Lyndale Ave S	16-027-24-11-0009	$1,650.00	APO
10250	Lyndale Ave S	21-027-24-11-0006	$1,100.00	APO
10310	Lyndale Ave S	21-027-24-11-0009	$ 9,625.00	APO
10640	Lyndale Ave S	21-027-24-41-0028	$5,720.00	APO
10700	Lyndale Ave S	21-027-24-41-0004	$2,200.00	APO
8217	Maryland Rd	17-116-21-32-0022	$ 550.00	APO
5407	Mt Normandale Curv	21-116-21-21-0042	$ 550.00	APO
8224	Nicollet Ave S	03-027-24-31-0021	$2,200.00	APO
8400	Nicollet Ave S	03-027-24-34-0006	$3,300.00	APO
8633	Nicollet Ave S	10-027-24-12-0078	$500.00	APO
8705	Nicollet Ave S	10-027-24-12-0076	$2,750.00	APO
8801	Nicollet Ave S	10-027-24-13-0091	$ 550.00	APO
9401	Nicollet Ave S	15-027-24-12-0078	$2,200.00	APO
9805	Nicollet Ave S	15-027-24-42-0078	$3,520.00	APO
8624	Oakland Ave S	11-027-24-22-0069	$1,100.00	APO
9149	Old Cedar Ave S	12-027-24-32-0026	$9,350.00	APO
1820	Old Shakopee Rd E	11-027-24-44-0099	$15,400.00	APO
2250	Old Shakopee Rd E	12-027-24-21-0023	$ 4,400.00	APO
3500	Old Shakopee Rd W	20-027-24-32-0020	$2,475.00	APO
3809	Old Shakopee Rd W	20-027-24-32-0062	$ 880.00	APO
7700	Old Shakopee Rd W	31-116-21-42-0068	$2,200.00	APO
3015	Overlook Dr	29-027-24-13-0047	$ 880.00	APO
9020	Park Ave S	11-027-24-32-0038	$ 550.00	APO
1712	Park Rd	11-027-24-11-0062	$2,475.00	APO

8901	Penn Ave S	09-027-24-23-0075	$ 2,750.00	APO
8131	Pillsbury Ave S	03-027-24-24-0057	$ 1,650.00	APO
7810	Portland Ave S	03-027-24-11-0001	$ 1,100.00	APO
8020	Portland Ave S	03-027-24-14-0003	$ 1,100.00	APO
9211	Portland Ave S	11-027-24-33-0023	$ 1,100.00	APO
11021	Queen Cir	29-027-24-11-0055	$ 1,100.00	APO
8506	Stevens Ave S	03-027-24-43-0100	$ 3,300.00	APO
8542	Stevens Ave S	03-027-24-43-0021	$ 550.00	APO
8625	Thomas Ave S	08-027-24-11-0064	$ 2,200.00	APO
10323	Thomas Ave S	20-027-24-11-0022	$1,100.00	APO
8206	Upton Ave S	05-027-24-42-0051	$ 550.00	APO
9180	Utica Ave S	07-027-24-32-0059	$2,475.00	APO
9634	Utica Rd	18-027-24-23-0101	$1,100.00	APO
9649	Vincent Ave S	17-027-24-13-0046	$ 275.00	APO
10524	Vincent Ave S	20-027-24-13-0094	$1,100.00	APO
2352	Wellswood Cur	20-027-24-44-0087	$1,100.00	APO
8236	Wentworth Ave S	03-027-24-31-0060	$1,650.00	APO
8424	Wentworth Ave S	03-027-24-34-0038	$ 275.00	APO
8441	Wentworth Ave S	03-027-24-34-0027	$1,000.00	APO
8758	Wentworth Ave S	10-027-24-21-0033	$ 275.00	APO
9938	Wentworth Ave S	15-027-24-31-0066	$1,100.00	APO
11213	Xavier Rd	04-115-21-24-0047	$1,650.00	APO

EXHIBIT B

SUMMARY OF HEARING OFFICER RECOMNENDAITONS FROM AUGUST 26, 2026 SPECIAL ASSESSMENT ADMINISTRATIVE HEARINGS

City Code Section 1.19 grants property owners with unpaid civil penalties and fees ("unpaid fines") the opportunity to have an administrative hearing regarding the proposed special assessment. Property owners may also attend the City Council public hearing on September 14, 2026, if so desired.

On August 26, 2026, Hearing Officer Mary Dobbins heard 17 cases related to unpaid civil fines as part of the City's annual special assessment administrative hearings. The following provides a summary of each case heard and the Hearing Officer's recommendation to the City Council.

Dismissals and Removals from Assessment Roll

For the reasons noted, the City Attorney's Office recommended to the Hearing Officer that the unpaid fines for the properties identified below be waived and the properties removed from the proposed assessment roll. The Hearing Officer adopted the City Attorney's Office's recommendations, as noted.

1. 8414 22nd Avenue South (PIN 0102724340053): This property had $2,200 in unpaid fines. The former owner incurred the civil fines due to property use violations, but later sold the property to the current owner, still subject to the unpaid fines. The City Attorney's Office recommended dismissal of the unpaid fines because the current owner was not responsible for the violations and the property is currently in compliance with City Code.

   Hearing Officer Recommendation: Dismissal of the entire $2,200 in unpaid fines and removal of the property from the assessment roll.

2. 8416 22nd Avenue South (PIN 0102724340054): This property had $2,200 in unpaid fines. The former owner incurred the civil fines due to property use violations, but later sold the property to the current owner, still subject to the unpaid fines. The City Attorney's Office recommended dismissal of the unpaid fines because the current owner was not responsible for the violations and the property is currently in compliance with City Code.

   Hearing Officer Recommendation: Dismissal of the entire $2,200 in unpaid fines and removal of the property from the assessment roll.

3. 10801 Xerxes Avenue South (2002724430107): This property had $275 in unpaid fines from a recreational vehicle storage violation from September 4, 2025. The property owner responsible for the violation died on September 25, 2025. After their death, the recreational vehicle was removed from the property and Environmental Health closed its file. The City Attorney's Office recommended dismissal of the unpaid fines due to property owner's death and the property's current compliance with City Code.

   Hearing Officer Recommendation: Dismissal of the entire $275 in unpaid fines and removal of the property from the assessment roll.

4. 8406 Portland Avenue South (0302724440107): This property had $1,100 in unpaid fines for two exterior maintenance violations related to the condition of the driveway. The property owner contracted for and completed the repairs in May 2026, spending approximately $4,600 to do so. The City Attorney's Office recommended dismissal of the unpaid fines because the property owner completed the repairs at significant expense and the driveway is now in compliance with City Code.

   Hearing Officer Recommendation: Dismissal of the entire $1,100 in unpaid fines and removal of the property from the assessment roll.

5. 8407 Columbus Avenue South (PIN 0202724330098): This property had $550 in unpaid fines for an exterior maintenance violation from July 8, 2025 related to the condition of a fence. The property owner received a subsequent administrative citation on October 7, 2025 for the fence issue, scheduled an administrative conference with the City Attorney's Office, and reached a settlement agreement. The property owner complied with the settlement agreement by performing the required repairs. The City Attorney's Office recommended dismissal of the unpaid fines because the property owner completed the required repairs and had already received three previous citations for the fence condition in 2024 and the first half of 2025.

   Hearing Officer Recommendation: Dismissal of the entire $550 in unpaid fines and removal of the property from the assessment roll.

6. 10124 Park Avenue South (PIN 1402724330041): This property had $275 in unpaid fines for a violation related to the number of vehicles stored on the property and street abutting the property. The property is a licensed group home that has staff on site and professionals visiting often. After Environmental Health staff issued the citation, they discussed the issue with the property owner to ensure nighttime violations would not continue. Environmental Health staff have not observed any nighttime violations related to number of vehicles since March 2026. The City Attorney's Office recommended dismissal of the unpaid fines because there has been nighttime compliance since March 2026. City Code also provides exceptions for vehicles parked temporarily as a residence for business service reasons.

   Hearing Officer Recommendation: Dismissal of the entire $275 in unpaid fines and removal of the property from the assessment roll.

7. 10349 Upton Avenue South (PIN 2002724120054): This property had $550 in unpaid fines for a violation related to a tent in the backyard used for storage purposes. The property owner contacted the City Attorney's Office prior to the hearing and stated that he was in the hospital when the August 4, 2025 citation was issued. The property owner later removed the tent from the property. The City Attorney's Office recommended dismissal of the unpaid fines because the property owner removed the tent from the property and the property was subject to previous citations and unpaid fine special assessments for the tent issue in 2024 and 2025.

8. 8500 Stevens Avenue South (0302724430101): This property had $1,100 in unpaid fines for violations related to peeling paint and rotten/damaged siding on the house structure. The property owner appeared at the hearing. Environmental Health staff confirmed with the property owner at the hearing that all required repairs and corrections were completed. The City Attorney's Office recommended dismissal of the unpaid fines because the property owner performed all required repairs.

   Hearing Officer Recommendation: Dismissal of the entire $1,100 in unpaid fines and removal of the property from the assessment roll.

   Note: Staff utilized a Spanish translation service for this hearing and provided the property owner translated copies of proposed and final findings of fact.

9. 9725 4th Avenue South (PIN 1502724140046): This property had unpaid fines in the amount of $1,100 for a renting a dwelling without a license. The property owner appeared at the hearing and the parties discussed the violation. The citation was from August 25, 2025. The property owner did obtain a rental license in December 2025. The City Attorney's Office agreed to reduce the unpaid fine to $750.00 because the property owner did comply by obtaining a rental license, but did not have a rental license in place for a significant period of time prior to the City beginning enforcement efforts. After the hearing, the property owner went to the Community Development Department counter and paid the entire $750.00 fine.

   Hearing Officer Recommendation: Removal of the property from the assessment roll because property owner satisfied the remaining $750.00 in unpaid fines.

10. 665 98th Street East (PIN 1402724320001): This property had unpaid fines in the amount of $900.00 for two violations for failing to seal a well (property owners made a partial payment of $200). According to City records, there is a well on the property. However, Minnesota Department of Health Hydrologist Patrick Sarafolean was unable to find evidence of a well during a visit to the property on August 25, 2026. The City Attorney's Office recommended dismissal of the unpaid fines due to lack of physical evidence of a well on the property. Environmental Health staff believes that the property was once a larger lot that was split, and the well is likely on the other lot created by the split.

    Hearing Officer Recommendation: Dismissal of the remaining $900 in unpaid fines and removal of the property from the assessment roll.

    Note: Environmental Health staff will work with the property owner to refund the $200 partial payment the property owner made prior to the hearing.

11. 8207 3rd Avenue South (PIN 0302724410115): This property had $825 in unpaid fines from three Nuisance Service Call Fee charges for dogs continuously barking loudly at the property. The property owner appeared at the hearing and the parties discussed the unpaid

fines. The City Attorney's Office also prosecuted the property owner criminally for this issue, and the property owner resolved that case in March 2026, with conditions prohibiting dogs on the property. The property was previously subject to a significant amount of City enforcement through Nuisance Service Call Fee charges in 2023, 2024, and the first half of 2025. The City Attorney's Office recommended dismissal of the unpaid fines because the property owner resolved his criminal cases with the City Attorney's Office and appropriate conditions are in place through that process to ensure the conduct is not repeated. In addition, the City issued a significant amount of fines in 2023, 2024, and the first half of 2025 that were assessed to the property in 2024 and 2025.

Hearing Officer Recommendation: Dismissal of the entire $825 in unpaid fines and removal of the property from the assessment roll.

Dismissals and Removals from Assessment Roll – Upon Meeting Conditions

The properties identified below have violations that were not corrected as of August 26, 2026. The City Attorney's Office recommended to the Hearing Officer that the unpaid fines for the properties identified below be waived if the property owner completes required corrections by November 10, 2026. The Hearing Officer adopted the City Attorney's Office's recommendations, as noted.

12. 8238 11th Avenue South (PIN 0202724310041): This property had $1,100 in unpaid fines for two citations (November 5, 2025 and February 5, 2026) for storage of abandoned/junk/inoperable vehicles. The property owner received a third citation on May 5, 2026, scheduled an administrative conference with the City Attorney's Office, and reached a settlement agreement for that citation. The property owner complied with the settlement agreement and that fine was waived. The property owner appeared at the hearing and the parties discussed the violation. Environmental Health staff noted that an inoperable vehicle was currently being stored on the property. The parties reached an agreement that the entire $1,100 in unpaid fines be waived and the property removed from the assessment roll if the property owner does each of the following:

    - Repair the vehicle currently stored on the driveway by September 4, 2026; and
    - Have no verified abandoned/junk/inoperable vehicle violations between September 5, 2026 and November 10, 2026.

    Hearing Officer Recommendation: Dismissal of the entire $1,100 in unpaid fines and removal of the property from the assessment roll if the property owner compiles with the terms of the agreement property owner reached with the City Attorney's Office.

13. 1908 Dixon Drive (PIN 0402724320008): This property had $1,650 in unpaid fines for three citations for exterior maintenance issues related to the condition of the backyard shed. The property owner appeared at the hearing and the parties discussed the violation. The parties reached an agreement that the entire $1,650 in unpaid fines be waived and the property removed from the assessment roll if the property owner completes all required repairs by November 10, 2026.

Hearing Officer Recommendation: Dismissal of the entire $1,650 in unpaid fines and removal of the property from the assessment roll if the property owner complies with the terms of the agreement the property owner reached with the City Attorney's Office.

Note: Staff utilized a Spanish translation service for this hearing and provided the property owner translated copies of proposed and final findings of fact.

14. 8450 Elliot Avenue South (PIN 0202724340111): This property had $2,200 in unpaid fines for three citations for exterior maintenance issues related to the condition of the house roof and paint and the garage paint. The property owner appeared at the hearing and the parties discussed the violation. Environmental Health staff confirmed that the roof repairs were completed and the roof is in compliance. The garage condition violation remains. Because the roof is in compliance, the City Attorney's Office agreed to waive the $1,650 in unpaid fines related to the roof violation, leaving remaining unpaid fines of $550. The parties reached an agreement that the remaining $550 in unpaid fines be waived and the property removed from the assessment roll if the property owner completes all required repairs to the garage by November 10, 2026.

    Hearing Officer Recommendation: Dismissal of the remaining $550 in unpaid fines and removal of the property from the assessment roll if the property owner complies with the terms of the agreement property owner reached with the City Attorney's Office.

15. 8633 Nicollet Avenue South (PIN 1002724120078): This property has $1,100 in unpaid fines for two violations related to the failure to seal a well on the property. The property owner appeared at the hearing and the parties discussed the violation. The City Attorney's Office agreed to reduce the unpaid fine to $500. The parties reached an agreement that the remaining $500 in unpaid fines be waived and the property removed from the assessment roll if the property owner completes well sealing by November 10, 2026, or applies for a Minnesota Department of Health well variance by November 10, 2026.

    Hearing Officer Recommendation: Dismissal of the remaining $500 in unpaid fines and removal of the property from the assessment roll if the property owner complies with the terms of the agreement property owner reached with the City Attorney's Office.

Full Assessment Recommended

16. 8420 22nd Avenue South (PIN 0102724340056) – This property has $2,200 in unpaid fines for two property use violations (using dwelling for transient lodging). The property owner appeared at the hearing through its attorney and the parties discussed the violation. The property owner's attorney made arguments on behalf of their client, and the City responded. The Hearing Officer took the matter under advisement. The following day, the property owner's attorney emailed the Hearing Officer and Assistant City Attorney and informed them that their client would withdraw any objection to the special assessment and would issue a check to pay the entire $2,200 in unpaid fines.

Note: The Hearing Officer recommended assessment of the entire $2,200 against this property. However, the City received the property owner's $2,200 payment on September 3, 2026, satisfying the unpaid fine in full.

17. 8422 22nd Avenue South (PIN 0102724340057) - This property has $1,100 in unpaid fines for two property use violations (using dwelling for transient lodging). The Owner previously paid $1,000 to satisfy one the violations. The property is owned by the same party that owns 8420 22nd Avenue South and the violations were for the same property use issue. The property owner appeared at the hearing through its attorney and the parties discussed the violation. The property owner's attorney made arguments on behalf of their client, and the City responded. The Hearing Officer took the matter under advisement. The following day, the property owner's attorney emailed the Hearing Officer and Assistant City Attorney and informed them that their client would withdraw any objection to the special assessment and would issue a check to pay the entire $1,100 in unpaid fines.

    Note: The Hearing Officer recommended assessment of the entire $1,100 against this property. However, the City received the property owner's $1,100 payment on September 3, 2026, satisfying the unpaid fine in full.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ss

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/13/2026 and the last insertion being on 08/13/2026.

MORTGAGE FORECLOSURE NOTICES
Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 08/13/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1550882

CITY OF BLOOMINGTON
NOTICE OF HEARING ASSESSMENT OF CIVIL FINES FOR PROPERTY-RELATED VIOLATIONS

NOTICE is hereby given that the Bloomington City Council will hold a public Assessment Hearing on September 14, 2026, at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, or by electronic means as permitted by state law, to consider a resolution approving the proposed assessment roll for charges assessed against property for civil fines arising from property-related violations. The assessment is levied pursuant to the provisions of Chapter 1, Article II, Section 1.19 of the City Code, as authorized by Minnesota Statutes § 429.101. The City Council will hear written and oral objections at this Assessment Hearing. No appeal may be taken as to the amount of any assessment unless written objection signed by the affected property owner is filed with the city clerk prior to the Assessment Hearing or presented to the mayor at the Assessment Hearing.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes § 429.081, by serving notice of the appeal upon the mayor or clerk of the municipality within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. Bloomington City Code allows for partial prepayments of the total amount proposed to be assessed. These charges are not eligible for deferment. Further information on your rights or any other matter relevant to the proposed assessment may be obtained from the Environmental Health Division (952-563-8934).

The City's assessment roll is open to public inspection and on file with the Bloomington City Clerk at Bloomington Civic Plaza. To avoid having the below fines and fees added to property taxes, present payment to the Bloomington Environmental Health Division at Bloomington Civic Plaza. The Property Identification Numbers and Addresses of the parcels benefited and proposed to be assessed are as follows:

2025 – 2026 PENDING ASSESSMENTS

Address #	Street	PIN	Amount	Comments
8149	102nd St W	30-116-21-34-0030	$1,100.00	APO
8720	10th Ave S	11-027-24-21-0075	$1,100.00	APO
8320	10th Ave S	02-027-24-31-0083	$1,100.00	APO
8238	11th Ave S	02-027-24-31-0041	$1,100.00	APO
9019	11th Ave S	11-027-24-31-0030	$1,100.00	APO
8621	11th Ave S	11-027-24-21-0026	$3,300.00	APO
8117	12th Ave S	02-027-24-13-0007	$1,650.00	APO
8618	12th Ave S	11-027-24-21-0004	$1,100.00	APO
7837	12th Ave S	02-027-24-12-0028	$3,960.00	APO
8224	14th Ave S	02-027-24-42-0076	$550.00	APO
8324	14th Ave S	02-027-24-42-0040	$825.00	APO
9237	15th Ave S	11-027-24-43-0063	$275.00	NSC
9200	17th Ave S	11-027-24-44-0011	$825.00	APO
8537	1st Ave S	03-027-24-43-0023	$550.00	APO
8650	1st Ave S	10-027-24-12-0065	$1,650.00	APO
9114	1st Ave S	10-027-24-42-0039	$550.00	APO
8420	22nd Ave S	01-027-24-34-0056	$2,200.00	APO
8422	22nd Ave S	01-027-24-34-0057	$2,200.00	APO
8417	2nd Ave S	03-027-24-43-0084	$1,650.00	APO
8100	31st Ave S	01-027-24-14-0028	$2,200.00	APO
8207	3rd Ave S	03-027-24-41-0115	$825.00	NSC
9625	3rd Ave S	15-027-24-14-0061	$1,100.00	APO
9141	4th Ave S	10-027-24-41-0018	$275.00	APO
9725	4th Ave S	15-027-24-14-0048	$1,100.00	APO
5222	76th Ave W	06-027-24-22-0005	$5,550.00	APO
814	83rd St E	02-027-24-31-0078	$1,650.00	APO
1014	86th St E	02-027-24-34-0054	$550.00	APO
201	86th St W	10-027-24-21-0038	$3,300.00	APO
333	86th St W	10-027-24-22-0040	$2,750.00	APO
1912	86th St W	04-027-24-33-0059	$550.00	APO
3030	86th St W	05-027-24-43-0037	$1,650.00	APO
1719	90th St W	09-027-24-31-0024	$1,650.00	APO
357	97th ½ St E	15-027-24-14-0048	$3,850.00	APO
665	98th St E	14-027-24-32-0001	$1,100.00	APO
10143	Abbott Ave S	17-027-24-34-0038	$550.00	APO
10251	Aldrich Ave S	21-027-24-11-0005	$550.00	APO
100	American Blvd E	03-027-24-12-0035	$5,555.00	APO
901	American Blvd E	02-027-24-21-0012	$2,200.00	APO
5151	American Blvd W	06-027-24-23-0017	$3,300.00	APO
10549	Beard Ave S	20-027-24-24-0090	$825.00	NSC
8507	Blaisdell Ave S	03-027-24-34-0067	$1,650.00	APO
10750	Bloomington Ferry Rd	31-116-21-42-0089	$2,200.00	APO
9792	Cavell Cir	30-116-21-32-0119	$275.00	APO
11024	Cavell Cir	31-116-21-33-0026	$1,100.00	APO
8412	Chicago Ave S	02-027-24-33-0102	$1,650.00	APO
9521	Chicago Ave S	02-027-24-34-0124	$2,200.00	APO
8101	Colfax Ave S	04-027-24-14-0070	$550.00	APO
8114	Colfax Ave S	04-027-24-14-0092	$1,650.00	APO
8300	Colfax Ave S	04-027-24-41-0023	$1,650.00	APO
8701	Colfax Ave S	09-027-24-11-0030	$4,950.00	APO
9129	Colfax Ave S	09-027-24-41-0040	$550.00	APO
8407	Columbus Ave S	02-027-24-33-0098	$550.00	APO
8516	Columbus Ave S	02-027-24-33-0036	$1,100.00	APO
8608	Crest Rd	11-027-24-12-0045	$2,750.00	APO
1908	Doran Dr	04-027-24-32-0008	$1,100.00	APO
10485	Dupont Rd	21-027-24-14-0029	$2,200.00	APO
9617	Edgewood Rd	28-116-21-14-0012	$1,100.00	APO
8450	Elliot Ave S	02-027-24-34-0111	$2,200.00	APO
8521	Elliot Ave S	02-027-24-34-0090	$4,400.00	APO
8527	Elliot Ave S	02-027-24-34-0089	$1,100.00	APO
8722	Elliot Ave S	11-027-24-21-0012	$550.00	APO
9420	Elliot Ave S	14-027-24-21-0056	$1,100.00	APO
8615	Emerson Ave S	08-027-24-12-0045	$1,100.00	APO
8720	Emerson Ave S	09-027-24-12-0017	$4,290.00	APO
10541	France Ave S	20-027-24-23-0089	$1,650.00	APO
9609	Garfield Ave S	15-027-24-22-0024	$1,100.00	APO
9124	Girard Ave S	10-027-24-32-0014	$550.00	APO
10501	Hampshire Ave S	32-116-21-43-0002	$550.00	APO
8300	Humboldt Ave S	04-027-24-31-0040	$550.00	APO
8364	Irving Ave S	04-027-24-34-0030	$550.00	APO
8441	Irving Ave S	04-027-24-34-0042	$2,200.00	APO
1717	Irving Curv	04-027-24-34-0015	$1,100.00	APO
8737	James Ave S	09-027-24-21-0059	$1,100.00	APO
9041	James Ave S	09-027-24-31-0008	$550.00	APO
11348	Johnson Ave S	30-027-24-13-0021	$1,925.00	APO
8026	Lyndale Ave S	04-027-24-14-0003	$2,750.00	APO
8810	Lyndale Ave S	09-027-24-14-0078	$990.00	APO
9432	Lyndale Ave S	16-027-24-11-0009	$1,650.00	APO
10350	Lyndale Ave S	21-027-24-11-0006	$1,100.00	APO
10310	Lyndale Ave S	21-027-24-11-0009	$9,625.00	APO
10040	Lyndale Ave S	21-027-24-41-0020	$5,720.00	APO
10706	Lyndale Ave S	21-027-24-41-0004	$2,200.00	APO
8317	Maryland Rd	17-116-21-32-0022	$550.00	APO
9120	Meadowview Rd	12-027-24-32-0030	$1,650.00	APO
5407	Mt Normandale Curv	21-116-21-21-0042	$550.00	APO
8224	Nicollet Ave S	03-027-24-31-0021	$2,200.00	APO
8400	Nicollet Ave S	03-027-24-34-0008	$3,300.00	APO
8933	Nicollet Ave S	10-027-24-12-0078	$1,100.00	APO
8705	Nicollet Ave S	10-027-24-12-0078	$2,750.00	APO
8801	Nicollet Ave S	10-027-24-13-0091	$550.00	APO
9401	Nicollet Ave S	15-027-24-12-0078	$2,200.00	APO
9805	Nicollet Ave S	15-027-24-42-0078	$3,520.00	APO
8624	Oakland Ave S	11-027-24-22-0069	$1,100.00	APO
9149	Old Cedar Ave S	12-027-24-32-0026	$9,350.00	APO
1700	Old Shakopee Rd E	11-027-24-44-0109	$3,300.00	APO
1820	Old Shakopee Rd E	11-027-24-44-0069	$13,200.00	APO
3250	Old Shakopee Rd E	12-027-24-31-0023	$4,400.00	APO
3500	Old Shakopee Rd W	20-027-24-32-0020	$2,475.00	APO
3000	Old Shakopee Rd W	20-027-24-32-0002	$880.00	APO
7700	Old Shakopee Rd W	31-116-21-42-0048	$2,750.00	APO
3015	Overlook Dr	29-027-24-13-0047	$880.00	APO
9020	Park Ave S	11-027-24-12-0038	$550.00	APO
10124	Park Ave S	14-027-24-23-0041	$275.00	APO
1712	Park Rd	11-027-24-11-0062	$2,475.00	APO
8901	Penn Ave S	09-027-24-23-0075	$2,750.00	APO
8131	Pillsbury Ave S	03-027-24-24-0057	$1,650.00	APO
7810	Portland Ave S	03-027-24-11-0091	$1,100.00	APO
8020	Portland Ave S	03-027-24-14-0003	$1,100.00	APO
8490	Portland Ave S	03-027-24-44-0107	$1,100.00	APO
9211	Portland Ave S	11-027-24-33-0023	$1,100.00	APO
11021	Queen Cir	20-027-24-11-0095	$1,100.00	APO
8500	Stevens Ave S	03-027-24-43-0101	$1,100.00	APO
8509	Stevens Ave S	03-027-24-43-0100	$3,300.00	APO
8542	Stevens Ave S	03-027-24-43-0021	$550.00	APO
9825	Thomas Ave S	08-027-24-11-0004	$2,200.00	APO
10323	Thomas Ave S	20-027-24-11-0023	$1,100.00	APO
9206	Upton Ave S	05-027-24-42-0051	$550.00	APO
10349	Upton Ave S	20-027-24-12-0054	$550.00	APO
9150	Utica Ave S	07-027-24-32-0059	$2,475.00	APO
9634	Utica Rd	16-027-24-23-0101	$1,100.00	APO
9040	Vincent Ave S	17-027-24-13-0046	$275.00	APO
10524	Vincent Ave S	20-027-24-13-0094	$1,100.00	APO
2352	Wallewood Curv	20-027-24-44-0007	$1,100.00	APO
8230	Wentworth Ave S	03-027-24-31-0060	$1,650.00	APO
8424	Wentworth Ave S	03-027-24-34-0034	$275.00	APO
8441	Wentworth Ave S	03-027-24-34-0027	$1,100.00	APO
8758	Wentworth Ave S	10-027-24-21-0013	$275.00	APO
9936	Wentworth Ave S	15-027-24-31-0060	$1,100.00	APO
11213	Xavier Rd	04-116-21-24-0047	$1,650.00	APO
10601	Xerxes Ave S	20-027-24-42-0107	$275.00	APO

/s/Jamy L. Hanson
City Clerk

Published in the Sun Current August 13, 2026 1550882

CITY OF BLOOMINGTON MINNESOTA

Request for Council Action

Originator	Item
Planning	**4.8 Public Hearing: James Avenue CityHomes - Rezoning, FSBP, Platting - 9025 and 9033 James Avenue S**
Agenda Section HEARINGS, RESOLUTIONS, AND ORDINANCES	Date September 14, 2026

Requested Action:

Staff recommends approval through the following motions:

Motion by ____, seconded by ____, I move to adopt Ordinance No. 2026-_____, an ordinance Rezoning 9025 and 9033 James Avenue in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____, an ordinance rezoning 9025 and 9033 James Avenue South in the City of Bloomington from R-1 Single-Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by ____, I move to approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

Motion by ____, seconded by ____, I move to approve a Type III Preliminary Plat and adopt Resolution No. 2026-____, a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements attached to the staff report.

Item created by: Elizabeth O'Day, Planning
Item presented by: Liz O'Day, Planner

Description:

Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.

Attachments:

Staff Report
Exhibit 1 - Comprehensive Plan Land Use Designations
Rezoning Ordinance
Resolution of Summary Publication
Plat Resolution
Project Description
Submitted Plans
Prelim and Final Plat
DRC Comment Summary
Draft Planning Commission Minutes
Notification Map
Correspondence Received
Powerpoint Slides
Affidavit of Publication PC
Affidavit of Publication CC

GENERAL INFORMATION

Applicant:	9025 James LLC (owner) Duane and Carol Naddy (owner)
Location:	9025 and 9033 James Avenue South
Request:	1) Rezoning from R-1 to R-3; 2) Final Site and Building Plans for a nine-unit detached townhome development; and 3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.
Existing Land Use and Zoning:	Single-family residential; zoned R-1 Single-Family Residential
Surrounding Land Use and Zoning:	North, West and South – Single-family residential; zoned R-1 East – Place of assembly; zoned R-1
Comprehensive Plan Designation:	Medium Density Residential (MDR)

CHRONOLOGY

Planning Commission	08/20/2026	Recommended approval (Vote: 5-0).
City Council	09/14/2026	Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	07/15/2026
60 Days:	09/13/2026
Extension Letter Mailed:	Yes
120 Days:	11/12/2026
Applicable Deadline:	**11/12/2026 (Extended to 120-day deadline)**

STAFF CONTACT

Liz O'Day, Planner
Phone: (952) 563-8919
E-mail: eoday@BloomingtonMN.gov

PROPOSAL

The applicant proposes to redevelop two existing single-family residential lots into a 9-unit detached townhome development on an approximately 1-acre site located at 9025 and 9033 James Avenue South – see Figure 1. The subject site is immediately west of a place of assembly (Sikh Society of MN) and approximately 150 feet north of industrial properties that are part of the central industrial area of Bloomington located along Interstate Highway 35W. The subject properties are currently zoned Single-Family Residential (R-1). The Future Land Use Designation, however, is Medium Density Residential (MDR). The subject sites and surrounding residential properties have been guided MDR since 1981. Rezoning to the R-3 Middle Housing Residential Zoning District is being requested in alignment with the MDR guidance. The applicant is requesting approval of Final Site and Building Plans, as well as a Type III Preliminary and Final plat to replat the existing two lots into 9 individual detached townhome lots and one outlot to accommodate a shared private drive and stormwater management. A Homeowners Association (HOA) will be created to maintain the private drive, common areas, and other shared facilities. The applicant is proposing to plat and create the lots for resale and does not intend to undertake any vertical construction activity.

Figure 1 – Site Detail



The home located at 9025 James Avenue was demolished three years ago. The home located at 9033 James Avenue is still standing and remains occupied. Vehicular access to the site would be provided through one curb cut on James Avenue. Because the proposed project is fewer than 20 units, the project is not required to provide affordable units through the Opportunity Housing Ordinance (OHO).

Final Site and Building Plan approval is required to develop detached townhomes. Building plans are a required submittal item for Final Site and Building Plan application. Because the applicant intends on selling platted lots to a builder and will not be conducting vertical construction, the plans are conceptual.

ANALYSIS

Rezoning

The two subject properties were developed with single-family homes and are currently zoned R-1 (Single-Family Residential) and guided Medium Density Residential (MDR) in the Comprehensive Plan. The Medium Density Residential designation allows up to 15 units per acre. The proposed density is nine units per acre and is therefore consistent with the MDR designation. Consistent with the MDR land use designation, the site is proposed to be rezoned to R-3 (Middle Housing Residential), which allows detached townhomes as a permitted use and has a maximum density of 12 units per acre. The proposed rezoning action is shown in Figure 2. To facilitate redevelopment of the site, the existing single-family home located at 9033 James Avenue would be demolished.

The City Council has discretion when considering a rezoning application. Although there are no explicit findings in the City Code for a rezoning action, relevant considerations include the following:

- Whether the proposed district is consistent with the Comprehensive Plan;
- How the proposed zoning district differs from the existing zoning district; and
- Whether there is a public benefit associated with the rezoning.

Given that the subject properties are guided Medium Density Residential (MDR), application of the R-3 zoning district would be consistent with the Comprehensive Plan in this case. The subject properties have been guided MDR for multiple comprehensive plan iterations since 1981. The area has been planned for medium density residential uses for over 40 years, as it is confirmed as medium density residential in the 1981 Comprehensive Plan and every other Comprehensive Plan leading up to the Forward 2040 Plan (current version).

In terms of how the R-3 Zoning District compares to the existing zoning (R-1), R-3 is intended to be utilized for middle housing types at a lower density limit than the R-4 and RM-15 districts. R-3 is designed to be compatible near or adjacent to lower density residential districts, including the R-1 Zoning District. Detached townhomes are comparable to single-family dwellings. The key difference is that a detached townhome is on a narrower lot than a single-family home site and are typically smaller in area. Rezoning to R-3 would be consistent with the purpose and intent of the district. While James Avenue is a local street, W. 90th Street is a major collector road and less than 300 feet to the north. The subject property is in close proximity and accessible to Interstate 35W. The proposed development site is less than one-quarter mile to Logan Play Lot (1825 W 90th Street). Other parks in

the general area include Vanderbie Park and Dupont Playlot. Staff finds the location meets multiple desirable criteria as a suitable site for rezoning to the R-3 zoning district for detached townhomes.

Figure 2 – Rezoning from R-1 to R-3



Regarding the public benefit associated with the proposal, the main argument in favor of the requested rezoning action and broader project is that it provides missing middle housing options. Detached townhome dwellings are a good option for older and smaller households, as there is limited exterior maintenance and more accessible floor plans can be constructed within new dwellings. The look of the proposed detached townhome dwellings are very similar to a single-family dwelling. The Bloomington 2040 Housing Element specifically encourages the City "to provide a range of housing options" as a policy goal (pg. 3.26 of the Comprehensive Plan). Strategies included in implementing this goal include amending official controls to promote a variety of housing options (Strategy 2.1) and identify new locations and opportunities for new housing (Strategy 2.2). The proposed development is consistent with the goals and strategies from the Comprehensive Plan. The development of other medium density housing types has become increasingly rare in recent development cycles in built-out cities like Bloomington.

Overall, there are multiple public benefits associated with the proposed development that would warrant support of the rezoning action. As previously mentioned, the requested rezoning is consistent with the land use guidance for the site of Medium Density Residential. Based on these factors, staff is supportive of the request to rezone the properties from R-1 to R-3 Middle Housing Residential. It should also be noted that staff does not view this district as incompatible with the nearby sites zoned R-1 Single-Family Residential. Finally, it should be acknowledged that detached townhomes are allowed in the R-1 Zoning District as well, but subject to slightly different performance standards, most notably slightly larger front and rear setbacks.

Code Compliance

The proposed development complies with a majority of the Code requirements. Table 1 provides a Code analysis of items that meet or exceed City Code. Table 2 provides a Code analysis of items that need minor revisions. Table 3 provides a Code analysis of items that meet the performance standards for detached townhomes.

Table 1: City Code Analysis – Regulations in Compliance with R-3 Standards

Standard	Code Required	Provided
Site area (min.) (Sec. 21.301.01)	11,050 square feet	44,032 square feet
Minimum site width (Sec. 21.301.01)	60 feet	172 feet
Structure setbacks (min.) (Sec. 21.301.02)	20 feet (front) 20 feet (rear) 10 feet (side)	20 feet (front) 20 feet (rear) 10 feet (side)
Density (max.) (Sec. 21.301.01)	12 units/acre	9 units/acre
Building height (max.) (Sec. 21.301.10)	50 feet	20 feet
Drive aisle width (Sec. 21.301.06)	20 feet	22 feet
Landscaping (min.) (Sec. 21.301.15)	18 Trees 44 Shrubs	18 Trees 54 Shrubs
Building size (min.) (Sec. 21.301.01)	1 bedroom – 750 square feet	775 square feet
Guest parking spaces required (min.) (Sec. 21.301.06)	Two spaces	Two spaces

Table 2: City Code Analysis – Regulations NOT in compliance

Standard	Code Required	Provided	Deviation or revision?
Public Sidewalk (Sec. 21.301.04)	6-foot-wide sidewalk along James Avenue	None shown	Revision required

Table 3: Detached Townhome Standards (Sec. 21.302.43)

Standard	Code Required	Provided
Separation between buildings	10 feet between residential buildings	10 feet between residential buildings
Minimum site area per unit	3,000 square feet per unit	4,892 square feet
Minimum units	Five units	Nine units

Standard	Code Required	Provided
Garages	Garage doors, when fronting public streets, must not exceed 75% of structure width	No garages facing public streets
Driveway depth	10 feet or less or 20 feet or greater	24 feet
Open space	20 percent (minimum)	45 percent
Impervious surface	80 percent (maximum)	55 percent

Site Design

The single-family home at 9025 James Avenue was demolished years ago. One driveway access point would be constructed off James Avenue, and a shared private drive would connect the homes to the public right-of-way. Five buildings would be constructed on the north side, and four buildings would be constructed on the south side. The end of the private drive would terminate in a cul-de-sac. Each detached townhome unit depicts a 20' x 24' driveway. An underground stormwater infiltration facility is proposed in the southeast corner of the site underneath the vehicle turnaround area to meet stormwater management requirements. Guest parking stalls are proposed as part of the vehicle turnaround area.

The applicant would not be doing vertical construction. Rather, it is the applicant's intent to procure zoning entitlements, plat the lots, and sell the lots to a builder(s). The private driveway, utilities and stormwater retention systems will be in place upon plat approval and permit issuance. The lots will be ready to acquire, create building plans and apply for permits to construct the homes.

Building Design

Because the applicant would be developing the lots for sale, the floor plans and elevation drawings are conceptual. Conceptual building plans show the home at 20 tall and one-story. Square footage of the homes would be 750 square feet with one bedroom. Total footprint area is 1,134 square feet when including a two car garage. Building materials consist of stone veneer and lap siding. Building designs could change in between the review development application and building permit phase. So long as the designs complied with City Code and the Minnesota State Building Code the review would be handled administratively.

Access, Circulation, Sidewalks and Parking

As mentioned above, one curb cut would be installed on James Avenue. The detached townhome buildings would be connected via the internal private drive and individual driveways. The applicant is not showing internal sidewalks on the plans. A six-foot-wide public sidewalk must be installed along James Avenue. There are no existing public sidewalks along James Avenue. The terminus of the internal driveway ends in a cul-de-sac for emergency vehicle turnaround.

City Code requires two parking spaces per dwelling unit, with one enclosed in a garage. Each unit would have a two-stall garage served by a 20-foot-wide driveway, therefore exceeding the requirement. Guest parking spaces, 0.25 spaces per unit, must be provided on-site. The applicant is identifying two guest parking located off the cul-de-sac. Table 4 below provides the parking analysis.

Table 4: City Code Required Parking Analysis

Use	Code requirement	Required	Proposed
Detached Townhomes	2 spaces per dwelling unit, one of which must be fully enclosed within a garage	18 (9 of which must be fully enclosed)	36
Guest Parking		2	2
		Parking Required	**20**
		Parking Provided	**38**

Landscaping, Screening and Lighting

The landscaping section of the Zoning Code requires one tree per 2,500 square feet of developable landscaping area and one shrub per 1,000 square feet of developable landscaping area. For this site, 18 trees and 44 shrubs are required. The plans identify 18 shrubs and 54 shrubs, demonstrating a Code-compliant quantity of landscaping material. A landscape surety is required. It should be noted that tree preservation requirements do not apply to detached townhome projects in the R-3 zoning district.

Any exterior lighting installed must meet City Code Section 21.301.07. Any fixtures installed to illuminate driveways, guest parking spaces or internal drives must meet fixture cutoff requirements to limit light trespasses on adjacent properties and glare

Stormwater Management

Stormwater must be managed to meet the City's and Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

The applicant is proposing a combination of above ground infiltration basins and an underground stormwater structure to provide the required stormwater management for the site. Stormwater management infrastructure must be provided on site, and no portion may encroach into public right-of-way or easement areas. While the Stormwater Management plan calculations and narrative have been reviewed and appear to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan Staff have concerns about the constructability of the systems as currently proposed. The applicant will need to provide additional details to confirm the design and constructability of the system prior to permit issuance. A maintenance plan has not yet been provided and will be required to be signed and filed at Hennepin County. This site is located within the Nine Mile Creek Watershed District, so an additional permit will be required.

Utilities

The subject site is served by City sanitary sewer and water service. The City Engineer must approve utility plans prior to issuing grading or other building permits. Sanitary sewer to service to the site is proposed to be provided via the 8" public sanitary sewer located within James Avenue. Based on the applicant's estimated peak hour wastewater flows, there is sufficient City sanitary sewer network capacity to handle the increased flows from the proposed development.

Water service is proposed to be provided via the 8" watermain that runs along the west side of the site, within James Avenue. Water and sanitary service to the individual lots will be provided via the private lines within the site. A private utility easement/agreement will be required over the private water and sanitary service within the site. Finally, the proposed building must have adequate fire hydrant coverage as approved by the Utilities and Fire Prevention Divisions.

Traffic Analysis

Based on the ITE Trip Generation Manual, there would be approximately 85 daily trips generated by the proposed development. Subtracting the trips that would be generated by two single-family homes located on the subject lots, this is an increase of approximately 66 daily trips on James Avenue as the result of the proposed development. James Avenue has sufficient capacity to accommodate the additional trips and no significant impacts to the adjacent traffic patterns due to this proposed development have been identified.

Fire Prevention and Public Safety

The access and circulation design must meet or exceed the minimum standards of the fire code and be maintained in accordance with the approved plan including a surface to provide all weather driving capabilities. The applicant has agreed to provide a cul-de-sac designed with asphalt or concrete, supports a minimum of 80,000 pounds with a turning radius to accommodate BFD engine 1.

Hydrants shall be strategically placed to provide an adequate water supply for firefighting operations in and around all areas of the project and subsequent development. Hydrants will be approved by the Utilities and Fire Prevention Divisions.

The residential homes must be addressed plainly and visible from the street or road using numbers that contrast with the background. The numbers must be a minimum or four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches.

Any changes made to the current plans, including building location, access roads, water supply and addressing, shall be reviewed by the Fire Marshal to ensure continued compliance with the fire code.

Preliminary and Final Plat

The Preliminary and Final Plat of JAMES AVENUE CITYHOMES includes nine detached townhome lots and one outlot containing the shared or common lands, which include the private drive aisles. Prior to the recording of the plat, there are several conditions that must be satisfied, including providing the necessary easements and satisfying park dedication fees. The estimated park dedication fee in this case is $35,350, which includes credits for the existing homes.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing and unanimously recommended City Council approval of the application at the August 20th meeting with a recommendation to add a condition of approval related to a Construction Management Plan. Not including the applicant, 12 individuals testified during the public hearing. Comments and concerns focused on traffic impacts, construction impacts, on-street parking, density, and neighborhood compatibility. Commissioners discussed these topics in detail and received additional information from staff regarding the relationship between zoning and the Comprehensive Plan's land use guidance, parking, the previous narrowing of James Avenue South, the construction process, size of the subject lots and the decisions before the Planning Commission. A brief summary of responses provided during the meeting is included below:

- The zoning dictates what could be built on the property. The land use guidance identified in the Comprehensive Plan sets the future vision. A property may be designated as Medium Density Residential when there are nearby transit and amenities, parks and access to collector roadways. The subject lots and the surrounding lots are very deep, which makes it easier to assemble and create redevelopment opportunities.
- James Avenue was narrowed to 32 feet in the 2018 Pavement Management Program. A 32-foot-wide street is a standard width in Bloomington that still allows on-street parking on both sides of the roadway.
- Hours of construction are between 7:00 a.m. and 10:00 p.m. according to the City's noise ordinance. Construction equipment may not be parked and stored on the public street by condition.
- A net increase of 66 trips per day is very low, and James Avenue South has capacity to handle the additional trips.
- 0.25 spaces per unit is required for guest parking. In most situations, the guest parking spaces are adequate to meet the parking needs of the development. In instances where overflow parking is needed, there is street parking available on James Avenue, similar to how it serves guest parking needs for nearby single-family dwellings.

The public and Planning Commissioners had concerns about the construction of the homes and impact on the neighborhood. Because the applicant is developing the lots for sale, the market has control on the timing and sequencing of construction. The City Code and Building Code have regulations and standards on construction. The Planning Commission recommended that a Construction Management Plan be provided prior to issuance of a building permit for each home. A The purpose of the plan would minimize impacts to surrounding properties, establish clear lines of

responsibility between owner, developer, contractors and the City, establish procedures for permitting and inspections, maintain safe and orderly operations throughout the duration of the project and provide the City with sufficient information to evaluate the proposed operation before work begins. The plan would specifically address items like project phasing, contractor parking, hours of construction, dust control, signage, equipment deliveries, and stormwater and erosion control. The recommended condition reads as follows:

13. Prior to Permit A Construction Management Plan must be approved by the City prior to the issuance of a building permit for the project.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500-foot buffer)
- Newspaper Notice (10-day notice – 08/06/2026 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification
- Inclusion on Development Map
- Signs on Site

FINDINGS

Required Final Site and Building Plan Findings - Section 21.501.01(d)(1-4):

Required Finding	Finding Outcome/Discussion
(1) The proposed development is not in conflict with the Comprehensive Plan.	**Finding Made –** The Comprehensive Plan designation for the proposed development is Medium Density Residential (MDR), which allows for up to 15 units per acre. The proposed development's density is 9 units per acre. The development is consistent with the MDR land use designation and not in conflict with the Comprehensive Plan.
(2) The proposed development is not in conflict with any adopted district plan for the area.	**Finding Made –** There is no adopted District Plan for the area.
(3) The proposed development is not in conflict with city code provisions.	**Finding Made –** Subject to compliance with the conditions of approval, the proposed development is not in conflict with city code provisions.
(4) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	**Finding Made –** The site is served by a local road with adequate capacity to serve the proposed development. The site is also near Interstate 35W. Subject to the recommended conditions of approval, the proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

Required Preliminary Plat Findings - Section 22.05(d)(1-8):

Required Finding	Finding Outcome/Discussion
(1) The plat is not in conflict with the Comprehensive Plan.	**Finding Made –** The plat is not in conflict with the Comprehensive Plan. The proposed site and corresponding development would be consistent with the Medium Density Residential (MDR) land use designation density requirements of 15 units per acre or less.
(2) The plat is not in conflict with any adopted district plan for the area.	**Finding Made –** The proposed plat is not located in an area with an adopted District Plan.
(3) The plat is not in conflict with city code provisions.	**Finding Made –** Subject to the recommended conditions of approval, the plat is not in conflict with City Code provisions. The proposed plat meets minimum lot area, width and access requirements. New easements will need to be recorded per the requirements of City Code.
(4) The plat does not conflict with existing easements.	**Finding Made –** There are no known existing easements in conflict with the proposed plat. New easements will need to be recorded per the requirements of City Code.
5) There is adequate public infrastructure to support the additional development potential created by the plat.	**Finding Made –** There is adequate public infrastructure, including utilities and roadways, to support the development intended for the lots created by the plat.
6) The plat design mitigates potential negative impacts on the environment, including but not limited to topography; steep slopes; trees; vegetation; naturally occurring lakes; ponds; rivers, and streams; susceptibility of the site to erosion; sedimentation or flooding; drainage; and stormwater storage needs.	**Finding Made –** The plat design consolidates two existing single-family lots into a nine-unit detached townhome development. The plat design mitigates potential negative impacts on steep slopes, trees, and the susceptibility of the site to erosion, flooding, drainage and stormwater storage needs.
7) The plat will not be detrimental to the public health, safety and welfare.	**Finding Made –** The plat subdivides two lots into nine detached townhome lots and one outlot. There is adequate public infrastructure in place to serve the proposed development. The redevelopment will not be detrimental to the public health, safety and welfare.
8) The plat is not in conflict with an approved development plan or plat.	**Finding Made –** The application includes a request for Final Site and Building Plans and Final Plat for the proposed nine-unit detached townhome development. The proposed plat would facilitate construction of the proposed development on site, allow for individual ownership and is not in conflict with the proposed development plans or another plat overall.

Required Final Plat Findings - Section 22.06(d)(1):

Required Finding	Finding Outcome/Discussion

(1) The plat is not in conflict with the approved preliminary plat or preliminary plat findings.	**Finding Made –** The final plat is consistent with the preliminary plat and preliminary plat findings, subject to conditions of approval.

RECOMMENDATION

Planning Commission and staff recommends approval through the following motions:

Motion by ____, seconded by ____, I move to adopt Ordinance No. 2026-_____, an ordinance Rezoning 9025 and 9033 James Avenue in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____, an ordinance rezoning 9025 and 9033 James Avneue South in the City of Bloomington from R-1 Single-Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by ____, I move to approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

Motion by ____, seconded by ____, I move to approve a Type III Preliminary Plat and adopt Resolution No. 2026-____, a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements listed in the resolution.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL202600126

Project Description: Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.

Address: 9025 and 9033 JAMES AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

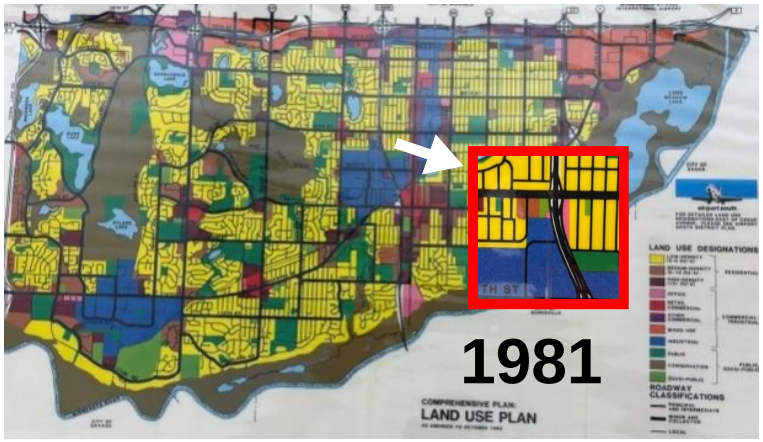
1.	Prior to Permit	The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (see § 22.03(a)(2)).
2.	Prior to Permit	A building permit for all required changes to accommodate the proposed use be obtained.
3.	Prior to Permit	Sewer Availability Charges (SAC) must be satisfied.
4.	Prior to Permit	Access, circulation and parking plans must be approved by the City Engineer.
5.	Prior to Permit	Public sidewalk must be installed along James Avenue at the developer's expense (see § 21.301.04(b)(1)).
6.	Prior to Permit	Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
7.	Prior to Permit	Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Superintendent (see § 6.20, Minnesota State Fire Code Sec. 508).
8.	Prior to Permit	Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
9.	Prior to Permit	A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
10.	Prior to Permit	A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
11.	Prior to Permit	An erosion control surety must be provided (see § 16.08(b)).
12.	Prior to Permit	Landscape plan must be approved by the Planning Manager and landscape surety must be filed (see § 21.301.15).
13.	Prior to Permit	A Construction Management Plan must be approved by the City prior to the issuance of a building permit for the project.
14.	Prior to C/O	Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
15.	Prior to C/O	Fire lanes must be posted as approved by the Fire Marshal (see MN State Fire Code Sec. 503.3).

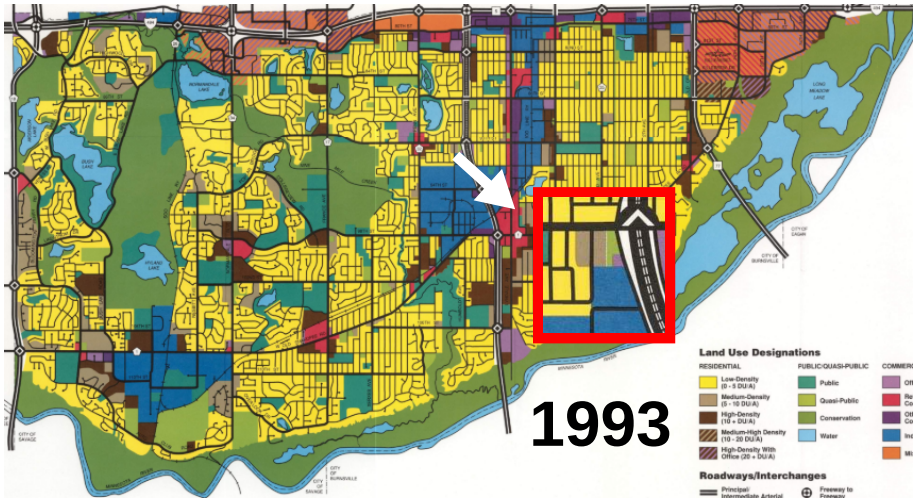
16.	Prior to C/O	The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
17.	Ongoing	The site improvements are limited to as shown on the approved plans in Case File #PL202600126.
18.	Ongoing	Site lighting must comply with the City's exterior lighting ordinance (see § 21.301.07).
19.	Ongoing	Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
20.	Ongoing	All loading and unloading must occur on site and off public streets.

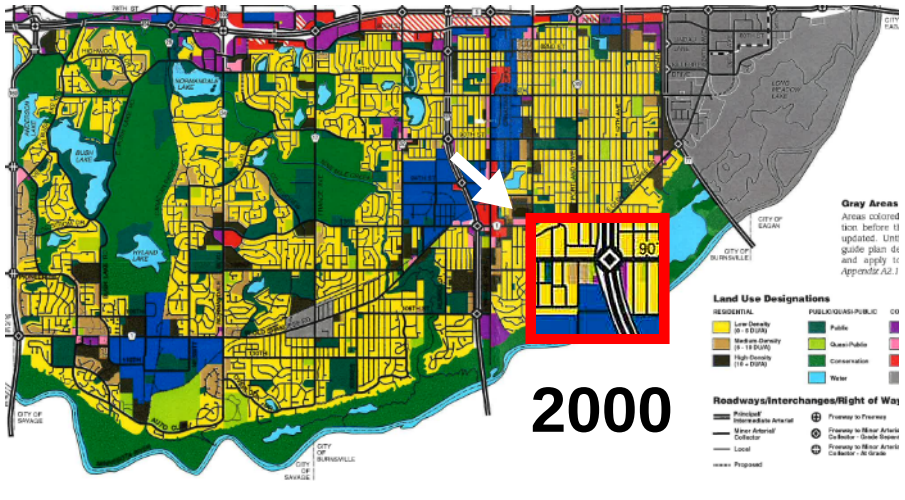
Final Plat Conditions – James Avenue CityHomes

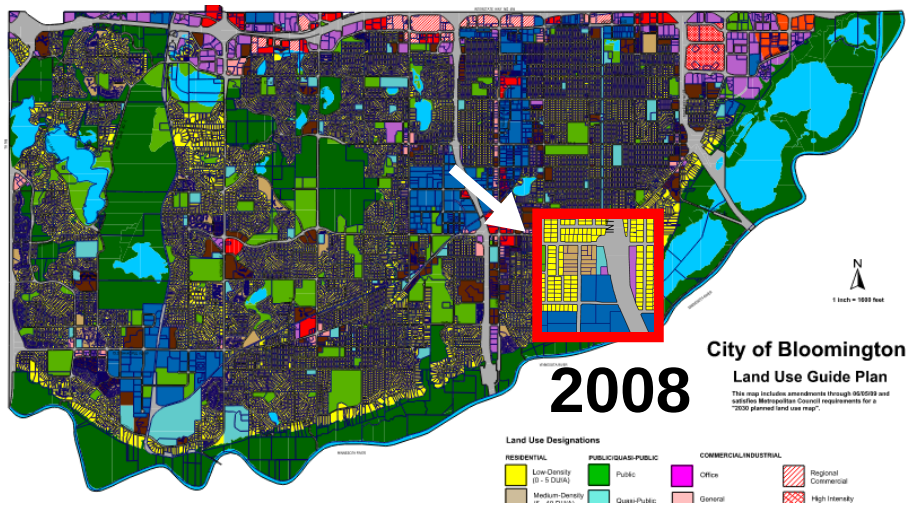
1.	Prior to Recording	A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
2.	Prior to Recording	A consent to plat form from any mortgage company with property interest must be provided.
3.	Prior to Recording	Public drainage and utility easements must be provided as approved by the City Engineer.
4.	Prior to Recording	Public 10-foot sidewalk and bikeway easements must be provided along James Avenue South as approved by the City Engineer.
5.	Prior to Recording	A private common utility easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
6.	Prior to Recording	A private common driveway/access easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer.
7.	Prior to Recording	Park dedication must be satisfied prior to recording the final plat with Hennepin County.

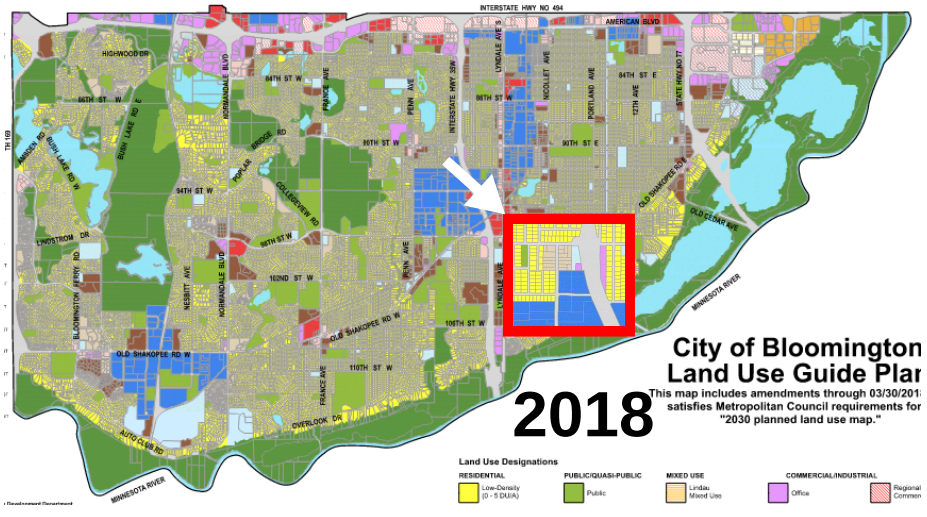
EXHIBIT 1: COMPREHENSIVE PLAN LAND USE DESIGNATIONS











ORDINANCE NO. 2026-_____

AN ORDINANCE AMENDING THE ZONING MAP BY REZONING LAND LOCATED AT 9025 AND 9033 JAMES AVENUE SOUTH IN THE CITY OF BLOOMINGTON FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-3 MIDDLE HOUSING RESIDENTIAL

The City Council of the City of Bloomington ordains that the zoning map of the City of Bloomington, Minnesota, is hereby amended as follows:

Section 1:

1.01 The zoning map is hereby amended to change the base zoning district of the following properties from R-1 Single Family Residential to R-3 Middle Housing Residential:

Parcel Address	Parcel Identification Number	Legal Description
9025 James Avenue South	0902724310006	The Northerly one-half (1/2) of the property described as follows: That party of the Southwest ¼ of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest ¼ of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
9033 James Avenue South	0902724310007	The southerly one-half (1/2) of the property described as follows: That part of the Southwest ¼ of Section 9-27-24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest ¼ of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning. Hennepin County, Minneota.

Section 2: The areas to be amended are depicted on Exhibit A to this ordinance, which is attached hereto and fully incorporated herein.

Section 3: This ordinance is based upon the following findings:

3.01 The rezonings are consistent with the intent of the zoning ordinance and of the Comprehensive Guide Plan.

3.02 The rezonings are consistent with public health, safety, and welfare.

Passed and adopted on September 14, 2026.

_____

Mayor

ATTEST:

_____ _____

Secretary to the Council City Attorney

Exhibit A

Proposed Zoning Map Amendment

Rezone 9025 and 9033 James Ave S from R-1 (Single-Family Residential) to R-3 (Middle Housing Residential)

Existing Zoning



Proposed Zoning



Case File #PL2026-126

RESOLUTION NO. 2026-___

A RESOLUTION DIRECTING SUMMARY PUBLICATION OF ORDINANCE NO. 2026-__, AN ORDINANCE AMENDING THE ZONING MAP BY REZONING LAND LOCATED AT 9025 AND 9033 JAMES AVENUE SOUTH IN THE CITY OF BLOOMINGTON FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-3 MIDDLE HOUSING RESIDENTIAL

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

WHEREAS, Section 3.08 of the Bloomington City Charter provides as follows:

SEC. 3.08. SIGNING AND PUBLICATION OF ORDINANCES AND RESOLUTIONS.

> Every ordinance or resolution passed by the council must be signed by the mayor or by the acting mayor, attested by the secretary of the council and filed and preserved by the secretary. Every ordinance and any resolutions requested by the mayor or by two other members of the council must be published at least once in the official newspaper. The council, by a two-thirds vote of all of its members, can direct publication of only the title and a summary of an ordinance, if the council approves the text of the summary and determines that it would clearly inform the public of the intent and effect of the ordinance. The summary must comply with the requirements of Minnesota Statutes Section 331A.01, subd. 10 and give notice that a full copy of the ordinance is available for inspection during regular office hours at the city clerk's office. As provided by law, an ordinance can incorporate by reference a statute of Minnesota, a state administrative rule or a regulation, a code, or ordinance or part thereof without publishing the material referred to in full.

; and

WHEREAS, the City Council at its regular meeting of September 14, 2026, adopted the attached ordinance amending the City's zoning map by rezoning property located at 9025 and 9033 James Avenue South in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MINNESOTA, that the following title and summary of the ordinance be published in the official newspaper. The City Council determines that the following summary would clearly inform the public of the intent and effect of the ordinance enacted:

NOTICE OF SUMMARY
PUBLICATION OF ORDINANCES

On September 14, 2026, at its regular meeting, the Bloomington City Council enacted an ordinance (No. 2026-___) amending the zoning map by rezoning land located at 9025 and 9033 James Avenue South in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential. The specific title of the ordinance enacted was: "**AN ORDINANCE AMENDING THE ZONING MAP BY REZONING LAND LOCATED AT 9025 AND 9033 JAMES AVENUE SOUTH IN THE CITY OF BLOOMINGTON FROM R-1 SINGLE FAMILY RESIDENTIAL TO R-3 MIDDLE HOUSING RESIDENTIAL**". The full ordinance is available to the public for inspection at the Bloomington City Clerk's Office, 1800 West Old Shakopee Road, Bloomington, Minnesota 55431, (952) 563-8700, during the hours of 8:00 a.m. and 4:30 p.m. and online at www.blm.mn/code.

Passed and adopted on September 14, 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

RESOLUTION No. 2026-_____

A RESOLUTION APPROVING THE PLAT OF JAMES AVENUE CITYHOMES

WHEREAS, the City Council of the City of Bloomington is the official governing body of the City of Bloomington, Minnesota; and

WHEREAS, the City Council has adopted subdivision regulations for the orderly, economic and safe development of land within the City; and

WHEREAS, the City Council has considered the application for a subdivision plat of JAMES AVENUE CITYHOMES; and

WHEREAS, Bloomington City Code Section 22.06(e) declares that a final plat expires two years after approval unless recorded with the county. The City Council may extend the approval of a final plat by up to one additional year when it finds that the extension is in the public interest.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Bloomington hereby approves the subdivision plat of JAMES AVENUE CITYHOMES, subject to the attached Conditions of Approval (Exhibit A).

BE IT FURTHER RESOLVED that this resolution will expire two years from the date of adoption. If the aforesaid subdivision plat is not recorded with the appropriate offices of Hennepin County within two years, a new application will be required for subdivision approval by the City of Bloomington.

Passed and adopted this 14th day of September 2026.

_____
Mayor

ATTEST:

_____
Secretary to the Council

EXHIBIT A

CONDITIONS OF APPROVAL – JAMES AVENUE CITYHOMES

1. A title opinion or title commitment that accurately reflects the state of title of the property being platted, dated within 6 months of requesting City signatures, must be provided;

2. A consent to plat form from any mortgage company with property interest must be provided;

3. Public drainage and utility easements must be provided as approved by the City Engineer;

4. Public 10-foot sidewalk and bikeway easements must be provided along James Avenue South as approved by the City Engineer;

5. A private common utility easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer;

6. A private common driveway/access easement/agreement/declaration must be provided as approved by the City Engineer and proof of recording the easement/agreement/declaration with Hennepin County must be provided to the City Engineer;

7. Park dedication must be satisfied prior to recording the final plat with Hennepin County;

And subject to the following code requirements:

1. The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits §22.03(a)(2)).

Smart Fit Development.
DBA 9025 James LLC
5123 W 98th St Suite 142
Bloomington, MN 55437

City of Bloomington
Planning Division
1800 W Old Shakopee Rd
Bloomington, MN 55431

7/14/2026

RE: Prelim and Final Plat application for 9025 and 9033 James Ave S, Bloomington, MN 55420 [Land]

PIDs: **09-027-24-31-0006 and 09-027-24-31-0007**

Bloomington Planning Case # PL202600083

To whom it concerns:

Smart Fit Development seeks to combine the Land at the two addresses above and subdivide into 9 single lots with a common drive. We also seek to rezone the site from R-1 to R-3. An HOA will be created to maintain the drive and common areas. The 9 single lots are suitable land area for single family villa homes. The newly created interior lots will have front lot widths ranging from 50'-70', depth of 64' and thus site areas of 3,200 ft^2 to 4,480 ft^2 respectively. This development is in the spirit of the Missing Middle Housing ordinance and seeks to create opportunities for new and existing residents of our community to build modest homes for themselves.

We propose to plat and create the nine lots for resale and will not be undertaking any vertical construction activity, but have provided civil plans for the drive lane, main utility and stormwater retention system installation. We intend to install these systems upon plat approval and permit issuance. The lots will be ready to acquire, create building plans, permit and construct homes for new residents.

A 10' sidewalk easement to be included in Plat application, along with any required utility/right of way required easements.

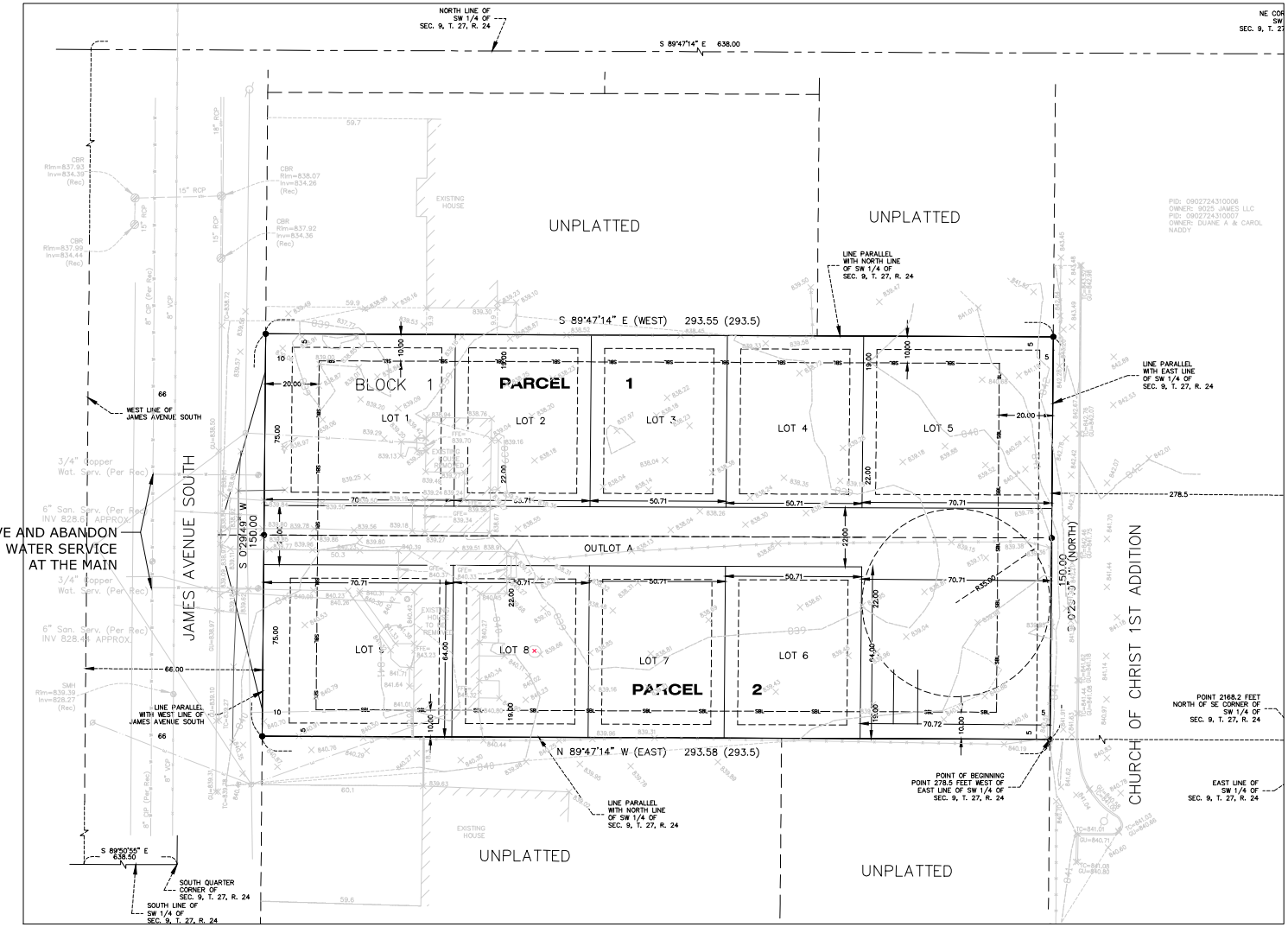
Sewer and water access charges and parkland dedication fees to be determined and submitted upon Plat approval.

The property at 9025 James Ave S is currently unencumbered. The property at 9033 James Ave S may or may not be encumbered, but will be acquired and encumbered prior to plat recording. Any financing will grant consent to plat.

Smart Fit Development has completed many land development and residential infill redevelopment projects of similar scale and scope at 1694/1700 East 88th Street, 8601/8607 Columbus Ave S., 8640/8644 11th Ave S, 2915 Overlook Dr., and 9111 Columbus Ave S.

Please contact me as other information is needed, and thank you,

Steve Furlong, Principal, Smart Fit Development
651-235-6429, steve@smartfitdevelop.com



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CAMBRIDGE, MN 55008

krystle@blochengineering.com

JOB NO. 25-21

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

KRYSTLE L. BLOCH — LIC. NO. 49893

8-12-2026 — DATE

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

EXISTING CONDITIONS

REVISIONS NO.	DATE	BY	DESCRIPTION

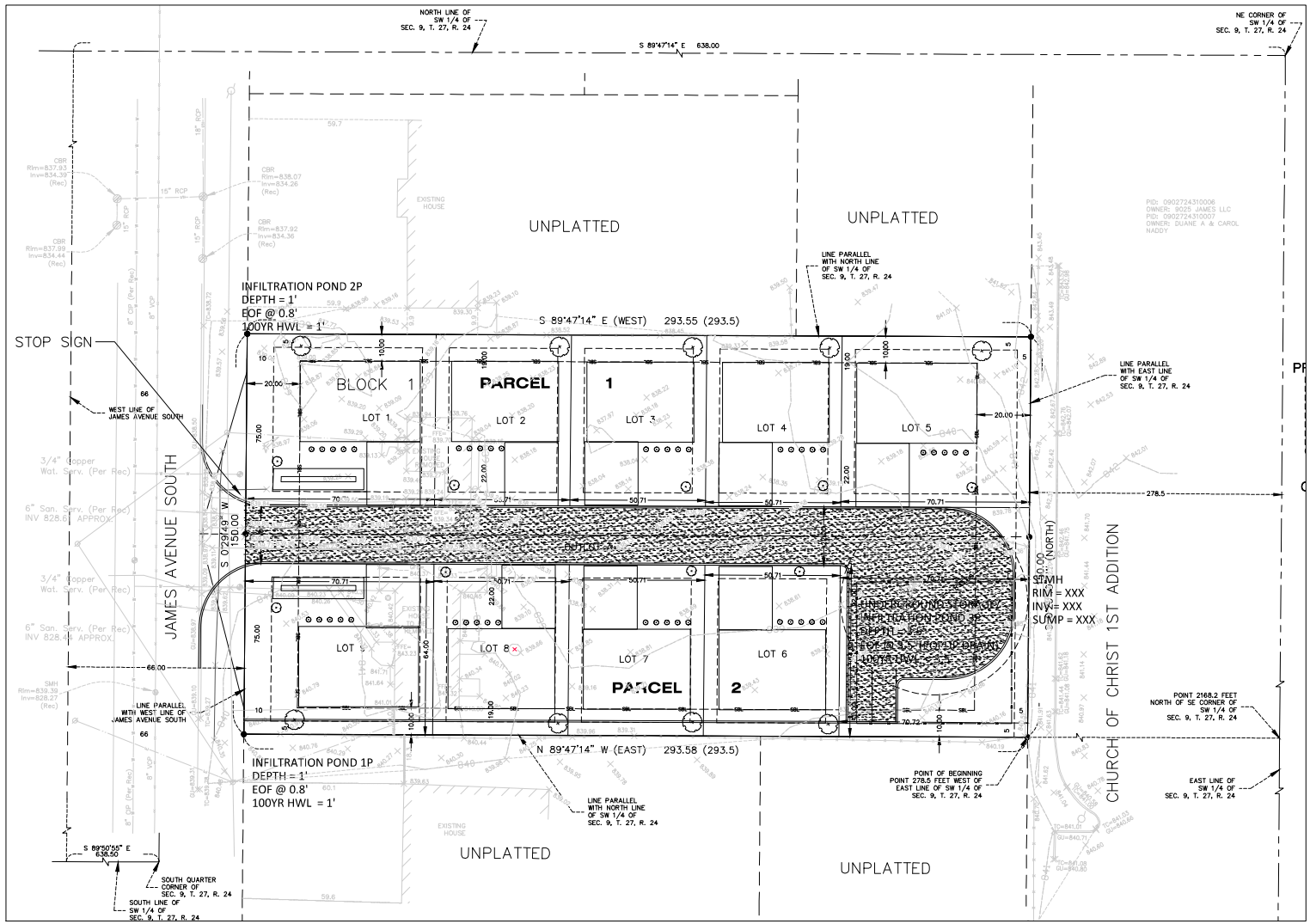
SCALE 1"=20' (0, 20, 40 FEET)

C2

LEGEND

PROPOSED ASPHALT

PROPOSED CONCRETE



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8-12-2026 — DATE

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

SITE PLAN

REVISIONS NO.	DATE	BY	DESCRIPTION

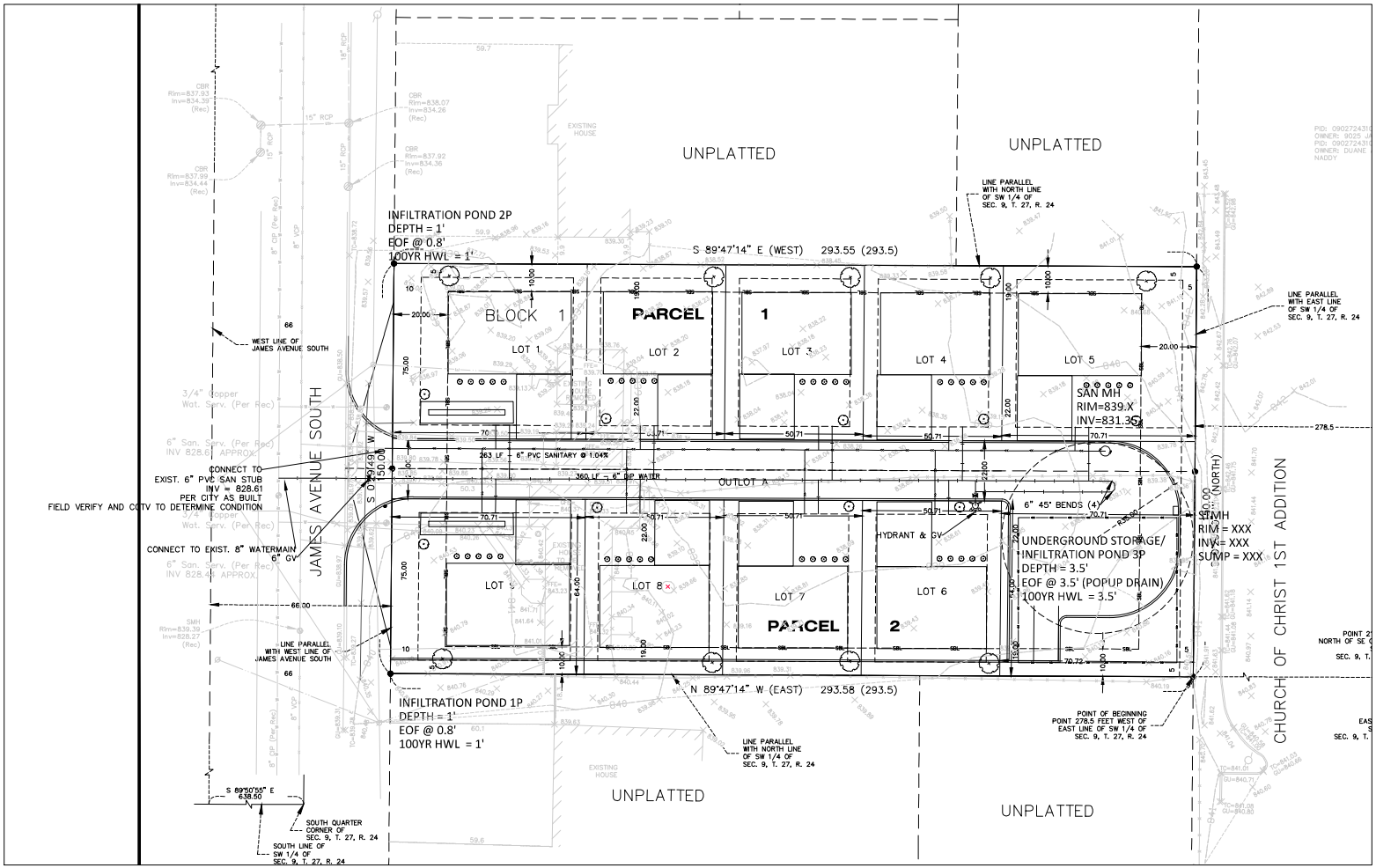
0 20 40
SCALE 1"=20' FEET

C3

LEGEND

PROPOSED WATER

PROPOSED SANITARY



UTILITY NOTES:
1. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW). CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES.
2. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
3. PROPOSED SANITARY SERVICE IS X" PVC SCH40
4. PROPOSED WATER MAIN SERVICE IS X" ZINC COATED CL52 DIP WATER MAIN. A MINIMUM OF 8 MIL V-BIO ENCASEMENT IS REQUIRED ON ALL DIP . PROPOSED DOMESTIC WATER SERVICE IS X" TYPE K COPPER.
5. ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND LATEST MINNESOTA PLUMBING CODE.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
7. UTILITIES ON PLAN ARE SHOWN WITHIN 5' OF THE BUILDINGS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
8. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
9. CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
10. MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN AND WATER SERVICES, UNLESS OTHERWISE NOTED. NO MORE THAN 10' MAX WITH APPROVAL FROM CITY WATER DEPARTMENT. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. WATERMAIN AT EXTRA DEPTH IS INCIDENTAL.
11. ALL CONSTRUCTION TO BE PER LATEST CITY OF BLOOMINGTON STANDARD DETAILS AND SPECIFICATIONS.
12. CONTRACTOR TO OBTAIN ALL UTILITY CONNECTION PERMITS FROM THE CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.
13. MINIMUM 10 FT HORIZONTAL SEPARATION AND 18 IN VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAIN AND SEWERS. THIS INCLUDES SEPARATION FROM OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE, MANHOLE, CATCH BASIN, HYDRANT VALVE, UNDERGROUND INFILTRATION, ETC

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KRYSTLE L. BLOCH

8-12-2026 — DATE

49893 — LIC. NO.

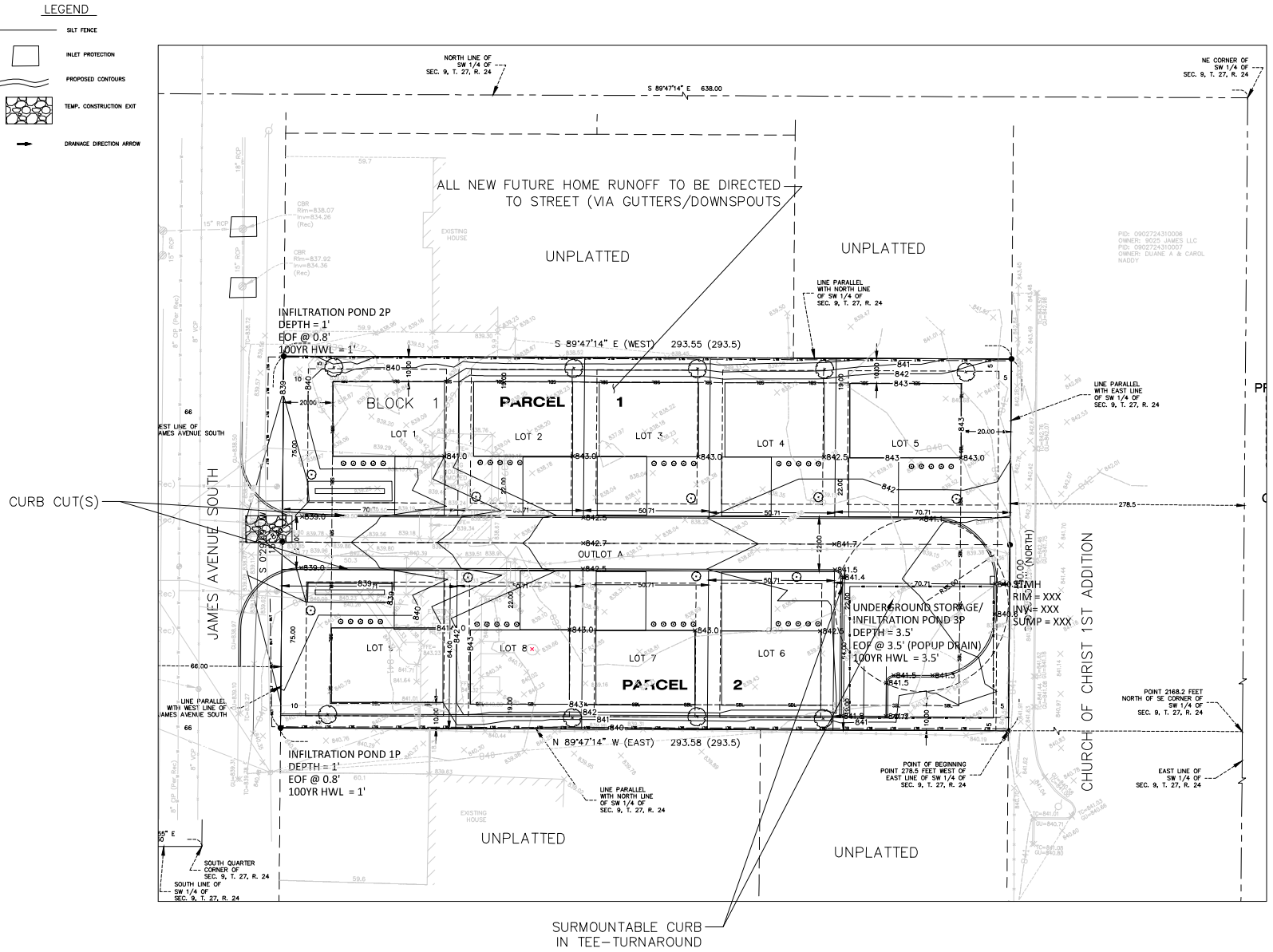
SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

UTILITY PLAN

REVISIONS NO.	DATE	BY	DESCRIPTION

0 20 40
SCALE 1"=20' FEET

C4



SITE GRADING NOTES:
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS (TOPOGRAPHIC/SURVEY SHOT-BASED SURFACE).
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED/GRAVEL AREAS.
7. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
10. MINIMIZE COMPACTION IN PROPOSED INFILTRATION AREAS.

EROSION CONTROL NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED. 4IN MIN TOPSOIL.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC.
4. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1 OR SODDED AND STAKED.

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PRELIMINARY

KRYSTLE L. BLOCH — LIC. NO. 49893

8-12-2026 — DATE

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

GRADING PLAN

REVISIONS NO.	DATE	BY	DESCRIPTION

SCALE 1"=20' (0, 20, 40 FEET)

C5

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

PROJECT DESCRIPTION:

This proposed site plan consists of the new construction of a street. This will include regrading. The total area of construction and grading will be at or just under one acre.

The future buildings (not part of this project) and drive/parking runoff will flow to the proposed infiltration areas.

SWPPP IMPLEMENTATION

The Contractor is responsible for implementation of the SWPPP and the installation, inspection, and maintenance of the erosion prevention and sediment control BMPs before and during construction. The Contractor will have an Erosion Control Supervisor who is responsible for coordinating the erosion prevention and sediment control BMPs.

PROJECT CONTACT IMPLEMENTATION/MAINTENANCE:

Erosion and Sediment Control, BMP Inspection Performed By:
TBD (CERTIFIED INSPECTOR)

Long Term Pond Maintenance Provided By:
TBD

TIMING OF BMP INSTALLATION

The erosion prevention and sediment control BMPs shall be installed as necessary to minimize erosion from disturbed surfaces and capture sediment on site.

1. Erosion and sediment control BMPs must be installed prior to the start of construction.
2. Where applicable, disturbed areas will immediately be temporarily stabilized prior to permanent turf establishment whenever construction ceases for 7 days, with special consideration of areas within 200 feet continuous positive slope of a surface water.
3. Temporary or permanent energy dissipation shall be placed at pipe outlets within 24 hours after connection to a surface water.
4. Temporary stabilization of stockpiles must be initiated immediately to limit soil erosion whenever any construction activity has permanently ceased on any portion of the site and will not resume for a period exceeding 7 calendar days.
5. Planned slopes of 1:3 (V:H) or steeper and greater than 75 ft. in length will be temporarily or permanently stabilized in increments not to exceed 75 ft., prior to constructing or disturbing a new increment.
6. BMPs must remain in place until final stabilization is achieved and permit NOT has been submitted to the MPCA.
7. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water.
8. Developer/Contractor is responsible for removal of silt fence upon turf establishment.
9. Seeding of site shall be completed within two weeks of grading completion.

CONSTRUCTION SEQUENCE:

Construction to begin Fall 2026. Silt fence around where specified and Rock entrances to be installed before any of the following scheduled events take place. Existing structures shall also be protected from sediment from the start of construction.

1. Grading
2. Street Construction
3. Infiltration Grading

Construction completion expected Fall 2026. All temporary erosion control measures will be removed and disposed of according to MPCA requirements. Final stabilization will be established.

If construction is not completed before winter, stockpiles and any slopes must be stabilized with appropriate BMPs (mulch, seed, erosion control blanket) as applicable to avoid erosion in the following spring season.

See NPDES CWS Permit Part 11 for inspection frequency adjustments throughout the course of scheduled construction.

IMPAIRED AND SPECIAL WATERS

Penn Lake is within 1 mile of this site.

KARST AREA PROTECTION:

There is no active Karst in this site.

CALCAREOUS FENS:

No calcareous Fen sites exist on this project.

MITIGATION DUE TO REVIEWS:

There are no stormwater mitigation measures proposed as part of environmental, endangered species, archaeological or other required local, state or federal reviews conducted for the project.

CALCULATIONS:

Total Area of Grading = 1.0 Acres
Total Existing Impervious = 5380 Square Feet
Total New Impervious = 24138 Square Feet (includes future homes and driveways, which are not a part of this project)

WATER QUALITY VOLUME (TOTAL)= (1.1"/12)(24138 SF) = 2213 CF

POND VOLUME AT EOF OUTLET = 559 CF X 4 PONDS = 2236 CF STORAGE PROVIDED

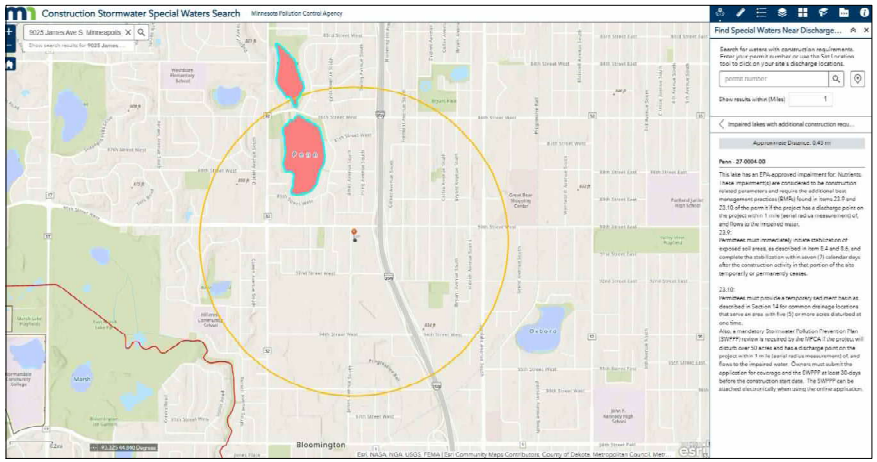
PROPOSED 2YR, 10YR, 100YR RUNOFF < EXISTING RUNOFF

SOIL TYPES:

No USDA Web Soil information for this site. HSG type B soils used for both existing and proposed for uniform comparison

EROSION CONTROL QUANTITIES:

EROSION CONTROL QUANTITIES		
	UNIT	QUANTITY
SILT FENCE	LF	700
TEMP. CONSTRUCTION EXIT	EACH	1



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DATE 8-12-2026

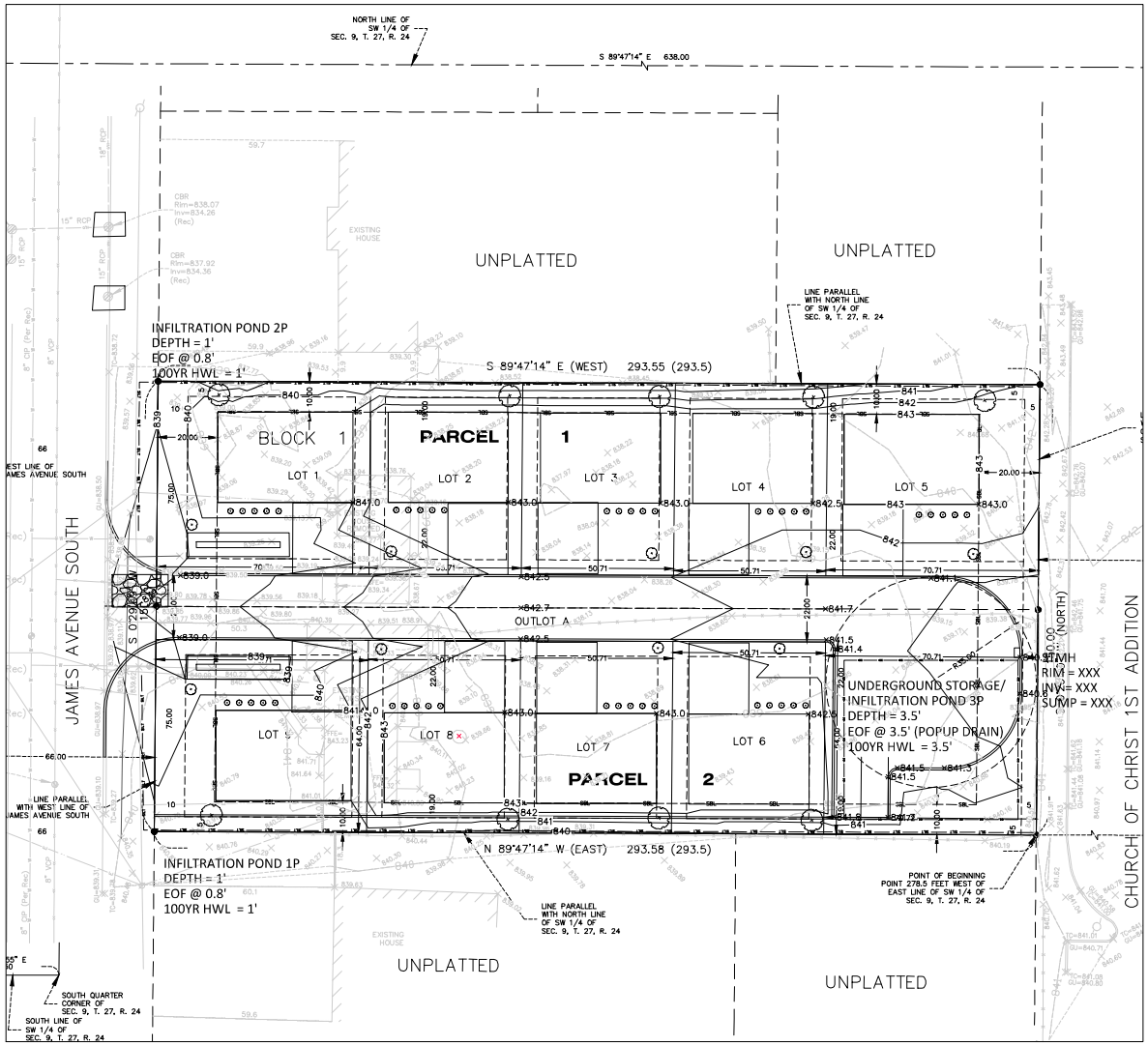
SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

SWPPP

REVISIONS

NO.	DATE	BY	DESCRIPTION

C6



LANDSCAPING REQUIREMENTS AND CALCULATIONS:

DECIDUOUS TREES MIN 2.5" CALIPER
CONIFEROUS TREES MIN. 6' ABOVE ROOT BALL
ORNAMENTAL TREES MIN 1.5"CALIPER
SHRUBS CONSISTENT WITH 24" POT CONTENTS

PER SINGLE RESIDENTIAL LOT: ONE LARGE TREE, ONE SMALL TREE, 5 SHRUBS

9 LARGE TREES TO BE PROVIDED

45 SHRUBS TO BE PROVIDED

LANDSCAPING NARRATIVE AND NOTES:

NO BUILDING OR DRIVEWAYS ARE A PART OF THIS OFFICIAL PLAN SET.
EACH FUTURE LOT OWNER WILL SUBMIT AN INDIVIDUAL PLANTING PLAN WITH THEIR BUILDING PERMIT.

DEVELOPER TO MEET WITH CITY ARBORIST TO COLLECT ACTUAL EXISTING TREE COUNT TO EXCLUDE TREES THAT ARE DEAD, DYING, STRUCTURALLY HAZARDOUS OR INFECTED WITH DISEASE SUCH AS EMERALD ASH BORER, DUTCH ELM DISEASE, OAK WILT, OTHER.

SEEDING: SEE EROSION CONTROL NOTES BELOW

⊗ LARGE TREES: SUGAR/RED MAPLE, BURR/PIN OAK, AMERICAN ELM, HONEY LOCUST, EVERGREEN (VARIOUS)
TO BE ALTERNATED ON LOTS

⊙ ORNAMENTAL TREES: JAPANESE LILAC, CHOKECHERRY, CRABAPPLE, PLUM
TO BE ALTERNATED ON LOTS

⊙ SHRUBS: ARBORVITAE, JUMPER, YEW, MAGNOLIA, RHODENDRUN
TO BE ALTERNATED ON LOTS

EROSION CONTROL NOTES:
1. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED. 4IN MIN TOPSOIL.
2. MULCH TYPE 1 (DISK ANCHORED) IN DISTURBED AREAS
3. SEED MNDOT TYPE 35-221, AT A RATE OF 36.5 LB/AC
4. ALL SLOPES STEEPER THAN 4:1, SHALL BE RESTORED WITH SEED AND PROTECTED WITH EROSION CONTROL BLANKET PER MnDOT SPEC. 3885.1 OR SODDED AND STAKED.

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PRELIMINARY

KRYSTLE L. BLOCH — LIC. NO. 49893
8-12-2026 — DATE

SMART FIT DEVELOPMENT
JAMES AVENUE CITYHOMES
9025/9033 JAMES AVENUE S
MINNEAPOLIS, MN

LANDSCAPING PLAN

REVISIONS

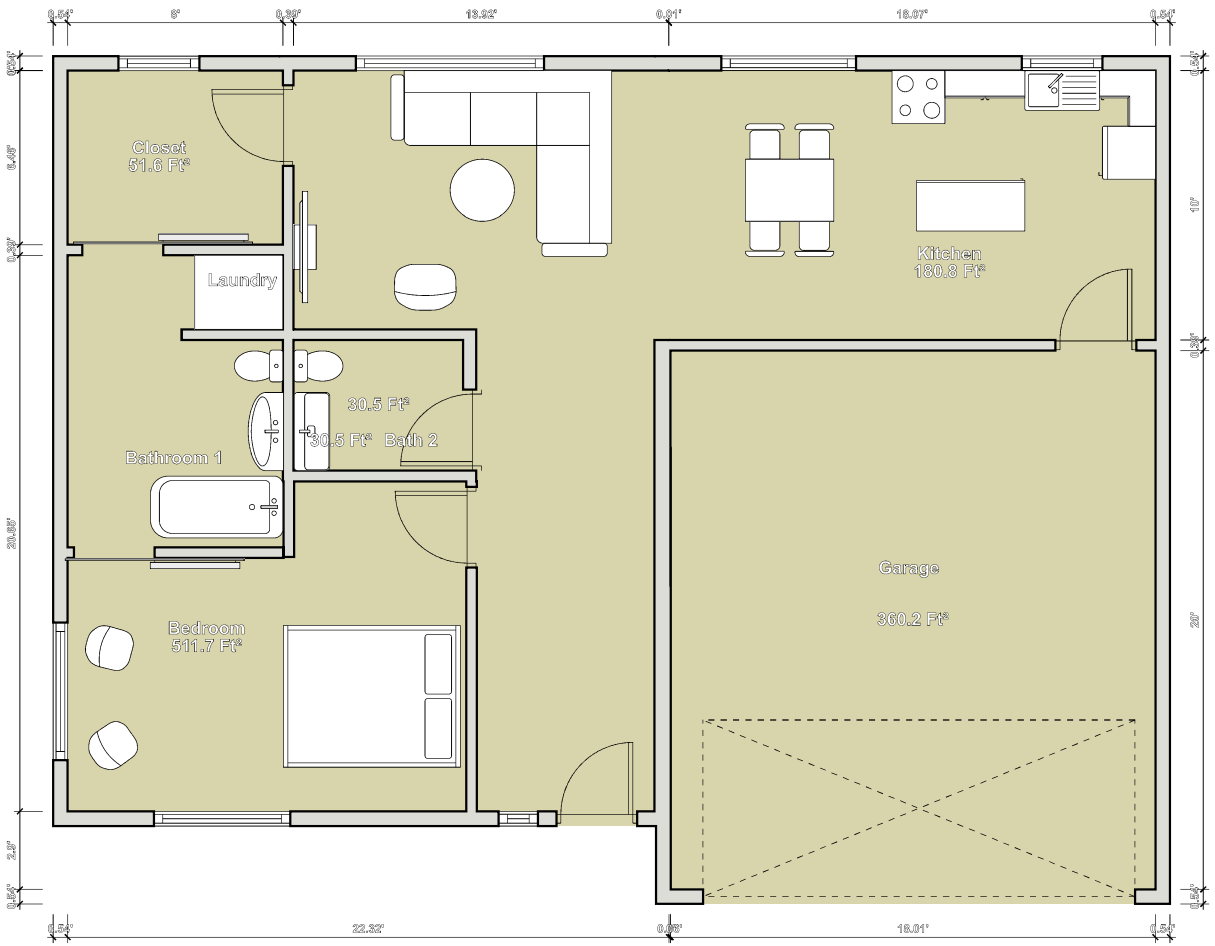
NO.	DATE	BY	DESCRIPTION

0 20 40
SCALE 1"=20' FEET

C8

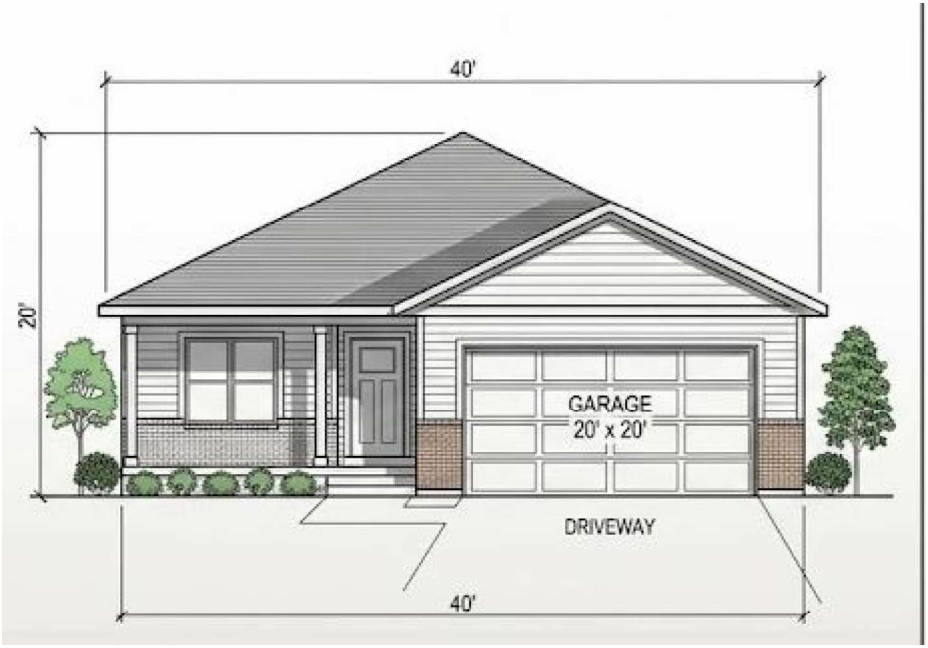


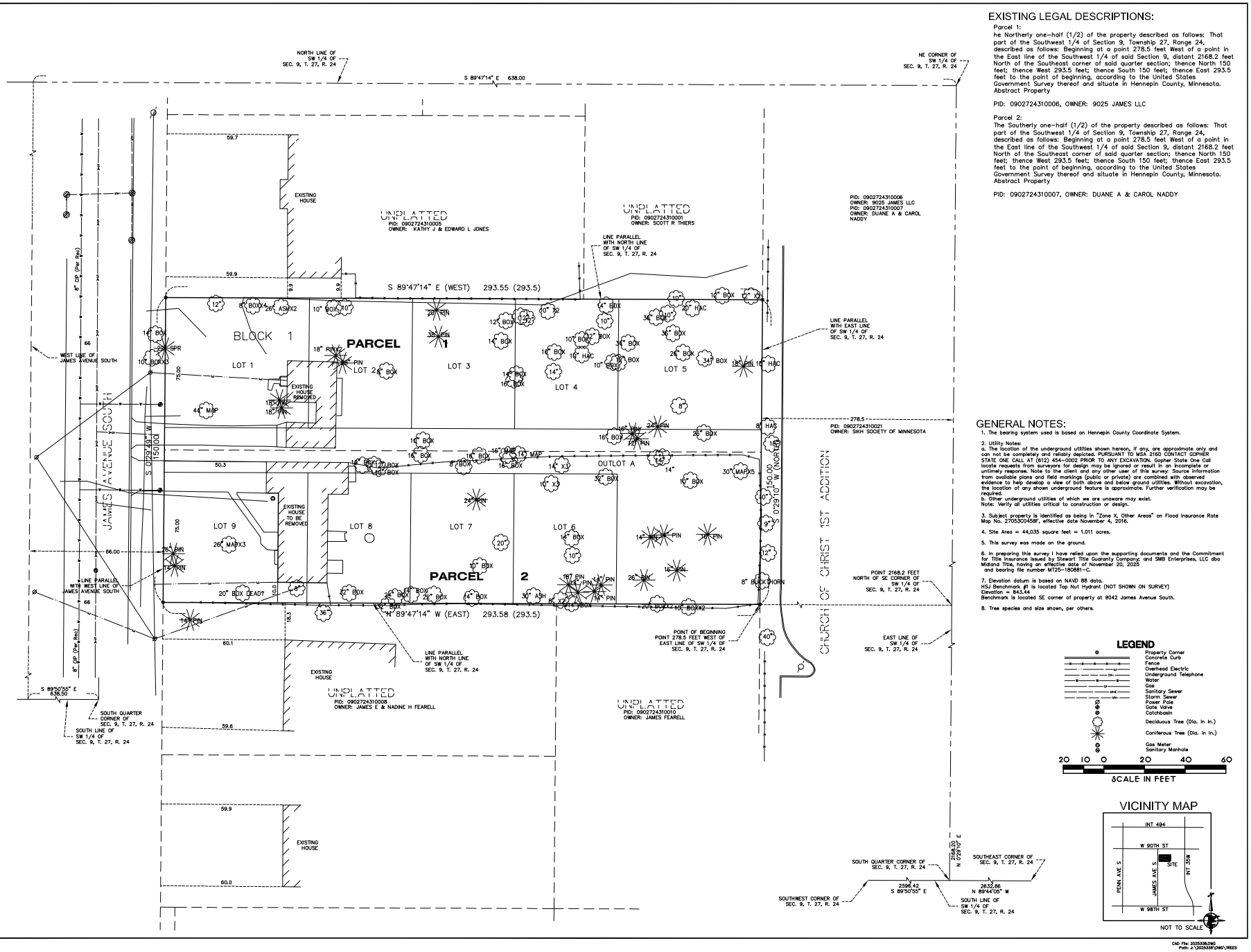
James Avenue CityHomes, Plan 1 Single Story 1 Bedroom Concept



Total Footprint Area
1134.8 Ft²

Gross Living Area
775 Ft^2


40'
20'
GARAGE
20' x 20'
DRIVEWAY
40'



EXISTING LEGAL DESCRIPTIONS:

Parcel 1:
he Northerly one–half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. Abstract Property

PID: 0902724310006, OWNER: 9025 JAMES LLC

Parcel 2:
The Southerly one–half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota. Abstract Property

PID: 0902724310007, OWNER: DUANE A & CAROL NADDY

GENERAL NOTES:

1. The bearing system used is based on Hennepin County Coordinate System.

2. Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454–0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist.
Note: Verify all utilities critical to construction or design.

3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27053C0458F, effective date November 4, 2016.

4. Site Area = 44,035 square feet = 1.011 acres.

5. This survey was made on the ground.

6. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Stewart Title Guaranty Company; and SMB Enterprises, LLC dba Midland Title, having an effective date of November 20, 2025 and bearing file number MT25–180881–C.

7. Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top Nut Hydrant (NOT SHOWN ON SURVEY)
Elevation = 843.44
Benchmark is located SE corner of property at 9042 James Avenue South.

8. Tree species and size shown, per others.

LEGEND

Property Corner
Concrete Curb
Fence
Overhead Electric
Underground Telephone
Water
Gas
Sanitary Sewer
Storm Sewer
Power Pole
Gate Valve
Catchbasin
Deciduous Tree (Dia. in In.)
Coniferous Tree (Dia. in In.)
Gas Meter
Sanitary Manhole

20 10 0 20 40 60
SCALE IN FEET

VICINITY MAP

NOT TO SCALE

CAD File: 2025338.DWG
Path: J:\2025338\DWG\TREES

N

SCALE: 1 INCH = 20 FEET

REVISIONS
Date:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: December 12, 2025

PRELIMINARY PLAT OF JAMES AVENUE CITYHOMES

For:

SMART FIT DEVELOPMENT

SITE:

9025/9033 JAMES AVENUE SOUTH

BLOOMINGTON, MINNESOTA

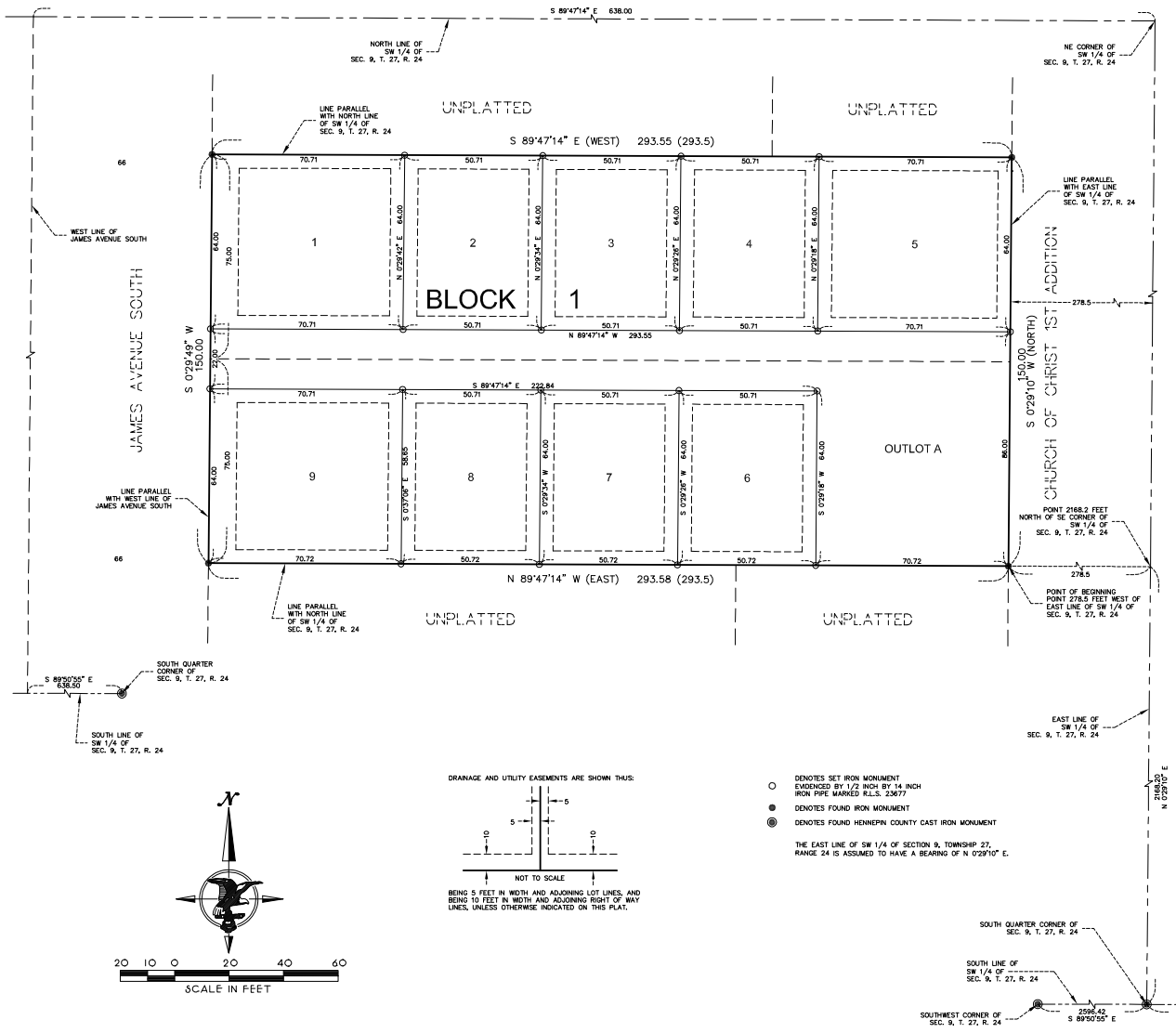
HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS
9063 Lyndale Avenue South
Bloomington, MN, 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

Book	File No.
676	2025-338
Page	W.O. Number
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CAD Technician	
CT	
Sheet No.	1 OF 2

JAMES AVENUE CITYHOMES

C.R. DOC. NO. _____



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

○ DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677

● DENOTES FOUND IRON MONUMENT

◉ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

THE EAST LINE OF SW 1/4 OF SECTION 9, TOWNSHIP 27, RANGE 24 IS ASSUMED TO HAVE A BEARING OF N 0°29'10" E.

KNOW ALL PERSONS BY THESE PRESENTS: That 9025 James, LLC, a Minnesota limited liability company, owner of the following described property:

The Northerly one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
And
The Southerly one-half (1/2) of the property described as follows: That part of the Southwest 1/4 of Section 9, Township 27, Range 24, described as follows: Beginning at a point 278.5 feet West of a point in the East line of the Southwest 1/4 of said Section 9, distant 2168.2 feet North of the Southeast corner of said quarter section; thence North 150 feet; thence West 293.5 feet; thence South 150 feet; thence East 293.5 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as JAMES AVENUE CITYHOMES and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof said 9025 James, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: 9025 James, LLC

By: _____ Its: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of 9025 James, LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

I, Thomas E. Hodorff, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

_____
Thomas E. Hodorff, Licensed Land Surveyor
Minnesota License No. 23677

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Thomas E. Hodorff.

_____ _____
Notary Public, _____ County, Minnesota Printed Name
My Commission Expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA
This plat of JAMES AVENUE CITYHOMES was approved and accepted by the City Council of the City of Bloomington, Minnesota at a

regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Bloomington, Minnesota

By: _____ Mayor By: _____ City Manager

COUNTY AUDITOR, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20____.

Daniel Rogan, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of JAMES AVENUE CITYHOMES was recorded in this office

this _____ day of _____, 20____, at ____ o'clock ____.M.

Amber Bougie, County Recorder By: _____ Deputy

HARRY S. JOHNSON LAND SURVEYORS

Comment Summary

Application #: PL202600126

Address: 9025 and 9033 JAMES AVE S, BLOOMINGTON, MN 55431

Request: **Rezoning from R-1 to R-3, Final Site and Building Plans for a nine-unit detached townhome development, and Type III Preliminary and Final Plat for nine detached townhome lots and one outlot.**

Meeting: Post ApplicationDRC - July 28, 2026
Planning Commission - August 20, 2026
City Council - September 14, 2026

NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.

Planning Review Contact: Elizabeth O'Day at eoday@BloomingtonMN.gov, (952) 563-8919

1) are you proposing sidewalks between units? They are not reflected in the civil set. (see markups)
2) Although not a Code requirement, staff would advise a minimum separation of 5 feet from turnaround edge to the property line. (see markups)
3) Six foot wide sidewalk is required along James Avenue.
4) Only 5 are shown on the plans. (see markups)
5) 0.25 spaces per unit must be available for guest parking.
6) There is very little usable backyard space. If decks are considered in the future, they must meet a 5 foot setback from the property line. (see markups)
7) Floor plans don't match. First floor shows a garage tucked back, second floor doesn't. (see markups)
8) Math doesn't add up. Should be more like 36 feet. (see markups)
9) renderings do not match the floor plan (see markups)
10) The image seems like it is wider than 30 feet. (see markups)
11) Detached townhouse dwellings must meet the following minimum building sizes: 1 bedroom: 750 sq. ft., 2 bedrooms: 900 sq. ft., 3 or more bedrooms: 1,040 sq. ft. Floor plans will need to be modified to meet minimum building size.
12) Open space is 48%. Open space meets requirements.
13) Impervious Surface comes to 55% (maximum is limited to 70%). Impervious surface meets requirements.
14) Landscape surety required. Surety must be in the amount of 50 cents per square foot of disturbance area.
15) Maximum height for all buildings is limited to 50 feet. Height meets requirements.
16) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
17) Staff recommends a neighborhood meeting to inform neighbors about the proposed project.
18) What is the purpose of this circle? (see markups)
19) Emergency vehicle turnaround must be approved by the Fire Marshall and must meet a 5 foot rear yard setback.

Building Department Review Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

1) Must meet 2020 MN State Building Code

2) Any new City sewer connections shall be charged (1) Met Council SAC fee and (1) City SAC fee.

   If any property previously held a residence that was connected to city sewer - (1) credit shall be given.
3) Building & Inspections requires online submittal for all permit applications. Apply at blm.mn/portal. Contact PlanReview@BloomingtonMN.gov for any questions.

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

1) Provide a circular turnaround. T-turnarounds are not reliable and difficult to maintain especially in the winter.
2) Structures with more than 2 units shall be sprinklered.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Include details for curb, sidewalk, pavement, etc.

Utility Review Contact: Kallie Doeden at kdoeden@BloomingtonMN.gov, (952) 563-8776

1) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Will the 9 water/sanitary services be installed as part of this site development, or by each individual home owner later on? This would affect the number of and timing of utilities permit/s as well as what work will be required (i.e. tearing up the new paved communal driveway for each service vs. installing stubs for each service now and not needed to tear of the new pavement at a later date). We recommend stubbing out the water/sanitary services (including curb stops for the water services) from the mains along the private road so they don't have to dig and tap for every service.
2) Utilities Review: All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
3) Utilities Review: Will sanitary services not be removed or abandoned?
4) Utilities Review: Use zinc coated Class 52 DIP water main. A minimum 8 mil V-Bio encasement is required on all DIP. add this note to the plan
5) Utilities Review: Type K copper.
6) Utilities Review: Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. add this note to the plan.
7) Utilities Review: A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. add this note to the plan.
8) Utilities Review: Add legend for all utility line types and/or icons.
9) Utilities Review: Applicant to verify 6" sanitary is adequate size for this development.
10) Utilities Review: Contractor to CCTV to determine condition of existing sanitary. - Add this note to the plans.
11) Utilities Review: Will this existing sanitary service be removed, abandoned or used? See note on C2 sheet regarding abandon vs removing sanitary services.
12) Utilities Review: A minimum 10-foot horizontal separation and 18-inch vertical separation is required between water main and sewers. – add this note to the plan.

    This includes separation from outside edge to outside edge of pipe, manhole, catch basin, hydrant, valve, underground storage/infiltration pond, etc.
13) Utilities Review: What diameter storm sewer is this?
14) Utilities Review: This circular stormwater underground storage/infiltration pond appears to be in conflict with the water/sanitary utilities along with other sewer vs water infrastructure in this area (including the STMH, SAN MH, water main, and hydrant/valve, etc.). Infiltration is not allowed above water and is not preferred above sanitary.
15) Utilities Review: Is this a stormwater catch basin? Reminder that no sewers (pipes, catch basins, manholes) are not allowed within 10 ft of the water utility.

16) Utilities Review: Where does this underground storage/infiltration pond flow to? Will there be other stormwater pipes, catch basins, ormanholes on this site?
17) Utilities Review: What is this line?
18) Utilities Review: Please make sure this is clearly shown as the an existing sanitary service.
19) Utilities Review: Will the water and sanitary services from these water/sanitary mains be installed now or later? We'd recommend installing the water service to at least be installed from the main to the curb stop behind the side walk and the sanitary service as well, so each of the separate home owners don't not have to dig up the sidewalk and paved road/driveway when they install their utility services from their new home to the water/sanitary mains on this development site..
20) Utilities Review: Include an isolation valve between the water main connection and the property line.

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
2) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
3) Consent to plat form is needed from any mortgage companies with property interest.
4) Public drainage and utility and easements must be provided on the plat as approved by the City Engineer.
5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
6) $15 fee for certified copy of the final plat. Engineering staff will obtain a certified copy of the final plat from Hennepin County.
7) Private common utility easement/agreement must be provided if sharing a utility with another property.
8) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
9) Private common driveway/access easement/agreement must be provided.
10) These lots are draining to the neighbors yard on both the north and south. Is this creating issues for the neighbors?
11) What are these random lines?
12) Suggest drainage and utility easements along perimeter of plat but not individual lots. Utilities interior of plat to be by private agreement.
13) Is association going to own Outlot? Is this going to be a CIC Plat or just a declaration outlining common access, utility, maintenance agreements.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) How does water get to these stormwater BMP's?

   These just overflow to the street from the curb cut?
2) Do not increase in runoff rate to neighboring properties. How is this roof drainage getting routed to the stormwater BMPs?
3) How is rear lot drainage being directed to stormwater BMP?
4) Show erosion control BMP locations on the plan.
5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. – add this note to the plan.
8) List erosion control maintenance notes on the plan.
9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
11) An erosion control bond is required.
12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

Assessing Review Contact: Jen Blumers at jblumers@BloomingtonMN.gov, (952) 563-8706

Park dedication fee estimate is $35,350

UNAPPROVED MINUTES

Planning Commission Meeting

Watch the meeting recording and view transcript here.

Date: 8/20/2026
Time: 6:00 p.m.
Location: City Council Chambers
Address: 1800 W Old Shakopee Rd, Bloomington MN, 55431

Commissioners Present: Abdi Isse, Deanna White, Anne Linnee, Madeline Summers and Robert Coleman.

Commissioner Absent: Kevin Cunningham and Jared Munster.

Staff Present: Nick Johnson, Liz O'Day, Shonte Brown, Julie Long and Serena Erickson (in person) and Kevin Toskey (attending remotely).

Acting Chair Abdi Isse **called the meeting to order at** 6:00 p.m. A quorum is present.

ITEM 1.1. PUBLIC HEARING: CASE #2026-135 | APPLICANT: 9130 GRAND, LLC | CONDITIONAL USE PERMIT – CANNABIS MANUFACTURING AND INDOOR AGRICULTURE FACILITY – 9130 GRAND AVENUE SOUTH

1.1.1 Staff Report and Presentation

Planning Manager Nick Johnson presented the applicant's withdrawal of their application for a Conditional Use Permit for a cannabis manufacturing and indoor agriculture (cannabis cultivation) facility located at 9130 Grand Avenue South, and that there is no further action necessary. No public hearing was held.

ITEM 1.2. PUBLIC HEARING: CASE #2026-126 | APPLICANT: 9025 JAMES, LLC | REZONING, FINAL SITE & BUILDING PLANS, AND PLATTING – JAMES AVENUE CITYHOMES – 9025 AND 9033 JAMES AVE. S

1.2.1 Staff Report and Presentation

The staff report and presentation for Item 1.2 starts at 5:05 in the meeting recording.

Planner Liz O'Day presented the staff report. She presented the proposal, Comp Plan guidance, proposed Rezoning from R-1 to R-3 Zoning District, site photos, site plan, traffic review, conceptual building elevations and plans, parking and sidewalks, landscape plan, Preliminary and Final Plat, and the staff recommendation.

The City Council holds final decision-making authority on this item. Staff reviewed the application and recommends approval.

The Commission asked questions about the homeowners' association, the responsibilities of the property owner, whether houses could be built to rent, potential changes to Final Site and Building Plans, height requirements, fences, traffic generation, and stormwater management.

Acting Chair Isse invited the applicant to speak on behalf of the item at 24:43 in the meeting recording.

The applicant answered questions about houses being built to rent, homeowners' association rules, height and size of housing, the responsibility of the property owner, and fencing.

1.2.2 Public Hearing:

Public Testimony begins at 31:21 in the meeting recording.

Acting Chair Isse opened the Public Hearing at 6:31 p.m.

A total of 12 individuals provided public testimony during this item.

- Joel Jensen asked Commissioners about the status of the lot until homes are built. Jensen returned to the podium a second time later to ask about housing types.

- Brian Hanson expressed his concerns about construction vehicles on the narrow roads in the neighborhood, and how that will affect access to homes. He also expressed concerns about the amount of proposed parking and length of time and amount of construction.

- Kathy Jones expressed her concerns about density, parking, and traffic. Jones returned to the podium a second time later to ask about the differences between R-1 and R-3 zoning.

- Luann McHale expressed her concerns about traffic in the neighborhood and surrounding streets. McHale returned to the podium a second time later to provide further testimony on parking concerns.

- Scott Thiers expressed his concerns about his backyard being next to this development, and his view of trees being replaced by townhomes. He also shared concerns about fencing, snow removal, and parking. Thiers returned to the podium later a second time to provide further testimony on his concerns about setbacks.

- Jan Miller expressed her concern about the density of the townhomes and demographics changing in the neighborhood.

- Jim Mrozek expressed his concern about traffic and density. Mrozek returned later to the podium a second time to provide further testimony on his concerns about the townhome's compatibility with the neighborhood.

- Trevor Jackson expressed a general neutrality towards the development, as well as his concerns regarding traffic and listening to the neighbors' opinions. Jackson returned to the podium a second time later to provide further testimony on emphasizing his neighbors' opinions.

- Donna Streifel expressed her concerns about traffic in the neighborhood and surrounding streets.

- Bill Rodenbeck expressed his concerns about the density of the townhomes. Rodenbeck returned to the podium later a second time to ask about zoning.

- Lisa Jensen expressed her concerns about the narrow road and traffic.

- Carleen Leeder expressed her concerns about the density of the townhomes.

Acting Chair Isse requested closure of the public hearing.

The public hearing closed at 7:06 p.m.

1.2.3 Discussion

Discussion for Item 2 start at 1:06:59 in the meeting recording.

Commissioners asked questions to staff about Comprehensive Plan guidance, residential zoning, potential parking changes, the previous narrowing of James Avenue, the construction process, the size of the lots, and the decisions before the Planning Commission.

The applicant returned to the stand to answer questions about the effects that custom housing will have on construction, regarding concerns about space and the length of construction.

The Commissioners discussed Comprehensive Plan guidance, density of development, impact of construction on neighbors, and cost of the detached townhomes. Commissioners also discussed a recommendation of a Construction Management Plan to address issues such as timing, amount of construction occurring at one time, and sequencing to mitigate impacts on neighbors.

1.2.4 Actions of the Commission

Motion by Commissioner Linnee, **Seconded by** Commissioner Summers: Motion to close the public hearing for Item 1.2, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Coleman, In Case #PL2026-126, motion to recommend the City Council adopt an ordinance Rezoning 9025 and 9033 James Avenue from R-1 Single Family Residential to R-3 Middle Housing Residential, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Coleman, In Case #PL2026-126, having been able to make the required findings, motion to recommend the City Council approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to conditions and Code requirements attached to the staff report and adding a condition for a Construction Management Plan, motion carried: 5 to 0.

Motion by Commissioner Linnee**, Seconded by** Commissioner Coleman, In Case #PL2026-126, motion to recommend the City Council approve a Type III Preliminary Plat and adopt a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to conditions and Code requirements attached to the staff report, motion carried: 5 to 0.

UNAPPROVED MINUTES

ITEM 2.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION MEETING SYNOPSES CONSIDERATION

2.1.1 Acting Chair Isse requested a motion to approve of the draft August 6, 2026, Planning Commission meeting synopses.

2.1.2 Actions of the Commission

Motion by Commissioner Summers **Seconded by** Commissioner White, Motion to approve the August 6, 2026, Planning Commission meeting synopsis; motion carried: 4 to 0, with Linnee abstaining.

ITEM 3.1 STUDY ITEM: CITY OF BLOOMINGTON | PLANNING COMMISSION POLICY AND ISSUE UPDATE.

3.1.1 Upcoming Meetings Overview - Planning Manager Nick Johnson presented the following overview:

A. The Planning Commission will meet on September 3, 2026, for three public hearings: 1) Privately Initiated City Code Amendment to allow sports training facility as a permitted use in FD-2 zoning district, (2) Annual Miscellaneous Issues Ordinance clean up items, and (3) Annual Miscellaneous Issues Ordinance minor policy items.
B. The Planning Commission will meet on September 17, 2026, for two public hearings: 1) Public street name change for a portion of Hopkins Road to Mission Road, (2) City Code Amendment for an ordinance related to off-street parking requirements.

3.1.2 Miscellaneous Updates – Planning Manager Nick Johnson presented the following additional updates:

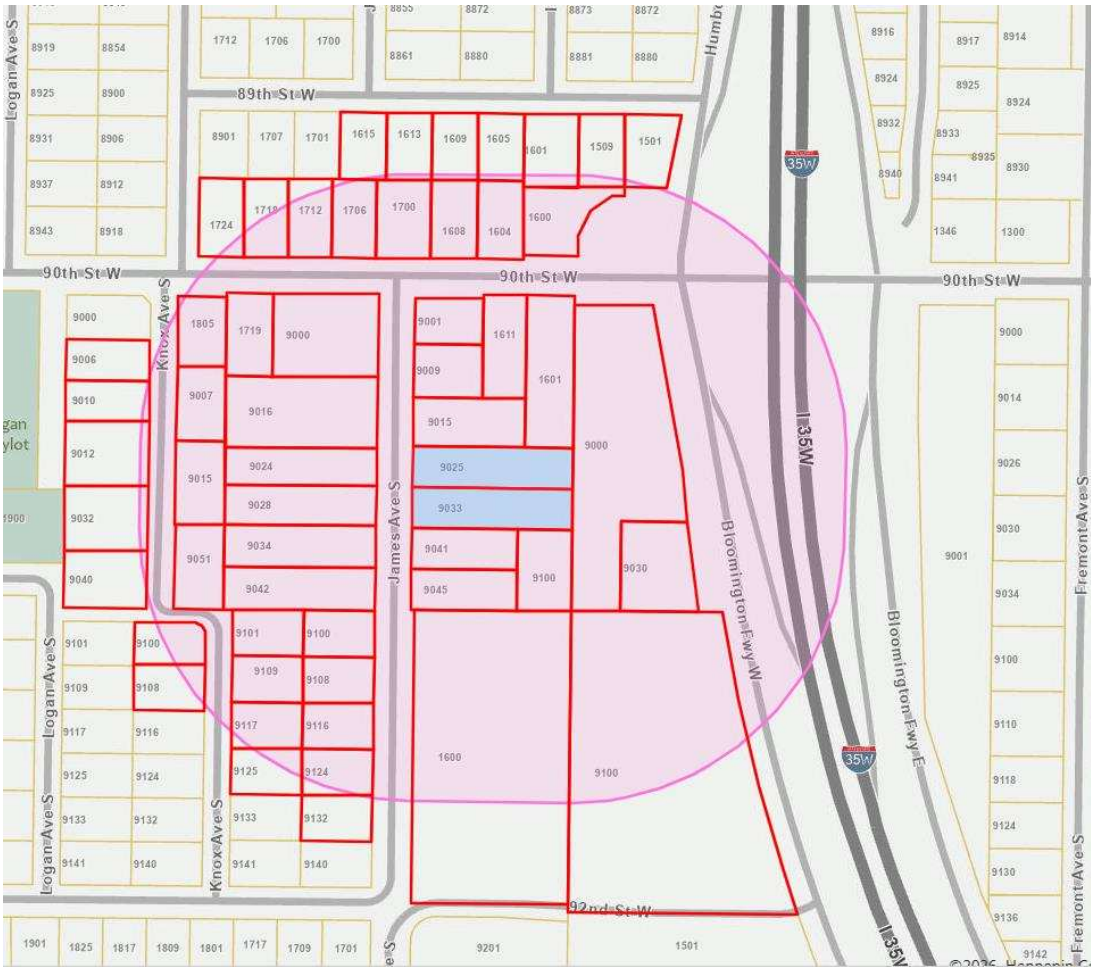
A. Minnesota APA conference will be in Mankato on October 21-23.

ADJOURNMENT: MEETING ADJOURNED AT 8:05 PM

The **August 20, 2026**, Planning Commission Meeting synopsis was drafted by **Serena Erickson** and reviewed by **Nick Johnson, Liz O'Day, and Shonte Brown.** These minutes were approved by the Planning Commission on _____.

Map Curation: July 29, 2026
Mailed: August 3, 2026
Project Planner: Liz O'Day

City of Bloomington Notification Map



Case #PL2026-126

Subject Properties: 9025 AND 9033 JAMES AVENUE SOUTH, BLOOMINGTON, MN 55431

Notification Boundary (500 feet)

Subject Property/Properties

Notified Properties

N
W E
S

O'Day, Liz

From: Rai, Priyanka
Sent: Monday, September 14, 2026 1:22 PM
To: O'Day, Liz
Subject: FW: Testimony for Council Meeting 09-14-26 @ 6:30 - Case# PL202600126

Hi Liz,

Please see the message below and confirm receipt to the sender.

Thanks,

Priyanka Rai
Executive Assistant to the Mayor/Council Secretary
PH: 952-563-8785 **EMAIL:** prai@bloomingtonmn.gov
1800 West Old Shakopee Road, Bloomington, MN 55431
Maximizer | Input | Developer | Strategic | Achiever

From: LuAnn McHale [redacted]
Sent: Monday, September 14, 2026 1:19 PM
To: Council Secretary <councilsecretary@BloomingtonMN.gov>
Subject: Testimony for Council Meeting 09-14-26 @ 6:30 - Case# PL202600126

CAUTION: This email was sent from outside of the City of Bloomington. Unless you recognize the sender and know the content, do not click links or open attachments.

Hi,

Please see my below testimony for the council meeting Testimony for Council Meeting 09-14-26 @ 6:30 - Case# PL202600126. Could you please confirm you received this.

Council Meeting 09-14-26 @ 6:30 - Case# PL202600126

4.8 Public Hearing: James Avenue CityHomes – Rezoning, FSBP, Platting – 9025 and 9033 James Avenue S.

Agenda packet starting at page 263 Case# PL202600126

In the packet agenda, I would like to address the **Traffic Analysis** on page 8 of 12 (actual page 271) for Case# PL202600126

Could you please confirm you received this.

Thanks,

LuAnn – I will be at the meeting

9141 Newton Ave So

Bloomington 55431

952-270-7248

In the **Traffic Analysis,** it says Based on the ITE trip Generation Manual, there would be approximately 85 daily trips generated by the proposed development. That James Avenue has sufficient capacity to accommodate the additional trips, and no significant impacts to the adjacent traffic patterns, due to this proposed development have been identified.

On the August 20th meeting I feel we did identify, our concerns on the current traffic flow on James, 90th and 92nd. and how the proposed development of James Avenue Town Homes additional traffic would affect it.

I feel they have not addressed our concerns that we have identified in the August 20th meeting on the amount of current traffic flow we have now on 90th Street, James and 92nd and how the addition of approximately 85 more trips will affect these 3 streets. Especially due to these streets are the entrances/exits to get out to 90th and Penn Avenue

Julie in the August 20 meeting said that ITE Trip Generation Manual calculates 9 average trips a day for a single-family home, for an approximately 85 daily generated trips from the proposed development.

James total traffic with proposed town homes Using the Trip Generation calculation of 9 average trips a day

17 homes on James - 17 x 9 trips = approximately153 trips

+ approximately 85 daily trips for the proposed development of the 9 town homes

= approximately **238 daily trips,** this is just the people that live on James street.

This does not include other traffic like Amazon, FedEx, food delivers, school buses, garbage recycling and yard waste trucks, mail delivery and the neighbors that live on 92nd Street trying to get in/out on 90th Street, would use James.

James is a two-block street starts at 90th ends at 92nd how can a two-block street have sufficient capacity to handle approximately 238 daily trips from people that live on that street, (plus other traffic) and have no significant impacts to the adjacent traffic

90th Street is the entrance/exit for James:

90th - is feeder street to get onto 35W, during different times it backs way up - James Ave is close to 35W

90th - getting across all 4 lanes of traffic from James can be challenging during different times. The stop lights at 35W stop the traffic and it backups in front of James and then lights turn green and the traffic goes and it is hard to get out or in.

James's residence has commented they use 92nd Street because of traffic is bad on 90th They also use 92nd if they need to get over to Penn Avenue

90th is the only street in Bloomington that goes from highway 100 to Cedar ave So. 90th is used to miss the bottle neck on 494 traffic during busy times

West 90th east of Penn Ave - very close to our neighborhood:

There are 30 - Penn Village Town homes and 1 - apartment building Penway Apt

Their only entrance/exit is onto 90th Street.

Boundaries of our neighborhood: 2 blocks wide and 6 blocks long

East to West - 91st ½ Street to James (Oliver, Newton, Morgan, Logan, Knox, James)

North to South - 90th Street to 92nd Street (two blocks) - 92nd street is the T street that runs along Oliver, Newton, Morgan, Logan, Knox, James and is only through street that leads out to 91st ½ street. 91St ½ street is our only entrance/exit onto Penn from our neighborhood.

Entrances/Exits – have 4

East – no entrance

South – no entrance

West – 91st ½ Street – only 1 entrance/exit goes onto Penn

North – Morgan, Knox James – entrance/exit is onto 90th Street

The number of homes that are in the above listed boundaries of our neighborhood – is 128 homes

128 x 9 trips = approximately 1,152 trips a day with 4 entrances/exit onto Penn or 90th Street

Additional traffic that occurs :

Amazon, FedEx, food delivers, school buses, garbage recycling and yard waste trucks, mail delivery

Respite Care/Group home – 3 shifts staff vehicles, social worker – van transportation – Business meetings 10-12 cars, special need school buses

3 - Daycares can have up to 10 kids – staff trips and parent drop off and pick up trips

Has there been any current traffic monitor flow done (with monitor tube) on James Avenue, 90th street and 92nd street? If so, can you please provide, if not, how can you say it has sufficient capacity on James if you don't know what the current traffic flow is. What data are you justifying that James Avenue has sufficient capacity for approximately 85 trips.

With the data I have provided, my concerns are that we already have a large traffic volume in our smaller enclosed neighborhood and on 90th, with 4 entrance/exits in to our neighborhood, then adding approximately 85 trips a day is going to cause additional traffic issues. I would like to request a traffic monitor flow with a tube be done. That we have a more accurate current traffic flow in our neighborhood, because once the James Avenue development Town Homes are built, we are stuck with the traffic issues and there is no fixing it.

Thanks,

LuAnn

James Avenue CityHomes

Rezoning, FSBP, and Prelim and Final Plat

9025 and 9033 James Avenue S

City Council | September 14, 2026

Presenter: Liz O'Day, Planner

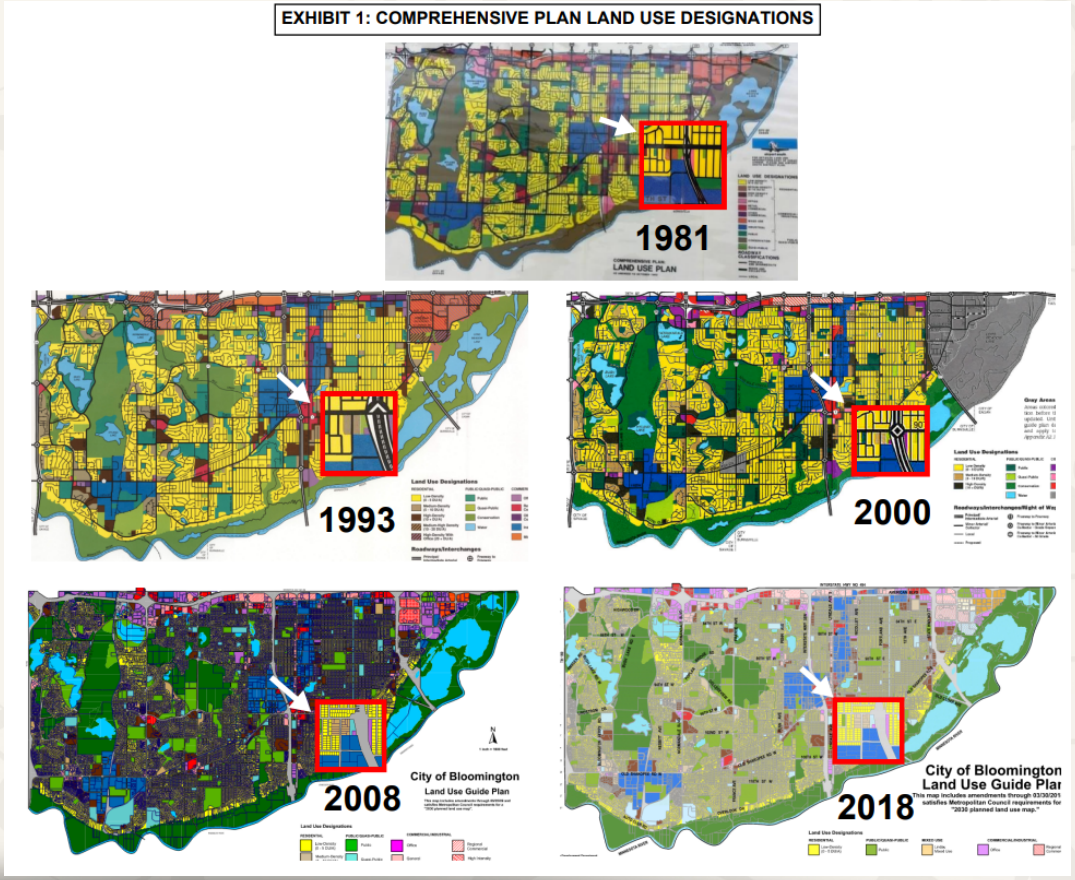
Proposal

1) Rezoning from R-1 to R-3;
2) Final Site and Building Plans for nine detached townhomes and associated improvements; and
3) Type III Preliminary and Final Plat to replat two single-family residential lots into nine detached townhome lots and one outlot.

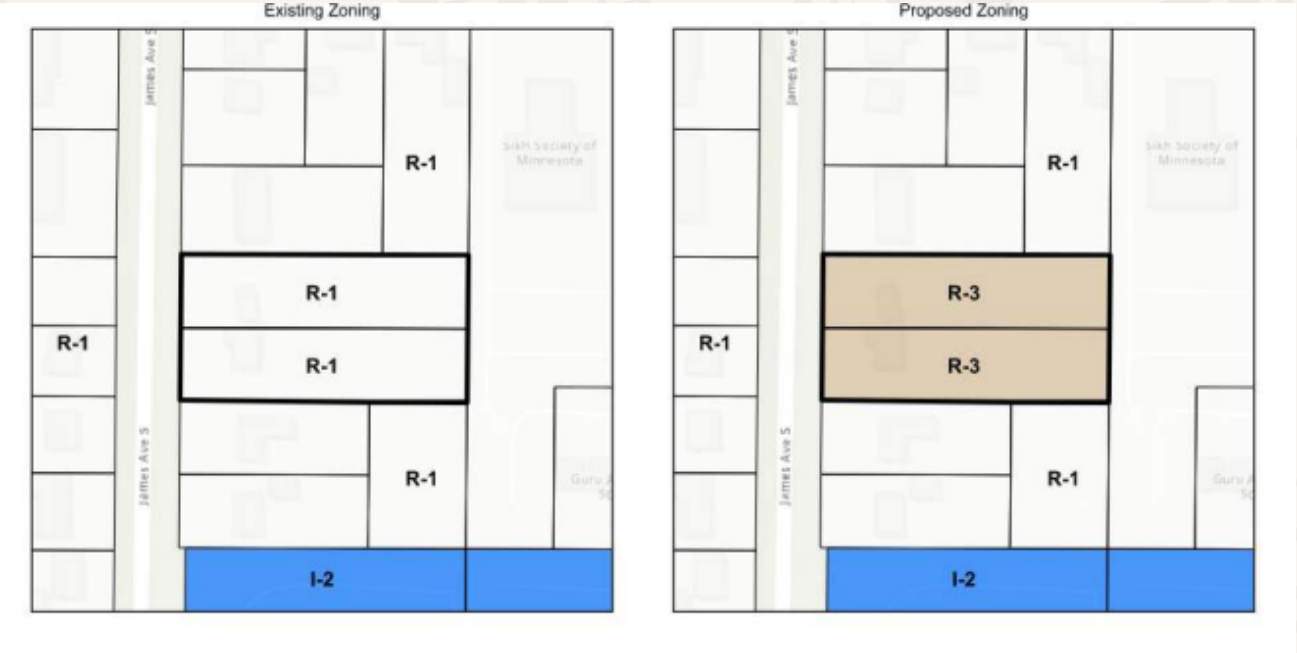


Background – Comp Plan Guidance: MDR

- Sites guided as MDR since 1981
- Allows 15 units/acre
- Proposed density = 9 units/acre



Rezoning: R-1 to R-3



R-3 Zoning District

- Allows up to 12 units/acre
- Consistent with the existing land use guidance (MDR)
- Compatible with nearby low density residential
  - Design is similar to SF dwellings
- Proximity to major collector road (90th St) and Interstate 35W
- Proximity to parks
- Site abuts place of assembly and close to industrial area



R-3 Zoning District

Goals and Strategies in the 2040 Comprehensive Plan

- Provide a range of housing options **(pg. 3.26 of the Comprehensive Plan)**
- Identify new locations and opportunities for housing **(Strategy 2.2)**

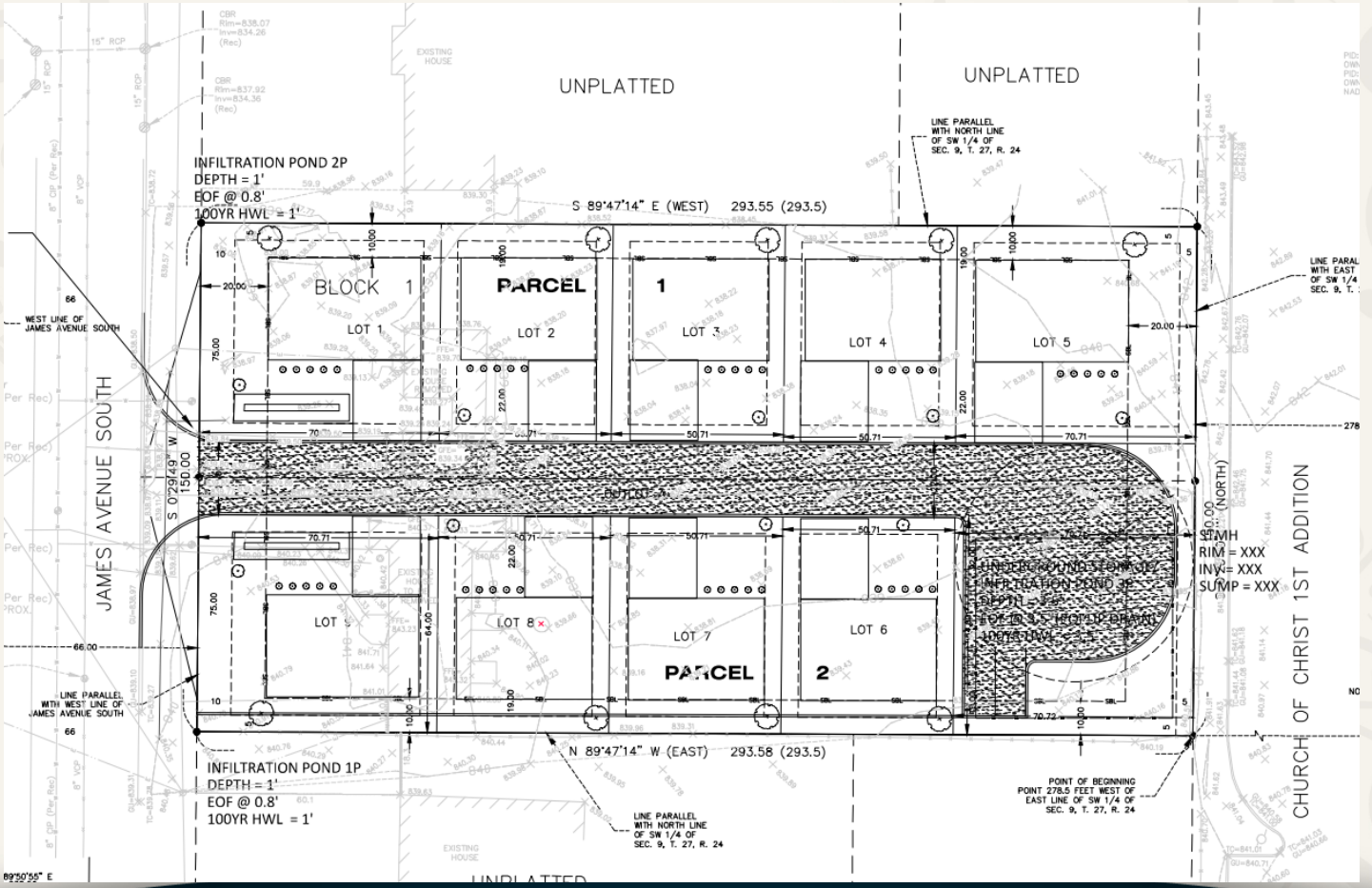
Provides missing middle types

Site Photos





Site Plan


UNPLATTED
UNPLATTED
INFILTRATION POND 2P
DEPTH = 1'
EOF @ 0.8'
100YR HWL = 1'
S 89°47'14" E (WEST) 293.55 (293.5)
LINE PARALLEL WITH NORTH LINE OF SW 1/4 OF SEC. 9, T. 27, R. 24
BLOCK 1
PARCEL 1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
WEST LINE OF JAMES AVENUE SOUTH
JAMES AVENUE SOUTH
S 0°29'49" W 150.00
LOT 8
LOT 7
LOT 6
PARCEL 2
LINE PARALLEL WITH WEST LINE OF JAMES AVENUE SOUTH
INFILTRATION POND 1P
DEPTH = 1'
EOF @ 0.8'
100YR HWL = 1'
N 89°47'14" W (EAST) 293.58 (293.5)
LINE PARALLEL WITH NORTH LINE OF SW 1/4 OF SEC. 9, T. 27, R. 24
POINT OF BEGINNING
POINT 278.5 FEET WEST OF EAST LINE OF SW 1/4 OF SEC. 9, T. 27, R. 24
CHURCH OF CHRIST 1ST ADDITION
STMH
RIM = XXX
INV = XXX
SUMP = XXX
N

Traffic Review

- 85 trips/day generated
- Net increase of 66 trips/day
- James Avenue has sufficient capacity to handle additional trips
- No parking restrictions on James Avenue

Conceptual Building Elevations





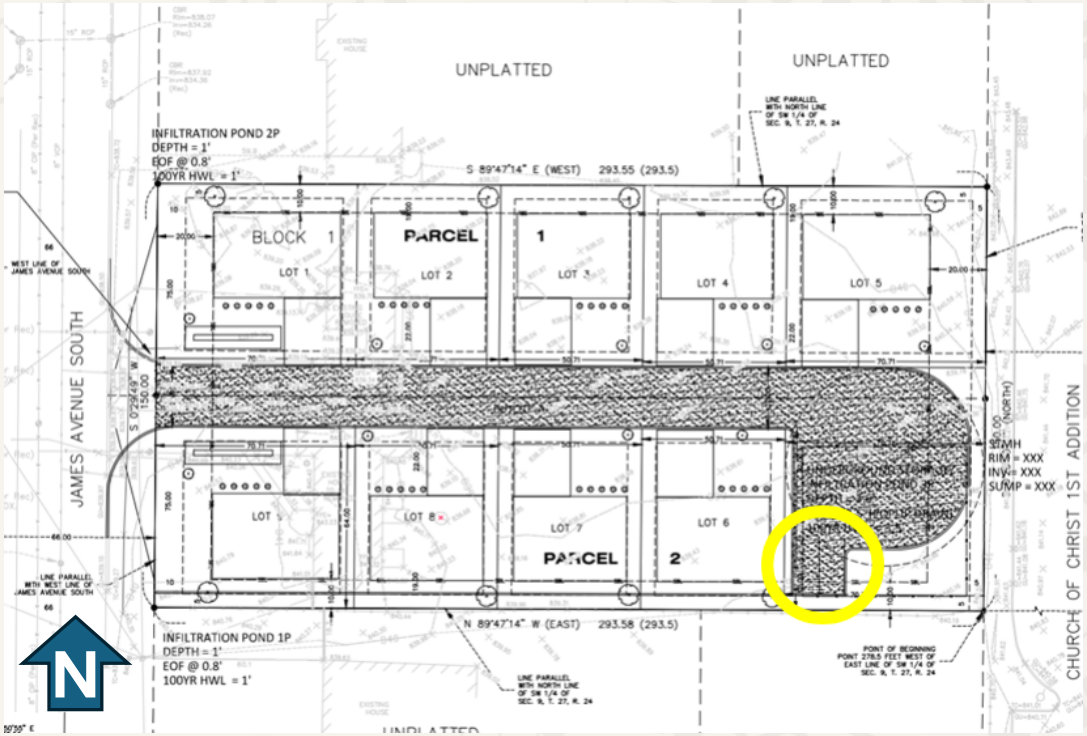
Parking, Sidewalks

Parking

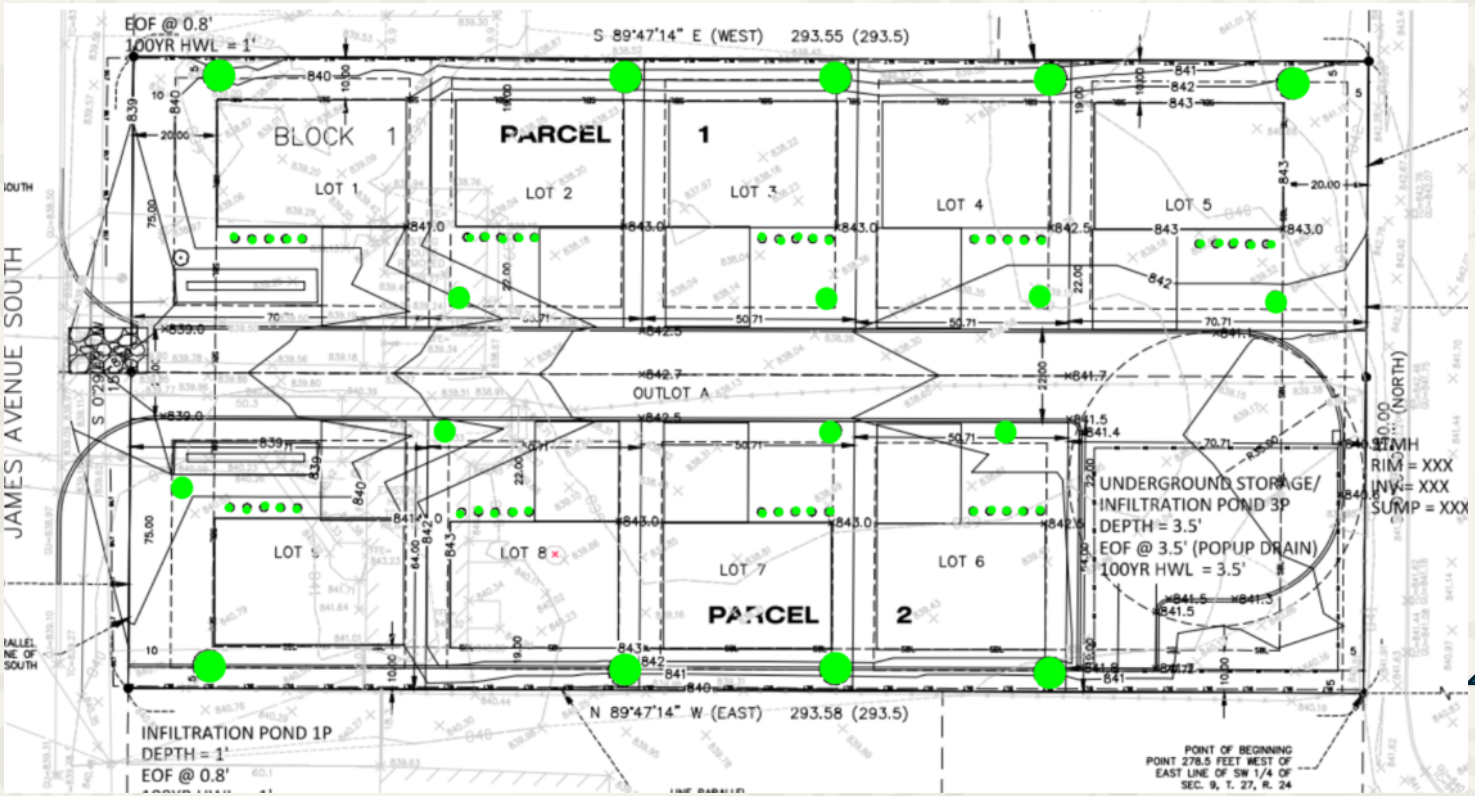
- Two stalls/unit – Proposed = 2 stall garage
- 2 guest parking spaces provided

Sidewalks

- 6 foot wide public sidewalk required along James Avenue

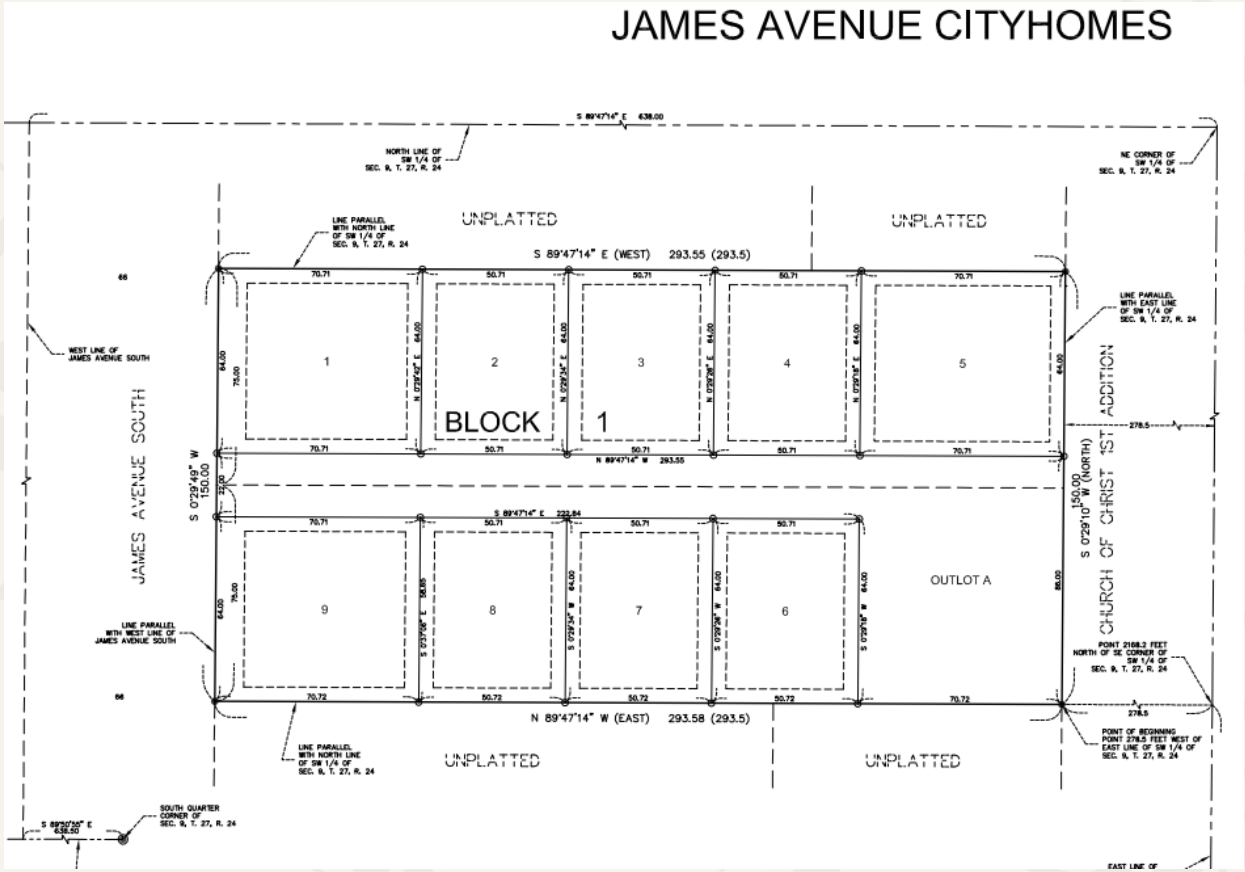


Landscape Plan



- 18 trees and 54 shrubs are required

Preliminary and Final Plat



N

Recommendation

Planning Commission and Staff recommend approval through the following motions:

Motion by ____, seconded by ____, I move to adopt Ordinance No. 2026-_____, an ordinance Rezoning 9025 and 9033 James Avenue in the City of Bloomington from R-1 Single Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by _____, I move to adopt Resolution No. 2026-___, a resolution authorizing summary publication of Ordinance No. 2026-_____, an ordinance rezoning 9025 and 9033 James Avenue South in the City of Bloomington from R-1 Single-Family Residential to R-3 Middle Housing Residential.

Motion by ____, seconded by ____, I move to approve Final Site and Building Plans for a 9-unit detached townhome development located at 9025 and 9033 James Avenue South, subject to the conditions and Code requirements attached to the staff report.

Motion by ____, seconded by ____, I move to approve a Type III Preliminary Plat and adopt Resolution No. 2026-____, a resolution approving the Final Plat of JAMES AVENUE CITYHOMES to subdivide 9025 and 9033 James Avenue South into 9 detached townhome lots and one outlot, subject to the conditions and Code requirements attached to the staff report.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 08/06/2026 and the last insertion being on 08/06/2026.

MORTGAGE FORECLOSURE NOTICES Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 08/06/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1549967

CITY OF BLOOMINGTON
NOTICE OF
PUBLIC HEARING
BY THE PLANNING COMMISSION

The Bloomington Planning Commission will hold a public hearing on August 20, 2026, at 6:00pm in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider Case #PL202600126, an application by 9025 James LLC and Duane and Carol Naddy to: (1) Rezone 9025 and 9033 James Avenue South from R-1 (Single Family Residential) to R-3 (Middle Housing Residential); (2) Final Site and Building Plans for a nine-unit detached townhome development; and (3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot. The properties are located at 9025 and 9033 James Avenue South in the City of Bloomington.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Elizabeth O'Day, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563-8919 or eoday@BloomingtonMN.gov

Published in the Sun Current
August 6, 2026
1549967

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF HENNEPIN

I do solemly swear that the notice, as per the proof, was published in the edition of the

SC Bloomington Richfield

with the known office of issue being located in the county of:

HENNEPIN

with additional circulation in the counties of:

HENNEPIN

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 09/03/2026 and the last insertion being on 09/03/2026.

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By: _____
Designated Agent

Subscribed and sworn to or affirmed before me on 09/03/2026

_____
Notary Public

JACQUELINE HUERTA
Notary Public
Minnesota
My Commission Expires Jan. 31, 2029

Rate Information:
(1) Lowest classified rate paid by commercial users for comparable space:
$999.99 per column inch

Ad ID 1554210

CITY OF BLOOMINGTON
NOTICE OF
PUBLIC HEARING
BY THE CITY COUNCIL

The Bloomington City Council will hold a public hearing on September 14, 2026, at 6:30pm in the City Council chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, or by electronic means as permitted by State law, to consider Case #PL202600126, an application by 9025 James LLC and Duane and Carol Naddy to: (1) Rezone 9025 and 9033 James Avenue South from R-1 (Single Family Residential) to R-3 (Middle Housing Residential); (2) Final Site and Building Plans for a nine-unit detached townhome development; and (3) Type III Preliminary and Final Plat for nine detached townhome lots and one outlot. The properties are located at 9025 and 9033 James Avenue South in the City of Bloomington.

Review information and materials at www.blm.mn/notices. For more information or to submit comments, contact Elizabeth O'Day, Planner, 1800 West Old Shakopee Road, Bloomington, MN 55431-3027. (952) 563 8919 or eoday@BloomingtonMN.gov

Published in the Sun Current
September 3, 2026
1554210