CITY OF
BLOOMINGTON
MINNESOTA

Port Authority
AGENDA

PORT AUTHORITY MEETING
TUESDAY, NOVEMBER 17, 2026
COUNCIL CHAMBERS
BLOOMINGTON CIVIC PLAZA
1800 W. OLD SHAKOPEE RD.
BLOOMINGTON, MN 55431
5:15 PM

ANNOUNCEMENT
Some Port Authority members and presenters may participate remotely and electronically as permitted by Minnesota Statutes. Members of the public may attend in person or watch on the City's YouTube channel: blm.mn/YouTube.

CALL TO ORDER
The Port Authority Commission requests attendees silence cell phones during the meeting. A paper copy of the full agenda packet is available for viewing in the 3-ring binder at the entrance of Council Chambers.

1. APPROVAL OF MINUTES

1.1 Approval of Port Authority Commission Meeting Minutes

2. ORGANIZATIONAL BUSINESS

2.1 Resolutions to adopt Port Authority 2027 Budget, conceptual 2028 Budget, and 2027 Levy

3. NEW BUSINESS

3.1 Commercial Node Outreach Update and Loan Program Presentation

3.2 Southtown Redevelopment Vision Update

4. ADMINISTRATOR UPDATES

4.1 Administrator Updates

5. ADJOURNMENT

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

Commission Agenda Item

Originator	Item
Community Development	**1.1 Approval of Port Authority Commission Meeting Minutes**
Agenda Section	Date
APPROVAL OF MINUTES	November 17, 2026

Requested Action:

Motion by _____, second by _____ to approve the minutes of the October 20, 2026 Port Authority Commission meeting.

Description:

Attached for Port Authority Commission approval are the draft minutes of the meeting held October 20, 2026.

Attachments:

2026 October 20 PA Unapproved Minutes

Port Authority Commission Meeting
Tuesday, October 20, 2026 - 5:15PM
Council Chambers
Bloomington Civic Plaza
1800 West Old Shakopee Road
Bloomington, MN 55431

TO WATCH MEETING VIDEO, PLEASE CLICK HERE

CALL TO ORDER

President Erickson called the Port Authority Commission meeting to order at 5:15pm. Commissioners present: Erickson, Busse, Hunt, Nelson,, Peterson, and Santana. Lunz arrived at 5:17pm.
Staff Present:

- Holly Masek, Port Authority Administrator
- Dakota Kastenday, Planning Supervisor
- Ryan Solberg, Housing Development Specialist
- Kevin Knase, Assistant Port Authority Administrator
- Marit Rasmusson, Office Support Specialist

APPROVAL OF MINUTES
Item 1.1
Approval of Port Authority Meeting Minutes

M/Peterson, S/Hunt: to approve the minutes of the September 15, 2026 Port Authority Commission meeting.
Motion carried: 6-0. (Lunz had not yet arrived.)

NEW BUSINESS
Item 2.1
Bloomington 2050 Comprehensive Plan Update

Planning Supervisor Dakota Kastenday presented a brief introduction and status update on the comprehensive planning process, and highlighted how Boards and Commissions will be engaged for Bloomington 2050. Staff requested feedback on the draft Strategic Priorities and Guiding Principles to help provide direction going into 2027 which will further refine these items before general community engagement takes place from January-March 2027.

Presentation followed by discussion begins at minute 2:0 of the meeting video.

NEW BUSINESS
Item 2.2
Proposed Amendments to the Opportunity Housing Ordinance (OHO)

Housing Development Specialist Ryan Solberg presented Opportunity Housing Ordinance (OHO) statistics, and defined the revisions/amendments to the OHO being requested to ensure it continues to meet current and future housing needs.

Presentation followed by discussion begins at minute 26:07 of the meeting video.

M/Peterson, S/Nelson: directing staff to present proposed amendments to the Opportunity Housing Ordinance to the City Council.
Motion carried: 7-0.

ADMINISTRATOR UPDATES
Item 3.1
Administrator Updates

The Port's Preliminary Levy was approved by City Council on September 14. The Final Budget and Levy will be presented for approval at the November 17 Port Commission meeting.

An update on the Southtown vision will also be coming in November.

There are 2 open Port Commissioner seats available. The deadline to apply is November 1st: Port Authority Commission Application.

The 4th Annual Broker Breakfast is scheduled October 22 in Council Chambers. Commissioners are encouraged to attend.

ADJOURNMENT

The meeting was adjourned by President Erickson at 6:30pm

CITY OF BLOOMINGTON MINNESOTA

Commission Agenda Item

Originator	Item
Community Development	**2.1 Resolutions to adopt Port Authority 2027 Budget, conceptual 2028 Budget, and 2027 Levy**
Agenda Section	Date
ORGANIZATIONAL BUSINESS	November 17, 2026

Requested Action:

Motion by _____ second by _____ to adopt resolution No.___-BPA-26, a resolution approving a levy for year 2027 pursuant to Minnesota Statues, Section 469.053, Subdivision 4, and adopting a budget for fiscal year 2027 for the Port Authority of the City of Bloomington.

Motion by _____ second by _____ to adopt resolution No.___-BPA-26, a resolution adopting conceptual 2028 Port Authority General Fund Budget and conceptual 2028 South Loop Special Revenue Fund Budget.

Description:

The Port Authority Board is requested to review and approve the proposed Port Authority 2027 Budget, conceptual 2028 Budget, and 2027 Levy request. Attached to this agenda item is a summary of the proposed budget including a Port Authority levy request.

Port Authority Administrator Holly Masek and Treasury Manager Mary Kay Heinen will present the 2027-2028 budget and 2027 levy request. The City Council will consider the Port Authority's levy request at its December 14, 2026 regular meeting.

Attachments:

Port 2027-2028 Budget and Levy Memo
Port 2027-2028 Budget and Levy Presentation
Port 2027 Budget and Levy Resolution
Port 2028 Budget Resolution

CITY OF
BLOOMINGTON
MINNESOTA

DATE: November 17, 2026

TO: Port Authority of the City of Bloomington

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 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	1,397,132	1,452,305	93,162	7.14%
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**	**$ 3,217,359**	**$ 3,287,509**	**$ 106,082**	**3.41%**
Revenues less Expenditures	**$ 358,723**	**$ 163,141**	**$ 202,991**	**$ (195,582)**	**-54.52%**

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	1,232,681	1,281,325	359,952	41.24%
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**	**$ 2,972,688**	**$ 3,035,167**	**$ 411,089**	**16.05%**
Revenues less Expenditures	**$ 348,401**	**$ 157,312**	**$ 194,833**	**$ (191,089)**	**-54.85%**

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 opportunities fund for future investments, and establishing operating reserves.

2027 Budget

The Port Authority's 2027 budgeted revenue request is $3,380,500. The budgeted expenditures are $3,217,359 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, $163,141, is intended to continue building strategic opportunities funds for future investments.

2028 Budget

The Port Authority's 2028 budgeted revenue request is $3,490,500. The budgeted expenditures are $3,287,509. 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, $202,991, is intended to continue building strategic opportunities funds for future investments.

2027 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 and compliance monitoring of affordable housing projects.
  - Allocate development grant funding to assist development projects or studies citywide.
  - Build a strategic opportunities fund for future land purchases or developments.
- *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 2027 and 2028 budgets reflect a reduction in salary allocations towards the City Attorney 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 will see ongoing 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 to 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. Because of this dynamic, the Port is likely to utilize budget adjustments for salary expenses in 2027 and 2028 in response to project needs.



MOVING BLOOMINGTON Forward
creating our shared future

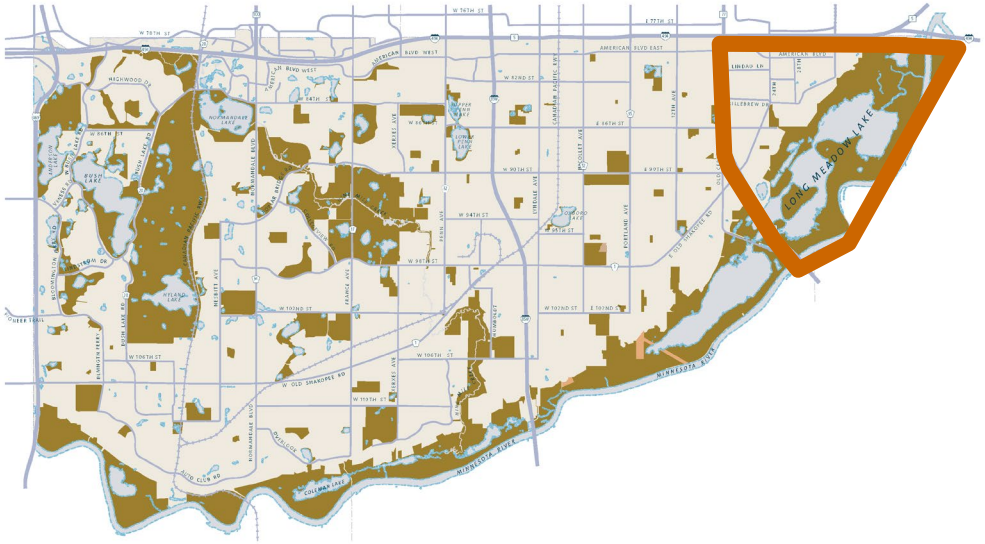
2027-2028 PORT AUTHORITY

Levy (2027) and Budget (2027-2028)

CITY OF BLOOMINGTON MINNESOTA

2022 – 2027 TIMELINE

- 2022 - Port expansion Citywide identified as goal in HRA Assessment
- 2023 - Port expands geography, offers Small Business Assistance services for the first time
- 2024 - Port imposes first levy, undergoes 5-Year Strategic Plan process
- 2024 – Creative Placemaking begins citywide expansion beyond South Loop, undergoes strategic planning process
- 2025 – Port and Creative Placemaking Strategic Plans completed, Port Mission updated
- 2025 – Recalibration of General, South Loop funds (renamed). City launches Priority Based Budgeting.
- 2026 – City launches two-year budgeting process



2025 ECONOMIC DEVELOPMENT STRATEGIC PLAN

ECONOMIC VISION STATEMENT

Bloomington is a leading economic center in the region, fostering innovation, supporting local businesses, and enhancing the quality of life for all residents through equitable strategic investment and sustainable development.

GUIDING PRINCIPLES



INCLUSIVE AND EQUITABLE GROWTH



SUSTAINABILITY



COLLABORATION AND SERVICE



ACCOUNTABILITY

OBJECTIVES

1 TRADED SECTORS

Enhance Bloomington's traded sector economy by recruiting, retaining, and expanding businesses to bolster economic growth.

- **1.1.** Business Retention and Expansion
- **1.2.** Business Recruitment
- **1.3.** Partnerships

2 SMALL BUSINESS

Actively support and expand local small businesses to bolster community resilience and stimulate economic growth.

- **2.1.** Business Support
- **2.2.** Annual Business Forum
- **2.3.** Permitting
- **2.4.** Buy Local

3 INNOVATION

Foster a dynamic startup ecosystem to drive innovation and economic diversity.

- **3.1.** Ecosystem
- **3.2.** Funding
- **3.3.** Networking
- **3.4.** Industry Engagement

4 THRIVING PLACES

Cultivate vibrant, livable, and inclusive neighborhoods and commercial areas to enhance quality of life for residents and visitors.

- **4.1.** Creative Placemaking
- **4.2.** Commercial Nodes
- **4.3.** Public Spaces

5 REAL ESTATE AND INFRASTRUCTURE

Ensure that Bloomington is prepared for strategic large-scale commercial and residential development.

- **5.1.** Development
- **5.2.** Affordable Housing
- **5.3.** Land Banking
- **5.4.** Infrastructure

6 TALENT ATTRACTION AND RETENTION

Attract and retain diverse talent to support Bloomington's economic growth and resilience.

- **6.1.** Talent-Focused Promotion
- **6.2.** Higher Education
- **6.3.** Talent Retention

7 WRAPAROUND SERVICES

Ensure Bloomington has the comprehensive support services needed to enhance workforce productivity and well-being.

- **7.1.** Workforce
- **7.2.** Childcare
- **7.3.** Housing
- **7.4.** Mobility Support

8 MARKETING AND EVENTS

Utilize Bloomington's tourism sector as a catalyst for broader economic development, creating synergies between tourism and local business growth.

- **8.1.** Marketing and Communications
- **8.2.** Events

PORT AUTHORITY MISSION

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MOVING BLOOMINGTON Forward
creating our shared future

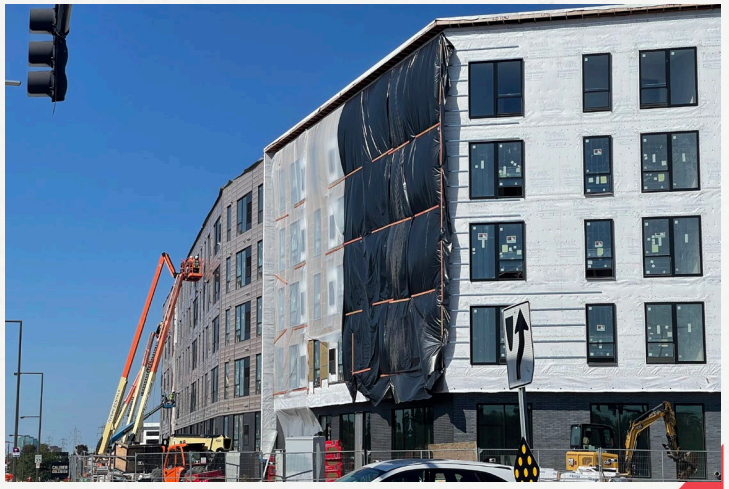
WORK AREAS

- Business Assistance
- Creative Placemaking
- Workforce Development
- Real Estate and Development









CITY OF BLOOMINGTON MINNESOTA

PORT BUDGETING PRINCIPLES 2027 - 2028

- Leverage partners to provide financial and technical assistance, expand capacity
- Approach business assistance grants/loans with flexibility, responsiveness to community need
- Remain open to refining budget by actual use of General Fund, South Loop Special Revenue Fund, and TIF funds



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

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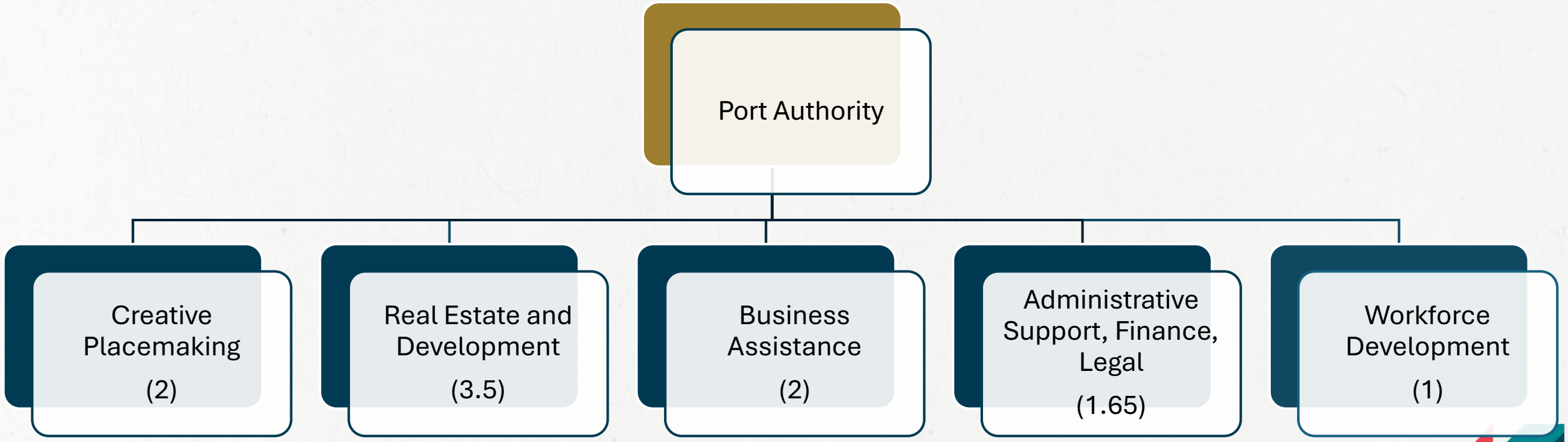
Port Authority - General Fund
2027 and 2028 Budget Requests

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Port Authority - South Loop Fund
2027 and 2028 Budget Requests

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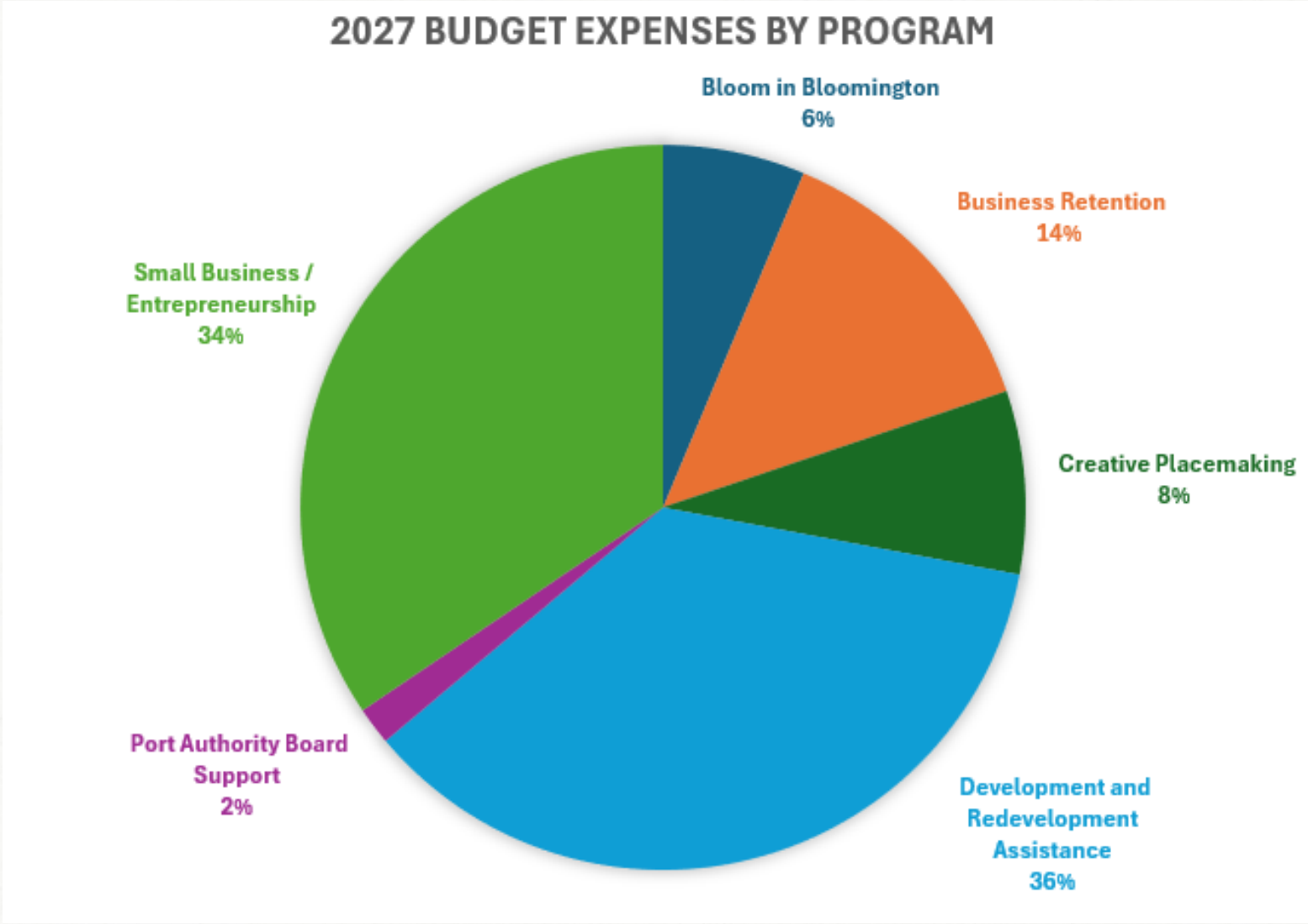
2027 - 2028 PORT AUTHORITY TEAM



SERVICES TO CONTINUE, EXPAND IN 2027 - 2028

- Development and redevelopment assistance
- Small business and entrepreneurship
- Business retention, expansion, and attraction
- Bloom in Bloomington & workforce development
- Creative placemaking
- Board administration

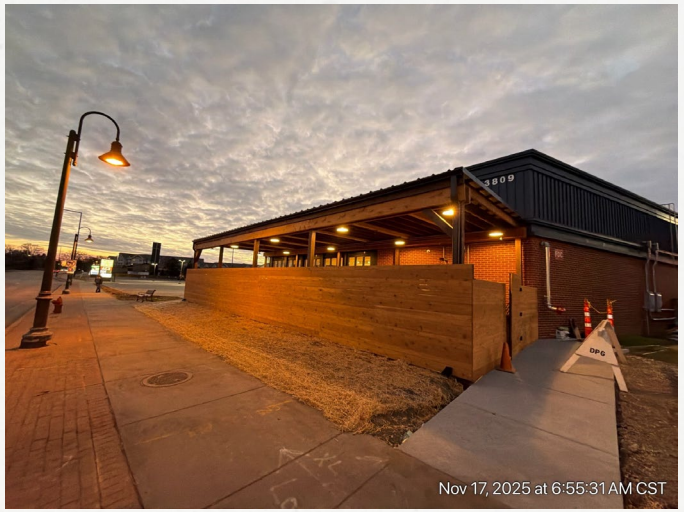



2027 BUDGET EXPENSES BY PROGRAM
Bloom in Bloomington
6%
Business Retention
14%
Creative Placemaking
8%
Development and
Redevelopment
Assistance
36%
Port Authority Board
Support
2%
Small Business /
Entrepreneurship
34%

SMALL BUSINESS/ENTREPRENEURSHIP – STRATEGIC INVESTMENTS

- $100,000 in General Programming
- $570,000 in Direct Business Assistance (Grants and loans)
  - $150,000 into Façade Improvement Grant Program
  - $75,000 SAC Grant Program
  - $45,000 Business Retention Grants
  - $100,000 Hatch Bloomington
  - $200,000 in additional programs (likely Microloans)





BLOOM IN BLOOMINGTON– STRATEGIC INVESTMENTS

- $20,000 in programming and contract services
- $50,000 brought in through Youth At Work grant



CREATIVE PLACEMAKING – STRATEGIC INVESTMENTS

- $247,200 in Citywide CP support





REAL ESTATE AND DEVELOPMENT – STRATEGIC INVESTMENTS

- $180,000 available for Development Related Studies
- $180,000 for Pre-Development Costs or Development Assistance
- $157,312 to build Strategic Opportunities Fund
- *Project-specific expenses paid for out of TIF Administration Accounts or 4300 (South Loop Development Fund) are not reflected here



COMMERCIAL NODES REDEVELOPMENT STRATEGY



BUSINESS RETENTION – STRATEGIC INVESTMENTS

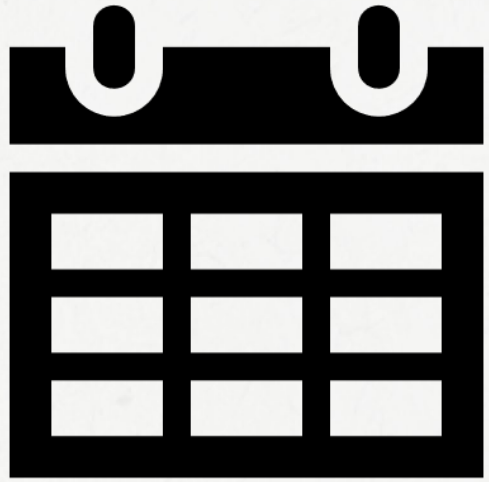
- $50,000 in Marketing
- $80,000 in Administrative Funds (Programs, studies, etc.)





TIMELINE OF ACTION STEPS

- ~~August 18, 2026 – Port Authority Commission – Preliminary budget and levy approval~~
- ~~September 14, 2026 – City Council – Preliminary levy approval (Consent)~~
- ~~By September 30, 2026 – Hennepin County - Preliminary levy request submission~~
- November 17, 2026 – Port Authority Commission – Final levy recommendation and budget approval
- December 14, 2026 – City Council – Final levy request approval
- By December 23, 2026 – Hennepin County – Final levy submission

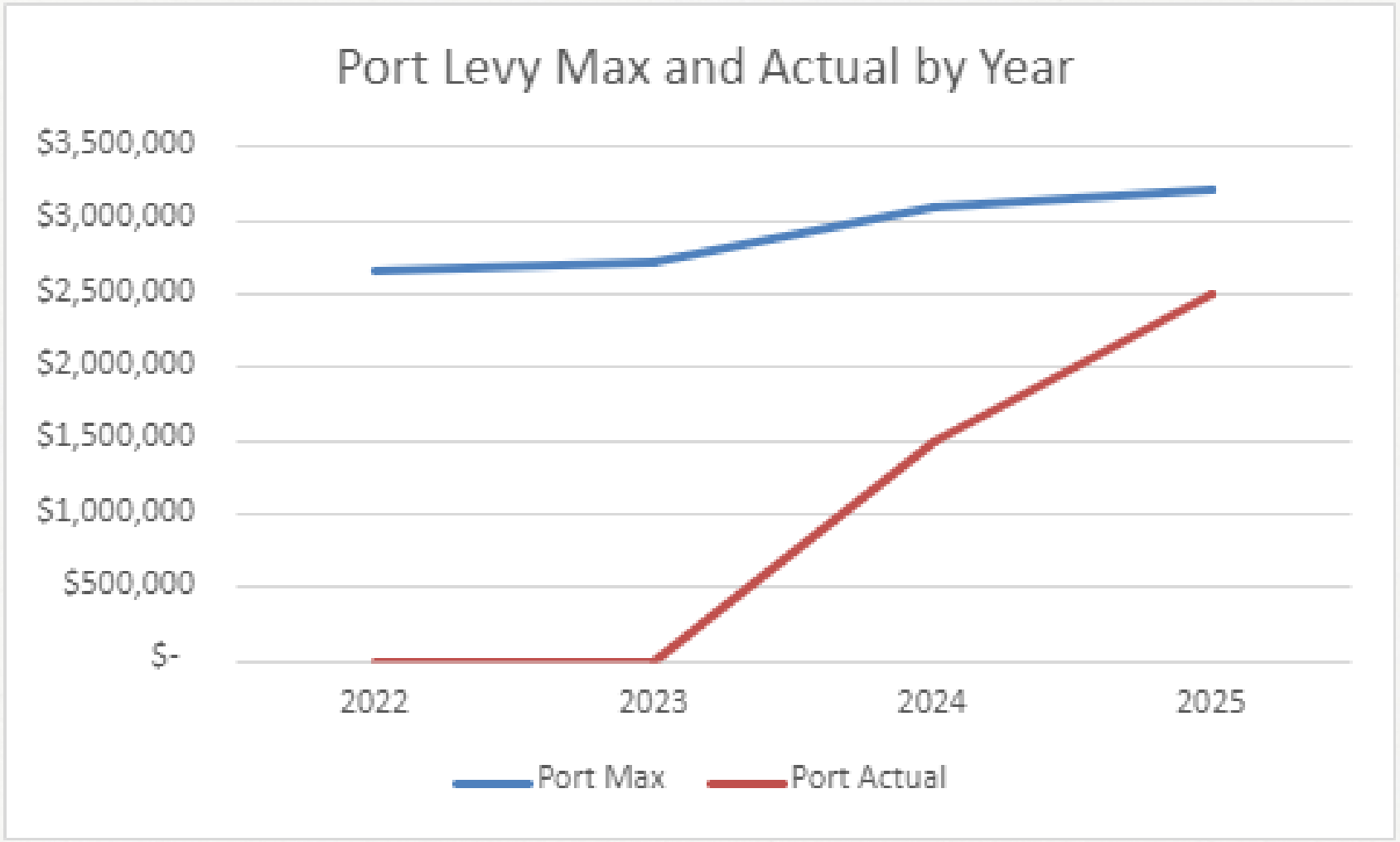


SUGGESTED MOTIONS

- Motion by _____ second by _____ to adopt resolution No.___-BPA-26, a resolution approving a levy for year 2027 pursuant to Minnesota Statues, Section 469.053, Subdivision 4, and adopting a budget for fiscal year 2027 for the Port Authority of the City of Bloomington.
- Motion by _____ second by _____ to adopt resolution No.___-BPA-26, a resolution adopting conceptual 2028 Port Authority General Fund Budget and conceptual 2028 South Loop Special Revenue Fund Budget.

2027 Preliminary Bloomington Combined Tax Levy

	2026 Levy	Preliminary 2027 Levy	Contribution to Combined Increase
City	$94.00M	$99.89M	5.92%
HRA	$2.77M	$3.00M	0.23%
Port	$2.90M	$3.05M	0.15%
Combined Levy	**$99.67M**	**$105.94M**	**6.30%**


Port Levy Max and Actual by Year
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
2022
2023
2024
2025
Port Max
Port Actual

PORT AUTHORITY OF THE CITY OF BLOOMINGTON
COUNTY OF HENNEPIN
STATE OF MINNESOTA
RESOLUTION NO. ___-BPA-26

A RESOLUTION APPROVING A LEVY FOR YEAR 2027 PURSUANT TO MINNESOTA STATUTES, SECTION 469.053, SUBDIVISION 4, AND ADOPTING A BUDGET FOR FISCAL YEAR 2027 FOR THE PORT AUTHORITY OF THE CITY OF BLOOMINGTON

WHEREAS, the Port Authority of the City of Bloomington (the "Port 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 the Council, which budget must include a detailed written estimate of the amount of money that the Port Authority expects to need from the city to do Port Authority business during the next fiscal year in excess of any expected receipts from other sources; and

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

WHEREAS, the budget is constructed to meet the Port Authority's working capital goals; and

WHEREAS, Section 469.053, subdivision 4 of the Port Authority Act provides that the City, at the request of the Port Authority, levy a tax in any year for the benefit of the Port Authority, which tax must not exceed 0.01813 percent of estimated market value, and the amount levied must be paid by the City treasurer to the treasurer of the Port Authority; and

WHEREAS, pursuant to Section 469.053, subdivision 1 of the Port Authority Act, the Port

Authority may not itself levy a tax, and the tax authorized by subdivision 4 is therefore levied by the City at the request of the Port Authority and for the benefit of the Port Authority; and

WHEREAS, the Port Authority, on August 18, 2026, by Resolution No. 04-BPA-26, approved a preliminary 2027 budget and by Resolution No. 06-BPA-26, a preliminary 2027 levy request in an 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; and

WHEREAS, on September 14, 2026, the City Council of the City (the "City Council"), by Resolution No. 2026-151, acknowledged receipt of the Port Authority's preliminary 2027 budget and approved the Port Authority's preliminary proposed levy for taxes payable in 2027; and

WHEREAS, the Port Authority desires to request a City levy in the amount of $3,050,000 for taxes payable in 2027, which does not exceed the preliminary levy approved by the Port Authority and the City Council and is equal to or less than 0.01813 percent of the estimated market value of taxable property within the City; and

WHEREAS, the Port Authority has considered the attached General Fund budget and South Loop Special Revenue Fund budget for fiscal year 2027 (together, the "2027 Budget"), and has based the requested levy on the 2027 Budget.

NOW THEREFORE BE IT RESOLVED BY THE PORT AUTHORITY OF THE CITY OF BLOOMINGTON that, based upon the foregoing,

1. The 2027 Budget is hereby approved as the Port Authority's budget for fiscal year 2027.

2. The Port Authority hereby requests that the City levy a tax for the benefit of the Port Authority in an 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. Staff of the Port Authority are hereby authorized and directed to submit a copy of this Resolution, together with a copy of the 2027 Budget, to the City Council, in accordance with Section 469.053, subdivisions 2 and 4 of the Port Authority Act, and to request that the City Council levy the tax described in paragraph 2.

4. Following the City Council's levy of the tax, staff of the Port Authority are further authorized and directed to coordinate with City staff to certify the levy to the Hennepin County Auditor within the time required by law, including Minnesota Statutes, Section 275.07, and to take such other actions as are necessary to implement the levy.

_____
Port Authority President

ATTEST:

_____
Secretary to the Port Authority

RESOLUTION NO. ___-BPA-26

A RESOLUTION ADOPTING CONCEPTUAL 2028 PORT AUTHORITY GENERAL FUND BUDGET AND CONCEPTUAL 2028 SOUTH LOOP SPECIAL REVENUE FUND BUDGET

WHEREAS, the Port Authority of the City of Bloomington (the "Port 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 the Council; which budget must include a detailed written estimate of the amount of money that the Port Authority expects to need from the city to do Port Authority business during the next fiscal year in excess of any expected receipts from other sources; and

WHEREAS, it is the policy of the Port Authority to adopt a budget for both its General Fund and South Loop Special Revenue Fund; and

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

WHEREAS, the budget is constructed to meet the Port Authority's working capital goals; and

WHEREAS, on August 18, 2026, the Board of Commissioners of the Port Authority (the "Board") adopted a resolution approving the preliminary 2028 Port Authority General Fund Budget and the preliminary 2028 Port Authority South Loop Special Revenue Fund Budget, and directed staff of the Port Authority to submit such budgets to the City Council of the City of Bloomington (the "City Council"); and

WHEREAS, on September 14, 2026, the City Council, by Resolution No. 2026-152, acknowledged receipt of the Port Authority's preliminary 2028 budgets; and

WHEREAS, the City follows a two-year budget cycle, and the 2028 budgets of the Port Authority, as the second year of the current budget cycle, are being adopted in 2026; and

WHEREAS, there has been presented to the Board the proposed Conceptual 2028 Port Authority General Fund Budget (the "2028 General Fund Budget") and the proposed Conceptual 2028 Port Authority South Loop Special Revenue Fund Budget (the "2028 South Loop Special Revenue Fund Budget" and, together with the 2028 General Fund Budget, the "2028 Budgets"); and

WHEREAS, the Board has considered the 2028 Budgets.

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

1. The conceptual 2028 General Fund Budget and the conceptual 2028 South Loop Special Revenue Fund Budget on file with the Board on the date hereof are hereby approved and adopted.

2. Staff of the Port Authority are directed to submit a copy of this resolution, together with a copy of the 2028 Budgets, to the City Council in accordance with Section 469.053, subdivision 2 of the Port Authority Act.

Passed and adopted this ___ day of _____, 2026.

_____
Port Authority President

ATTEST:

_____
Secretary to the Port Authority

CITY OF BLOOMINGTON MINNESOTA

Commission Agenda Item

Originator	Item
Community Development	**3.1 Commercial Node Outreach Update and Loan Program Presentation**
Agenda Section	Date
NEW BUSINESS	November 17, 2026

Requested Action:

Informational item only.

Item presented by: Luke Sponable, Economic Development Analyst
Austin Weinrich, Port Authority Intern

Description:

Staff will be giving an update on recent outreach and engagement efforts as well as a review of loan programs used in other municipalities to fund similar Commercial Nodes work. This continues the work of the 2016 Neighborhood Commercial Study and Commercial Nodes Redevelopment Strategies Toolkit presented in 2025.

Attachments:

Commercia Nodes Financing Presentation

CITY OF BLOOMINGTON • PORT AUTHORITY

Commercial Nodes Loan Program Research

AUSTIN WEINRICH

CITY OF BLOOMINGTON MINNESOTA

How Bloomington's commercial-node work evolved

2016

Neighborhood Commercial Study

RESULT

Priority commercial nodes identified

PROGRAM WORK

Development & outreach

SITE ACTIVATION

Old Cedar / Old Shakopee

PLANNING

"Desired Characteristics" matrix and rezoning / code amendments completed

ASSISTANCE

Site & Façade and SAC Credit / Deferral programs developed

2025

Commercial Nodes Toolkit

RESULTS

Existing tools organized and scope broadened

The current research builds on this earlier planning, outreach, and program work.

Commercial Nodes Toolkit Project Scope and Resource Matrix

Program Type	Staff	Support	Enhance	Expand	Redevelop
Site Activations	Creative Placemaking	X			
Ribbon Cutting	Business Assistance	X			
One on One meetings	Business Assistance	X			
HATCH Bloomington	Business Assistance	X			
Art Installation	Creative Placemaking		X		
Site and Façade Improvement Grant	Business Assistance		X	X	
SAC Credit/Deferral Program	Business Assistance		X	X	
Rezoning	Planning			X	X
Tax Increment Financing (TIF)	Development			X	X
Grant Support (DEED, Met Council, etc)	Development			X	X
Land Banking	Development				X

How this research supports Bloomington's next steps

Business feedback led to a closer look at loan programs in other cities.

01

CURRENT SUPPORT

What Bloomington already already offers

→

02

BUSINESS FEEDBACK

Improvement costs and barriers

→

03

LOAN RESEARCH

How peer loan programs work

→

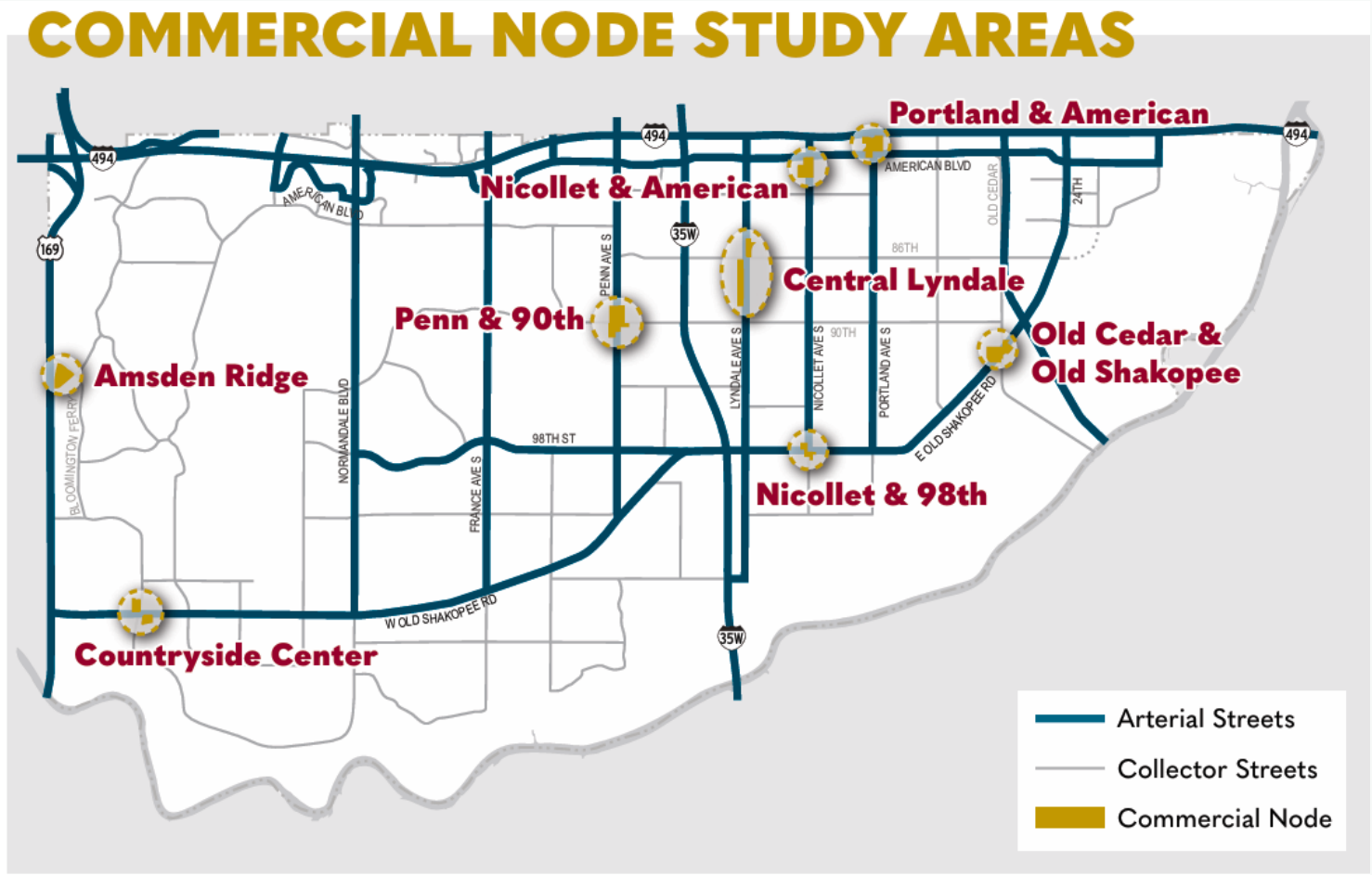
04

PROGRAM DESIGN

What staff will develop next

Today: share the research and get feedback to inform program design.

The research covers eight commercial nodes



THREE PARTS OF THE RESEARCH

1 BUSINESS OUTREACH

Conversations in three priority nodes

2 EXISTING PROGRAMS

What Bloomington already offers

3 OTHER CITIES

Examples of grants and financing

The outreach offers useful examples, but it does not represent all eight nodes.

Business concerns went beyond funding

POSSIBLE IMPROVEMENT COSTS

- **Interior renovations**
  Tenant build-out and updates
- **Equipment**
  Repairs and replacements
- **Security improvements**
  Lighting, cameras, and related work

ISSUES NEEDING OTHER HELP

- **Permits and signage**
  Understanding what is allowed
- **Construction access**
  Parking, visibility, and communication
- **Property conditions**
  Trash, upkeep, and nearby issues
- **Lease uncertainty**
  Questions about staying or relocating

Interior projects deserve a closer look

Some improvement costs do not fit the purpose of Bloomington's existing programs.

RENOVATIONS

Interior work and tenant build-out

EQUIPMENT

Long-term operating equipment

BUILDING UPGRADES

Accessibility and related systems

The loan programs fall into three main groups

01

PUBLIC + OUTSIDE FINANCING

Minneapolis Two Percent Loans · Brooklyn Park Real Estate & Equipment Loan

02

SMALL BUSINESS LOANS

Brooklyn Park Microbusiness Pilot · Duluth Mentorship · Hopkins

03

TARGETED LOAN FUNDS

Brooklyn Park Code Correction · Madison Small Cap TIF · Green Bay Revolving Fund

How cities combine loan funds with other financing

MINNEAPOLIS

Two Percent Loans

2% fixed City loan

City funds up to half of the combined loan; the bank matches or exceeds that amount.

City loan cap: $75K citywide

City Fees: 1% ($150 minimum)

BROOKLYN PARK

Real Estate & Equipment Loan

$25K–$300K

Loans over $100K require at least 50% of project financing from other sources

Rate: Fixed rate at approval; capped at prime -1 percentage point

City Fees: 1.5% processing, 0.5% servicing built into borrower rate

Key Difference: Minneapolis offers a standard 2% loan; Brooklyn Park targets fixed-asset projects.

Small-loan programs take different approaches

BROOKLYN PARK

Microbusiness Loan Pilot

$1K–$10K

2% · up to 5 years

Up to 10 employees

Stearns Bank named as pilot partner

DULUTH

Mentorship Loan

$3K–$15K

2% · 5–10 years

Mentor required

Fewer than 10 employees

HOPKINS

Small Business Loan

Up to $5K

0% interest

Up to 25 full-time employees

Focused on improvements to business space

What types of improvements could be considered?

01 INTERIOR WORK

Renovations and tenant improvements

02 EQUIPMENT

Commercial equipment and upgrades

03 ACCESSIBILITY

Changes that improve access

04 SECURITY & SYSTEMS

Physical security and building systems

RESEARCH BASIS Drawn from business outreach themes and improvement uses found in peer-city loan programs.

Who does what and who bears the risk?

A side-by-side look at two 2% loan programs

MINNEAPOLIS

TWO PERCENT LOAN PROGRAM

CITY

City economic development staff screen eligibility and risk. The City can approve, reduce, or deny its share.

LENDING PARTNER

Participating bank reviews credit, approves its loan, and signs both promissory notes in its name.

CLOSING & LOAN SERVICING

Bank disburses both portions, collects monthly payments, and sends the City its share.

IF A BORROWER DEFAULTS

The City bears risk on its participation; the bank has priority in collateral recovery.

ST. LOUIS PARK

TWO PERCENT LOAN PROGRAM

CITY

EDA staff check eligibility and give preliminary approval. The EDA decides whether to fund its share.

LENDING PARTNER

NextStage reviews finances, underwrites the loan, recommends a decision, and supplies a matching loan.

CLOSING & LOAN SERVICING

NextStage coordinates closing, services both portions, monitors loans, and reports to the EDA.

IF A BORROWER DEFAULTS

EDA and NextStage share collateral priority and recoveries proportionately; NextStage handles follow-up with EDA.

Key Point: The city approves its own funding and retains exposure even when a partner manages the loans.

Funding is approved; program details come next

CONFIRMED DIRECTION

- Microloan programming was approved in the budget.
- $200,000 is focused on additional business assistance programming.
- Third-party administration.

STILL TO BE DESIGNED

- **Eligibility**

  Who qualifies and which uses are covered?

- **Loan terms**

  How much, how long, and at what rate?

- **Partner roles**

  Who originates, services and bears losses?

NEXT: Staff brings forward a more detailed program design, informed by research and Board feedback.

What stood out in the loan research

01 The programs use a few different models, not one standard approach.

02 Loan size, eligibility and borrower support vary across cities.

03 Having a partner does not settle who owns the loans or bears potential losses.

04 The findings can help guide Bloomington’s next program-design discussion.

Next steps

BUSINESS FEEDBACK

Staff will collect iterative feedback as program designs take shape.

Are there other needs or barriers we should consider?

LOAN-PROGRAM FEATURES

Staff will return with program design and partnership recommendations at future meetings.

CITY OF BLOOMINGTON MINNESOTA

Commission Agenda Item

Originator	Item
Community Development	**3.2 Southtown Redevelopment Vision Update**
Agenda Section	Date
NEW BUSINESS	November 17, 2026

Requested Action:

Motion by _____, seconded by _____, directing staff to develop a TIF Plan and Term Sheet for approval.

Item presented by: Kevin Knase, Assistant Port Authority Administrator

Description:

Staff and Kraus-Anderson will present updates to the development vision and next steps. The attached staff report and presentation provide additional details.

Attachments:

Southtown Staff Report - Vision Update.pdf
Nov 2026 Port Background Presentation.pdf

STAFF REPORT

DATE: November 12, 2026

TO: Mayor, City Council, and Port Authority Commission

FROM: Kevin Knase, Assistant Port Authority Administrator

SUBJECT: Southtown Redevelopment Vision Update

Overview

Port Authority staff and the developer and owner of Southtown, Kraus-Anderson, will provide an overview of their updated development vision for the Southtown redevelopment project that covers the eastern half of Southtown shopping complex. The developer is proposing a five phased redevelopment project with the first phase being a Dick's House of Sport (DHOS).

Future phases are anticipated to include a mixture of uses: housing, medical office, restaurant, hotel, and public plazas and greenspaces. The developer will discuss the potential future phases including the opportunities and challenges. Kraus-Anderson has submitted an application for Tax Increment Financing (TIF) assistance. Staff and municipal advisor, Baker Tilly, are currently analyzing the request for financial assistance and phasing plan. Before staff bring a term sheet and TIF plan for approval, Kraus-Anderson is providing an informational presentation on development vision updates based upon feedback from the August 20, 2024 Port Authority Commission presentation and ongoing discussions with City staff since then.

Prior Actions

The Port Authority Commission passed a resolution on October 23, 2023 that confirmed the blighted condition of the Toys “R” Us, Herberger’s buildings, and strip mall, and authorized the future use of TIF, if a TIF plan were approved. Two demolition permits were issued on January 26, 2024 (Toys “R” Us/Herberg’s) and October 16, 2024 (strip mall) and demolition occurred thereafter. The resolution memorialized the blighted condition of the buildings to allow for the potential creation of a Redevelopment TIF District. The deadline for creation of a TIF district is three years from the date of demolition.

This presentation and next steps

Staff and KA will present the updated development vision and considerations for moving forward with potential future TIF districts. This presentation is meant to update the Port Authority Commission and guide the development of a term sheet between the City, Port Authority, and Kraus-Anderson. Based upon feedback provided during this meeting and a session with City Council, staff will finalize a term sheet for approval in January alongside the request for creation of a TIF District that would include the first phase of the project: Dick’s House of Sport. TIF assistance from this district would not be utilized for

DHOS, but rather for utility upgrades including either moving or raising the existing powerlines to allow for higher-scale development to be feasible in future phases.

If the term sheet and first TIF District are approved, staff and Kraus-Anderson will negotiate a redevelopment agreement for payment of future TIF revenues, conditioned on the outcome of the ability to move or modify the powerlines. This agreement and any associated payment obligations would come for a future approval. Concurrent with these actions, the Port Authority and City Council will be asked to establish a second Industrial Development District that provides the statutory redevelopment authority for the Port Authority outside of the existing South Loop geopgraphy.

Anticipated Timeline

- Presentation of Updated Vision
    - November 17 – Port Authority
    - November 30 – City Council
- TIF Plan Approval / Term Sheet Approval
    - January 19 – Port Authority
    - January 25 – City Council

Bloomington in tune

Southtown Redevelopment

Project Background & Updated Vision

November 17, 2026

CITY OF BLOOMINGTON MINNESOTA

Agenda

- History and Looking Forward
- Redevelopment Context
- Redevelopment Vision
- What is Next



History & Background

- **October 23, 2023:** City approved resolution that would allow for a TIF district to include demolition expenses
- **Jan-Oct 2024:** Demolition of Toys “R” Us, Herberger’s, and Strip Mall
- **August 20, 2024:** Kraus-Anderson (KA) presented original concept plans for redevelopment to Port Authority
- **Winter 2024 – Summer 2025:** KA hired Perkins-Eastman and Confluence to update concept plans, worked with City staff to align with Penn American District Plan Goals
- **Winter 2025 – Spring 2026:** KA submitted TIF application and development documents
- **Spring 2026:** Dick’s House of Sport Lease executed
- **Fall 2026:** Dick’s House of Sport Site Preparation





Penn American District Plan

- Adopted in 2014

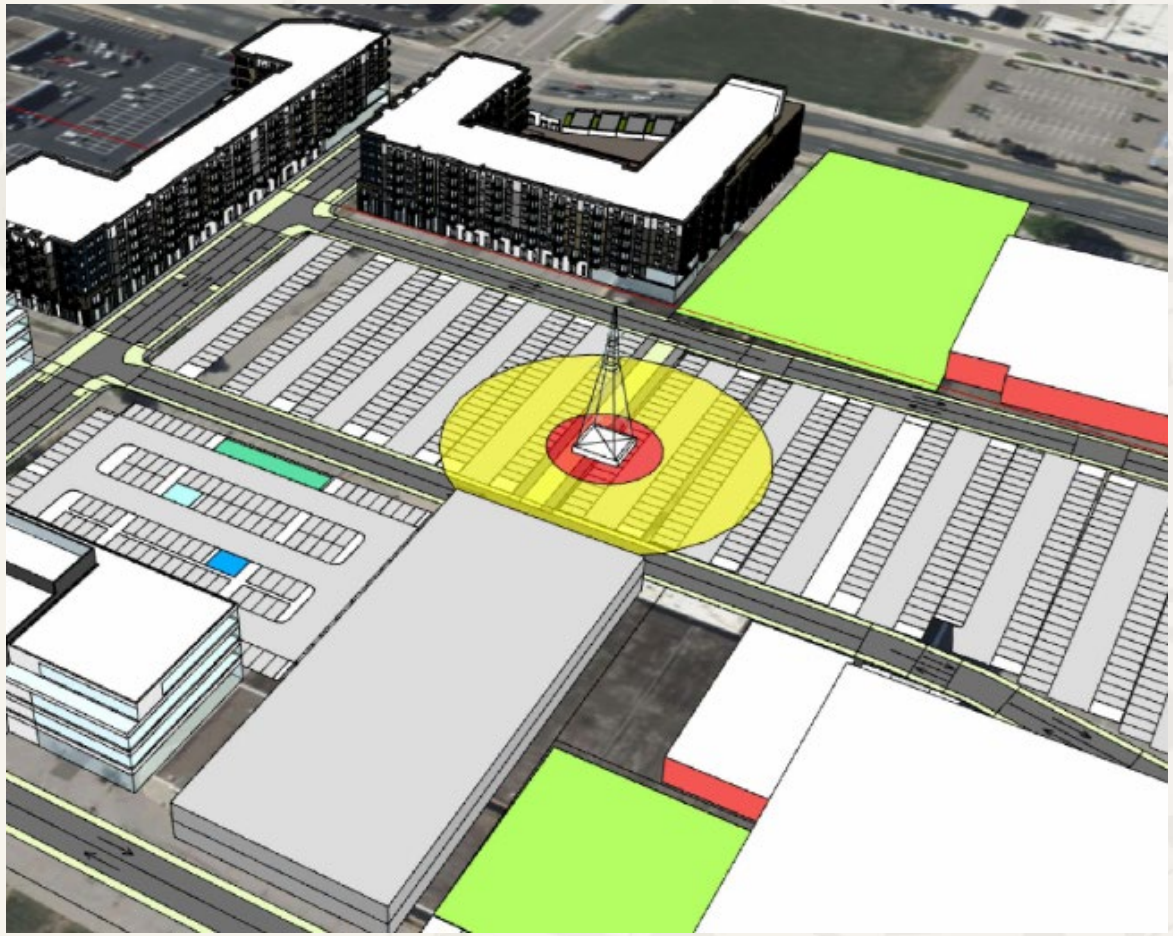
- District Vision:
  - Create **high quality public spaces**.
  - Increase **development intensity**.
  - Add **office** and **hotel** uses.
  - Create **new streets and blocks**.
  - Add **residential** uses.
  - Orient **buildings along the street**.



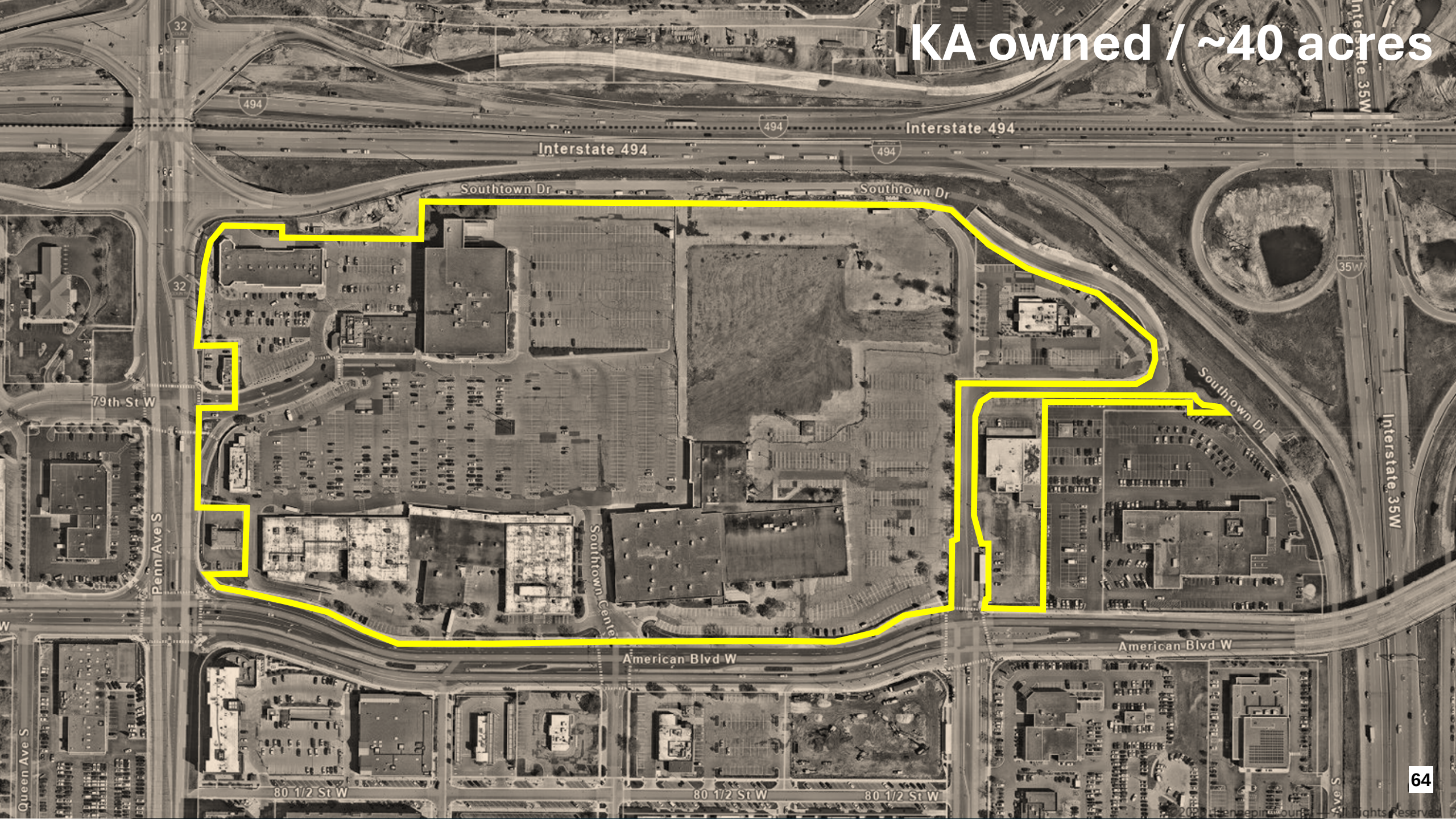
Looking forward

Proposed timeline

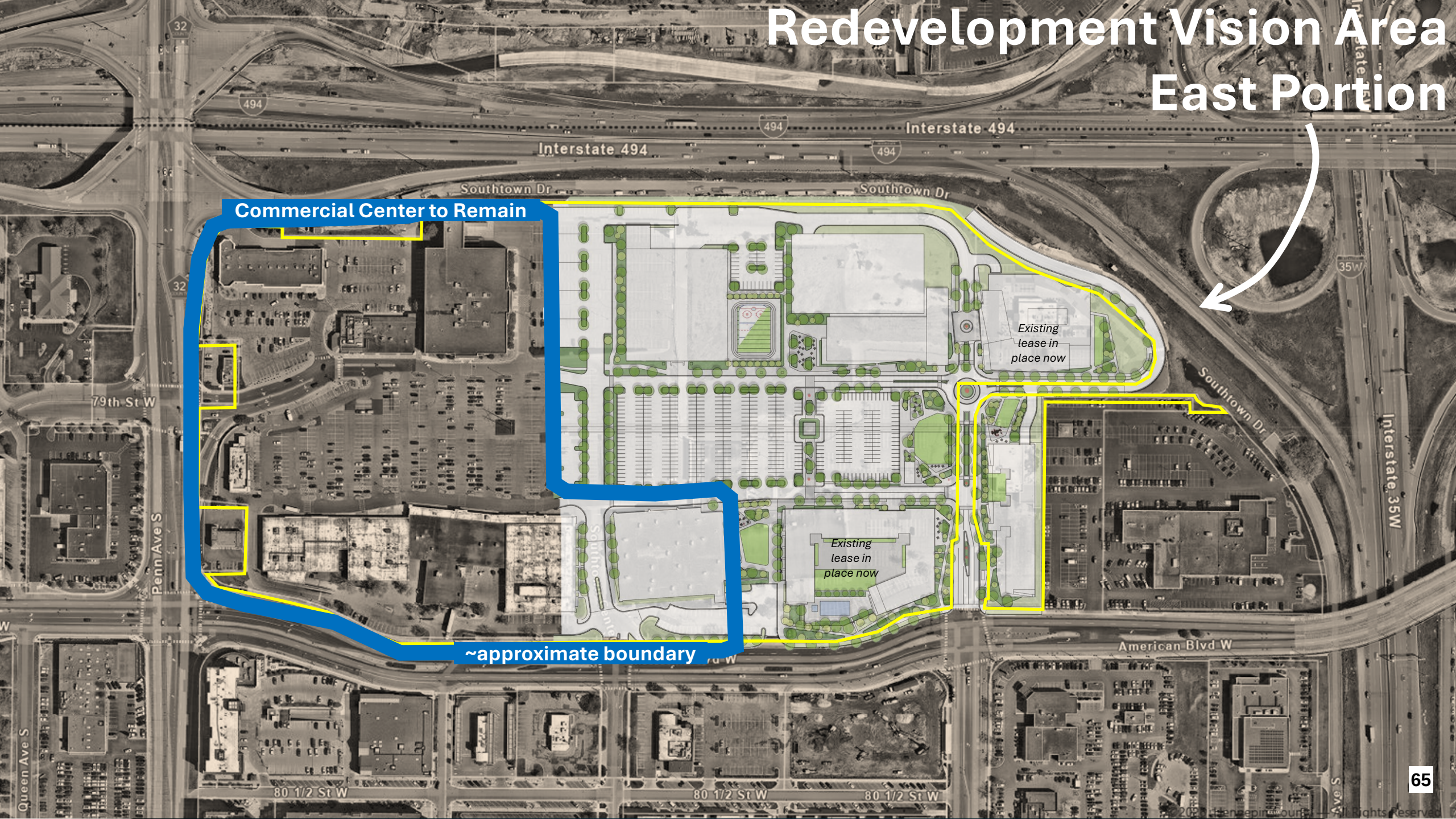
- Presentation of Updated Vision
  - November 17 – Port Authority
  - November 30 – City Council
- TIF Plan Approval / Term Sheet
  - January 19 – Port Authority
  - January 25 – City Council (Public Hearing)



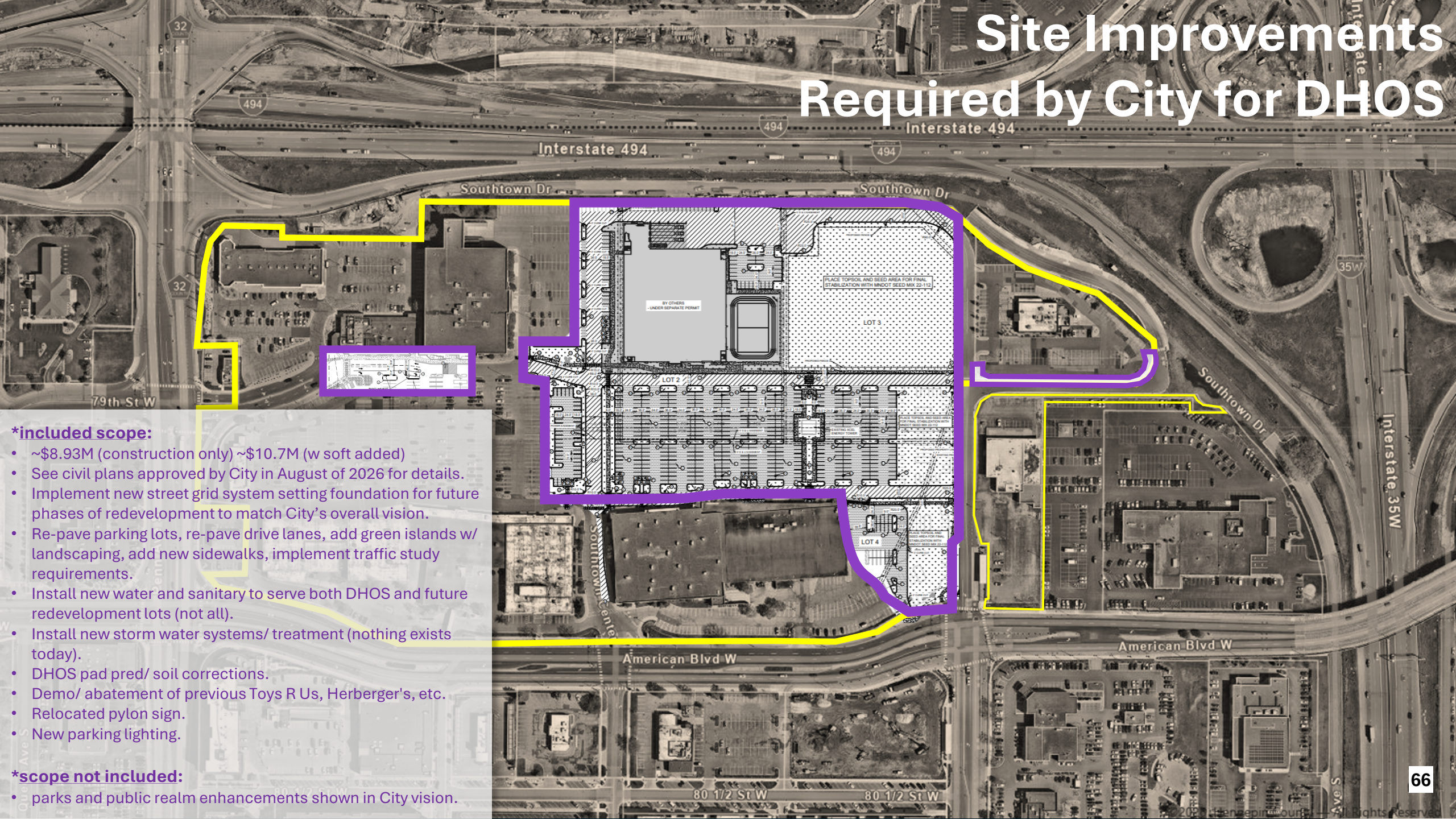
August 2024 concept plans


KA owned / ~40 acres
Interstate 494
Southtown Dr
79th St W
Penn Ave S
American Blvd W
80 1/2 St W
Interstate 35W
Queen Ave S

Redevelopment Vision Area
East Portion



Site Improvements Required by City for DHOS



***included scope:**

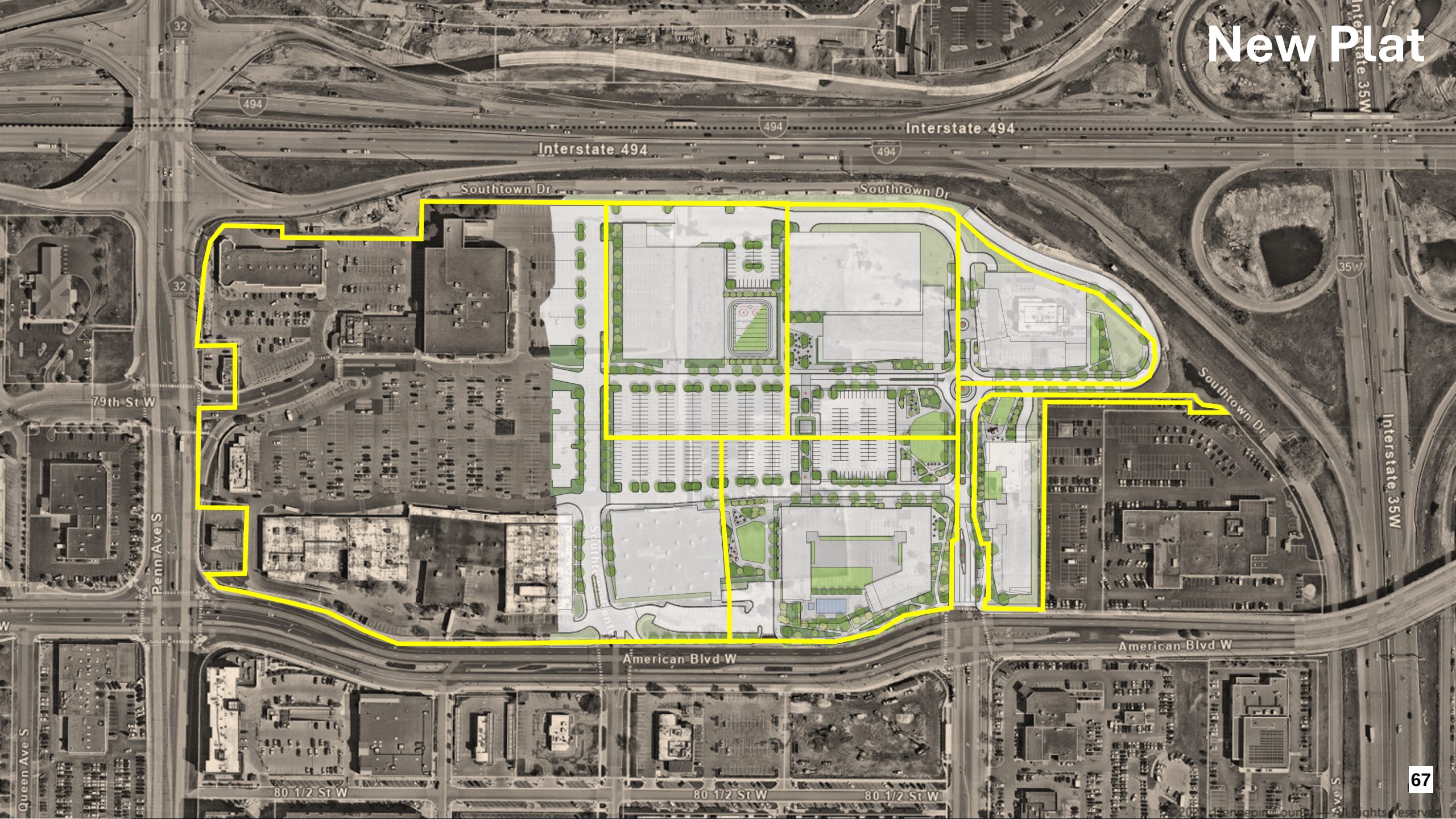
- ~$8.93M (construction only) ~$10.7M (w soft added)
- See civil plans approved by City in August of 2026 for details.
- Implement new street grid system setting foundation for future phases of redevelopment to match City's overall vision.
- Re-pave parking lots, re-pave drive lanes, add green islands w/ landscaping, add new sidewalks, implement traffic study requirements.
- Install new water and sanitary to serve both DHOS and future redevelopment lots (not all).
- Install new storm water systems/ treatment (nothing exists today).
- DHOS pad pred/ soil corrections.
- Demo/ abatement of previous Toys R Us, Herberger's, etc.
- Relocated pylon sign.
- New parking lighting.

***scope not included:**

- parks and public realm enhancements shown in City vision.

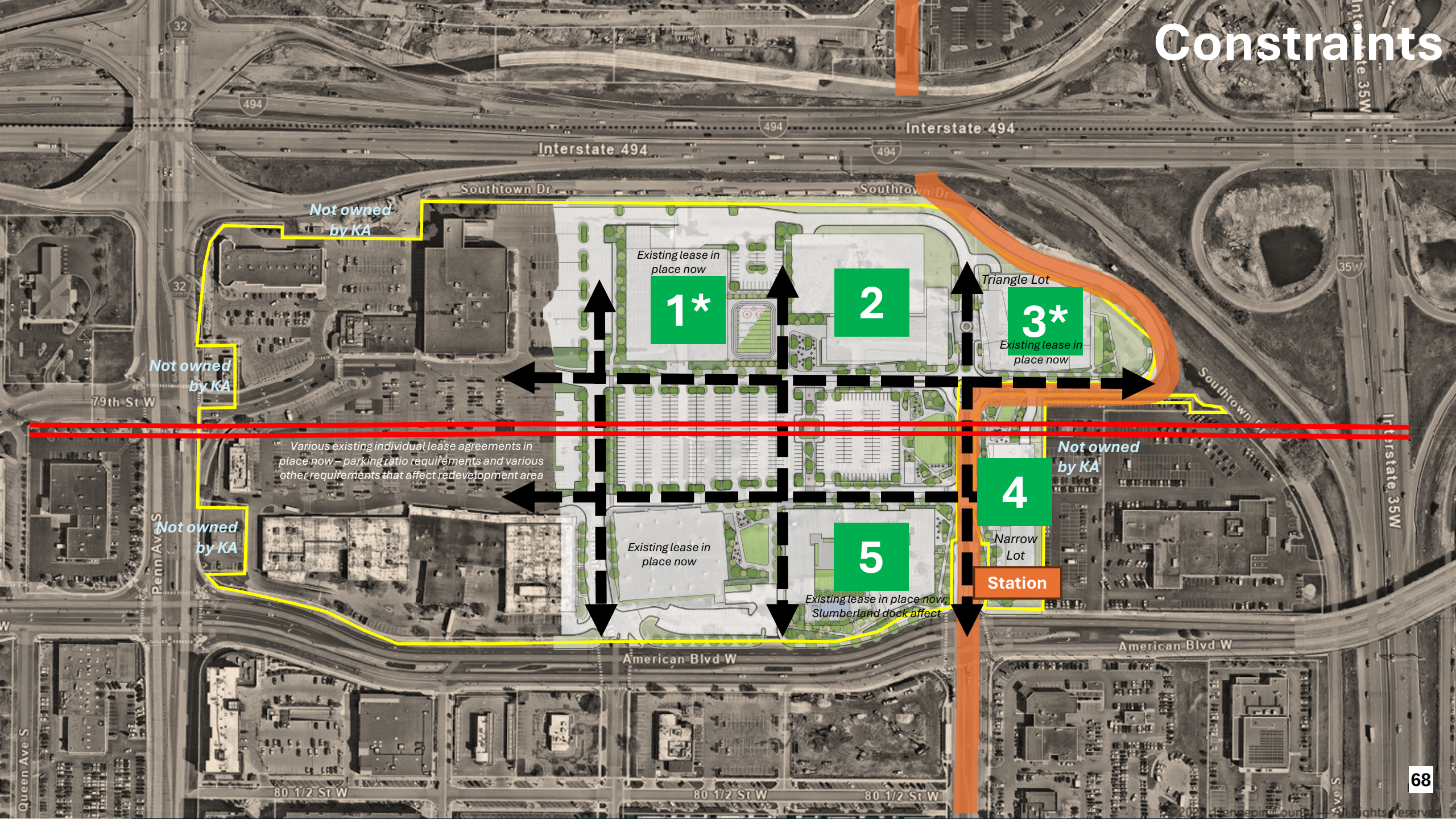
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New Plat



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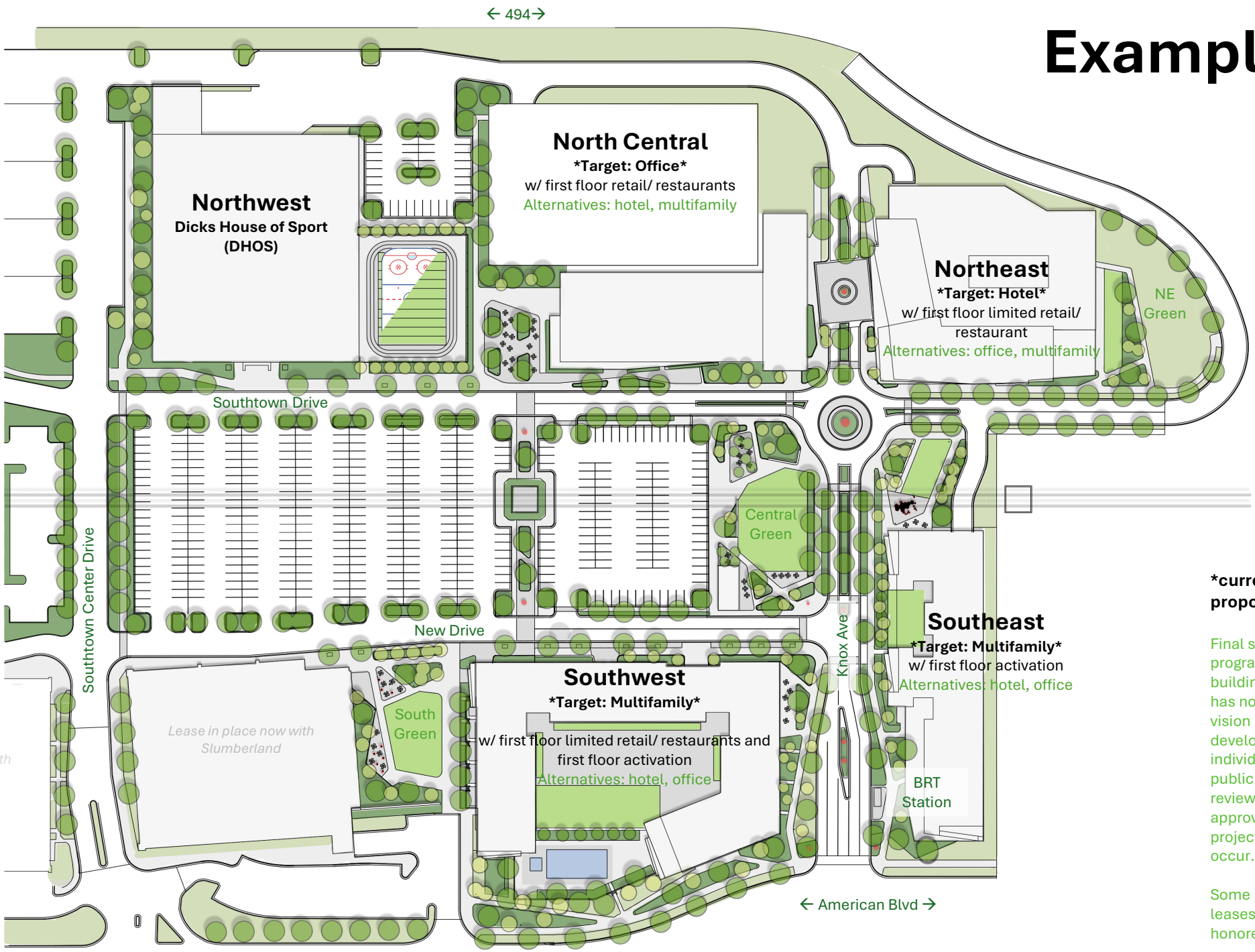
Constraints



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VISION

Example Uses



current target/ proposed use

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The developer intends to bring back individual parcels/ projects/ public realm spaces for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.

Some properties have existing leases in-place that need to b honored/ respected.

High Level

Looking NW – Overview

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking SW – Overview

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking SE – Overview

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Mid Level

Looking North – Knox Entrance

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking North – Knox at Central Green

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking SE – Central Green

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking NE – Central Green

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking SW – Central Green

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking South – South Green

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Ped Level

Looking North – Knox / New Dr, Ped Level

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking North – Central Green, Ped Level

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Looking South – Central Green, Ped Level

Final size, shape, height, use, and program for each individual future building and public realm space has not been solidified. This vision is an example. The architecture is simply indicating some form of architecture will occur—but it won't be exactly what is shown here The developer intends to bring back individual parcels/ projects for additional review/ public input/ design/ approval as future phases of this project unfold. Changes will occur.



Power Lines



Existing



Proposed





What is next

- City staff and KA will develop a non-binding term sheet for potential TIF assistance – presentation anticipated in January
- KA will explore powerline options with Xcel Energy
- Tax Increment Financing (TIF) summary:
  - Up to 5 Individual TIF Districts to align with separate development timelines
  - Project Area covering entirety of Southtown to pool funds for future improvements
  - Redevelopment Agreement with individual TIF Pay-Go notes
  - Payments contingent upon redevelopment milestones and development needs at time of each project

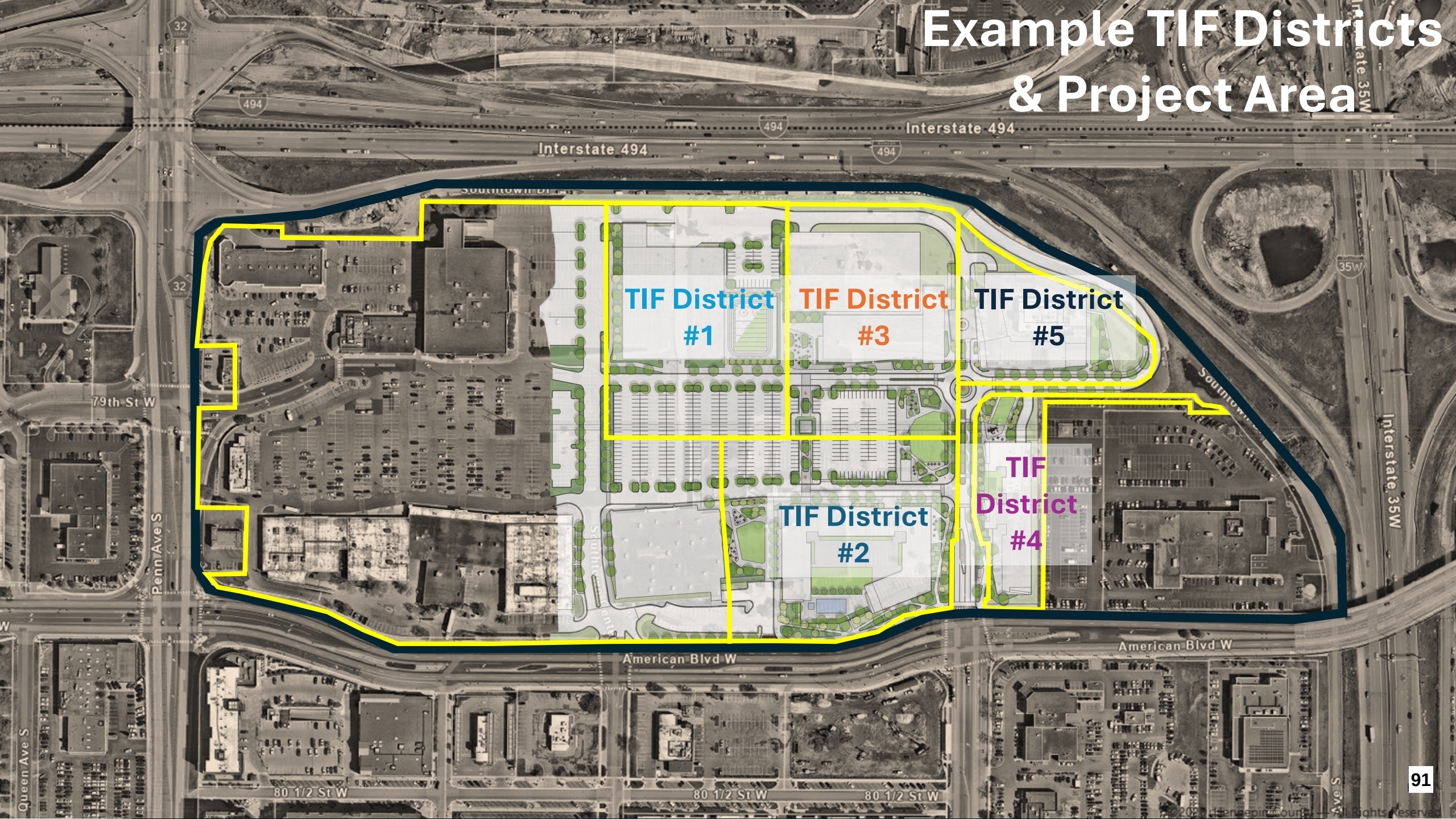
Special Legislation

- Proposed for 2027 legislation session
- Request:
  - Allow for public improvement costs (utilities, green spaces) to be considered in district expenditures across project area
  - Challenge we are addressing with special legislation is:
    - Various development timelines of multi-phased development
    - Public improvements (power lines, green spaces) that don't cleanly align with property boundaries and TIF district boundaries

Industrial Development District 2

- Development falls outside of South Loop IDD1
- To exercise redevelopment powers, Port must create a new district
- Separate action that will run concurrent with TIF Plan and Term sheet in January
- Geography to-be-determined, but likely to be larger than Southtown given Port's Citywide redevelopment expansion
- Hierarchy
  - Industrial Development District – Redevelopment Powers
  - Project Area – Geography for minority use of TIF
  - TIF Plan – Geography for generation and use of majority of TIF

Example TIF Districts & Project Area



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Questions?

CITY OF
BLOOMINGTON
MINNESOTA

Commission Agenda Item

Originator	Item
Community Development	**4.1 Administrator Updates**
Agenda Section	Date
ADMINISTRATOR UPDATES	November 17, 2026

Requested Action:

Informational only

Description:

Brief general updates provided by Port Authority Administrator.