

Redevelopment Plan for Village Club Redevelopment Project

**Housing and Redevelopment Authority
in and for the City of Bloomington**

City of Bloomington, Minnesota

Prepared by

Baker Tilly Municipal Advisors, LLC

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Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Act" means the HRA Act, Minnesota Statutes sections 469.001 through 469.047, both inclusive and the Economic Development Act, Minnesota Statutes sections 469.090 through 469.1082, both inclusive.

"Authority" means the Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic of the State of Minnesota.

"Board of Commissioners" means the Board of Commissioners of the Authority, also referred to as the "Governing Body".

"City" means the City of Bloomington, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City.

"Comprehensive Plan" means the Comprehensive Plan of the City.

"County" means Hennepin County, Minnesota.

"HRA Act" means Minnesota Statutes section 469.001 to 469.047, inclusive, as amended.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances and plans relating to or governing the use or development of land in the Project Area, including but not limited to environmental, platting, zoning and building code laws, regulations and ordinances.

"Project Area" means the geographic area of the Redevelopment Project.

"Public Costs" means the costs of land acquisition, public and site improvements, repayment of debt service on tax increment bonds, and other eligible costs as set forth in the Redevelopment Plan and TIF Plan(s).

"Redevelopment Plan" means Village Club Redevelopment Plan for the Redevelopment Project.

"Redevelopment Project" means the Village Club Redevelopment Project which is described in the Redevelopment Plan (this document).

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, sections 469.174 through 469.1794, both inclusive.

"TIF District" means any tax increment financing district presently established or to be established in the future in the Project Area.

"TIF Plan" means the respective tax increment financing plan for each TIF district located within the Project Area.

Section B Statutory Authorization

The Act authorizes the Authority to exercise all the powers relating to a housing and redevelopment authority granted under Minnesota Statutes, sections 469.001 to 469.047, or other law.

It is the intention of the Governing Body, notwithstanding the enumeration of specific goals and objectives in the Redevelopment Plan, that the Authority shall have and enjoy with respect to the Project Area the full range of powers and duties conferred upon the Authority pursuant to the HRA Act, the TIF Act, municipal housing and redevelopment authority laws, and such other legal authority as the Authority may have or enjoy from time to time.

Section C Statement of Need and Public Purpose

The Authority finds that there is a need for development within the City and the Project Area in order to provide employment and housing opportunities, to improve the local tax base, and to improve the general economy of the City and the State. The economic security of the people in the City depends upon proper development of property that meets any one of a number of conditions, including properties whose values are too low to pay for the public services required or rendered and properties whose lack of use or improper use has resulted in stagnant or unproductive land that could otherwise contribute to the public health, safety, and welfare.

The Authority finds that in many cases such property cannot be developed without public participation and assistance in various forms including property acquisition and/or write-down, proper planning, the financing of development costs associated with clearance, grading and soils correction, and the making of various other public and private improvements necessary for development. In cases where the development of property cannot be done by private enterprise alone, the Authority believes it to be in the public interest to consider the exercise of its powers, to advance and spend public money, and to provide the means and impetus for such development.

The Authority finds that in certain cases property within the Project Area would or may not be available for development without the specific financial aid to be sought, that the Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project Area by private enterprise, and that the Redevelopment Plan conforms to the general plan for the development of the City as a whole.

Section D Statement of Objectives

The Authority seeks to achieve one or more of the following objectives with respect to the Project Area, as the Authority may deem appropriate and necessary.

- (1) To promote and secure the prompt development of property within the Project Area, such property which is not now in its most productive use, in a manner consistent with the Comprehensive Plan, thus realizing Comprehensive Plan, land use, and tax base goals.
- (2) To assist development in the Project Area through the acquisition or write-down of certain interests in property which is not now in productive use or in its highest and best use, to make or defray the cost of soil corrections or site improvements on said property, and to construct or reimburse for the construction of public improvements and other facilities on or for the benefit of said property, thereby promoting and securing the development of other land within the Project Area.
- (3) To secure the increase and availability of rental housing property for individuals and families of low to moderate income within the Project Area.
- (4) To promote and secure additional employment opportunities within the City and to prevent the loss of existing employment opportunities, thereby preventing the loss of valuable human resources.

- (6) To provide funding for an ongoing development strategy and to prioritize the use of available resources.
- (7) To implement and revise from time to time, as may be deemed necessary or desirable, a consolidated and unified Redevelopment Plan and to finance the associated development costs on an area-wide basis.
- (8) To employ any of the powers of the Authority for the benefit of the Project Area in such cases and upon such terms as the Authority may deem appropriate.

In addition to the above general objectives, the City's Housing Chapter of the Comprehensive Plan includes the following specific items as objectives to be achieved with respect to the Project Area:

Housing Objectives:

- 1. Maintain a balanced housing supply with housing available for people at all income levels and unit types which meet the varying life-cycle needs of Bloomington residents.
- 2. Establish a community of well-maintained housing and neighborhoods including ownership and rental housing by promoting on-going maintenance of owner-occupied and rental housing units.
- 3. Proactively plan for housing needs including maintaining an adequate but not overabundant supply of available residential lots.
- 4. Establish a housing pattern that respects the natural environment while striving to meet local housing needs and the community's share of the metropolitan area's housing growth.
- 5. Improve access and linkages between housing, employment and retail centers in Bloomington.
- 6. Protect the integrity of residential neighborhoods by requiring buffers between neighborhoods and high traffic roads or non-compatible land uses.

Housing Plan:

- 1. Encourage a Balanced Supply of Housing: The City of Bloomington strives to provide life cycle housing for all market needs including (1) affordable basic units for young people just beginning to enter the workforce to (2) affordable single family units for first time buyers and young families to (3) move up housing for people with growing families and/or incomes to (4) empty-nester dwellings for persons whose children have grown and left home to (5) low maintenance housing options for aging persons as their ability to maintain their property decreases, and finally to (6) assisted living environments to provide health and medical care to the elderly.

Section E Boundaries of the Project Area

The property within the City which constitutes the Project Area includes the property as illustrated on the map attached as Exhibit I and described as follows:

Parcel Number	Legal Description
01-027-24-33-0009	VERSAILLES SECOND ADDITION, LOT 1, BLOCK 1

The area encompassed by the Project Area shall also include all street or utility right-of-ways, as well as an existing public roadway easement, located upon or adjacent to the property described above, as illustrated in the boundary map included in Exhibit I.

The City and the Authority reserve the right to expand the boundaries of the Project Area in the future.

Section F Property Acquisition

The Authority may acquire property, or appropriate interest therein, within the Project Area as it deems necessary or desirable to assist in the implementation of the Redevelopment Plan. The Authority does not have plans to acquire any property in the Project Area.

Section G Payment of Public Costs

It is anticipated that the Public Costs of the Project Area will be paid primarily from tax increments or proceeds of tax increment bonds. Such costs are identified in the TIF Plan(s) for the corresponding TIF District(s) located within the Project Area. The Authority reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such Public Costs including, but not limited to, special assessments, federal or state funds, and investment income.

Section H Environmental Controls; Land Use Regulations

All Authority actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use Regulations.

Section I Park and Open Space to be Created

Park and open space created within the Project Area will be done so in accordance with the zoning and platting ordinances of the City.

Section J Property Acquisition and Proposed Reuse

The Authority does not plan to acquire any property within the Project Area. Prior to formal consideration of acquisition of any property, the Governing Body will require the execution of a binding development agreement with respect thereto and evidence that tax increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the Authority is a party.

Section K Administration and Maintenance

Maintenance and operation of the Project Area will be the responsibility of the Authority Administrator who shall serve as administrator of the Project Area. Each year the Administrator will submit to the Governing Body the maintenance and operation budget for the following year.

The Administrator will administer the Redevelopment Plan pursuant to the provisions of the HRA Act; provided, however, that such powers may only be exercised at the direction of the Governing Body. No action taken by the Administrator pursuant to the above-mentioned powers shall be effective without authorization by the Governing Body.

Section L Relocation

Any person or business that is displaced as a result of the Redevelopment Plan will be relocated in accordance with the provisions of the HRA Act and other applicable state and federal law.

Section M Amendments

The Authority reserves the right to alter and amend the Redevelopment Plan subject to the provisions of state law regulating such action.

**MAP OF PROPOSED
VILLAGE CLUB REDEVELOPMENT PROJECT AREA**

**Village Club
TIF District and Redevelopment
Project Area Boundary**

