

## APPROVED MINUTES

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

1800 West Old Shakopee Road  
Bloomington, Minnesota 55431

Tuesday, November 24, 2015  
5:30 PM  
Council Chamber

- 1 **Call to Order** Chairman Thorson called the meeting to order at 5:32 p.m.  
  
Present: Commissioners Thorson, Fossum, Carlson, Lewis, Coulter  
Staff: Grout, Hartman, Zimmerman  
Guest: Councilmember Jon Oleson
  
- 2 **Approval of Agenda** M/Coulter, S/Carlson to approve the agenda. Motion carried, 4-0.  
  
(Lewis arrived at 5:33 p.m.)
  
- 3 **Approval of Minutes**
  
- 3.1 **Approval of Minutes - October 27, 2015 and November 10, 2015** M/Carlson, S/Fossum to approve the minutes of the October 27, 2015 and November 10, 2015 HRA meetings. Motion carried, 5-0.
  
- 4 **Unfinished or Organizational Business** None.
  
- 5 **New Business**
  
- 5.1 **Modification to Penn American TIF District Plan** Grout explained that a Tax Increment Financing Plan was approved by the City and the HRA in 2011 for Phases I and II of the Penn American TIF district. The City's Assessing Department is now predicting higher property valuations and staff is requesting approval of a modification to the Plan which would allow the HRA to capture more of the increment that will be generated by the increased valuations for the reimbursement of eligible expenses. The modification increases the potential increment collection from \$5.9 million to \$7.47 million. This modification was approved by City Council at their last regular meeting.  
  
M/Lewis, S/Coulter to adopt the resolution approving a modification to the Tax Increment Financing Plan for the Penn American TIF district. Motion carried, 5-0.
  
- 5.2 **Revised Penn American Interfund** Grout indicated that in 2011, the HRA set up an interfund loan that allowed taking additional tax increment generated by the Penn American District to repay the

**Loan Resolution**

HRA for funds invested in TIF-eligible expenses. A resolution increasing the interfund loan to \$5,911,290 million was approved in 2013, and staff is now asking that the loan amount be increased to a maximum of \$7,477,974.

M/Carlson, S/Lewis to approve the revised Penn American Interfund Loan resolution. Motion carried, 5-0.

**5.3 Approval - 2016 Budget and Levy**

Hartman presented the 2016 HRA budget and levy request. There have been no changes since the preliminary budget and levy were approved by the HRA in September. If approved, the levy request will be forwarded to City Council in December.

M/Lewis, S/Coulter to approve the 2016 HRA budget and resolution setting the tax levy for 2016. Motion carried, 5-0.

**5.4 Approval for Staff Services**

Hartman explained that this is an annual agreement for the HRA to receive staff services provided by the City. This contract would extend services through 2016 and will also be submitted to City Council in December.

M/Lewis, S/Carlson to approve and authorize execution of the Contract for Staff Services and submit to City Council for their approval. Motion carried, 5-0.

**5.5 Approval of 2016 Community Development Block Grant (CDBG) Rehabilitation Loan Program and 2016 CDBG Mutual Agreement**

Hartman indicated that this annual item is an update of the Administrative Plan for the operation of the Community Development Block Grant (CDBG) Rehab Loan Program as well as the Mutual Agreement between the City and HRA for operation of the CDBG program. The CDBG grant is administered by the HRA on behalf of the City, and this agreement will go before Council on December 7.

The biggest change proposed for the loan program is to lower the interest rate from four percent to two percent. Staff feels this change will result in an increase in the number of applications by making it more competitive with traditional market loans. Hartman indicated that outreach now includes Facebook ads, and information will be posted in the Briefing as well as on a postcard mailed to all residents in the spring. Staff will also have a booth at the upcoming Home Improvement Fair on February 20.

M/Coulter, S/Lewis to approve the 2016 CDBG Rehabilitation Loan Program and the Mutual Agreement between the City of Bloomington and the HRA for the 2016 CDBG Program. Motion carried, 5-0.

**5.7 Tour of Legends at Silver Lake Senior Apartments, St. Anthony**

**6 Adjournment**

M/Lewis, S/Coulter to adjourn the meeting. Motion carried, 5-0. The meeting adjourned at 5:49 p.m. and the Board proceeded to the tour of Legends at Silver Lake Senior Apartments in St. Anthony, MN.