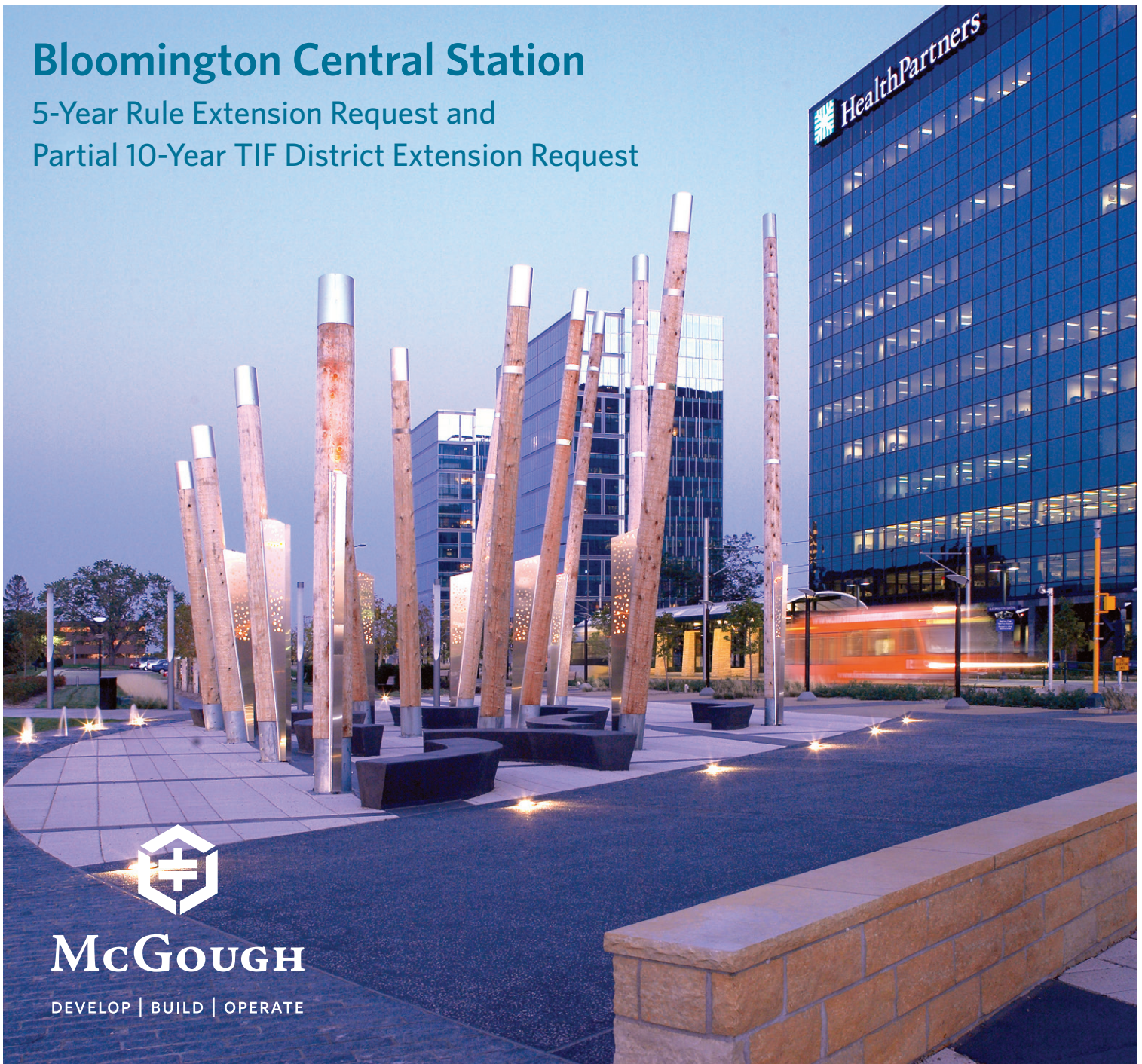


# Bloomington Central Station

## 5-Year Rule Extension Request and Partial 10-Year TIF District Extension Request



**McGough**

DEVELOP | BUILD | OPERATE

The City of Bloomington and the developer of BCS (McGough) are seeking two modifications to the BCS TIF District:

1. An extension to the five-year rule to allow for the high-density, multi-phase development at this project to continue its momentum. The modification would adjust the current 5-year rule maturity date from 2026 to 2031.
2. A partial 10-year TIF district maturity date extension for the remaining four development projects located on five currently vacant tax parcels (for ONLY a limited portion of BCS site). The majority of the BCS TIF District will stay in the existing TIF District, which expires in 2039 allowing those parcel's tax revenue to flow through to the County and City as planned at the current maturity date.

The additional flexibility and time will allow the site to become fully developed as planned.





- A** HealthPartners
- B** Reflections Condos
- C** The Fenley Apartments
- D** IndiGo Apartments
- E** Hyatt Regency Hotel
- F** Carbon31 Multifamily
- G** Active Senior Housing
- H** Future Workforce / Affordable Housing
- I** Future Office

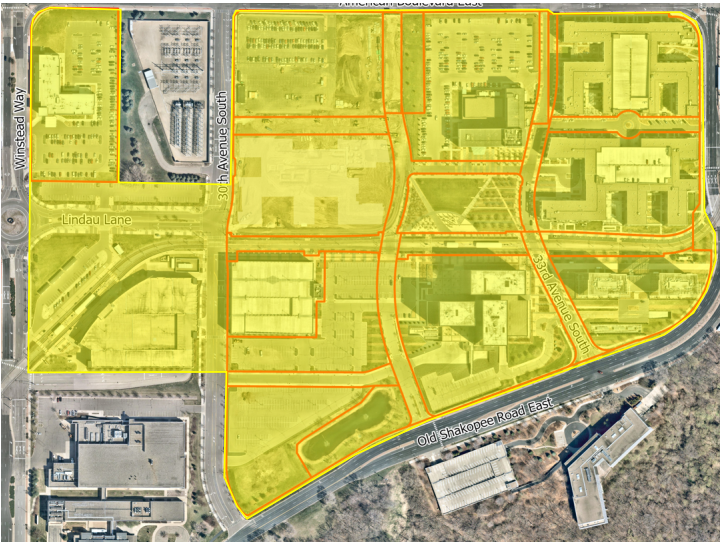
**Bloomington Central Station (BCS)** is a 50-acre transit oriented, mixed-use redevelopment in Bloomington's South Loop District (immediately south of the MSP Airport). The redevelopment plan is comprised of 10 building phases including corporate office, residential, retail and hotel. Seven phases have been built to date including the HealthPartners multiple renovations, Reflections Condominiums (263 units), IndiGO Apartments (395 units with eight affordable units), The Fenley (402 units with 40 affordable units), the Hyatt Regency Hotel (303 rooms) and Carbon 31 Apartments (403 units with 39 affordable units). Approximately \$530,000,000 of new construction and building renovation is underway or has been completed to date. Over \$300,000,000 of future development is planned for the site.

A tax increment financing (TIF) district was certified in 2005 to collect and leverage "but-for" taxes for the project, supporting investments in infrastructure for the redevelopment density proposed. Without TIF, the area would be developed, but at a much lower density, not taking advantage of the existing public infrastructure improvements such as the Blue LRT Line running through the project.

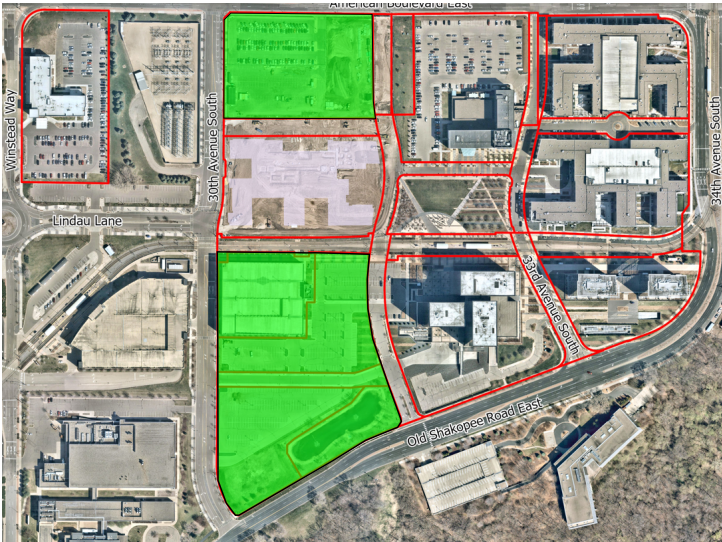
TIF laws govern what TIF funding can be spent on and contains other timing requirements that are intended to encourage expeditious development of a TIF district once certified. One such rule is called the five-year rule, which requires TIF eligible projects to have been built within five years of district certification in order to benefit from the future tax increment. This rule works well for districts that have a single development phase and not well for projects that have multiple phases to be built over 20-25 years. **For multi-phase projects like BCS, five-year rule extensions and/or exemptions are often sought to address the actual longer duration a multi-phase project requires to complete.**

# PARTIAL TIF DISTRICT EXTENSION (10 YEARS)

Existing TIF District Boundary –  
District Maturity Date: 2039



Proposed TIF District Extension Boundary –  
Extended District Maturity Date: 2049



## Redevelopment Program

**Property Size**      50 Acres

**Residential**

- Reflections      263 Units For-Sale Condos
- Indigo      395 Units Multifamily Rental
- The Fenley      402 Multifamily Rental Units
- Carbon 31      403 Multifamily Rental Units  
Currently under construction

**Future Residential**

- 120 units of workforce/affordable units
- 200 units of Active Adult (senior)

**Hospitality**

- Hyatt Regency      303 Room  
15,000 RSF Conference and Meeting Space

**Office**

- HealthPartners      500,000 RSF
- Future Office      600,000 RSF (proposed)

**Retail**

- Fiddlehead: Coffee/Café      2,300 RSF
- Oxendale’s: Grocery      15,000 RSF
- Future Retail      10,000 RSF (proposed)



## Bloomington Central Station – Completed or Under Construction: \$530,000,000



### Reflections

- 263 Residential Condominium Units
- \$75,000,000 Total Project Cost



### Indigo

- 395 Multifamily Apartment Units
- \$79,000,000 Total Project Cost



### Hyatt Regency

- 303 Hotel Rooms, 15,000 SF Conferencing/Meeting
- \$70,000,000 Total Project Cost



### HealthPartners Headquarters Renovation

- 500,000 SF Corporate Office
- \$90,000,000 Total Project Cost



### The Fenley Apartments

- 402 Multifamily Apartment Units
- 2,300 square foot coffee/cafe
- \$100,000,000 Total Project Cost



### Carbon31 Apartments and Grocery Store

- 403 Multifamily Apartment Units
- 15,000 square foot grocery store
- \$125,000,000 Total Project Cost