



CITY OF BLOOMINGTON

# EXTENSION OF THE PROPERTY TAX EXEMPTION FOR KEY DEVELOPMENT SITE IN BLOOMINGTON

The City of Bloomington is requesting an exemption to Minnesota Statute 272.02 Exempt Property, Subd. 39 Economic development; public purpose. The City is looking for legislative approval to extend property tax exemption for 2115-2351 78th St. E., Bloomington, by six years for a total of 15 years, beginning January 1, 2025.

The 11-acre property is publicly owned by the City's economic development arm, the Bloomington Port Authority. The Port seeks to maximize the economic development potential of the site through a sale for private development.

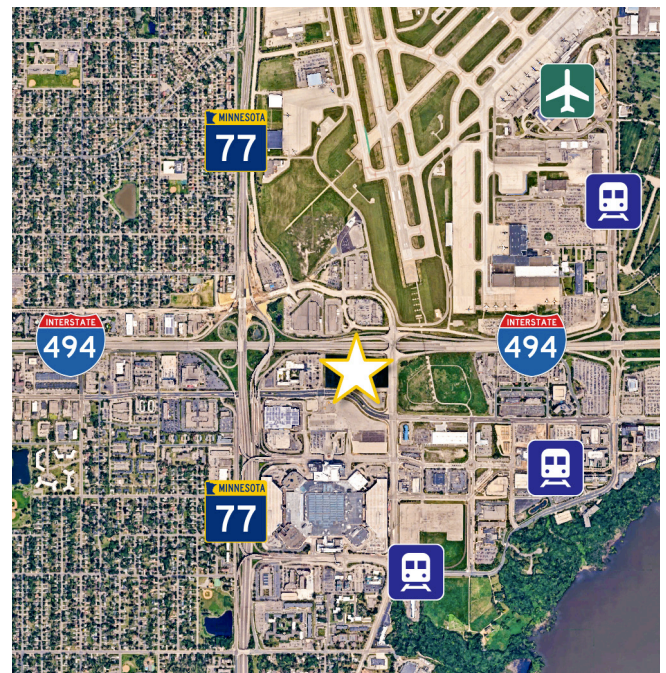
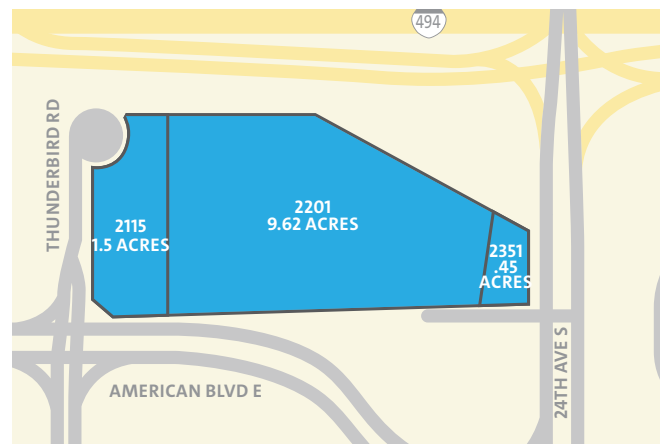
## PROJECT DESCRIPTION

This is a request to grant an extension to the timeline for property tax exemption of 2115-2351 78th St. E, a former Ramada hotel, due to the City and State's coordinated pursuit of bringing an Expo World's Fair to Minnesota on the site. The United States/Minnesota were not selected to host the Expo and, as a result, the City is reevaluating the public use for the property. During the multi-year Expo Bid process, the City was not able to evaluate the property for other potential uses or market it for redevelopment.

## HISTORY

### ACQUISITION

In May of 2016, the Port Authority of Bloomington acquired the property at 2115-2351 78th St. E. with the intention of disposing of it for redevelopment. At that time the site was occupied by a Ramada hotel, which was demolished soon after acquisition.





### **MINNESOTA EXPO 2027 BID**

In 2018, Minnesota formed the Expo 2027 Bid Committee and in 2021, the Minnesota Expo committee submitted the US bid to host the 2027 Expo World's Fair on several parcels in northeast Bloomington directly south of MSP Airport. The former Ramada property was identified as a site for an international conference center, stages, and themed pavilions. It was estimated that the Expo would have brought an up to 14 million visitors and \$2.5 billion in economic activity to the region. The United States lost the bid to hold the Expo World's Fair in June 2023.

### **OTHER CONSIDERATIONS**

#### **MARKET CONDITIONS**

Since the unsuccessful Expo bid in 2023, interest rates have risen and commercial development interest has slowed. The Port Authority has received few viable inquiries for the site, and plans to reevaluate strategy and potential uses in 2025.

#### **PROJECT COST**

The tax exemption would result in an estimated \$541,630 of annual property taxes exempted for all three properties over six years.

#### **MORE INFORMATION**

For more information, contact Port Authority Administrator Holly Masek at [hmasek@BloomingtonMN.gov](mailto:hmasek@BloomingtonMN.gov) or 952-563-8879.