

NOTICE OF PUBLIC HEARING

By the City Council

The Bloomington City Council will hold a public hearing on Monday, October 13, 2025 at 6:30 p.m. in the Council Chambers at Bloomington Civic Plaza, 1800 West Old Shakopee Road, Bloomington, Minnesota, 55431, or via electronic means as permitted by State Law, to consider, and possibly adopt, the proposed assessment roll for public improvements consisting of common excavation, concrete curb and gutter, grading, base construction, bituminous resurfacing, turf restoration, and landscaping, which have been or will be constructed on the streets described hereafter, pursuant to Minnesota Statutes §§ 429.011 to 429.111. Adoption by the Council of the proposed assessment may occur at the hearing. The total estimated cost of the improvements is approximately \$8.4 million. The total estimated assessments are approximately \$1.0 million.

The areas considered benefited by these improvements and proposed to be assessed for the cost thereof consists of those parcels and lands immediately abutting, accessing, or draining to the streets described as follows:

Ref. No.	Street	From	To
1	West 105th Street	Thomas Avenue	Sheridan Avenue
2	Towne Terrace	James Road	Humboldt Avenue
3	Fremont Avenue	West 82nd Street	West 80 ½ Street
4	West 80 ½ Street	Fremont Avenue	North Terminus
5	Emerson Avenue	West 82nd Street	West 100th Street
6	Oakland Avenue	East 86th Street	East 84th Street
7	East 84th Street	Portland Avenue	Old Cedar Avenue
8	15th Avenue	East 86th Street	East 84th Street
9	Elliot Avenue	East 90th Street	East 88th Street
10	East 90th Street	Old Cedar Avenue	East Terminus
11	12th Avenue	East 94th Street	East 92nd Street
12	East 99th Street	Elliot Avenue	11th Avenue
13	10th Avenue	East 100th Street	East 98th Street

All of the properties proposed to be assessed for these improvements are within the City of Bloomington, County of Hennepin, State of Minnesota.

Such assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on May 15, 2026, and will bear interest at the rate of 5.5 percent (5.5%) per annum from the date of the adoption of the assessment resolution. Interest shall be added to the first installment on the entire assessment from the date of the assessment resolution until December 31, 2026. Interest shall be added to each subsequent installment when due for one year on all unpaid installments.

At any time prior to prior to November 26, 2025 you may pay the entire assessment on the benefited property, or a portion of the assessment (minimum \$100), with no interest charged. At any time thereafter you may pay the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 26, 2025 or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 5.5 percent (5.5%) per year.

The proposed assessment roll is on file in the office of the City Clerk in Bloomington Civic Plaza, 1800 West Old Shakopee Road, and is open to public inspection from 8:00 a.m. to 4:30 p.m. on Monday through Friday until the hearing. Please contact Brian Hansen by phone at 952-563-4543 with questions.

In addition to considering verbal objections made at the hearing, the City Council will consider written objections made to the City Clerk at the meeting or any time prior thereto.

HARDSHIP TAX DEFERRAL: Pursuant to Minn. Stat. §§ 435.193 to 435.195 and resolution of the City Council, deferral of special assessments may occur under certain conditions for homestead property to persons 65 years of age or older, retired by virtue of a permanent and total disability, or active military personnel for whom it would be a hardship to make the payments.

THIS ASSESSMENT MAY BE APPEALED to district court, pursuant to Minnesota Statutes § 429.081, by serving notice of this appeal upon the Mayor or City Clerk within 30 days after adoption of the assessment and filing such notice with the district court within 10 days after service upon the Mayor or City Clerk.

No appeal may be taken as to the amount of any assessment adopted pursuant to Minnesota Statutes § 429.061 Subd. 2, unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Written and oral objections thereto by any property owner will be considered by the City Council at the assessment hearing.

/s/ Julie M. Long
City Engineer
Department of Public Works

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