



# **Financial Management Policies**

## **City of Bloomington, Minnesota**

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# FINANCIAL MANAGEMENT POLICIES

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# ORGANIZATIONAL VISION

Engaged and empowered professionals working courageously together to create a thriving Bloomington for all.

## BLOOMINGTON. TOMORROW. TOGETHER.

*COMMUNITY-BASED STRATEGIC PLAN MISSION (2022-2027)*

Our mission is to cultivate an enduring and remarkable community where people want to be.

### PREAMBLE

- A. **Purpose:** The City of Bloomington, including the Housing and Redevelopment Authority in and for the City of Bloomington (the “HRA”), and the Port Authority of the City of Bloomington (the “Port”) (collectively the “City”) have an important responsibility to its residents, businesses and visitors to plan adequate funding of services desired by the public, including the provision and maintenance of public facilities, prudent financial management and accurate accounting for public funds.
- B. **Objectives:** To achieve this purpose, the following objectives have been established to measure the City's fiscal performance:
1. Protect the City Council's policy-making ability by ensuring that important policy decisions are not controlled by financial problems or emergencies.
  2. Enhance the City Council's policy-making ability by providing accurate information on the full costs of current operations, maintenance, new proposals and capital requests.
  3. Assist sound management of the City government by providing accurate and timely information on the City's financial condition.
  4. Provide sound principles to guide the decisions of the City Council and City staff which have fiscal impacts.
  5. Establish operational principles which promote long-term cost effectiveness while providing services desired by the public with minimal financial risk.
  6. Employ revenue policies and forecasting tools to identify and prevent undue or unbalanced reliance on certain revenues, especially property taxes, to distribute the costs of municipal services fairly and to provide adequate funds to operate desired programs, as determined by the Council.
  7. Provide and improve essential public facilities and prevent deterioration of the City's infrastructure in order to assist in long-term cost-effective provision of City services.
  8. Protect and enhance the City's credit rating and prevent default on any municipal debt obligations.
  9. Ensure the proper use and protection of all City funds through a good system of financial and accounting controls.
  10. Maintain a risk management program that will work to minimize the impact of legal liabilities, natural disasters or other emergencies through the following activities:

- Loss Control – Increase awareness of potential loss exposures throughout City operations, enhance employee safety, and at a minimum comply with applicable OSHA regulations.
  - Loss Prevention – Reduce or mitigate expenses of a negative occurrence.
  - Loss Financing – Reduce or mitigate the costs associated of potential losses while providing a means to finance said losses.
  - Loss Analytics – Collect and analyze relevant data to make prudent loss prevention, loss control and loss financing decisions.
  - Compliance – Ensure financial compliance with state, federal, and local laws, regulations and ordinances, including specifically but not limited to prevailing wage requirements.
11. Record transactions in a manner which matches the corresponding fund's type basis of accounting. Governmental funds are accounted for using the modified accrual basis of accounting which has a measurement focus of using current financial resources. Proprietary funds and fiduciary funds are accounted for using the full accrual basis of accounting which has an economic resources measurement focus.
  12. Report year-end financial information in accordance with generally accepted accounting principles (GAAP) and in accordance with recommended best practices as promulgated by the Government Finance Officers Association (GFOA).

# AUDIT



## External Auditor Independence Policy

### **Purpose**

The purpose of this policy is to ensure the independence and objectivity of external auditors engaged by the City of Bloomington ("City"). Independent audits are critical to maintaining public trust, ensuring financial transparency, and complying with applicable laws and standards. This policy is designed to safeguard against actual or perceived conflicts of interest that could compromise the integrity of the audit process.

### **Scope**

This policy applies to the City's selection and use of independent external auditors to perform financial and compliance audits.

### **Policy**

In accordance with the Government Accountability Office ("GAO"), the Minnesota Office of the State Auditor ("OSA"), and the best practices provided by the Government Finance Officer Association ("GFOA"), the external auditor shall be free from both actual and perceived personal, external, and organizational impairments to independence.

- The City's external audit shall not be responsible for designing, developing and/or installing the City's accounting system or its operating system where this system generates information used in preparing financial statements of the City of Bloomington.
- The City's external auditors may prepare draft financial statements, schedules, or perform other duties as directed by authorized City representatives.
- Results of the external audit must be presented and acknowledged by the City Council.
- External auditors shall advise City representatives, assist them in activities such as establishing internal controls or implementing audit recommendations, and may answer technical questions and provide training. However, external auditors may not direct or unduly influence City representatives.
- GFOA best practices regarding audit procurement recommends that governmental entities enter into multiyear agreements of at least five years in duration with independent auditors to allow for greater continuity and to minimize the potential for disruption in connection with the independent audit. Consistent with applicable state law and City ordinances, the City will enter into multiyear agreements with selected independent external auditors.

Any additional services unrelated to financial statement audits (for example: work related to tax rulings, arbitration, attestation, compilation, sales tax audits, counted value audits and financial report assistance) proposed by the auditors, or for which the City wishes to contract for, exceeding \$100,000 must be approved by the City Council prior to contract execution.

City Council Approval 09/29/25

*Adopted 5/20/2002; revised 1/23/2012; revised 09/29/25*

# BUDGETARY AND FINANCIAL CONTROL



# Budgetary and Financial Control Policy

- A. General budgetary and financial control is to be centralized in one department whose functions shall include, but not be limited to, the following:
- (1) Budget compilation
  - (2) Budget monitoring
  - (3) Central purchasing (see Purchasing Policy and P-Card Policy)
  - (4) Income and expenditure projections
  - (5) Capital improvement financing
  - (6) Risk management (see Risk Management Policy and Self-Insurance Reserve Policy)
  - (7) Screening of Conduit Debt applications (see Conduit Debt Policy)
  - (8) Cash and investment management
  - (9) Monitoring financial data for warning signals or trends
  - (10) Preparation of financial summary reports for key funds at least quarterly
  - (11) Maintain a detailed inventory listing of all material fixed assets so as to adequately ensure proper accounting of assets.
  - (12) "Project Financial Analysis" to be presented as part of any proposal to the Council in connection with any new or expanded operating or capital improvement programs and other projects. The objective of the financial analysis is to provide the best possible estimate of expenditures, revenues, and staffing impacts of a proposed project. The financial analysis should be factual, informative, and concise which should enable the Council to make intelligent and informed decisions.
  - (13) Payroll
  - (14) Accounts Receivable
  - (15) Receipts, Collections, and Customer Billing
  - (16) Accounts Payable
- B. The City will maintain a program for the investment of funds consistent with the City's Investment Policy.
- C. The City will strive to maintain an undesignated and unreserved General Fund Balance in the range of 35%-40% of the General Fund revenues and/or expenditure of a balanced budget for the following year. Currently, the General Fund, Fund Balance is at 35%. Annually, the goal is to increase the Fund Balance ratio by 1.00% until the Fund Balance reaches the 40% ceiling. If the City has more than the required annual Fund Balance level, after each incremental 1.00% increase, any excess may be used as the City Council designates.

- D. The City will also review, and update the schedule of fund balances, reserves, and working capital in all other operating funds of the City and determine adequacy of those money balances, using specified guidelines and criteria in conjunction with the budgets set annually.
- E. The City will monitor the performance of the Bloomington Fire Department Relief Association pension fund through its City representatives.
- F. Department Directors will be responsible for administration of their respective Department Budgets and are to submit requests for any required budget adjustments, such as supplemental appropriations, to the Budget Manager, Chief Financial Officer or the City Manager before the program incurs cost overruns for the annual budget period.
- G. Primary responsibility in the management of budgeted funds lies with the Department Directors. Such management includes, but is not limited to, reviewing expenditures before authorization, reviewing monthly financial reports to detect errors and assess progress, and staying within expenditure budget authorization. All costs incurred must be reasonable and necessary. Department Directors shall be responsible for contacting the Chief Financial Officer or Budget Manager should there be any questions regarding financial management or if the issue or concern is related to internal controls. The Chief Financial Officer and Budget Manager will monitor overall budget operating progress routinely throughout the year. The city manager must strictly enforce the provisions of the budget. The city manager cannot approve any order upon the city chief financial officer for any expenditure unless an appropriation has been made in the budget resolution, nor for any expenditure covered by the budget resolution unless there is a sufficient unexpended balance. No officer or employee of the city can place any order or make any purchase as defined in City Charter Sections 6.07 and 6.08 except for a purpose and up to the amount authorized in the budget resolution.
- H. The City will not use short-term borrowing, internal or external, to balance the operating budget for any fund.
- I. The City will not sell assets or use one-time accounting principle changes to balance the budget for any fund.
- J. The City will develop two-year budgets in even numbered years. In odd numbered years, the previously developed budget for the following year will be fine-tuned, as necessary. Each year the City will certify only the following year's budget and levy to Hennepin County.
- K. The City will provide ample time and opportunity for public input into its Budget setting deliberations each year.
- L. The City will establish and maintain the highest standard of accounting practices, in conformity with Generally Accepted Accounting Principles (GAAP) and with recommended best practices as promulgated by the Government Finance Officers Association (GFOA).
- M. The City will arrange for an annual audit of all funds and account types by independent certified public accountants qualified and licensed to issue such reports.
- N. The City will strive to obtain each year the annual GFOA Certificate of Achievement for Excellence in Financial Reporting.
- O. Regular monthly reports will present a summary of financial activity by major type of funds as compared to budget. Department Directors will review monthly reports comparing actual revenues and expenditures to the budgeted amounts. Any negative variance in any revenue or spending

category for their department as a whole projected to exceed \$100,000 by year-end will be reported in writing to the Chief Financial Officer and the City Manager.

- P. The City will strive to obtain each year the GFOA Distinguished Budget Award.
- Q. The City integrates performance measurement and productivity indicators to measure operational performance where practical. Performance data for individual departments are included on the budget document. Performance data should be directly related to the stated goals and objectives of the unit and focus on results and accomplishments rather than inputs. Performance measures should provide a meaningful way to assess the effectiveness and efficiency of each operational unit.
- R. The City will strive to obtain each year the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting.
- S. The City will adopt a balanced General Fund budget where revenues offset expenditures without the use of reserves.

*(Revised 1/23/2012; 12/1/2014; 1/2/18)*

# CASH/INVESTMENT



## Credit Card Service Fee Policy

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### Background

In a recent review of our credit card fees, it became apparent that some departments of the City were in need of recouping costs associated with providing credit card services to customers while other departments have been utilizing a cost sharing model. This policy has been formed in order to create consistency and provide direction for departments and clarification for customers. In recent years, customers that historically paid by check are now paying by credit card. Online payment adoption rates have dramatically increased leading to increased costs incurred by the City.

### Authority

This policy has been reviewed and approved by the Executive Management Team and City Council.

### Audience

This policy applies to any / all locations accepting credit card payments for City products or services.

### Definitions

Credit Card Service Fee:

- A Service Fee is a fee applied to payments for Government and Education.
- The fee may be different between department/divisions that accept payments in the City.
- Fees are disclosed prior to the completion of the transaction.
- Option to cancel transaction if not wanting to pay fee.
- Merchant of record for primary payment must be the biller/merchant (City).
- Cannot be advertised as an offset to processing fees.
- Cardholder will see two transactions on their statement.
- Refunds made after posting will not include the credit card service fee.

### Policy

The credit card service fee policy aims to allow departments/divisions to charge service fees to the users via the credit card processor where recommended by City staff.

### Procedures

The procedures will demonstrate and provide detailed guidance which divisions will be administering a service fee.

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Effective Date: 11/14/22; Reviewed: 11/14/22; Revised: 11/14/22

City Council Approval 11/14/22

*Policy should be updated every 5 years.*

## **Electronic Funds Transfer (EFT) Policy**

### **Purpose and Scope:**

The purpose of this policy is to ensure Electronic Funds Transfers (EFTs) to vendors are initiated, executed, and approved in a secure manner.

### **Responsibility:**

The Finance Department is the only department authorized to initiate EFTs. Finance shall be responsible for the review and approval of EFT requests to assure compliance and completeness.

### **Policy**

The City of Bloomington routinely processes thousands of payments via EFT to vendors every year. As a public entity, these payments are particularly targeted by criminals who seek to fraudulently redirect them to a bank account under their control.

This type of fraud typically begins with an email or phone request — purportedly from a valid source — asking to update a vendor’s banking information. To reduce the possibility that a criminal can successfully redirect a payment to the wrong recipient, the City of Bloomington Finance department has established financial controls to verify any request to change vendors’ information.

Accounting staff has responsibility for EFT setup and change requests as follows:

- EFT will only be set up or changed by the vendor completing an EFT form, which they must complete, date and sign. The vendor must provide the following:
  - Voided check or bank confirmation letter that matches information completed on the city-provided EFT form.
  - Completed W-9 form, including signature and date.
- The Finance staff will review all documents and complete a multi-step checklist and approval of the EFT form for entry, as described in the Finance Department procedures.

# Forfeited Property and Funds Policy

## **Purpose**

Asset forfeiture is a critical legal tool designed to advance public safety and support law enforcement objectives. It aims to:

- Reduce the economic incentive to engage in criminal activity.
- Disrupt the financial infrastructure of organized crime and drug trafficking organizations, and
- Recover assets that may be used to deter future criminal conduct and divert property for law enforcement purposes.

## **Scope**

This policy applies to all forfeited property and funds (“forfeited assets”) received by the City through law enforcement seizures, whether through federal or state proceedings.

Under federal law, asset forfeiture is categorized into three primary types:

### **1. Criminal Forfeiture**

- Initiated against a defendant as part of a criminal indictment.
- Requires a criminal conviction, and forfeiture is imposed as part of the sentence.
- Applies only to the defendant’s interest in property associated with the crime.
- Courts may issue forfeiture orders for specific property, monetary judgments, or substitute assets.
- Third-party ownership claims are addressed in an ancillary proceeding following a preliminary forfeiture order.

### **2. Civil Judicial Forfeiture**

- Filed directly against the property involved in or derived from criminal activity.
- Does not require a criminal conviction but must be proven by a preponderance of the evidence.
- Used when the property owner is unavailable, unknown, or outside the jurisdiction.
- Enables consolidated legal proceedings for all parties with a claim to the property.

### **3. Administrative Forfeiture**

- Conducted by a seizing agency without court involvement if no claim is filed.
- Applies to personal property and follows strict timelines and notice requirements.
- Based on probable cause and used to reduce the judicial burden where forfeiture is uncontested.

## **Policy**

### **Legal Authority**

- The City receives forfeited assets under Federal Law, 21 U.S.C. § 881(e,)) and Minnesota Statutes §§ 609.531 – 609.5317 and § 169A.63.
- Proceeds are managed in accordance with Department of Justice guidelines and State law.

### **Use of Funds**

- All forfeited assets shall be used exclusively for law enforcement and city attorney legal purposes and must not supplant existing budgeted expenses.
- Funds may only supplement existing operations and must align with the following guidelines:
- Authorized uses under 28 U.S.C. § 524(c), include but not limited to including seizure, detention, management, disposal, investigative, law enforcement operation, prosecution, and victim services costs.

### **Oversight and Accountability**

- Procedures developed by the Finance Department will be implemented to ensure secure storage, management, and use of all forfeited property and proceeds.
- Annual forfeited funds budgets must be submitted to the City Council as part of the regular budgeting process.
- Any unbudgeted expenditure requires formal City Council approval via a budget adjustment request.

### **Use of Forfeited Assets**

#### **A. Vehicles**

- Forfeited vehicles may supplement but not replace those in the approved budgeted fleet.
- Unused vehicles shall be stored or sold according to City ordinance, policy, and State law, and proceeds used in accordance with this policy.

#### **B. Other Property**

- May be retained for active use by Police or City Attorney personnel.
- If not required, property should be liquidated and proceeds used by this policy's guidelines.

#### **C. Cash**

- Maintained in a designated fund and budgeted annually.
- Expenditure must align with approved purposes in this policy and comply with all legal requirements.

### **Examples of Appropriate Uses**

- Rental of additional vehicles for operations (not replacing budgeted vehicles).
- Purchase of specialized or non-budgeted equipment.
- Payment of unplanned overtime costs for law enforcement or city attorney operations.
- Funding for training beyond the scope of the annual budget.

### **Examples of Inappropriate Uses**

- Purchasing items already included in the approved City budget.
- Paying regular salaries or benefits with Drug Forfeiture funds (Note: permitted under DWI Forfeiture if tied to program implementation).

- Funding purchases for other departments unless directly tied to law enforcement purposes.
- Using forfeiture funds for capital purchases if already funded through regular City appropriations.

**Adoption & Review**

**Original Adoption:** January 23, 2012

**Last Revised:** June 2, 2025

**City Council Approval:** June 2, 2025

**REFERENCE:**

FEDERAL: <https://www.justice.gov/afp/types-federal-forfeiture>

STATE: <https://www.mncourts.gov/Help-Topics/Forfeiture-and-Impoundment.aspx>  
[Guide to Equitable Sharing For State, Local and Tribal Law](#)

## **Investment Policy**

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### **Purpose and Scope:**

#### **Investment Policy Statement of Purpose**

This policy has been developed to serve as a reference point for the management of City assets. It is the policy of the City to invest public funds in a manner which provides for the following in order of importance: Safety; Liquidity; and Yield (return on investment) that conforms to all federal, state and local regulations governing the investment of public funds. All investments purchased by the City are expected to be held until maturity. The City will invest in securities that match the City's operational, short-term and longer term core reserve needs.

In accordance with this policy, a separate written procedures manual has been developed for the appropriate balance of risk and return for each of the funds under the City's control. The City Manager will approve periodic changes to the procedures manual.

#### **Scope**

This Investment Policy applies to all financial assets of the City. All cash and investments are pooled together to achieve economies of scale for each entity. These funds are accounted for in the Annual Comprehensive Financial Report and include all City, Port Authority and Housing and Redevelopment Authority (HRA) funds:

- General Fund
- Special Revenue Funds
- Capital Project Funds
- Debt Service Funds
- Enterprise Funds
- Internal Service Funds
- Fiduciary Funds

#### **Prudence**

Investments shall be made with judgment and care under circumstances existing at the time the investment is made. The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an

overall portfolio. The prudent person standard requires that a fiduciary exercise discretion and average intelligence in making investments that would be generally acceptable as sound. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse situations. Investment procedures developed for the Finance Department must be complied by those with access to and management responsibilities for City investments.

## I. Objective

The primary objective of the City of Bloomington's investment activities shall be:

- A. Safety - Safety of principal is of critical importance to the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of principal in the overall portfolio. The objective will be to mitigate credit risk and interest rate risk.

1. Credit Risk - the risk of loss due to failure of the security issuer or backer will be minimized by:

- Limiting investments to the types of securities listed in Section VI of this investment policy.
- Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisors with which the City will do business in accordance with Section V.
- Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized. Insurance or collateral may be required to ensure return of principal.

2. Interest Rate Risk – the risk that the market value of securities in the portfolio will fall due to changes in market interest rates will be minimized to:

- Provide for liquidity by reviewing cash flow requirements and make investments to meet the shorter cash flow needs, thereby avoiding the need to sell securities in the open market prior to maturity.
- Manage the average maturity of the portfolio to be consistent with the risk profile of the City, not to exceed 4 years.

- B. Liquidity - The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements as reasonably anticipated. The portfolio will be structured so that the liquid component, a minimum of five percent of total investments, of the portfolio will be invested only in short-term

securities maturing in less than thirty days. Additionally, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity). Furthermore, a portion of the portfolio may be placed in money market mutual funds or local government investment pools which offer same day liquidity for short-term funds.

- C. Yield/Return on Investment - The City's investment portfolio shall be designed with the objective of attaining a market rate of return. The core of investments is limited to low-risk securities in anticipation of earning a fair return relative to the risk being assumed. Securities shall generally be held until maturity with the following exceptions:
- A security with declining credit may be sold early to minimize loss of principal.
  - A security swap would improve the quality, yield, or target duration in the portfolio.
  - Liquidity needs of the portfolio require that the security be sold.

## **II. Delegation of Authority**

The investment program shall be operated in conformance with federal, state, and other legal requirements. Authority to manage the City's investment program is derived from the following:

- a. Minnesota Statutes 118A, Municipal Funds
- b. Bloomington City Charter Section 7.11, Funds to be Kept

Management responsibility for the investment program is hereby delegated by the City Manager to the Chief Financial Officer (CFO), who shall establish written procedures for the operations of the Investment Program consistent with this Investment Policy. The CFO, with assistance from finance department staff, shall:

- c. Monitor performance of the investment portfolio;
- d. Ensure funds are invested in accordance with the policy;
- e. Analyze, recommend and implement policy and operational procedures that will enhance the City's investment program;
- f. Ensure that proper internal controls are developed to safeguard investment assets.

Procedures should include reference to: safekeeping, delivery versus payment (DVP), bank service contracts, depository agreements and investment accounting. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Policy and the procedures established by the CFO. The CFO shall be responsible for all investment transactions and shall establish a system of controls to regulate the activities of subordinates.

### **III. Ethics and Conflicts of Interest**

The City Manager, CFO, Port Authority, HRA and Finance staff involved in the investment process shall refrain from conducting personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment staff shall annually disclose to the City Clerk any material financial interests as required by state statute on an annual Statement of Economic Interest form. Investment staff shall subordinate their personal investment transactions to those of the City, particularly with regard to the time of purchases and sales and shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

### **IV. Investment Committee**

An Investment Committee shall meet at least semi-annually or as needed to review the performance of investments and review the investment strategy. The Investment Committee shall be made up of the following individuals:

- Chief Financial Officer
- Deputy Finance Officer
- Treasury Manager
- Housing and Redevelopment Authority Representative
- Port Authority Representative

### **V. Financial Service Providers**

The Investment Committee will maintain a list of financial institutions authorized to provide investment services. Public deposit shall be made in a qualified public depository as established by state laws. The purchase of all investments must be from qualified financial service providers via established competitive rate quotes. The City does not consider information advice from brokers on bond proceeds, but relies on advice from its' independent registered municipal advisor

Financial service providers who desire to become qualified bidders for investment transactions must supply the Investment Committee with the following upon request:

- a. Completed Broker/Dealer Certificate
- b. Certification of Having Read City's Investment Policy
- c. Proof of FINRA (Financial Industry Regulatory Authority) membership
- d. Proof of State Registration

### **VI. Authorized and Suitable Investments**

Based on the investment objectives as defined in section I of this policy, the City will limit its investments to the following types of securities:

- I. **Money Market Funds** - These funds may be held with next day

withdrawal capacity to provide for daily liquidity requirements. Maturities of money market funds will be no longer than 13 months.

- II. **Time Deposits** - Time deposits that are fully insured by the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration (NCUA). A certificate of deposit (CD) is a time deposit that is insured for up to \$250,000 by the FDIC. Collateral in the amount of 110% of the excess over the FDIC insurance limit must be provided.
- III. **Banker's Acceptances** - A banker's acceptance is a short term debt instrument issued by a company that is guaranteed by a commercial bank. Purchased on the secondary market, these should be rated with the highest short-term credit rating of any two Nationally Recognized Statistical Rating Organizations (NRSROs), at the time of purchase. If the banker's acceptance is rated by more than two NRSROs, it must have the highest rating from all the organizations. Maximum maturity will be 270 days.
- IV. **Commercial Paper** - This type of investment is short term unsecured debt which has been issued by a United States corporation or their Canadian subsidiaries. Maturities typically range from one day to 270 days. The City may only buy paper that meets the Minnesota Statute 118A with the exception that no Asset Backed or Structured Investment Vehicle (SIV) commercial paper is allowed. Only commercial paper with two of the three highest quality ratings of A-1 (Moody's), P-1 (Standard & Poor's), F-1 (Fitch) may be purchased.
- V. **U.S. Treasury Obligations** - These investments include bonds, notes, Treasury bills, or other securities which are direct obligations of the United States. Instruments sold and issued by the U.S. government carry the full faith guarantee of the U.S. government. These instruments provide the highest quality available to purchase and are highly liquid, but also typically have lower yields.
- VI. **U.S. Agency Government Sponsored Enterprises (GSEs)** - These securities are commonly referred to as 'agency bonds'. These quasi-governmental entities were established by Congress to enhance the flow of credit to specific sectors of the US economy. GSEs primarily act as

financial intermediaries to assist borrowers in housing and agriculture. These investments provide higher yields than U. S. treasury obligations. The agencies in which the City can invest include the following specific issuers:

- FHLB: The Federal Home Loan Bank System (FHLB) was created by Congress in 1932 and acts as a source of funds for its nearly 6,500 member banks. THE FHLB Banks support residential housing, finance and community development by providing liquidity to its member institutions. FHLB System members include commercial banks, thrifts, credit unions and insurance companies and certified community development financial institutions. Each member is a shareholder in one of the 11 regional Federal Home Loan Banks. The FHLB System is regulated by the Federal Housing Finance Agency (FHFA).
- FHLMC: The Federal Home Loan Mortgage Corporation, commonly known as Freddie Mac is a housing GSE created by Congress in 1970 to provide liquidity and stability in the home mortgage market, thereby increasing the flow of funds available to mortgage borrowers. In order to accomplish this goal, Freddie Mac does not make individual mortgage loans to consumers. Rather, Freddie Mac purchases mortgages, pools them and sells them as mortgage backed securities to investors, thereby allowing them to lend the proceeds to more homebuyers. Freddie Mac is regulated by the Federal Housing Finance Agency (FHFA).
- FFCB: The Federal Farm Credit Bureau is an agency of the Federal government with a mission to support rural communities and agriculture by providing reliable credit and financial services. The FFCB issues debt securities and uses those funds from the securities to finance the Farm Credit System's loans, leases and operations. The Farm Credit System was created by Congress in 1916.
- FNMA: The Federal National Mortgage Association, commonly known as Fannie Mae was founded in 1938. Fannie Mae provides liquidity to mortgage markets by buying loans from banks and other lenders enabling them to make new loans. Fannie Mae then issues securities backed by pools of these mortgages. It is the largest single provider of residential mortgage funds in

the United States. Fannie Mae's securities are also highly liquid and are widely accepted. FNMA guarantees that all security holders will receive timely payment of principal and interest. Fannie Mae is regulated by the Federal Housing Finance Agency (FHFA).

- Other issuers: There are other GSE issuers; however, they issue fewer securities and are less active in the marketplace. Therefore, yields typically are slightly higher, but they provide less liquidity. The City may purchase other GSE names but will limit the amount held in the portfolio.

VII. **Municipal Securities** - These investments are registered securities of state, county, local or other governmental agencies. In compliance with MN Statute, Chapter 118A.04, Subd 2, funds may be investing in the following:

- any security which is a general obligation of any state or local government with taxing powers which is rated "A" or better by a national bond rating service;
- any security which is a revenue obligation of any state or local government which is rated "AA" or better by a national bond rating service;
- a general obligation of the Minnesota housing finance agency which is a moral obligation of the state of Minnesota and is rated "A" or better by a national bond rating agency; and
- any security which is an obligation of a school district with an original maturity not exceeding 13 months and (i) rated in the highest category by a national bond rating service or (ii) enrolled in the credit enhancement program pursuant to section [126C.55](#).

VIII. **Repurchase agreements** – These agreements which consist of collateral allowable in Minnesota Statute, Chapter 118A, and reverse repurchase agreements may be entered into with any of the following entities:

- A financial institution qualified as a “depository” of public funds of the government entity;
- Any other financial institution which is a member of the Federal Reserve System and whose combined capital and surplus equals or exceeds \$10,000,000;
- A primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York; or
- A securities broker-dealer licensed pursuant to Minnesota Statute, Chapter 80A, or an affiliate of it,

regulated by the Securities and Exchange Commission and maintaining a combined capital and surplus of \$40,000,000 or more, exclusive of subordinated debt. Reverse agreements may only be entered into for a period of 90 days or less and only to meet short-term cash flow needs. In no event may reverse repurchase agreements be entered into for the purpose of generating cash for investments, except as stated in Minnesota Statute, Chapter 118A.

- IX. **Guaranteed investment contracts** - Specific project monies may be invested in agreements for guaranteed investment contracts if they are issued or guaranteed by United States commercial banks, domestic branches of foreign banks, United States insurance companies, or their Canadian subsidiaries, or the domestic affiliates of any of the foregoing. The credit quality of the issuer's or guarantor's short and long-term unsecured debt must be rated in one of the two highest categories by a nationally recognized rating agency. Should the issuer's or guarantor's credit quality be downgraded below "A", the government entity must have withdrawal rights.
- X. **Securities Lending Agreements** - These agreements, including custody agreements, may be entered into with a financial institution meeting the qualifications of Minnesota Statute 118A and further restricted within this investment policy. Securities lending transactions may be entered into with entities meeting the qualifications and the collateral for such transactions and shall be restricted to the securities described in Minnesota Statute 118A. Any future security lending contract would be subject to City Council approval.

Each type of security listed above in Sections E, F and G may have various structures such as non-callable, callable and variable rate debt.

- Non-Callable – A debt instrument issued for the purpose of raising capital by borrowing. They typically pay semi-annual coupons and have a stated final maturity with no option to redeem prior to the final maturity date.
- Callable – Debt in which the issuer has the right to redeem prior to its maturity date, under certain conditions.
- Variable – Debt in which the issuer has the right to reset the coupon rate based on specified market conditions and terms.

## VII. Collateralizations

Collateralization will be required on the following types of investments:

- Demand Deposits (Checking, Savings, Money Market Accounts)

- Time Deposits (Certificates of Deposit)
- Repurchase Agreements and Reverse Repurchase Agreements

In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 110% of market value of principal and accrued interest. The underlying securities will be subject to periodic (monthly) market valuations to ensure there is no market exposure.

Collateral is limited to the following U. S. government securities:

Treasury Issues

Treasury Bills

Treasury Notes

Treasury Bonds

Agency Notes, Bonds, and Letters of Credit

Federal National Mortgage Association

Federal Home Loan Bank

Federal Farm Credit Bank

Federal Home Loan Mortgage Corporation

For cash deposits on hand, clearly marked evidence of ownership (safekeeping receipt) must be supplied and retained. Collateralization shall be in the form of specific securities with an active secondary market for the City held by an independent third party. The only exceptions are Federal Depository Insurance Corporation (FDIC), Securities Investor Protection Corporation (SIPC) and pre-approved insurance coverage

**VIII. Safekeeping and Custody**

Securities purchased shall be held in a segregated account for the City's benefit at a third party trustee as safekeeping agent. The investment dealer or bank in which the security is purchased shall issue a confirmation ticket to the City listing the specific instrument, issuer, coupon,

maturity, CUSIP number, purchase or sale price, transaction date, and other pertinent information. The financial service provider which executes the transaction on the City's behalf shall deliver all securities on a delivery versus payment method (DVP) to the designated third party. Delivery versus payment (DVP) is a way of controlling the risk to which securities market participants are exposed. Delivery of securities (i.e. the change in their ownership) is done simultaneously with payment or immediately after payment.

Investments, contracts, and agreements may be held in safekeeping with:

- any Federal Reserve bank
- any bank authorized under the laws of the United States or any state to exercise corporate trust powers, including, but not limited to, the bank from which the investment is purchased

The City's ownership of all securities should be evidenced by written acknowledgments identifying the securities by:

- The names of issuers

- The maturity dates
- The interest rates
- Any serial numbers or other distinguishing marks

**IX. Diversification**

The City will substantially reduce the risk of loss resulting from the over-concentration of assets in a specific maturity, issuer, institution, or class of securities.

Diversification strategies will be implemented with the following constraints:

<u>ISSUER TYPE</u>	<u>% of TOTAL PORTFOLIO</u>
Money Market Funds	100% Under normal conditions 50%, but if a project requires liquidity, up to 100% of funds may be held in money market funds
Time deposits (CDs)	20%
Bankers Acceptances	10%
Commercial Paper	20%
US Treasury Obligations	100%
GSE-Agency Securities	100%
Municipal Securities:	50%
Repurchase Agreements	10%
Guaranteed Investment Contracts	By Project

Due to fluctuations in the value of the portfolio, maximum percentages for a particular issuer or investment type may be exceeded at a point in time subsequent to the purchase or maturity of a particular security. Securities need not be liquidated to realign the portfolio; however, consideration should be given to this matter when future purchases are made.

Given the smaller portfolio of the Housing and Redevelopment Authority and the Port Authority, the above restrictions will be waived on any portfolio with specific project needs.

**X. Maximum Maturities**

- A minimum of five percent of the portfolio will mature under 30 days to ensure appropriate liquidity to meet the City’s current obligations
- 85% of total funds will be invested to 5 years and less, and a maximum of 15% of funds will be laddered out to a maximum of 10 years.
- Total weighted average maturity of total funds will not exceed 4 years for the portfolio.

**XI. Internal Control**

The CFO is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments. The internal controls are addressed in the procedures manual.

**XII. Performance Standards**

The investment portfolio will be designed to obtain a market average rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The investment portfolio will be structured to meet specific criteria addressing safety, liquidity and yield. The City's reporting system will provide information concerning cash position, investment performance, and percentage of the portfolio that is invested by security issuers and maturity structure.

**XIII. Market Yield/Benchmark**

The City's investment strategy is conservative. The City's average weighted yield will be compared to 1 year US Treasury Note and 2 year US Treasury Bonds yields quarterly.

**XIV. Responsibilities of External Investment Managers**

The City may enter into contracts with third-party investment advisory firms when their services are deemed to be beneficial to the City. The advisor must comply with this Investment Policy and may have authority to transact investments on behalf of the City. The advisor may only act on a non-discretionary basis if they are hired to provide transactional services on behalf of the City.

**XV. Reporting**

The CFO is charged with the responsibility of preparing a periodic investment report. This includes a management summary that provides an analysis of the status of the current investment portfolio, the individual transactions executed over the last period, and a detailed listing of portfolio securities held at the end of the period. The report summarizes data on investments by type, maturity, and call date with associated book values, portfolio percentages, and market values.

**XVI. Investment Policy Adoption**

The City's Investment Policy shall be adopted by resolution by the City Council, Housing and Redevelopment Authority Board and the Port Authority Board. The Policy shall be reviewed on a bi-annual basis and any modifications made thereto must be approved by the City Council. The Investment Policy will be consolidated within the Financial Management Policy.

City Council Approval: November 18, 2024

*(Revised 3/3/1997, 1/19/1999, 3/19/2007, 9/14/2009, 12/1/2014, 11/18/2024)*

# CAPITAL IMPROVEMENT PROGRAM



# Capital Improvement Program Policy

## Policy Statement:

The Capital Improvement Plan (CIP) is a planning tool based on long-range physical planning and financial projections that forecast the City of Bloomington (City), the Bloomington Port Authority (Port), and Housing and Redevelopment Authority for the City of Bloomington (HRA) capital needs over a ten-year period as building blocks to help achieve the City's strategic vision and mission. The CIP includes a detailed description of every Capital Project over \$50,000 anticipated to be initiated during the ten-year period.

The CIP continues to evolve as project planning needs to respond to strategic community direction. Changes in economic conditions or other project related issues may alter timelines. Funding mechanisms change and projects become more or less feasible based on such funding changes. City management continuously looks for opportunities for efficiency which often change the projected needs for capital.

The CIP neither appropriates funds nor authorizes projects. The City Council must act to initiate each project over \$175,000. The City Manager may initiate projects for less than \$175,000. Projects will only be initiated when sources of funding are available as budgeted.

## Authority:

MINNESOTA STATUTES, SECTION 475.521

Subd 3 (a) A municipality may adopt a capital improvement plan. The plan must cover at least a five-year period beginning with the date of its adoption. The plan must set forth the estimated schedule, timing, and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and sources of revenue to pay for the improvement. In preparing the capital improvement plan, the governing body must consider for each project and for the overall plan:

- (1) the condition of the municipality's existing infrastructure, including the projected need for repair or replacement;
- (2) the likely demand for the improvement;
- (3) the estimated cost of the improvement;
- (4) the available public resources;
- (5) the level of overlapping debt in the municipality;
- (6) the relative benefits and costs of alternative uses of the funds;
- (7) operating costs of the proposed improvements; and
- (8) alternatives for providing services most efficiently through shared facilities with other municipalities or local government units.

(b) The capital improvement plan and annual amendments to it must be approved by the governing body after public hearing.

## **Policy:**

- A. The City will develop a multi-year plan for capital improvements and update it annually. The capital amounts that are in operating budgets (General Fund, Enterprise Funds, Internal Service Funds, and Special Revenue Funds) will be approved by the City Council during the annual budget process. Amounts for future capital improvements will be incorporated into each fund's long-term budget model consistent with the Capital Improvement Plan.
- B. The City will develop a realistic and predictable program of capital spending with the projected fiscal capability to finance such projects. The capital spending program shall factor in projected tax capacity, debt retirement and projected general tax levies, avoiding sharp changes in the tax levy or bonded indebtedness.
- C. The City will identify the estimated cost and potential funding sources for each capital project proposal before it is submitted to the Council for approval and in that process will determine the most effective financing method for the proposed project. All construction projects shall include at least a ten percent contingency prior to receiving bids and at least five percent upon acceptance of the bid.
- D. The City will make all capital improvements in accordance with the adopted capital improvement program, or as it is amended by the Council. Capital purchases shall follow the procurement policy for appropriate dollar levels of authorization.
- E. The City will coordinate development of the capital improvement budget with the development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
- F. The City will use inter-governmental assistance to finance only those capital improvements that are consistent with the capital improvement plan and City priorities, and that have operating and maintenance costs that have been included in operating budget forecasts. Intergovernmental loans will be short-term (less than three years) and utilize funds that are not required for operations during the period of the loan.
- G. The City will maintain all its assets at a level adequate to protect the City's and its citizens' capital investment and to minimize future maintenance and replacement costs.
- H. Equipment and building replacement shall be accounted for in an internal service fund with annual charges to operating funds to reflect depreciation based on the useful life of assets. Funds accumulated in these funds shall be used to purchase replacement assets.

*(Revised 1/2/2018, 10/11/2021)*

# DEBT



# Conduit Debt Policy

## General

The City of Bloomington is granted the power to issue conduit revenue bonds and other conduit revenue obligations under Minnesota Statutes, Section 469.152-469.165, as amended, and Minnesota Statutes, Chapter 462C, as amended (the "Conduit Bonds Acts"). The Bloomington City Council, being aware that such financing may prevent the emergence of blighted land, excessive unemployment and the need for redevelopment financing from the State and Federal governments, has expressed its support for the use of such financing but has reserved the right to approve or reject projects on a case-by-case basis. The following criteria have, therefore, been developed as a guide for review of applications:

## Criteria

- a. The project is to be compatible with the overall development plans and objectives of the City and of the neighborhood in which the project is located.
- b. New businesses locating in Bloomington must show relatively substantial new employment and tax base being generated by the project.
- c. Locating in areas of the City that the City wishes to develop, redevelop, or which in any way complements any development plans or policy of the City, will constitute a prime purpose under these guidelines. It is also the City's intent to assist in business expansions or relocations within the City where it can be shown that such would have a substantial, favorable impact on employment or tax base, or both.
- d. It is the City's intent to assist new or existing businesses in the acquisition of existing facilities, where such acquisition will maintain the stability of the tax base, or of employment, or both, and provided that not less than 15% of the portion of the cost of acquiring the existing facility financed with the net proceeds of the conduit bonds is to be used for rehabilitation of the existing facility.
- e. The project must not put a burden on existing City services or utilities beyond that which can be reasonably and economically accommodated.
- f. The applicant (and/or the lessee in the case of property to be leased) must have a good financial standing, show a substantial net worth, or equity in the project, or both, and have an acceptable earnings history or pro forma. Projects are to show in the application for financing an owner equity or other collateral (such as a bank Letter of Credit, a Bankers Acceptance, Pledge of a Certificate of Deposit, insurance company guarantee, or similar security) which will be satisfactory to the end-lender or rating agency, all determined with reference to total project costs, and applicant is to file with the City, if requested, a final statement of total costs and project equity, certified to by an authorized officer or partner, or the individual applicant, said statement to be filed at time of requesting the Final Resolution.
- g. The credit rating and method of offering conduit\* bonds or notes of the City are important considerations. The City will not entertain applications for such financings unless (i) the debt is rated in the "A" category (or better) by a nationally recognized rating agency or (ii) the debt is sold in a private placement. Debt will be considered sold in a private placement (i) if no advertising or solicitation of the general public occurs, and (ii) if the bonds are initially sold to not more than ten purchasers (not including any underwriter or placement agent as a purchaser) and (iii) the City receives written certification from each initial purchaser (or each underwriter or placement agent based on its reasonable belief) that: (a) such

purchaser has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and the risks of the debt, and (b) such purchaser is not purchasing for more than one account or with a view to distributing the debt.

In addition, for a private placement either (a) all bonds or notes (except for one bond or note) must always remain in minimum denominations of not less than \$100,000, or (b) investment letters from not only each initial purchaser, but from any subsequent purchaser must be obtained which contains the above described certifications from the purchasers. Any offering material for a private placement must prominently state in effect that: "THE CITY OF BLOOMINGTON HAS NOT ASSUMED ANY RESPONSIBILITY TO REVIEW THIS OFFERING MATERIAL AND HAS NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE CITY HAS NO FINANCIAL OBLIGATION OF ANY NATURE WITH RESPECT TO THE OFFERED BONDS."

Finally, to qualify as a private placement the financing documents must require annual financial statements from the benefited private party (or the ultimate provider of credit) to be delivered to each investor (or a trustee).

\*The term "conduit" refers to any type of City revenue obligation the proceeds of which are loaned to a private party and for which the City has no financial obligation.

- h. Applications for acquisition of or replacement of machinery and equipment will be discouraged unless in conjunction with a totally new business in Bloomington, a physical plant expansion of an existing business, or where it is shown that the equipment acquisition is essential to the continued operation of the business in Bloomington. Also, it is the City's intent to assist where possible in the acquisition of pollution control equipment for any new or existing business being required to meet mandated standards.
- i. A further permitted use under these guidelines are projects, whether profit or nonprofit, engaged in providing health care services, including hospitals, nursing homes, and related medical facilities, but only when the following findings can be made:
  - (1) Number of new jobs and related payroll is relatively significant.
  - (2) The project would provide a facility or service, or expansion thereof considered desirable or necessary from a community services standpoint.
  - (3) The project application also meets requirements of paragraph a, e, f and g of these guidelines.

### **Procedures**

- a. The applicant shall make an application for financing on forms available from the Finance Department of the City of Bloomington. The completed application is to be returned to the Chief Financial Officer, accompanied by the processing fee, whereupon the application will be forwarded to the City Council with a Staff recommendation. Specific findings shall be made and recited regarding the criteria as well as satisfaction of public purposes of the Conduit Bonds Acts.
- b. The application cannot be considered by the City until tentative City Code findings and requirements have been made with respect to zoning, building plans, platting, streets and utility services.

- c. The applicant shall submit a timetable for completion of the project as part of the application and any apparent major deviation from that timetable will automatically cause the application to be brought back to the City Council for review. This timetable must relate to the State timetable for entitlement and pool allocations. The financing must be completed within the calendar year for which application is made.
- d. The applicant is to select qualified financial consultants and/or underwriters, as well as legal counsel, to prepare all necessary documents and materials. The City may rely on the opinion of such experts and the application shall be accompanied by a financial analysis (pro forma income statement, debt service coverage, mortgage terms, etc.) by the underwriter as to the economic feasibility of the project and the underwriter's ability to market the financing. Financial material submitted is to also include most recent fiscal year-end, audited, financial statements of the applicant and/or of any major lessee tenant, if readily available.
- e. Further, in the case of the tax exempt mortgage placements, the applicant will be required to furnish the City, before passage of the Final Resolution, a comfort letter (but not necessarily a letter of commitment) from the lending institution, to the effect that said lending institution has reviewed the economic feasibility of the project, including the financial responsibility of the guarantors and find that, in their professional judgment, it is an economically viable project.
- f. The applicant shall furnish along with the application, a description of the project, plat plan, rendering of proposed building, etc., and a brief description of the applicant company, all in such form as shall be required at the time of application. Such of this data as necessary may be furnished to members of the City Council for background information.
- g. If an allocation of bonding authority is required under Minnesota Statutes, Chapter 474A, as amended ("Chapter 47 4A", the applicant shall be required to pay any required application fee and provide any required application deposit as specified in Chapter 474A, without regard to whether the application fee or application deposit will be refunded.
- h. The applicant shall covenant in the applicable conduit bond documents to comply with all applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and the applicable Treasury Regulations, including, but not limited to: (i) the arbitrage and rebate requirements of Section 148 of the Code; and (ii) the qualified bonds provisions of Sections 141(e), 142, 143, 144, and 145 of the Code. The applicant shall be the party responsible for monitoring the conduit bonds for compliance with such requirements and to remediate nonqualified bonds in accordance with the requirements of the Code and applicable Treasury Regulations. The applicant shall be the party responsible for monitoring compliance with the requirements of Section 148 of the Code.
- i. The applicant shall covenant in the applicable conduit bond documents to reimburse the City for all costs paid or incurred by the City (including the fees of attorneys, financial advisors, accountants, and other advisors) as a result of the City's response to or compliance with an audit, inspection, or compliance check (random or otherwise), by the Internal Revenue Service, the Minnesota Department of Revenue, the Minnesota Office of the State Auditor, or any other governmental agency with respect to the conduit bonds or the project financed with the proceeds of the conduit bonds.

### Administrative

- a. The City Council reserves the right to deny any application for financing at any stage of the proceedings prior to adopting the final resolution authorizing issuance of the industrial development financing. The City Council may waive any provision of this Conduit Bonds Policy if the City Council determines that such waiver is in the best interests of the City.
- b. The City is to be reimbursed, and held harmless, for and from any out-of-pocket costs related to the actual or proposed issuance of conduit revenue bonds. In addition, a nonrefundable processing fee of \$5,000 must be submitted with the application. Upon closing, an administrative fee of 0.75% of par is due and payable to the City.

In the case of a refinancing, the administrative fee shall be calculated at 50% of the above schedule. The City will be reimbursed for any technical changes to a bond issue previously issued to be calculated at 25% of the above schedule.

Applications for Host Approval will include a nonrefundable administrative processing fee of \$5,000.

- c. All applications and supporting materials and documents shall remain the property of the City. Note that all such materials may be subject to disclosure and/or public review under applicable provisions of State law.
- d. The Finance Department shall, report all conduit debt issues in the Comprehensive Annual Financial Report in accordance with Generally Accepted Accounting Principles and shall report any material events with regard to all conduit debt issued by the City, and still outstanding, to the City Council.

*(Adopted by City Council - 4/10/78, Revised complete Policy and Criteria - 6/12/78, Sections 1c., 1g. and 1h. amended - 4/09/79, Sections 1b., 1c., 1f., 1g. and 2e. amended - 11/19/79, Section 1i. added - 10/15/80, Section 1f. and 1g. amended - 4/27/81, Section 1f. amended - 8/02/82, Section 1f. amended - 7/25/83, Section 1d. amended, 1j. added, 2d. amended, 2h. added and Section 4 added - 7/30/84, Section 1g., 2b., 2g. and 3d. amended - 4/13/92, Section 3b. - amended 3/15/93, Revised complete Policy 5/17/2010, Section 2h and 2i amended - September 12, 2011; Amended Administrative Section b - 11/18/2019; amended administrative section b - 11/08/2021, fee effective 01/01/2022)*

## **Debt Management Policy**

### I. Introduction

The City of Bloomington, the Housing and Redevelopment Authority in and for the City of Bloomington (the "HRA"), and the Port Authority of the City of Bloomington (the "Port") (collectively the "City") has significant capital improvement program (the "CIP") requirements, both for the funding of new facilities, the renovation and replacement of existing assets, and other qualified capital purposes such as but not limited to land acquisition, construction, equipment, and other capital requirements as may arise from time to time.

This Debt Management Policy provides guidance for the issuance of bonds and other forms of indebtedness and contingent liabilities (the "Debt Policy"). Contingent liabilities are generally defined as the Bloomington Fire Department Relief Association required pension contributions, and Public Employee Retirement Association ("PERA"), Other Postemployment Benefits ("OPEB"), debt with pledged City levies or taxes where other revenues are the primary source of payment, and interfund loans.

While the issuance of debt is an appropriate method of financing capital projects and major equipment acquisitions, such issuance shall be carefully monitored to preserve the City's credit strength and to provide the necessary flexibility to fund future capital needs. In addition, the issuance of debt shall be closely aligned with the cash flow requirements of the projects being financed. The City provides funding for its capital program from a variety of resources, including debt which is payable from property tax levies, utility revenues, utility fees, sales taxes, or other such identified revenues. Debt may be double barreled (meaning the debt is secured by multiple revenue sources) with a primary repayment source and a tax levy as a backup.

This Debt Policy shall govern, except as otherwise covered by the City Charter and City Code, the issuance and management of all debt and lease financings funded in the capital markets. While adherence to the Debt Policy is required in applicable circumstances, the City recognizes that changes in the capital markets as well as unforeseen circumstances may from time to time produce situations that are not covered by the Debt Policy and may require modifications or exceptions to achieve City goals. As appropriate, the Chief Financial Officer shall seek City Manager or City Council, or both, direction and approval for such modifications or exceptions.

The City recognizes that one of the attributes of sound financial management is a comprehensive debt management policy. Adherence to a debt management policy signals to residents, credit rating agencies, and the capital markets that a government entity is well managed and will meet its financial obligations in a timely manner. It is an important tool in ensuring that the City maintains appropriate resources and funding capacity to meet both present and future capital needs as well as long term contingent liabilities. The development of a debt management policy is a recommended best practice by the Government Finance Officers Association.

## II. Purpose

The purpose of the City's Debt Policy is to ensure that all financings are completed in a manner such that the City:

- Achieves the lowest cost of capital;
- Preserves the City's high credit triple triple A ratings;
- Maximizes access to the capital debt markets;
- Preserves financial flexibility;
- Aligns debt repayment to the available cash flows;
- Manages interest rate risk exposure; and
- Limits exposure to third party credit and financial risk.

With respect to managing interest rate risk and the overall cost of capital, the City, in addition to the issuance of long-term fixed rate debt in favorable interest rate environments, may make use of several variable rate instruments and tools to manage its borrowing costs and access to the capital debt markets. While these types of structures and products provide opportunities to lower the cost of borrowing, they also introduce types of risks not found in the fixed rate market that require more intensive and ongoing oversight. To ensure that if the City uses these structures and products in the future prudently and effectively, this policy also provides a framework outlining purposes, procedures and limitations that addresses:

- The management of interest rate risk with respect to the City's debt portfolio;
- The use of variable interest rate debt;
- The use of third-party liquidity facilities; and
- The future use and management of derivative products.

This Debt Policy is for the benefit of the City and no provision of this Debt Policy shall give to any person other than the City any benefit, right, remedy or claim. The City may, at any time and without notice of any sort, amend or supplement the policy in such a manner as approved by the City Council and acknowledged by the Port Authority Board and HRA Board.

## III. Application

This Debt Policy shall apply to any debt issued by the City and its related entities, the HRA and the Port. Indebtedness shall include all long-term general obligation and revenue secured debt. The City's Finance Department will be responsible for ensuring adherence to the Debt Policy.

## IV. Considerations for Debt Issuance

### A. Authorization and Approval

The City is permitted to issue fixed rate obligations, variable rate obligations and to enter into interest rate swaps pursuant to a variety of state statutes. Such debt may be general obligations of the City or revenue debt secured by a specifically identified resources. All long-term debt issuance shall be

approved by the appropriate governing body City, Port, or HRA and in cases where debt is issued by the HRA or Port, the City must also approve the issuance.

The City typically issues debt obligations once or twice a year to fund various capital projects. Generally speaking, the proceeds of the debt obligations issued fund necessary capital projects that are completed over a short term (e.g., 12-24 months) and may reimburse current capital activities. As bond proceeds are depleted, new debt can be issued to provide funding for additional projects. This capital cash-flow borrowing approach is intended to help safeguard against over issuance and unnecessary interest costs. In addition, it encourages a rate of spend-down that is consistent with arbitrage temporary periods and the exceptions to rebate.

The City may also consider borrowing on a “project” basis, where debt is issued upfront to pay for a particular capital project with a multi-year spend-down. This approach may be implemented to lock-in known long-term interest rates, minimize cost of issuance, and facilitate repayment from a specific City entity (such as an enterprise).

#### B. Guidelines for Funding the Capital Improvement Program with Debt

Capital program and general obligation debt issuance should be managed so that the property tax levy remains relatively consistent from year to year, contingencies and unforeseen emergencies can be addressed. The overall calculated debt service levy should not exceed 15 percent (15%) of the total annual property tax levy of the City, unless debt issuance is necessary for significant City facilities (e.g. Fire Stations and Public Works Garage).

Bonding should not be used to fund (i) on-going operations, (ii) projects smaller than \$50,000, the threshold for projects to be included in the CIP document, and (iii) projects for which the life expectancy of the project does not exceed the average maturity of the bonds.

To maintain its AAA ratings, the City generally considers the following guidelines when deciding how much additional long-term City general obligation debt to issue in the ten-year CIP period:

##### Overall Debt Per Capita:

Total net general obligation debt net of utilities supported debt, tax increment supported debt, and any debt supported by other pledged revenues like special assessments shall not exceed seventy-five percent (75%) of the per capita debt limit for the current year. Per Capita Debt Limit is calculated using 3% of the estimated market value of all properties in the City divided by the population.

#### C. Credit Rating Objectives

As of 2022, the City has the highest possible long-term credit ratings for its general obligation bonds from three of the major rating agencies: Fitch Ratings (AAA), Moody’s Investors Service (Aaa), and Standard & Poor’s Ratings (AAA). The HRA and Port’s bonds could be similarly rated if the City’s General Obligation (“GO”) tax levy is pledged. Revenue Bonds are rated based on the strength of the revenues pledged for that bond issue. Annual appropriation bonds are usually one or two notches below the City’s GO rating to reflect that ability of the City to non-appropriate. Bank Loans typically do not require a rating but is dependent on the transaction and the lender.

These ratings enable the City to borrow at the lowest interest cost and are a reflection of the City's strong management, favorable economy, financial control practices, high liquidity and reasonable debt levels. The City's Chief Financial Officer shall determine the number and firms that will provide credit ratings on each issue of City debt. The Chief Financial Officer will regularly brief rating agency analysts on information relevant to their credit analysis, as well as proactively inform the agencies of material changes in financial condition and/or developing events that may influence outstanding or future ratings. The City shall strive to maintain its strong financial management practices and resultant high ratings.

## V. Debt Issuance and Management

### A. Types of Debt Permitted

To the extent authorized by state and federal law, the City may issue the types of debt outlined below.

i. Tax Status – The City should generally issue debt on a tax-exempt basis whenever permissible under federal tax law. However, the City should compare tax-exempt obligations versus taxable obligations to provide flexibility in financing various types of capital improvements.

ii. Fixed Rate Debt - The City may issue debt with a rate of interest that is fixed at the time of issuance in the following forms:

- General obligation bonds;
- Limited tax bonds;
- Revenue bonds; and
- Other forms as allowed by federal and state laws.

iii. Variable Rate Debt - The City may issue debt with a rate of interest that varies and that is set via a periodic remarketing of the securities by a remarketing agent or according to a pre-determined formula based on a spread to an interest rate index. This debt may be issued in the following forms:

- General obligation bonds;
- Limited tax bonds;
- Revenue bonds;
- Commercial paper;
- Floating rate notes; and
- Other forms as allowed by federal and state laws.

iv. Use and Allocation of Fixed and Variable Rate Debt - The City will make determinations and allocations among the different types and modes of debt based on cost/benefit and risk factors, including but not limited to the following:

- Interest cost and market conditions;
- Self-liquidity costs and capacity as discussed elsewhere in this Policy;
- Cost and availability of third-party liquidity;
- Exposure and/or concentration to third-party credit and financial risk;

- Integration of fixed rate and alternative modes of variable rate debt within the framework of this Policy; and
- Risk to taxpayers (debt funded 100% by ad valorem taxation should look to a stable repayment where revenue streams may benefit from variability).

See Section VI. **Variable Rate Debt Exposure and Liquidity** for standards relating to the use of variable rate debt, limitations on variable rate exposure and the use of liquidity facilities.

## B. Structuring Considerations

i. Term and Repayment - Principal payment schedules will not exceed the average economic life of the asset being financed, the limits of state and/or federal law, or related bond covenants. Principal and interest payments will be structured within the revenues available for debt service. With respect to refunding debt issued solely to achieve economic savings, the final maturity should not exceed the final maturity of the debt being refunded.

ii. Debt Service Payment Structure - In general, City debt should be structured to produce level annual debt service payments. Debt service for non-property tax supported debt should be structured to match the revenue stream used for repayment.

iii. Coupon Structure - City debt can be structured using original issue discount, par or original issue premium coupons or any combination thereof within any limitations in statute or the resolution authorizing a bond issue. The permitting couponing structure will be determined in consultation with the City's municipal advisor.

iv. Optional Redemption Provisions - All City debt issues will include an option for the City to redeem the outstanding principal after a specific date at a price at or above par. Exceptions will be shorter term obligations (typically less than 10 years) for which inclusion of an optional redemption feature may have an adverse impact on the interest rate or marketability of the debt. The optional redemption provisions will be determined in consultation with the City's municipal advisor and should consider, among other market factors, the following:

- Special requirements of the City due to program or business conditions; and
- The earliest date at which bonds may be redeemed at the lowest price which does not have a material adverse impact on the price or marketability of the bonds.

v. Serial and Term Bonds - City debt may be structured with serial or term bonds or any combination thereof. All terms bonds shall be subject to mandatory annual sinking fund redemptions.

vi. Credit Enhancement - Normally, due to the high ratings on City general obligation debt, credit enhancement in the form of third party guarantees ensuring timely payment of debt service will not be cost effective. Such credit enhancement may be beneficial on certain revenue secured obligations, variable rate debt, or other specially secured debt. If finance staff determines that credit enhancement may be financially beneficial, providers of such enhancement will typically be selected by competitive proposal.

### C. Method of Sale

Debt issues of the City may be sold by competitive, negotiated, or private placement sale methods unless otherwise limited by state law. The selected method of sale will be the option that is expected to result in the lowest cost and most favorable terms given the debt structure used, market conditions and prior experience.

The City will use the competitive sale method unless there are compelling reasons which indicate that a negotiated sales or private placement would have a more favorable result. Circumstances that might cause consideration of a negotiated sale or private placement include:

- A need for special premarketing efforts, such as for a new credit structure;
- A below investment grade or no credit rating;
- A complex security structure or other transaction features;
- Factors that are expected to result in a lack of competitive bids; or
- A proprietary or innovative financing concept brought to the City.

For example, market conventions for variable rate transactions, including bonding for the City's Affordable Housing Trust Fund, are such that a negotiated sale is typically pursued. The City has a separate policy specifically for conduit bonds.

### D. Refundings and Restructurings

The City and its municipal advisor will monitor its outstanding debt in relation to existing conditions in the capital markets. The City will consider refunding outstanding debt on either a current or advance (if the IRS provides for the ability to use advance refundings in the future) basis in order to (i) achieve debt service savings, (ii) restructure outstanding principal, and/or (iii) eliminate burdensome bond covenants. Due to federal tax law changes effective in January 2018, tax-exempt advance refundings are no longer permitted although taxable advance refundings and the use of other financial products that provide similar results of a tax-exempt advance refunding are still allowed.

Advance refundings undertaken to achieve debt service savings should demonstrate savings sufficient to meet, at a minimum, the state law requirement that net present value savings equal at least three percent (3%) of refunded interest. The manner in which debt service savings are realized (upfront or on an annual basis) should be determined based upon the financial needs of the City. In most instances upfront savings will be used to reduce property levy support (one time), while an annual savings structure will be used to reduce ongoing revenue or appropriation requirements.

Refundings involving a restructuring of principal will be considered if there is no expected adverse impact on credit ratings or credit perception of the issue, or if the City can achieve a more favorable matching of revenues or other pledged resources to debt service payments. When restructuring principal, the City will seek to minimize the amount of refunding debt to be issued, along with possible interest savings as mentioned above. Therefore, savings should be sufficient to offset potential reduced future refunding flexibility.

Refundings undertaken to accomplish a change of legal covenants or to make pledged revenues available for other purposes should be considered only after an evaluation of the economic effects to

the City as measured by the net present value of savings inclusive of cash contributions and/or debt service reserve fund earnings, if any. Such economic effects include:

- Limitations imposed by the Internal Revenue Code;
- Use of reserves;
- Future financing capacity;
- Future marketability of City debt; and
- Credit ratings which may be related to the specific circumstances of the refunding.

Debt service reserve funds that are released as a result of a refunding shall typically be used as a source of funds for that transaction, but in all cases shall not be used to pay operating expenses.

#### E. Debt Service Reserve Funds

Debt service reserve funds funded from proceeds of bonds or available cash may be created to provide an additional source of security for City revenue bonds. Since such reserve funds are subject to arbitrage rebate regulations, they should only be used when necessary to market a specific type of debt, achieve a desired credit rating or provide a source of liquidity for a debt issue. Such reserves will be pledged to the bondholders.

In certain cases, the City may establish an internal debt fund held by the City to provide a contingency reserve that is not pledged to bondholders. This is typically done in cases where a third party is providing part of the funds used for repayment and the bonds are tax-exempt.

#### F. Investment of Proceeds

Proceeds of debt issues will be invested in accordance with state law, the City's investment policy and any specific requirements contained in bond indentures or resolutions. Investments will be managed to maximize interest earned, subject to legal covenants, liquidity requirements and tax law limitations.

#### G. Rating Agency Coordination

The Chief Financial Officer will be responsible, on behalf of the City, the HRA, and the Port, for the communication of information to the rating agencies, keeping the rating agencies informed of significant developments throughout the year, and for the scheduling of rating agency calls or visits, or both.

#### H. Selection and Use of Professional Service Providers

The City will maintain ongoing agreements with certain professionals related to the issuance and management of its debt portfolio.

It will be the practice of the City to retain an independent, registered municipal advisor to provide services related to the structuring, rating, and issuance of all debt issues of the City. To ensure that there will be no conflict of interest, municipal advisors will not be permitted to underwrite debt issues of the City for which they provide municipal advisory services. Municipal advisors will be selected through a competitive process.

The Finance Department staff will work with the City Attorney's Office to select and retain bond counsel. Bond counsel's role is to render opinions on the validity, enforceability, and tax-exempt status of City

debt issues, prepare all necessary resolutions, agreements and other legal documents, advise on all relevant state law issues, advise on all federal tax matters, as well as debt issuance matters generally. Bond counsel will be selected through a competitive process.

The Chief Financial Officer shall periodically solicit for providers of other services necessary to carry out the debt issuance activities of the City, including but not limited to underwriters, remarketing agents, dealers, liquidity providers, paying agents (the City is the paying agent on outstanding debt), escrow agents, verification agents and trustees.

The criteria for selection of all professional service providers will consider factors such as experience and qualifications, depth of staff, availability and location, and costs. Periodic reviews of the fees, quality of service and performance of such firms shall be completed by staff.

Annually, the City Council, the HRA Board, and the Port Authority Board will designate the City's Municipal Advisor and Bond Counsel.

## VI. Variable Rate Debt Exposure and Liquidity

### A. Rationale for Use of Variable Rate Debt

Variable rate debt may be utilized as part of a strategy to achieve the following objectives:

- Reduce borrowing costs by creating an exposure to short-term interest rates as compared to historically higher long-term fixed interest rates, especially when long-term fixed rates are high;
- Mitigate the interest rate risk of the City's asset and liability profile by creating short-term interest rate debt exposure to balance short-term interest rate exposure of the City's investment portfolio;
- Maintain the integrity of the City's investment portfolio by utilizing short-term taxable debt to bridge the low points of the City's cash flow, if economically beneficial; and
- Diversify the City's debt portfolio by introducing debt instruments that have a historically different investor base and risk profile.

### B. Limitation on Variable Rate Exposure and Interest Rate Risk Management

The amount of the City's variable rate exposure shall be limited to no more than 10% of the total outstanding principal of all outstanding general obligation bonds. The variable rate exposure risk may not exceed 25% of the total outstanding principal of all outstanding non-general obligation bonds.

State statutes requires that debt service for all general obligation bonds payable from unlimited ad valorem property taxes be levied at 105% of the amount due in each year. In addition, certain sales taxes used to pay for statutorily authorized purposes may accumulate funds that can only be used for those limited purposes. The City shall budget conservatively for variable rate interest payments and may utilize the excess interest and/or other legally available funds to periodically prepay outstanding variable rate principal when beneficial.

### C. Liquidity Facilities for Variable Rate Debt

Third-Party Liquidity Facilities – The use of third-party liquidity providers should be carefully considered due to the additional risks associated with such products, including exposure to the providers and renewal risk. Where the use of third-party providers is useful or appropriate, the City will consider the following factors in selecting a provider:

- Type of liquidity facility – Different forms of liquidity should be evaluated in order to balance the protection offered against the costs associated with each. These forms may include, but are not limited to, standby bond purchase agreements, direct pay letters of credit and lines of credit.
- Provider credit ratings – The City shall generally seek out liquidity providers that have the highest short-term ratings.
- Agreements between the provider and the City – The City should seek providers willing to accept contractual provisions most favorable to the City, such as term, interest rate and repayment/reimbursement provisions, default and termination events, and pass-through costs from the provider.
- Provider trading values – The City shall seek information from its municipal advisor and other market participants, as appropriate, on anticipated trading levels and general market acceptance of bonds secured by various providers.
- Costs – All costs associated with a proposed liquidity facility, including commitment fees, standby fees, draw fees, legal fees and interest rates charged when a draw occurs will be considered.
- Term of the facility – The City shall generally select the provider offering the longest term of a facility when all other factors are equal.

## VII. General Provisions

### A. Arbitrage Rebate Compliance

The City will comply with all arbitrage rebate requirements as established by the Internal Revenue Service. This effort shall include tracking investment earnings on bond proceeds, calculating rebate payments in compliance with tax laws, and rebating positive arbitrage earnings, if any, to the federal government in a timely manner in order to preserve the tax-exempt status of the City's outstanding bonds. The City may use outside professionals, including its bond counsel and municipal advisor, to assist in preparing such reports, completing the necessary forms and making payments, if any.

### B. Primary and Continuing Market Disclosure

Official statements, offering memoranda, financial reports, and other financial disclosure materials, including continuing disclosure will be prepared and disseminated in a timely fashion and in accordance with relevant bond documents, regulatory requirements, and industry best practices. The City has adopted internal policies and procedures with respect to its disclosure activities.

### C. Post-Issuance Compliance

The City has adopted a Post Issuance Compliance Policy designed to assist in ensuring compliance with federal tax laws over the term of each series of tax-exempt bonds.

#### D. Dodd-Frank and Related Regulatory Compliance

The City shall implement this policy in compliance with the Dodd-Frank Wall Street Reform and Consumer Protection Act (the “Dodd-Frank Act”) and its related regulatory reforms. To this end, the City shall engage one or more registered municipal advisors to provide advice with respect to debt issuance activities. Such engagement will include the evaluation of proposals made to the City by third parties. The City will make a representation to the appropriate third party that its municipal advisor is serving as an Independent Registered Municipal Advisor (an “IRMA”) and that the City will independently evaluate and take into account the advice of its municipal advisor in the review of such proposals.

#### E. Policy Review and Revision

The City shall periodically review and update this policy at least every five years to ensure that the Debt Policy meets all statutory, regulatory, or other requirements, as well as the City’s fundamental objectives of prudent debt and interest rate risk management. The changes and updates made shall be approved by the City Council prior to taking effect as part of the policy.

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Effective Date: 11/28/22

Reviewed: 11-2022

Revised: 11-2022

*(05-2002, Revised 11-2022)*

Policy should be updated every 5 years.

# Post-Issuance Compliance Policy for Tax-Exempt Governmental Bonds

The City of Bloomington (the “City”) issues tax-exempt governmental bonds to finance capital improvements. As an issuer of tax-exempt governmental bonds, the City is required: (i) by the terms of Sections 103 and 141-150 of the Internal Revenue Code of 1986, as amended (the “Code”), and the Treasury Regulations promulgated thereunder (the “Treasury Regulations”), to take certain actions subsequent to the issuance of such bonds to ensure the continuing tax-exempt status of such bonds; (ii) by the terms of Section 6001 of the Code and Section 1.6001-1(a) of the Treasury Regulations, to satisfy certain record retention requirements with respect to its tax-exempt governmental bonds; and (iii) by the terms of Securities and Exchange Commission Regulation, 17 C.F.R. Section 240.15c2-12, as in effect and interpreted from time to time (“Rule 15c2-12”), to satisfy certain continuing disclosure obligations with respect to its governmental bonds (whether tax-exempt or taxable). This Post-Issuance Compliance Procedure and Policy for Tax-Exempt Governmental Bonds (the “Policy”) has been approved and adopted by the City to ensure that the City complies with its post-issuance compliance obligations under applicable provisions of the Code and Treasury Regulations. Occasionally the Housing and Redevelopment Authority in and for the City of Bloomington, Minnesota (the “HRA”) and the Port Authority of the City of Bloomington, Minnesota (the “Port Authority”) issue governmental bonds to finance capital improvements. The term “City” as used in this Policy includes the HRA and the Port Authority with respect to their issuances of governmental bonds.

1. Effective Date and Term. The effective date of this Policy is the date of approval by the City Council of the City (September 12, 2011) and shall remain in effect until superseded or terminated by action of the City Council of the City. This Policy amends and restates the Post-Issuance Compliance Procedure and Policy for Tax-Exempt Governmental Bonds adopted by the City Council of the City on June 22, 2009.
  
2. Responsible Parties. The Chief Financial Officer of the City shall be the party primarily responsible for ensuring that the City successfully carries out its post-issuance compliance requirements under applicable provisions of the Code and Treasury Regulations. The Chief Financial Officer will be assisted by the staff of the Finance Department of the City and by other City staff and officials when appropriate. The Chief Financial Officer of the City will also be assisted in carrying out post-issuance compliance requirements by the following organizations:
  - a. Bond Counsel (the law firm primarily responsible for providing bond counsel services for the City);
  - b. Municipal Advisor (the organization primarily responsible for providing municipal advisor services to the City);
  - c. Paying Agent (the person, organization, or City officer primarily responsible for providing paying agent services for the City); and
  - d. Rebate Analyst (the organization primarily responsible for providing rebate analyst services for the City).

The Chief Financial Officer shall be responsible for assigning post-issuance compliance responsibilities to members of the Finance Department, other staff of the City, Bond Counsel, Municipal Advisor, Paying Agent, and Rebate Analyst. The Chief Financial Officer shall utilize such

other professional service organizations as are necessary to ensure compliance with the post-issuance compliance requirements of the City. The Chief Financial Officer shall provide training and educational resources to City staff who are responsible for ensuring compliance with any portion of the post-issuance compliance requirements of this Policy.

3. Post-Issuance Compliance Actions. The Chief Financial Officer shall take the following post-issuance compliance actions or shall verify that the following post-issuance compliance actions have been taken on behalf of the City with respect to each issue of tax-exempt governmental bonds issued by the City:
  - a. The Chief Financial Officer shall prepare a transcript of principal documents (this action will be the primary responsibility of Bond Counsel).
  - b. The Chief Financial Officer shall file with the Internal Revenue Service (the "IRS"), within the time limit imposed by Section 149(e) of the Code and applicable Treasury Regulations, an Information Return for Tax-Exempt Governmental Obligations, Form 8038-G, or successor form ("Form 8038-G") (this action will be the primary responsibility of Bond Counsel).
  - c. The Chief Financial Officer shall prepare an "allocation memorandum" for each issue of tax-exempt governmental bonds in accordance with the provisions of Treasury Regulations, Section 1.148-6(d)(1), that accounts for the allocation of the proceeds of the tax-exempt bonds to expenditures not later than the earlier of:
    - (i) eighteen (18) months after the later of (A) the date the expenditure is paid, or (B) the date the project, if any, that is financed by the tax-exempt bond issue is placed in service; or
    - (ii) the date sixty (60) days after the earlier of (A) the fifth anniversary of the issue date of the tax-exempt bond issue, or (B) the date sixty (60) days after the retirement of the tax-exempt bond issue.

Preparation of the allocation memorandum will be the primary responsibility of the Chief Financial Officer (in consultation with the Municipal Advisor and Bond Counsel).

- d. The Chief Financial Officer, in consultation with Bond Counsel, shall identify proceeds of tax-exempt governmental bonds that must be yield-restricted and shall monitor the investments of any yield-restricted funds to ensure that the yield on such investments does not exceed the yield to which such investments are restricted. (e) In consultation with Bond Counsel, the Chief Financial Officer shall determine whether the City is subject to the rebate requirements of Section 148(f) of the Code with respect to each issue of tax-exempt governmental bonds. In consultation with Bond Counsel, the Chief Financial Officer shall determine, with respect to each issue of tax-exempt governmental bonds of the City, whether the City is eligible for any of the temporary periods for unrestricted investments and is eligible for any of the spending exceptions to the rebate requirements. The Chief Financial Officer shall contact the Rebate Analyst (and, if appropriate, Bond Counsel) prior to the fifth anniversary of the date of issuance of each issue of tax-exempt governmental bonds of the City and each fifth anniversary thereafter to arrange for calculations of the rebate requirements with respect to such tax-exempt governmental bonds. If a rebate

payment is required to be paid by the City, the Chief Financial Officer shall prepare or cause to be prepared the Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate, Form 8038-T, or successor form ("Form 8038-T"), and submit such Form 8038-T to the IRS with the required rebate payment. If the City is authorized to recover a rebate payment previously paid, the Chief Financial Officer shall prepare or cause to be prepared the Request for Recovery of Overpayments Under Arbitrage Rebate Provisions, Form 8038-R, or successor form ("Form 8038-R"), with respect to such rebate recovery, and submit such Form 8038-R to the IRS.

4. Procedures for Monitoring, Verification, and Inspections. The Chief Financial Officer shall institute such procedures as the Chief Financial Officer shall deem necessary and appropriate to monitor the use of the proceeds of tax-exempt governmental bonds issued by the City, to verify that certain post-issuance compliance actions have been taken by the City, and to provide for the inspection of the facilities financed with the proceeds of such bonds. At a minimum, the Chief Financial Officer shall establish the following procedures:
  - a. The Chief Financial Officer shall monitor the use of the proceeds of tax-exempt governmental bonds to: (i) ensure compliance with the expenditure and investment requirements under the temporary period provisions set forth in Treasury Regulations, Section 1.148-2(e); (ii) ensure compliance with the safe harbor restrictions on the acquisition of investments set forth in Treasury Regulations, Section 1.148-5(d); (iii) ensure that the investments of any yield-restricted funds do not exceed the yield to which such investments are restricted; and (iv) determine whether there has been compliance with the spend-down requirements under the spending exceptions to the rebate requirements set forth in Treasury Regulations, Section 1.148-7.
  - b. The Chief Financial Officer shall monitor the use of all bond-financed facilities in order to: (i) determine whether private business uses of bond-financed facilities have exceeded the de minimus limits set forth in Section 141(b) of the Code as a result of leases and subleases, licenses, management contracts, research contracts, naming rights agreements, or other arrangements that provide special legal entitlements to nongovernmental persons; and (ii) determine whether private security or payments that exceed the de minimus limits set forth in Section 141(b) of the Code have been provided by nongovernmental persons with respect to such bond-financed facilities. The Chief Financial Officer shall provide training and educational resources to any City staff who have the primary responsibility for the operation, maintenance, or inspection of bond-financed facilities with regard to the limitations on the private business use of bond-financed facilities and as to the limitations on the private security or payments with respect to bond-financed facilities.
  - c. The Chief Financial Officer shall undertake the following with respect to each outstanding issue of tax-exempt governmental bonds of the City: (i) an annual review of the books and records maintained by the City with respect to such bonds; and (ii) an annual physical inspection of the facilities financed with the proceeds of such bonds, conducted by the Chief Financial Officer with the assistance with any City staff who have the primary responsibility for the operation, maintenance, or inspection of such bond-financed facilities.

5. Record Retention Requirements. The Chief Financial Officer shall collect and retain the following records with respect to each issue of tax-exempt governmental bonds of the City and with respect to the facilities financed with the proceeds of such bonds: (i) audited financial statements of the City; (ii) appraisals, demand surveys, or feasibility studies with respect to the facilities to be financed with the proceeds of such bonds; (iii) publications, brochures, and newspaper articles related to the bond financing; (iv) trustee or paying agent statements; (v) records of all investments and the gains (or losses) from such investments; (vi) paying agent or trustee statements regarding investments and investment earnings; (vii) reimbursement resolutions and expenditures reimbursed with the proceeds of such bonds; (viii) allocations of proceeds to expenditures (including costs of issuance) and the dates and amounts of such expenditures (including requisitions, draw schedules, draw requests, invoices, bills, and cancelled checks with respect to such expenditures); (ix) contracts entered into for the construction, renovation, or purchase of bond-financed facilities; (x) an asset list or schedule of all bond-financed depreciable property and any depreciation schedules with respect to such assets or property; (xi) records of the purchases and sales of bond-financed assets; (xii) private business uses of bond-financed facilities that arise subsequent to the date of issue through leases and subleases, licenses, management contracts, research contracts, naming rights agreements, or other arrangements that provide special legal entitlements to nongovernmental persons and copies of any such agreements or instruments; (xiii) arbitrage rebate reports and records of rebate and yield reduction payments; (xiv) resolutions or other actions taken by the governing body subsequent to the date of issue with respect to such bonds; (xv) formal elections authorized by the Code or Treasury Regulations that are taken with respect to such bonds; (xvi) relevant correspondence, including letters, faxes or emails, relating to such bonds; (xvii) documents related to guaranteed investment contracts or certificates of deposit, credit enhancement transactions, and financial derivatives entered into subsequent to the date of issue; (xviii) bidding of financial products for investment securities; (xix) copies of all Form 8038-Gs, Form 8038-Ts, and Form 8038-Rs filed with the IRS and any other forms or documents filed with the IRS; (xx) the transcript prepared with respect to such tax-exempt governmental bonds, including but not limited to (a) official statements, private placement documents, or other offering documents, (b) minutes and resolutions, orders, or ordinances or other similar authorization for the issuance of such bonds, and (c) certification of the issue price of such bonds; and (xxi) documents related to government grants associated with the construction, renovation, or purchase of bond-financed facilities.

The records collected by the Chief Financial Officer shall be stored in any format deemed appropriate by the Chief Financial Officer and shall be retained for a period equal to the life of the tax-exempt governmental bonds with respect to which the records are collected (which shall include the life of any bonds issued to refund any portion of such tax-exempt governmental bonds or to refund any refunding bonds) plus three (3) years. The Chief Financial Officer shall also collect and retain reports of any IRS examination of the City or any of its bond financings.

6. Remedies. In consultation with Bond Counsel, the Chief Financial Officer shall become acquainted with the remedial actions (including redemption or defeasance) under Treasury Regulations, Section 1.141-12, to be utilized in the event that private business use of bond-financed facilities exceeds the de minimis limits under Section 141(b)(1) of the Code. In consultation with Bond Counsel, the Chief Financial Officer shall become acquainted with the Tax Exempt Bonds Voluntary Closing Agreement

Program described in Internal Revenue Manual, Part 7.2, to be utilized as a means for an issuer to correct any post-issuance infractions of the Code and Treasury Regulations with respect to outstanding tax-exempt bonds.

7. Continuing Disclosure Obligations. In addition to its post-issuance compliance requirements under applicable provisions of the Code and Treasury Regulations, the City has agreed to provide continuing disclosure, such as annual financial information and material event notices, pursuant to a continuing disclosure certificate or similar document (the "Continuing Disclosure Document") prepared by Bond Counsel and made a part of the transcript with respect to each issue of bonds of the City that is subject to such continuing disclosure requirements. The Continuing Disclosure Documents are executed by the City to assist the underwriters of the City's bonds in meeting their obligations under Rule 15c2-12. The continuing disclosure obligations of the City are governed by the Continuing Disclosure Documents and by the terms of Rule 15c2-12. The Chief Financial Officer is primarily responsible for undertaking such continuing disclosure obligations and to monitor compliance with such obligations.
8. Other Post-Issuance Actions. If, in consultation with Bond Counsel, Municipal Advisor, Paying Agent, Rebate Analyst, the City Manager, the City Attorney, or the City Council, the Chief Financial Officer determines that any additional action not identified in this Policy must be taken by the Chief Financial Officer to ensure the continuing tax-exempt status of any issue of governmental bonds of the City or to ensure the continuing compliance by the City with applicable federal and state securities laws, the Chief Financial Officer shall take such action if the Chief Financial Officer has the authority to do so. If, after consultation with Bond Counsel, Municipal Advisor, Paying Agent, Rebate Analyst, the City Manager, the City Attorney, or the City Council, the Chief Financial Officer and the City Manager determine that this Policy must be amended or supplemented to ensure the continuing tax-exempt status of any issue of governmental bonds of the City or to ensure continuing compliance with applicable federal and state securities laws, the City Manager shall recommend to the City Council that this Policy be so amended or supplemented.
9. Taxable Governmental Bonds. Most of the provisions of this Policy, other than the provisions of Section 7, are not applicable to governmental bonds the interest on which is includable in gross income for federal income tax purposes. On the other hand, if an issue of taxable governmental bonds is later refunded with the proceeds of an issue of tax-exempt governmental refunding bonds, then the uses of the proceeds of the taxable governmental bonds and the uses of the facilities financed with the proceeds of the taxable governmental bonds will be relevant to the tax-exempt status of the governmental refunding bonds. Therefore, if there is any reasonable possibility that an issue of taxable governmental bonds may be refunded, in whole or in part, with the proceeds of an issue of tax-exempt governmental bonds then, for purposes of this Policy, the Chief Financial Officer shall treat the issue of taxable governmental bonds as if such issue were an issue of tax-exempt governmental bonds and shall carry out and comply with the requirements of this Policy with respect to such taxable governmental bonds. The Chief Financial Officer shall seek the advice of Bond Counsel as to whether there is any reasonable possibility of issuing tax-exempt governmental bonds to refund an issue of taxable governmental bonds.
10. Qualified 501(c)(3) Bonds. If the City issues bonds to finance a facility to be owned by the City but which may be used, in whole or in

substantial part, by a nongovernmental organization that is exempt from federal income taxation under Section 501(a) of the Code as a result of the application of Section 501(c)(3) of the Code (a “501(c)(3) Organization”), the City may elect to issue the bonds as “qualified 501(c)(3) bonds” the interest on which is exempt from federal income taxation under Sections 103 and 145 of the Code and applicable Treasury Regulations. Although such qualified 501(c)(3) bonds are not governmental bonds, at the election of the Chief Financial Officer, for purposes of this Policy, the Chief Financial Officer shall treat such issue of qualified 501(c)(3) bonds as if such issue were an issue of tax-exempt governmental bonds and shall carry out and comply with the requirements of this Policy with respect to such qualified 501(c)(3) bonds to the extent deemed necessary or appropriate by the Finance Officer.

*(Policy Adopted by the City Council June 22, 2009. Revised and Restated September 12, 2011, with amendments to sections 1, 5-7, and 9-10. Revised January 27, 2020)*

# ECONOMIC DEVELOPMENT



# Abatement District Policy

The City of Bloomington is authorized by Minnesota Statutes Sections 469.1812 to 469.1815 (the "Abatement Act") to grant an abatement of taxes imposed by the City of Bloomington on a parcel of property, or defer the payment of the taxes and abate the interest and penalty that would otherwise apply if:

- A. It expects the benefits to the City of Bloomington of the proposed abatement agreement to at least equal the costs to the City of Bloomington of the proposed agreement or intends the abatement to phase in a property tax increase; and
- B. It finds that doing so is in the public interest because it will:
  1. Increase or preserve tax base;
  2. Provide employment opportunities in the City of Bloomington;
  3. Provide or help acquire or construct public facilities;
  4. Help develop or renew blighted areas;
  5. Help provide access to services for residents of the City of Bloomington;
  6. Finance or provide public infrastructure; or
  7. Phase in a property tax increase on the parcel resulting from the increase of 50 percent or more in one year on the estimated market value of the parcel other than increase attributable to improvement of the parcel.
- C. The total amount of property taxes abated by the City of Bloomington in any one year may not exceed the greater of ten percent of the net tax capacity of the City for taxes payable in the year in which the abatement applies or \$200,000 if levy is less than \$2,000,000.
- D. Any new abatement district or new tax increment district shall not exceed the monetary limitations set forth in Section 4 of the City's Tax Increment Policy.
- E. The City of Bloomington will consider all proposals eligible for abatement districts before adopting an abatement district for any project. The City may grant an abatement for a period no longer than fifteen years. The duration may increase to twenty years in the event either the school district or the county chooses to decline the abatement or if 90 days pass after the school district or the county receive the City's abatement request and no response is provided.
- F. The Business Subsidy Law, M.S. Sections 116J.993 to 116J.995 as amended requires local government agencies to adopt criteria for awarding business subsidies grants of \$25,000 or more or loans of \$75,000 or more. Unless an exception to the Business Subsidy Law applies, tax abatement will be considered a business subsidy.
- G. The proceeds of bonds secured with abatements may be used to (1) pay for public improvements that benefit the property, (2) acquire and convey land or other property as provided in Section 469.1814, subd. 5 of the Abatement Act, (3) to reimburse the property owner for the cost of improvements made to the property, or (4) to pay the cost of issuance of the bonds.

- H. Data Practices Law. The City is a governmental body and is subject to the requirements of Minnesota Statutes Chapter 13 (the “Minnesota Government Data Practices Act”). Some of the data provided by the applicant to the City as part of the application for tax abatement may be required to be disclosed if requested pursuant to the Minnesota Government Data Practices Act.
  
- I. Amendments to Abatement Act. The references to the Abatement Act in this Abatement District Policy shall include any and all amendments to the Abatement Act that are made after this Policy is adopted.

*(Revised 5/20/2002, 11/19/2007, 01/27/2020)*

# Business Subsidy Policy

The following are Bloomington's guidelines for the granting of Business Subsidy to a business or developer. Meeting the criteria does not guarantee a project will be approved, nor does it create any contractual rights on the part of the business or developer requesting assistance. The granting or denial of a request for Business Subsidy is at the sole discretion of the Grantor.

Any Business Subsidy identified under Minnesota Statutes, Sections 116J.993 through 116J.995 as a "Business Subsidy" is covered under these policies.

## A. Definitions

**Benefit Date** means the date that the recipient receives the Business Subsidy. If the Business Subsidy involves the purchase, lease, or donation of physical equipment, then the Benefit Date begins when the recipient puts the equipment into service. If the Business Subsidy is for improvements to property, then the Benefit Date refers to the earliest date of either: (i) when the improvements are finished for the entire project; or (ii) when a business or developer occupies the property.

**Business Subsidy** means a City, Port Authority or HRA grant, contribution of personal property, real property, infrastructure, the principal amount of a loan at rates below those commercially available to the Recipient, any reduction or deferral of any tax or any fee, any guarantee of any payment under any loan, lease, or other obligation, or any preferential use of governmental facilities given to a business. Certain forms of financial assistance set forth in Section 116J.993, subd. 3 of the Business Subsidy Act are not considered a Business Subsidy.

**Business Subsidy Act** means Minnesota Statutes, Sections 116J.993 to 116J.995, as hereinafter amended.

**City** means the City of Bloomington.

**Criteria** means those elements considered by a Grantor as a guide in the consideration of each requested Business Subsidy. Meeting the Criteria does not mean that a project will automatically be approved nor does it create any contractual rights on the part of any applicant.

**Development Agreement** means a document between the Grantor and Recipient outlining the terms and conditions under which the Business Subsidy will be provided.

**Grantor** means the City, HRA or Port, as defined herein.

**HRA** means the Housing and Redevelopment Authority in and for the City of Bloomington.

**Port** means the Port Authority of the City of Bloomington.

**Recipient** means any for-profit business entity or any nonprofit business entity meeting the requirements of Section 116J.993, subd. 6 of the Business Subsidy Act that receives a Business Subsidy.

**Subsidy Agreement** means an agreement between a Grantor and a Recipient that meets the requirements of Section 116J.994, subd. 3 of the Business Subsidy Act. The Subsidy Agreement may be incorporated into a broader Development Agreement for a project.

#### B. Business Subsidy Criteria

The Criteria set forth in this section establishes minimum requirements that a Recipient must meet in order to be eligible to receive a Business Subsidy. The Grantor reserves the right to approve a project that varies from the Criteria if a Grantor determines a valid public purpose will be served. Criteria may be amended subject to a public hearing, the notice of which shall be published ten days prior to the hearing.

A description of the Criteria is set forth below:

- The request for Business Subsidy must meet a “public purpose.” The public purpose may not be limited to an increase in tax base. Examples of public purposes are contained in Section J.
- The project is unlikely to go forward “but for” the Business Subsidy.
- Developers or businesses receiving a Business Subsidy shall be in compliance with the requirements of state and local law, including conformance with the Comprehensive Plan and zoning ordinance of the City. A Grantor can conditionally approve a request for Business Subsidy; if changes in the Comprehensive Plan, the zoning ordinance or other local laws or policies are under active consideration by the City.
- The Recipient must demonstrate the ability to develop the type and size of project proposed. Upon request, the Recipient must provide a pro forma showing all sources and uses of funds, market and financial feasibility studies, appraisals, environmental reports (if applicable), information provided to private lenders regarding the project, or other information or data that the Grantor, or its financial advisor, requests in order to independently determine the need for a Business Subsidy. A Grantor may also rely on data provided by an applicant to a financial institution.
- The project will not significantly and adversely increase the demands for public services or public facilities in the City unless plans to mitigate the project’s impact are approved.
- The Recipient’s request for Business Subsidy must be for the minimum amount of subsidy and duration of time required to make the project financially feasible.
- The project will effectively utilize investments in existing public infrastructure and (if applicable) support public services such as transit.

#### C. Job and Wage Goals

- Unless the creation of jobs is removed from a particular project pursuant to the requirements of the Business Subsidy Act, the creation of jobs is a public purpose for granting a subsidy. Creation of at least 10 Full-Time Equivalent (FTE) jobs (retained or created) is a minimum requirement for consideration of assistance. The goals for the number of jobs to be created or retained must result in job creation or retention by the Recipient within the Grantor’s jurisdiction overall.
- The wage floor for wages to be paid for the jobs created shall be not less than 175% of Minnesota State minimum wage. The City will seek to create jobs with higher wages as

appropriate for the overall public purpose of the subsidy. Wage goals may also be set to enhance existing jobs through increased wages, which increase must result in wages higher than the minimum under this Section.

- The wage and job goals set forth in this section must be satisfied within two years of the Benefit Date.
- The wage and job goals may be set at zero if the Grantor determines that creation or retention of jobs is not an objective.

#### D. Requirements for Business Subsidy Recipients

The Recipient of a Business Subsidy must satisfy the following requirements:

- The Recipient must retain ownership of the project at least until the project is completed, a certificate of occupancy is obtained, and the business is operational.
- The Recipient or successor must continue operations at the site where the Business Subsidy is used for at least five years from the Benefit Date.
- The Recipient of a Business Subsidy must meet the wage and job goals set forth above.

#### E. Business Subsidy Agreements

Any Recipient receiving a Business Subsidy will be required by the Business Subsidy Act to enter into a Subsidy Agreement with the Grantor outlining the terms and conditions under which the Business Subsidy will be provided.

The Subsidy Agreement between the Grantor and the Recipient must meet the requirements set forth in Section L and all other requirements of the Business Subsidy Act and any other requirements which may be incorporated into the Development Agreement for the project.

For a Business Subsidy subject to Section 116J.994, subd. 5 of the Business Subsidy Act (those Business Subsidies exceeding \$150,000), the Grantor must hold a public hearing with a public notice published in the official newspaper at least ten days before the public hearing. The notice must be sufficiently conspicuous in size and placement, make the information available in printed paper copies, and be posted on the City's website.

The Business Subsidy Agreement must be approved by the governing body of the Grantor, and if the Grantor is not the City, the Business Subsidy Agreement must also be approved by the City Council. The Business Subsidy Agreement must be executed by both the Grantor and the Recipient.

#### F. Exemptions

Under Section 116J.993, subd. 3 of the Business Subsidy Act, a Recipient proposing activities contained in Section K is exempt from the requirements of the Business Subsidy Act. Requests for financial assistance that are exempt from the Business Subsidy Act are still subject to review and approval of the Grantor. The granting of such assistance is at the sole discretion of the Grantor and may be subject to other regulatory requirements and/or policies.

## G. Application Process

Business or developers seeking a Business Subsidy must complete an application for assistance. The Grantor may request additional information from the developer or business to determine whether the request for a Business Subsidy is consistent with the Grantor's policies. Failure to provide requested information will result in denial of the request for a Business Subsidy.

## H. Fees

All applicants will be responsible for legal, financial, consultant and other costs associated with the review of the application.

## I. Reports

The Recipient and Grantor must comply with the annual reporting requirements set forth in Section 116J.994, subd. 7 and 8 of the Business Subsidy Act.

## J. Examples of Subsidy Public Purposes

Grantors may consider the following public purposes, among others, when considering the applicant's request:

- The project provides a service or meets a consumer need not currently met or which is underserved in the City.
- The project represents a significant investment in an area of the City that is economically depressed.
- The project will remove blighting influences or rehabilitate an area of the City in need of revitalization.
- The project will stimulate additional capital investment and act as a catalyst for future (re)development.
- The project will enhance the value of surrounding properties, stabilize the area or foster a "sense of community".
- The project will anchor a needed commercial center in the City.
- The project will enhance the viability of other businesses in the City.
- The project will assist in the orderly growth of the City and generate significant economic spin off.
- The project will prevent the closure of businesses due to merger, physical expansion, change in market or economic factors, downsizing, and other factors of business needed in the community.
- The project will employ underserved people in the community who are not fully employed.
- A Business Subsidy will permit the project to employ more people, pay higher wages, be of better quality, or in some way be of more value to the City.
- The project will provide a needed service in the City, including but not limited to health care or social services.
- The project will include necessary environmental clean-up of a site for development.
- The project will preserve or increase the City's tax base.

NOTE: By state law, increasing the tax base may not be solely used as a public purpose, nor can job retention be used unless job loss is specific and demonstrable.

#### K. Exemptions from the Business Subsidy Act

Section 116J.993, subd. 3 of the Business Subsidy Act provides that the following forms of assistance are not a Business Subsidy within the meaning of the Business Subsidy Act;

- A business subsidy of less than \$150,000, (although certain exceptions exist for business loans and guarantees);
- Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- Redevelopment of property polluted by contaminants as defined in Section 116J.552, subd. 3 of the Business Subsidy Act;
- Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code, and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50 percent of the total cost;
- Assistance provided to organizations whose primary mission is to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- Assistance of (exemptions) housing;
- Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under Minn. Stat. Section 469.174, subd. 23;
- Assistance for energy conservation;
- Tax reductions resulting from conformity with federal tax law;
- Workers' compensation and unemployment compensation;
- Benefits derived from regulation;
- Indirect benefits derived from assistance to educational institutions;
- Funds from bonds allocated under Chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
- Assistance for a collaboration between a Minnesota higher education institution and a business;
- Assistance for a tax increment financing soils condition district as defined under Minn. Stat. Section 469.174, subd. 19;
- Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value; and
- General changes in tax increment financing law and other general tax law changes of a principally technical nature;
- Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;

- Funds from dock and wharf bonds issued by a seaway port authority;
- Business loans and loan guarantees of \$75,000 or less;
- Federal loan funds provided through the United States Department of Commerce, Economic Development Administration;
- Property tax abatements granted under Minn. Stat. Section 469.1813 to property that is subject to valuation under Minnesota Rules, Chapter 8100; and
- Such other exemptions as provided by amendments to Section 116J.993, subd.3 of the Business Subsidy Act, as it may be amended.
- Requests for subsidies exempt from the Business Subsidy Act are still subject to review and approval of the Grantor. Such approval is at the sole discretion of the Grantor.

#### L. Requirements for Subsidy Agreements

Section 116J.994, subd. 3 of the Business Subsidy Act requires a Recipient must enter into a Subsidy Agreement with a Grantor that includes the following:

- A description of the subsidy, including the amount and type of subsidy and type of district if the subsidy is tax increment financing;
- A statement of the public purposes for the subsidy;
- Measurable, specific and tangible goals for the subsidy;
- A description of the financial obligation of the recipient if the goals are not met;
- A statement of why the subsidy is needed;
- A commitment to continue operations at the site where the subsidy is used for at least five years after the Benefit Date;
- The name and address of the parent corporation of the recipient, if any;
- A list of all Business Subsidies by all grantors for the project;
- Wage and job goals;
- Agreement to repay all or a portion of the subsidy if the business subsidy goals set forth in the Development Agreement are not met; and
- Such other requirements as set out in Section 116J.994, subd. 3 of the Business Subsidy Act.
- If a successor takes over operations within the five years from the Benefit Date, the Recipient is responsible to notify the Grantor

#### M. Data Practices Law

The City of Bloomington is a governmental body and is subject to the requirements of Minn. Stat. Chapter 13 (the “Minnesota Government Data Practices Act”). Some of the data provided by the applicant to the City as part of the application for a Business Subsidy may be required to be disclosed if requested pursuant to the Minnesota Government Data Practices Act.

#### N. Amendments to Business Subsidy Act

The references to the Business Subsidy Act in this Business Subsidy Policy shall include any and all amendments to the Business Subsidy Act that are made after this policy is adopted.

*(Added 11/19/2007; Amended 5/7/2012; Amended 11/18/2019)*

# Housing Improvement Area Policy

Approved August 4, 2014  
Revised December 20, 2021; June 3, 2024

## 1. PURPOSE

- 1.01 The purpose of this policy is to establish City of Bloomington and Housing and Redevelopment Authority in and for the City of Bloomington (HRA) conditions for the use of Housing Improvement Area (HIA) financing for privately owned townhome and condominium housing improvement projects. This policy shall be used as a guide in processing and reviewing housing improvement project applications requesting HIA financing. The HRA will accept these applications for review and make a recommendation to the City Council. Requests for the establishment of HIAs will be reviewed in accordance with state law and this HIA Policy.

## 2. AUTHORITY

- 2.01 The City/HRA has the authority to establish HIAs under Minnesota Statutes, Sections 428A.11 to 428.21, as amended. Such authority expires June 30, 2028, unless extended by the legislature.
- 2.02 Within a HIA, the City has the authority to:
  - A. Make housing improvements.
  - B. Issue bonds or use other funds to pay for housing improvements.
  - C. Levy fees and assessments, including interest.

## 3. RESPONSIBILITY

- 3.01 The HRA has the authority to review each HIA request through an application process, which includes a petition, scope of proposed housing improvements, association's finances, long term financial plan, and the support of at least 65% of the private property association members, except that in the case of extreme financial burden, the support of at least 85% of the private property association members is required. The HRA Board of Commissioners will review applicant information, or an appropriate summary thereof, for each HIA proposed housing improvement project at a public meeting. If approved by the HRA Board, the applicant information, or an appropriate summary thereof, will be provided to the City Council for review prior to a public hearing before the City Council. If the HRA Board does not approve an HIA proposed housing improvement project, the applicant may appeal the decision of the HRA to the City Council by submitting a written appeal with supporting materials to the HRA within three business days of the HRA denial. If the HRA Board action results in a tie vote, the HIA proposed housing improvement project applicant information, or an appropriate summary thereof, is automatically sent to the City Council for final action, without an HRA recommendation.
- 3.02 For purposes of this Policy, the term "private property association member" means the housing unit owner. Such that if one owns more than one housing unit in the housing improvement area, then the owner gets one vote per owned housing unit; and a tenant/occupant of a housing unit that is not also an owner does not get a vote.

- 3.03 For purposes of this Policy, the term “extreme financial burden” means that the minimum assessment required to finance the housing improvements would be two times (2x) or more than the current assessed value of the unit at the time of HIA application.

#### 4. ELIGIBLE USES OF HIA FINANCING

- 4.01 As a matter of adopted policy, the City/HRA will consider using HIA financing to assist private property association members only in circumstances in which the proposed privately owned housing improvement project will address one or more of the following goals:
- A. To promote neighborhood stabilization and revitalization by removing blight and/or upgrading the existing housing stock in a neighborhood.
  - B. To correct housing or building code violations and address health and safety violations as identified by the City code enforcement staff.
  - C. To maintain or obtain Federal Housing Administration (FHA) mortgage eligibility for a particular condominium or townhome association within the designated HIA.
  - D. To preserve or increase valuation and provide for the long-term maintenance of the property.
  - E. To preserve naturally occurring affordable housing.
  - F. To stabilize or increase the owner-occupancy level within a neighborhood or association.
  - G. To meet other goals of stated public policy as adopted by the City of Bloomington from time to time, including promotion of quality urban design, quality architectural design, energy conservation, or decreasing the capital and operating costs of local government.

#### 5. HIA APPROVAL CRITERIA

- 5.01 In order to be eligible for HIA financing through the City, the association must submit a housing improvement project application and follow the HIA review process set forth in this Policy, along with all required fee(s) as set from time to time by resolution of the City Council. All Housing Improvement Area loans financed through the City of Bloomington must meet the following minimum criteria. A proposed housing improvement project that meets these criteria is not automatically approved. Meeting these criteria creates no contractual rights on the part of an association.
- A. The proposed housing improvement project must be in accordance with the Comprehensive Plan and Zoning Ordinances, or required changes to the Plan and Ordinances must be under active consideration by the City at the time of application.
  - B. The HIA financing shall be provided within applicable state legislative restrictions, debt limit guidelines, and City/HRA financial requirements and policies.
  - C. The proposed housing improvement project must meet one or more of the above adopted HIA Goals of the City of Bloomington, as noted in Section 4.
  - D. The association shall designate an administrator, a separate party with no other financial or legal interest in the proposed housing improvement project, who will be the City’s point of contact throughout the process for HIA financing.
  - E. The term of the HIA should be the shortest term possible while still making the annual fee affordable, as to not cause an economic hardship, to the association members. The term of any bonds or other debt incurred for the HIA shall mature in 20 years or less. The City has the sole discretion to determine the source(s) of financing, and sources other

than issuing bonds may be used.

- F. Service charges (including, but not limited to, construction/housing improvement project costs, cost of issuance of bonds and other pertinent costs associated with the proposed housing improvement project) will be imposed on the association members in the same ratio as common elements or other such uniform method as proposed by the applicant.
- G. The association applying for HIA must provide adequate financial guarantees to ensure the repayment of potential HIA financing and the performance of the administrative requirements of the development agreement. Financial guarantees may include, but are not limited to the pledge of the association's assets, including reserves, operating funds and/or property.
- H. The proposed housing improvement project, including the use of HIA financing, must be supported, in writing, by at least sixty-five percent (65%) of the association members, except that in the case of extreme financial burden when the support of at least 85% of the private property association members is required. The association must include with its HIA proposed housing improvement project application, the results of a vote of support by a minimum of 65% of association members (or 85% in the case of extreme financial burden) along with the petitions to create the area.
- I. The minimum housing improvement project cost is \$250,000.
- J. The association must have a replacement reserve study (the "Reserve Study") prepared by an independent third party, with designation as a Community Associations Institute (CAI) certified reserve specialist. The Reserve Study must conform to CAI Reserve Study standards. The components of the Reserve Study must include a thirty-year replacement reserve plan (the "Reserve Plan"), and the Reserve Study and Reserve Plan must be submitted with the proposed housing improvement project application and will be reviewed by the City's financial advisor. The association must also have an independent third party prepare a thirty-year reserve plan (the "HIA Reserve Plan") with the components of the proposed project for housing improvements removed from the Reserve Plan. The independent third party must also prepare a thirty-year financial plan (the "Financial Plan") that reflects the annual replacement reserve contributions based on the HIA Reserve Plan. The Financial Plan will provide a plan for the association's operating budget with cost increases over time to finance maintenance and operation of the common elements within the association and a long-range plan to conduct and finance capital improvements therein, that does not rely upon the subsequent use of the HIA tool. The HIA Reserve Plan and the Financial Plan must be submitted with the proposed housing improvement project application and will be reviewed by the City's financial advisor.
- K. HIA financial assistance is last resort financing and will not be provided to proposed housing improvement projects that have the financial stability to proceed without the benefit of HIA financing. Evidence that the association has sought other permanent financing for the proposed housing improvement project must be provided at time of application and should include an explanation and verification that an assessment by the association is not feasible, along with rejection letters from at least two private lenders or other evidence indicating a lack of financing options.
- L. The association shall obtain temporary construction financing from a private lender and the City shall provide a take-out commitment to the lender, detailing the terms for the payoff of the construction financing. Upon final approval of the housing improvement project and issuance of a certificate of completion, the City will issue bonds or notes to

satisfy the temporary construction loan.

- M. The association must be willing to enter into a development agreement, prepared by the City/HRA, which may include, but is not limited to, the following terms:
  - i. Establishment of a reserve fund;
  - ii. Staffing requirements for the proposed housing improvement project;
  - iii. Submission of annual financial statements and other annual reports;
  - iv. Conditions of disbursements;
  - v. Required dues increases;
  - vi. Notification to new association members of levied fees by specified party;
  - vii. Requirement of multiple bids for proposed housing improvement project construction; and
  - viii. Assessments, including interest and City/HRA fees.
- N. Any project for housing improvements financed through the HIA shall address all items not in compliance with the HIA Property Standards. Items defined within the governing documents of the association as common elements are eligible for HIA financing. Limited Common Elements may be eligible for HIA financing if the costs of proposed project for housing improvements are prorated among association members in the same ratio as common elements or such other uniform method as proposed by the applicant. The proposed components for housing improvement projects must be of a permanent nature and must normally be reflected in the Reserve Study.
- O. HIA financing will not be provided to a proposed housing improvement project that is not in the public interest, as determined by the City, including but not limited to: poor project quality; a project that is not in accordance with the Comprehensive Plan, zoning, redevelopment plans, and City policies; projects that provide no significant improvement to the neighborhood and/or the City; and projects that do not provide a significant increase in the tax base and/or prevent the loss of tax base.
- P. The financial structure of the proposed housing improvement project must receive a favorable review by the City's Chief Financial Officer, Financial Advisor and the legal components reviewed by City/HRA legal counsel. If applicable, the review will include analysis of performance and amount of outstanding debt related to any previously approved HIA project.
- Q. If bonds are to be issued, legal components will be reviewed by the City/HRA bond counsel.
- R. All rental units within the HIA must be licensed according to Bloomington ordinance.
- S. The City/HRA reserves the right to deny funding for specific components of proposed housing improvement projects if any are determined not to be in accordance with the intent of this Policy.

5.02 The City will receive and process housing improvement area project applications between July 1 and September 1 of each year ("Application Open Period"). Applications submitted outside of the Application Open Period will be considered on a case-by-case basis due to demonstrated unforeseen circumstances.

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Revision by the City of Bloomington City Council December 20, 2021; June 3, 2024

Revision by the Bloomington Housing and Redevelopment Authority November 23, 2021; June 11, 2024

# Tax Increment Policy

*For the purpose of this Policy, the term “City” or “City of Bloomington” includes the City of Bloomington, the Housing and Redevelopment Authority in and for the City of Bloomington (HRA), and the Port Authority for the City of Bloomington (Port Authority).*

The City of Bloomington is granted the power to utilize Tax Increment Financing (TIF) pursuant to the Minnesota Tax Increment Financing Act, Minnesota State Statutes 469.174 through 469.1794. The fundamental purpose of TIF is to encourage desirable development or redevelopment that would otherwise not occur but for the assistance provided through TIF.

**Policy Purpose:** To establish the City of Bloomington’s position relating to the use of Tax Increment Financing for private development above and beyond the requirements and limitations set forth by State Law. This policy shall be used as a framework for the review and processing of TIF applications in an equitable and consistent manner.

**Objectives:** Tax increment financing uses the increased property taxes generated by new real estate development within a tax increment district to pay for certain eligible costs associated with the development. As a matter of adopted policy, the City will consider using TIF to assist private development projects that will achieve one or more of the following objectives:

- To create opportunities for affordable housing, with an array of housing choices that meet the needs of current residents, and attract new residents to the City.
- Projects that improve the quality of life in the City by providing a desirable good or service and address an unmet demand in the community.
- To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- Projects that provide value in the forms of needed transportation and other utility infrastructure improvement that would be completed in conjunction with the project.
- To facilitate the development process and to achieve development on sites which would not otherwise be developed but for the use of TIF.
- To support neighborhood retail services, commercial nodes, and employment.
- To contribute to the implementation of other public policies, as adopted by the City from time to time, such as the promotion of quality urban or architectural design, energy conservation, sustainability, and decreasing capital and/or operating costs of local government.
- To remove blight and/or encourage redevelopment of commercial and industrial areas in the City that will result in high quality redevelopment and private reinvestment.
- To encourage additional private development in the area, directly or indirectly, through “spin off” development.
- To offset increased costs of redevelopment (such as, contaminated site clean-up) over and above the costs normally incurred in development.
- To promote development consistent with the City’s Comprehensive Plan.

General TIF Policies

1. The City Council is the coordinating governmental unit in the City of Bloomington for the review and fiscal control of all tax increment financing within the City.
2. Each proposed project must satisfy at least one of the objectives set forth above.
3. Tax increment financed projects, and all other capital projects, of the Port Authority and the HRA shall be included in the City's 5-Year Capital Improvement Program each year for prioritizing.
4. The City will not approve any new tax increment district if the resulting total projected captured increment tax capacity (net of the City's estimated contribution to the fiscal disparities pool) of all tax increment districts and abatement districts in the City (including the proposed district, but excluding TIF Project Numbers 1359 and 1369) exceeds 15.0 % of the total projected net tax capacity of all taxable property (including the proposed district) in the City (termed "Tax Capacity Used for Local Rate" by Hennepin County Taxpayer Services). Further, to allow for flexibility in the future this 15.0% shall be considered allocated between the City and the component governmental units within the ranges expressed below:

City	0.0% to 5.0%
Port Authority	0.0% to 5.0%
HRA	0.0% to 5.0%
Total	0.0% to 15.00%

*Any proposed alteration of this allocation can only be changed by a super majority (5/6 vote) of a committee comprised of the City's Chief Financial Officer, Port Authority Administrator, Housing & Redevelopment Administrator, City Manager, Community Development Director and the City Attorney.*

5. The City will not consider tax increment financing requests for retail, service, industrial, hotel or office development projects that lie outside City approved redevelopment, development, or economic development districts.
6. Types of tax increment financing:
  1. Tax increment financing will not, unless approved by a 5/7 vote of all members of the City Council, be guaranteed or backed by the full faith, credit, and taxing power of the City, but instead will be payable solely from the related tax increment revenue.
  2. General obligation backed, or tax levy supplemented, tax increment financing is to be used only in those cases where it is found, by a 5/7 vote of all members of the City Council, that:
    - i. Such G.O. backed financing will not, in the opinion of the Council, place an undue burden on:
      - Tax rates

- Relative debt load (as expressed in terms of per capita debt, or as a percentage of debt to Assessor's Market Value), and
  - ii. No other, better, financing alternative exists, and
  - iii. There is a very significant rate of return relative to the risk taken or if it is found that there are overriding socioeconomic considerations which are significant to the City overall, as determined by the City Council.
7. As required by State law, each tax increment financing (TIF) proposal will be reviewed with Hennepin County and the Bloomington School District (ISD #271), or any other affected school district, prior to implementation. Response from these agencies received within 30 days of notification, if any, shall be forwarded to the City Council prior to approval of the plan. The City will take into consideration any official county request to fund county road costs resulting from the tax increment plan. If funds for the project are not sufficient to cover such expenditures, the TIF plan would not proceed.
  8. The City reserves the right to approve or reject the use of TIF, the amount of TIF, and the total term, on a case by case basis, taking into consideration established policies, project criteria, and demand on services in relation to the potential benefits from the project.
  9. The applicant will pay for all legal and consultant costs associated with the preparation, processing, review and actual use of TIF. The applicant will submit to the City a deposit equal to the total estimated costs for legal and consultant fees. The City will draw upon these funds to pay all related expenses.
  10. The applicant will also pay to the City a separate non-refundable application fee to reimburse staff costs and cover all other City related costs associated with the processing of the TIF request.
  11. Projects utilizing TIF are responsible for paying their share of Fiscal Disparities contributions from the project.
  12. The City's consultant shall prepare the TIF plan and the applicant will provide to the City and its consultant all information necessary to conduct a financial analysis of the proposed project.
  13. The applicant will be required to comply with the City's Business Subsidy Policy.

#### Application Process

1. Applicant submits the completed application along with a non-refundable initial application fee. The applicant will work with City staff to assure all appropriate information is supplied.
2. City staff reviews the application and completes the Application Review Worksheet.
3. Results of the Application Review Worksheet are submitted to the appropriate governing authorities for preliminary approval of the proposal.

4. If preliminary approval is granted, the applicant shall submit a deposit for legal and consultant costs. Additional deposits from the applicant may be required to pay all fees and expenses incurred by the City.
5. The process of negotiating a contract for private development commences between the City, Port Authority, and/or the HRA.
6. The Tax Increment Financing Plan, along with all necessary notices, resolutions, and certificates are prepared by City staff and/or consultant(s) and sent to the county and the school board.
7. Public Hearing notices are published.
8. Public hearing(s) on the proposed project are held.
9. The City Council grants final approval or denial of the proposal.
10. If the HRA or Port Authority are involved, the applicable board of the HRA or Port Authority must also provide approval of the proposal.

#### Data Practices Law

The City is a governmental body and is subject to the requirements of Minn. Stat. Chapter 13 (the "Minnesota Government Data Practices Act"). Some of the data provided by the applicant to the City as part of the application for a Tax Increment Financing may be required to be disclosed if requested pursuant to the Minnesota Government Data Practices Act.

#### Amendments to Tax Increment Financing Act

The references to the Tax Increment Financing Act in this Tax Increment Policy shall include any and all amendments to the Tax Increment Financing Act that are made after this policy is adopted.

*(Revised 6/10/1991, 3/16/1992, 3/14/1996, 12/4/17, 1/27/2020)*

# FUND BALANCE YEAR- END CLASSIFICATION POLICY (Per GASB 54)



# Fund Balance Year-End Classification Policy (Per GASB 54)

## **Purpose**

The Government Finance Officers Association's (GFOA's) guiding principle for classifying the various components of fund balance is to indicate the extent to which the government is bound to honor constraints on the specific purposes for which amounts in the fund can be spent.

## **Scope**

Following governmental accounting standards, the City has two basic categories of funds: governmental funds and proprietary funds. This fund balance classification policy applies only to the governmental categories. The policy is based on GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions issued by the Governmental Accounting Standards Board (GASB). This standard altered the categories and terminology used to describe the components of fund balance in the governmental funds. This standard does not apply to the proprietary funds.

The City's governmental funds include the following fund types:

- A. General Fund
- B. Special Revenue Funds
- C. Debt Service Funds
- D. Capital Projects Funds

## **Definitions** (as they apply to Governmental Funds under GASB 54):

**Fund balance** – the difference between assets and liabilities reported in a governmental fund.

**Nonspendable fund balance** – amounts that are not in a spendable form (e.g., prepaid items and inventories of supplies). Resources that must be maintained intact pursuant to legal or contractual requirements are also considered nonspendable.

**Restricted fund balance** – amounts subject to externally enforceable legal restrictions (creditors, grantors, contributors, and by law through constitutional provisions or enabling regulations).

**Unrestricted fund balance** – the total of committed fund balance, assigned fund balance, and unassigned fund balance, as described below.

**Committed fund balance** – amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority (City Council). Commitments may be changed or lifted only by the City Council taking the same formal action that imposed the constraint originally. The City Council must act on these commitments before year end.

**Assigned fund balance** – amounts a government intends to use for a specific purpose; intent can be expressed by the government body or by an official or body to which the governing body delegates the authority.

**Unassigned fund balance** – amounts that are available for any purpose in the general fund. Only the general fund can report a positive amount of unassigned fund balance. Other governmental funds may report deficit fund balances as unassigned.

## Policy

### A. General Fund

The General Fund is established to account for all revenues and expenditures which are not required to be accounted for in other funds. Revenue sources include property taxes, license and permit fees, fines and forfeits, program revenues, intergovernmental revenues, investment interest earnings, and transfers. The General Fund's resources finance a wide range of functions including the operations of general government, public safety, and public works.

The General Fund will have committed fund balances at year end for purchase order encumbrances and budget carryovers. The General Fund may have a portion of its fund balance classified as nonspendable if there are long term receivables, inventories, or prepaid items on the balance sheet.

The General Fund is the only fund that can have a positive unassigned fund balance. The working capital balance of the general fund will fall into the unassigned fund balance classification.

### B. Special Revenue Funds

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. Governmental accounting standards require that substantial inflows of revenues into a special revenue fund be either restricted or committed in order for the fund to be considered a special revenue fund. The City has eight different special revenue funds as follows:

1. **Community Development Block Grant (CDBG)** – this fund normally has a zero fund balance at year end, and if there were to be a balance it would be considered restricted based upon grant requirements. This fund accounts for funds received under Title I of the Housing and Community Development Act of 1974.
2. **Opioid Settlement** – these grant funds are considered restricted based on legal requirements for the use of funds from a national settlement
3. **Public Safety** – these funds are mostly considered restricted based on grant and forfeiture requirements one portion of this fund -which is committed by the City Council is the balance for future fire pension obligations.
4. **Communications** – this fund is both restricted and committed by franchise agreements. The Public Education in Government (PEG) revenues are restricted per the franchise agreement. The cable TV franchise fees are committed per City Council.
5. **Park Grants** – these funds are considered restricted by grant agreements.
6. **South Loop Revolving Development District** - this fund balance is considered committed. The committed revenue source is permit surcharges. This fund was established to account for City funds for the Met Center Environmental Impact Statement (EIS) and Alternative Urban Areawise Review (AUAR) for South Loop development.
7. **Creative Placemaking** – this fund is committed based on City Council action. The funds are designated for the purpose of building a vibrant, distinctive, and sustainable community through the use of art.
8. **Federal Relief** - this fund is restricted based on grant requirements. It has a zero fund balance since funds were received in advance of spending and the cash in the fund is offset by unearned

revenues. This fund accounts for money received as part of the American Rescue Plan Act, an economic stimulus bill passed by the federal government in 2021 to speed up the country's recovery from the economic and health effects of the ongoing COVID-19 pandemic.

9. **Cemetery Trust** – this is considered restricted based on state statute. These funds provide for the perpetual care, maintenance, and improvement of the City cemetery.
10. **Sewer Availability Charge (SAC)** - this fund normally has a zero fund balance at year end as the nature of the activity is to hold deposits due to Metropolitan Council for the SAC programs including the Small Business Deferral and Credit programs. If a fund balance exists in the future it will be committed.
11. **Veterans Memorial** - this fund is committed by City Council for the donations and ongoing maintenance expenses for the Veterans Memorial.

### **C. Debt Service Funds**

Debt service fund balances are considered restricted; they are resources that are being accumulated for payments of principal and interest maturing in current and future years. All of the City of Bloomington debt service funds are considered restricted.

### **D. Capital Project Funds**

Capital project funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets. In Bloomington, capital project funds are split into two categories:

1. **Capital Projects** – this category has balances that are considered both restricted and committed. Funds balances related to Bloomington sales tax, South Loop development, bond proceeds, opportunity housing, local affordable housing aid and developer escrows are restricted through enabling legislation. The Art Center capital project fund is restricted per bond covenants. The funds for Park Development and Strategic Priorities are both committed by the City Council for future projects. The Escrow Trust fund is considered assigned.
2. **Improvement Construction** – this category has balances that are considered both restricted and assigned. Fund balances related to bond proceeds and abatement district funds are restricted. Fund balances related to street and trail reconstruction are assigned.

### **Order of Fund Balance Spend-down**

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, and then use unrestricted resources as they are needed. When unrestricted resources are available for use, it is the City's policy to use resources in the following order: (1) committed, (2) assigned, and (3) unassigned.

### **Carryovers and Encumbrances**

For each year end, the City Council approves purchase order encumbrances and budget carryovers. Both the encumbrances and the budget carryovers will be considered committed fund balances upon approval by the City Council.

# GRANT ADMINISTRATION





## Grant Administration Policy

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### Introduction

The purpose of the Grant Administration Policy is to develop, implement, and maintain meaningful grant oversight and coordination for the City of Bloomington (the “City”), the Port Authority (the “Port”), and the Housing and Redevelopment Agency (the “HRA”) thereby increasing grant-related revenue, limiting exposure to grant-related legal liability, and improving the efficiency and impact of programs and services funded through grants. To simplify the reference to the City, Port, and HRA within this policy, hereafter they will be referred to collectively as the “The City,” unless specific emphasis is required.

The Grant Administration Policy is intended to provide a uniform method of applying for and managing grants. Procedures represent an implementation of policy and should evolve over time as new tools emerge, new processes are designed, and risks change due to environmental changes. Employees throughout the City take on the role of a Grant Program Administrator for a specific grant when they apply for a grant and use those funds. They are the main department or division contact for that specific grant.

The Office of Management and Budget’s (OMB) “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards” require all recipients and sub-recipients of Federal funds to establish and maintain internal controls designed to reasonably ensure compliance with Federal laws, regulations, and program compliance requirements. Written policies and procedures are part of necessary internal controls and are required as a precondition to receiving grant funds. This policy is intended to be sufficiently comprehensive to adequately meet such requirements. However, in no case is this policy intended to supersede or limit Federal or State laws or regulations, or the provisions of individual grant agreements.

## Key Resources for Grant Management

**OMB Uniform Grant Guidance** – Guidance provided by the Federal government that is updated yearly. Such updates are reviewed by the City as they become available, and policies and procedures will be revised accordingly when necessary. An example of the May 2022 version can be found at:

[www.whitehouse.gov/wp-content/uploads/2022/05/2022-Compliance-Supplement PDF Rev 05.11.22.pdf](http://www.whitehouse.gov/wp-content/uploads/2022/05/2022-Compliance-Supplement-PDF-Rev-05.11.22.pdf)

**The Code of Federal Regulations (CFR)** - The codification of the general and permanent rules published in the Federal Register by the departments and agencies of the Federal Government. It is divided into fifty titles representing broad areas subject to Federal regulation. The **Electronic Code of Federal Regulations (eCFR)** is a continuously updated online version of the CFR and provides enhanced features that are not part of the published CFR: <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1>

**City of Bloomington Employment Rules & Policies** – All City employees working on grants will comply with the rules in the City’s Employment Rules & Policies, such as the Employee Code of Ethics and Code of Conduct: <https://portal.bloomingtonmn.gov/hr/employmentrules/SitePages/Home.aspx>

**City of Bloomington Purchasing Guidelines** – All grant purchases will comply with the City of Bloomington’s Purchasing Guidelines: <https://portal.bloomingtonmn.gov/Finance/Budget/Documents/Forms/AllItems.aspx/Accounting/Purchasing/Documents/Forms/AllItems.aspx>

**City of Bloomington Grant Administration Procedure Manual** – All employees engaged in grant activities will reference the Grant Administration Procedures Manual for guidance on executing required grant policies. <https://portal.bloomingtonmn.gov/Finance/Budget/Documents/Forms/AllItems.aspx>

## Policy Statements

- **Hierarchy of Authority.** Following the guidance provided in the grant award documentation is the primary resource. In the event of conflicting guidance on the administration of Federal awards, the City has deemed Federal guidance to be most authoritative, followed by other State guidance and then local agency guidance.
- **Revisions.** The City is required to establish and document policies and procedures to ensure compliance with the provisions of Federal and State regulations and the provisions of grant agreements. Grant policy and procedures revisions will be reviewed and updated as necessary, but not less than once every five years.
- **Training.** City personnel will be provided necessary finance, procurement, and grant training. Procedures related to the policies within this document will be detailed in a separate Grant Administration Procedure Manual.
- **Compliance Failures.** Compliance failures, whether noted internally or through the external audit process, will be addressed immediately by reviewing the reason for the failure with responsible personnel and devising an improved process to encourage compliance in the future. If discipline is deemed appropriate, the discipline outlined in the City’s Employment Rules & Policies will be followed.

- **Contractual Requirements.** The City will comply with all contractual requirements detailed in its duly executed grant agreements with awarding agencies.
- **External Financial Audit.** The City will contract annually with an independent Certified Public Accountant firm for the purposes of conducting the City’s external financial audit. To the extent that the City has expended Federal awards more than the applicable Federal Single Audit limit (currently \$750,000), the City will have a Federal Single Audit performed in accordance with the Uniform Grant Guidance, Code of Federal Regulations, Title 2, Subtitle A, Chapter II, Part 200, Subpart F, Audits.
- **Retention Policy.** Accounting and financial records (including journal entries, timesheets, invoices, audit reports, and similar documents) shall be retained as required by contractual or regulatory requirements. The City has adopted a records retention schedule as its official guide for records storage, filing, and destruction of accounting and financial records. If the grant specifically requires a longer records retention policy, that grant requirement supersedes the City’s retention policy requirements.
- **Federal Suspension and Debarment List.** Department and division Grant Program Administrators will be responsible for verifying that any vendor paid with Federal grant dollars is not on the Federal suspension and debarment list.
- **Federal Capital Purchases.** Inventory of Federal capital purchases will be maintained by the Finance Department, and all items will be tracked annually.
- **Publicity Statements.** All department and division Grant Program Administrators will adhere to the funder’s guidelines for publicity statements in coordination with the City’s Communication Division. Proper acknowledgement will be given to the funder.
- **Minority and Women’s Business Enterprises.** In accordance with the Code of Federal Regulations, all department and division Grant Program Administrators will take all necessary affirmative steps to ensure that minority businesses and women’s business enterprises, and labor surplus area firms are used when possible.
- **Preference for materials purchased in the United States.** In accordance with the Code of Federal Regulations, as appropriate and to the greatest extent practicable under the Federal grant award, there should be a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).

## Authorization to Apply for Grant Funds

The City Council will authorize grant application submissions, award acceptance, and required budget adjustments for the City. The Port Authority Commission will approve authorization for Port grant application submissions, award acceptance, and required budget adjustments. The HRA Board will approve authorization for HRA grant application submissions, award acceptance, and required budget adjustments. This is necessary to:

- Ensure grant funds are aligned with strategic priorities;

- Highlight any requirements for matching funds;
- Allow for Council, Commission, or Board consideration of the sustainability of the project or program after the grant period ends;
- Consider staff capacity to effectively manage the project or program; and
- Bring awareness to the City Council, Commission members, Board members, and public of grant applications.

Formula grants, recurring Federal funds, and State aids are not required to follow this pre-application authorization. However, when a department or division receives these funds, they will create and submit a resolution for the City Council, Port Authority Commission, or HRA Board to accept the award and approve any required budget adjustments. These types of funding include, but are not limited to, Housing Choice Voucher Program Section 8 funding, WIC (Woman, Infants, and Children) program funding, and CDBG (Community Development Block Grant) program funding.

## Award Notification, Review, and Acceptance

- Within five (5) calendar days of receipt of the grant award, the department or division's Grant Program Administrator must forward a copy of the award notification, the grant agreement or contract, and any memoranda of understanding to the City's Legal Department.
- The City's Legal Department shall conduct a legal review of all grant agreements to assess the terms and conditions of the agreements and ensure the City's interests and obligations are identified.
- If the legal review identifies any potential legal issues stemming from the terms and conditions of the agreement, the submitting department or division must contact the granting entity and seek to resolve the issue.
- If the legal review identifies no potential legal issues stemming from the terms and conditions of the agreement, the Legal department will forward the Grant Award agreement for signatures to the Mayor, City Manager, and City Attorney.

## Post-Award (Grant Execution and Reporting)

- No grant funds shall be disbursed until the award letter has been received from the awarding agency, and a fully executed agreement has been signed by the City/HRA/Port, as applicable, and the granting entity.
- Grant funds awarded to the City shall not be used to supplant an existing expense so that current funds can be diverted to another use unless such use of grant funds is explicitly identified as allowable in writing by the granting entity in the grant award.
- All revenue resulting from a grant-funded project or program shall adhere to the City's policies and procedures and be managed and maintained as established in the award letter, grant agreement, contract, special conditions, or other documents generated by the granting entity.
- All procurement activity associated with grant-funded projects or programs shall follow the procedures outlined in City's Purchasing Procedures Manual.

- All property acquired through grant funds shall be subject to the City's Purchasing Policy, Statewide procurement requirements, as well as any restrictions and/or requirements set forth within the terms of the grant, including any applicable Federal rules or regulations.
- Department and division Grant Program Administrators are ultimately responsible for adherence to the conditions outlined in the approved grant award/contract to ensure that allowable expenditures are incurred.
- Department and division Grant Program Administrators are responsible for monitoring all grant related activities and expenditures to ensure compliance with the grant.
- Department and division Grant Program Administrators are responsible for the oversight and monitoring of any sub-recipients or sub-awardees.

## Grant Closeout Policy

- Upon completion of the grant period of performance, the department or division Grant Program Administrator must prepare a memorandum to the Grant Coordinator Accountant identifying the name of the grant, the project number and description of the final disposition of the funds and required activities to be attached in the Grant Master module in the financial software.
- If the grant is at risk of not being fully expended within six months prior to the end of the grant cycle, the department or division Grant Program Administrator and the Grant Coordinator Accountant will develop a plan.
- Upon review of the closeout memorandum and addressing any discrepancies, the Grant Coordinator Accountant will confirm grant closeout and update the status in the Grant Master module of the financial software.

## Special Tests and Provisions

To ensure compliance with these requirements, the Grant Coordinator Accountant will be assigned the responsibility of identifying financial-related compliance requirements for special tests and provisions, determining approved methods for compliance, and retaining any necessary documentation. Program-related compliance requirements will be the responsibility of the department or division administering the grant.

Effective Date: 12/19/22

Reviewed: 12-2022

Revised: 12-2022

*(Originated 12-2022)*

Policy should be updated every 5 years.

# PUBLIC PURPOSE



## Public Purpose Expenditure Policy

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### Preamble

As a taxpayer-funded organization, the City of Bloomington (“City”) is committed to controlling expenditures and works to ensure adherence to the Minnesota Public Purpose Doctrine based on Minnesota State Constitution, Art. X Section 1.

### Purpose

The City recognizes that public funds may only be spent if the expenditure meets a public purpose and the expenditure relates to the governmental purpose for which the City was created.

The meaning of “public purpose” is constantly evolving. The Minnesota Supreme Court has followed a broad approach and has generally concluded that “public purpose” means an activity that meets all of the following standards:

1. The activity will primarily benefit the community as a body;
2. The activity is directly related to functions of government;
3. The activity does not have as its primary objective the benefit of a private interest whether profit or not-for-profit.

This policy is intended to provide guidelines regarding which expenditures are for public purposes and authorized in accordance with the City’s annual budget process, and which expenditures are not considered to fall within the public purpose definition and are therefore not allowed.

### Responsibility

The City Manager is the responsible authority overseeing all City expenditures and, as such, is the chief purchasing agent for the City. Responsibility for administering this Public Purpose Expenditure Policy has been delegated to the Finance Department. All elected and appointed officials and employees authorized to make purchases for the benefit of their respective departments, must comply with this policy and corresponding procedures. Failure to comply with this policy may result in denial of reimbursement and disciplinary action.

### Policy

Expenditures of public funds must comply with the public purpose standards defined above. When reviewing an expenditure to verify the standards have been met, the City Manager, or their designee, should consider the time of day the event is held, the business purpose of the event, whether the event was intended to attract non-City employees, the frequency of the event, and the reasonableness of the cost. The following guidelines address specific examples of public expenditures, but examples are not meant to be all-inclusive.

## **Examples of Permitted Expenditures for Meals and Refreshments**

Use of City funds in reasonable amounts for meals and/or refreshments for elected and appointed city officials and employees is permitted for situations in which City business needs to be discussed during meal hours. In addition, use of City funds is permitted for public and employee meetings and events in which reasonable refreshments may be necessary to create a more productive environment and to be responsive to participants' time schedules. The following items are examples of events where the purchase of meals or refreshments are deemed to meet the definition of public purpose expenditures when approved by the Department Head:

1. Employee Meetings
  - City council, board and commission meetings held during or adjacent to a meal hour, when it is the only practical time to meet.
  - Quarterly, City-sponsored training or work-related meetings where employees are required to participate or be available during meal or break periods.
  - Multi-departmental meetings scheduled during or adjacent to a meal hour when no other meeting time is available.
  - Quarterly departmental staff or training meetings, including training for seasonal staff.
  - Professional association meetings, conferences, and training when meals are included as part of the registration or program fee, or in accordance with the City's travel policy.
2. Special Events and Community Engagement
  - Food and refreshments associated with official City functions serve a public purpose when the provision of food or refreshments is an integral part of the function and is deemed necessary to ensure meaningful participation by the participants. This includes City-sponsored community engagement events and events of a community-wide interest where staff are required to be present (e.g., Summer Fete, National Night Out, Citizens Police Academy, Arts in the Parks).
  - Events, meetings, programming, and non-monetary promotional incentives of moderate value that are supportive of the City's strategic priorities of inclusion and equity (e.g., food and refreshments for attendees of training programs or at events intended to increase, broaden, and engage the participation of ethnically and racially diverse communities in city matters. Other examples may include t-shirts, water bottles, mugs, pens.).
3. Emergency Response and Extended Hours
  - Work activities requiring continuous service when it is not possible to break for meals (e.g., election days, water main breaks, emergency snow removal, time sensitive public safety responses and emergency responses).

## **Employee Wellness and Recognition**

Public expenditures for appropriate City employee and volunteer recognition programs serve a public purpose because formally recognizing employees and volunteers who make significant contributions and demonstrate their commitment during the performance of their duties results in higher morale and productivity and helps the City fulfill its responsibilities to the community more efficiently and cost effectively. In addition, appropriate safety, health, and wellness programs for City employees serve a public purpose because they result in healthier, more productive employees that may reduce certain employee related costs to the City and the taxpayers of Bloomington. The following items are deemed to meet the definition of public purpose expenditure for employee wellness and recognition, with Department Head approval:

1. Employee recognition and appreciation events (e.g., service awards, retirement recognition events, seasonal staff recognition, de minimis food and beverage, Public Works Week, Employee Advisory Committee (EAC) sponsored events). In recognition of their years of service to the City, employees will receive a service pin and gift card in the following amounts: 5 years, \$25; 10 years, \$100; 20 years, \$200; 30 years, \$300; 40 years, \$400.
2. Recognition events for volunteers and non-employees (e.g., volunteer appreciation lunch).
3. Events recognizing completion of a significant work-related project (City Manager approval required).
4. New employee receptions or lunches. Efforts will be made to combine events for more than one new employee when possible.
5. Programs, activities, or incentives that encourage healthy lifestyle behaviors that help reduce health care costs and preserve the health and productivity of employees. Activities may include but are not limited to:
  - Informational meetings
  - Wellness committee meetings
  - Brown bag seminars
  - Walking programs
  - Health fair
  - Blood donations
6. Healthy snacks and incentives of moderate value provided to attendees of safety, health, and wellness programs for City employees.
7. Hydration (e.g. water, sports drinks) for employees whose work requires them to be outdoors in extreme weather conditions.

### **Examples of Other Permitted Expenditures**

Public expenditures for appropriate community and customer outreach and similar activities serve a public purpose when those expenditures are necessary for the City to ensure the efficient operation of its programs and services, promote the availability and use of City resources, and promote coordinated, cooperative planning activities among and between the public and the private sectors.

1. Uniforms, clothing, or apparel that is considered necessary for safety or for visible staff recognition by the public, including uniforms as required by labor agreements (e.g. safety footwear and eyewear for maintenance personnel, shirts purchased to identify staff leadership status at events).
2. Apparel consistent with Department directives for community identification and recognition that is determined to be important to the successful involvement of employees in special City-sponsored or City-supported events.
3. Staff time and equipment use for City-sponsored employee events as approved by City Council and/or City Manager as allowed by state statute, or city charter or code (e.g. set-up for annual employee picnic).
4. Items of de minimis value when these items are made available free of charge to the general public (e.g. t-shirts, water bottles, mugs, pens).
5. City expenditures for non-profit organizations allowed by state statute.
6. Tips and gratuities, restricted to no greater than 20% of the pretax bill.

### **As Authorized by Other City Policies**

1. Complimentary Golf Policy
2. Complimentary Beverage and Discounted Food Policy (Golf Employees)
3. Travel Policy

## **Prohibited Expenditures**

Purchase and distribution of gift cards are prohibited except under Item 1 of the Employee Wellness and Recognition section above.

Use of City funds for meals and/or refreshments for elected and appointed City officials and employees are prohibited for the following:

1. Food and refreshments for routine work meetings.
2. Food and refreshments during routine training if not included with registration fee (see Travel Policy).
3. Food and refreshments outside of a City-sponsored community engagement event and events of a community-wide interest where staff are required to be present. (e.g., coffee meeting between staff and community members).
4. Alcoholic beverages (exception only for Police Department for purposes of Standard Field Sobriety Training).
5. Employee functions or celebrations that are solely social in nature (e.g., birthdays, holiday luncheon, ice cream social).
6. Fundraisers for non-City related events (e.g., Chamber of Commerce).
7. Participation in optional activities unless included as part of an overall conference registration fee (e.g. optional golf rounds, sporting events, concerts).
8. Employee-sponsored fundraising events (e.g., charitable giving campaign).
9. Funeral flower arrangements upon death of an employee, elected official, or one of their immediate family members.
10. Employee coffee, supplies, and coffee services.
11. Items typically supplied through Facilities or Department budget (e.g. tissues, feminine hygiene products, bandages or other first aid items).

## **Permitted Use of Assets**

Specific City assets such as equipment may be used by City employees for personal reasons only when the Department Head has established the following:

1. Costs and wear resulting from use of the assets are reasonable and minimized.
2. Administrative controls are in place to ensure that the use is appropriate and not abused.
3. There is a documented/demonstrated City benefit by such usage (e.g. such as the Mobile Device Policy or Information Security Policy) as approved by the City Manager.
4. Incidental and de minimis use of City-owned electronic equipment such as City-owned mobile devices, tablets, copiers, etc. as specifically covered under other City policies.

## **Prohibited Use of Assets**

Examples of use of City assets for personal use is prohibited in the following circumstances:

1. City employees washing personal autos at the public works facility car wash.
2. Employees borrowing City-owned non-motorized or motorized tools for personal use.

## **Documentation**

All expenses allowed under this policy must be fully documented. The required documentation will include: date and time of the event, business reason for the event (agenda from a meeting is sufficient), staff and non-city representatives in attendance, and a receipt for the actual purchase. Supervisor approval and written documentation is required for use of City assets. Any expenditure for meals or refreshments, including tip, gratuity, delivery, or incidental charges, that exceeds \$250 for one event

must have prior, written authorization by the Department Head, before the purchase is made. Failure to obtain the necessary authorization and provide sufficient documentation may result in a denial of the expense.

### **Special Requests**

From time to time, there may be an event that is a proper public expenditure, but that is not contemplated by the policy above. Departments may submit to the City Manager, or the City Manager's designee, a request for such a public expenditure in writing. This request must show how the expenditure is related to a public purpose as stated in the Purpose section above. Only expenditures that meet all of the findings in the Purpose section above may be approved.

### **Periodic Review**

This policy shall be reviewed at least once every five years by the City Manager or designee.

*(Adopted by City Council 05/22/2017; revised 10/17/2022; revised 12/18/2023)*

Effective Date: Adopted by City Council 5/22/2017

Reviewed: 12-2023

Revised: 12-2023

City Council Approval 12/18/2023

# PROCUREMENT



# Purchasing Policy

Version 0.6

Created by: Finance Department

Adoption Date: January 26, 2026

## Purpose Statement

To establish a consistent City-wide policy for the acquisition of goods, services, repairs, construction, joint power agreements, and in-kind agreements for all Departments, Boards, Commissions and Agencies of the City, except Boards or Agencies which are required to follow their own statutory or regulatory provisions (for example, Housing and Redevelopment Authority, Port Authority, etc.), in a manner that is in compliance with the Bloomington City Charter, Bloomington City Code, and applicable State and Federal laws governing municipal contracting and the expenditure of public funds.

To establish a consistent City-wide policy for contracts to protect the City from liability and ensure that contractors perform their duties properly. Well-drafted contracts are essential to protecting the City and enforcing its rights. The absence of a contract or an unenforceable contract could easily result in costly litigation and embarrassment for the City.

## Definitions

### Central Purchasing Authority (“Purchasing”)

The centralized purchasing function established by the City Council and administered by the Finance Department, responsible for coordinating, overseeing, and administering procurement activities in accordance with this policy, the City Charter, and applicable law.

### Contract

Any written agreement entered into by the City for the purchase, sale, lease, or rental of supplies, materials, equipment, or services, or for the construction, alteration, repair, or maintenance of real or personal property, as defined in Minnesota Statutes section 471.345, subdivision 2, as amended.

### Emergency

Money, real or personal property, a service, a loan, a forbearance or forgiveness of indebtedness, or a promise of future employment, that is given and received without the giver receiving consideration of equal or greater value in return.

### Emergency Purchase

A procurement made necessary by unforeseen circumstances requiring immediate action to prevent or mitigate a threat to public health, safety, welfare, or public property, where compliance with standard procurement procedures would result in unreasonable delay.

## Gift

Money, real or personal property, a service, a loan, a forbearance or forgiveness of indebtedness, or a promise of future employment, that is given and received without the giver receiving consideration of equal or greater value in return.

## Professional Services

Services that require specialized knowledge, training, experience, or professional licensure, including but not limited to engineering, legal, architectural, accounting, consulting, or similar services, for which competitive bidding is not required or is otherwise exempt under applicable law.

## Purchase

The acquisition by the City of supplies, materials, equipment, services, construction, repairs, or maintenance by contract, purchase order, lease, rental, or other authorized method, regardless of funding source.

## Unauthorized Purchase

Any purchase, contract, or financial commitment made on behalf of the City without proper delegated authority or in violation of this policy, established procedures, the City Charter, or applicable law; such actions may be deemed nonbinding on the City and may subject the responsible individual to restitution, personal liability, and/or disciplinary action.

## Vendor

Any individual, business, nonprofit organization, or other legal entity that provides, proposes to provide, or seeks to provide goods or services to the City.

## Policy Statement

To ensure that the goods and services required by the City are obtained using established procedures that comply with all legal requirements for public purpose expenditures while promoting fair and open competition to ensure public confidence in the procurement process, ensure fair and equitable treatment of vendors who transact business with the City, and provide safeguards for the maintenance of a procurement system of quality and integrity.

## Applicability

This Purchasing Policy applies to all City departments, boards, commissions, agencies, officers, and employees involved in the procurement of goods, services, construction, professional services, joint powers agreements, or in-kind agreements on behalf of the City of Bloomington, regardless of funding source.

## Policy Owner

Purchasing Manager and Chief Financial Officer; Finance Department

## Responsibilities

The City Manager is the chief purchasing agent for the City. Responsibility for administering established Purchasing Policies and Procedures has been delegated to the Finance Department.

Central Purchasing Authority (“Purchasing”), as established by the Bloomington City Council, has responsibility for the following functions:

- a) Purchase of all materials, supplies, equipment, repairs and construction required by all Departments, Boards, Commissions, and Agencies of the City, except as hereinafter set forth, where funding has been approved during the annual budget process.
- b) Coordination of all plans and specifications for such materials, supplies, equipment, repairs and construction with input from the user department.
- c) Review and analysis of the purchasing activity of all City departments to obtain the best possible value from the combined volume purchasing of like commodities and services.
- d) Monitoring of procedures for the retaining of professional services by all Departments, Boards, Commissions, or Agencies.
- e) Coordination and oversight of the disposal of surplus, obsolete, or unused supplies, materials, or equipment.
- f) Training on purchasing procedures and regulations, monitoring compliance, and reporting any violations.
- g) Serving as a central contact for vendors and maintaining a central file of available vendors interested in doing business with the City.

An exception to utilizing Central Purchasing through the Finance Department is extended to the Engineering Division within the Public Works Department specifically limited to street and sewer construction/improvement projects that are subject to competitive bidding under Minnesota Statute.

## Procedures

Specific procurement requirements are addressed in the Purchasing Procedures.

## Professional Services

Contracting for professional services, such as those provided by engineers, lawyers, architects, accountants, and other services requiring technical, scientific, or other professional training, when competitive bidding is not required, shall be the primary responsibility of the Departments, but with Purchasing oversight and compliance with established contract procedures.

## Non-Monetary Contracts

Contracts with no monetary requirements including joint powers and in-kind agreements must be approved and signed by the City Manager if the agreement is for duration of less than one year. Contracts with no monetary requirements that are of duration longer than one year must be approved by the City Council and signed by the Mayor.

## Resources

Finance Department, Legal Department

## Authority and Governance

### Emergency Purchases

Minnesota State Statute gives the City the ability to declare an emergency situation for a limited period of time. During such an emergency, the City is not required to use the typically mandated procedures for purchasing and contracts.

Emergency purchases require approval by the City Manager, Chief Financial Officer and, when necessary because of the dollar amount, formal City Council action. An emergency purchase is defined as one where an immediate response is required to protect the health, welfare or safety of the public or public property.

### Conflicts of Interest

Minnesota State Statute prohibits the purchase of goods and services wherever a conflict of interest may exist.

City of Bloomington Employment Rules require employees to disclose to their immediate supervisor any personal financial interest in the selling or buying of goods or services for the City of Bloomington. No purchase orders, contracts or service agreements shall be given to an employee of the City or to a partnership or corporation of which an employee is a major stockholder or principal. No employee shall enter into the relationship with a vendor where the employee's actions are, or could reasonably be viewed as, not in the best interests of the City. If any employee becomes involved in a possible conflict situation, the employee shall disclose the nature of the possible conflict to his or her supervisor and to the City Manager. The City Manager shall promptly notify the individual in writing of an approval or disapproval of the activity. If disapproved, the employee shall remove himself or herself from the conflict situation.

## Gifts and Gratuities

The City's Employment Rules prohibit employees from soliciting or accepting a gift or gratuity from any interested person who has a direct financial or economic interest in a decision that a City employee is authorized to make. Employees responsible for making purchasing decisions for the City may not accept, directly or indirectly, any gifts, favors, privileges, or employment from current or prospective City vendors

## Contracting Authority

No agent or employee shall have the authority to bind the City to any contract or procurement except as provided by the City Charter (Section 7.07). Any procurement transaction made on behalf of the City which is not in compliance with established policies and procedures shall be deemed unauthorized. Any person making an unauthorized purchase may be liable for payment, restitution and/or further disciplinary action. Any obligation incurred by any City employee for any purpose not authorized in the budget or for any amount in excess of the amount authorized is considered a personal obligation of the person incurring the expenditure.

In accordance with the City Charter (Section 6.07), the City Manager is authorized to approve contracts for the purchase or lease of merchandise, materials, or equipment, if budgeted, or for any kind of construction work, repair or maintenance of real or personal property or personal services when the amount of such contract does not exceed \$175,000. Contracts subject to competitive bidding under the Uniform Municipal Contracting Law, Minnesota Statutes Section 471.345, as amended from time to time, shall be approved by the City Council. Section 2.105(b) of the City Code further provides the "The City Manager is authorized to delegate to city department heads the authority to approve contracts for the purchase or lease of merchandise, materials, or equipment, if budgeted, or any kind of construction work, repair or maintenance of real or personal property or personal services when the amount of the contract does not exceed \$50,000." For purposes of Section 2.105(b), "city department heads" shall mean the following positions: Deputy City Manager, Police Chief, Fire Chief, Chief Financial Officer, Chief Information Officer, City Attorney, Director of Parks and Recreation, Director of Community Development, Director of Communications and Engagement, Director of Public Health, Port Authority Administrator, and Housing and Redevelopment Authority Administrator.

### Revision History

Version	Description	Date	Who
0.1	Original Policy Approval	07/15/1993	Finance Dept.
0.2	Revision	05/20/2002	Finance Dept.
0.3	Revision	09/12/2011	Finance Dept.
0.4	Revision due to reorg.	05/20/2024	Finance Dept.
0.5	Revision due to job title changes	09/29/2025	Finance Dept.
0.6	Revision due to reorg. and policy template change	01/26/2026	Finance Dept.

## **Purchasing Card (P-Card) Policy**

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### **Purpose and Scope:**

To establish a City-wide policy to provide Departments with a cost-effective and convenient method to pay for business-related purchases of goods and services in order to streamline the purchasing process and reduce the volume of individual payments processed by the City to vendors and employees.

Purchases made with a City Purchasing Card must comply with all applicable City policies and procedures.

### **Policy:**

Central Purchasing, established by the Bloomington City Council, has been authorized to purchase goods and services required by all Departments, Boards, Commissions, and agencies of the City. Minnesota Statutes Section 471.382 allows cities to authorize use of credit card by any officer or employee authorized to purchase on behalf of the City. All such purchases must comply with any and all statutes, rules, policies and procedures applicable to City purchases and expenditures.

City of Bloomington Purchasing Cards may be used for only City-business purposes. Section 7.07 of the Bloomington City Charter states: "No officer or employee of the city can place any order or make any purchases as defined in Sections 6.07 and 6.08 except for a purpose and up to the amount authorized in the budget resolution."

Cardholders who are authorized by Department management are responsible for complying with this policy and corresponding procedures.

Displayed on the City Purchasing Card will be: (1) City of Bloomington, Minnesota as the sponsoring company, (2) name of individual cardholder, (3) expiration date, and (4) "Official Use Only".

Before receiving a City Purchasing Card, the City employee must: a) sign a Cardholder Agreement acknowledging they understand the appropriate use of the card and the possible repercussions for violating City policies regarding use of the card, and b) review and comply with Purchasing Card documentation provided by Purchasing Card Administrator.

Failure to comply with City policy requirements will result in revocation or suspension of Purchasing Card privileges. Violations of this policy are subject to City Personnel policies and procedures, and applicable labor agreements that relate to disciplinary action up to and including employment termination.

Finance may audit the Purchasing Card utilization at any time.

Cardholders may not split or space transactions in order to circumvent their single transaction or City purchasing limits.

The City is responsible for all Purchasing Card payments; therefore, controls for usage are set to include total monthly dollars and individual transaction limits.

Transaction dollar limits and monthly total limits will be determined by the Purchasing Card Administrator and the requesting department's management.

The following items may be purchased with the City Purchasing Card:

- Small dollar purchases complying with Purchasing Policy guidelines
- Minor equipment repairs
- Repair or replacement parts
- Office supplies
- Emergency purchases
- Authorized public purpose food expenditure (see Public Purpose Expenditure Policy)
- Authorized City-related travel expenses such as airfare, hotel, car rental, or gasoline, as outlined in City Travel Policy
- Professional membership dues and subscriptions
- Conference and seminar registration fees
- Conference materials

The following items cannot be purchased with the City Purchasing Card:

- Personal items or expenses
- Meals and incidental expenses covered by per diem allowance as outlined in City Travel Policy
- Alcoholic beverages, cannabis, or tobacco products
- Restricted merchant category types (bars, casinos, etc.)
- Capital Outlay purchases of \$5,000 or more
- Inventory items available through the City warehouse
- Employee reimbursements
- Cash advances
- Computer hardware or software without prior authorization of City Chief Information Officer.

# Uniform Grant Guidance Policy

The purpose of this policy is to ensure compliance with the requirements of the federal Uniform Grant Guidance regulations by establishing uniform administrative requirements, cost principles, and audit requirements for federal grant awards received by the City of Bloomington.

The Office of Management and Budget (OMB) Uniform Administrative Requirements, Cost Principles and Audit Requirements [34 CFR Part 80, 2 CFR Part 213 and Part 6 of the Office of Management and Budget (OMB) UGG - Uniform Grant Guidance Compliance Supplement] require all sub-recipients of federal funds to establish and maintain internal controls designed to reasonably ensure compliance with Federal laws, regulations and program compliance requirements. This policy will be approved by the Bloomington City Council, pursuant to Bloomington City Charter Section 7.01.

All City of Bloomington employees who administer and/or track, monitor or review federal fund grant activities in any capacity are expected to review this manual to gain familiarity and understanding of the City's rules and practices and to comply with all requirements.

## Definitions

### A. Grants

1. "State-administered grants" are those grants that pass through a state agency.
2. "Direct grants" are those grants that do not pass through another agency and are awarded directly by the federal awarding agency to the grantee organization.
3. "Subrecipient" means a non-Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program.

[Note: All of the requirements outlined in this policy apply to both direct grants and state-administered grants.]

### B. "Non-federal entity" means a state, local government, Indian tribe, institution of higher education, or nonprofit organization that carries out a federal award as a recipient or subrecipient.

### C. "Federal award" has the meaning, depending on the context, in either paragraph 1. or 2. of this definition:

1. a. The federal financial assistance that a non-federal entity receives directly from a federal awarding agency or indirectly from a pass-through entity, as described in 2 C.F.R. § 200.101
- b. The cost-reimbursement contract under the federal Acquisition Regulations that a non-federal entity receives directly from a federal awarding agency or indirectly from a pass-through entity, as described in 2 C.F.R. § 200.101 (Applicability).

2. The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (b) of 2 C.F.R. § 200.40 (Federal Financial Assistance), or the cost-reimbursement contract awarded under the federal Acquisition Regulations.
  3. "Federal award" does not include other contracts that a federal agency uses to buy goods or services from a contractor or a contract to operate federal-government-owned, contractor-operated facilities.
- D. "Contract" means a legal instrument by which a non-federal entity purchases property or services needed to carry out the project or program under a federal award. The term, as used in 2 C.F.R. Part 200, does not include a legal instrument, even if the non-federal entity considers it a contract, when the substance of the transaction meets the definition of a federal award or subaward.
- E. Procurement Methods
1. "Procurement by micro-purchase" is the acquisition of supplies or services, the aggregate dollar amount of which does not exceed the micro-purchase threshold (generally \$3,500, except as otherwise discussed in 48 C.F.R. Subpart 2.1 or as periodically adjusted for inflation).
  2. "Procurement by small purchase procedures" are those relatively simple and informal procurement methods for securing services, supplies, or other property that do not cost more than \$175,000 (periodically adjusted for inflation).
  3. "Procurement by sealed bids (formal advertising)" is a publicly solicited and a firm, fixed-price contract (lump sum or unit price) awarded to the responsible bidder whose bid, conforming to all the material terms and conditions of the invitation for bids, is the lowest in price.
  4. "Procurement by competitive proposals" is normally conducted with more than one source submitting an offer, and either a fixed-price or cost-reimbursement type contract is awarded. Competitive proposals are generally used when conditions are not appropriate for the use of sealed bids.
  5. "Procurement by noncompetitive proposals" is procurement through solicitation of a proposal from only one source.
- F. "Equipment" means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which exceeds the lesser of the capitalization level established by the non-federal entity for financial statement purposes, or \$10,000.
- G. "Subaward" means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program award or subaward.

## Policy

The City of Bloomington intends to use the Uniform Grant Guidance Manual to support the administration of its Federal grants. This manual outlines procedures for procurement of goods and services for Federal awards. The City of Bloomington designates the Uniform Grant Guidance manual as the prime resource for grant recipients in the administration and management of the procurement process for their respective grant programs. The procedures list and explain relevant Federal laws and policies regarding procurement for Federal grant administration. While this Uniform Grant Guidance Manual is a primary resource, it is not intended to replace or supersede any Federal guidance on grant administration or replace the procurement standards contained in 2 CFR Part 200 aka the Uniform Guidance, Federal agency regulations, individual award terms and conditions or other applicable laws regarding grant administration.

## Procedures

City finance personnel and its program administrators of Federal awards will be provided the necessary training through various mechanisms, such as: (1) reviewing monthly State Aid Financial Status Report Updates, accompanying State aid payments, (2) consulting with the City's auditors as needed for clarification, (3) participating in various training opportunities, such as those offered by appropriate professional organizations, (4) reviewing legislative updates from multiple sources, (5) membership and participation in meetings of the Governmental Finance Officers Association (GFOA), (6) certification of respective positions by the GFOA i.e.: Chief Financial Officer, (7) coordination and collaboration with individuals performing similar job functions at similar municipalities.

## Enforcement

Compliance failures, whether noted internally by management, or through the external audit process, will be addressed immediately by reviewing the reason for the failure with responsible personnel and devising an improved process to encourage compliance in the future.

*Adopted 02/22/2021*

# REVENUE



# Revenue Policy

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## **Purpose**

The City of Bloomington will endeavor to maintain a diversified, stable, and sustainable revenue system that mitigates the impact of economic fluctuations and ensures the delivery of essential services to residents and businesses. This policy supports fiscal responsibility, transparency, and the long-term financial health of the City.

## **Revenue Estimation and Budgeting**

The City will employ a conservative, objective, and analytical process to estimate and budget annual revenues. This will include:

- Annual re-evaluation of all existing and potential revenue sources to identify new opportunities or adjustments.
- Ensuring that estimates are based on historical trends, economic indicators, and legislative or policy changes.

## **Contingency**

The total appropriated expenditures must be less than the total estimated revenue by a safe margin, as required by Section 7.06 of the City Charter. The City's policy defines this "safe margin" as at least 2.5% of the proposed budget, which will be reflected as "Contingency" in the budget.

## **Property Valuation and Tax Base Management**

To ensure fair and accurate property taxation, the City will:

- Maintain up-to-date appraisal procedures, conducting physical reviews of each parcel at least every five years as required by Minnesota Statute 273.08.
- Seek a balanced tax base by promoting a mix of residential, commercial, and industrial development, supporting a vibrant and sustainable local economy.

## **Revenue Diversification and Stability**

The City will maintain a diverse revenue base, including property taxes, sales taxes, user fees, and intergovernmental aid, to reduce dependency on any single source. This approach minimizes risk and provides resilience against economic downturns.

## **User Charges and Fees**

User charges and fees for activities will be set based on the full cost of providing services, adjusted for specific program goals when necessary.

The City will:

- Conduct an annual review of user fees to account for inflation, cost increases, and market rates.
- Present these reviews and any proposed fee changes to the City Council during the budget process.

## **Enterprise Fund Fees**

Fees for enterprise funds (e.g., Water, Wastewater, Golf) will be established to support direct and indirect costs, including capital outlay and debt service.

The City will:

- Ensure fees maintain a positive cash flow and provide adequate working capital for each enterprise.
- Use accumulated earnings for infrastructure replacement, or bond when necessary, to sustain enterprise operations.

## **Grant Revenue and Intergovernmental Aid**

The City will actively seek grant funding and intergovernmental aid to supplement revenues. Grants will be pursued strategically to support capital projects, economic development, and programmatic initiatives aligned with the City's goals. Regular reporting and tracking of grant funds will be implemented to ensure compliance and transparency. Grant reimbursement requests will be submitted in a timely manner, at least quarterly, when required. For grants where funds are received upfront or quarterly reporting is not mandated, compliance will follow the specific grant terms and conditions.

## **Revenue Monitoring and Adjustment**

The City will continuously monitor revenue performance against the budget and make adjustments as needed. This will include monthly financial reporting to the City Council and adjusting expenditure patterns to align with revenue realities when necessary.

## **Long-term Financial Planning**

The City will incorporate revenue forecasting in its long-term financial planning processes, aligning revenue policies with strategic priorities and capital improvement plans to ensure that the City can meet future obligations and sustain essential services.

City Council Approval: January 6, 2025

*Adopted 8/31/1987; revised 1/23/2006; revised 1/6/2025*

# Utility Collection Policy

The City of Bloomington uses special assessments as the primary form of delinquent utility bill collection. The collection action will be accomplished by certification to Hennepin County of the charges against the property for collection in the manner of a tax or assessment.

Nonetheless, the City reserves the right to disconnect water service to properties for non-payment of the utility bill under this policy.

Instances where water disconnection may be utilized:

Vacant properties, properties that have been disconnected from gas or electric during the cold weather rule months, properties where the owners have failed to respond to maintenance requests, properties presenting the potential of a backflow condition that will introduce contaminants into the public water system, thus jeopardizing the health of the Public.

Properties presenting an emergency, (for example: where a broken pipe is causing significant damage to property), water will be immediately disconnected to preserve the property until the owners are contacted and the problem is resolved.

Any company licensed to do business in the City of Bloomington that also has a delinquent utility bill, may be subject to water shut off. In addition, the above mentioned company may become ineligible for renewal of their City license under Bloomington City Code §14.08(8) and may be subject to license revocation.

*(Adopted by City Council 10/21/13)*

# RISK MANAGEMENT



# Risk Management Policy

- A. The City will maintain a separate Self-Insurance Fund within its fund and account groups.
- B. The City will calculate annually an updated estimated working capital requirement for the Self-Insurance Fund. Such working capital should be an estimate of claims to be covered in the next few years plus an amount for unexpected claims. If funding is found to be too low, Council will endeavor to transfer funds from the General Fund, or from any other funds, which might be available, to the Self-Insurance Fund to complete the indicated necessary level of funding. Transfers from the Self-Insurance Fund will only be made after at least three years of funding/loss experience, or a consultants report, indicates an over-funding.
- C. The City will utilize the services of a professional Risk Manager, either on-staff or by contract, to administer the City's risk avoidance program.
- D. The City will periodically conduct educational safety and risk avoidance programs within the various departments.
- E. Staff will report to the City Manager and the City Council, at least annually, on the results and costs of the City's risk management program for the preceding year.
- F. The City will, on an ongoing basis, analyze the feasibility of purchasing outside insurance coverage to replace or supplement the self-insurance program, in order to provide the best and most economical loss coverage available.
- G. The City will periodically (approximately every five (5) years) conduct, using independent outside consultants, a comprehensive risk management study, including adequacy of reserves, and will implement those recommendations for the improvement of risk management which are found to be feasible and cost-effective.
- H. The City will maintain the deductible amount considered prudent in light of the relationship between the cost of insurance and the City's ability to sustain the loss.

# SELF-INSURANCE RESERVE



# Self-Insurance Reserve Policy

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## **Purpose**

The Self-Insurance Fund is an Internal Service Fund that was established to provide protection from fluctuating insurance premiums due to changes in the insurance market. It pays all costs related to the administration of the City's self-insured workers' compensation program, including costs associated with hiring a Third-Party Administrator (TPA) and reinsurance premiums assessed by the Workers Compensation Reinsurance Association (WCRA), as required by law. In addition, this fund pays the insurance premiums for the City's property/casualty insurance program, comprised of municipal liability, auto, and property coverage obtained through the League of Minnesota Cities Insurance Trust (LMCIT), as well as all claims, payments, and expenses, including defense costs, incurred by LMCIT on the City's behalf subject to each policy's deductible.

## **Policy**

The Self-Insurance Fund balance will be maintained at a level sufficient to cover estimated claims liability based on evaluation of open reserves and historical trends.

The Fund balance will be reviewed annually to verify that adequate funding is in place for known and reasonably anticipated claims over the course of the next year.

Claim payments will be made from the Self-Insurance Fund for all claims against the City. Contributions to the Self-Insurance Fund are calculated annually by considering premiums, claims history, workers' compensation rates, and the insured value of property, equipment, and vehicles.

Reductions in the Self-Insurance Fund balance are meant to be short-term only and must be resolved through rate adjustments, implementation of a new permanent revenue source or reduction in expenditure levels.

Surplus fund balance above the minimum level may be used to defer or reduce payments needed to support risk management operations or fund city-wide initiatives as necessary.

*Adopted 01/23/2012; revised 6/2/25*

# TRAVEL



## Mileage Reimbursement Policy

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### **Purpose and Scope:**

The purpose of this policy is to define the terms and conditions under which the City will reimburse employees when using their personal vehicles while engaged in City business. This policy shall also apply to elected officials and board/commission members, but only when traveling outside of the seven-county metro area while engaged in City business.

For purposes of this policy, an employee's primary place of business is their workspace location at a City of Bloomington facility. An employee's home is not their primary place of business even if that employee has permission to work remotely. The primary place of business for elected officials and board/commission members is the council, board, or commission meeting location at a City of Bloomington facility.

### **Policy:**

Employees using their personal vehicles while engaged in City business are entitled to reimbursement for the lesser of: 1) miles actually driven to and from a meeting, training, or temporary work location; or 2) the miles that would have been driven had the employee traveled directly from and returned directly to their workspace location at a City of Bloomington facility. The business mileage reimbursement is clarified in the following two examples:

- An employee is attending an all-day training session that is 15 miles from his or her workspace at Bloomington Civic Plaza but only 10 miles from his or her home. The employee opts to drive directly from home to the training and directly back home at the end of the day, without going to his or her workspace at Civic Plaza. This employee would be eligible for reimbursement for 20 miles total (10 miles each way). Another employee who is based at Civic Plaza lives 25 miles from the training and also drives directly from home to the training and back again. This employee would be reimbursed for 30 miles total (15 miles each way), because the distances from Civic Plaza to the training is the lesser of the two amounts. The principle is that the City will not reimburse more than the actual miles driven, nor will it reimburse more than the mileage from Civic Plaza to the event simply because an employee happens to live further out.
- A second example would be an employee traveling from home to his or her regular workplace at the Water Treatment plant and then leaving mid-day to attend a work-related function 12 miles away in Minneapolis. The employee then drives directly home after the function, which is a distance of 15 miles. This employee would be eligible for reimbursement for a total of 24 miles – the actual miles traveled to the event and an equivalent amount back, because that is the lesser of the distance back to the Water Treatment plant and the distance to their home.

## Terms and Conditions:

1. Employees seeking mileage reimbursement are responsible for submitting a mileage reimbursement form electronically through CityBiz within sixty days (60). This mileage reimbursement claim form is required for federal accountability requirements and allows the reimbursement to be nontaxable to the employee. Mileage claim forms submitted after 60 days from when travel ended will not be reimbursed.
  2. The supervisor is responsible for reviewing mileage reimbursement claim forms for accuracy prior to approving in a timely manner.
  3. Mileage reimbursement rates are set by the City of Bloomington to coincide with the standard rate at the time of travel allowed by the IRS which changes annually.
  4. The mileage reimbursement is included on the employee's paycheck.
  5. Mileage will be reimbursed based on the most direct route from the point of departure to the point of destination.
  6. Mileage reimbursement is the only form of reimbursement that will be provided when using a personal vehicle for City business. The City will not reimburse for gasoline, parking violations, speeding tickets or any other costs arising out of the use of the personal vehicle.
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Effective Date: 01/01/2023

Reviewed: 10/2022

Revised: 10/2022

City Council Approval 04/20/2018; Revised 11/14/2022 effective 01/01/2023.

*Policy should be updated every 5 years.*

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# Travel Policy

Created by: Administration, Finance, and Legal  
Adoption Date: March 23, 2026

## Purpose Statement

The purpose of this policy is to establish internal controls that ensure compliance with Internal Revenue Service (IRS) regulations and state law; provide appropriate documentation for internal review and external audits; and govern the authorization, payment, and reimbursement of City-related travel expenses. City travel must be necessary, role-appropriate, cost-effective, and conducted with prudent use of City funds.

## Definitions

Companion: A person who may accompany the Traveler for whom the City bears no financial responsibility.

Continental breakfast - limited cold breakfast items (e.g., pastries, fruit, cereal, coffee)

Domestic travel: the IRS definition of the United States, includes the 50 states and the District of Columbia

Enterprise ERP software system Enterprise ERP Software System: The City's integrated enterprise resource planning (ERP) system, formerly known as Munis and also referred to as "Tyler Munis" or "ERP" Used to create travel requests and track travel claims.

Hot breakfast - cooked or entrée-style breakfast items (e.g., eggs, meat, hot entrees)

M&IE: Meals and Incidental Expenses

Per Diem: Daily allowance for meals and incidental expenses

Purchasing card (P-Card): A credit card to be used for purchases related to travel such as conference registration, accommodation, and transportation costs. See [P-Card policy](#)

Reimbursable: Expenses paid directly by the City or reimbursed to the Traveler in accordance with this policy

Seven-County Metro Area: The seven-county Twin Cities region comprises Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington counties

Short-term rental: A unit commonly associated with vacation rentals, can include furnished homes, apartments, or rooms rented for short-term stays

Traveler: City employees, Mayor and Council, Commission and Authority members traveling on City business

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## Policy Statement

It is the policy of the City to require that all official travel undertaken on behalf of the City be properly authorized in advance, directly related to City business, and conducted in a prudent and economic manner.

Reimbursement is limited to reasonable, necessary, and itemized expenses incurred for accommodations and services actually utilized, and only when such expenses comply with applicable IRS regulations, state law, and this policy.

Travel reimbursements can only be claimed for accommodation and actual services utilized when an expense is incurred. Travelers are expected to take the same care when incurring official expenses that one would use when traveling for personal reasons. All Travelers are expected to show good judgment while conducting City business in accordance with this policy.

City-assigned purchasing cards are the primary method of payment for travel expenses, except for meal expenses during overnight travel, for which the per diem allowance must be used.

When a purchasing card is not available or when there is a cost savings benefit to the City, Travelers may use personal credit cards and submit itemized documentation for reimbursement.

Travel costs caused by travel restrictions due to national or international health and safety protocols will be reimbursed.

In unique circumstances, the Department Head will review and document if additional costs are reimbursable.

## Applicability

This Travel Policy applies to all business travel undertaken by City employees, the Mayor and City Council, and Commission and Authority members when traveling in an official capacity and when travel costs are paid in whole or in part by the City.

## Policy Owner

### Primary Policy Owners

#### City Manager

- Overall executive authority for the policy
- Approves all international travel
- Authorizes certain out-of-state travel when timing requires
- Ensures policy enforcement and compliance across the organization

#### Finance Department

Responsible for fiscal controls, IRS compliance, and reimbursement standards, including:

- Processing travel reimbursements and applying per diem rules

- Establishing documentation and audit requirements
- Determining taxable income under IRS regulations (60-day rule)
- Policy interpretation and implementation guidance

## Secondary / Administrative Owners

Deputy City Managers, Department Directors / Division Heads  
Responsible for applying the policy within their departments

- Ensure travel aligns with operational needs and approved budgets
- Enforce compliance and approve exceptions as allowed by the policy

## Responsibilities

### Travel Authorization

All travel - Domestic and International - must be electronically submitted for approval using the ERP software system travel request process in advance of booking the trip.

- Domestic travel requests will be automatically routed to the supervisor, Department Head, and Deputy City Manager for approval.
- City Manager approval is required for all **international** travel.

### Single Day Travel:

A travel request is not required for single-day travel that does not involve air travel or overnight accommodations; however, prior supervisor approval is required.

### Overnight Travel:

All overnight or air travel must be electronically submitted for approval using the ERP software system in advance of booking the trip (training is available on the Finance SharePoint page). Travel requests will be automatically routed to the supervisor and appropriate Department Head for approval. The request for travel must provide the destination and reason for the travel, list the estimated itemized expenses and amounts, and the account coding where the funds are available.

The Department Head must determine that sufficient funds have been appropriated and are available before approving the request.

### Out-of-state travel requests:

In evaluating the out-of-state travel request, the following must be considered:

- The number of times the Traveler will travel on behalf of the City in the calendar year.
- Whether the Traveler will be receiving training on issues relevant to the city or to one's role.
- Whether the Traveler will be meeting and networking with other officials from around the country to exchange ideas on topics of relevance to the City or on the official roles of local elected officials.
- Whether the Traveler will be viewing a city facility or function that is similar in nature to one that is currently operating at, or under consideration by, the City and the purpose for the trip is to study the facility or function to bring back ideas for consideration.

- Whether the Traveler has been specifically assigned to visit another city for a public purpose.
- Whether the Traveler has been specifically assigned to testify on behalf of the City at the United States Congress or to otherwise meet with federal officials on behalf of the City.
- Whether the City has sufficient funding available in the budget to pay the cost of the trip. In some cases, the City may require the Traveler to pay for a part of the travel costs as condition of approval.

#### Mayor/Council members/Commissions/Authorities:

- The Mayor and Councilmembers attending meetings, workshops, conferences, or training at the expense of the City, which require out-of-state travel, must obtain approval of the travel by the City Council at an open meeting and must include an estimate of the cost of the travel.
- In the event the Mayor, or a Council, Commission, or Authority member seeks approval for out-of-state travel to attend meetings, workshops, or trainings but that travel must occur prior to the next City Council meeting, the City Manager is authorized to review and approve said out-of-state travel request after notifying the City Council of the request. Thereafter, the City Manager must report the actual out-of-state travel expenses for said City Manager-approved out-of-state travel on the City Council consent agenda. Once the travel has been approved, the Council Secretary will enter the travel request into the ERP software system.
- Commission and Authority member travel requests require approvals from the City Manager and Department Head responsible for the budget funding the trip.

## City Reimbursement of Travel Costs

### Transportation

The Traveler must choose the most efficient and economical method of transportation and travel days should be as close to the conference start and end times as possible.

Transportation costs include transportation to and from destination, to and from the airport, and the place of lodging or event. Travel must be by the most direct or normally traveled route unless approved in advance by the Traveler's supervisor. The Traveler will be responsible for any additional costs exceeding the business purpose-related expenses.

When air travel would normally be the most efficient option, but the Traveler chooses to drive or use another form of ground transportation, reimbursement will be limited to the lesser of the cost of driving or the comparable airfare.

### Air Travel

The City will reimburse for economy or coach class airfare only. Business or other upgrades are not reimbursable unless a single flight segment exceeds 5 hours. First class is not reimbursable under any circumstances.

The City will reimburse the cost of the first personal checked bag only. Additional personal checked bags are not reimbursable.

### Automobile

When multiple Travelers are attending the same business activity, Travelers are strongly encouraged to carpool.

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## City Vehicle

When traveling in a City vehicle, Traveler will use a City assigned purchasing card for fuel expenses or one's own credit card if a City purchasing card is not available. Due to potential liability considerations, transportation of persons not on official City business is prohibited in City vehicles.

## Personal Vehicle

When personal vehicles are used as a mode of transportation for travel, reimbursement will be made at the mileage or allowance rate in effect at the date of travel. Payment of mileage will be based on the most direct route from the point of departure to the point of destination. Please refer to the City's Mileage Policy. The City is not responsible for damage to one's personal vehicles while on official business, as the Traveler's vehicle is not covered by the City's insurance coverage. Traveler must maintain appropriate insurance when using personal vehicle for business travel.

## Car Rental at Travel Destination

When selecting a method of local transportation, the Traveler may consider public transit or courtesy shuttle first and then taxi/commercial ride-share or a rental car if more economical means is inappropriate or unavailable. Prior approval by the Department Head is required to rent a car at the travel destination. Pre-payment of a car rental can be made using a City purchasing card.

- No personal use of car rental is reimbursable. Minnesota law requires one's personal insurance company to provide coverage when the rental car is being used for personal activities in most instances.
- The City's automobile insurance coverage applies to rental vehicles when used for business purposes. Under normal circumstances, if a rental car be damaged while being used for business purposes, the City will defend and indemnify the Traveler against any claims made by the rental company for damage to the rental car.
- Car rental insurance will not be reimbursed by the City. If car rental insurance is purchased, it would be at the Employee's personal expense.
- Fuel for a car is reimbursable, however, fuel pre-payment is not allowed and will not be reimbursed.

## Commercial Ride-Share/Taxi/Train/Bus/Shuttle

The cost of taxi or commercial ride-share (Uber, Lyft, etc.) to and from places of business, hotels, airports or railroad stations is reimbursable. Non-business-related transportation costs are not reimbursable. Please refer to the City's Purchasing Card (P-Card) Policy for the specific documentation required for this type of expense.

## Parking

- Airport parking of a personal vehicle is reimbursable.
- Parking at destination hotel and destination business site is reimbursable.
- When using a personal vehicle or pre-approved rental vehicle, parking fees at destination business site are reimbursable. Parking related to personal use is not reimbursed.
- Valet parking is not reimbursable.

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## Lodging

Lodging accommodations must be appropriate for the purpose of the trip and are only allowable outside of the seven-county metro area or St. Croix and Pierce Counties in WI. Lodging costs up to the single occupancy rate and related fees for a standard room in the conference-selected hotel options will be reimbursed.

Short-term rentals may be reimbursed only when single-occupancy hotel accommodation is either unavailable or more costly than a short-term rental, and when the lodging is located within one-half mile of the primary business or event site. Documentation of cost analysis is required in advance for approval.

Additional considerations:

- When a companion travels with the Traveler on official business, reimbursement for the Traveler's lodging will be at the single occupancy rate for the accommodations. It is the responsibility of the Traveler to obtain the lodging rate for both single and double occupancy and to present the supporting documentation.
- Business telephone calls and reasonable personal telephone calls incurred during overnight stays are reimbursable. When assigned, a City mobile device or cell phone will be used for telephone calls.
- Internet access for business purposes is reimbursable.
- Non-reimbursable examples are: movies in your hotel room, fees to use the hotel's optional health club, dry cleaning, and personal items (such as toothpaste, shampoo, etc.)

## Meals and Incidental Expenses

Per diem and reimbursement for meals is NOT allowed for travel that does not require overnight accommodations. Meals provided at a conference or included with registration fees are allowable.

For travel that includes overnight lodging outside the seven-county metro area or St. Croix and Pierce Counties in Wisconsin, Travelers must use the federal per diem allowance for meals and incidental expenses in lieu of receipt-based reimbursement.

The City intends for its overnight Travelers to pay for meals, tips and service charges using the current per diem schedules as set by the federal government. These schedules can be found at: <https://www.gsa.gov/travel/plan-book/per-diem-rates/per-diem-rates-lookup> (M&IE column). The claim must not exceed the allowable per diem rate in accordance with the Standard Federal Per Diem Rate Schedule in effect at the time of travel as published by the U.S. General Services Administration (GSA). The per diem allowance is separate from lodging, transportation, and other miscellaneous expenses.

The per diem allowance covers all charges, including taxes and incidental expenses where applicable for:

- Meals including expenses for breakfast, lunch, dinner, and related taxes.
- Incidental expenses, including:
  - Fees and tips given to restaurant and hotel staff, and

- Transportation and tips between places of lodging or business and places where meals are taken.
- Tips:
  - In the Public Purpose Policy, tips cannot exceed 20% of business expenses before taxes.
  - If the Traveler provides a tip in excess of the amount allowed, the Traveler must reimburse the City.

Meals for which the City pays directly, such as meals included in a conference registration fee or hotel lodging costs, must be excluded from per diem and will not be further reimbursed. For example: if a conference provides a lunch or hot breakfast, the Traveler may not receive per diem for these meals if they are included within the conference registration fee. However, reimbursement may be allowed if the Traveler has special dietary needs that cannot be accommodated by the available meal options included in the conference registration or event programming. The Department Head reviews the circumstances and determines when reimbursement is warranted. If a lodging facility provides a hot breakfast, the breakfast allowance is excluded from the per diem amount. This provision does not apply to continental breakfast. When the Traveler receives a meal at no cost, that meal is not eligible for reimbursement and that meal allowance must be excluded from the per diem amount.

On travel days, defined as the first and last day of travel (departure and return), per diem amount equals 75% of total M&IE regardless of departure time. However, if travel occurs on a conference day, or a day that includes business meetings, the full per diem is allowed regardless of departure time. As noted above, if the conference registration fee does include a meal during the travel day, the appropriate reduction in the per diem must occur.

If actual expenses exceed the applicable per diem rate, the excess amount is a personal expense of the Traveler. If actual expenses are less than the per diem rate, the Traveler is not required to refund the difference to the City.

An agenda of the meeting or conference must be attached to the travel claim as backup documentation.

Travelers must NOT submit receipts for any meal purchases made as a part of overnight travel, except if required by grant funding. When the Traveler receives a per diem, the City assigned purchasing card may NOT be utilized to pay for meal expenses.

**Example:** Traveler travels to Orlando, FL for a 3-day conference and travels the day before and after the conference. Lunch is provided at the conference for all 3 days. Below is the per diem breakdown for Orlando based on the GSA schedule:

Primary Destination ⓘ	County ⓘ	M&IE Total	Continental Breakfast/ Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel ⓘ
Orlando	Orange	\$59	\$13	\$15	\$26	\$5	\$44.25

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Traveler's allowed per diem per day for days 2-4 is \$44:

\$59 M&IE Total

\$15 Lunch

\$44 Allowed per diem per day

Since lunch is provided, lunch allowance is deducted from the total and Traveler is allowed \$44 per day for days 2-4. On travel days, day 1 & day 5, the Traveler is allowed \$44.25 per day as found on the schedule.

## Other Expenses

- Conference, seminar, or convention registration fees may be pre-paid once approval is received from the Department Head or City Manager.
- Fees for social events, activities, and tour opportunities during the conference are considered a personal expense and not reimbursable.
- In unique instances involving lost luggage, Traveler may need to purchase clothing and toiletries for the duration of travel. The Department Head will review and determine if such additional costs are reimbursable.

## International Travel

The purpose of travel outside the United States for City business must be appropriate for job-knowledge needs and will only be considered if a similar meeting, conference, or training cannot be found within the domestic travel area.

International per diem rates are established by the U.S. Department of State. No per diem reductions apply on international travel days when a single flight segment exceeds five hours.

- [Lump sum daily amounts](#)
- [Breakdown of per-meal daily rates](#)

All reimbursable expenses that were paid using a personal credit card or currency must be converted to US currency before listing them on the travel expense claim with proper documentation.

Contact IT prior to travel to have the City-issued device temporarily changed to an international plan.

All travel - Domestic and International - must be electronically submitted for approval using the ERP software system travel request process in advance of booking the trip.

- Domestic travel requests will be automatically routed to the supervisor, Department Head, and Deputy City Manager for approval.
- City Manager approval is required for all **international** travel.

## Documentation

Falsification of travel documents or expense reporting that results in overpayment constitutes cause for disciplinary action, up to and including termination.

It is the Traveler's responsibility to:

- Maintain accurate records;

- Provide receipts for reimbursement as required by this and other related policies; receipts are not required for M&IE except for single day travel;
- Make a conscious effort to minimize expenses while maintaining an adequate level of comfort and convenience; and
- Request reimbursement in an accurate and timely manner. Per IRS regulations, reimbursements received after 60 days become taxable income.

## Primary Responsible Parties

### City Council

- Approves out-of-state travel for Mayor and Councilmembers at an open meeting via consent agenda.
- Receives reporting by City Manager—when travel must occur before the next Council meeting to approved Council, Commission, or Authority travel via consent agenda.

### City Manager

- Approving out-of-state travel for Council, Commission, or Authority when timing requires approval before a Council meeting.
- Approving Commission and Authority travel requests.
- Approving **all international travel**.
- Reporting City Manager—approved out-of-state travel expenses to City Council.

### Council Secretary

- Enters approved Mayor/Council travel request into the ERP system

### Department Head

- Key approval and oversight authority
- Responsibilities include:
  - Approving overnight, air, and out-of-state travel
  - Confirming sufficient budget is available
  - Determining reimbursement eligibility in unique circumstances
  - Approving car rentals at the destination, only when necessary
  - Reviewing exceptions (lost luggage, special dietary needs, additional costs)
  - Reviewing Commission and Authority travel (with City Manager)

### Deputy City Manager

- Approves domestic travel requests routed through the ERP system

### Finance / Accounting

- Processes reimbursements
- Ensures IRS compliance (60-day rule, taxable income)
- Supports audits and internal controls

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## IT Department

- Adjusts City-issued devices for international travel plans upon request

## Supervisor

- Reviews and approves:
  - Single-day travel (prior approval)
  - Travel requests routed through the ERP system
- Ensures travel is appropriate and aligns with the employee's role

## Traveler

City employees, Mayor and Council, Commission and Authority members traveling on City business. Responsibilities include:

- Using good judgment and complying with the policy
- Obtaining required approvals before travel
- Incurring only allowable expenses
- Maintaining detailed records and submitting accurate, timely (within 60 days of travel) travel claims with required documentation
- Ensuring per diem is correctly reduced when meals are provided
- Ensuring per diem is correctly reduced for first and last day of travel
- Minimizing costs and avoiding personal or non-reimbursable expenses

## Resources

References that aid in the understanding and compliance of policy could include forms, procedures, manuals, statutes, rules, etc. All resources can be found on the [Finance Department SharePoint Library](#). Example related policies include: Mileage Policy, Public Purpose Policy, P-Card Policy. Training videos for travel claims and p-card reconciliations are also available.

## Authority and Governance

This policy is adopted pursuant to the City's authority under Minnesota Statutes governing municipal finance, internal controls, and public expenditures.

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## Revision History

Version	Description	Date	Who
0.1	Existing version before new template, last updated April 2023	04/03/2023	Lori Economy-Scholler
0.2	Revision to adopt new template and make adjustments to policy	03/23/2026	Lori Economy-Scholler
0.3			
0.4			
0.5			

*(Revised 11/80, 11/85, 8/87, 1/89, 1/92, 6/93, 1/8/96, 1/5/98, 6/5/00, 2/6/06, 8/12/2011, 12/19/11, 12/21/2017, 02/04/2019, 11/14/2022 effective 01/01/23, 04/03/23, 03/23/26)*

# FINANCIAL MANAGEMENT POLICIES ADOPTION

The Financial Management Policies shall be adopted by resolution by the City Council. The policies shall be reviewed by the Finance and Accounting staff on an ongoing basis and any modifications made thereto must be approved by the City Council.

Adopted by City Council August 31, 1987; Adopted by Bloomington Housing and Redevelopment Authority and Bloomington Port Authority November 10, 2009.

Policy	Origination Date	Last Reviewed	Last Revised
Abatement District Policy	5/20/2002	9/1/2021	1/27/2020
Budgetary and Financial Control Policy	1/23/2012		1/2/2018
Business Subsidy Policy	11/19/2007	9/1/2021	11/18/2019
Capital Improvement Program Policy		10/11/2021	10/11/2021
Conduit Debt Policy	4/10/1978	11/8/2021	11/8/2021
Credit Card Service Fee Policy	11/14/2022	11/14/2022	11/14/2022
Debt Management Policy	5/20/2002	11/28/2022	11/28/2022
Electronic Fund Transfers (EFT)	3/19/2024	3/19/2024	3/19/2024
External Auditor Independence Policy	5/20/2002	9/29/2025	9/29/2025
Forfeited Funds Policy		6/2/2025	6/2/2025
Fund Balance Year-End Classification Policy	12/19/2011	10/20/2025	10/20/2025
Grant Administration Policy	12/19/2022	12/19/2022	12/19/2022
Housing Improvement Area (HIA)	8/4/2014	6/3/2024	6/3/2024
Investment Policy	3/3/1997	11/18/2024	11/18/2024
Mileage Reimbursement Policy		1/1/2023	1/1/2023
Post-Issuance Compliance Policy for Tax-Exempt Govt. Bonds	6/22/2009	9/1/2021	1/27/2020
Public Purpose Expenditure Policy		12/18/2023	12/18/2023
Purchasing Card (P-Card) Policy	2/1/2006	10/13/2025	10/13/2025
Purchasing Policy	5/20/2002	1/26/2026	1/26/2026
Revenue Policy	8/31/1987	1/6/2025	1/6/2025
Risk Management Policy			1/19/2006
Self-Insurance Reserve Policy	1/23/2012	6/2/2025	6/2/2025
Tax Increment Policy	6/10/1991	9/1/2021	1/27/2020
Travel Policy	11/1/1980	3/23/2026	3/23/2026
Uniform Grant Guidance Policy	2/22/2021	2/22/2021	2/22/2021
Utility Collection Policy	10/21/2013	2/19/2025	10/21/2013