

BEST OF
B L O O M I N G T O N

PORT AUTHORITY
ANNUAL REPORT
2025

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Bloom in Bloomington interns at 2025 program graduation

INTRODUCTION

The Port Authority delivers orderly economic development to the City of Bloomington. It is governed by the Port Authority Board of Commissioners. In 2025, the Port Authority achieved its mission through four work areas: real estate and development, business assistance, workforce development, and creative placemaking.

Annually, the Port Authority provides a report of the previous year and a separate work plan for the upcoming year to its Commission. The Creative Placemaking team is governed by its own commission and presents its annual report to that Commission and City Council.

2025 ANNUAL REPORT HIGHLIGHTS

In February 2025 the Port Authority approved its first ever Economic Development Strategic Plan, which will guide the Port's next five years of work. The plan features eight areas of focus: traded sectors (large employers), small business, innovation (entrepreneurship), thriving places, real estate and infrastructure, talent attraction and retention, wraparound services, and marketing and events. Strategies and projects under these eight areas will be undertaken by the Port's four work groups, as well as the Port Administrator and key collaborators across the City of Bloomington.

In August 2025, following plan adoption, the Port Authority approved a new mission statement in support of its expanded scope:

THE PORT AUTHORITY CULTIVATES COMMUNITY PROSPERITY AND QUALITY DEVELOPMENT. THROUGH BOLD VISION AND RESPONSIBLE PUBLIC INVESTMENTS, WE CONTRIBUTE TO THE GROWTH AND SUCCESS OF BLOOMINGTON'S INCLUSIVE AND RESILIENT ECONOMY.

The Port Authority staff team also grew in 2025. With 11 staff members, the team is now at full strength and able to focus resources on its four work areas and eight objectives.

2025 BUSINESS ASSISTANCE

In 2025, the Business Assistance team was fully staffed which allowed further growth as well as focus and refinement of existing programs. The year kicked off with code changes from the City Council in January. The changes covered parking flexibility, rooftop equipment screening, grease interceptors, odor control, exterior materials and coatings, and refuse and recycling storage.

OUTREACH AND ENGAGEMENT



Mayor Busse providing opening remarks at the Business Forum event.

The inaugural Business Forum event was held in October and delivered dual goals of showcasing City resources and fostering business connections. The event successfully brought together 99 attendees, a 74% attendance rate of the total RSVPs, which exceeded expectations. The post-event survey reported a 4.7 out of 5 overall satisfaction rating, 84.6% strongly agreed the event made Bloomington feel more business friendly, and 76.9% strongly agreed the Business Forum made Bloomington feel “growth ready”.

Business Assistance staff attended tabling events at the Small and Developing Business Opportunities Council (SADBOC) Government Procurement Fair, DEED: Start a Business, Grow a Business Resources, DEED: Paid Family Leave Act, and Kennedy High School Conference Night.

Attending ribbon cuttings was an initiative that started in 2024 and continued into 2025. This year, eleven events were held throughout the City:

- Relaxing Healthy Center – April 25
- MORA – April 26
- Wilderness Inquiry – April 29
- Creekside Kitchen – June 12
- Scramblin’ Egg – June 26
- Slumberland – June 26
- Bloomington Family Dental – August 15
- Burns & McDonnell – September 18
- TKDA – September 24
- Colonial Market – October 16
- Eleve Performing Arts Center – November 15



Relaxing Healthy Center ribbon cutting with Deputy City Manager Kathy Hedin (second from right) and staff.



MORA ribbon cutting with Mayor Busse (right) and staff.



Wilderness Inquiry ribbon cutting with Mayor Busse (third from right) and staff.



Creekside Kitchen ribbon cutting with Mayor Busse (center left), councilmember Dallesandro (fourth from left), Assistant Port Authority Administrator Barb Wolff (third from left), and staff.

CITY OF BLOOMINGTON, MINNESOTA



Scramblin' Egg ribbon cutting with Mayor Busse (center), Community Development Director Kim Berggren (right), Special Projects & Initiatives Manager Sean Lundy (left), and staff.



Slumberland ribbon cutting with Mayor Busse (center) and staff.



Bloomington Family Dental ribbon cutting with Mayor Busse (center), councilmember Lowman (eighth from right), and staff.



Burns & McDonnell ribbon cutting with Mayor Busse (center), councilmember Rivas (left) and staff.



Ribbon cutting with TKDA staff, Mayor Busse, and councilmember Rivas.



Colonial Market ribbon cutting with Mayor Busse (center) and staff.



Eleve Performing Arts Center ribbon cutting with Councilmember Lowman (center).

In year two of the Bloomington Business Connections, quarterly events led by the Minneapolis Regional Chamber, city leadership connected with 141 total attendees.

REGIONAL COLLABORATION AND PARTNERSHIP

The Business Forum brought together external partners and internal City departments. External partners that supported the event included: NextStage, MN DEED, Hennepin County, MN Commuter Services, Minneapolis Regional Chamber, and the MN Secretary of State. City divisions, Building & Inspections and Planning were also in attendance.



DIRECT ASSISTANCE

Sewer Availability Charge (SAC) Small Business Citywide Credit Program: six applications were approved for 24 units totaling \$59,640.

The SAC Small Business Deferral Program dispersed six units to one business totaling \$14,910.

Site & Façade Improvement Program: In year two of the program, the Business Assistance team approved 10 applications, totaling \$209,993 for a direct community investment of \$816,869. The applications were spread throughout the city.



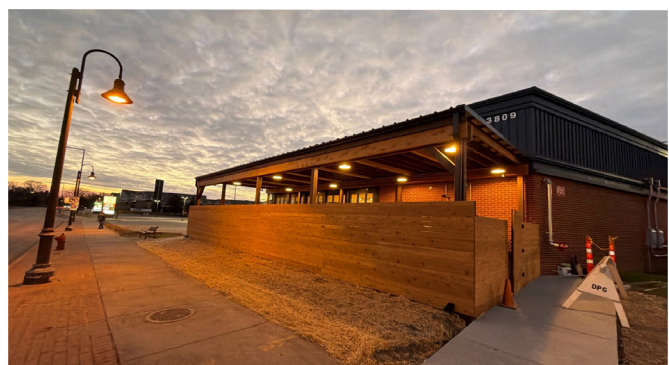
Pig Ate My Pizza before façade grant improvement.



Pig Ate My Pizza after façade grant improvement.

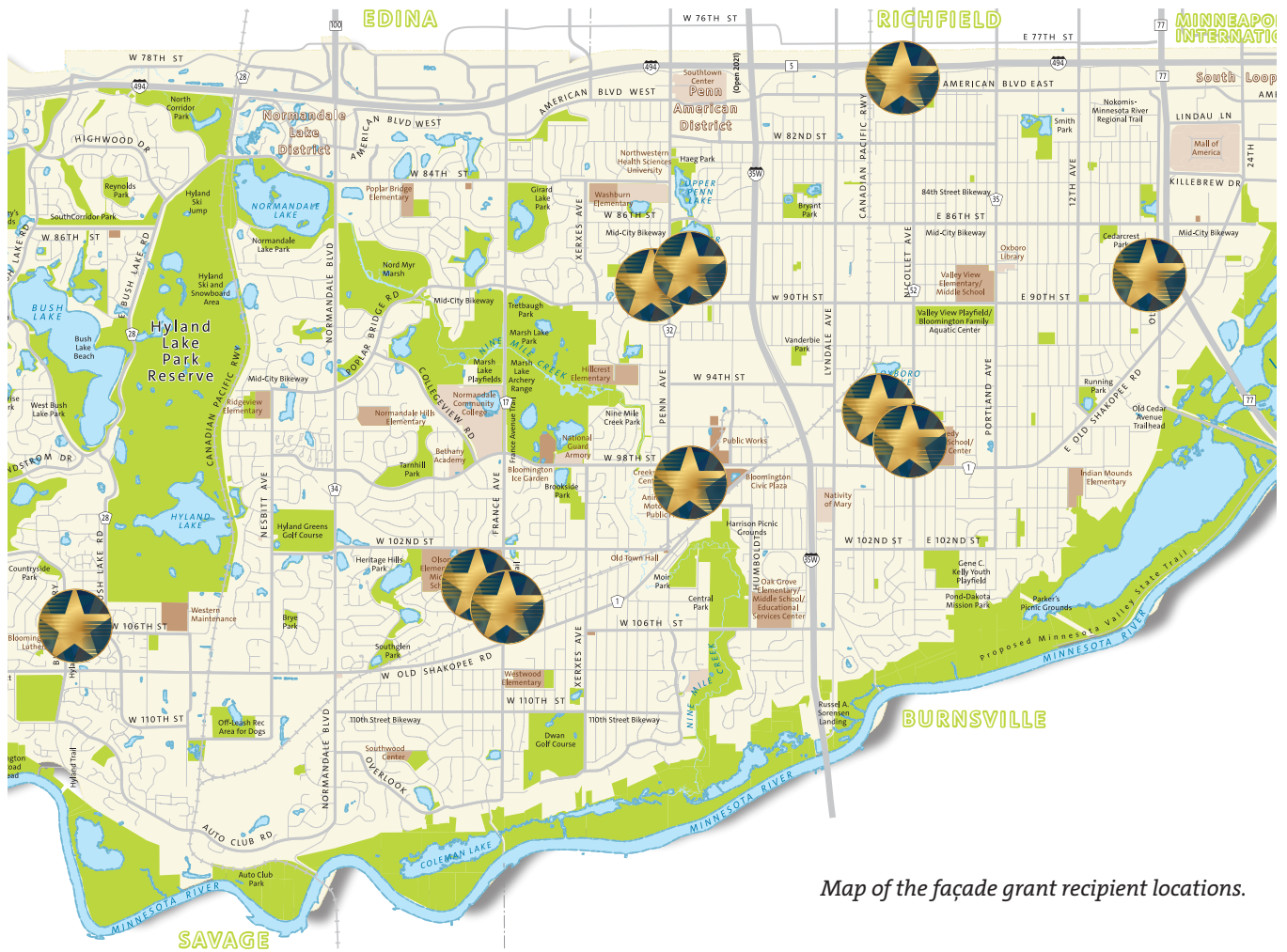


Perk Up Kitchen before façade grant improvement.



Perk Up Kitchen after façade grant improvement.

CITY OF BLOOMINGTON, MINNESOTA



Map of the façade grant recipient locations.

TECHNICAL ASSISTANCE

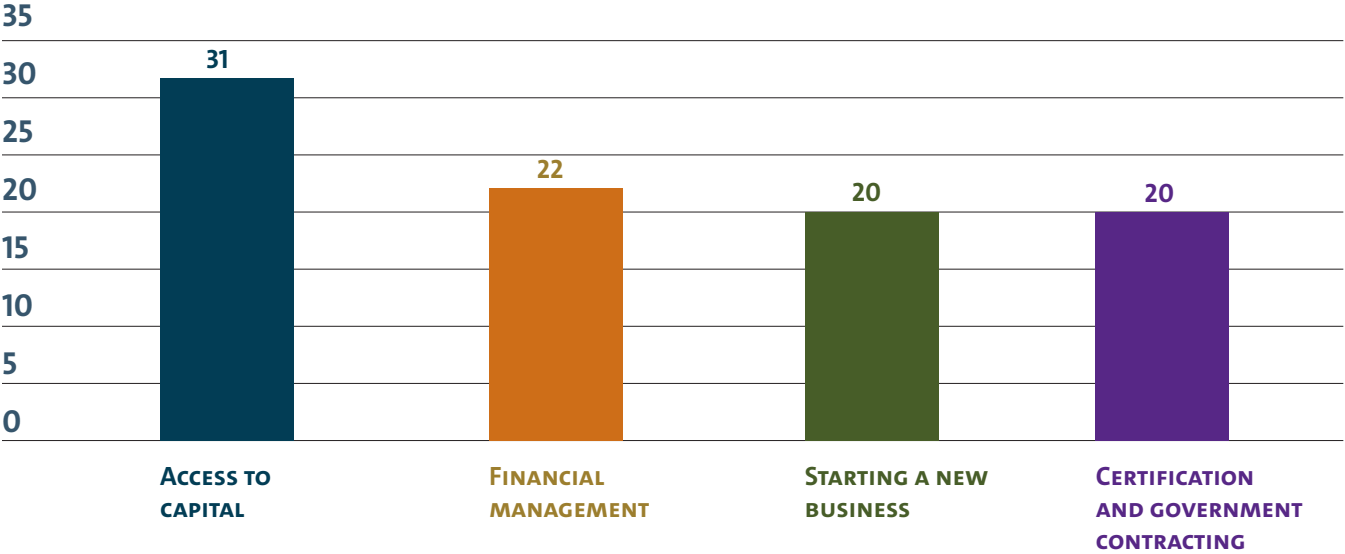
Twenty-seven Business Resource newsletters went out.

Welcoming Wednesdays welcomed 27 participants over eight events. Hiromi Yokoi with NextStage was a partner for this event series. This program was concluded in 2025 and in 2026 a new program will begin: Bloom & Grow.

The CEO Start Program was also in year two with its third cohort. In 2025, 15 aspiring entrepreneurs graduated.

The City partnered with the Zawadi Center and Sigma Consulting & Training for several workshops for entrepreneurs and small business owners covering access to capital, financial management, starting a new business, and certification and government contracting.

PARTICIPATION PER EVENT AT THE ZAWADI CENTER



Attendee count for each event Business Assistance Staff led at the Zawadi Center.

Hatch Bloomington ran its second competition year, with financial support from Stearns Bank, Bloomington Minnesota Travel and Tourism, and the Port Authority. A total of 35 applicants completed the submission and retail concept “Book Mother” selected as the final winner. During the competition, participants were offered no-cost resources through a CEO Start Bootcamp, Workshops with Krueger Real Estate, NextStage, MB Mentors, and coaching from Elevate Hennepin Advisors.



Hatch 2025 winner Twila Jackson of Book Mother.

The City partnered with the Small Business Development Center (SBDC) to hold the first cohort of the Community Entrepreneurship Program, graduating 19 participants.

DATA COLLECTION

Engaged a Customer Relationship Management (CRM) provider, Executive Pulse, to track business contacts. The software is anticipated to be rolled out fully in 2026.

ONGOING ADMINISTRATION

Supported Port Administrator in developing budgets and work plans, compiling annual report information, and hiring and managing business assistance staff.

Tracked Business Assistance Grants and compliance requirements.

Presented Business Assistance Programming at the Bloomington Leadership Program and the Multicultural Advisory Committee, both supported by the City.



2025 Fiestas Patrias Mexican Independence Celebration.

2025 CREATIVE PLACEMAKING

Bloomington's Creative Placemaking program integrates arts, culture, and design into City initiatives to advance City priorities, strengthen community connections, and enhance quality of place. The work is led by the City's Office of Creative Placemaking staff within the Port Authority division, in collaboration with departments and community partners. It is guided by the Citywide Creative Placemaking Plan, with advisory input from the Creative Placemaking Commission.

The full annual Creative Placemaking Work Plan is approved separately by the Creative Placemaking Commission and includes an overview of 2025 projects and achievements, and 2026 planned initiatives aligned with Citywide Plan goals and objectives. View the Work Plan and Citywide Plan: blm.mn/placemaking.

2025 REAL ESTATE DEVELOPMENT

In 2025, the Port Authority's Real Estate and Development Team was fully staffed which allowed it to advance initiatives for business expansion projects, and further coordinate with the HRA to support multi-family and affordable housing development.

DEVELOPMENT PROJECTS

SICK completed its phase II construction which includes a 144,000 square foot office building that will serve as SICK's North American headquarters and a Port Authority-owned 550-space parking ramp. The ramp will be available for public use after business hours. As of September 2024, 15,280 contractor hours have been spent on the ramp.



The parking ramp developed in conjunction with the Port Authority and SICK.



The new North American headquarters of SICK. Photo Credit: Clow Berg Architects.

CITY OF BLOOMINGTON, MINNESOTA

The Mystery Cove Waterpark at Mall of America moved one step closer to completion when the State legislature approved and the City Council and Port Authority adopted new legislation that allows use of legislatively appropriated “spending plan” TIF until the end of 2027.

Staff engaged with Kraus-Anderson on the re-development of the eastern half of Southtown. Kraus-Anderson submitted an application for TIF and is actively working with staff about the terms of financing and the re-development of the site.

Development inquiries have been reviewed by staff for the former Ramada site, Spruce Shadow Farms, and adjoining lands. The development ecosystem continues to face headwinds although inquiries about potential projects picked up in the latter half of 2025.



3rd Annual Broker Breakfast held in Council Chambers.

OUTREACH AND ENGAGEMENT

The 3rd annual broker breakfast was held on December 3rd, 2025. Leveraging staff knowledge, 324 commercial real estate brokers were invited this year. Final attendance was 67% of the total RSVP’s. Port Authority Staff covered all aspects of the Port’s involvement in the city. Updates from Public Works, Planning, and Assessing were also included. Feedback was very positive from the event and 2026 planning has already begun.

Improvements were made to the Port Authority’s “Why Bloomington” page. As a result of these improvements, a “Why Bloomington” one-pager was developed that can be used for business retention and expansion as well as Workforce Development initiatives.

The Minnesota Governor led a trade delegation to Germany and Switzerland in November 2025. Representatives from Bloomington accompanied the governor and used the “Why Bloomington” flyer Port Authority staff created.



QUALITY AMENITIES

NATURE

- 4,950 acres of parks and open space in 97 Parks
- 18 miles of paved biking trails and 40 miles of unpaved trails
- Connected to the regional trail system along the National Wildlife Refuge which includes 14,000 acres of protected land and 70 miles of hiking and biking trails
- The Nokomis-Mississippi River Regional Trail begins in Minneapolis and links with the Nine Mile Creek trail in collaboration with the Three Rivers Park District

FACILITIES

- Bloomington Family Aquatic Center
- Bloomington Ice Gardens
- Hyland Hills Ski Area
- 3 golf courses

EDUCATION

- Nationally-recognized Bloomington Public Schools Pre-K-12 schools and programs with 94% of parents rating the quality of education as “excellent” or “good”
- Normandale Community College, largest community college in the state, develops apprenticeship programming with local employers
- Northwestern Health Sciences University
- Bloomington Centre for the Arts

SAFE, WELCOMING AND WELL-MANAGED

- One of LinkedIn.com’s Top 100 Best Places to Live in the US
- According to the 2025 National Survey of Residents, 79% of residents feel “excellent” or “good” in terms of overall safety in Bloomington
- City financial stability with a long-term AAA bond rating

CENTRAL LOCATION

- 5-minutes from Minneapolis-St. Paul International Airport
- Ranked number 1 for customer satisfaction by JD Power
- Delta Airlines hub
- 15-minute drive to downtown Minneapolis or St. Paul
- 1 light rail transit line, 3 bus rapid transit lines, with the most transit stops outside of Minneapolis and St. Paul
- Busiest transit station in the state with over 5,000 daily rides

ECONOMIC AND TOURISM HUB

- 4th largest city in Minnesota
- 13.3 million sq. ft. of existing office, including the following corporate headquarters:

(Logos for SICK, Denitelson, and others are visible)

BUSINESS EXPANSION PROJECTS



Colonial Market opened in the former Oxendale’s Market space in Carbon 31 Apartments. This brings much needed grocery options to the South Loop District.



Luther Kia redeveloped its 54,000 square foot facility at 1701 American Boulevard.



Thermo King by Trane Technologies renovated its office at 314 W 90th Street. The space is going to be used for employee training and is a showcase for other locations.



Polar Semiconductor expanded its facility using a MIF grant from the State of Minnesota through the CHIPS Act program. Four million dollars were disbursed in 2025 for the expansion of their semiconductor fabrication facility which is expected to bring an additional 160 jobs to Bloomington.



Burns & McDonnell expanded its footprint from 45,000 square feet to 67,000 square feet in 5600 American Boulevard West.



Seagate Technology engaged the Port Authority staff for a letter of support for their application to the Minnesota Forward Fund. Seagate is planning additional build out of its 81,000 square foot facility.

AFFORDABLE HOUSING ADMINISTRATION

The Port Authority in collaboration with the HRA continues to monitor and report on the implementation of the Opportunity Housing Ordinance (OHO) that was adopted in 2019. The City Council periodically reviews and revises the requirements of the OHO to ensure responsiveness to changing economic circumstances and local housing needs. To provide analysis for this periodic review, staff worked with a consultant team in 2025 to conduct an update to the 2018/2019 Housing Nexus Study that informed the requirements of the OHO when it was initially adopted. Final presentation of the updated study findings will occur in early 2026.

To verify ongoing compliance with OHO affordability requirements, City staff reviewed reports from 14 properties, 11 properties conducted compliance at the state, and 18 household audits were completed by City staff. In total, 1,658 affordable units were reviewed at some level.

The Knox Apartments completed construction in 2025. The 99-unit apartment includes 9 units affordable to households earning at or below 50% AMI.



The Knox Apartments at 1801 American Blvd W.



The Rosalyn 700 American Blvd.



Ever Apartments at 6701 W 78th St.

Two projects were under construction in 2025: The Rosalyn and Ever Apartments. The Rosalyn Apartments is a 128-unit 100% affordable senior housing building. The unit affordability breakdown is: 8 units at 30% AMI, 104 units at 50% AMI, and 16 units at 60% AMI. Ever Apartments is a 208-unit market rate building that has 19 units set aside for households earning at or below 60% AMI, as required by the OHO.

DATA COLLECTION AND ADMINISTRATION

Commenced file organization project to improve efficiency, follow retention policies, and promote knowledge transfer.

Took over tracking and administration of large employers in the City from the Finance Department. Over sixty employers have been identified in the City that have over 100 employees on staff. Staff is also tracking headquarter locations, if the company has an international reach, and any rankings from local publications (like the *Minnesota Star Tribune* or the *Minneapolis-St. Paul Business Journal*.) Because large employer tracking is centralized in the Port Authority, any announcements about openings, expansions, or possible relocations trigger a welcome or retention visit by the Port Authority Administrator and City leadership.

Port Authority Staff is currently overseeing 9 grants through MN DEED, Hennepin County, or Met Council. In collaboration with the HRA and Finance, monthly calls are held to ensure compliance.

Port staff worked to complete Phase one of the TIF management plan in 2025. This included information on all districts, timelines, and forecasting. Phase two commenced at the end of 2025 and will continue into the next year.

Fourteen RFIs were received from external partners Greater MSP and MN DEED in 2025. City staff submitted information for five of the projects.

ONGOING ADMINISTRATION

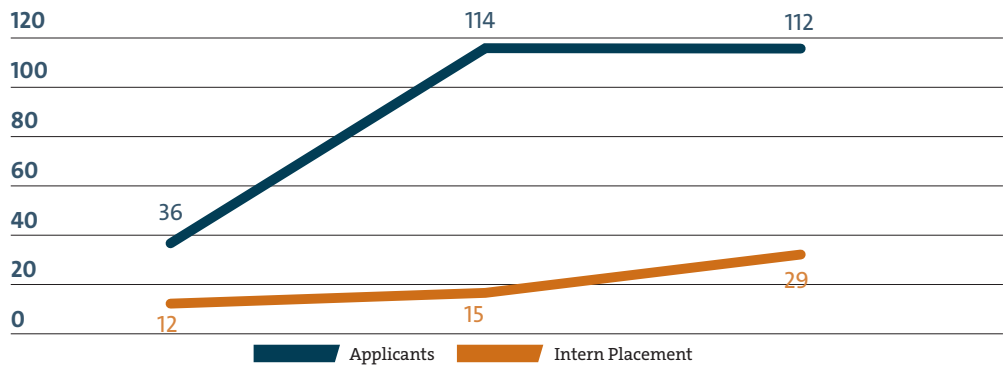
Supported Port Authority Administrator in developing budgets and work plans, collaborating closely with the HRA, compiling annual report information, and hiring and managing real estate development staff.

2025 WORKFORCE DEVELOPMENT

The Bloom in Bloomington internship program was fully integrated into the Port Authority and workforce development initiatives in collaboration with other community development leaders commenced.

Program interest continues to grow. In 2025, there were 112 applicants to fill 29 spots. Employer partners included Bloomington Minnesota Travel and Tourism, Bloomington Public Schools' IT Department, Larkin Hoffman, Polar Semiconductor, Seagate Technology, TKDA, Walser Automotive Group, Wilderness Inquiry, as well as the City of Bloomington departments.

BLOOM PROGRAM PARTICIPATION GROWTH



The 2025 cohort completed a pre-internship survey and one at the conclusion of their time. Interns reported improved writing skills, time management, and financial management among others. The majority of interns would recommend Bloom in Bloomington to others.



2025 Bloom in Bloomington interns at graduation.

2025 PORT AUTHORITY ADMINISTRATOR ANNUAL REPORT

The Port's first ever Economic Development Strategic Plan was approved in February 2025, followed by an updated mission statement in August 2025.

With many new team members joining the Port Authority to execute its expanded responsibilities, Administration focused on supporting staff to build internal and external relationships. Staff field trips were planned to the SICK development site, Cordia Energy, and VEAP. Several guests from collaborating City departments were invited to explain their work at Port staff meetings.

Staff sought ways to engage with economic development and real estate partners through volunteerism, presentations, and board participation. In 2025, staff presented at the Economic Development Association of Minnesota (EDAM) Spring Conference, and served on the following boards and commissions: EDAM Board of Directors, EDAM Young Professionals Committee, EDAM Government Relations Committee, Urban Land Institute (ULI) Emerging Trends Events Committee, NeighborWorks Home Partners, Hennepin-Carver Workforce Development Board's Strategic Talent Pathways Work Group, and Foreign Trade Zone #119 Board.

OUTREACH AND ENGAGEMENT

In 2025, the Port Authority focused on promoting economic development services to the community and promoting Bloomington to a wider audience. Staff tabled at Bloomington Pride and Juneteenth and featured the Economic Development Plan and several programs in the Bloomington Briefing. The Port Administrator attended SelectUSA with Minnesota's Department of Employment and Economic Development (DEED) and the Mayor and Community Development Director attended the Governor's Trade Mission to Switzerland and Germany. Staff continue to update and refine the Port Authority's web presence on the City's website.



Front row (L to R): Joe Fittante (President, Larkin Hoffman), Gary Trettel (CFO, Ziegler Cat), Pahoua Hoffman (Senior VP, HealthPartners), Brian Ryks (CEO, Metropolitan Airports Commission), Jeff Lipovetz (President & CEO, TKDA). Back row (L to R): Rich Hoge (COO, Mall of America), John Morris (SVP & CTO, Seagate), Rick Olson (CEO, Toro), Richard Lewis (President, Life Sciences, Donaldson Co.), Tim Busse (Mayor, Bloomington), Christian Weisenahl (CFO, SICK USA), Mike Ritzenthaler (CFO, Polar Semiconductor), Bonnie Carlson (President & CEO, Bloomington Minnesota Travel & Tourism), Kurt Zellers (CEO, Minnesota Business Partnership). Not pictured but in attendance: David Dikken (CEO, MTL), Tod Carpenter (CEO, Donaldson Co.)

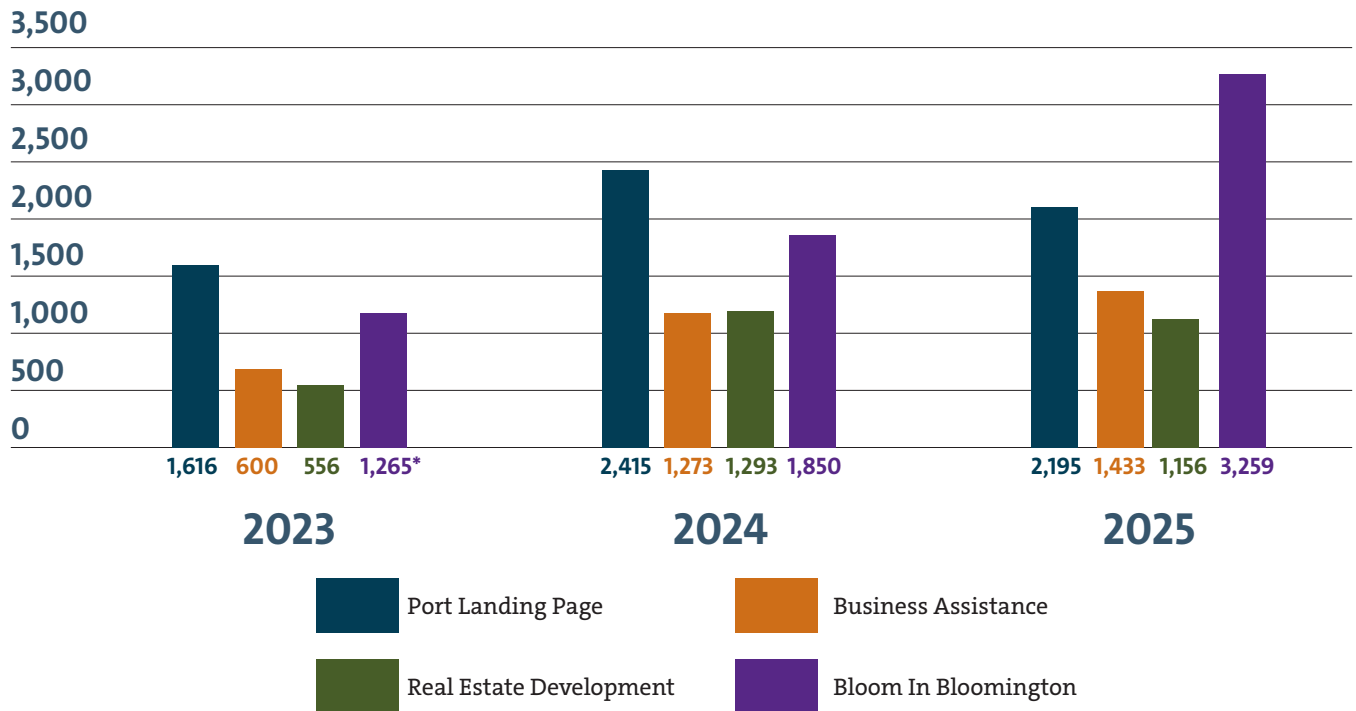


Juneteenth celebration

The Bloomington Economic Partnership (BEP) expanded its mission from focusing on workforce to engaging large employers and economic development partners to share knowledge and feedback around quarterly topics relevant to the Port Authority’s Economic Development Strategic Plan. In 2025, BEP learned about marketing for economic development, developed “Why Bloomington” messaging, and began mapping the regional workforce development landscape. Twenty-four City of Bloomington staff from 5 different departments, and 59 individuals representing 27 organizations and companies participated in at least one BEP sessions or workshops in 2025.

The Mayor’s CEO Summit initiative launched as an offshoot of BEP in 2025, and hosted three small gatherings of senior leadership from major companies in Bloomington. Executives from 15 companies headquartered or with a major operational footprint in Bloomington attended one or more of the events.

PORT AUTHORITY WEBSITE VISITS



**Port Authority website visits. The Bloom in Bloomington webpage traffic for 2023 is an estimate based on available data.*

CONCLUSION

The City of Bloomington Port Authority looks forward to 2026. Any questions about this report can be directed to:

952-563-8873

portauthority@bloomingtonmn.gov

APPENDIX

PHOTO CREDITS:

Clow Berg Architects, Port Authority staff, and City of Bloomington Communications department.

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