



Bloomington Housing and Redevelopment Authority

■ 1800 West Old Shakopee Road ■ Bloomington MN 55431-3027 ■ 952-563-8937 ■ FAX 952-563-4977 ■ TTY 952-563-8740 ■

CASE FILE #PL201800255

November 20, 2018

Glen Markegard, Planning Manager
City of Bloomington Planning Division
1800 W. Old Shakopee Rd.
Bloomington MN 55431

Re: Penn American Phase III

Glen,

The Penn American Phase III Planned Development includes a 248 unit apartment (with 50 affordable units), grid streets, sidewalks, and related infrastructure, and a restaurant. The applicants (including the Bloomington HRA) have indicated that the apartments, infrastructure, and restaurant will be built through a coordinated schedule in 2019-20.

The HRA will execute a development agreement with the developers (Stuart Development and United Properties) prior to the start of construction that regulates what can and will be constructed on the three current parcels. The development agreement will include a site plan, elevations and floorplans and other specifications for what will be constructed (incl. completion deadlines). The start of construction will occur after the completion of storm water improvements by the City on and around the three parcels. The Portillo's site will not be transferred/sold to Portillo's until performance of the total development is assured.

The development agreement will require that the housing described in the application must be built within a specified timeframe, or the full development will not move forward, and the HRA will retain control and ownership of the sites.

If you have any questions, please contact me for more information. Thank you.

Sincerely,

Douglas P. Grout
Administrator



Visit BLM.MN/HRA

