



June 29, 2020

Dan Williamson
Park 'N Go
7901 International Drive
Bloomington, MN 55425

Re: Failure to Meet Development Timelines - Case PL2019-134

Dear Mr. Williamson,

On September 9, 2019, the Bloomington City Council issued Park 'N Go (Applicant) an Interim Use Permit (IUP) for its remote airport parking surface lot located at 7901 International Drive, Bloomington, Minnesota (Site). The City Council approved the above-referenced five year interim use permit subject to and contingent upon the Applicant's satisfaction of certain conditions relating to the Property including future development milestones on the site. Pursuant to the IUP, the Applicant was required to submit a concept master plan for the site on May 1, 2020. The City has not received this submission. The Applicant was required to submit a project proforma to the City for initial review if public financing was desired on May 1, 2020. The City has not received this submission. The Applicant is required to enter into a Site Development Agreement as a condition of the IUP. The City has provided draft documents to the Applicant for review. The City has received no formal feedback on the draft documents. The City's proposed agreement is enclosed for the Applicant's review. On July 1, 2020 revised preliminary and final development plans are due to the City.

The City recognizes that redevelopment of this parcel is complex and that this complexity is only furthered by the overlay of the COVID-19 global pandemic. That being said, the Applicant has significantly exceeded the timeline established by the IUP and staff is concerned that the Applicant will continue to miss deadlines. With this in mind, the City expects that the Applicant submit: 1) a concept master plan, 2) project proforma (if public assistance is requested) and 3) revised preliminary and final development plans by July 1, 2020. A change in the IUP by the Applicant, including modification of the established development timeline, requires City Council approval in accordance with Bloomington City Code Section 21.501.05.

The City's decision not to fully exercise its rights, powers, privileges and remedies under the IUP is not intended, and shall not be construed, to be a waiver of any such claim. The City may still elect to exercise any or all of its rights, at their sole option, at any time hereafter, without the necessity of any further notice, demand or other action on the part of the City.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Planning Manager