



August 12, 2022

William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Bloomington, MN 55437

RE: Case # PL202200127 – Interim Use Permit for Remote Airport Parking at Park ‘N Fly
3700 & 3750 American Blvd. E.

Mr. Griffith:

At its regular meeting of August 8, 2022, the City Council approved a five-year Interim Use Permit for a remote airport parking facility located at 3700 and 3750 American Blvd. E. with conditions of approval (Case # PL202200127).

The approval is subject to conditions and milestones that must be satisfied. While the conditions list includes selected City Code requirements of particular interest, the development must comply with applicable local, state, and federal codes.

1. Prior to Permit The applicant must sign a new Site Development Agreement relating to the remote airport parking use with the City that incorporates all conditions of approval attached to Case PL2022-127 and confirms the interim nature of the use.
2. Ongoing The conditions attached to this approval of the interim use permit for remote airport parking (Case PL2022-127) replace and supersede all previous conditions of approval related to the remote airport parking use on the property.
3. Ongoing Upon interim use permit expiration (Case PL2022-127), the physical surface parking lot and physical parking structure may remain, however, the use of the site for remote airport parking must cease.
4. Ongoing The remote airport parking use is limited to 2,059 vehicles.
5. Ongoing Any physical changes to the site must follow the relevant approval process outlined in the City Code.
6. Ongoing Motor vehicles must be parked at all times in a manner allowing Fire Department access.
7. Ongoing Landscaping and required screening must be maintained during the term of the interim use permit.
8. Ongoing Maintenance or cleaning of customer or employee vehicles is prohibited.
9. Ongoing All trash and recyclable materials must be stored inside the principal building.
10. Ongoing Fire lanes be posted as approved by the Fire Marshal.
11. Ongoing Failure to meet any of the milestones identified in the staff report will result in termination of this interim use permit for remote airport parking.

provided the City makes available sufficient sewer infrastructure capacity to be available. In any event, termination of this interim use permit is subject to the Applicant's right to cure an event of default or otherwise undertake corrective measures. In no case may the use of the Property for remote airport parking extend beyond August 8, 2027, unless a subsequent interim use permit is issued.

Should you have any questions regarding this decision, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,

A handwritten signature in cursive script, reading "Glen Markegard".

Glen Markegard, AICP
Planning Manager

Approved Development Milestones – Case PL2022-127

Milestone	Description	Due
Phase 1 Resubmittal	Due to the plans' expiration, the Applicant will submit a new Final Development Plan application for Phase 1 that is substantially consistent with the previously approved Phase 1 Final Development Plan.	February 1, 2023
Phase 1 Status Update	The applicant will meet with City and Port Authority staff to provide the status of construction materials pricing and financing markets.	October 31, 2023
Phase 1 Proforma	The applicant will provide an updated Phase 1 proforma based on the current construction pricing, market rents and projected returns.	February 28, 2024
Phase 1 Construction Start	The applicant will commence construction of Phase 1 project, provided project returns based on market conditions, including rents, interest rates and construction costs exceed an average of six percent (6%) Return on Equity for the first ten years of projected operations in the proforma submitted by the Applicant and reviewed by the Planning Commission and City Council. If the City Council determines the proforma is at market conditions and the returns are insufficient, this milestone will be extended for annual proforma reviews based on updated information.	June 30, 2024
Phase 2 Development Concept Plan	The applicant will submit a development concept plan for Phase 2 with projected uses and development schedule.	July 31, 2024
Phase 2 Revised Preliminary and Final Development Plans	The applicant will submit to the City a complete application for a major revision to Preliminary Development Plans for the Property and Final Development Plans for Phase 2.	December 31, 2026
Phase 2 Building Permit	The applicant will submit a complete application for a building permit for the Phase 2 project	May 30, 2027
Phase 2 Construction	The applicant will commence construction of Phase 2 project, provided returns are sufficient based on market conditions, including rents, interest rates and construction costs, as determined by the City Council after Planning Commission review and based upon the proforma submitted by the Applicant and reviewed by the Port Authority Administrator.	July 31, 2027