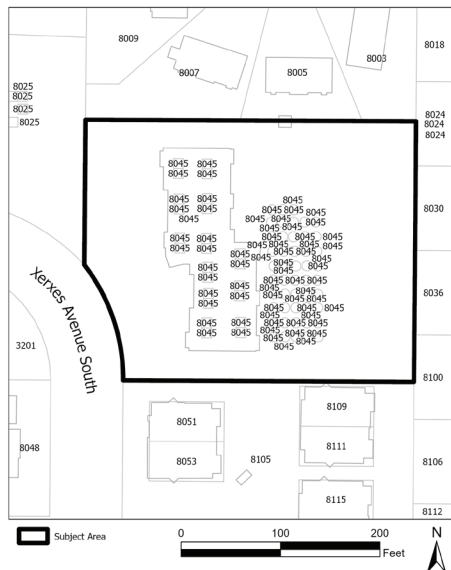


**NOTICE OF PUBLIC HEARING
THE HEIGHTS CONDOMINIUM ASSOCIATION
HOUSING IMPROVEMENT AREA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Bloomington, Minnesota ("City") will hold a public hearing on **Monday, November 18, 2024, at 6:30 p.m.** in Bloomington Civic Plaza's Council Chambers, 1800 West Old Shakopee Road, in the City of Bloomington, regarding the adoption of an ordinance to establish The Heights Condominium Association Housing Improvement Area (the "HIA"); and adoption of a resolution imposing fees on housing units within the HIA, all pursuant to Minnesota Statutes Section 428A.11 to 428A.21 (the "Housing Improvement Act").

The boundaries of the proposed HIA are shown by the bolded line in the map below.



Within the HIA, the City proposes to facilitate various improvements to The Heights Condominiums. The improvements would be financed by fees imposed on the owners of units. Details regarding the hearing, the improvements and the fees are described below:

1. Persons to be heard: All persons owning housing units in the proposed housing improvement area that would be subject to a fee for housing improvements, and all other interested persons, will be given an opportunity to be heard at the hearing.

2. Proposed Housing Improvements: The improvements will include replacing a parking structure, replacing balconies, and making associated accessibility improvements and administrative costs.

3. Estimated Cost of Improvements to be paid in whole or in part by housing improvement fee: \$2,483,187, including construction costs, administrative, soft costs, and financing costs.

4. Amount to be charged against each housing unit: The total costs are allocated based on the assessed value of each unit and assessed value of parking stalls owned by each unit. Following are estimates of the fee to be imposed on all housing units in the HIA:

Unit #	Share	Unit Total Fee	Annual Fee*
G1	2.77%	\$68,823.73	\$4,832.86
G2	2.77%	\$68,823.73	\$4,832.86
G3	3.62%	\$89,875.69	\$6,311.15
G4	3.62%	\$89,875.69	\$6,311.15
G5	2.76%	\$68,553.83	\$4,813.91
G6	3.62%	\$89,875.69	\$6,311.15
101	2.77%	\$68,823.73	\$4,832.86

Unit #	Share	Unit Total Fee	Annual Fee*
102	3.62%	\$89,875.69	\$6,311.15
103	2.77%	\$68,823.73	\$4,832.86
104	3.63%	\$90,145.59	\$6,330.10
105	3.62%	\$89,875.69	\$6,311.15
106	3.61%	\$89,740.74	\$6,301.67
107	3.76%	\$93,384.35	\$6,557.53
108	2.77%	\$68,823.73	\$4,832.86
109	2.77%	\$68,823.73	\$4,832.86
110	3.76%	\$93,384.35	\$6,557.53
111	3.62%	\$89,875.69	\$6,311.15
112	3.62%	\$89,875.69	\$6,311.15
201	2.77%	\$68,823.73	\$4,832.86
202	3.63%	\$90,145.59	\$6,330.10
203	2.76%	\$68,553.83	\$4,813.91
204	3.76%	\$93,384.35	\$6,557.53
205	3.63%	\$90,145.59	\$6,330.10
206	3.76%	\$93,384.35	\$6,557.53
207	3.63%	\$90,145.59	\$6,330.10
208	2.77%	\$68,823.73	\$4,832.86
209	2.77%	\$68,823.73	\$4,832.86
210	3.63%	\$90,145.59	\$6,330.10
211	3.76%	\$93,384.35	\$6,557.53
212	3.63%	\$90,145.59	\$6,330.10

*The Annual Fee includes estimated interest and is payable if the unit owner does not prepay the Total Fee as described below.

5. Owner's right to prepay: Housing unit owners may prepay the entire Unit Total Fee, without interest, as further set forth in the resolution imposing fees.

6. Number of years the fee will be in effect: If an owner does not prepay the entire Unit Total Fee by the prepayment deadline, the Annual Fee will be imposed in equal installments over a 20-year period. The annual installments will be in the amount of the Annual Fee, described in paragraph 4 above.

7. Compliance with Petition Requirement: The petition requirements of Minnesota Statutes Section 428A.12 have been met. Owners of more than 65% of the housing units that would be subject to the proposed fee in the HIA have filed a petition with the City Clerk requesting a public hearing on both the ordinance creating the HIA and the proposed fee, in accordance with Section 428A.12 of the Housing Improvement Act.

8. Objection to Inclusion in HIA: Before the ordinance is adopted after a public hearing, the owner of a housing unit in The Heights Condominium may file a written objection with the City Clerk asserting that the owner's property should not be included in the HIA and should not be subjected to a fee, for the reason that the property would not benefit from the improvements. The City Council shall make a determination of the objection within 60 days of its filing. Pending its determination, the City Council may delay adoption of the ordinance or it may adopt the ordinance with a reservation that the landowner's property may be excluded from the housing improvement area or fee when the determination is made.

For further information on the proposed HIA ordinance and housing improvement fee or to submit comments, contact Kenny Niemeyer, Housing Development Specialist at Civic Plaza or at 952-563-4981 or xerxes@bloomingtonmn.gov. A full copy of the proposed ordinance and resolution are available online at <http://blm.mn/notices>.