

DESTINATION MEDICAL CENTER CORPORATION

RESOLUTION NO. ____-2020

Authorizing Submission of a Modification to the Development District to the City of Rochester (West Transit Corridor)

BACKGROUND RECITALS

A. Pursuant to Resolutions Nos. 87-2019 and 89-2019, the Destination Medical Center Corporation (“DMCC”) approved a locally preferred alternative (the “Locally Preferred Alternative”) for route, alignment and mode for the downtown circulator and additional project features, authorized expenditures, and approved application to the Federal Transit Administration for federal funding. These resolutions also contemplated a modification of the development district, the geographic area in the City of Rochester (the “City”) identified in the Development Plan (adopted on April 23, 2015, as amended), in which public infrastructure projects are implemented as the Destination Medical Center development district (the “Development District”).

B. The City and the Destination Medical Center Economic Development Agency (“EDA”) now request for a modification to the Development District, set forth in Exhibit A attached (the “Proposed West Transit Corridor Development District Modification”), in order to implement a phase of the Locally Preferred Alternative.

C. The DMCC may modify the Development Plan at any time, and must update the Development Plan not less than every five years. Pursuant to Minnesota Statutes Section 469.43, subdivision 4, a modification or update must be adopted by the DMCC upon the notice and after the public hearing and findings required for the original adoption of the Development Plan, including approval by the City.

D. The DMCC must hold a public hearing before modifying the Development Plan. At least sixty days before the hearing, the DMCC must make copies of the proposed modifications available to the public at the DMCC’s and City’s offices during normal business hours, on the DMCC’s and City’s websites, and as otherwise determined by the DMCC. At least ten days before the hearing, the DMCC must publish notice of the hearing in the official newspaper of the City. The DMCC may modify the Development Plan upon its finding that the elements of the statute have been satisfied, and upon approval of the modification by the City.

E. The City must act on the proposed modification to the Development Plan within sixty days following its submission by the DMCC.

RESOLUTION

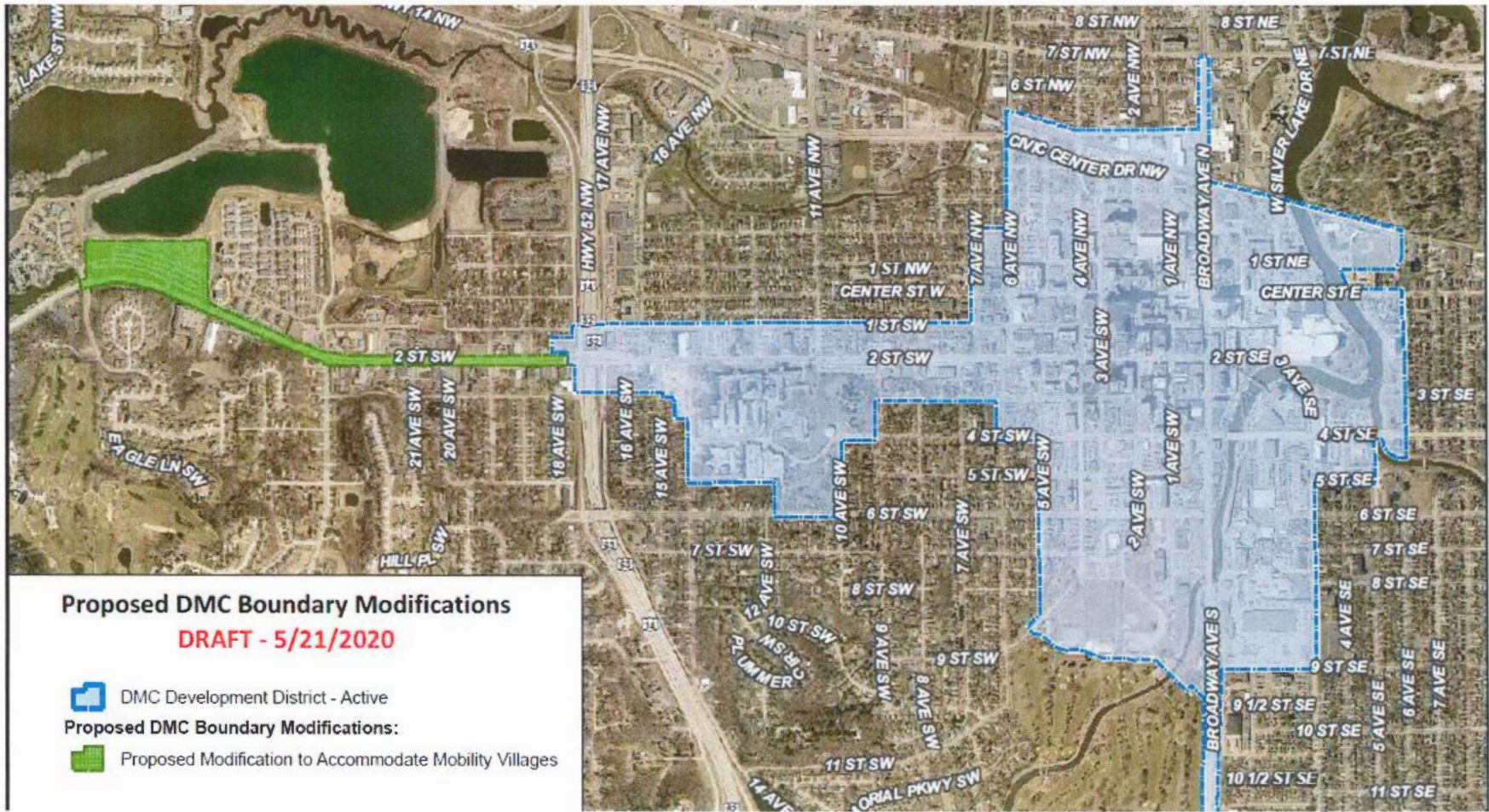
NOW THEREFORE, BE IT RESOLVED by the Destination Medical Center Corporation Board of Directors that the Proposed West Transit Corridor Development District Modification, dated as of May 28, 2020, and on file with the DMCC is hereby submitted to the City of Rochester for its review and action within 60 days.

BE IT FURTHER RESOLVED that the DMCC Chair and Vice Chair are authorized:

(1) to make copies of the Proposed West Transit Corridor Development District Modification available to the public at the DMCC and City offices during normal business hours, on the DMCC's website, on the City's website, and as otherwise appropriate;

(2) to determine the date, time, and place to hold the public hearing for testimony from the public concerning the Proposed West Transit Corridor Development District Modification; and

(3) to take such actions as are necessary and appropriate to effectuate the submission of the Proposed West Transit Corridor Development District Modification and the timely progression of the approval process.





Boundary Modification Description

- The proposed boundary modification will follow 2 Street SW along the southern edge of the public ROW from the current western-most DMC district boundary to the southwest corner of the public ROW at the intersection of 2 Street SW and Wimbledon Hills Drive SW.
- The proposed boundary continues north to the northwest corner of the public ROW at the intersection of 2 Street SW and Avalon Cove Circle SW. The proposed boundary then continues east to the northeast corner of the public ROW at the intersection of 2 Street SW and Avalon Cove Circle SW.
- The proposed boundary then encompasses the current Mayo Park & Ride lot (parcel 79778).
- The proposed boundary then continues east along the northern edge of 2 Street SW until intersecting with the current western-most DMC district boundary.



Steps for Modification

- **May 28 DMCC board meeting:** propose boundary modification, advance to City Council
- **June City Council meeting:** Receive proposed boundary modification, begin public comment period
- **August City Council meeting:** approve boundary modification
- **August 27 DMCC board meeting:** Public hearing, approve boundary modification.