



MINUTES

**Mankato Economic Development Authority
Regular Meeting
May 13, 2024 - 6:50 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Members Present: Jenn Melby-Kelley, Jessica Hatanpa, Kevin Mettler, Mike Laven, Dennis Dieken, and Chair Najwa Massad.

Members Excused: Michael McLaughlin.

Staff Present: Executive Director Susan Arntz, Community Development Director Paul Vogel, Associate Director of Housing and Economic Development Nancy Bokelmann, Facilities Project Manager Jim Tatge, and City Clerk Renae Kopischke.

2. **Approval of Agenda**

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Ms. Hatanpa moved and Ms. Melby-Kelley seconded a motion to approve the Economic Development Authority minutes of the Regular Meeting of April 8, 2024. The motion carried unanimously.

4. **Economic Development Authority Business**

- A. Mr. Tatge reported that Capital Improvement Project 11107; 120/124 East Vine Street Roof Replacement was advertised for public bidding on March 11, 2024, and two bids were received. He stated that the project as bid included removal and replacement of existing asphalt shingles and possible roof sheathing (in its entirety or selectively) if conditions of existing sheathing warrant.

Mr. Tatge indicated that GV Builders Inc. of Lakeville, MN submitted a bid of \$9,200 (Base Bid) and \$4,265 (Alternate Bid to replace roof sheathing in its entirety or selectively) with all documentation conforming to the bid requirements set forth by the authority and federal regulations. He noted that the bid was awarded at the April 8, 2024, Economic Development Authority meeting, and upon sending GV Builders Inc. of Lakeville, MN the construction contract, they notified staff that they would be withdrawing their bid; thus, staff recommended the remaining bid for the project be rejected.

Mr. Laven moved and Mr. Dieken seconded a motion approving the Resolution rejecting bids on Capital Improvement Project 11107; 120/124 East Vine Street Roof Replacement . The motion carried unanimously.

- B. Ms. Bokelmann stated that on June 26, 2023, the EDA adopted a Resolution authorizing a Memorandum of Understanding (MOU) and support for a tax credit application with Trellis Company (Developer) and Blue Earth County for the creation of a Supportive Housing and Shelter project. She explained that the MOU set out the arrangements for a supportive housing and shelter project to develop 20 congregate shelter beds, 30 non-congregate privacy units, and 40 supportive housing units. The project would redevelop the 1.56-acre site located on the corner of Poplar Street West and Linder Avenue owned by the city. She noted that the project targeted singles who are homeless and sought to improve local homeless response to shelter and housing with a housing-first, client-centered approach by providing supportive services that include but are not limited to health, mental health, housing, employment, transportation, navigation, and case management. She reviewed congregate and non-congregate options as well as the supportive housing component.

Andrew Pietsch, representing Blue Earth County, indicated that the project did not receive funding through MN Housing in December 2023 due to lack of shelter capital funding, even though the supportive housing component scored much higher than other projects funded. He commented that the development team had reviewed options for moving forward and recommended a two-phased process. He explained that Phase I would be to make an application on July 11, 2024, to MN Housing for Low Income Housing Tax Credits to develop supportive housing, and Phase II would be to develop congregate and non-congregate 24/7 year-round emergency homeless shelter on the site when funding has been secured. He noted that it is recommended to remove the county participation under the MOU, as instead, Blue Earth County is considering the option to grant \$2 million in American Rescue Plan funding to Trellis Company under a separate grant agreement on May 14, 2024, that will show Trellis providing \$2 million of ARP funding to the Phase I supportive housing project.

Mr. Mettler inquired about the social work and services that would be provided.

Trisha Anderson, Partners for Affordable Housing, stated that she met with the Connections Director, and commented on meetings that would take place with the individuals being served to determine their needs. She mentioned some of the instances where there is the most need, and touched on housing stability and community service needs.

Discussion on additional funding that would be required, and how the development of phase 2 would be collaborative.

Justin Eilers, Trellis Company, commented on how it was a tremendous community-driven project. He indicated that Trellis would be the owner of the building and the role would be to obtain the financing as well as serve as the property manager. He touched on the collaboration with the partners, 24/7 front desk and high environmental standards, as well as the inclusion of a community room, and health and wellness options.

Ms. Hatanpa mentioned public safety issues in specific areas with lower income housing, and asked that as the project moves forward, that the public and residents would have a good understanding of what would be different.

Discussion on the commitment to communities served, as well as the partners that will be at the table and the planning that is taking place.

Mr. Laven moved and Mr. Mettler seconded a motion directing staff to formalize an MOU that would be presented to the Council on May 28 with a formal Council Resolution supporting the tax credit application. The motion carried unanimously.

5. **Reports/EDA Comments**

None.

6. **Adjournment**

There being no further business, Ms. Melby-Kelley moved and Mr. Mettler seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 7:36 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair