



AGENDA

**Economic Development Authority
Monday, November 12, 2024
(following the Council Meeting at 6 p.m.)
IGC/Atrium - Mankato Room**

1. **Call Meeting to Order**

2. **Approval of Agenda**

3. **Approval of Minutes**

Economic Development Authority Meeting of October 15, 2024

4. **Economic Development Authority Business**

- A. Resolution authorizing the submission of Bridges application to Minnesota Housing.
- B. Set December 9, 2024, as the date of public hearing to approve the 2025 Public Housing Capital Fund program.

5. **Reports/EDA Comments**

6. **Adjournment**



MINUTES

**Mankato Economic Development Authority
Regular Meeting
October 15, 2024 - 6:49 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

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

Members Excused: Jessica Hatanpa.

Staff Present: Executive Director Susan Arntz, Community Development Director Mark Konz, Housing Facilities Supervisor Lucas Pederson, and City Clerk Renae Kopischke.

2. **Approval of Agenda**

Mr. Laven moved and Mr. McLaughlin seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the Economic Development Authority minutes of the Regular Meeting of September 9, 2024 as written. The motion carried unanimously.

4. **Economic Development Authority Business**

- A. Mr. Pederson reported that the Economic Development Authority reviewed the feasibility of Capital Improvement Project 11108; 1212 Highland Avenue Foundation Replacement at their March 4, 2024, meeting. He indicated that bidding documents were developed this summer and the project was advertised for public bidding on September 9, 2024. He stated that three contractors submitted bids for the project with Web Construction, Inc. submitting the lowest responsible bid of \$164,900 with all documentation conforming to the bid requirements set forth by the authority and federal regulations.

Mr. Pederson explained that the project as bid, includes removal and replacement of CMU foundation in its entirety, waterproofing the new foundation, backfilling new foundation with suitable materials, utility disconnects and re-connects, installation of high efficiency furnace, replacement of water heater, perimeter grading work, and sidewalk and driveway replacement. He noted that the contract has a substantial completion date of June 13, 2025.

Mr. McLaughlin moved and Ms. Melby-Kelley seconded a motion to approve the Resolution accepting the bid for Capital Improvement Project 11108; 1212 Highland Avenue Foundation Replacement from Web Construction. The motion carried unanimously.

5. **Reports/EDA Comments**

None.

6. **Adjournment**

There being no further business, Ms. Melby-Kelley moved and Mr. McLaughlin seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:53 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair



AGENDA RECOMMENDATION

Economic Development Authority

4. A.

Meeting Date: 11/12/2024

Agenda Item:

Resolution authorizing the submission of Bridges application to Minnesota Housing.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Minnesota Housing, in partnership with the Minnesota Department of Human Services, is accepting applications for the Bridges and Bridges Regional Treatment Center (RTC) Rental Assistance Programs Request for Proposals (RFP). The programs provide rental assistance for people with very low incomes and mental illness who are waiting for a housing choice voucher (HCV) or another permanent housing option.

Minnesota Housing anticipates up to \$15M in grant funds for the Bridges and Bridges Regional Treatment Center (RTC) programs for the biennium period of July 1, 2025 – June 30, 2027. The available funding may be adjusted and is contingent on the amount awarded by the Minnesota Legislature. Applications are due on Wednesday, December 4, 2024, no later than noon Central Time.

The program provides assistance with accessing housing support and services in accordance with Minnesota Statutes Section 462A.2097. The rental subsidy is temporary and is intended to bridge the housing gap between existing institutions, segregated settings, supervised release, and homelessness, to a permanent affordable housing option. Rental assistance may be in the form of direct rental subsidies, security deposits, damage claims, vacancy payments, application fees, financial assurance/risk mitigation program fees, and utility connection fees for housing.

Bridges operates as a partnership between the EDA, the South Central Community Based Mental Health Initiative, Blue Earth County Behavioral Health, and partners providing housing stabilization services that provide connections to housing supports and mental health services to participants. Entities will enter into a cooperative agreement to coordinate the implementation of the program. Bridges supports the State of Minnesota's goals under the [Olmstead Implementation Plan](#), [The Plan to Prevent and End Homelessness](#) and the [Minnesota Comprehensive Adult Mental Health Act](#).

The EDA administered the Bridges program in partnership with the Blue Earth County EDA until June 2021 and was allocated 14 vouchers. The program was not renewed when HUD provided 112 Mainstream vouchers for non-elderly disabled households. In leasing the 112 Mainstream vouchers, the Bridges vouchers were underutilized. Currently, there is a renewed need for the Bridges vouchers with the Mainstream wait list estimated at 300 households potentially eligible for assistance. Due to limited funding and the need to expand the Bridges Program across Minnesota, staff anticipate funding allocated will be limited to 25 vouchers.

The application deadline is December 4, 2024. The requested action is to approve by resolution the authorization of the Bridges program application for 25 Vouchers to Minnesota Housing. If a grant is awarded, the grant agreement will be submitted to the EDA for execution. It is anticipated grants will be awarded in January 2025.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE
BRIDGES RENTAL ASSISTANCE PROGRAM APPLICATION
THROUGH MINNESOTA HOUSING**

WHEREAS, the Mankato Economic Development Authority (EDA) wishes to increase the supply of affordable housing available to low income households with mental illness live successfully in community settings through the Minnesota Housing Bridges program.

WHEREAS, the EDA desires to encourage and promote coordination and leveraging of resources with local mental health initiatives.

WHEREAS, Minnesota Housing, a public body corporate and politic of the State of Minnesota, in partnership with the Minnesota Department of Human Services, is accepting applications for the Bridges and Bridges Regional Treatment Center (RTC) Rental Assistance Programs Request for Proposals (RFP).

WHEREAS, The Mankato EDA requests twenty-five (25) Bridges vouchers to provide rental assistance for people with very low incomes and a mental illness who are waiting for a housing choice voucher (HCV) or another permanent housing option.

NOW THEREFORE BE IT RESOLVED that the Mankato EDA authorizes the submission of the Bridges Rental Assistance Program application through the Minnesota Housing in partnership with the Blue Earth County EDA. The Mankato EDA will comply with all requirements imposed by regulations of MN Housing for the administration of the program.

BE IT FURTHER RESOLVED, that Susan MH Arntz, the Executive Director, and or Nicole Cunningham, the Housing Coordinator of the Mankato EDA, are authorized, on behalf of the Mankato EDA at any time hereafter and without further action by or authority or direction from the members of the Mankato EDA, to execute and deliver to Minnesota Housing, in the forms required by the agency, the Grant Agreement and all other agreements, instruments, certificates and documents required by Minnesota Housing, and to do or cause to be done all other acts and things that the officers may determine to be necessary or advisable under or in connection with the Grant, and that the execution by the Officers of any agreement, instrument, certificate or document, or the doing of any such act or thing, shall be conclusive evidence of their determination in that respect.

This resolution shall become effective immediately upon passage.

Adopted this 12th day of November 2024.

Najwa Massad, Board Chair

Attest: _____
Susan MH Arntz, Executive Director



AGENDA RECOMMENDATION

Economic Development Authority

4. B.

Meeting Date: 11/12/2024

Agenda Item:

Set December 9, 2024, as the date of public hearing to approve the 2025 Public Housing Capital Fund program.

Recommendation/Action(s):

Set date of Public Hearing for the Public Housing 2025 Capital Fund Program.

Summary:

The Public Housing Capital Fund plan has traditionally been approved each year with the PHA Annual Plan to manage the formula funding for modernization of the Mankato Public Housing units. HUD has separated the procedures and adjusted timelines for the Capital Fund program to align with the annual budget process.

The 2025 Capital Fund includes the continued modernization and repair of the public housing units and site improvements required through RAD process. This plan will also include the repositioning of the Public Housing through Section 18 Conversion and the RAD Small PHA Blend programs.

The Capital Fund Program for 2025 has been posted for public comments and a Resident Advisory Meeting was held today. A summary of any comments received will be shared during the Public Hearing.

The requested action is to set December 9, 2024, as the date of public hearing for the 2025 Capital Fund Program.
