



MINUTES

**Mankato Economic Development Authority
Regular Meeting
November 12, 2024 - 6 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

Members Present: Jenn Melby-Kelley, Jessica Hatanpa, Kevin Mettler, Dennis Dieken, Michael McLaughlin, and Mayor Najwa Massad.

Members Excused: Mike Laven.

Staff Present: Executive Director Susan Arntz, Community Development Director Mark Konz, Associate Director of Housing and Economic Development Nancy Bokelmann, and City Clerk Renae Kopischke.

2. **Approval of Agenda**

Ms. Hatanpa 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 October 15, 2024, as written. The motion carried unanimously.

4. **Economic Development Authority Business**

- A. Ms. Bokelmann reported that 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). She indicated that 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.

Ms. Bokelmann stated that 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. She noted that the available funding may be adjusted and is contingent on the amount awarded by the Minnesota Legislature.

Ms. Bokelmann explained that the program provides assistance with accessing housing support and services in accordance with Minnesota Statutes Section 462A.2097. She pointed out that 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.

Ms. Bokelmann indicated that 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, and that entities will enter into a cooperative agreement to coordinate the implementation of the program.

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

Ms. Bokelmann indicated that the application deadline is December 4, 2024, and 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.

Mr. Mettler moved and Ms. Melby-Kelley seconded a motion to approve the Resolution authorizing the submission of Bridges application to Minnesota Housing. The motion carried unanimously.

- B. Ms. Bokelmann stated that 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 unit; however, HUD has separated the procedures and adjusted timelines for the Capital Fund program to align with the annual budget process.

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

Ms. Bokelmann noted that the Capital Fund Program for 2025 has been posted for public comments and a Resident Advisory Meeting was held. She concluded that the requested action is to set December 9, 2024, as the date of public hearing for the 2025 Capital Fund Program.

Mr. McLaughlin moved and Ms. Hatanpa seconded a motion to set December 9, 2024, as the date of public hearing to approve the 2025 Public Housing Capital Fund program. The motion carried unanimously.

5. **Reports/EDA Comments**

None.

6. **Adjournment**

There being no further business, Ms. Hatanpa moved and Ms. Melby-Kelley seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:39 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair