

**A RESOLUTION DECLARING THE NEED TO RE-ESTABLISH THE HOUSING AND  
REDEVELOPMENT AUTHORITY IN MANKATO, MINNESOTA**

**WHEREAS**, on September 28, 1966, after proper notice and hearing, the City of Mankato City Council (“City Council”) created, through adoption of an enabling Resolution, a Housing and Redevelopment Authority (“HRA”) for the City of Mankato; and

**WHEREAS**, on June 23, 1997, after proper notice and hearing, the City Council approved Resolution No. 97-0623-157 which established an economic development authority for the City of Mankato (“EDA”); and

**WHEREAS**, in Resolution No. 97-0623-157, the Council, pursuant to state statute, transferred all the powers, duties and responsibilities of the HRA to the EDA, including all activities, programs, operation, control and authority of the HRA; and

**WHEREAS**, on June 8, 1998, the Council passed a Resolution transferring the authority for control of Housing and Urban Development programs, including the Public Housing, Section 8 Certificate, and Section 8 Voucher Programs, to the EDA from the HRA; and

**WHEREAS**, the City has no record of the HRA transferring HRA owned property from the HRA to the EDA before dissolution of the HRA and the County Recorder and Registrar of Titles still show ownership of certain properties in the name of the HRA; and

**WHEREAS**, facts have been submitted to this body showing that there is a need for temporary re-establishment of the City of Mankato Housing and Redevelopment Authority to transfer 49 of the rental units still held in the name HRA of Mankato, Minnesota by quitclaim deeds to the City with the remaining 130 rental units to be transferred from the HRA to the EDA, by quitclaim deeds, to address the shortage of available, decent, safe and sanitary dwellings in the City now and in the future; and

**WHEREAS**, the City, after proper notice, held a hearing on the February 24, 2025, to re-establish, by resolution, the HRA as an independent corporation and political subdivision with such powers as are necessary or convenient to carry out the purposes of Minnesota Statutes Sections 469.001 through 469.047, particularly transferring properties still held in the HRA’s name to the necessary other City bodies, including the City and the EDA, to address the shortage of decent, safe, and sanitary dwelling accommodations available to persons of low income and their families at rentals they can afford.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, MINNESOTA, hereby finds, determines, and declares:

#### Section I. Establishment.

1. There exists a shortage of decent, safe, and sanitary dwelling accommodations available to persons of low income and their families at rentals they can afford in the City of Mankato.
2. There is a stock of housing owned by the HRA, and which was not transferred to the City of Mankato's Economic Development Authority ("EDA") or to the City upon dissolution of the HRA.
3. The City of Mankato and its EDA have the opportunity to address housing needs of persons of low income and their families in collaboration with the Housing of Urban Development ("HUD") through HUD sponsored Section 18 program and additional future housing programs.
4. It is hereby declared that there is a need for re-establishment of the HRA to function in Mankato, Minnesota, and specifically to notice and hold a hearing on conveyances of HRA owned properties, and to make a determination on the conveyance of certain of the properties to either the City or the EDA.
5. It hereby sets February 24, 2025, for the organizational meeting of the HRA to follow the 6 pm City Council meeting.

#### Section II. Legal Status.

The HRA shall be a municipal corporation and a political subdivision of the State of Minnesota. The HRA's relationship to the Mayor and the Council shall be governed by the Enabling Act and this Enabling Resolution; provided that in the event there is a conflict between the terms of the Enabling Act and this Enabling Resolution, the Enabling act controls.

#### Section III. Governing Body.

The powers of the HRA shall be vested in the commissioners thereof in office at any time, a majority of whom shall constitute a quorum for all purposes. The HRA shall consist of seven (7) members who shall be deemed appointed by the Mayor and approved by Council through this resolution establishing the commissioners as the incumbent Mayor and the six (6) incumbent city council members of the Mankato City Council. In the event of a vacancy on the HRA is created by a vacancy on the City Council, the vacant seat shall remain vacant until the vacancy on the City Council has been filled. The membership on the HRA shall be ex officio and shall commence with the taking of an oath of office as a Mayor or city council member, with no appointment necessary. The termination of

membership in the HRA shall likewise terminate at the expiration or other termination of a member's term as Mayor or city council member or upon dissolution of the HRA. Commissioners will not receive payment for attending each regular and special meeting of the authority or reimbursement of necessary expenses, including traveling expenses, incurred in the performance of duties

#### Section IV. Meetings and Officers.

The HRA shall select a chair and a secretary from among its commissioners and shall adopt bylaws and other rules for the conduct of its affairs that it deems appropriate. The regular meetings of an authority shall be held in a fixed place, except that meetings of a multicounty authority may be held anywhere within the boundaries of the area of operation of the authority or within any additional area where the authority is authorized to undertake a project and shall be open to the public.

#### Section V. Executive Director.

The City Manager of the City of Mankato shall be the executive director of the HRA. The Executive Director of the HRA shall have the powers and duties as prescribed by the HRA governing body and as consistent with the powers granted to the HRA pursuant to the Enabling Act and this Resolution.

This Resolution shall become effective upon its passage and with publication in the same manner in which ordinances are published by the City.

Dated this \_\_\_\_ day of February 2025

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Najwa Massad  
Mayor

Attest: \_\_\_\_\_  
Rena Kopischke  
City Clerk