

CITY OF MANKATO

RESOLUTION NO. _____

**RESOLUTION APPROVING ACQUISITION BY THE CITY OF CERTAIN PROPERTY OWNED
BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF MANKATO**

WHEREAS, the Housing and Redevelopment Authority of Mankato (the “HRA”) is the owner of certain real property located in Blue Earth County, Minnesota and legally described on the attached Exhibit A (collectively, the “Property”); and

WHEREAS, the City established an Economic Development Authority of Mankato (the “EDA”) through adoption of Enabling Resolution 97-0623-157 on June 23, 1997; and

WHEREAS, the Enabling Resolution transferred all powers from the HRA to the EDA as allowed by state law, including all of the powers contained in the Enabling Act, the Housing Act, the Development Act, the Industrial Bond Act, the Housing Finance Act, the Tax Increment Act and all other applicable laws; and

WHEREAS, THE HRA transferred its policy oversight and management oversight of specific programming, including Low Rent Public Housing, Section 8 Certificate program and Section 8 Voucher program; and

WHEREAS, accordingly, the EDA operates a public housing portfolio of 179 units on the Property and will be converting 49 scattered site units from the Section 9 Public Housing Program through the Section 18 Disposition program into a long-term, Project-Based Section 8 rental assistance vouchers that provide a stable and predictable annual subsidy; and

WHEREAS, the Section 18 Disposition Program is authorized under Section 18 of the United States Act of 1937 (42 U.S.C. 1437p) (1937 Act); and

WHEREAS, the Mankato EDA has determined that submitting a Section 18 Disposition application is financially feasible and results in increased revenue to support long-term needs of the units; and

WHEREAS, the City of Mankato (the “City”) is interested in owning the Property and continuing to use the Property for low-income housing; and

WHEREAS, the HRA and the EDA have determined that it is in the best interest of the public to convey the Property to the City; and

WHEREAS, a public hearing date was set on February 24, 2025, that notice of the date for public hearing was published ten days in advance, and hearing was held on March 10, 2025.

WHEREAS, the HRA, the EDA and the City have followed applicable statutory provisions, including but not limited to, Minnesota Statutes, Section 469.012, 469.105 and Minn. Stat. Section 471.64.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Mankato as follows:

1. The recitals set forth in the preamble to this resolution and the exhibits attached to this resolution are incorporated into this resolution as if fully set forth herein.
2. The conveyance of the Property by quit claim deed from the HRA to the City is hereby authorized and accepted.

3. The City Council hereby authorizes the City Manager, City Clerk and the Mayor, in their discretion and at such time, if any, to execute all appropriate documents to effectuate the conveyance of the Property to the City. The execution of any instrument by the appropriate officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof.

4. The City Manager, City Clerk and Mayor, staff, and city attorney are hereby authorized and directed to take all additional steps and actions necessary or convenient in order to accomplish the intent hereof.

Approved by the City Council of Mankato, Minnesota this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

EXHIBIT A
Legal Description of the Parcels

The East 133 feet of the North 55 feet of the North 100 feet of the South 176 ½ feet of Lot 6, Auditor's Plat Number Nine, Mankato. All in Township 108 North, Range 27 West. This Plat embraces: A part of the SW ¼ of the SW ¼ of Section 13, a part of Government Lot 11, of Section 14, all of Government Lot 8 and a part of Government Lot 7, both Lots in Section 23, and a part of the SE ¼ of the NE ¼ of Section 23, and situate in Blue Earth County, Minnesota.

AND

Lot 8, Re-arrangement of Lots 5 to 15, Block 2, Kachelmyers Addition, Mankato, Blue Earth County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State.

Subject also to easement rights given to Northern States Power Company as set forth in that certain instrument dated December 6, 1949, filed for record on March 17, 1950, in the office of the Register of Deeds in and for Blue Earth County, Minnesota, as Document No. 216282, in Book 8 of Bonds, at page 372, which affects the East 39.5 feet of Kachelmyers Addition above described. Subject also to all existing dedicated streets and easements to the public and also subject to all special assessments in favor of the City of Mankato.

Subject to utility easements as shown on the recorded plat thereof.

(Torrens Property, Certificate of Title Number 10,151)

AND

Lot 18, Riemer's Subdivision, Blue Earth County, Minnesota.

Subject to building restrictions as set forth in that certain Warranty Deed dated June 10, 1970, and filed July 3, 1970 in the office of the Register of Deeds, Blue Earth County, Minnesota, and recorded in Book 212 of Deeds, page 358.

Subject to easements for construction and maintenance of utility lines as shown on the recorded plat thereof.

AND

Lot 8, Riemer's Subdivision, Blue Earth County, Minnesota.

Subject to building restrictions as set forth in that certain Warranty Deed dated June 10, 1970, and filed July 3, 1970 in the office of the Register of Deeds, Blue Earth County, Minnesota, and recorded in Book 212 of Deeds, page 357.

Subject to easements for construction and maintenance of utility lines as shown on the recorded plat thereof.

AND

Lot 10, Franklin Heights Subdivision, Mankato, Minnesota, and situate in Blue Earth County, Minnesota.

AND

The Southerly Forty (40) feet of Lot Six (6), Block Twenty-Seven (27), Warrens Addition No. 3 to Mankato, Minnesota, and situate in Blue Earth County, Minnesota.

AND

South Five (5) feet of Lot Four (4) and all of Lot Five (5), Lamm's Addition to Mankato, and situate in Blue Earth County, Minnesota.

Excepting therefrom the land which lies westerly of the following described line: Commencing at the southeast corner of said Lot 5; thence South 88 degrees 42 minutes 57 seconds West, (assumed bearing), along the south line of said Lot 5, the same being the north line of Lot 4, Valliant's Subdivision, a distance of 155.00 feet to the northwest corner of said Lot 4, the same being the northeast corner of Lot 3 of said Valliant's Subdivision, said point being the point of beginning; thence North 00 degrees 32 minutes 02 seconds West, 55.00 feet to a point on the north line of the South 5.00 feet of Lot 4, Lamm's Addition to Mankato and there terminating.

Subject to encroachment of the garage situated on the property located to the South of the above-described property 0.3 feet onto the above-described property as shown on a Survey dated March, 1970, prepared by Bolton & Menk, Inc.

AND

Lot 3, Block 1, Kranz's Subdivision No. 3, Blue Earth County, Minnesota, according to the plat thereof now on file and of record in the office of the Register of Deeds in and for said Blue Earth County, Minnesota.

Subject to an easement of Northern States Power Company for a pole line across said property, which easement is recorded in the Office of said Register of Deeds in Book 9 of Bonds, on page 7.

(Torrens Property, Certificate of Title Number 10,258)

AND

Lot 3, Block 6, Germania Park Addition to Mankato, and situate in Blue Earth County, Minnesota.

AND

Lot 4, Block 1, Kranz's Subdivision No. 3, Blue Earth County, Minnesota, according to the plat thereof now on file and of record in the office of the Register of Deeds in and for said Blue Earth County, Minnesota.

Subject to an easement of Northern States Power Company for a pole line across said property, which easement is recorded in the Office of said Register of Deeds in Book 9 of Bonds, on page 7.

(Torrens Property, Certificate of Title No. 10,259)

AND

Lot Three (3), Block One (1), A.C. Shaubut's Addition to Mankato, and situate in Blue Earth County, Minnesota.

AND

Lot 7, Block 5, Meurer's Subdivision of part of Section 17, Township 108, Range 26, Mankato, Blue Earth County, Minnesota.

AND

Lot Two (2), Block Forty-five (45), Mankato City, Minnesota and situate in Blue Earth County. Subject to reservation by State of Minnesota of all minerals and mineral rights in above described property.

AND

The northerly two (2) feet of Lot Five (5) and all of Lot Six (6), Block Six (6), Columbia Park Addition to the City of Mankato, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.
(Torrens Property, Certificate of Title Number 10,242)

AND

Lot 5, Block 1, Southeast Village Subdivision No. 6, City of Mankato, Blue Earth County, Minnesota, subject to thoroughfares, public grounds and easements as shown on said plat. (Torrens Property, Certificate of Title No. 13,803)

AND

Lot 16, Block 1, Southeast Village Subdivision No. 6, City of Mankato, Blue Earth County, Minnesota, subject to thoroughfares, public grounds and easements as shown on said plat. Subject to restrictive covenants for Southeast Village Subdivision No. 6 dated June 23, 1980, and filed as document no. 26782 on June 30, 1980.
(Torrens Property, Certificate of Title No. 13,803)

AND

Lot 1, Block 4, Southeast Village Subdivision No. 6, City of Mankato, Blue Earth County, Minnesota, subject to thoroughfares, public grounds and easements as shown on said plat. Subject to restrictive covenants for Southeast Village Subdivision No. 6 dated June 23, 1980, and filed as document no. 26782 on June 30, 1980.
(Torrens Property, Certificate of Title No. 13,803)

AND

Lot Three (3) and Lot Four (4), Block Two (2), Monks Addition to the City of Mankato, Blue Earth County, Minnesota.

AND the Northerly one-half of Lots One (1) and Two (2), Block Two (2), Monks Addition to the City of Mankato, excepting from such North one-half of such Lots One (1) and Two (2) the tract described as follows, to wit: Commencing at the Northeast corner of Block Two (2), Monks Addition to the City of Mankato, thence Southerly along the Easterly line of said block a distance of 77.50 feet, thence Northwesterly to a point on the Northerly line of said Block Two (2), such

point being 80.00 feet Westerly of the Northeast corner of such Block two (2); thence Easterly along such Northerly line of said Block Two (2) a distance of 80.00 feet to the point of beginning.

AND

Lot 18, except the Northerly 52 feet thereof, and all of Lots 19 and 20, Block 22, Second Extension to East Mankato, Blue Earth County, Minnesota.

AND

The South 40 feet of Lot Six (6), except the East 100 feet thereof, Block Twenty-eight (28) of Warren's Addition No. 3 to Mankato, Blue Earth County, Minnesota.

AND

The West 102 feet of the North 40 feet of Lot Seven (7), all in Block Twenty-eight (28) of Warren's Addition No. 3 to Mankato, Blue Earth County, Minnesota.

AND

The Northerly 46 feet of Lot 8 and the Southerly 16 1/2 feet of Lot 9, all in Block 6 of Waite & Roelofson's Addition to Mankato, Blue Earth County, Minnesota.

AND

Lot Sixteen (16), Block Two (2), of Randall's Addition to Mankato, except 55 feet off the Northwestern end thereof according to the plat thereof on file and of record in the office of the Registrar of Deeds in and for said Blue Earth County; SUBJECT HOWEVER, to the reservation to the State of Minnesota in trust for the taxing districts concerned of all minerals and mineral rights therein.

AND

That part of Lot 23, Marsh Bros. Addition to Mankato, Blue Earth County, Minnesota, described as follows: Commencing at a point 150 feet north of the southeast corner of Lot 23, Marsh Bros. Addition to Mankato, thence west 150 feet, thence north 50 feet, thence east 150 feet, thence south 50 feet, to the place of beginning.

AND

Lot 4, Block 1, Kachelmyer's Addition, Blue Earth County, Mankato, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State.

Subject to covenants and restrictions of record, if any. (Torrens Property, Certificate of Title No. 15,346)

AND

Lot 1, Burger's Addition to the City of Mankato, Blue Earth County, Minnesota.

AND

Lot 14, Block 1, Scheurer's Highland Park Addition, Mankato, Blue Earth County, Minnesota.
(Torrens Property, Certificate of Title No. 15,351)

AND

Lot 12, Auditor's Plat #51, Lots 9 to 15 inclusive, Block 2, Monk's Addition to Mankato, Blue Earth County, Minnesota.

AND

Lot 3, Block 9, First Extension to East Mankato, Blue Earth County, Minnesota.

AND

The East one-half of Lot 29 and Lot 28, except the East 66.86 feet of said Lot 28, all in Block 4, Meurer's Subdivision of part of SW 1/4 of Sec. 17-108-26, Mankato, Blue Earth County, Minnesota.

AND

East 1/2 of Lot 29, and all of Lot 28, all in Block 4, Meurer's Subdivision of part of SW 1/4 of Section 17-108-26, Mankato, Blue Earth County, Minnesota.

AND

Lot 2, Block 15, Second Extension to East Mankato, Blue Earth County, Minnesota.

AND

Lot 30, Dolph Heights Subdivision No. 2, according to the plat thereof on file and of record in the Office of the Register of Deeds of and for said Blue Earth County, Minnesota.

Subject to the following restrictions, to-wit: That during the period ending with January 1, 1970, only one single dwelling house to be used for residential purposes shall be erected on the above described parcel; that each such house, exclusive of open porches and garage, if any, shall cover a ground area of not less than 650 square feet; no basement house consisting of basement without superstructure shall be built and occupied thereon and no building already constructed shall be moved thereon in such period; and such dwelling shall be erected so that the front of same shall face the street 25 feet distant from the front line of said lot.

(Torrens Property, Certificate of Title No. 15,688)

AND

Lot 13 of Dolph Heights Subdivision No. 2, according to the plat thereof on file and of record in the Office of the Register of Deeds in and for Blue Earth County, Minnesota, subject to restrictions and easements of record.

Subject to the following restrictions, to-wit: That during the period ending with January 1, 1970,

only one single dwelling house to be used for residential purposes shall be erected on the above described parcel: that each such house, exclusive of open porches and garage, if any, shall cover a ground area of not less than 650 square feet; no basement house consisting of basement without superstructure shall be built and occupied thereon and no building already constructed shall be moved thereon in such period; and such dwelling shall be erected so that the front of same shall face the street 25 feet distant from the front line of said lot.

(Torrens Property, Certificate of Title No. 15,782)

AND

Lot 2 and the Southerly 2 feet of Lot 1, all in Block 2, Anderson and Smyth's Subdivision of Lots 21 and 22 of Marsh and Brother's Addition to the City of Mankato according to the Plat thereof on file and of record in the office of the County Recorder within and for Blue Earth County, Minnesota.

(Torrens Property, Certificate of Title Number 15,669)

AND

Lot Number 29, Dolph Heights Subdivision No. 2, according to the plat thereof on file and of record in the office of the Register of Deeds of and for said Blue Earth County, Minnesota.

Subject to the following restrictions, to-wit: That during the period ending with January 1, 1970, only one single dwelling house to be used for residential purposes shall be erected on the above described parcel: that each such house, exclusive of open porches and garage, if any, shall cover a ground area of not less than 650 square feet; no basement without superstructure shall be built and occupied thereon and no building already constructed shall be moved thereon in such period; and such dwelling shall be erected so that the front of same shall face the street 25 feet distant from the front line of said lot.

(Torrens Property, Certificate of Title No. 17,795)

AND

Westerly 96 feet of Lot 1 of Auditor's Plat No. 23, of Block 1, Randall's Addition and Block 16, Duke's Addition to the City of Mankato, Blue Earth County, Minnesota.