



AGENDA

**Housing & Redevelopment Authority
Monday, March 10, 2025
(prior to the Council Meeting at 5:45 p.m.)
IGC/Atrium - Mankato Room**

1. **Call Meeting to Order**

2. **Approval of Agenda**

3. **Approval of Minutes**

Housing and Redevelopment Authority Meeting of February 24, 2025

4. **Housing and Redevelopment Authority Business**

- A. Public Hearing to consider resolution approving the conveyance of public housing properties to the City of Mankato and the Economic Development Authority of Mankato.

5. **Adjournment**



MINUTES

**Housing and Redevelopment Authority
February 24, 2025 - 6:49 p.m.
(following the Council Meeting)
IGC - Mankato Room**

1. **Call Meeting to Order**

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

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

3. **Housing & Redevelopment Authority Business**

- A. On February 24, 2025, the Council of Mankato held a public hearing at its regular meeting on the topic of re-establishing the Housing and Redevelopment Authority of Mankato, Minnesota (HRA), and adopted enabling resolutions. Following discussion on the membership of the HRA, the Council adopted a resolution that included appointing the current members of the Council as members of the HRA. The resolution also set the February 24, 2025, meeting to follow the 6 pm Council Meeting for the organizational meeting of the HRA.

Organizational meeting of the Housing and Redevelopment Authority of Mankato, Minnesota.

Ms. Hatanpa moved and Mr. Mettler seconded a motion to nominate Mayor Massad as Chair and Mr. Laven as Vice Chair of the Housing and Redevelopment Authority, and to approve the Resolutions appointing the officers and staff of the HRA, and adopting the bylaws. The motion carried unanimously.

- B. Mr. Laven moved and Mr. Dieken seconded a motion to set the date of the public hearing to consider the conveyance of 49 units of public housing under the Section 18 Disposition Program to the City of Mankato and 130 units of Public Housing under the Section 9 Public Housing Program to the EDA of Mankato. The motion carried unanimously.

4. **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 6:53 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair



AGENDA RECOMMENDATION

Housing and Redevelopment Authority

4. A.

Meeting Date: 03/10/2025

Agenda Item:

Public Hearing to consider resolution approving the conveyance of public housing properties to the City of Mankato and the Economic Development Authority of Mankato.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On February 24, 2025, the City Council of the City of Mankato re-established the Housing and Redevelopment Authority for the City of Mankato (HRA) in accordance with Minnesota Statutes, Chapter 469 (the "Act") to convey or dispose of HRA-owned properties.

The Housing and Redevelopment Authority of Mankato (HRA) owns a portfolio of 179 Section 9 Public Housing Program units. The administration of the Public Housing program was transferred to the Economic Development Authority of Mankato (EDA) on June 8, 1998.

The Mankato Economic Development Authority (EDA) operates this public housing portfolio and approved the disposition of units from Section 9 Public Housing into a long-term, Project-Based, Section 8 Housing Choice Voucher rental assistance that provides a stable and predictable annual subsidy. The EDA approved the application for Section 18 disposition of 49 scattered site units on December 11, 2023. This application for Section 18 disposition was approved by the US Department of Housing and Urban Development (HUD) on September 5, 2024, and tenant protection project-based vouchers were provided to the EDA. It is anticipated that the conversion will be completed in March 2025. The remaining 130 units will be seeking disposition approval later this year.

As the titled holder of certain public housing properties, the HRA is holding a public hearing to consider the transfer of some of these properties to the City of Mankato and the remaining properties to the Economic Development Authority of Mankato (EDA). The 36 properties conveyed to the City of Mankato will be converted from the Public Housing program to the Project-Based Housing Choice Voucher program through the Section 18 program, providing long-term rent assistance payments to ensure affordable housing for low-income families at or below 50% of the area's median income. A summary of the repositioning program is attached.

Further, the HRA intends to convey 10 properties of public housing to the EDA under the Section 9 Public Housing Program. The properties conveyed will be converted from the Public Housing program to the Project Based Housing Choice Voucher program through a RAD/Section 18 Small PHA Blend disposition program providing long-term rent assistance payments to ensure affordable housing for low-income families at or below 50% of area median income.

Attached as Exhibit A is a list of all parcels of public housing properties currently owned by the HRA listed for conveyance to the City and to the EDA.

The requested action is to authorize the Chair and the Executive Director of the HRA by resolution to execute and deliver quit claim deeds for each parcel conveying all the HRA's interest in each parcel listed in Exhibit A to the City and the EDA, together with such other documents and certificates that are necessary to affect such conveyances.

The resolution additionally authorizes and directs the Board Chair and the Executive Director to transmit a certified copy of this resolution to the Mayor of the City of Mankato, the Chair of the Economic Development Authority of Mankato, and, as necessary, the county recorders for filing in the appropriate records of Blue Earth County, Minnesota.

Attachments

Resolution

Quit Claim Deed w/Exhibit A

FIRPTA

Seller Affidavit

Resolution EDA

Quit Claim Deed

FIRPTA

Seller Affidavit

Repositioning Notice

MANKATO HOUSING AND REDEVELOPMENT AUTHORITY

RESOLUTION NO. _____

**RESOLUTION RELATING TO THE TRANSFER OF HRA PROPERTIES TO THE CITY OF
MANKATO**

BE IT RESOLVED by the Mankato Housing and Redevelopment Authority (the “HRA”) as follows:

Section 1. Background.

- 1.01. 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
- 1.02. 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
- 1.03. 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
- 1.04. 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
- 1.05. WHEREAS, on February 24, 2025, the City Council of the City of Mankato adopted a resolution (the “2025 HRA Enabling Resolution”) which re-established the Housing and Redevelopment Authority for the City of Mankato in accordance with Minnesota Statutes, Chapter 469 (the “Act”) to dispose of HRA owned properties; and
- 1.06. Pursuant to the Act and the 2025 HRA Enabling Resolution, the HRA is authorized to dispose of property it owns to address the shortage of available, decent, safe and sanitary dwellings in the City now and in the future

Section 2. Transfer.

2.01. Attached as Exhibit A is a list of all parcels of certain Public Housing Properties currently administered and owned in fee by the HRA. In order to comply with the Act, the parcels of real property listed in Exhibit A are sold and transferred to the City without consideration. The Board Chair and the Executive Director of the HRA are authorized and directed to execute and deliver quit claim deeds for each parcel conveying all of the HRA’s interest in each parcel listed in Exhibit A to the City, together with such other documents and certificates that are necessary to effect such conveyances. Any parcel owned by the HRA not listed in Exhibit A shall be similarly transferred and conveyed to the EDA. The Public Housing Properties listed on Exhibit A and the administration thereof are hereby transferred to the City.

Section 3. Miscellaneous.

3.01. The Board Chair and the Executive Director are authorized and directed to transmit a certified copy of this resolution to the City Council of the City of Mankato or its designee, and, if necessary, the county recorders for filing in the appropriate records of Blue Earth County, Minnesota, Minnesota. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act on their behalf. Upon execution and delivery of the Conveyance Documents, the officers and employees of the Board are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the Board to implement the Conveyance Documents.

3.02. This resolution shall be in full force and effect as of the date hereof.

Approved by the Housing and Redevelopment Authority of Mankato, Minnesota this ____ day of _____, 2025.

Chair

ATTEST:

Executive Director

Exhibit A

Legal Description of the HRA Properties to the City of Mankato

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 Northwesterly end thereof according to the plat thereof on file and of record in the office of the Register 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.

QUIT CLAIM DEED

Deed Tax Due: \$1.65

ECRV: N/A

Date: _____, 2025

Total consideration for this transfer is \$3000.00 or less.

FOR VALUABLE CONSIDERATION, the Mankato Housing and Redevelopment Authority, a Minnesota public body corporate and politic, Grantor, hereby conveys and quitclaims to the City of Mankato a Minnesota municipal corporation, Grantee, real property in Blue Earth County, Minnesota, described as follows:

See attached Exhibit A.

Check here if part or all of the land is Registered (Torrens) ☒

together with all hereditaments and appurtenances, and subject to easements of record.

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MANKATO HOUSING AND REDEVELOPMENT
AUTHORITY

By _____
Its: Board Chair

By _____
Its: Executive Director

STATE OF MINNESOTA)
) ss
COUNTY OF BLUE EARTH)

The foregoing was acknowledged before me this _____ day of _____
2025, by _____ and _____,
the Board Chair and Executive Director respectively, of the Mankato Housing and Redevelopment
Authority, a Minnesota public body corporate and politic, on behalf of the public body corporate
and politic, Grantor.

NOTARY STAMP

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by:

Kennedy & Graven, Chartered
Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

Tax Statements should be sent to:

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, Minnesota 56001

EXHIBIT A

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 Northwesterly 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.

**Non-Foreign Transferor's Certification
Entity Transferor**

Section 1445 of the Internal Revenue Code of 1986, as amended (the "Code") provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Code Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by Mankato Housing and Redevelopment Authority, the undersigned hereby certifies the following on behalf of Mankato Housing and Redevelopment Authority;

1. Mankato Housing and Redevelopment Authority is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

2. Mankato Housing and Redevelopment Authority's U.S. employer identification number is _____.

3. Mankato Housing and Redevelopment Authority's office address is 10 Civic Center Plaza, Mankato, Minnesota 56001.

4. Mankato Housing and Redevelopment Authority is not a "disregarded entity" as defined in IRS Regulation 1.1445-2(b)(iii).

Mankato Housing and Redevelopment Authority understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Mankato Housing and Redevelopment Authority.

Date: _____, 2025.

By: _____

Its: Executive Director

STATE OF MINNESOTA }
 } SS
COUNTY OF BLUE EARTH}

AFFIDAVIT REGARDING CORPORATION

_____, being first duly sworn, on oath says that:

1. He/She is the Executive Director of the Mankato Housing and Redevelopment Authority, the public body corporate and politic named as _____ in the document dated _____, _____, and filed for record _____, _____, as Document No. _____, in the Office of the County Recorder/Registrar of Titles of Blue Earth County, Minnesota.
2. Said corporation's principal place of business is at 10 Civic Center Plaza, Mankato, Minnesota 56001 and said corporation's principal place of business during the past ten years has been at that address.
3. There have been no:
 - a) Bankruptcy or dissolution proceedings involving said corporation during the time said corporation has had any interest in the premises described in Exhibit A attached hereto ("Premises");
 - b) Unsatisfied judgments of record against said corporation nor any actions pending in any courts, which affect the Premises;
 - c) Tax liens against said corporation; except as herein stated: None.
4. Any bankruptcy or dissolution proceedings of record against corporations with the same or similar names, during the time period in which the above named corporation had any interest in the Premises, are not against the above named corporation.
5. Any judgments or tax liens of record against parties with the same or similar names are not against the above named corporation.
6. There has been no labor or materials furnished to the Premises for which payment has not been made.

7. There are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Premises except as stated herein: None.
8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein: None.
9. There are no encroachments or boundary line questions affecting the Premises of which Affiant has knowledge.

Affiant knows the matters herein stated are true and makes this Affidavit for the purpose of inducing the passing of title to the Premises.

Executive Director

Subscribed and sworn to before me this ____ day
of _____, 2025.

Notary Public

NOTARIAL STAMP OR SEAL

THIS INSTRUMENT WAS DRAFTED BY:

Kennedy & Graven, Chartered
Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A

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) 433 N. Sixth Street: Lot 3, Block 1, A.C. Shauabut's Addition.

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.

MANKATO HOUSING AND REDEVELOPMENT AUTHORITY

RESOLUTION NO. _____

RESOLUTION RELATING TO THE TRANSFER OF HRA PROPERTIES TO THE MANKATO ECONOMIC DEVELOPMENT AUTHORITY

BE IT RESOLVED by the Mankato Housing and Redevelopment Authority (the “HRA”) as follows:

Section 1. Background.

- 1.01. 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
- 1.02. 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
- 1.03. 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
- 1.04. 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
- 1.05. WHEREAS, on February 24, 2025, the City Council of the City of Mankato adopted a resolution (the “2025 HRA Enabling Resolution”) which re-established the Housing and Redevelopment Authority for the City of Mankato in accordance with Minnesota Statutes, Chapter 469 (the “Act”) to dispose of HRA owned properties; and
- 1.06. Pursuant to the Act and the 2025 HRA Enabling Resolution, the HRA is authorized to dispose of property it owns to address the shortage of available, decent, safe and sanitary dwellings in the City now and in the future

Section 2. Transfer.

2.01. Attached as Exhibit A is a list of all parcels of certain Public Housing Properties currently administered and owned in fee by the HRA. In order to comply with the Act, the parcels of real property listed in Exhibit A are sold and transferred to the EDA without consideration. The Board Chair and the Executive Director of the HRA are authorized and directed to execute and deliver quit claim deeds for each parcel conveying all of the HRA’s interest in each parcel listed in Exhibit A to the EDA, together with such other documents and certificates that are necessary to effect such conveyances. Any parcel owned by the HRA not listed in Exhibit A shall be similarly transferred and conveyed to the City. The Public Housing Properties listed on Exhibit A and the administration thereof are hereby transferred to the EDA. The Conveyance Documents shall be in substantially the form on file with the HRA and the approval hereby given to the Conveyance Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as

may be necessary and appropriate and approved by legal counsel to the HRA and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the HRA. The execution of any instrument by the appropriate officers of the HRA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the Conveyance Documents shall not be effective until the date of execution thereof as provided herein.

Section 3. Miscellaneous.

3.01. The Board Chair and the Executive Director are authorized and directed to transmit certified copy of this resolution to the Board Chair of the EDA, and the county recorders for filing in the appropriate records of Blue Earth County, Minnesota, Minnesota. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of the City Attorney, may act on their behalf. Upon execution and delivery of the Conveyance Documents, the officers and employees of the Board are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the Board to implement the Conveyance Documents.

3.02. This resolution shall be in full force and effect as of the date hereof.

Approved by the Housing and Redevelopment Authority of Mankato, Minnesota this ____ day of _____, 2025.

Chair

ATTEST:

Executive Director

Exhibit A

Legal Description of the HRA Properties to the EDA

Lots 8 and 9, Block 8, Fletcher and Willard's Addition to Mankato, according to the plat thereof on file and of record in the office of the Register of Deeds of Blue Earth County, Minnesota.
(Torrens Property, Certificate of Title Number 10,308)

AND

Lots Seven (7) and Eight (8), in Block Thirty-one (31), in Mankato City according to the map or plan thereof on file and of record in the office of the Register of Deeds within and for Blue Earth County, Minnesota.

AND

Lot Seven (7) and Lot Eight (8), Block Three (3), Columbia Park Addition to the City of Mankato, and situate in Blue Earth County, Minnesota EXCEPT the West 12 feet of said Lots 7 and 8, according to the plat thereof on file or of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

Lot 2, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot 3, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot 1, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot One (1), Block One (1), Hoffman-Agency Subdivision, City of Mankato, Blue Earth County, Minnesota, EXCEPT Hoffman-Agency Subdivision No. 2.

AND

Lot 5, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota

QUIT CLAIM DEED

Deed Tax Due: \$1.65

ECRV: N/A

Date: _____, 2025

Total consideration for this transfer is \$3000.00 or less.

FOR VALUABLE CONSIDERATION, the Mankato Housing and Redevelopment Authority, a Minnesota public body corporate and politic, Grantor, hereby conveys and quitclaims to the Mankato Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota, Grantee, real property in Blue Earth County, Minnesota, described as follows:

See attached Exhibit A.

Check here if part or all of the land is Registered (Torrens) ☒

together with all hereditaments and appurtenances, and subject to easements of record.

[The remainder of this page intentionally left blank]

MANKATO HOUSING AND REDEVELOPMENT
AUTHORITY

By _____
Its: Board Chair

By _____
Its: Executive Director

STATE OF MINNESOTA)
) ss
COUNTY OF BLUE EARTH)

The foregoing was acknowledged before me this _____ day of _____
2025, by _____ and _____,
the Board Chair and Executive Director respectively, of the Mankato Housing and Redevelopment
Authority, a Minnesota public body corporate and politic, on behalf of the public body corporate
and politic, Grantor.

NOTARY STAMP

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

This instrument was drafted by:

Kennedy & Graven, Chartered
Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

Tax Statements should be sent to:

Mankato Economic Development
Authority
Intergovernmental Center
10 Civic Center Plaza
Mankato, Minnesota 56001

EXHIBIT A

Lots 8 and 9, Block 8, Fletcher and Willard's Addition to Mankato, according to the plat thereof on file and of record in the office of the Register of Deeds of Blue Earth County, Minnesota.

(Torrens Property, Certificate of Title Number 10,308)

AND

Lots Seven (7) and Eight (8), in Block Thirty-one (31), in Mankato City, according to the map or plat thereof on file and of record in the office of the Register of Deeds within and for Blue Earth County, Minnesota.

AND

Lot Seven (7) and Lot Eight (8), in Block Three (3), Columbia Park Addition to the City of Mankato, and situate Blue Earth County, Minnesota EXCEPT the West 12 feet of said Lots 7 and 8, according to the plat thereof on file or of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

Lot 2, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot 3, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot 1, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot (One) 1, Block (One) 1, Hoffman-Agency Subdivision, City of Mankato, Blue Earth County, Minnesota, EXCEPT Hoffman-Agency Subdivision No. 2.

AND

Lot 5, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

**Non-Foreign Transferor's Certification
Entity Transferor**

Section 1445 of the Internal Revenue Code of 1986, as amended (the "Code") provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Code Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by Mankato Housing and Redevelopment Authority, the undersigned hereby certifies the following on behalf of Mankato Housing and Redevelopment Authority;

1. Mankato Housing and Redevelopment Authority is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

2. Mankato Housing and Redevelopment Authority's U.S. employer identification number is _____.

3. Mankato Housing and Redevelopment Authority's office address is 10 Civic Center Plaza, Mankato, Minnesota 56001.

4. Mankato Housing and Redevelopment Authority is not a "disregarded entity" as defined in IRS Regulation 1.1445-2(b)(iii).

Mankato Housing and Redevelopment Authority understands that this Certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Mankato Housing and Redevelopment Authority.

Date: _____, 2025.

By: _____

Its: Executive Director

STATE OF MINNESOTA }
 }SS
COUNTY OF BLUE EARTH}

AFFIDAVIT REGARDING CORPORATION

_____, being first duly sworn, on oath says that:

- 1.He/She is the Executive Director of the Mankato Housing and Redevelopment Authority, the public body corporate and politic named as _____ in the document dated _____, _____, and filed for record _____, _____, as Document No. _____, in the Office of the County Recorder/Registrar of Titles of Blue Earth County, Minnesota.
2. Said corporation's principal place of business is at 10 Civic Center Plaza, Mankato, Minnesota 56001 and said corporation's principal place of business during the past ten years has been at that address.
3. There have been no:
 - a) Bankruptcy or dissolution proceedings involving said corporation during the time said corporation has had any interest in the premises described in Exhibit A attached hereto ("Premises");
 - b) Unsatisfied judgments of record against said corporation nor any actions pending in any courts, which affect the Premises;
 - c) Tax liens against said corporation; except as herein stated: None.
4. Any bankruptcy or dissolution proceedings of record against corporations with the same or similar names, during the time period in which the above named corporation had any interest in the Premises, are not against the above named corporation.
5. Any judgments or tax liens of record against parties with the same or similar names are not against the above named corporation.
6. There has been no labor or materials furnished to the Premises for which payment has not been made.

7. There are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Premises except as stated herein: None.
8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein: None.
9. There are no encroachments or boundary line questions affecting the Premises of which Affiant has knowledge.

Affiant knows the matters herein stated are true and makes this Affidavit for the purpose of inducing the passing of title to the Premises.

Executive Director

Subscribed and sworn to before me this ____ day
of _____, 2025.

Notary Public

NOTARIAL STAMP OR SEAL

THIS INSTRUMENT WAS DRAFTED BY:

Kennedy & Graven, Chartered
Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A

Lots 8 and 9, Block 8, Fletcher and Willard's Addition to Mankato, according to the plat thereof on file and of record in the office of the Register of Deeds of Blue Earth County, Minnesota.

AND

Lots Seven (7) and Eight (8), in Block Thirty-one (31), in Mankato City, according to the map or plat thereof on file and of record in the office of the Register of Deeds within and for Blue Earth County, Minnesota.

AND

Lot Seven (7) and Lot Eight (8), Block Three (3), Columbia Park Addition to the City of Mankato, and situate in Blue Earth County, Minnesota EXCEPT the West 12 feet of said Lots 7 and 8, according to the plat thereof on file or of record in the office of the Register of Deeds in and for Blue Earth County, Minnesota.

AND

Lot 2, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot 3, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot 1, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

AND

Lot (One) 1, Block (One) 1, Hoffman-Agency Subdivision, City of Mankato, Blue Earth County, Minnesota, EXCEPT Hoffman-Agency Subdivision No. 2.

AND

Lot 5, Block 1, Orness Plaza Subdivision, Mankato, Blue Earth County, Minnesota.

The content of this document, except when based on statutory or regulatory authority or law, does not have the force and effect of law, and is not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

This document addresses questions pertaining to residents that are part of a public housing repositioning action e.g., demolition, disposition, Streamlined Voluntary Conversion. It does not address the Rental Assistance Demonstration (RAD) program, which offers tenants protection. If your building is part of a RAD conversion, visit: www.hud.gov/RAD/residents. **This document addresses resident questions that are not part of a RAD conversion.**

1) What does “Repositioning” mean?

“Repositioning” means your public housing agency (PHA) is moving one or more public housing units out of the public housing program. Tenants will receive replacement housing, subject to the specific requirements of the program, which may be in the form of project-based or tenant-based assistance. PHAs and local communities may reposition their units using three primary options:

- Rental Assistance Demonstration (RAD) (see box above to link to further RAD information).
- Streamlined Voluntary Conversion (SVC) (further SVC information can be found here: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2019-05.pdf>).
- Section 18 Disposition or Demolition (Section 18) (further Section 18 information can be found here: <https://www.hud.gov/sites/dfiles/PIH/documents/pih2018-04.pdf>).

Each repositioning tool provides residents with different options and PHAs with different requirements related to resident relocation. HUD highly recommends that residents review these notices to understand their choices and if questions remain, reach out to your local HUD field office for answers. Additionally, your PHA is required to explain which repositioning tool is under consideration so residents can understand their options.

2) What does tenant-based HCV assistance mean?

Tenant-based HCV assistance means that your assistance follows you and is not tied to a specific unit. You get to choose a unit in the private rental market where the landlord is willing to accept the voucher and if the unit meets certain requirements (including that the rent for the unit is reasonable and that it meets HUD’s housing quality standards). You may be able to use your HCV for your current unit. You can use the assistance anywhere in the United States within the jurisdiction of a PHA that runs an HCV program (this is called portability). In some cases, you may need to wait a year before you can use portability. Find out more about HCVs here:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/about/fact_sheet.

3) What does a PBV mean?

PBV assistance means that vouchers are attached to specific units in a building. The voucher stays with the unit even after a tenant moves out. If you live in a PBV unit, you have a right to request tenant-based rental assistance after the first year of occupancy, but you may have to wait for the tenant-based assistance to become available. Tenant-based rental assistance is typically a tenant-based HCV (see question 2), but it may also be another form of comparable tenant-based rental assistance, such as a State or local tenant-based rental assistance program. Once you get tenant-based assistance, you may move to a unit of your choice. Find out more about PBVs here:

https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/project.

4) Is the PHA required to notify the public before repositioning?

Yes. PHAs must notify the public at a hearing and/or describe their repositioning in a PHA Plan if required. PHAs' Boards of Commissioners must approve the repositioning. If you want to attend the public board meeting, ask your property manager, or check your PHA's website for the board agendas. Residents are encouraged to attend and participate. If your PHA has a Resident Board Member, this person may be a good contact with whom to share your concerns.

5) Is the PHA required to consult with residents before repositioning?

Yes. Before your PHA applies for SVC or Section 18, your PHA must consult impacted residents, any Resident Council, and the Resident Advisory Board. Your PHA must have a meaningful way to consult with residents, such as in-person or virtual meetings. During this consultation, you can learn about the plans, ask questions, express concerns, and provide written comments. The PHA submits tenant comments with responses to HUD. For SVC, an added requirement is that your PHA must hold at least one meeting with residents of each site (and any Resident Council). At the meeting, your PHA must explain SVC requirements and distribute a draft SVC plan.

6) Will repositioning affect my housing assistance?

Yes. Under Section 18 and SVC, your current Public Housing lease will end and your PHA must offer you comparable housing assistance, possibly as a Section 8 Housing Choice Voucher (HCV) or a Project-Based Voucher (PBV). Comparable housing may also be a public housing unit at a different location or another property where the rent is comparable to your current rent.

If the public housing property is repositioned using SVC and remains as rental housing after repositioning, a voucher under the HCV Program becomes your assistance if you are eligible. You have the right to use your HCV to stay in your unit or move off-site. If you are not eligible for HCV assistance, the PHA must offer you comparable housing.

7) Do I have to move?

Maybe. It depends on the repositioning plan that is approved by HUD. The answer depends on several factors including the type of repositioning, whether units are in good condition, and how the property will be used after repositioning. You may have to move temporarily if the property is renovated.

If you are required to move, your PHA must give you at least 90 days advance notice, counseling and offer you comparable housing. In most cases, your PHA pays actual, reasonable moving expenses if you are required to move. Persons with disabilities can request reasonable accommodations within the comparable housing offered and for assistance with moving.

8) Will my rent go up?

In most cases your rent will not increase. Individuals who were previously paying a flat rent as a Public Housing resident may experience a rent increase because Section 8 rents are income-based. Generally, you will not pay more than 30 percent of your monthly adjusted income in rent. You can request for your PHA to explain changes in the rent you pay.

9) Do I need to be eligible for the voucher program, or does my public housing eligibility extend to the voucher program?

The PHA that will issue you the voucher will rescreen you to determine your eligibility under HCV/PBV program requirements. If you are determined ineligible under voucher requirements, the PHA must still offer you another form of comparable housing. Examples of other types of comparable housing are another public housing unit, PHA-owned units that receive a state subsidy, and/or PHA-operated units that receive no federal or state/local subsidy but are rent-controlled.

10) I am not in good standing due to unpaid rent. Will I lose assistance?

Depending on your PHA's policies, you could be denied admission to the HCV/PBV program if your family owes rent or other amounts to the public housing program. Regardless, the PHA must still offer you another form of comparable housing. As mentioned previously, examples of other types of comparable housing are another public housing unit, PHA-owned units that receive a state subsidy, and/or PHA-operated units that receive no federal or state/local subsidy but are rent-controlled.

11) What about the Public Housing Resident Opportunities and Self-Sufficiency (ROSS) program?

Unless you transfer to another public housing unit that is served by ROSS or your building is part of a RAD conversion, you lose access to ROSS after repositioning because federal law restricts ROSS to public housing or units repositioned through RAD. However, all Section 8 voucher participants are eligible for the Family Self-Sufficiency (FSS) program, regardless of any repositioning, if the PHA currently operates a FSS program. Additional information on both programs can be found here:

<https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf> and
https://www.hud.gov/sites/documents/FSSFACTSHEET_FEB2016.PDF.