



MINUTES

**Mankato Economic Development Authority
Regular Meeting
August 11, 2025 - 6:23 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

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

Members Excused: Kevin Mettler.

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

2. **Approval of Agenda**

Ms. Hatanpa moved and Ms. Melby-Kelley seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Ms. Melby-Kelley moved and Ms. Hatanpa seconded a motion to approve the Economic Development Authority minutes of the Regular Meeting of July 14, 2025, as written. The motion carried unanimously.

4. **Economic Development Authority Business**

- A. Mr. Konz stated that as part of the City of Mankato's Strategic Plan and in alignment with the recommendations of the Housing Study, staff are initiating a discussion on refining the City's development processes to better support community growth and housing needs, which will focus on two interrelated topics: permitting high-density residential uses within the Highway Business District and reviewing parking requirements for high-density residential developments.

Mr. Konz explained that over the past three years, the City has reviewed nine applications for Land Use Plan amendments to accommodate residential development. Of these, five involved amending the designation from commercial to residential. He noted that the current process requires both a Land Use Plan amendment and subsequent rezoning and can influence the readiness and timing of projects. He indicated that by evaluating these processes, the City can identify opportunities to enhance efficiency, reduce procedural barriers, and better position Mankato for housing development.

Mr. Konz commented that parking standards for multiple-family dwellings have also become an increasingly frequent point of discussion. He pointed out that several recent proposals have sought to reduce the current requirement of two parking stalls per unit, citing factors such as changing mobility patterns, transit accessibility, and the evolving needs of residents.

Brief discussion with the recommendation that staff proceed with the modification to the zoning ordinance to allow Multiple Family Dwellings in the B-3, Highway District.

- B. It was reported that the PHA Annual Plan is a comprehensive guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals. The EDA submits a plan that represents the role of the agency and programs in the community that follows strategic planning identified in the community consolidated plan, strengthens ties to community service agencies, fair housing, and accesses tools necessary to reach established goals.

The plan has been posted for public comment and Resident Advisory Meetings will be held in August with a summary of any comments received being shared at the public hearing on September 8, 2025.

Mr. Laven moved and Ms. Hatanpa seconded a motion to set September 8, 2025, as the date of Public Hearing for the Annual Agency Plan. The motion carried unanimously.

5. **Reports/EDA Comments**

None.

6. **Adjournment**

There being no further business, Ms. Hatanpa moved and Mr. McLaughlin seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:57 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair