



AGENDA

**Economic Development Authority
Monday, December 8, 2025
(following the Council Meeting at 6
p.m.)
IGC/Atrium - Mankato Room**

1. **Call Meeting to Order**

2. **Approval of Agenda**

3. **Approval of Minutes**

Economic Development Authority Meeting of October 14, 2025

4. **Economic Development Authority Business**

- A. Resolution approving 2026 Public Housing Operating Budget.
- B. Resolution authorizing Executive Director to execute the City Center Renaissance Loan Amendment documents for Cultivate Mankato, LLC and Innovation 6 Holdings, LLC.
- C. Resolution authorizing submittal of an application to the River Valleys Continuum of Care (CoC) for the 2025 HUD CoC Program Funding.
- D. Motion to set date of Public Hearing for the 2026 Public Housing Capital Fund Program.

5. **Reports/EDA Comments**

- A. Housing Trust Fund Advisory Committee report.

6. **Adjournment**



MINUTES

**Mankato Economic Development Authority
Regular Meeting
October 14, 2025 - 7:59 p.m.
IGC - Mankato Room**

1. **Call Meeting to Order**

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

Staff Present: Executive Director Susan Arntz, Community Development Director Mark Konz, Associate Director of Housing and Economic Development, Facilities Project Manager Jim Tatge, and City Clerk Renae Kopischke.

2. **Approval of Agenda**

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

3. **Approval of Minutes**

- A. Mr. McLaughlin moved and Ms. Hatanpa seconded a motion to approve the minutes of the Economic Development Authority Meeting of September 8, 2025, as written. The motion carried unanimously.

4. **Economic Development Authority Business**

- A. Mr. Tatge reported that in August 2024, the city contracted Dominion Due Diligence Group (D3G) to perform a Capital Needs Assessment (CNA) on select public housing units in Mankato in preparation for the RAD conversion. He stated that the CNA identifies critical and non-critical repairs that the Department of Housing and Urban Development (HUD) requires be performed in conjunction with the RAD conversion. He noted that HUD mandated repair contracts be executed in advance of the conversion to address the repairs identified in the CNA and require the specified repairs to be completed within 12 months of the conversion.

Mr. Tatge indicated that the project is proposed to be funded by the 2026 EDA Housing Capital Budget, with the estimated cost of the improvements being \$760,551.02. He commented that the required repairs to Orness Plaza (101 units), 500-512 Agency Road (4 units), 2005-2021 Hoffman Road (5 units), 617 East Elm Street (3 units), 601-605 Harper Street (5 units), 1617-1621 5th Avenue (6 units), and 913-925 Mayvis Boulevard (6 units) are proposed to start in February 2026 and are expected to be completed in December 2026. He summarized the estimated costs and funding sources for the project.

Mr. Laven moved and Mr. Mettler seconded a motion to approve the Resolutions accepting feasibility report and ordering project for Capital Improvement Projects 11203 and 11204; Orness Plaza and Mankato Scattered Sites RAD Conversion improvements. The motion carried unanimously.

- B. Ms. Bokelmann stated that the Housing Choice Voucher program's regulations recognize that some flexibility is required to allow the EDA to adapt the program to local conditions. She noted that the payment standard sets the maximum subsidy payment a family can receive from the EDA each month and is based on fair market rents (FMRs) published annually by HUD. She added that FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area and for most jurisdictions, FMRs are set at the 40th percentile of rents in the market area.

Ms. Bokelmann explained that the EDA establishes a payments standard within a HUD-approved basic range between 90 and 110 percent of the published FMR for each unit size. She mentioned that staff recommend payment standards remain at the current level, which is in the acceptable range.

Ms. Bokelmann touched on the process and summarized the additional factors in determining whether an adjustment should be made to the payment standard schedule. She indicated that changes to payment standard amounts will be effective on December 1 of every year unless, based on the proposed FMRs, it appears that one or more of the PHA's current payment standard amounts will be outside the basic range when the final FMRs are published. She added that in that case, the PHAs payment standards will be effective October 1 instead of December 1.

Mr. McLaughlin moved and Ms. Melby-Kelley seconded a motion to approve the Resolution adopting the payment standard schedule for the Housing Choice Voucher Program. The motion carried unanimously.

5. **Reports/EDA Comments**

- A. Ms. Bokelmann reported that as part of the RAD conversion of Mankato's scattered-site public housing, HUD approval is requested to transfer Housing Assistance Payment (HAP) contracts for 40 units originally constructed in the 1970s. She explained that the units need replacement due to significant structural issues, primarily stemming from water damage within the walls caused by their original design and several units also face ongoing issues related to sewer replacement needs, hillside erosion, limited green space for children, and inadequate parking.

Ms. Bokelmann summarized the process and indicated that the goal is to develop a new family townhome community that would provide a one-for-one replacement of the existing units. She noted that the proposed unit mix includes four two-bedroom townhomes, 29 three-bedroom townhomes, and seven four-bedroom single-family homes.

Ms. Bokelmann commented on discussions with Habitat for Humanity of South-Central Minnesota and Southwest Minnesota Housing Partnership to explore a collaborative effort to redevelop the former scattered sites into additional affordable housing through the Partnership Community Land Trust. She mentioned redevelopment grant funding is available to assist with the demolition of the deteriorated units.

6. **Adjournment**

There being no further business, Mr. Mettler moved and Mr. McLaughlin seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 8:08 p.m.

Prepared by:

Approved by:

Renae Kopischke
City Clerk

Najwa Massad
Chair



AGENDA RECOMMENDATION

Economic Development Authority

4. A.

Meeting Date: 12/08/2025

Agenda Item:

Resolution approving 2026 Public Housing Operating Budget.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

In compliance with 24 CFR 990.315, the Mankato EDA is required to prepare an annual operating budget and obtain review and approval by the Economic Development Authority, which holds the powers of a housing authority under Minnesota Statutes. The proposed 2026 operating budget is identical to the budget adopted by the City Council on December 1, 2025. Upon approval, the budget and accompanying resolution will be submitted to HUD with the annual operating subsidy request.

Program Budgets

- **Emergency Housing Vouchers (EHV)**

The EHV program has a 2026 budget of **\$65,808**, supporting housing assistance payments for **six households**. The program is expected to conclude mid-year 2026, with participating families transitioning to standard Housing Choice Vouchers.

- **Housing Choice Voucher (HCV) Program**

The HCV program has an annual budget of **\$6,739,803**, serving approximately **754 households** following full conversion of Public Housing units. This includes **\$6,094,619** in housing assistance payments and **\$551,168** in administrative fees.

- **Public Housing Program**

The Public Housing program has an annual budget of **\$1,272,711**, serving **179 households**, with **\$724,741** allocated for operating costs and **\$542,670** for administrative staffing.

A separate conversion budget of **\$2,600,400** has also been prepared in anticipation of full unit conversion in 2026.

Action Requested

The Board is requested to approve, by resolution, the **2026 operating budgets** for the Public Housing and Housing Choice Voucher programs as presented.

Attachments

Resolution

Emergency Voucher 2026 Budget

Housing Choice Voucher 2026 Budget

Public Housing 2026 Budget

Housing Conversion 2026 Budget

**Resolution of the Mankato Economic Development Authority
Approving the 2026 Public Housing Operating Budget**

WHEREAS the U.S. Department of Housing and Urban Development requires Public Housing Agencies to annually approve and submit an operating budget; and

WHEREAS, the Mankato City Council and Economic Development Authority have developed the 2026 Operating Budget, and the Mankato City Council approved the 2026 Operating Budget on December 8, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT the Mankato Economic Development Authority approves the 2026 Public Housing Operating Budget and authorizes the Board Chair to execute HUD's PHA Board Resolution Approving Operating Budget.

This resolution shall become effective immediately upon passage and without publication.

Adopted on this 8th day of December 2025

Najwa Massad, Board Chair

Attest: _____
Susan MH Arntz, Executive Director

Mankato Emergency Vouchers

2026 Budget

Projection	Level	Account Type	Organization	Object	Project	Account Description	2026 Council Budget
20261	Council	R	M803015	331900		FEDERAL AID-HUD GRANT	(\$600.00)
20261	Council	R	M803015	331906		FEDERAL AID-HUD EMGY HAP	(\$61,308.00)
20261	Council	R	M803015	331908		FEDERAL AID-HUD EMGY ADM	(\$3,900.00)
20261	Council	R	M803015	334292		STATE AID-ON BEHALF PENSION AI	\$0.00
20261	Council	R	M803015	362000		MISCELLANEOUS REVENUE	\$0.00
20261	Council	R	M803015	362005		MISC REV-FORFEIT FSS ESCROW	\$0.00
20261	Council	R	M803015	362100		INTEREST ON INVESTMENTS	\$0.00
20261	Council	R	M803015	379800		TENANT FRAUD RECOVERY	\$0.00
20261	Council	R	M803015	392020		TRANSFER IN	\$0.00
20261	Council	R	M803015	392050		ALLOCATION OF FUND BALANCE	\$0.00
							(\$65,808.00)
20261	Council	E	M803015	501010		SALARIES	\$0.00
20261	Council	E	M803015	501020		OVERTIME	\$0.00
20261	Council	E	M803015	501030		PARTTIME - SEASONAL	\$0.00
20261	Council	E	M803015	501032		PARTTIME - REGULAR	\$0.00
20261	Council	E	M803015	501040		MERIT PAY	\$0.00
20261	Council	E	M803015	501060		VACATION	\$0.00
20261	Council	E	M803015	501070		SICK LEAVE	\$0.00
20261	Council	E	M803015	501096		COMP TIME PAYOFF	\$0.00
20261	Council	E	M803015	501098		HOLIDAY PAYOFF	\$0.00
20261	Council	E	M803015	501210		PERA	\$0.00
20261	Council	E	M803015	501220		FICA	\$0.00
20261	Council	E	M803015	501250		MEDICARE	\$0.00
20261	Council	E	M803015	501310		HEALTH INSURANCE	\$0.00
20261	Council	E	M803015	501330		LIFE INSURANCE	\$0.00
20261	Council	E	M803015	501350		OPEB EXPENSE	\$0.00
20261	Council	E	M803015	501352		PENSION EXPENSE	\$0.00
20261	Council	E	M803015	501355		HEALTH CARE SAVINGS PLAN	\$0.00
20261	Council	E	M803015	501356		HEALTH INSURANCE REBATE	\$0.00
20261	Council	E	M803015	501358		MN PAID FAMILY LEAVE	\$0.00
20261	Council	E	M803015	501430		PARTTIME UNEMPLOY COMP	\$0.00
20261	Council	E	M803015	501510		WORKER'S COMP	\$0.00
20261	Council	E	M803015	501750		PERSONNEL ADJUSTMENTS	\$0.00
20261	Council	E	M803015	502010		OFFICE SUPPLIES	\$0.00
20261	Council	E	M803015	503010		AUDIT	\$0.00
20261	Council	E	M803015	503040		LEGAL	\$0.00
20261	Council	E	M803015	503070		BANK SERVICE CHARGES	\$0.00
20261	Council	E	M803015	503120		CONTRACTUAL	\$0.00
20261	Council	E	M803015	503164		CONTRACTUAL-INSPECTION FEES	\$0.00
20261	Council	E	M803015	503210		TELEPHONE	\$0.00
20261	Council	E	M803015	503220		POSTAGE	\$0.00
20261	Council	E	M803015	503300		TRAINING	\$0.00
20261	Council	E	M803015	503310		TRAVEL	\$0.00
20261	Council	E	M803015	503410		PRINTING & PUBLISHING	\$0.00
20261	Council	E	M803015	504100		VOUCHER PAYMENTS	\$61,308.00
20261	Council	E	M803015	504102		VOUCHER PORT ADMIN	\$0.00
20261	Council	E	M803015	504300		MISCELLANEOUS	\$0.00
20261	Council	E	M803015	504330		SUBSCRIPTIONS & MEMBERSHIPS	\$0.00
20261	Council	E	M803015	507200		OPERATING TRANSFER OUT	\$0.00
							\$61,308.00
							\$61,308.00

Account Type	Organization	Object	Project	Detail Type	Year	Line	Quantity	Amount	Project String Type	Project String	Description	Justification	Request Group	User Defined
R	M803015	331900		A	2026	20	1	(\$600.00)						
R	M803015	331906		A	2026	20	1	(\$61,308.00			HAP Funding	HUD Emergency HAP voucher program from COVID expires as family go off program.		
R	M803015	331908		A	2026	20	1	(\$3,900.00)			Administration for 5 vouchers	HUD Emergency voucher assistance from COVID, will expire once all 5 families end participation.		
E	M803015	504100		A	2026	20	1	\$61,308.00			HAP payments	HUD Emergency vouchers from COVID will terminate once all 5 families end participation.		

Mankato Housing Choice Voucher Program				2026 Budget			
Projection	Level	Account Type	Organization	Object	Project	Account Description	2026 Council Budget
	20261 Council	R	M803013	331720		FEDERAL AID-CARES ACT	\$0.00
	20261 Council	R	M803013	331900		FEDERAL AID-HUD GRANT	(\$5,268,480.00)
	20261 Council	R	M803013	331902		FEDERAL AID-HUD ADMIN	(\$497,280.00)
	20261 Council	R	M803013	331904		FEDERAL AID-HUD FSS	(\$117,275.00)
	20261 Council	R	M803013	331906		FEDERAL AID-HUD EMGY HAP	\$0.00
	20261 Council	R	M803013	331908		FEDERAL AID-HUD EMGY ADM	\$0.00
	20261 Council	R	M803013	331910		FEDERAL AID-MAINSTREAM 5 HAP	(\$734,064.00)
	20261 Council	R	M803013	331912		FEDERAL AID-MAINSTREAM 5 ADM	(\$73,704.00)
	20261 Council	R	M803013	334292		STATE AID-ON BEHALF PENSION AI	\$0.00
	20261 Council	R	M803013	362000		MISCELLANEOUS REVENUE	(\$1,000.00)
	20261 Council	R	M803013	362005		MISC REV-FORFEIT FSS ESCROW	\$0.00
	20261 Council	R	M803013	362100		INTEREST ON INVESTMENTS	(\$1,000.00)
	20261 Council	R	M803013	379800		TENANT FRAUD RECOVERY	(\$25,000.00)
	20261 Council	R	M803013	379810		HAP PORT-IN	(\$20,000.00)
	20261 Council	R	M803013	379812		ADMIN PORT-IN	(\$2,000.00)
	20261 Council	R	M803013	392020		TRANSFER IN	\$0.00
	20261 Council	R	M803013	392050		ALLOCATION OF FUND BALANCE	\$0.00
							(\$6,739,803.00)
	20261 Council	E	M803013	501010		SALARIES	\$324,637.00
	20261 Council	E	M803013	501020		OVERTIME	\$0.00
	20261 Council	E	M803013	501030		PARTTIME - SEASONAL	\$0.00
	20261 Council	E	M803013	501032		PARTTIME - REGULAR	\$36,858.00
	20261 Council	E	M803013	501040		MERIT PAY	\$0.00
	20261 Council	E	M803013	501060		VACATION	\$2,645.00
	20261 Council	E	M803013	501070		SICK LEAVE	\$2,744.00
	20261 Council	E	M803013	501075		COMP ABSENCES AJE	\$0.00
	20261 Council	E	M803013	501096		COMP TIME PAYOFF	\$0.00
	20261 Council	E	M803013	501098		HOLIDAY PAYOFF	\$0.00
	20261 Council	E	M803013	501210		PERA	\$24,348.00
	20261 Council	E	M803013	501220		FICA	\$22,739.00
	20261 Council	E	M803013	501250		MEDICARE	\$5,316.00
	20261 Council	E	M803013	501310		HEALTH INSURANCE	\$118,027.00
	20261 Council	E	M803013	501330		LIFE INSURANCE	\$337.00
	20261 Council	E	M803013	501350		OPEB EXPENSE	\$0.00
	20261 Council	E	M803013	501352		PENSION EXPENSE	\$0.00
	20261 Council	E	M803013	501355		HEALTH CARE SAVINGS PLAN	\$2,558.00
	20261 Council	E	M803013	501356		HEALTH INSURANCE REBATE	\$0.00
	20261 Council	E	M803013	501358		MN PAID FAMILY LEAVE	\$1,626.00
	20261 Council	E	M803013	501430		PARTTIME UNEMPLOY COMP	\$0.00
	20261 Council	E	M803013	501510		WORKER'S COMP	\$9,333.00
	20261 Council	E	M803013	501750		PERSONNEL ADJUSTMENTS	\$0.00
							\$551,168.00
	20261 Council	E	M803013	502010		OFFICE SUPPLIES	\$200.00
	20261 Council	E	M803013	503010		AUDIT	\$51,000.00
	20261 Council	E	M803013	503040		LEGAL	\$1,000.00
	20261 Council	E	M803013	503070		BANK SERVICE CHARGES	\$600.00
	20261 Council	E	M803013	503120		CONTRACTUAL	\$17,000.00
	20261 Council	E	M803013	503134		CONTRACTUAL-FORFEITED FSS EXP	\$0.00
	20261 Council	E	M803013	503164		CONTRACTUAL-INSPECTION FEES	\$0.00
	20261 Council	E	M803013	503210		TELEPHONE	\$3,700.00
	20261 Council	E	M803013	503220		POSTAGE	\$2,000.00
	20261 Council	E	M803013	503300		TRAINING	\$2,000.00
	20261 Council	E	M803013	503310		TRAVEL	\$1,000.00
	20261 Council	E	M803013	503410		PRINTING & PUBLISHING	\$2,000.00
	20261 Council	E	M803013	503640		INSURANCE - CYBER	\$355.00
	20261 Council	E	M803013	504100		VOUCHER PAYMENTS	\$5,236,400.00
	20261 Council	E	M803013	504102		VOUCHER PORT ADMIN	\$32,000.00
	20261 Council	E	M803013	504104		VOUCHER PORT RECEIVING	\$10,000.00
	20261 Council	E	M803013	504108		VOUCHERS MAINSTREAM 5	\$734,064.00
	20261 Council	E	M803013	504130		EQUIPMENT RENTALS	\$0.00
	20261 Council	E	M803013	504300		MISCELLANEOUS	\$0.00
	20261 Council	E	M803013	504330		SUBSCRIPTIONS & MEMBERSHIPS	\$1,300.00
	20261 Council	E	M803013	507200		OPERATING TRANSFER OUT	\$0.00
							\$6,094,619.00

Account Type	Organization	Object	Project	Detail Type	Year	Line	Quantity	Amount	Project String Type	Project String	Description	Justification	Request Group	User Defined
R	M803013	331900		A	2026	30	1	(\$5,268,480.00)			HAP			
R	M803013	331902		A	2026	30	1	(\$497,280.00)			Admin			
R	M803013	331904		A	2026	30	1	(\$117,275.00)			FSS Salary			
R	M803013	331910		A	2026	20	1	(\$734,064.00)			Mainstream HAP			
R	M803013	331912		A	2026	20	1	(\$73,704.00)			Mainstream Administration			
R	M803013	362000		A	2026	30	1	(\$1,000.00)						
R	M803013	362100		A	2026	30	1	(\$1,000.00)			Interest on Investments			
R	M803013	379800		A	2026	30	1	(\$25,000.00)						
R	M803013	379810		A	2026	30	1	(\$20,000.00)						
R	M803013	379812		A	2026	30	1	(\$2,000.00)						
E	M803013	501010		P	2026	1	0	\$0.00			JODI JALLOW			
E	M803013	501010		P	2026	1	1	\$50,847.00			JODI JALLOW			
E	M803013	501010		P	2026	2	0	\$0.00			NANCY BOKELMANN			
E	M803013	501010		P	2026	2	0	\$28,112.00			NANCY BOKELMANN			
E	M803013	501010		P	2026	3	0	\$0.00			NICOLE CUNNINGHAM			
E	M803013	501010		P	2026	3	0	\$33,436.00			NICOLE CUNNINGHAM			
E	M803013	501010		P	2026	4	0	\$0.00			ANDREA JOHNSON			
E	M803013	501010		P	2026	4	1	\$52,541.00			ANDREA JOHNSON			
E	M803013	501010		P	2026	5	0	\$0.00			ANGELA THURSTON			
E	M803013	501010		P	2026	5	1	\$39,823.00			ANGELA THURSTON			
E	M803013	501010		P	2026	6	1	\$83,792.00			GRETCHEN RIALSON			
E	M803013	501010		P	2026	7	0	\$0.00			TAMMI BORN			
E	M803013	501010		P	2026	7	0	\$36,086.00			TAMMI BORN			
E	M803013	501032		P	2026	1	1	\$36,858.00			FRED GRUHLKE			
E	M803013	501060		P	2026	1	0	\$0.00			JODI JALLOW			
E	M803013	501060		P	2026	1	0	\$670.00			JODI JALLOW			
E	M803013	501060		P	2026	2	0	\$0.00			NANCY BOKELMANN			
E	M803013	501060		P	2026	2	0	\$220.00			NANCY BOKELMANN			
E	M803013	501060		P	2026	3	0	\$0.00			NICOLE CUNNINGHAM			
E	M803013	501060		P	2026	3	0	\$300.00			NICOLE CUNNINGHAM			
E	M803013	501060		P	2026	4	0	\$0.00			ANDREA JOHNSON			
E	M803013	501060		P	2026	4	0	\$478.00			ANDREA JOHNSON			
E	M803013	501060		P	2026	5	0	\$0.00			ANGELA THURSTON			
E	M803013	501060		P	2026	5	0	\$358.00			ANGELA THURSTON			
E	M803013	501060		P	2026	6	0	\$429.00			GRETCHEN RIALSON			
E	M803013	501060		P	2026	7	0	\$190.00			TAMMI BORN			
E	M803013	501070		P	2026	1	0	\$0.00			JODI JALLOW			
E	M803013	501070		P	2026	1	0	\$447.00			JODI JALLOW			
E	M803013	501070		P	2026	2	0	\$0.00			NANCY BOKELMANN			
E	M803013	501070		P	2026	2	0	\$235.00			NANCY BOKELMANN			
E	M803013	501070		P	2026	3	0	\$0.00			NICOLE CUNNINGHAM			
E	M803013	501070		P	2026	3	0	\$283.00			NICOLE CUNNINGHAM			
E	M803013	501070		P	2026	4	0	\$0.00			ANDREA JOHNSON			
E	M803013	501070		P	2026	4	0	\$450.00			ANDREA JOHNSON			
E	M803013	501070		P	2026	5	0	\$0.00			ANGELA THURSTON			
E	M803013	501070		P	2026	5	0	\$337.00			ANGELA THURSTON			
E	M803013	501070		P	2026	6	0	\$687.00			GRETCHEN RIALSON			
E	M803013	501070		P	2026	7	0	\$305.00			TAMMI BORN			
E	M803013	501210		F	2026	1	0	\$3,814.00			JODI JALLOW			
E	M803013	501210		F	2026	2	0	\$2,108.00			NANCY BOKELMANN			
E	M803013	501210		F	2026	3	0	\$2,508.00			NICOLE CUNNINGHAM			
E	M803013	501210		F	2026	4	0	\$3,941.00			ANDREA JOHNSON			
E	M803013	501210		F	2026	5	0	\$2,987.00			ANGELA THURSTON			
E	M803013	501210		F	2026	6	0	\$6,284.00			GRETCHEN RIALSON			
E	M803013	501210		F	2026	7	0	\$2,706.00			TAMMI BORN			
E	M803013	501220		F	2026	1	0	\$2,285.00			FRED GRUHLKE			
E	M803013	501220		F	2026	2	0	\$3,220.00			JODI JALLOW			
E	M803013	501220		F	2026	3	0	\$1,769.00			NANCY BOKELMANN			
E	M803013	501220		F	2026	4	0	\$2,108.00			NICOLE CUNNINGHAM			
E	M803013	501220		F	2026	5	0	\$3,314.00			ANDREA JOHNSON			
E	M803013	501220		F	2026	6	0	\$2,511.00			ANGELA THURSTON			
E	M803013	501220		F	2026	7	0	\$5,264.00			GRETCHEN RIALSON			
E	M803013	501220		F	2026	8	0	\$2,268.00			TAMMI BORN			
E	M803013	501250		F	2026	1	0	\$534.00			FRED GRUHLKE			
E	M803013	501250		F	2026	2	0	\$753.00			JODI JALLOW			
E	M803013	501250		F	2026	3	0	\$414.00			NANCY BOKELMANN			
E	M803013	501250		F	2026	4	0	\$493.00			NICOLE CUNNINGHAM			
E	M803013	501250		F	2026	5	0	\$774.00			ANDREA JOHNSON			
E	M803013	501250		F	2026	6	0	\$587.00			ANGELA THURSTON			
E	M803013	501250		F	2026	7	0	\$1,231.00			GRETCHEN RIALSON			
E	M803013	501250		F	2026	8	0	\$530.00			TAMMI BORN			
E	M803013	501310		F	2026	1	0	\$17,606.00			JODI JALLOW			
E	M803013	501310		F	2026	2	0	\$6,521.00			NANCY BOKELMANN			
E	M803013	501310		F	2026	3	0	\$9,781.00			NICOLE CUNNINGHAM			
E	M803013	501310		F	2026	4	0	\$18,258.00			ANDREA JOHNSON			
E	M803013	501310		F	2026	5	0	\$17,932.00			ANGELA THURSTON			
E	M803013	501310		F	2026	6	0	\$32,604.00			GRETCHEN RIALSON			
E	M803013	501310		F	2026	7	0	\$15,325.00			TAMMI BORN			
E	M803013	501330		F	2026	1	0	\$51.00			JODI JALLOW			
E	M803013	501330		F	2026	2	0	\$18.00			NANCY BOKELMANN			
E	M803013	501330		F	2026	3	0	\$27.00			NICOLE CUNNINGHAM			
E	M803013	501330		F	2026	4	0	\$52.00			ANDREA JOHNSON			
E	M803013	501330		F	2026	5	0	\$51.00			ANGELA THURSTON			
E	M803013	501330		F	2026	6	0	\$94.00			GRETCHEN RIALSON			
E	M803013	501330		F	2026	7	0	\$44.00			TAMMI BORN			
E	M803013	501355		P	2026	1	0	\$0.00			JODI JALLOW			
E	M803013	501355		P	2026	1	0	\$636.00			JODI JALLOW			
E	M803013	501355		P	2026	2	0	\$0.00			NANCY BOKELMANN			
E	M803013	501355		P	2026	2	0	\$351.00			NANCY BOKELMANN			
E	M803013	501355		P	2026	3	0	\$0.00			NICOLE CUNNINGHAM			
E	M803013	501355		P	2026	3	0	\$417.00			NICOLE CUNNINGHAM			
E	M803013	501355		P	2026	4	0	\$0.00			ANDREA JOHNSON			
E	M803013	501355		P	2026	4	0	\$656.00			ANDREA JOHNSON			
E	M803013	501355		P	2026	5	0	\$498.00			ANGELA THURSTON			
E	M803013	501358		F	2026	1	0	\$162.00			FRED GRUHLKE			
E	M803013	501358		F	2026	2	0	\$232.00			JODI JALLOW			
E	M803013	501358		F	2026	3	0	\$128.00			NANCY BOKELMANN			
E	M803013	501358		F	2026	4	0	\$151.00			NICOLE CUNNINGHAM			
E	M803013	501358		F	2026	5	0	\$238.00			ANDREA JOHNSON			
E	M803013	501358		F	2026	6	0	\$180.00			ANGELA THURSTON			
E	M803013	501358		F	2026	7	0	\$374.00			GRETCHEN RIALSON			
E	M803013	501358		F	2026	8	0	\$161.00			TAMMI BORN			
E	M803013	501510		F	2026	1	0	\$1,165.00			FRED GRUHLKE			
E	M803013	501510		F	2026	2	0	\$1,662.00			JODI JALLOW			
E	M803013	501510		F	2026	3	0	\$913.00			NANCY BOKELMANN			
E	M803013	501510		F	2026	4	0	\$1,088.00			NICOLE CUNNINGHAM			
E	M803013	501510		F	2026	5	0	\$379.00			ANDREA JOHNSON			
E	M803013	501510		F	2026	6	0	\$287.00			ANGELA THURSTON			
E	M803013	501510		F	2026	7	0	\$2,683.00			GRETCHEN RIALSON			
E	M803013	501510		F	2026	8	0	\$1,156.00			TAMMI BORN			
E	M803013	502010		A	2026	30	1	\$200.00						
E	M803013	503010		A	2026	30	1	\$51,000.00						
E	M803013	503040		A	2026	30	1	\$1,000.00						
E	M803013	503070		A	2026	30	1	\$600.00						
E	M803013	503120		A	2026	110	3	\$120.00			Eco Shred			
E	M803013	503120		A	2026	120	12	\$3,192.00			IT Fees			
E	M803013	503120		A	2026	130	1	\$1,000.00			Language Line			
E	M803013	503120		A	2026	140	1	\$800.00			Background checks			
E	M803013	503120		A	2026	150	1	\$6,712.00			HDS - license, MTCS, 1099			
E	M803013													

Mankato Public Housing			2026 Budget				
Projection	Level	Account Type	Organization	Object	Project	Account Description	2026 Council Budget
20261	Council	R	M803010	331720		FEDERAL AID-CARES ACT	\$0.00
20261	Council	R	M803010	331900		FEDERAL AID-HUD GRANT	(\$300,000.00)
20261	Council	R	M803010	334292		STATE AID-ON BEHALF PENSION AI	\$0.00
20261	Council	R	M803010	362000		MISCELLANEOUS REVENUE	(\$100,000.00)
20261	Council	R	M803010	362100		INTEREST ON INVESTMENTS	(\$40,000.00)
20261	Council	R	M803010	362200		MISCELLANEOUS RENT	(\$800,000.00)
20261	Council	R	M803010	379800		TENANT FRAUD RECOVERY	(\$14,000.00)
20261	Council	R	M803010	379900		EXCESS UTILITIES	(\$15,000.00)
20261	Council	R	M803010	391010		SALE OF ASSETS	\$0.00
20261	Council	R	M803010	392020		TRANSFER IN	\$0.00
20261	Council	R	M803010	392050		ALLOCATION OF FUND BALANCE	(\$3,711.43)
20261	Council	R	M803010	392060		DEPRECIATION EXP CONTRA	\$0.00
						Total Revenue	(\$1,272,711.43)
20261	Council	E	M803010	501010		SALARIES	\$337,807.00
20261	Council	E	M803010	501020		OVERTIME	\$0.00
20261	Council	E	M803010	501030		PARTTIME - SEASONAL	\$0.00
20261	Council	E	M803010	501032		PARTTIME - REGULAR	\$0.00
20261	Council	E	M803010	501040		MERIT PAY	\$0.00
20261	Council	E	M803010	501044		LONGEVITY	\$0.00
20261	Council	E	M803010	501060		VACATION	\$2,367.00
20261	Council	E	M803010	501070		SICK LEAVE	\$2,213.00
20261	Council	E	M803010	501075		COMP ABSENCES AJE	\$0.00
20261	Council	E	M803010	501096		COMP TIME PAYOFF	\$0.00
20261	Council	E	M803010	501098		HOLIDAY PAYOFF	\$0.00
20261	Council	E	M803010	501210		PERA	\$25,336.00
20261	Council	E	M803010	501220		FICA	\$21,220.00
20261	Council	E	M803010	501250		MEDICARE	\$4,964.00
20261	Council	E	M803010	501310		HEALTH INSURANCE	\$134,256.00
20261	Council	E	M803010	501330		LIFE INSURANCE	\$383.00
20261	Council	E	M803010	501350		OPEB EXPENSE	\$0.00
20261	Council	E	M803010	501352		PENSION EXPENSE	\$0.00
20261	Council	E	M803010	501355		HEALTH CARE SAVINGS PLAN	\$2,784.00
20261	Council	E	M803010	501356		HEALTH INSURANCE REBATE	\$0.00
20261	Council	E	M803010	501358		MN PAID FAMILY LEAVE	\$1,521.00
20261	Council	E	M803010	501420		FULLTIME UNEMPLOY COMP	\$0.00
20261	Council	E	M803010	501510		WORKER'S COMP	\$9,819.00
20261	Council	E	M803010	501750		PERSONNEL ADJUSTMENTS	\$0.00
						Total Administrative Staffing	\$542,670.00
20261	Council	E	M803010	502010		OFFICE SUPPLIES	\$2,000.00
20261	Council	E	M803010	502112		MAINTENANCE SUPPLIES	\$50,000.00
20261	Council	E	M803010	502170		GENERAL SUPPLIES	\$1,000.00
20261	Council	E	M803010	503010		AUDIT	\$18,000.00
20261	Council	E	M803010	503040		LEGAL	\$3,000.00
20261	Council	E	M803010	503070		BANK SERVICE CHARGES	\$2,400.00
20261	Council	E	M803010	503118		CONTRACTUAL-CLEANING & WASTE	\$22,500.00
20261	Council	E	M803010	503120		CONTRACTUAL	\$192,500.00
20261	Council	E	M803010	503174		CONTRACTUAL-LAWN & SNOW	\$42,000.00
20261	Council	E	M803010	503176		CONTRACTUAL-JANITORIAL	\$0.00
20261	Council	E	M803010	503178		CONTRACTUAL-SECURITY	\$0.00
20261	Council	E	M803010	503210		TELEPHONE	\$5,100.00
20261	Council	E	M803010	503220		POSTAGE	\$2,000.00
20261	Council	E	M803010	503300		TRAINING	\$2,000.00
20261	Council	E	M803010	503310		TRAVEL	\$1,000.00
20261	Council	E	M803010	503410		PRINTING & PUBLISHING	\$3,000.00
20261	Council	E	M803010	503610		INSURANCE - LIABILITY	\$20,000.00
20261	Council	E	M803010	503650		INSURANCE - MACHINERY & EQUIP	\$7,250.00
20261	Council	E	M803010	503810		ELECTRICITY	\$85,000.00
20261	Council	E	M803010	503820		WATER/SEWER UTILITIES	\$108,200.00
20261	Council	E	M803010	503830		NATURAL GAS	\$34,000.00
20261	Council	E	M803010	503840		SOLAR ENERGY	\$0.00
20261	Council	E	M803010	503842		SOLAR ENERGY CREDIT	\$0.00
20261	Council	E	M803010	503860		OTHER UTILITIES	\$20,000.00
20261	Council	E	M803010	504010		MAINT REPAIR BLDG	\$0.00
20261	Council	E	M803010	504050		MAINT REPAIR OTHER	\$0.00
20261	Council	E	M803010	504052		MAINT REPAIR LIGHTING	\$0.00
20261	Council	E	M803010	504060		MAINT CONTRACTS	\$0.00
20261	Council	E	M803010	504130		EQUIPMENT RENTALS	\$0.00
20261	Council	E	M803010	504200		DEPRECIATION	\$0.00
20261	Council	E	M803010	504300		MISCELLANEOUS	\$500.00
20261	Council	E	M803010	504320		BAD DEBT EXPENSE	\$12,000.00
20261	Council	E	M803010	504322		LATE FEES	\$100.00
20261	Council	E	M803010	504326		LICENSES & TAXES	\$60,000.00
20261	Council	E	M803010	504330		SUBSCRIPTIONS & MEMBERSHIPS	\$2,000.00
20261	Council	E	M803010	505200		BLDGS & STRUCTURES	\$0.00
20261	Council	E	M803010	505300		OTHER IMPROVEMENTS	\$0.00
20261	Council	E	M803010	505400		MACHINERY & EQUIPMENT	\$0.00
20261	Council	E	M803010	505600		FURNITURE & EQUIPMENT	\$0.00
20261	Council	E	M803010	507220		TRANSFER - MAINTENANCE	\$10,746.13
20261	Council	E	M803010	507230		TRANSFER - GAS & OIL	\$8,941.30
20261	Council	E	M803010	507250		TRANSFER - DEPRECIATION	\$8,712.00
20261	Council	E	M803010	507290		TRANSFER - GPS	\$792.00
20261	Council	E	M803010	509999		PCARD HOLDING	\$0.00
						Total Operating Expense	\$724,741.43
						Total Expense	\$1,267,411.43

Account Type	Organization	Object	Project	Detail Type	Year	Line	Quantity	Amount	Project String Type	Project String	Description	Justification	Request Group	User Defined
R	M803010	331900		A	2026	30	1	(\$300,000.00						
R	M803010	362000		A	2026	30	1	(\$100,000.00			Washer/Dryer Revenue, Center Point Energy, and other misc.			
R	M803010	362100		A	2026	30	1	(\$400,000.00)			Interest on Investments			
R	M803010	362200		A	2026	30	1	(\$800,000.00						
R	M803010	379800		A	2026	30	1	(\$14,000.00)						
R	M803010	379900		A	2026	30	1	(\$15,000.00)						
R	M803010	392050		A	2026	10	1	(\$3,711.43)			Balance 7/1 NP			
E	M803010	501010		P	2026	1	0	\$0.00			STEVE BIEDSCHEID			
E	M803010	501010		P	2026	1	1	\$40,870.00			VACANT000631, POSITION			
E	M803010	501010		P	2026	2	0	\$0.00			MARK KONZ			
E	M803010	501010		P	2026	2	0	\$22,355.00			MARK KONZ			
E	M803010	501010		P	2026	2	0	\$33,041.00			VACANT000642, POSITION			
E	M803010	501010		P	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501010		P	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501010		P	2026	4	0	\$0.00			TRENT JAHNZ			
E	M803010	501010		P	2026	4	1	\$47,063.00			TRENT JAHNZ			
E	M803010	501010		P	2026	4	0	\$33,041.00			BRYAN MURPHY			
E	M803010	501010		P	2026	5	0	\$0.00			NANCY BOKELMANN			
E	M803010	501010		P	2026	5	0	\$28,112.00			NANCY BOKELMANN			
E	M803010	501010		P	2026	6	0	\$0.00			NICOLE CUNNINGHAM			
E	M803010	501010		P	2026	6	0	\$33,436.00			NICOLE CUNNINGHAM			
E	M803010	501010		P	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501010		P	2026	7	1	\$44,494.00			SHANE SCHMIDT			
E	M803010	501010		P	2026	8	0	\$0.00			SHANE SCHMIDT			
E	M803010	501010		P	2026	8	0	\$14,481.00			ANGELA THURSTON			
E	M803010	501010		P	2026	9	0	\$0.00			ANGELA THURSTON			
E	M803010	501010		P	2026	9	1	\$40,914.00			KIMBERLY SUNDQUIST			
E	M803010	501010		P	2026	10	0	\$0.00			KIMBERLY SUNDQUIST			
E	M803010	501060		P	2026	1	0	\$0.00			STEVE BIEDSCHEID			
E	M803010	501060		P	2026	1	0	\$275.00			MARK KONZ			
E	M803010	501060		P	2026	2	0	\$0.00			MARK KONZ			
E	M803010	501060		P	2026	2	0	\$0.00			LUCAS PEDERSON			
E	M803010	501060		P	2026	2	0	\$354.00			BRYAN MURPHY			
E	M803010	501060		P	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501060		P	2026	3	0	\$423.00			TRENT JAHNZ			
E	M803010	501060		P	2026	4	0	\$0.00			TRENT JAHNZ			
E	M803010	501060		P	2026	4	0	\$220.00			NANCY BOKELMANN			
E	M803010	501060		P	2026	5	0	\$0.00			NANCY BOKELMANN			
E	M803010	501060		P	2026	5	0	\$300.00			NICOLE CUNNINGHAM			
E	M803010	501060		P	2026	6	0	\$0.00			NICOLE CUNNINGHAM			
E	M803010	501060		P	2026	6	0	\$343.00			SHANE SCHMIDT			
E	M803010	501060		P	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501060		P	2026	7	0	\$130.00			ANGELA THURSTON			
E	M803010	501060		P	2026	8	0	\$0.00			SHANE SCHMIDT			
E	M803010	501060		P	2026	8	0	\$322.00			KIMBERLY SUNDQUIST			
E	M803010	501060		P	2026	9	0	\$0.00			ANGELA THURSTON			
E	M803010	501060		P	2026	10	0	\$0.00			KIMBERLY SUNDQUIST			
E	M803010	501070		P	2026	1	0	\$0.00			STEVE BIEDSCHEID			
E	M803010	501070		P	2026	1	0	\$183.00			MARK KONZ			
E	M803010	501070		P	2026	2	0	\$0.00			MARK KONZ			
E	M803010	501070		P	2026	2	0	\$0.00			LUCAS PEDERSON			
E	M803010	501070		P	2026	2	0	\$283.00			BRYAN MURPHY			
E	M803010	501070		P	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501070		P	2026	3	0	\$398.00			TRENT JAHNZ			
E	M803010	501070		P	2026	4	0	\$0.00			TRENT JAHNZ			
E	M803010	501070		P	2026	4	0	\$235.00			NANCY BOKELMANN			
E	M803010	501070		P	2026	5	0	\$0.00			NANCY BOKELMANN			
E	M803010	501070		P	2026	5	0	\$283.00			NICOLE CUNNINGHAM			
E	M803010	501070		P	2026	6	0	\$0.00			NICOLE CUNNINGHAM			
E	M803010	501070		P	2026	6	0	\$366.00			SHANE SCHMIDT			
E	M803010	501070		P	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501070		P	2026	7	0	\$122.00			ANGELA THURSTON			
E	M803010	501070		P	2026	8	0	\$0.00			SHANE SCHMIDT			
E	M803010	501070		P	2026	8	0	\$343.00			KIMBERLY SUNDQUIST			
E	M803010	501070		P	2026	9	0	\$0.00			ANGELA THURSTON			
E	M803010	501070		P	2026	10	0	\$0.00			KIMBERLY SUNDQUIST			
E	M803010	501210		F	2026	1	0	\$3,065.00			VACANT000631, POSITION			
E	M803010	501210		F	2026	2	0	\$1,677.00			MARK KONZ			
E	M803010	501210		F	2026	2	0	\$2,478.00			VACANT000642, POSITION			
E	M803010	501210		F	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501210		F	2026	4	0	\$3,530.00			TRENT JAHNZ			
E	M803010	501210		F	2026	4	0	\$2,478.00			BRYAN MURPHY			
E	M803010	501210		F	2026	5	0	\$2,108.00			NANCY BOKELMANN			
E	M803010	501210		F	2026	6	0	\$2,508.00			NICOLE CUNNINGHAM			
E	M803010	501210		F	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501210		F	2026	7	0	\$3,337.00			SHANE SCHMIDT			
E	M803010	501210		F	2026	8	0	\$1,086.00			ANGELA THURSTON			
E	M803010	501210		F	2026	9	0	\$3,069.00			KIMBERLY SUNDQUIST			
E	M803010	501220		F	2026	1	0	\$2,534.00			VACANT000631, POSITION			
E	M803010	501220		F	2026	2	0	\$1,414.00			MARK KONZ			
E	M803010	501220		F	2026	2	0	\$2,049.00			VACANT000642, POSITION			
E	M803010	501220		F	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501220		F	2026	4	0	\$2,967.00			TRENT JAHNZ			
E	M803010	501220		F	2026	4	0	\$2,087.00			BRYAN MURPHY			
E	M803010	501220		F	2026	5	0	\$1,769.00			NANCY BOKELMANN			
E	M803010	501220		F	2026	6	0	\$2,108.00			NICOLE CUNNINGHAM			
E	M803010	501220		F	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501220		F	2026	7	0	\$2,801.00			SHANE SCHMIDT			
E	M803010	501220		F	2026	8	0	\$913.00			ANGELA THURSTON			
E	M803010	501220		F	2026	9	0	\$2,578.00			KIMBERLY SUNDQUIST			
E	M803010	501250		F	2026	1	0	\$593.00			VACANT000631, POSITION			
E	M803010	501250		F	2026	2	0	\$331.00			MARK KONZ			
E	M803010	501250		F	2026	2	0	\$479.00			VACANT000642, POSITION			
E	M803010	501250		F	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501250		F	2026	4	0	\$694.00			TRENT JAHNZ			
E	M803010	501250		F	2026	4	0	\$488.00			BRYAN MURPHY			
E	M803010	501250		F	2026	5	0	\$414.00			NANCY BOKELMANN			
E	M803010	501250		F	2026	6	0	\$493.00			NICOLE CUNNINGHAM			
E	M803010	501250		F	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501250		F	2026	7	0	\$655.00			SHANE SCHMIDT			
E	M803010	501250		F	2026	8	0	\$214.00			ANGELA THURSTON			
E	M803010	501250		F	2026	9	0	\$603.00			KIMBERLY SUNDQUIST			
E	M803010	501310		F	2026	1	0	\$22,823.00			VACANT000631, POSITION			
E	M803010	501310		F	2026	2	0	\$4,491.00			MARK KONZ			
E	M803010	501310		F	2026	2	0	\$12,226.00			VACANT000642, POSITION			
E	M803010	501310		F	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501310		F	2026	4	0	\$21,193.00			TRENT JAHNZ			
E	M803010	501310		F	2026	4	0	\$12,227.00			BRYAN MURPHY			
E	M803010	501310		F	2026	5	0	\$6,521.00			NANCY BOKELMANN			
E	M803010	501310		F	2026	6	0	\$9,781.00			NICOLE CUNNINGHAM			
E	M803010	501310		F	2026	7	0	\$0.00			ANDREA JOHNSON			
E	M803010	501310		F	2026	7	0	\$22,171.00			SHANE SCHMIDT			
E	M803010	501310		F	2026	8	0	\$6,521.00			ANGELA THURSTON			
E	M803010	501310		F	2026	9	0	\$16,302.00			KIMBERLY SUNDQUIST			
E	M803010	501330		F	2026	1	0	\$66.00			VACANT000631, POSITION			
E	M803010	501330		F	2026	2	0	\$13.00			MARK KONZ			
E	M803010	501330		F	2026	2	0	\$35.00			VACANT000642, POSITION			
E	M803010	501330		F	2026	3	0	\$0.00			LUCAS PEDERSON			
E	M803010	501330		F	2026	4	0	\$62.00						

Mankato Housing - Conversion			2026 Budget				
Projection	Level	Account Type	Organization	Object	Project	Account Description	2026 Council Budget
20261	Council	R	M803011	362000		MISCELLANEOUS REVENUE	(\$100,000.00)
20261	Council	R	M803011	362100		INTEREST ON INVESTMENTS	(\$40,000.00)
20261	Council	R	M803011	362200		MISCELLANEOUS RENTS	(\$2,446,400.00)
20261	Council	R	M803011	362202		RENT - HOUSING ASSISTANCE	\$0.00
20261	Council	R	M803011	379800		TENANT FRAUD RECOVERY	(\$14,000.00)
20261	Council	R	M803011	379900		EXCESS UTILITIES	\$0.00
20261	Council	R	M803011	391010		SALE OF ASSETS	\$0.00
20261	Council	R	M803011	392020		TRANSFER IN	\$0.00
20261	Council	R	M803011	392050		ALLOCATION OF FUND BALANCE	\$0.00
							(\$2,600,400.00)
20261	Council	E	M803011	501010		SALARIES	\$0.00
20261	Council	E	M803011	501020		OVERTIME	\$0.00
20261	Council	E	M803011	501030		PARTTIME - SEASONAL	\$0.00
20261	Council	E	M803011	501032		PARTTIME - REGULAR	\$0.00
20261	Council	E	M803011	501040		MERIT PAY	\$0.00
20261	Council	E	M803011	501044		LONGEVITY	\$0.00
20261	Council	E	M803011	501060		VACATION	\$0.00
20261	Council	E	M803011	501070		SICK LEAVE	\$0.00
20261	Council	E	M803011	501096		COMP TIME PAYOFF	\$0.00
20261	Council	E	M803011	501098		HOLIDAY PAYOFF	\$0.00
20261	Council	E	M803011	501210		PERA	\$0.00
20261	Council	E	M803011	501220		FICA	\$0.00
20261	Council	E	M803011	501250		MEDICARE	\$0.00
20261	Council	E	M803011	501310		HEALTH INSURANCE	\$0.00
20261	Council	E	M803011	501330		LIFE INSURANCE	\$0.00
20261	Council	E	M803011	501352		PENSION EXPENSE	\$0.00
20261	Council	E	M803011	501355		HEALTH CARE SAVINGS PLAN	\$0.00
20261	Council	E	M803011	501356		HEALTH INSURANCE REBATE	\$0.00
20261	Council	E	M803011	501510		WORKER'S COMP	\$0.00
20261	Council	E	M803011	502010		OFFICE SUPPLIES	\$2,000.00
20261	Council	E	M803011	502112		MAINTENANCE SUPPLIES	\$50,000.00
20261	Council	E	M803011	502170		GENERAL SUPPLIES	\$1,000.00
20261	Council	E	M803011	503010		AUDIT	\$18,000.00
20261	Council	E	M803011	503040		LEGAL	\$3,000.00
20261	Council	E	M803011	503070		BANK SERVICE CHARGES	\$2,400.00
20261	Council	E	M803011	503118		CONTRACTUAL-CLEANING & WASTE	\$22,500.00
20261	Council	E	M803011	503120		CONTRACTUAL	\$442,000.00
20261	Council	E	M803011	503210		TELEPHONE	\$5,100.00
20261	Council	E	M803011	503220		POSTAGE	\$2,000.00
20261	Council	E	M803011	503300		TRAINING	\$2,000.00
20261	Council	E	M803011	503310		TRAVEL	\$1,000.00
20261	Council	E	M803011	503410		PRINTING & PUBLISHING	\$3,000.00
20261	Council	E	M803011	503610		INSURANCE - LIABILITY	\$20,000.00
20261	Council	E	M803011	503640		INSURANCE - CYBER	\$355.00
20261	Council	E	M803011	503810		ELECTRICITY	\$85,000.00
20261	Council	E	M803011	503820		WATER/SEWER UTILITIES	\$110,000.00
20261	Council	E	M803011	503830		NATURAL GAS	\$34,000.00
20261	Council	E	M803011	503860		OTHER UTILITIES	\$20,000.00
20261	Council	E	M803011	504130		EQUIPMENT RENTALS	\$0.00
20261	Council	E	M803011	504200		DEPRECIATION	\$0.00
20261	Council	E	M803011	504300		MISCELLANEOUS	\$500.00
20261	Council	E	M803011	504320		BAD DEBT EXPENSE	\$12,000.00
20261	Council	E	M803011	504322		LATE FEES	\$100.00
20261	Council	E	M803011	504326		LICENSES & TAXES	\$60,000.00
20261	Council	E	M803011	504330		SUBSCRIPTIONS & MEMBERSHIPS	\$2,000.00
20261	Council	E	M803011	505200		BLDGS & STRUCTURES	\$0.00
20261	Council	E	M803011	505300		OTHER IMPROVEMENTS	\$0.00
20261	Council	E	M803011	505400		MACHINERY & EQUIPMENT	\$0.00
20261	Council	E	M803011	507200		OPERATING TRANSFER OUT	\$500,000.00
20261	Council	E	M803011	507220		TRANSFER - MAINTENANCE	\$0.00
20261	Council	E	M803011	507230		TRANSFER - GAS & OIL	\$0.00
20261	Council	E	M803011	507250		TRANSFER - DEPRECIATION	\$0.00
							\$1,397,955.00

Account Type	Organization	Object	Project	Detail Type	Year	Line	Quantity	Amount	Project String Type	Project String	Description	Justification	Request Group	User Defined
R	M803011	362000		A	2026	10	1	(\$100,000.00)			HAP payments from HCV program			
R	M803011	362100		A	2026	10	1	(\$40,000.00)						
R	M803011	362200		A	2026	10	1	(\$2,446,400.00)			Tenant rents \$800,000HAP \$1,626,400			
R	M803011	379800		A	2026	10	1	(\$14,000.00)						
E	M803011	502010		A	2026	10	1	\$2,000.00						
E	M803011	502112		A	2026	10	1	\$50,000.00						
E	M803011	502170		A	2026	10	1	\$1,000.00						
E	M803011	503010		A	2026	10	1	\$18,000.00						
E	M803011	503040		A	2026	10	1	\$3,000.00						
E	M803011	503070		A	2026	10	1	\$2,400.00						
E	M803011	503118		A	2026	10	1	\$22,500.00						
E	M803011	503120		A	2026	10	1	\$442,000.00			operating and Capital expenses, Lawn/snow \$42,000			
E	M803011	503210		A	2026	10	1	\$5,100.00						
E	M803011	503220		A	2026	10	1	\$2,000.00						
E	M803011	503300		A	2026	10	1	\$2,000.00						
E	M803011	503310		A	2026	10	1	\$1,000.00						
E	M803011	503410		A	2026	10	1	\$3,000.00						
E	M803011	503610		A	2026	10	1	\$20,000.00						
E	M803011	503640		A	2026	10	1	\$355.00			Cyber Insurance premium			
E	M803011	503810		A	2026	10	1	\$85,000.00						
E	M803011	503820		A	2026	10	1	\$110,000.00						
E	M803011	503830		A	2026	10	1	\$34,000.00						
E	M803011	503860		A	2026	10	1	\$20,000.00						
E	M803011	504300		A	2026	10	1	\$500.00						
E	M803011	504320		A	2026	10	1	\$12,000.00						
E	M803011	504322		A	2026	10	1	\$100.00						
E	M803011	504326		A	2026	10	1	\$60,000.00						
E	M803011	504330		A	2026	10	1	\$2,000.00						
E	M803011	507200		A	2026	10	1	\$500,000.00			Transfer from M803011 to M803012 for Rent Allocation to Capital			



AGENDA RECOMMENDATION

Economic Development Authority

4. B.

Meeting Date: 12/08/2025

Agenda Item:

Resolution authorizing Executive Director to execute the City Center Renaissance Loan Amendment documents for Cultivate Mankato, LLC and Innovation 6 Holdings, LLC.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

At its meeting on August 13, 2018, the Mankato Economic Development Authority (EDA) approved a City Center Renaissance (CCR) loan for Cultivate Mankato, LLC (Cultivate) in the amount of up to \$125,000 to finance a portion of leasehold improvement costs for the property located at 227 East Main Street. Subsequently, on February 11, 2019, the EDA approved an amendment to increase the loan by an additional \$75,000 to support the installation of a fire suppression system, as required by the State Fire Marshall.

On December 13, 2021, the EDA approved a further amendment to defer loan payments at 0% interest until January 2023. Payments resumed via ACH on the 15th of each month. In 2024, Cultivate Mankato requested to transition to a bank bill-pay system to allow for more flexible payment scheduling. As a result, ACH payments were discontinued in October 2024. While payments for November and December 2024 were made, no payments have been received in 2025. The current outstanding balance totals \$40,528.68, which includes \$5,726.83 in accrued interest.

Staff have been working with the business, property owner, and other representatives from community organizations since May 2025 to identify possible solutions to the business' needs and the need to address the outstanding loan.

The property owner, Innovation 6 Holdings, LLC, has entered into a purchase agreement with New Horizon Real Estate Development 6, LLP, which intends to acquire the property and New Horizon Enterprises, Inc. will acquire the assets of Cultivate Mankato to establish a New Horizon Academy childcare center at the site. Completion of the sale is contingent upon repayment of the CCR loan. As Cultivate Mankato is unable to satisfy the remaining balance, the property owner has requested forgiveness of the accrued interest to facilitate the transaction.

Forgiveness of the interest is consistent with the City's strategic plan, which prioritizes support for childcare availability and affordability, small business development, workforce retention, and the growth of existing businesses. The proposed sale would preserve essential downtown childcare capacity. New Horizon Academy is a well-established, Minnesota-based provider with nationally recognized

accreditations, including those from the National Association for the Education of Young Children (NAEYC), the National Early Childhood Program Accreditation (NECPA), and a 4-star Parent Aware rating.

In accordance with the City's Strategic Plan priorities and the potential to maintain critical childcare services in the downtown area, staff recommends approval of the request to forgive the remaining interest on the CCR loan.

Attachments

Resolution

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE
CITY CENTER RENAISSANCE LOAN AMENDMENT DOCUMENTS
FOR INNOVATION 6 HOLDINGS, LLC AND CULTIVATE MANKATO, LLC

WHEREAS, in 2018 the Mankato Economic Development Authority (“EDA”) approved a City Center Renaissance loan to Cultivate Mankato, LLC (“Borrower”) in the amount of \$200,000 to finance leasehold improvements for the property located at 227 E. Main Street, later amended in 2021 to defer payments at 0% interest until January 2023; and

WHEREAS, the Borrower has accumulated an outstanding balance of \$40,528.68, including \$5,726.83 in accrued interest; and

WHEREAS, the property owner, Innovation 6 Holdings, LLC, has entered into a purchase agreement with New Horizon Real Estate Development 6, LLP to acquire the property and New Horizon Enterprises, Inc. will acquire the assets of Cultivate Mankato to establish a new childcare center at the site, and loan repayment is required to complete the sale; and

WHEREAS, the Borrower cannot satisfy the remaining balance, and the property owner has requested forgiveness of the outstanding accrued interest; and

WHEREAS, the City’s Strategic Plan prioritizes childcare availability and affordability, small business development, workforce retention, and support for the growth of existing businesses.

NOW, THEREFORE, BE IT RESOLVED by the EDA that the Executive Director is hereby authorized to execute loan amendment documents to forgive the accrued interest at the time the loan is repaid in full associated with the CCR loan to Cultivate Mankato, LLC is hereby approved.

This Resolution shall become effective upon its passage and without publication.

Adopted this 8th day of December, 2025

Najwa Massad, Board Chair

Attest: _____
Susan MH Arntz, Executive Director



AGENDA RECOMMENDATION

Economic Development Authority

4. C.

Meeting Date: 12/08/2025

Agenda Item:

Resolution authorizing submittal of an application to the River Valleys Continuum of Care (CoC) for the 2025 HUD CoC Program Funding.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The purpose of this memo is to request EDA Board authorization for the Executive Director to submit an application to the River Valleys Continuum of Care (CoC) as part of the 2025 HUD Continuum of Care Program competition. This application will seek funding to continue the EDA's street outreach operations.

The River Valleys CoC is the HUD-recognized Continuum of Care responsible for administering the regional funding competition across a 20-county area in Minnesota, including the entitlement jurisdictions of the City of Rochester and the City of Mankato.

On **November 20, 2025**, the CoC opened its annual **Call for Projects** to all eligible applicants. A **Pre-Application is due December 5**, and the **full application is due December 12, 2025**, with an anticipated project start date in **summer 2026**.

The HUD CoC Program aims to promote community-wide commitment to ending homelessness by:

- Providing housing and service funding to quickly rehouse individuals and families,
- Minimizing the trauma and dislocation related to homelessness,
- Improving access to mainstream services,
- Optimizing self-sufficiency and long-term stability.

Eligible project types include Permanent Housing (PSH and RRH), Transitional Housing, Supportive Services Only (SSO), and Homeless Management Information System (HMIS) projects.

The **2025 Notice of Funding Opportunity (NOFO)** places emphasis on treatment and recovery-oriented programming, reducing unsheltered homelessness, and increasing participant earned income. It also opens opportunities for Supportive Services Only and Transitional Housing projects, which have not been prioritized in recent funding cycles.

The EDA launched its Street Outreach Team in 2023 utilizing CoC Coordinated Entry Navigator funds. The team provides direct outreach, engagement, needs assessment, and service navigation for unsheltered individuals.

The 2025 CoC competition presents an opportunity to continue funding these services. Existing staffing resources will be used as match funding toward the CoC requirement.

Staff request that the EDA Board adopt a resolution authorizing the Executive Director to execute and submit the 2025 HUD CoC Program application to the River Valleys CoC, and to complete all documents necessary to secure funding for continued street outreach activities. If authorized, staff will finalize the pre-application and full submission according to the CoC's published deadlines. Staff will report back to the Board upon notice of award.

Attachments

Resolution

**Authorizing the Submission of the
Continuum of Care Application for Supportive Services through
the River Valleys CoC and the
US Department of Housing and Urban Development**

WHEREAS, the River Valleys Continuum of Care (CoC) is registered with the U.S. Department of Housing and Urban Development (HUD) and is required to conduct a Local CoC Program Competition to evaluate, select, and rank individual projects for inclusion in the regional application for HUD CoC Program funding; and

WHEREAS, the River Valleys CoC planning region includes a 20-county area in Minnesota, including the entitlement jurisdictions of the City of Rochester and the City of Mankato; and

WHEREAS, on November 20, 2025, the River Valleys CoC opened its Call for Projects to all eligible applicants in the region, inviting both new and renewal applicants to submit a Pre-Application by December 5, 2025, and a full application by December 12, 2025, with an anticipated project start date in summer 2026; and

WHEREAS, the purpose of the HUD CoC Program is to promote community-wide commitment to ending homelessness by providing funding to nonprofit organizations and local governments to quickly rehouse individuals and families, increase access to mainstream resources, reduce the trauma of homelessness, improve data collection, and support long-term stability and self-sufficiency; and

WHEREAS, eligible HUD CoC Program project types include Permanent Housing (PH), including Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH); Transitional Housing (TH); Supportive Services Only (SSO); and Homeless Management Information System (HMIS) projects; and

WHEREAS, the 2025 Notice of Funding Opportunity (NOFO) prioritizes treatment and recovery-oriented programming, reducing unsheltered homelessness, and increasing participant earned income, while also reopening opportunities to apply for Supportive Services Only and Transitional Housing programs; and

WHEREAS, the Mankato Economic Development Authority (EDA) established its Street Outreach Team in 2023 through CoC Coordinated Entry Navigator funding, and this NOFO provides an opportunity to continue funding street outreach supportive services; and

WHEREAS, existing EDA staffing resources will be used as match funding for the proposed CoC project application;

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority hereby authorizes the Executive Director to execute and deliver all necessary documents required to submit the 2025 HUD Continuum of Care Program application to the River Valleys CoC, and to take all actions necessary to secure funding for street outreach services.

This resolution shall become effective immediately upon passage.

Adopted on this 8th day of December 2025.

Najwa Massad, Board Chair

Attest:

Susan MH Arntz, Executive Director



AGENDA RECOMMENDATION

Economic Development Authority

4. D.

Meeting Date: 12/08/2025

Agenda Item:

Motion to set date of Public Hearing for the 2026 Public Housing Capital Fund Program.

Recommendation/Action(s):

Motion setting the date of Public Hearing.

Summary:

The 2026 Public Housing Capital Fund supports ongoing modernization and repairs to public housing units, as well as the site improvements required under the RAD Small PHA Blend process. The plan also incorporates work items identified in the physical needs assessment, as required for repositioning the remaining Public Housing units. For 2026, the Capital Fund budget projects \$550,000 and allocates funding for dwelling upgrades, appliances, site improvements, and general operations, as outlined in the attached budget.

The 2026 Capital Fund Program has been posted for public comment, and a Resident Advisory Meeting will be held.

The requested action is a motion to set January 12, 2026, as the date for the public hearing on the proposed 2026 Capital Fund Budget.



AGENDA RECOMMENDATION

Economic Development Authority

5. A.

Meeting Date: 12/08/2025

Agenda Item:

Housing Trust Fund Advisory Committee report.

Recommendation/Action(s):

Informational

Summary:

To provide an update on the Affordable Housing Trust Fund (HTF), including the status of Statewide Affordable Housing Aid (SAHA) funds, upcoming funding requests, and long-term sustainability planning. This report also previews anticipated items that may require EDA action in the coming months.

BACKGROUND

The City of Mankato receives annual allocations of SAHA funds, which are deposited into the HTF to support affordable housing initiatives. Recent state guidance clarifies that these funds must be formally committed and expended within specific timelines, even after being deposited into the HTF. Extensions may be granted if funds are allocated but not fully spent by the deadline.

Current Status of SAHA Funds

- **2023 SAHA funds** (\$288,957): Committed to the PCLT for affordable housing development. The City has pledged \$500,000 to support 20 new homes (construction in 2026, sale in 2027), with \$300,000 in matching funds from LHFT grants.
- **2024 SAHA funds** (\$288,957): Must be committed by **December 31, 2027**. Staff are preparing proposals to ensure timely commitment and expenditure.

ANTICIPATED UPCOMING FUNDING REQUESTS FOR EDA CONSIDERATION

1. Homestead Apartments – Post-Flood Preservation

In July 2025, flooding displaced 40 families and damaged 40 of 120 affordable units. Insurance will cover most of the \$3.34 million in damages, but a \$441,156 deductible and at least \$125,000 in unreimbursed costs remain. Additional expenses may reach \$1 million due to scope.

Financial Impact:

- Daily mitigation: \$4,155–\$5,802
- Lost rent: \$26,000/month

- Fixed expenses: \$40,000–\$50,000/month
- Total monthly cash drain: Over \$200,000

SWMHP Requests:

- Cost-sharing for an engineering study to evaluate and propose modifications, if applicable, to the stormwater system.
- Financial support (HTF, CDBG) for remediation and deductible

2. Connections Shelter – Year-Round Nighttime Operations

The HTF Advisory Committee, in collaboration with local shelter providers, has identified year-round nighttime shelter as the community’s most urgent need. This aligns with the City’s Strategic Plan and Affordable Housing Action Plan.

Anticipated Request:

\$150,000 annually for two years (\$300,000 total) to support expanded operations while Connections Shelter seeks additional state funding.

3. Trellis Co. – Supportive Services at Poplar Apartments

The Poplar Apartments project, supported by the City and Blue Earth County, will provide supportive housing to address homelessness. Due to federal funding cuts, local support is needed to sustain services.

Anticipated Request:

Funding for a service reserve or ongoing operations. Construction begins in 2026; services launch in 2027. A detailed proposal will be submitted in 2026.

LOCAL FUNDING COMMITMENTS

To comply with SAHA requirements, the City demonstrated continued local investment by using EDA general funds to support PCLT Phases I and II in 2023 and 2024. This ensures SAHA funds supplement, rather than replace, local funding.

LONG-TERM SUSTAINABILITY PLANNING

The HTF Advisory Committee is evaluating strategies to ensure the long-term viability of the fund, including:

- Investment strategies to generate interest
- Potential revenue sources: EDA general funds, EDA levy, RAD reserves

Recommendations will be brought forward for EDA consideration in 2026.

NEXT STEPS

- Staff will prepare detailed funding proposals for EDA review and action in early 2026.
- The HTF Advisory Committee will continue to evaluate long-term funding strategies.
- Coordination with SWMHP, Connections Shelter, Trellis Co., and other partners will continue to ensure timely and strategic use of HTF resources.

Attachments

SWMHP Summary

MEMORANDUM

TO: EDA Members
FROM: Southwest Minnesota Housing Partnership
DATE: November 25, 2025
RE: Homestead Apartments Flood - Operational and Financial Impact and Request for Partnership

PURPOSE

This memo summarizes the impacts of the flooding that occurred at Homestead Apartments in July 2025, which displaced 40 families and created significant challenges for residents, operations, and the future of affordable housing at this critical site; and seeks the Economic Development Authority's consideration of partnership to stabilize the property and preserve these affordable homes.

INCIDENT OVERVIEW

Property: Homestead Apartments
Buildings Impacted: Five buildings (100, 110, 120, 130, 150)
Units Displaced: 40 affordable housing units
Total Number of Units: 120
Insurance Claim: \$2,899,670 net balance (after \$441,156 deductible)
Total Replacement Cost: \$3,340,826.50 total which does not include contents

IMPACT ON RESIDENTS

Forty families faced immediate housing crisis and ongoing hardship:

- **Immediate Displacement:** Residents given days to evacuate before mitigation work began
- **Financial Burden:** New deposits, moving costs, higher rents in temporary housing—expenses low-income families couldn't afford
- **Children Disrupted:** School changes, longer commutes, or difficult transportation arrangements
- **Employment Challenges:** Longer commutes or job losses for those unable to relocate near workplaces
- **Loss of Community:** Support networks and neighbor relationships severed
- **Prolonged Uncertainty:** Months without clear timeline for return, preventing families from establishing stability

CASH FLOW AND OPERATIONAL IMPACT

The flood created an immediate and sustained financial crisis:

- Daily Holding Costs: \$4,155 - \$5,802/day**
- Emergency equipment rental (air scrubbers)



- 24/7 moisture monitoring to prevent mold growth
- Containment barriers protecting occupied units

Lost Revenue: \$26,000/month

- 40 units generating zero rental income
- 6-month reconstruction timeline = \$156,000+ in missing revenue
- Depleted reserves for operations and to cover mortgage during mitigation and rehab of units will need to be paid back to the reserves per loan agreements.

Fixed Operating Obligations Continue: \$40,000-\$50,000/month

- Mortgage payments due regardless of occupancy
- Property taxes, insurance premiums, base utilities
- Property management overhead now consumed by crisis management

Total Monthly Cash Drain: \$200,000+ while awaiting insurance reimbursement, not including the deductibles and uncovered costs. Reserves were utilized to cover debt service payments until Dec 1, but must be replenished before Dec 31, 2026.

IMPACT ON PROPERTY MANAGEMENT TEAM

The flood transformed routine property management into sustained crisis response:

- **Workload Shift:** From routine maintenance and tenant relations to daily vendor coordination, insurance negotiations, and resident crisis support
- **Portfolio Neglect:** Routine maintenance deferred at other properties, preventive work postponed
- **Insurance Documentation:** Endless ESX files, labor logs, IH protocols, daily reports—administrative burden consuming staff capacity

THREAT TO AFFORDABLE HOUSING AT HOMESTEAD

The financial pressures created by this disaster threaten the long-term viability of Homestead as affordable housing:

Immediate Cash Flow Crisis

- \$441,156 deductible
- \$3.3 million in total cash
- Months-long delay between incurring costs and receiving reimbursement

Risk of Mortgage Default

- If cash flow becomes unsustainable, mortgage payments could be missed
- Default triggers foreclosure proceedings
- Lender takes ownership, likely selling to commercial buyer

Conversion to Market-Rate Housing

- New owner not bound by affordability restrictions
- Renovated units rented at 2-3x current affordable rates
- Original residents permanently displaced—unable to afford return

- Permanent loss of 40+ affordable housing units in the community

KEY INSURANCE CHALLENGES

The insurance claim process revealed systemic problems:

- **High Deductible:** \$441,156 is catastrophic for nonprofit housing providers operating on thin margins
- **Documentation Burden:** Endless submissions of ESX files, estimates, labor logs, protocols in specific formats
- **Financial Discrepancies:** Currently at minimum gap of \$125,000 between estimates and Proof of Loss had to be identified and challenged by SWMHP
- **Scope Disputes:** Disagreements over water damage category, containment coverage, supervision costs, required protocols for silica, mold and air quality containments for residents still residing in the building. These disputes may increase costs by up to \$1,000,000.
- **Reimbursement Timing:** Months of delay between incurring costs and receiving payments, creating liquidity crisis

CONCLUSION

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The Homestead Apartments flood represents not only property damage, but a direct threat to the long-term stability of a critical affordable housing asset serving the local workforce and vulnerable households. With proper support and without further complications, SWMHP expects to restore all 40 units and return displaced families to their homes.

However, this recovery cannot be achieved without strategic public-private partnership. Without financial intervention or support, the risk of permanent loss of these affordable units is real and imminent. The lengthy claim processes has threatened operational solvency, the insurance deductible creates an immediate cash crisis, and restricted operating margins leave little cushion for disasters.

NEED FOR ROOT CAUSE ANALYSIS AND PREVENTION

Beyond the immediate recovery efforts, SWMHP recognizes the critical need to understand why this flood occurred and how to prevent future incidents. We are working with an engineering firm who has proposed conducting a comprehensive analysis that would:

- Identify the root causes of the flooding at Homestead Apartments
- Assess drainage infrastructure and stormwater management in the immediate area
- Evaluate property-level mitigation measures and improvements
- Develop recommendations for preventing future flood events
- Provide engineering specifications for necessary infrastructure upgrades

The cost of the engineering study represents an additional financial burden during an already difficult recovery period. However, without understanding the underlying causes, we risk repeating this crisis.

REQUEST FOR CITY PARTNERSHIP

Importantly, **Homestead Apartments was not the only property affected by this flooding event**. Multiple residential homes in the surrounding neighborhood also experienced flood damage, indicating that this is not an isolated property maintenance issue but rather a **broader neighborhood infrastructure problem** that requires a coordinated response.

We respectfully request the EDA's and City's partnership in addressing this systemic issue through financial and strategic support::

1. **Cost-Sharing for Engineering Study:** Given that multiple properties were impacted and the problem appears to stem from broader drainage or stormwater infrastructure issues, we request the City consider cost-sharing for a comprehensive engineering study of the affected area.
2. **Infrastructure Assessment:** We encourage the City to conduct its own assessment of stormwater management systems, drainage capacity, and flood mitigation infrastructure in this neighborhood.
3. **Financial Support:** We are seeking financial support from funding sources like the Housing Trust Fund and Community Development Block Grant to assist in addressing the remediation and insurance deductible to restore the 40 units.
4. **Collaborative Solution Development:** Once causes are identified, we request the City's partnership in developing and implementing solutions—whether through infrastructure improvements, stormwater management enhancements, or other mitigation measures.
5. **Future Prevention:** A collaborative approach will benefit not only Homestead residents but all neighborhood residents who face flood risk, while potentially preventing future disasters that strain both property owners and city emergency response resources.

SWMHP remains committed to restoring Homestead and returning residents to their homes, but the financial and operational toll of this disaster will have lasting impacts on the organization's capacity and the affected families' stability.

We appreciate the EDA, City and County's attention to this matter and welcome any questions.