

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