



AGENDA

**Mankato City Council
Regular Meeting
October 26, 2026 - 6 p.m.
IGC - Council Chambers**

1. **Call Meeting to Order**

Roll Call

Pledge of Allegiance

2. **Approval of Agenda**

3. **Approval of Minutes**

Regular Meeting of October 13, 2026

4. **Public Open Forum (15 Minutes)**

The public may address the Council on any topic, with the condition that they may not speak on the same item later in the meeting. Speakers are encouraged to register with the City Clerk prior to the start of the meeting, and are limited to three minutes.

5. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Calendar. Removed item(s) will be discussed and acted upon by separate motion.

- A. Motion approving application for an On-Sale 3.2 Percent Malt Liquor License for Rishiv Hospitality, LLC DBA Baymont by Wyndham, 2120 US Hwy 169 North, Mankato (also known as 51578 US Hwy 169).

- B. Resolution authorizing the City Manager to enter into an agreement for continuation of insurance coverage through the League of Minnesota Cities Insurance Trust (LMCIT) and authorizing that the City does not waive statutory limits on Municipal Tort Liability.
- C. Resolution authorizing the procurement of a dump/snow plow truck to replace unit #5110 as detailed in the 2025 Budget.
- D. Resolution authorizing City Manager to submit a Contamination Cleanup Grant application to the Minnesota Department of Employment and Economic Development (DEED) for 602-634 South Front Street and 112 West Liberty Street.
- E. Resolution authorizing the City Manager to execute the State Airport Fund Grant Agreement for the Airport Traffic Control Tower Construction under the FAA Contract Tower Program.
- F. Resolution authorizing the City Manager to execute the State Airport Fund Grant Agreement for the Airport Taxiway A/D/E Reconstruction and Enhanced Taxiway Markings Project.
- G. Resolution authorizing the City Manager to execute that State Airport Fund Grant Agreement for the replacement of the airport snow removal truck and plow (Unit 91).
- H. Resolutions establishing 2027 rates for Special Services District Parking and Maintenance.
- I. Report on project and Change Order 10 for MnDOT Project SP 5212-35 (169); Veteran's Bridge (Bridge 07042) Rehabilitation project.
- J. Report on project and Change Orders 7, 8, 9, and 10 for Capital Improvement Project 11193; 2026 Resurfacing.
- K. Resolution declaring adequacy of petitions, waiving hearings and adoption of Final Assessments on Capital Improvement Project 11205; 2026 Miscellaneous Assessments.
- L. Resolution considering bids on Capital Improvement Project 11238; Balcerzak Water Tower Rehabilitation.

- M. Resolution rescinding the October 13, 2026, Resolution R-2026-1013-281, ordering Improvement Project 11189 and reordering Improvement Project 11189; TH 169 Improvements.
- N. Resolution authorizing submission for the 2026 Edward Byrne Memorial Justice Assistance Grant (JAG), and motion approving the Joint Agreement between the City of Mankato and Blue Earth County to share JAG Program Award.

6. **Public Hearings**

- A. Resolution approving business subsidy loan agreement with Verdant Agritech, LLC.
- B. Resolutions adopting Final Assessments on Capital Improvement Projects:
 - 11057; Germania Park Phase 4 Reconstruction
 - 10994; Riverfront Drive Reconstruction
 - 11078; West 7th Street Reconstruction
 - 11114; Germania Park Phase 5 Reconstruction
 - 11120; Woodshire Drive Reconstruction
- C. Ordinances amending Chapter 10 of the Mankato City Code related to permitted and conditional uses for public housing units in the R-3, Limited Multiple-Family Dwelling District and the R-4, Multiple Family Dwelling District; by request of the City of Mankato.

7. **Council Business**

8. **Reports and Miscellaneous Business**

View all city committee meetings by clicking on our [City Calendar](#)

Work Session, November 2, 2026, 6 p.m., Minnesota River Room

Regular Council Meeting, November 9, 2026, 6 p.m., Council Chambers (with EDA and/or Work Session to follow)

Regular Council Meeting, November 23, 2026, 6 p.m., Council Chambers (with Work Session to follow)

9. **Adjournment**



MINUTES

**Mankato City Council
Regular Meeting
October 13, 2026 - 6 p.m.
IGC - Council Chambers**

1. **Call Meeting to Order**

Roll Call

Members Present: Dennis Dieken, Jessica Hatanpa, Kevin Mettler, Mike Laven, and Mayor Najwa Massad.

Members Excused: Mr. McLaughlin and Ms. Melby-Kelley

Staff Present: City Manager Susan Arntz, Administrative Services Director Parker Skophammer, Community Development Director Mark Konz, Director of Public Safety Jeremy Clifton, City Engineer Cory Bienfang, Assistant City Engineer Joe Smith, Economic Development Coordinator Courtney Kramlinger, and Deputy City Clerk Jennie Guerrero.

Pledge of Allegiance

2. **Approval of Agenda**

Ms. Hatanpa moved and Mr. Mettler seconded a motion to approve the agenda as written. The motion carried unanimously.

3. **Approval of Minutes**

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the minutes of the Regular Meeting of September 28, 2026, as written. The motion carried unanimously.

4. **Public Open Forum (15 Minutes)**

No One Spoke.

5. **Consent Calendar**

NOTE: All items listed under the Consent Calendar will be enacted by one motion. There will be no separate discussion of these items. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Calendar. Removed item(s) will be discussed and acted upon by separate motion.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Consent Calendar as written. With all members voting in favor, the motion carried.

- A. Resolution accepting and approving a Community-Wide Assessment Grant Cooperative Agreement between the City of Mankato and the U.S. Environmental Protection Agency.
- B. Resolution authorizing the City Manager to apply to Minnesota Housing for a Lead Safe Homes Grant.
- C. Report on Change Order 3 for Capital Improvement Project 11100; Mayo Clinic Health System Event Center Arena Audio System Improvements.
- D. Report on project and Change Order 1 for Capital Improvement Project 11200; Land of Memories Park.
- E. Report on project and Change Orders 3 & 4 for Capital Improvement Project 11206; Hiniker Parkway and Hiniker Pond Park Parking Lot.
- F. Resolutions accepting the feasibility report and authorizing the City Manager to enter into a contract with Interstate Power Systems through the Sourcewell Cooperative Purchasing Agreement for Capital Improvement Project 11146; Public Works Center Generator Replacement.
- G. Resolutions executing professional services and guaranteed maximum price amendment for the Airport Traffic Control Tower Construction Project.
- H. Resolution applying for airport tower construction funds through the 2027 Infrastructure Investment and Jobs Act FAA Contract Tower Competitive Grant Program.
- I. Resolution authorizing the State of Minnesota Hazardous Materials Emergency Preparedness (HMEP) grant application for Training.
- J. Resolution authorizing the City Manager to execute a Toward Zero Deaths Grant Agreement with the Minnesota Department of Public Safety for traffic safety enforcement.

- K. Resolution authorizing application for the Fiscal Year 2026 Bulletproof Vest Partnership Grant Program.
- L. Set October 26, 2026, as the date of public hearing for consideration of a business subsidy agreement for an equipment loan to Verdant Agritech, LLC.
- M. Set October 26, 2026, as the date of public hearing to review the Ordinances amending Chapter 10 of Mankato City Code related to permitted and conditional uses in the R-3, Limited Multiple-Family Dwelling District and the R-4, Multiple Family Dwelling District; by request of the City of Mankato.

6. **Planning Commission**

- A. Mr. Konz reported that Jones Haugh & Smith, on behalf of property owner Scott Brown, submitted an application for Final Plat approval of Metcon Addition and a Conditional Use Permit (CUP) to replace three wetlands within the proposed development area. He noted that the Final Plat creates three lots within Block 1, two outlots, and a new public cul-de-sac named Ponderosa Court. The subdivision also includes a public stormwater retention pond on Outlot B and a potential future extension of Evergreen Drive. He indicated that the three lots have been rezoned to Light Industrial, and Met-Con intends to construct an office and shop on Lot 2. He explained that the development will provide access to Lots 1 and 2 from Ponderosa Court, with a potential shared access connection to Adams Street for Lots 2 and 3. The applicant must construct a dedicated turn lane on Adams Street and install a sidewalk along Ponderosa Court while maintaining the existing bike lane. Evergreen Drive is being platted for potential future use if traffic operations or safety concerns arise. He added that a development agreement will address stormwater improvements and dedication of Outlot B to the City. It was noted that Outlot A will require future subdivision before development.

Mr. Konz stated that the proposed development will permanently impact three seasonal wetland basins totaling approximately 18,792 square feet (0.4314 acres), as their locations conflict with the planned subdivision. The applicant proposes to purchase 0.8628 acres of wetland bank credits, representing a 2:1 replacement ratio, from Guentzel Family Farms Wetland Bank in Blue Earth County. The Technical Evaluation Panel (TEP) reviewed the proposal on September 16, 2026, requested revisions, and recommended that the replacement could proceed subject to those revisions. The applicant has since submitted an updated wetland replacement plan to the TEP.

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the Resolutions approving Final Plat review of Metcon Addition, and Conditional Use Permit to allow a wetland replacement on the subject site (Southwest Quarter of Section 11, Township 108 North Range 26 West, Blue Earth County); by request of Jones Haugh & Smith, with permission of the property owner, Scott Brown. The motion carried unanimously.

- B. Mr. Konz indicated that RJC Rental Properties, LLC is requesting a conditional use permit to operate Golden Anchor Treatment Services, an Intensive Outpatient Treatment (IOP) clinic, at 1618 3rd Avenue, with 1614 and 1620 3rd Avenue included for parking and access purposes. He noted the site was previously occupied by House of Hope. The proposed clinic will provide outpatient substance use and mental health services, including individual and group counseling, assessments, family education, relapse prevention, case management, and recovery education. It was stated that no overnight or residential services, medication distribution, or exterior site improvements are proposed. The facility will operate Monday through Friday, with a maximum of 16 clients present at one time and a maximum of four employees, as stated by the applicant. Services will be provided indoors by appointment, with staggered scheduling to minimize traffic and parking demand.

Mr. Konz confirmed that all three properties are zoned R-3, Limited Multiple Dwelling District, where hospitals and medical clinics are conditional uses. The proposed IOP program meets the City Code definition of a clinic. The applicant intends to obtain the applicable Minnesota Department of Human Services license under Minnesota Statute 245G.

Mr. Konz stated that the site plan identifies 15 existing parking stalls, exceeding the 14 stalls required based on approximately 2,100 square feet of office space and five employees. Recommended conditions address compliance with parking requirements, striping of parking stalls, shared access and property ownership or recorded easements, and parking availability for future uses of 1620 3rd Avenue. Additional conditions address lighting, signage permits, refuse screening, indoor operations and noise, licensing, operating hours, and maximum occupancy. The applicant must also provide a staff-approved plan for client pickup and drop-off, deliveries, and vehicle queuing before occupancy, with no queueing permitted to block parking stalls or the alley. Any future use of storage areas for purposes other than storage will require additional review and approval through an amended conditional use permit.

Mr. Konz noted the city engineer reviewed the submitted traffic data, which estimates approximately 40 daily vehicle trips, including 20 trips during each peak hour, assuming clients and staff arrive separately. The additional traffic is not anticipated to adversely affect surrounding roadways. The site has

sidewalk access along 3rd Avenue and is within the Kato Flex service area, allowing eligible clients to access curb-to-curb transit service. He stated that the applicant held a neighborhood meeting on September 9, 2026. A recommended condition requires the applicant to provide a local contact or complaint hotline before occupancy to address neighborhood questions and concerns, including those arising outside regular business hours.

Ms. Hatanpa asked if there would be any outdoor space needed, where a fence would be necessary? Mr. Konz advised that no, there is no outdoor space, the space that is there will be used for parking.

Mr. Mettler moved and Ms. Hatanpa seconded a motion to approve Resolution approving a Conditional Use Permit to allow the operation of an Intensive Outpatient Treatment Clinic in the R-3, Limited Multiple Dwelling District (1618, 1620 and 1622 3rd Avenue); by request of RJC Rental Properties LLC. The motion carried unanimously.

7. Public Hearings

- A. Mr. Konz reported that Kody Schendel is requesting a conditional use permit to expand the existing New Hope Board and Lodge recovery housing facility, along with a variance to reduce the required rear yard setback from 66 feet to 25 feet in the R-3, Limited Multiple Family Dwelling District. He mentioned the facility, which has operated under a conditional use permit since 1997, currently provides 18 bedrooms for individuals seeking recovery housing, along with shared living spaces, offices, laundry facilities, and dining services. The revised proposal includes a two-story, approximately 3,150-square-foot addition with 16 new bedrooms, each with a private bathroom, and shared kitchen, dining, and living areas on each floor. He stated the expansion would require 28 additional parking spaces, based on city requirements, which may be provided onsite or on an unencumbered lot within 500 feet. Alternatively, the applicant may seek reasonable accommodation under the Fair Housing Act for parking flexibility.

Mr. Konz indicated the requested variance would allow the addition to be constructed 25 feet from the rear property line, revised from the originally proposed 11.2-foot setback. The applicant contends that the variance aligns with the intent of the zoning ordinance and the City's Comprehensive Plan by supporting diverse housing options, infill development, and stable recovery housing. The applicant also cites the property's existing layout, building placement, access points, and utility corridors as unique circumstances that limit feasible expansion options. He advised that the proposed addition is intended to complement the existing building and surrounding neighborhood, with parking and landscaping designed to minimize impacts. A neighborhood meeting was held as recommended by staff, and the applicant reports receiving support from adjacent stakeholders.

Mr. Laven asked if the increase of 16 beds, does this pose a significant safety risk for the community? Mr. Clifton replied that while no behavioral conduct can be predicted, based on the clientele, there will be an increased call load.

Mr. Mettler wondered if the facility would lend housing to people that are in between treatment and independent housing. He also asked if there were concerns in the community. Mr. Konz responded that only one person showed up to the meeting; and however, after talking to the owner, they were comfortable.

Mr. Mettler moved and Mr. Dieken seconded a motion to approve the Resolutions approving a variance to decrease the rear yard from 66 feet to 11.2 feet in the R-3, Limited Multiple Family Dwelling District; and amending the Conditional Use Permit to construct and operate a 16-bedroom expansion to an existing recovery residential facility (1429 3rd Avenue); by request of Kody Schendel. The motion carried unanimously.

- B. Ms. Kramlinger reported that on August 10, 2026, the Mankato Economic Development Authority reviewed a proposal from Skillbred Development, LLC, to develop the property at 2004–2134 8th Avenue, known as the Quarry View project. The development would prepare infrastructure and building pads for 16 residential lots intended for for-sale townhomes. She stated the Developer is requesting \$485,000 in pay-as-you-go tax increment financing (TIF), with 5% interest, to reimburse eligible infrastructure and site preparation costs. Rather than providing upfront funding, the City would make payments twice annually from new property tax revenue generated by the development, after retaining 5% for administrative costs. Reimbursements are projected for 2029 through 2044, for a maximum of 15 years, and are contingent on available tax increment and the Developer's compliance with the development agreement. She advised that the City would not be responsible for any revenue shortfall, as the TIF note is payable solely from the project's generated tax increment. Baker Tilly reviewed the proposal and concluded that the project is unlikely to proceed without TIF assistance.

Ms. Kramlinger confirmed the project aligns with the City's Economic Development Policy and Strategic Plan by expanding affordable homeownership opportunities and addressing identified housing needs. Under state requirements for Housing TIF districts, all 16 units must initially be purchased and occupied by households earning no more than 115% of the area median income (AMI). During the TIF period, existing property tax revenue will continue to be distributed to the local taxing jurisdictions, while only the additional revenue generated by the new development will be used for eligible project costs. She stated that after the TIF district's term ends, all property taxes will return to the regular tax rolls. The Planning Commission approved the development district's consistency with the Comprehensive Plan on September 23, 2026.

Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the Resolutions establishing Development District No. 51 and Tax Increment Financing District No. 51-1 (Quarry View). The motion carried unanimously.

- C. Ms. Kramlinger stated that on September 14, 2026, the Mankato Economic Development Authority directed staff to prepare materials for tax abatement assistance and a business subsidy agreement for Old Town Riverfront Properties, LLC. She explained the developer plans to invest approximately \$13.56 million to construct a 63,000-square-foot office and indoor organic production and processing facility for mushrooms and microgreens at 1961 Energy Drive. Construction is expected to begin in early 2027 and conclude by the end of the year, creating an estimated 17 jobs in the first year and 75 jobs in the second year. She further explained the developer is requesting a pay-as-you-go tax abatement, under which it would receive 90% of the City's share of the increased property taxes generated by the project. The City would provide no upfront funding, and payments would be made twice annually after property taxes are paid.

Ms. Kramlinger indicated that following an updated construction schedule, the projected assistance increased to \$192,000 over seven years, compared with \$140,750 over five years. Payments would begin in 2029, with the seven-year abatement running through February 2036. She explained that the City's consultant, Ehlers, determined that tax abatement is necessary for the project to proceed, recommending seven years if the developer's proposed land value is accepted or five years if a lower land value is used. Staff recommend the seven-year option, citing the creation of high-paying jobs, expansion of the City's tax base, and diversification of local industries and employment opportunities. The proposed agreement limits payments to tax revenue generated and paid, subject to the developer's compliance with the agreement. She advised that because the seven-year option exceeds \$150,000 in assistance, it triggers additional requirements under Minnesota's business subsidy statute. The City Council is being asked to adopt a resolution approving the seven-year property tax abatement.

Mr. Laven moved and Ms. Hatanpa seconded a motion to approve the Resolution(s) granting property tax abatement for seven years for Old Town Riverfront Properties, LLC. The motion carried unanimously.

- D. Mr. Bienfang and Mr. Smith reported that the TH 169 Revitalization Project proposes roadway and infrastructure improvements from Belgrade Avenue to north of TH 14, led by the Minnesota Department of Transportation (MnDOT) in coordination with the cities of Mankato and North Mankato. Proposed city improvements include sanitary sewer, watermain, and storm sewer work beneath and adjacent to the reconstructed highway and city streets. They explained that additional improvements include the realignment of Range Street and reconstruction of portions of West River Lane and North River Lane to accommodate a proposed roundabout at North River Lane, as well as a

pedestrian underpass and trail connections near the Harley-Davidson building. Following public outreach, including an open house on September 2, 2026, staff recommends that the City Council accept the feasibility report and proceed with the improvement hearing. MnDOT plans to advertise the project for bids, with bids expected to open in fall 2026, followed by development of a cost-sharing agreement with the city.

Mr. Bienfang and Mr. Smith stated the estimated total project cost is \$36,562,017.37, including \$7,242,289.16 for the City of Mankato's portion and approximately \$29,319,728.16 in MnDOT and City of North Mankato participation. Mankato's costs include utility construction, pedestrian and trail improvements, roadway access changes, engineering, administration, and contingency expenses. The indicated preliminary funding plan for Mankato's share relies primarily on federal and state grants totaling \$3,650,560 (50.4%), followed by water revenue of \$1,079,400 (14.9%), sewer revenue of \$947,800 (13.1%), and state aid of \$727,586 (10%). The remaining funding will come from special assessments, information technology capital funds, and general obligation bonds. Special assessments are estimated at \$386,000, or 5.3% of the city's total project funding.

Ms. Arntz briefly touched on the project, and how it is important to the community. This overview is just a portion of the project and does not include all the work being put in from North Mankato, etc.

Mr. Dieken moved and Mr. Mettler seconded a motion to approve the Resolution accepting the Feasibility Report, conducting an Improvement Hearing, ordering plans and authorizing bids for Capital Improvement Project 11189; TH 169 Improvements. The motion carried unanimously.

- E. Mr. Konz reported that on November 25, 2024, the City of Mankato City Council adopted zoning standards to determine which zoning districts cannabis-related businesses are allowed to operate. With implementation of the ordinance, minor clarifications and updates are necessary for accurate implementation.

Mr. Konz stated that the amendment clarifies the intent of the 2024 adoption. Specifically, cannabis manufacturing, processing, testing, and transportation are proposed to be included as permitted use in the M-1, Light Industrial, and the M-2, Heavy Industrial, zoning districts.

Ms. Hatanpa moved and Mr. Laven seconded a motion to approve the Ordinance amending Chapter 10 of the Mankato City Code in the M-1, Light Industrial District, related to allowed cannabis uses; by request of the City of Mankato. The motion carried unanimously.

8. **Council Business**

None.

9. **Reports and Miscellaneous Business**

View all city committee meetings by clicking on our [City Calendar](#)

Regular Council Meeting, October 26, 2026, 6 p.m., Council Chambers (with Work Session to follow)

Regular Council Meeting, November 9, 2026, 6 p.m., Council Chambers (with EDA and/or Work Session to follow)

10. **Adjournment**

There being no further business, Mr. Mettler moved and Mr. Dieken seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 6:45 p.m.

Minutes Approved.

Mayor Massad

ATTEST:

Jennie Guerrero
Deputy City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. A.

Meeting Date: 10/26/2026

Agenda Item:

Motion approving application for an On-Sale 3.2 Percent Malt Liquor License for Rishiv Hospitality, LLC DBA Baymont by Wyndham, 2120 US Hwy 169 North, Mankato (also known as 51578 US Hwy 169).

Recommendation/Action(s):

Motion approving application upon submittal of all items prior to issuance.

Summary:

An application has been submitted by Rishiv Hospitality, LLC DBA Baymont by Wyndham, 2120 US Hwy 169 North, Mankato (also known as 51578 US Hwy 169), for an On-Sale 3.2 Percent Malt liquor license.

A liquor license-holder agreement will be negotiated between the applicant and the Department of Public Safety. A background investigation of all persons and premises named in the application reveals nothing that would preclude issuance of this license.

License fees of \$183.75 and an investigation fee of \$155 will be set for deposit into the city's general fund.



AGENDA RECOMMENDATION

City Council Regular Meeting

5. B.

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing the City Manager to enter into an agreement for continuation of insurance coverage through the League of Minnesota Cities Insurance Trust (LMCIT) and authorizing that the City does not waive statutory limits on Municipal Tort Liability.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

As part of the liability insurance renewal, including automobile, property, fire & casualty, general liability, open meeting law, police professional liability, employee bonds and workers' compensation coverage for the 2026-2027 policy year, the city must elect its position on the municipal tort liability. Consequently, like previous years, staff recommends that the City of Mankato does not waive the statutory limits on municipal tort liability.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
AGREEMENT FOR CONTINUATION OF INSURANCE COVERAGE THROUGH
THE LEAGUE OF MINNESOTA CITIES INSURANCE TRUST (LMCIT) AND
AUTHORIZING THAT THE CITY DOES NOT WAIVE STATUTORY LIMITS ON
MUNICIPAL TORT LIABILITY**

WHEREAS, the League of Minnesota Cities Insurance Trust (LMCIT) was formed to provide cost effective risk management coverage for Minnesota Cities; and

WHEREAS, the City of Mankato, Minnesota is required to provide adequate risk management in areas of automobile, property and casualty / fire, general liability, police professional liability, open meeting law, employee bonds, and workers compensation coverage; and

WHEREAS, the City of Mankato selects the option of “does not waive” the monetary limits on municipal tort liability as established by M.S. 466.04; and

WHEREAS, this resolution is a part of the annual insurance application process as required by the LMCIT; and

WHEREAS, the insurance policy year begins on November 1st and ends on October 31st annually.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, that the City Manager of the City of Mankato is authorized to execute the insurance renewal application process and that the City of Mankato elects to “not waive” the monetary limits on municipal tort liability as established by M.S. 466.04.

This resolution shall become effective immediately.

Adopted this 13th day of October, 2026.

Najwa Massad
Mayor

Attest:

Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. C.

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing the procurement of a dump/snow plow truck to replace unit #5110 as detailed in the 2025 Budget.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

In alignment with what was detailed in the 2025 Annual Budget, a dump/snow plow truck is anticipated to replace unit #5110 for a budgeted cost of \$350,000. City staff have reviewed equipment options provided by the State of Minnesota approved vendor's list and have received a quote that falls within the budgeted amount. If approved, a budget amendment would be executed allowing those funds originally planned in 2025 to be moved forward to the current year to procure the piece of equipment and delivery would be anticipated in the fourth quarter of 2026.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE PROCUREMENT OF ONE DUMP/SNOW PLOW TRUCK
PREVIOUSLY IDENTIFIED IN THE 2025 BUDGET.**

WHEREAS, the City of Mankato has equipment purchases included in their 2025 approved budget; and

WHEREAS, the 2025 Annual Budget (Equipment Replacement Fund) identified \$350,000 for the purchase of a 2 1/2 ton diesel snow plow; and

WHEREAS, the City of Mankato has received and reviewed the equipment options offered by the approved vendor; and

WHEREAS, the City of Mankato intends to purchase one dump/snow plow truck under the previously approved budget amount; and

WHEREAS, the staff recommends purchasing this replacement unit for the reasons of demand and continuation of services;

NOW THEREFORE, BE IT RESOLVED that the City Council for the City of Mankato hereby authorizes the purchase of one dump/snow plow truck not to exceed \$350,000 in total.

This resolution shall become effective upon its passage without further publication.

Passed this 26th day of October 2026.

Najwa Massad, Mayor

ATTEST: _____

Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. D.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing City Manager to submit a Contamination Cleanup Grant application to the Minnesota Department of Employment and Economic Development (DEED) for 602-634 South Front Street and 112 West Liberty Street.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The Minnesota Department of Employment and Economic Development (DEED) is accepting applications for the contamination cleanup grant program. The program offers grants to assist communities with cleaning up contaminated sites for private or public redevelopment to convert contaminated properties into a more productive use. Eligible costs include remediating contamination. Grants can assist with up to 75 percent of the costs of cleaning up polluted sites and require a 25 percent local match.

The next grant round has applications due November 1, 2026. DEED anticipates awarding 35 percent of the available funding to projects outside the seven-county metropolitan area and 65 percent of the funding to projects within the seven-county metropolitan area.

Front Street Plaza, LLC plans to redevelop the property located at 602-634 South Front Street and 112 West Liberty Street. The site was developed by 1884. Historical uses on the site include a repair shop, woodworking, machinery, and a lumberyard. The proposed redevelopment would include demolishing the existing buildings and constructing a 2-story parking ramp along Riverfront Drive, a 6-story mixed-use building along Front Street which would include retail, a coffee shop, a restaurant, and 160 apartment units. A 4-story office building would also be constructed and integrated within the second story parking ramp.

The City of Mankato would be seeking contamination cleanup grant funds to assist with the cleanup necessary for the redevelopment of the property. At this time, the cleanup budget is being finalized, but it is estimated the grant request will be in an amount up to \$713,131. Eligible costs would be for excavation, transportation and disposal of contaminated soil, vapor mitigation system, and environmental oversight. The 25 percent match would be paid by the developer.

To be eligible for the grant, the City Council must approve a resolution authorizing submission of the grant application. If a grant is awarded, the final grant agreement will be submitted to the City Council for approval prior to execution and the City will enter into a subrecipient agreement with the developer. It is anticipated that grant awards will be announced in December 2026 or January 2027. Consenting to the submission of the application does not bind the City to approve the final grant agreement. Any other city applications, such as obtaining building permits, are required to be completed prior to redevelopment activity occurring.

Attachments

Resolution

General Location Map

DEED Grant Application

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING SUBMISSION OF
CONTAMINATION CLEANUP GRANT PROGRAM APPLICATION**

BE IT RESOLVED that the City of Mankato has approved the Contamination Cleanup grant application submitted to the Department of Employment and Economic Development (DEED) on November 1, 2026, by the City of Mankato for the Front Street Plaza site.

BE IT RESOLVED that the City of Mankato act as the legal sponsor for project(s) contained in the Contamination Cleanup Grant Program to be submitted on November 1, 2026 and that the City Manager is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Mankato.

BE IT FURTHER RESOLVED that the City of Mankato has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that the City of Mankato has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Mankato may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the City of Mankato certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the City Manager is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

This resolution shall become effective immediately upon passage.

Adopted this 26th day of October, 2026.

I **CERTIFY THAT** the above resolution was adopted by the City Council of the City of Mankato on October 26, 2026.

Signed: _____
Najwa Massad
Mayor

WITNESSED: _____
Rena Kopischke, MMC
City Clerk

General Location Map



Date: January 2026

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Contamination Cleanup Application Submittal Checklist

Logistics

- | | |
|--------------------------|---|
| ☐ | One complete paper copy (complete copies include all attachments) |
| ☐ | Two complete electronic copies (i.e. two flash drives, emailed applications will not be accepted) |
| ☐ | All the above submitted to DEED by 4:00 p.m. on November 1 |

Application Form Content

- | | |
|--------------------------|--|
| ☐ | Applicant Information Cover Page |
| ☐ | I. Site Identification and History |
| ☐ | II. Contamination |
| ☐ | III. Cost Analysis: Investigation, Cleanup, and Project Budget (Completed Budget Spreadsheet Attachment and Construction Sources and Uses table) |
| ☐ | IV. Development Plan After Cleanup |
| ☐ | V. Cleanup and Project Schedule |
| ☐ | VI. Payment Information (Applicant's State SWIFT Vendor Number, Location Code, and Address) |
| ☐ | VII. Resolutions (Statutory Cities must authorize Mayor and Clerk) |
| ☐ | VIII. Applicant Disclosures and Certifications (Conflict of Interest and Pre-Award Risk Assessment) |

Application Attachments

- | | |
|--------------------------|--|
| ☐ | Project Summary |
| ☐ | Appraisal or Assessor's Valuation (all parcels must have a current value) |
| ☐ | Site maps and photographs illustrating ALL features requested in Question 4 |
| ☐ | Response Action Plan (RAP) and MPCA approval(s) |
| ☐ | Additional environmental reports such as site assessments or other relevant documents |
| ☐ | Completed Budget Spreadsheet Attachment |
| ☐ | Invoices for eligible costs incurred (if applicable) |
| ☐ | Council action/minutes or other documentation demonstrating local approvals/entitlements |
| ☐ | Construction financing commitments, terms sheets, or letters of interest |
| ☐ | HUD 'Invitation to Apply' letter (if applicable) |
| ☐ | Current property tax statements for each parcel |
| ☐ | Developer letter or commitment or development agreement |
| ☐ | End-user or business tenant letter(s) of commitment (if applicable) |
| ☐ | Resolution from applicant agency (Statutory Cities MUST authorize Mayor and Clerk)
MUST BE SUBMITTED AT TIME OF APPLICATION |
| ☐ | Resolution from municipality in which the site is located (if different from applicant agency) |
| ☐ | Conflict of Interest form completed and signed by the applicant |
| ☐ | Pre-Award Risk Assessment completed and signed by the applicant (attached org chart) |

MINNESOTA DEPARTMENT OF EMPLOYMENT AND ECONOMIC DEVELOPMENT

651-259-7451 or toll free at 1-800-657-3858

Address:

Brownfields and Redevelopment Unit
Great Northern Building
180 East Fifth Street, Suite 1200
St. Paul, MN 55101

INSTRUCTIONS

PURPOSE/BACKGROUND:

The Contamination Cleanup Grant program was established by the 1993 legislature and Minn. Stat. §§ 116J.551 - 116J.558 gives the Minnesota Department of Employment and Economic Development (DEED) authority to award grants to investigate and clean contaminated sites to allow for redevelopment. The purpose of the Contamination Cleanup Grant Program is to reduce the potential threat to public health and the environment, create new jobs, increase the tax base, and provide other public benefits by redeveloping polluted and unproductive sites.

APPLICATION DEADLINES:

The Contamination Cleanup Grant Program operates on a semi-annual grant cycle. Deadlines for submitting applications are **May 1** and **November 1 by 4:00 p.m.** each year. If these days fall on a weekend, the deadline will be the following business day. **Three complete sets of applications are required for each project: 1 paper copy and 2 electronic copies (on separate flash drives).** An applicant may apply for more than one project, but separate applications must be completed and submitted for each site.

NOTE: Emailed applications will not be accepted. Please fill out the entire application. All applications must be complete upon submission to qualify for a grant. This includes the fully signed, required resolutions. Applications should be in a binder or bound with attachments clearly marked and tabbed.

GRANT ELIGIBLE COSTS:

The Contamination Cleanup Grant can pay up to 75% of the cost of cleaning contamination defined under the Minnesota Superfund law (Minn. Stat. § 115B.02), as well as petroleum contamination. Types of petroleum costs that may be eligible under this program are cleanup of rail yards, scrap yards, bulk oil storage facilities, and under and above-ground storage tanks that are not eligible for reimbursement under the Minnesota Petrofund (see Minn. Stat. § 115C.01). See the required cleanup budget section of these instructions for examples of eligible and ineligible costs.

GRANT FUNDING AVAILABILITY:

The total legislative appropriation for this grant program is approximately \$15 million for the biennium. Since the program runs on a semi-annual grant cycle, the funds will be divided among the four cycles run during the biennium. Up to \$500,000 of this funding can be awarded per fiscal year for DEED's Investigation and RAP (Response Action Plan) Development Grants.

The legislature has designated that at least 35% of available funds be spent on remediating sites located outside of the 7-county metropolitan area unless sufficient applications are not received. This allows the grant program to assist with cleanup efforts statewide.

If this application is awarded, there is a mechanism for development authorities or municipalities to recover costs from a responsible party. See [Minn. Stat. § 116J.557](#) for further details.

ELIGIBLE GRANT APPLICANTS:

Eligible applicants for this program are statutory or home rule charter cities, economic development authorities, housing and redevelopment authorities, counties, or port authorities. While these are the eligible applicants, the site can be either privately or publicly owned.

GRANT ELIGIBLE QUALIFYING SITES:

A site must meet each of the following criteria to qualify for a Contamination Cleanup Grant:

- 1) A grant may not be given to a municipality in the Twin Cities Metropolitan Area unless it is participating in the Metropolitan Council Local Housing Incentives Program. For information on participating in the Local Housing Incentives Program, visit [https://metro council.org/Communities/Services/Livable-Communities-Grants/Become-A-Participating-City-\(1\).aspx](https://metro council.org/Communities/Services/Livable-Communities-Grants/Become-A-Participating-City-(1).aspx).
- 2) A site may not be scheduled for funding under the Federal Superfund Program (United States Code, title 42, section 9601 et seq.) or the Minnesota Environmental Response and Liability Act (Minn. Stat. §§ 115B.01 to 115B.24) under the current or next fiscal year.
- 3) A site must contain contaminants, pollutants or hazardous substances as referenced in Minn. Stat. § 115B.02 or petroleum that is not eligible for reimbursement from the Minnesota Petrofund. A site must also have a Minnesota Pollution Control Agency (MPCA) approved RAP. Asbestos abatement in buildings does not qualify under this grant program unless it is part of demolition necessary for RAP implementation.
- 4) Finally, to qualify for this grant program, it is expected that the site will be improved with buildings or other improvements within a reasonable period of time, and that these buildings or improvements will provide **a substantial increase in the property tax base** or will be used for an important publicly owned or tax-exempt facility. The final development of polluted sites may include, for example, commercial, industrial, office or housing development.

REQUIRED APPRAISALS OR ASSESSMENTS FOR GRANTS:

- 1) Attach an appraisal completed by a qualified independent appraiser licensed under chapter 82B using accepted appraisal methodology which shows the current market value (pre-cleanup) of the property, separately considering the effect of the contaminants on the market value. This value should include both the value of the land and, if applicable, any buildings on the Site. Along with the appraisal, please include the projected value after cleanup and development.
- 2) Or submit the assessed value of the property for the latest year, as determined by the local assessor, shown on the most recent valuation notice used under Minn. Stat. § 273.121. If a property is publicly owned, its value should still be assessed. Along with the assessed value, please include the projected value after cleanup and development.

REQUIRED CLEANUP BUDGET:

A detailed cleanup budget and a Sources and Uses table for redeveloping the site must be submitted. While the redevelopment of the site is considered in the application and must be outlined in Section V. Cleanup and Project Schedule, grant funds can only be used toward site remediation. The cleanup budget spreadsheet attached to this application should include only eligible remediation costs, which are the statutorily defined as “cleanup costs” and “project costs.”

Budget estimates should be as accurate as possible. If additional work not anticipated in the current application

is necessary, this is the responsibility of the applicant. A second application for cost overruns may be submitted, but cleanup work must stop and there is no guarantee of a supplemental grant award. On the same note, the budget should not be inflated but rather should be based on careful investigation and planning.

Cleanup Costs: Includes the costs of developing and implementing a response action plan but does not include implementation costs incurred before the award of a grant unless the application for the grant was submitted within 180 days after the response action plan was approved by the commissioner of the pollution control agency.

Project Costs: Includes the cleanup costs for the site (see above definition), and the cost of related site acquisition, demolition of existing improvements, and installation of public improvements, if necessary, for the applicant to implement the response action plan.

Examples of eligible and ineligible costs include:

- Eligible Costs, if necessary, to implement the Response Action Plan (RAP)
 - Investigation – match only, and if not already funded under a DEED Investigation and RAP Development Grant or another grant source
 - Cleanup - Contaminated soil, ground water or vapor mitigation
 - Public Acquisition - match only
 - Environmental Consulting Fees
 - Demolition – see question 9 in the application
- Ineligible Costs
 - Project/Grant Administration
 - Costs of appraisals or other application costs
 - Development Costs
 - Asbestos Abatement in Buildings – unless included in building demolition required by RAP
 - Contingencies
 - Demolition necessary only for redevelopment purposes
 - Costs related to soils containing debris or geotechnically unstable soils

GRANT LOCAL MATCH REQUIREMENT:

It is required that the municipality or other local source pay for 25 percent of the project costs as a local match to obtain a cleanup grant. Of this local match, the municipality must pay an amount equal to 12 percent of the cleanup costs from the municipality's general fund, a property tax levy or other unrestricted money available to the municipality. This 12 percent cannot include funds from other grant sources or Tax Increment Financing.

The rest of the local match may be paid with tax increments, regional, state, or federal money available for the redevelopment of brownfields or any other money available to the municipality.

GRANT AWARD CRITERIA:

Environmental contamination affects many communities throughout Minnesota; therefore, this program is competitive. The law allows DEED to make grants for sites that meet all the statutory requirements and for sites that provide the highest return in public benefits for the public costs incurred. DEED has cleanup grant rounds every six months. It is expected that projects are ready to begin grant activities as soon as grants funds are available. If there are one or more grant rounds before grant activities are scheduled to begin, DEED strongly recommends applying in a future grant round that is closer to commencement of the project. **Be advised that if awarded, the application will be incorporated into the grant contract. The schedule provided in the application should be as accurate and realistic as possible. Significant changes to this schedule may result in**

grant termination.

To evaluate the applications for public benefits with respect to the costs incurred, the law specifies priorities which DEED must consider. The legislative priorities listed below have been assigned maximum point values to systematically award grants in each cycle. Please note, an application must receive a minimum of 50 points to be eligible for funding.

- 1) The potential increase in the property tax base of the local taxing jurisdictions relative to the fiscal needs of the jurisdictions, which will result from developments that will occur because of completion of the approved response actions. *Maximum = 15 points*
- 2) The social value to the community that will result from cleaning up and redeveloping the site. Social value includes the project's time frame, the number of new jobs, the importance of the proposed public facilities and the removal of blight at the site, the readiness of the project, the development potential and the financial health of the project. *Maximum = 65 points*
- 3) MPCA review of the reduction or elimination of potential threat to human health and the environment due to cleaning the site. *Maximum = 25 points*
- 4) The likelihood that the site will be cleaned without use of government money in the reasonably foreseeable future by considering but not limited to the current market value of the site versus the cleanup cost. *Maximum = 25 points.*
- 5) The amount of cleanup costs for the site. *Maximum = 10 points*
- 6) The amount and level of the commitment of municipal or other local resources to pay for the cleanup costs. *Maximum = 5 points*

Please note that the DEED Review is a closed process. Reviewers may request clarification, but unanswered questions will not receive a score. Additional materials and required attachments will not be accepted after the application deadline without prior request or approval.



Brownfields and Redevelopment Unit

Contamination Cleanup Grant Application

Applicant (Public Entity) *		
Head of Applicant Agency (e.g., Mayor) <i>Name and Title</i>		
Address		
City		Zip Code:
Email of Agency Head		
If the applicant is a city, what form of government?	☐ Home Rule	☐ Statutory City
Project Contact for the Public Entity		
Phone		
Email		
Address		
City		Zip Code:
Project Manager for this project from the Public Entity, in the event of an award*		
Phone		
Email		
Application Author		
Phone		
Email		

*If awarded, please note that the applicant is responsible for administering the grant and ensuring all grant terms and conditions are met.

PROJECT SUMMARY - Please attach a summary of the project.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of Site/Project: Click or tap here to enter text.

Site Address: Click or tap here to enter text.

City: Click or tap here to enter text.

Zip Code: Click or tap here to enter text.

Acreage of Site: Click or tap here to enter text.

Property Identification Number(s): Click or tap here to enter text.

Minnesota Legislative District in which the site is located # _____ A # _____ B

Note: The Minnesota Legislature has a tool to look up legislative district numbers. You must have a precise address and know the zip code of the site. Go to: [Legislative Website](#)

2. A. Current property owner(s): Click or tap here to enter text.

When was the property purchased? Click or tap here to enter text.

For what amount? \$Click or tap here to enter text.

From whom was the property purchased? Click or tap here to enter text.

- B. Who will develop the site? Click or tap here to enter text.

Will the developer/affiliate own the property at any time? ☐ Yes ☐ No

When was/will the property be purchased? Click or tap here to enter text.

For what amount? \$Click or tap here to enter text.

- C. Who will own the site after development? Click or tap here to enter text.

When was/will the property be purchased? Click or tap here to enter text.

For what amount? \$ Click or tap here to enter text.

- D. What is the relationship (if any) between the current owner, the developer, and/or the future owner(s)?

Click or tap here to enter text.

SITE VALUATION: ASSESSMENT OR APPRAISAL

3. DEED requires an appraisal or current assessed value as shown below. A current market value must be provided even for tax exempt properties without an assessed value.

Attach an appraisal completed by a qualified independent appraiser licensed under chapter 82B using accepted appraisal methodology which shows the current market value (pre-cleanup) of the property, separately considering the effect of the contaminants on the market value. This value should include both the value of the land and, if applicable, any buildings on the Site. Along with the appraisal, please include the projected value after cleanup and development.

Current Appraised Value	
Projected Value	

Or attach documentation showing the assessed value of the property for the latest year, as determined by the local assessor, shown on the most recent valuation notice used under Minn. Stat. § 273.121. Along with the assessed value, please include the projected value after cleanup and development.

Current Assessed Value	
Projected Value	

MAPS AND SITE FEATURES

4. Attach accurate and legible site and location maps, showing locations of prominent and relevant site features such as buildings, retaining walls, etc. Maps must include site boundaries, a north arrow and bar scale, and show the following:
- ☐ Current condition of the site including labeled structures.
 - ☐ Location(s) and depth of contamination.
 - ☐ Color-coded excavation depths.
 - ☐ Specifically, where and for what activities DEED money will apply.
 - ☐ Proposed development of the site including labeled structures.

Attaching Site photographs is recommended.

HISTORY

5. Provide the timeline and history of the site. This includes, but is not limited to, when the site was first developed, former uses and occupants of the site, known and/or suspected causes of contamination, etc. Also describe the current condition of the site and include a description of existing structures and current occupants of the site.

Click or tap here to enter text.

CURRENT AND FUTURE SITE USE

6. Zoning/Land Use:

A. Current: ☐ Industrial ☐ Commercial ☐ Residential ☐ Mixed-use
☐ Other (Specify) [Click or tap here to enter text.](#)

B. After Cleanup: ☐ Industrial ☐ Commercial ☐ Residential ☐ Mixed-use
☐ Other (Specify) [Click or tap here to enter text.](#)

7. Current buildings on site:

	Number of buildings	How many are occupied?	If vacant, for how long?
Industrial			
Commercial			
Residential			

8. Year building(s) was/were constructed: [Click or tap here to enter text.](#)

9. Is demolition required for RAP implementation? ☐ Yes ☐ No

If yes, demolition must be addressed in the RAP and data showing soil contamination below buildings is required.

II. CONTAMINATION

10. Is the site enrolled in an MPCA Program? ☐ Yes ☐ No

Program	Site I.D.	Project Manager	Contact Information
VIC			
PBP			
Other			

11. Current environmental consultant:

Consultant Company: [Click or tap here to enter text.](#)

Consultant Name: [Click or tap here to enter text.](#)

Consultant Contact Information: [Click or tap here to enter text.](#)

Please attach the Response Action Plan (RAP) including any amendments or addendums and MPCA approvals of the reports.

12. What contaminants have been identified at the site?

Click or tap here to enter text.

13. What is the likely source of contamination?

Click or tap here to enter text.

14. Has the site been identified as a state or federal Superfund site? ☐ Yes ☐ No

15. Summary of Contamination Information:

- A. Describe the occurrence of the contamination across the site and how it is addressed in the RAP. Describe the sampling protocol and how the extent and magnitude of documented releases was determined. Also describe excavation areas including depths, volumes, concentrations, and rationale.

Click or tap here to enter text.

- B. Complete the following table for soil contamination (be sure to include areas of contamination that have been identified at the site but will not be treated or removed as part of the approved RAP):

General contaminant type (i.e., DRO, VOCs, metals, etc.)	Total volume of identified contaminated soil (cyds)	Total volume of identified contaminated soil to be remediated (cyds)	Remedy	RAP Cleanup Goal (i.e., residential SRVs, industrial SRVs, etc.)

- C. Complete the following table for groundwater contamination. If no or limited groundwater investigation has been conducted, indicate this. Also indicate if a groundwater investigation was conducted but no contamination was detected.

General contaminant type (i.e., DRO, VOCs, metals, etc.)	Affected aquifer (i.e., water table, deeper aquifers)	Approximate dimensions of contaminant plume on-site (Specify if the plume extends off-site)	Remedy

- D. List all compounds comprising the identified release in soil and the corresponding average and maximum concentration for each compound. Also include petroleum in the table. If distinct areas of contamination are present at the site, please describe separately.

It is acceptable to provide an overview with estimated average and maximum concentrations if the amount of analytical data is overwhelming. For PAHs, provide individual compound concentrations or Benzo(a)pyrene equivalent concentrations for the carcinogenic PAH compounds.

Compound	Tier I SRV (residential)	Average Concentration	Maximum Concentration

- E. Do the same as in D. for groundwater.

Compound	HRL	Average Concentration	Maximum Concentration

- F. If groundwater at the site is contaminated, note the geologic makeup of the affected aquifer (sand/gravel, till, lacustrine clay, etc.), and the estimated average linear velocity (be sure to indicate how this number was determined).

[Click or tap here to enter text.](#)

- G. Do the same as in E. for soil vapor.

Compound	ISV circle one: residential/commercial	33X ISV	Maximum Concentration

- H. Describe possible exposure scenarios posed by identified contamination at the site (i.e., ingestion or human contact with contaminated soil, consumption of contaminated groundwater, ecological impacts, etc.), and nearby receptors that could be affected by contaminants migrating from site (high value wetland/creeks/rivers, etc.).

Click or tap here to enter text.

III. COST ANALYSIS: INVESTIGATION, CLEANUP AND PROJECT COST BUDGET

16. Total cleanup costs as defined on Page iv: \$Click or tap here to enter text.

17. DEED request amount: \$Click or tap here to enter text.

(Up to 75% of the total cleanup cost is eligible)

18. Follow [this link](#) and choose the Forms tab to download the fillable Contamination Cleanup Budget Spreadsheet. This budget spreadsheet is a **REQUIRED** component of the application.

19. What is the breakdown of sources for the costs presented in the budget?

Source*	Restricted / Unrestricted	Amount	Status (committed, pending decision etc.)	Date
Total		\$		

*12% of the cleanup costs must be paid with unrestricted funds, as defined on page iv. Please indicate which source(s) will contribute to the unrestricted match.

20. If requesting project costs (e.g., demolition), explain how these costs are necessary to remediate the contamination.

Click or tap here to enter text.

21. If any of the activities listed in the budget are partially or fully completed, how were those activities financed? If work has occurred, attach the invoices for which reimbursement will be requested.

Click or tap here to enter text.

FINANCIAL INFORMATION

22. Is there a possibility the site will be cleaned up without a DEED Cleanup grant? ☐ Yes ☐ No

Explain your answer to the question above. [Click or tap here to enter text.](#)

23. Is anyone with a past affiliation to the site contributing to the cleanup? ☐ Yes ☐ No

If yes, explain: [Click or tap here to enter text.](#)

If no, why not? Explain any efforts made to address financial contribution to the cleanup:

[Click or tap here to enter text.](#)

IV. DEVELOPMENT PLAN AFTER CLEANUP

24. Provide a detailed description of the development plan for the site. Include information such as the number and size of buildings, any known future tenants, etc.:

[Click or tap here to enter text.](#)

25. Describe how redevelopment of this site will spur future development of adjacent sites by identifying nearby properties with redevelopment potential.

[Click or tap here to enter text.](#)

26. Have all the required local approvals/entitlements necessary for this project to proceed been obtained (planning commission, zoning, etc.)? ☐ Yes ☐ No

If yes, attach council action/minutes or other documentation to confirm.

If not, what approvals remain and what is the timeline for obtaining these approvals? Include this information in the Cleanup and Project Schedule in Section V.

[Click or tap here to enter text.](#)

27. What are the development's construction costs? Note the below tables should have the same total.

Total	\$
Public	\$
Private	\$

Construction sources and uses of funds for the development

Construction Activity	Cost	Source of Funds (List individually)	Date Funds Committed
	\$		
	\$		
	\$		
Total	\$		

Construction Activity: May include building construction or other non-cleanup costs.

Commitment Date: If the construction financing is pending, list the expected closing date.

28. Is all the construction financing in place for the development of the site? ☐ Yes ☐ No

If yes, attach any funding commitments. *

If not, what is the process and timeline to secure the funds and when is closing anticipated?

[Click or tap here to enter text.](#)

*Attach any letters of interest, term sheet(s) from lenders or other funding sources. In addition, include this information in the Project Schedule in Section V.

29. Is a HUD application being submitted? ☐ Yes ☐ No

If yes, have you received an "Invitation to Apply" from HUD?

☐ Yes. Please attach letter.

☐ No. Where are you in the HUD financing process? [Click or tap here to enter text.](#)

PROPERTY TAX INFORMATION

30. Current property taxes (as determined by the County or City Assessor) for the site:

[Click or tap here to enter text.](#)

Attach a current property tax statement for each parcel.

31. Projected property taxes after development is completed: [Click or tap here to enter text.](#)

How was this figure determined? [Click or tap here to enter text.](#)

JOB CREATION

32. Project the number of new full-time equivalent (FTE) jobs created after cleanup and development of the site. These should include permanent jobs that did not exist in Minnesota prior to development and do not include temporary or construction jobs.

Total New Jobs: [Click or tap here to enter text.](#) FTEs

New Jobs Table

Position Title	Total # of Full-Time Jobs (FTE)	Total # of Part-Time Jobs	Part-time Hours Per Week	Expected Hiring/Start Date

JOB RETENTION

33. Project the number of retained FTE jobs after cleanup and development of the site. These should include permanent jobs that existed either on-site or elsewhere in Minnesota prior to development.

Total Retained Jobs: [Click or tap here to enter text.](#) FTEs

Retained Jobs Table

Position Title	Total # of Full-Time Jobs (FTE)	Total # of Part-Time Jobs	Part-time Hours Per Week	Former Location of Retained Jobs

HOUSING DATA

34. If the site will be redeveloped for residential use, provide the following data:

RENTAL:

Total number of units	
Monthly rental cost per unit	\$
Number of affordable units*	
Level of affordability	
Construction cost per unit	\$

OWNER OCCUPIED:

Total number of units	
Purchase price per unit	\$
Number of affordable units/homes*	
Level of affordability	
Construction cost per unit	\$

*for purposes of this program, DEED considers affordable housing to be at or below 60% area median income (AMI)

DEVELOPER/END-USER/TENANT COMMITMENT

35. If there is a developer, complete the following and **attach a letter of commitment.**

Developer	
Contact Person	
Title	
Phone Number / Email	

36. If there is an end-user or third party, such as a business tenant, complete the following and **attach a letter(s) of commitment.**

Third Party/Company Name	
Contact Person	
Title	
Phone Number / Email	

V. CLEANUP AND PROJECT SCHEDULE

37. Provide a detailed schedule outlining the individual tasks for both cleanup and development of the site. Indicate in the following table the expected month and year of individual tasks for the project. At a minimum, timelines should include local approvals, financing commitments, response actions/cleanup activities, demolition, construction start and end date, and any other project activities.

IMPORTANT NOTE: DEED has cleanup grant rounds every six months. It is expected that projects are ready to begin grant activities as soon as grants funds are available. If there are one or more grant rounds before grant activities are scheduled to begin, DEED strongly recommends applying in a future grant round that is closer to commencement of the project.

If awarded, this schedule will be incorporated into the grant contract. Be as accurate and realistic as possible. Significant changes to this schedule may result in grant termination.

Scheduled Tasks

Task	20__												20__												20__													

Cleanup Start date: Click or tap to enter a date.

Cleanup Completion date: Click or tap to enter a date.

Construction Completion date: Click or tap to enter a date.

Benefits achievement date: Click or tap to enter a date.

38. Please list any factors which would change or delay this schedule. Click or tap here to enter text.

VI. PAYMENT INFORMATION

39. Most grant payments take place through electronic funds transfer (EFT). To ensure payment, a SWIFT Vendor Number assigned by Minnesota Management and Budget is required.

Financial Contact Person	
Phone	
Email	
Applicant's SWIFT Vendor Number and Location Code	
Address Associated with SWIFT Vendor Number and Location Code	

State Vendor info may be found at: [Supplier Portal](#)

VII. RESOLUTIONS

40. Resolutions must be adopted prior to the application deadline and submitted with the application. The two required elements are:

1. A resolution from the governing body of the city where the project site is located, which approves the application.
2. A resolution from the applicant committing the local match and authorizing contract signatures.
Note: Pursuant to Minn. Stat. § 412.201, **Statutory Cities must authorize the Mayor and Clerk to execute all contracts.**

Blank resolution templates are included on the following pages. The applicant may choose to reformat or combine them, but the adopted resolution must include all the following statements. **Resolutions that do not contain all statements will not be accepted.**

RESOLUTION # 1 - Municipality Approving the Application

BE IT RESOLVED that the _____ (Municipality of project location) has approved the Contamination Cleanup grant application submitted to the Department of Employment and Economic Development (DEED) on _____ (Date), by _____ (Applicant) for the _____ (Site name) site.

I certify that the above resolution was adopted by the city council on _____ (Date)

Signed: _____ (Authorized Official)

Title: _____

Date: _____

Witnessed by: _____

Title: _____ Date: _____

*add this Section FOR METRO COMMUNITIES only:

BE IT FURTHER RESOLVED that the city of _____ is located within the seven county metropolitan area defined in section 473.121, subdivision 2, and is participating in the local housing incentives program under section 473.254.

RESOLUTION # 2 - Committing Local Match and Authorizing Contract Signature

BE IT RESOLVED that _____ (Applicant) act as the legal sponsor for project(s) contained in the Contamination Cleanup Grant Program to be submitted on _____ (Date) and that _____ (Title of Authorized Official) is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of _____ (Applicant)

BE IT FURTHER RESOLVED that _____ (Applicant) has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

BE IT FURTHER RESOLVED that the sources and amounts of the local match identified in the application are committed to the project identified.

BE IT FURTHER RESOLVED that _____ (Applicant) has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, _____ (Applicant) may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that _____ (Applicant) certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT FINALLY RESOLVED that the Mayor and the Clerk (for Statutory Cities), or Title of Authorized Official(s), are hereby authorized to execute such agreements as are necessary to implement the project on behalf of the applicant.

Note: Do not include the name, only the title of the official(s).

Pursuant to Minn. Stat. § 412.201, Statutory Cities must authorize both the Mayor and Clerk to execute all contracts, whereas Home Rule Charter Cities or other public entities may differ.

I CERTIFY THAT the above resolution was adopted by the _____ (City Council, County Board, etc.) of _____ (Applicant) on _____ (Date)

SIGNED: (Authorized Official)

WITNESSED:

_____ (Signature)

_____ (Title & Date)

_____ (Title & Date)

VIII. Applicant Disclosures and Certifications

Applicant Conflict of Interest Disclosure Form

This form gives applicants and grantees an opportunity to disclose any actual or potential conflicts of interest that may exist when receiving a grant. It is the applicant/grantee's obligation to be familiar with the Office of Grants Management (OGM) [Policy 08-01: Grants Conflict of Interest](#) (Current Policies tab) and to disclose any conflicts of interest accordingly.

All grant applicants must complete and sign a conflict-of-interest disclosure form.

☐ I or my grant organization do NOT have an ACTUAL or POTENTIAL conflict of interest.

If at any time after submission of this form, I or my grant organization discover any conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

☐ I or my grant organization have an ACTUAL or POTENTIAL conflict of interest.

(Please describe): Click or tap here to enter text.

If at any time after submission of this form, I or my grant organization discover any additional conflict of interest(s), I or my grant organization will disclose that conflict immediately to the appropriate agency or grant program personnel.

Printed name: *Click or tap here to enter text.*

Signature: _____

Organization: *Click or tap here to enter text.*

Date: *Click or tap here to enter text.*

Applicant Pre-Award Risk Assessment

To comply with [Minn. Statute 16B.981](#), our agency must collect and analyze certain information before we can execute a grant contract agreement. Please answer the following questions and submit back to us with the required documentation.

The submission of inaccurate or misleading information may be grounds for disqualification from the grant contract agreement award and may subject an organization to suspension or debarment proceedings, as well as other remedies available to the State, by law.

Applicant Name:

Contact Name:

1. Describe your organization's experience administering grants?

Click or tap here to enter text.

2. What is your organization's history managing state or federal funds?

Click or tap here to enter text.

3. Has your organization been awarded funding from DEED in the past 5 years? ☐ Yes ☐ No

If yes, what DEED program(s) awarded the funding and what are the names of the projects?

Click or tap here to enter text.

4. Describe your organization's current staffing and budget capacity related to administering state grant funds.

Click or tap here to enter text.

5. [Minn. Stat. § 16B.981 Subd. 2\(6\)](#) requires that no current principals of a grantee have been convicted of a felony financial crime in the last 10 years. A principal is defined as a public official, board member, or staff (paid or volunteer) with the authority to access funds provided by this grant opportunity or to determine how those funds are used.

By signing here, I warrant that no current principal of my organization has been convicted of a felony financial crime in the last 10 years.

Attach an organizational chart or list of principals that you are certifying below.

The submission of inaccurate or misleading information may be grounds for disqualification from the grant contract agreement award and may subject me/my organization to suspension or debarment proceedings, as well as other remedies available to the State, by law.

I certify that this information is true, correct, and reliable.

Printed name: *Click or tap here to enter text.*

Signature: _____

Title and Organization: *Click or tap here to enter text.*

Date: *Click or tap here to enter text.*



AGENDA RECOMMENDATION

Consent Calendar 5. E.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing the City Manager to execute the State Airport Fund Grant Agreement for the Airport Traffic Control Tower Construction under the FAA Contract Tower Program.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

The FAA Contract Tower Competitive Grant Program, as part of the Infrastructure Investment and Jobs Act, provides grant funding to modernize and construct airport traffic control towers. This funding opportunity is the final year in which grants will be available at a 100% federal share.

Mankato was awarded \$9,070,539 through the execution of federal grant agreement 3-27-0055-043-2026.

The City of Mankato was awarded a State Airport Fund Grant by the Minnesota Department of Transportation, Agreement Number 1064699.

As this funding is a 100% federal share, this state agreement is a process document to allow the airport to receive the funding.

Background:

The latest projection (October 5, 2026) for construction of the Airport Tower is \$28,756,515.

- Tower Construction Estimate \$26,477,901
- Construction Administration \$2,168,614
- FAA Reimbursable Commissioning \$100,000
- City Administration \$10,000

Additional costs which are only eligible for state funding include furniture, appliances, and fixtures estimated at \$50,000 and Technology estimated at \$120,000 with a 30% local share.

Mankato Airport has until April 19, 2029, to complete the FAA Operational Readiness Inspection.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE STATE AIRPORT
FUND GRANT AGREEMENT FOR THE AIRPORT TRAFFIC CONTROL TOWER
CONSTRUCTION UNDER THE FAA CONTRACT TOWER PROGRAM**

WHEREAS; the City of Mankato is the sponsor of the Mankato Regional Airport; and

WHEREAS; the City of Mankato applied and was awarded Federal Grant Number 3-27-0055-043-2026 in the amount of \$9,070,539.00 from the FAA Contract Tower Program; and

WHEREAS; FAA provides 100% of the federally eligible project expenses; and

WHEREAS; the City of Mankato applied and was awarded a State Airport Fund Grant by the Minnesota Department of Transportation, Agreement Number 1064699 ("Agreement"); and

WHEREAS; the City of Mankato hereby agrees to the terms and conditions of the Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Mankato that the City Manager is authorized to accept State Airport Fund Grant Number 1064699 and any amendments thereto for eligible project expenses the Airport Traffic Control Tower Construction Project.

This resolution shall become effective upon passage without further publication.

CERTIFICATION

I hereby certify that the foregoing resolution is a true and correct copy of the resolution presented to and adopted by the City Council of the City of Mankato at a duly authorized meeting held on October 26, 2026.

Adopted this 26th day of October 2026.

Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. F.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing the City Manager to execute the State Airport Fund Grant Agreement for the Airport Taxiway A/D/E Reconstruction and Enhanced Taxiway Markings Project.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

Two of the 2026 Airport Capital Improvement Projects were combined into one:

- Taxiway A/D/E Intersection Reconstruction (\$1,360,000)
- Enhanced Taxiway Markings (Part 139) (\$83,000)

In June, the bid from The Mathiowetz Construction Co was conditionally accepted, pending receipt of funding.

In September 2026, Mankato was awarded project funding through the execution of Federal Grant Agreement 3-27-0055-045-2026 as the federal share.

The City of Mankato applied for and was awarded a State Airport Fund Grant by the Minnesota Department of Transportation, Agreement Number 1064698 for the state share.

Taxiway A/D/E Intersection Reconstruction & Airfield Marking Enhancement are eligible for 95% federal and 2.5% state share of eligible expenses.

- Total Project Cost \$1,634,878.93
- Federal Funding \$1,553,134.00
- State Funding \$40,871.00
- Local Share \$40,873.93

Background:

The intersection between Taxiway A, Taxiway D, and Taxiway E currently exists as a three-way intersection with nonstandard angles. Additionally, the taxiway pavements are approaching the end of their design life. The taxiway intersection is to be reconstructed and realigned to provide two standard taxiway intersections with 90-degree angles providing enhanced pilot situational awareness and conforming with modern FAA standards.

Enhanced taxiway centerline marking consists of a parallel line of yellow dashes on either side of the normal taxiway centerline. The taxiway centerlines are enhanced for a maximum of 150 feet prior to a runway holding position marking. The purpose of this enhancement is to warn the pilot that they are approaching a runway holding position and should prepare to stop unless cleared to cross the runway by air traffic control. For airports operating airport traffic control towers and airports certified under 14 CFR Part 139, implementation of the necessary changes is required.

Project Numbers

- State Project No. A0701-131
- City Project No. 11209 and 11210

These projects align with the Strategic Plan Goal 2: Sustainable Infrastructure and Goal 5: Economy.

Attachments

Resolution

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE STATE
AIRPORT FUND GRANT AGREEMENT FOR THE AIRPORT TAXIWAY A/D/E
RECONSTRUCTION AND ENHANCED TAXIWAY MARKINGS PROJECT**

WHEREAS; the City of Mankato is the sponsor of the Mankato Regional Airport;
and

WHEREAS; Taxiway's A, D, and E, intersection is non-standard and nearing the
end the designed service life; and

WHEREAS; the Airport Traffic Control Tower will be complete by 2029 requiring
Enhanced Taxiway centerline markings; and

WHEREAS; the two projects are included in the 2026 Airport Capital
Improvement Projects; and

WHEREAS; the City of Mankato was awarded \$1,553,134.00 through the
execution of Federal Grant Agreement 3-27-0055-045-2026 as the federal share; and

WHEREAS; the City of Mankato applied for and was awarded a State Airport
Fund Grant by the Minnesota Department of Transportation, Agreement Number
1064698 for the 2.5% state funding share of \$40,871.00; and

WHEREAS; the City of Mankato hereby agrees to the terms and conditions of
the Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of
Mankato that the City Manager is authorized to execute State Airport Fund Grant
Agreement Number 1064698 for the Taxiway A/D/E Reconstruction and Enhanced
Taxiway Centerline Markings.

This Resolution shall become effective upon passage without further publication.

Dated this 26th day of October 2026.

Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. G.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing the City Manager to execute that State Airport Fund Grant Agreement for the replacement of the airport snow removal truck and plow (Unit 91).

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

In June 2026, the bid with RDO John Deere was conditionally accepted, pending FAA Buy America approval and receipt of funding.

In September 2026, Mankato was awarded project funding through the execution of Federal Grant Agreement 3-27-0055-041-2026 as the federal share.

The City of Mankato applied for and was awarded a State Airport Fund Grant by the Minnesota Department of Transportation, Agreement Number 1064697 for the state share.

Snow Removal Equipment is eligible for 95% federal and 2.5% state share of eligible expenses.

- Total Project Cost \$439,061.77
- Federal Funding \$427,133.00
- State Funding \$11,240.00
- Local Share \$11,241.73

Background:

Unit 91 is an Oshkosh truck with a plow which has provided airport snow and ice removal for 3,800 hours since it was purchased in 1991. The Capital Improvement Project for 2026 programs \$450,000 for the replacement of Unit 91.

Airport Staff and Central Garage Superintendent support replacing the truck with a front-end loader, providing versatility, agility, and meeting the same demands of maintaining the taxiways and runways, if possible, to a “no worse than wet” condition during winter storms. The Mid-Size Wheel Loader and industrial snowplow with hydraulic wings and angle will ensure airport surfaces are cleared faster and reduce the quantity of salt and abrasive materials needed. Turning the truck at the runway end requires multiple movements versus one with the front-end loader.

Grant or Project Numbers

- FAA AIP No. 3-27-0055-041-2026
- State Project No. A0701-129
- City Project 11263

Attachments

Resolution

**RESOLUTION AUTHORIZING THE CITY MANGER TO EXECUTE THE STATE AIRPORT
FUND GRANT AGREEMENT FOR THE REPLACEMENT OF THE AIRPORT SNOW
REMOVAL TRUCK AND PLOW (UNIT 91)**

WHEREAS; the City of Mankato operates the Mankato Regional Airport; and

WHEREAS, the City of Mankato programmed the replacement of Unit 91, a 1991 model year with over 3,80 hours, in the 2026 Capital Improvement Projects; and

WHEREAS; the City of Mankato was awarded \$427,133.00 through the execution of Federal Grant Agreement 3-27-0055-041-2026; and

WHEREAS; the City of Mankato applied for and was awarded a State Airport Fund Grant by the Minnesota Department of Transportation, Agreement Number 1064697 for the 2.5% state funding share of \$11,240.00; and

WHEREAS; the City of Mankato hereby agrees to the terms and conditions of the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANKATO, MINNESOTA that the City Manager is authorized to execute State Airport Fund Grant Agreement Number 1064697 to replace the Airport Snow Removal Equipment (Unit 91).

This resolution shall become effective upon passage without further publication.

CERTIFICATION

I hereby certify that the foregoing resolution is a true and correct copy of the resolution presented to and adopted by the City Council of the City of Mankato at a duly authorized meeting held on October 26, 2026.

Adopted this 26th day of October 2026.

Najwa Massad, Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk



AGENDA RECOMMENDATION

Consent Calendar 5. H.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolutions establishing 2027 rates for Special Services District Parking and Maintenance.

Recommendation/Action(s):

Adoption of the attached resolutions.

Summary:

The City of Mankato manages and operates the Special Service Districts for Parking and Maintenance. Prior to staff recommendation to approve the annual budget and assessments, staff met with the property owners to review the budget and obtain input on October 8, 2026. Six (6) members attended the meeting with handouts provided and mailed to non-attendees.

Topics presented and discussed included:

- Proposed parking district budget and assessments for 2027.
- Proposed maintenance district budget and assessments for 2027.
- Planned maintenance items for 2027.
- Planned capital projects for 2027.

Parking Cost per Stall 2001-2027

Year	Cost Per Stall	Year	Cost Per Stall
2001	\$10.00	2015	\$9.80
2002	\$10.00	2016	\$10.00
2003	\$10.00	2017	\$9.91
2004	\$10.00	2018	\$9.86
2005	\$11.00	2019	\$9.80
2006	\$11.35	2020	\$10.24

2007	\$11.75	2021	\$9.94
2008	\$10.54	2022	\$10.48
2009	\$6.89	2023	\$12.05
2010	\$7.13	2024	\$13.84
2011	\$6.85	2025	\$14.36
2012	\$7.66	2026	\$14.00
2013	\$7.95	2027	\$16.05
2014	\$9.89	-----	-----

Maintenance Annual Cost 2023-2027

Fiscal Year	Base Budget	(Surplus)/Deficit Carry Over From Previous Years	The Year Surplus/Deficit Applied From	Total Revenue for Fiscal Year	Fiscal Year Actual Costs	(Surplus)/Deficit
2023	\$43,000	\$(27,689)	2021	\$15,311	\$44,168	\$28,857
2024	\$43,000	\$15,073	2022	\$58,073	\$32,616	\$(25,457)
2025	\$49,000	\$28,857	2023	\$77,857	\$77,200	\$(657)
2026	\$52,000	\$(25,457)	2024	\$26,543	TBD	
2027	\$55,500	\$(657)	2025	\$54,843	TBD	

Overview of the 2027 Budget

- The assessments proposed are \$695,152 for the Parking District and \$54,843 for the Maintenance District in fiscal year 2027.
- The assessments will balance the Special Service District Budgets for fiscal year 2027.
- The parking assessments will affect 49 different properties, and the maintenance assessments will affect 27 different properties.
- City staff have reviewed the listed parcels and records to determine the appropriate land use as specified by Section 10.1630 of the City Code.
- All listed parcels will be assessed (unless otherwise noted) according to the apparent land use in effect as of September 2026.

Attachments

Resolution Parking

Resolution Maint

Parking Budget

Parking Assessments

Maint Budget

Maint Assessments

Presentation

Meeting Sign In Sheet

RESOLUTION ADOPTING THE 2027 SPECIAL SERVICE DISTRICT PARKING ASSESSMENTS

WHEREAS, the City Council of the City of Mankato has established Section 10-1630 of the Mankato City Code relating to Parking System requirements for various land uses; and

WHEREAS the City Council of the City of Mankato has established a Downtown Special Service District; Parking to address Core Block Parking System requirements for property owners in the greater Downtown area also known as the Core Block Parking area; and

WHEREAS the property owners in the Downtown Special Service District; Parking, are assessed annually for parking based upon the specific land use as identified in Section 10-1630 of the Mankato City Code; and

WHEREAS the assessments to be levied, for the Downtown Special Service District; Parking, need to be certified annually to Blue Earth County; and

WHEREAS city staff notified and met with the property owners within the Special Service District; Parking to discuss parking service levels and the parking budget for fiscal year 2027.

NOW THEREFORE, be it resolved by the City Council of Mankato, Minnesota:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the Special Service District; Parking in the amount of the assessment levied against it.
2. That the City Treasurer shall submit a certified duplicate of this assessment to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

This resolution shall become effective upon its adoption.

Passed this 26th day of October, 2026

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

RESOLUTION ADOPTING THE 2027 SPECIAL SERVICE DISTRICT MAINTENANCE ASSESSMENTS

WHEREAS, the City Council of the City of Mankato has established Section 16-180 of the Mankato City Code relating to creation of a Special Service District for maintenance purposes; and

WHEREAS the City Council of the City of Mankato has established a Downtown Special Service District; Maintenance, to address Downtown Maintenance System requirements for property owners in the greater Downtown area also known as the Core Block Maintenance area; and

WHEREAS the property owners in the Downtown Special Service District; Maintenance, are assessed annually for Maintenance based upon the specific property value use by the Blue Earth County assessor as a formula base for each property portion of the assessment fee; and

WHEREAS the assessments to be levied, for the Downtown Special Service District; Maintenance, need to be certified annually to Blue Earth County; and

WHEREAS city staff notified and met with the property owners within the Special Service District; Maintenance to discuss Maintenance service levels and the Maintenance budget for fiscal year 2027.

NOW THEREFORE, be it resolved by the City Council of Mankato, Minnesota:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the Special Service District; Maintenance in the amount of the assessment levied against it.
2. That the City Treasurer shall submit a certified duplicate of this assessment to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

This resolution shall become effective upon its adoption.

Passed this 26th day of October, 2026

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

City of Mankato
Core Block District - Parking
2027 Proposed Budget

	Proposed Budget 2027	Budget 2026	Actual 2025 thru October 28th
Revenue			
Property Owner Assessment	\$ 489,881	\$ 427,238	\$ -
City Assessment - Fund Transfers	\$ 205,271	\$ 193,887	\$ -
Miscellaneous	\$ 3,000	\$ 3,000	\$ 178
Ramps Permits and Receipts \$ 218,280	\$ 218,280	\$ 218,280	\$ 103,265
Mankato Place Ramp - Contract Parking \$ 43,000			\$ 30,379
Mankato Place Ramp - Parking Receipts \$ 2,400			\$ 1,345
Civic Center Ramp - Contract Parking \$ 35,000			\$ 27,785
Civic Center Ramp - Parking Receipts \$ 750			\$ 1,223
Second Street Ramp - Contract Parking \$ 1,920			\$ 880
Second Street Ramp - Parking Receipts \$ 2,500			\$ 1,334
Cherry Street Ramp - Contract Parking \$ 6,720			\$ 6,480
Broad St Lot #7 \$ 43,200			\$ 32,940
City Center Ramp - Parking Receipts \$ 750			\$ 900
Hilton Reserved Stalls - Community Development transfer \$ 29,000			\$ -
City Maintenance Contribution \$ 30,000			\$ -
Graif Lot Permits \$ 23,040			\$ -
<i>Allocation of Fund Balance</i>			
Total Revenue	\$ 916,432	\$ 842,405	\$ 103,443
Expense			
Personal Services:			
Full Time City Staff with benefits - 2027 \$ 131,699	\$ 171,774	\$ 158,830	\$ 84,116
25% Facilities Project Coordinator \$ 40,075			
Commodities:			
General Supplies	\$ 10,500	\$ 8,000	\$ 3,839
Mops & Cleaning Supplies, Garbage Bags \$ 10,000			
Nuts, Bolts & Hardware			
Uniform Supplies \$ 500			
Other Services - Contractual:			
Parking Control Credit Card Charges	\$ 1,500	\$ 1,500	\$ 772
Credit Card Fees \$ 1,500			
Contractual	\$ 329,971	\$ 279,429	\$ 125,247
Cartegraph Licensing \$ 4,429			
Snow Removal \$ 120,000			
Elevator Maintenance \$ 9,000			
Window Cleaning \$ 9,500			
PT staff \$ 142,042			
Walker Parking - Annual Walkthrough Visual condition \$ 25,000			
Skyway Maintenance Agreement - Hilton Hotel \$ 20,000			
Telephone & Postage	\$ 6,500	\$ 5,352	\$ 4,986
Phone Lines for Credit Cards \$ 2,000			
After Hours Answering Service \$ 2,000			
Full Time City Staff Cell Phone \$ 2,000			
Postage \$ 500			
Insurance - Fire/Property/Liability/Machinery & Equipment	\$ 42,400	\$ 37,850	\$ 29,359
Insurance - Fire/Property Annual Premium \$ 42,400			

City of Mankato

Core Block District - Parking

2027 Proposed Budget

		Proposed Budget 2027	Budget 2026	Actual 2025
Utilities		\$ 131,499	\$ 127,727	\$ 45,089
Mankato Place, 2nd St, Cherry St. City Center Ramps				
Electricity	\$ 58,195			
Water & Sewer	\$ 2,000			
Natural Gas	\$ 13,648			
Energy Payments - Loan Payment Lighting Upgrades	\$ 57,656			
Other Charges - Maintenance & Repairs		\$ 222,288	\$ 206,288	\$ 113,595
Maint Repair Building		\$ 75,000	\$ 65,000	\$ 23,547
Parking Striping	\$ 5,000			
Electrical Repairs	\$ 10,000			
Stairwells / Doors / Ventilation	\$ 5,000			
Skyway Maintenance	\$ 15,000			
Contractual Painting in the Parking Ramps	\$ 10,000			
Ramp structural repairs	\$ 30,000			
Maint Repair Equipment		\$ 3,000	\$ 3,000	\$ 3,489
Pay station repairs	\$ 3,000			
Maint Contracts		\$ 25,260	\$ 25,260	\$ 11,501
Printer Lease	\$ 260			
Parking Equipment Maint contract	\$ 25,000			
Construction		\$ 40,000	\$ 35,000	
Expansion Joint Replacement	\$ 25,000			
Concrete Replacement	\$ 15,000			
Miscellaneous		\$ -	\$ -	\$ -
Miscellaneous	\$ -			
Administrative Charges		\$ 73,528	\$ 73,528	\$ 56,978
Administrative Charges	\$ 73,528			
Licenses & Taxes		\$ 2,000	\$ 2,000	\$ 1,364
Licenses & County Taxes	\$ 2,000			
Towing		\$ 3,500	\$ 2,500	\$ 2,890
Towing	\$ 3,500			
Vehicle Expense		\$ -	\$ -	\$ 13,826
Vehicle Maintenance, Depreciation, GPS, Gas & Oil	\$ -			
Total Expense		\$ 916,431.5	\$ 824,976	\$ 407,003

City of Mankato

Unit Cost \$ 16.05

Total O & M Budget \$ 695.152

Core Block Parking Assessment Calculations

2027 - Revised

	Property Address	Pin Number	2027	Spaces	Spaces Assessed	Total Revenues
			Spaces Required	Provided		
Mankato Place 1 LLC	15600 37th Ave Plymouth, MN 55446	01.09.18.108.008	406.82	-47	359.82	\$ 69,302.34
Mankato Place 1 LLC	15600 37th Ave Plymouth, MN 55446	01.09.18.108.011	216.65	0	216.65	\$ 41,727.39
Mankato Place 1 LLC (Bretts Bldg)	11 Civic Center Plaza Mankato, MN 56001	01.09.18.104.058	128.90	-18	110.90	\$ 21,359.65
River Center Properties LLC	410 South Front St. #408 Mankato, MN 56001	01.09.18.109.011	10.00		10.00	\$ 1,926.03
River Center Properties LLC	410 South Front St. #410 Mankato, MN 56001	01.09.18.109.012	57.00		57.00	\$ 10,978.36
River Center Properties LLC	410 South Front St. Condo #1 Mankato, MN 56001	01.09.18.109.001	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #2 Mankato, MN 56001	01.09.18.109.002	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #3 Mankato, MN 56001	01.09.18.109.003	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #4 Mankato, MN 56001	01.09.18.109.004	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #5 Mankato, MN 56001	01.09.18.109.005	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #6 Mankato, MN 56001	01.09.18.109.006	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #7 Mankato, MN 56001	01.09.18.109.007	2.00		2.00	\$ 385.21
River Center Properties LLC	410 South Front St. Condo #8 Mankato, MN 56001	01.09.18.109.008	2.00		2.00	\$ 385.21
Hayes Properties of Mankato LLC (Rounders)	414 South Front St. Mankato, MN 56001	01.09.18.104.011	137.00		137.00	\$ 26,386.58
Hayes Properties of Mankato LLC	418 South Front St. Mankato, MN 56001	01.09.18.104.012	14.25	-3	11.25	\$ 2,166.78
Emanuel Burton R & Colleen M (Blue Bricks)	420 South Front St. Mankato, MN 56001	01.09.18.104.013	21.00	-5	16.00	\$ 3,081.64
Emanuel Burton R & Colleen M (Blue Bricks)	422 South Front St. Mankato, MN 56001	01.09.18.104.014	21.00	-5	16.00	\$ 3,081.64
Lewis Marty G (Blue Bricks)	424 South Front St. Mankato, MN 56001	01.09.18.104.015	30.00		30.00	\$ 5,778.08
Hayes Properties of Mankato (Polito's Pizza)	503 South Front St. Mankato, MN 56001	01.09.18.106.003	45.00	-21	24.00	\$ 4,622.47
Hayes Properties of Mankato	509 South Front St. Mankato, MN 56001	01.09.18.106.005	91.00		91.00	\$ 17,526.85
Hayes Properties of Mankato	511 South Front St. Mankato, MN 56001	01.09.18.106.006	0.00		0.00	\$ -
Raindog Development LLC (507)	526 South Front St. Mankato, MN 56001	01.09.18.105.011	17.50		17.50	\$ 3,370.55
Raindog Development LLC (Apts.)	528 South Front St. Mankato, MN 56001	01.09.18.105.011	4.00		4.00	\$ 770.41
Growth Holdings LLC (Square Deal)	521 South Front St. Mankato, MN 56001	01.09.18.106.016	55.50		55.50	\$ 10,689.45
Raindog Development (Pita Pit, Ummies, MSU Rent)	530 South Front St. Mankato, MN 56001	01.09.18.105.012	57.25		57.25	\$ 11,026.51
Tailwind 512 Front LLC (The Residences Block 518)	520 South Front St. Mankato, MN 56001	01.09.18.105.021	96.24	-17	79.24	\$ 15,261.84
Mid Rise Holdings LLC (Profinium)	100 Warren St Mankato, MN 56001	01.09.18.105.020	262.73	-17	245.73	\$ 47,328.28
Tailwind Cherry Street LLC (Alltech)	111 W. Cherry St. Mankato, MN 56001	01.09.18.105.018	137.06		137.06	\$ 26,398.14
JakeCO LLC (Frentz Construction)	109 E. Cherry St. Mankato, MN 56001	01.09.18.106.002	24.00		24.00	\$ 4,622.47
JakeCO LLC (La Bamba, FW3 Coins)	501 South Front St. Mankato, MN 56001	01.09.18.106.001	15.00		15.00	\$ 2,889.04
Pura Vida Siempre LLC	525 South Front St. Mankato, MN 56001	01.09.18.106.018	12.00	-5	7.00	\$ 1,348.22
Pura Vida Property LLC	527 South Front St. Mankato, MN 56001	01.09.18.106.019	18.00	-5	13.00	\$ 2,503.84
Growth Holdings LLC (Bluebird Cakery)	607 South Front St. Mankato, MN 56001	01.09.18.152.002	12.00	-5	7.00	\$ 1,348.22
Growth Holdings LLC (Wagon Wheel Café)	609 South Front St. Mankato, MN 56001	01.09.18.152.003	24.00		24.00	\$ 4,622.47
Patio Group LLC (City Center)	300 South 2nd St. Mankato, MN 56001	01.09.18.110.002	93.00		93.00	\$ 17,912.06
Patio Group LLC (I & S Group, US Bank)	115 East Hickory St. Mankato, MN 56001	01.09.18.110.003	42.40		42.40	\$ 8,166.36
Befour Holdings LLC (City Center)	113 East Hickory St. Mankato, MN 56001	01.09.18.110.001	9.66		9.66	\$ 1,860.54
Neubau Holdings LLC (Graif Building)	3 Civic Center Plaza Mankato, MN 56001	01.09.18.104.019	61.86		61.86	\$ 11,914.41
Newspaper Holdings LLC (Free Press)	201 Monroe St Ste 450 Montgomery, AL 36104	01.09.18.104.049	87.00	-12	75.00	\$ 14,445.21
Cherry Square LLC	121 East Cherry St. Mankato, MN 56001	01.09.18.106.024	26.00		26.00	\$ 5,007.67
Brennan Properties of Mankato LLC (The Landkamer Building)	124 East Walnut St. Mankato, MN 56001	01.09.18.126.005	136.63	-20	116.63	\$ 22,463.26
Riverfront Court LLC (Riverfront Court Apartments, Community Char	115 South Riverfront Dr. Mankato, MN 56001	01.09.07.381.002	72.00		72.00	\$ 13,867.40
Hotel Mankato LLC (City Center Hotel)	101 East Main St. Mankato, MN 56001	01.09.07.381.001	158.25	-117		\$ -
Landmark Assets LLC (LaSalle Building)	100 East Walnut St. Mankato, MN 56001	01.09.07.381.013	60.73		60.73	\$ 11,696.77
Atwood Plaza LLC (Atwood Plaza, Northwestern office building)	209 South Second St. Mankato, MN 56001	01.09.18.129.002	157.30		157.30	\$ 30,296.42
Innovation 6 Holdings LLC (Riggley Bldg / Cultivate Mankato Child C	227 East Main St. Mankato, MN 56001	01.09.18.128.005	34.00		34.00	\$ 6,548.49
Tailwind 120 Main LLC	120 East Main St. Mankato, MN 56001	01.09.07.380.006	41.00	-28	13.00	\$ 2,503.84
Intergovernmental Center - City of Mankato	Funds Transfer	240.32			240.32	\$ 46,286.30
Hilton Hotel	Funds Transfer	181.5			181.5	\$ 34,957.41
Mayo Clinic Health System Event Center	Funds Transfer	643.95			643.95	\$ 124,026.95

2025

No of Properties

50

Year	Code			Total Required Stalls
	Required Spaces	Existing Stall Credit		
Core Block Totals	3,975.50	(325.00)		3,609.25

Maintenance Annual Cost 2023-2027

Fiscal Year	Base Budget	(Surplus)/Deficit Carry Over From Previous Years	The Year Surplus/Deficit Applied From	Total Revenue for Fiscal Year	Fiscal Year Actual Costs	(Surplus)/Deficit
2023	\$ 43,000	\$ (27,689)	2021	\$ 15,311	\$ 44,168	\$ 28,857
2024	\$ 43,000	\$ 15,073	2022	\$ 58,073	\$ 32,616	\$ (25,457)
2025	\$ 49,000	\$ 28,857	2023	\$ 77,857	\$ 77,200	\$ (657)
2026	\$ 52,000	\$ (25,457)	2024	\$ 26,543	TBD	
2027	\$ 55,500	\$ (657)	2025	\$ 54,843	TBD	

City of Mankato
400-500 Block
2027 Maintenance Special Service District Calculations
Costs Based on Property Values

**PROJECTED WORK COSTS FOR THE
CORE BLOCK (400 and 500 Block)**

Total Sidewalk Surface Area 50,068

Description of Work	2023	2024	2025	2026	2027
Cleaning & Trash Pickup	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 18,000
Cigarette Butt; Gum Removal	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,500
Area Power Washing	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 4,000
General Maintenance and Sweeping	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Sidewalk Snow Plowing & Removal	\$ 19,000	\$ 19,000	\$ 25,000	\$ 28,000	\$ 28,000
Surplus/Defect From Previous Year	\$ (27,689)	\$ 15,073	\$ 22,687	\$ (25,457)	\$ (657)
Total	\$ 15,311	\$ 58,073	\$ 71,687	\$ 26,543	\$ 54,843

	2023	2024	2025	2026	2027
Patio Encroachment Fee per Sqft.	\$ 1.00	\$ 1.00	\$ 1.50	\$ 1.50	\$ 1.75
Total Cleaning Proposal	\$ 15,311	\$ 58,073	\$ 71,687	\$ 26,543	\$ 54,843
Patio Encroachment Fees	\$ (7,297)	\$ (7,297)	\$ (10,946)	\$ (10,946)	\$ (12,770)
Total Projected 400 and 500 Block Cleaning Expenses	\$ 8,014	\$ 50,776	\$ 60,742	\$ 15,597	\$ 42,073

Address	PIN	Name	Property Value	% of Total Usage	2023	2024	2025	2026	2027	2027 Enchment Fees	2027 Total Assessments
12 Civic Center Plaza	01.09.18.108.008	Mankato Place 1 LLC	\$624,500.00	2.26%	\$ 98	\$ 1,058.13	\$ 1,363.80	\$ 350.20	\$ 950.68	\$ 2,714.25	\$ 3,664.93
408 S. Front Street Condo #408	01.09.18.109.011	River Center Properties LLC	\$264,000.00	0.96%	\$ 41	\$ 447.31	\$ 576.53	\$ 148.04	\$ 401.89	\$ -	\$ 401.89
410 S. Front Street Condo #410	01.09.18.109.012	River Center Properties LLC	\$305,900.00	1.11%	\$ 48	\$ 518.31	\$ 668.03	\$ 171.54	\$ 465.67	\$ -	\$ 465.67
414 S. Front St	01.09.18.104.011	Hayes Properties	\$788,300.00	2.9%	\$ 124	\$ 1,335.67	\$ 1,721.51	\$ 442.06	\$ 1,200.04	\$ 2,310.00	\$ 3,510.04
418 S. Front St	01.09.18.104.012	Hayes Properties	\$370,600.00	1.3%	\$ 58	\$ 627.93	\$ 809.33	\$ 207.82	\$ 564.17	\$ 700.00	\$ 1,264.17
420 S. Front St	01.09.18.104.013	Hayes Properties of Mankato LLC	\$253,600.00	0.9%	\$ 40	\$ 429.69	\$ 553.82	\$ 142.21	\$ 386.06	\$ 2,310.00	\$ 2,696.06
422 S. Front St	01.09.18.104.014	Hayes Properties of Mankato LLC	\$235,600.00	0.9%	\$ 37	\$ 399.19	\$ 514.51	\$ 132.12	\$ 358.66	\$ -	\$ 358.66
424 S. Front St	01.09.18.104.015	Marty Lewis	\$263,200.00	1.0%	\$ 41	\$ 445.96	\$ 574.78	\$ 147.60	\$ 400.67	\$ -	\$ 400.67
100 Warren Street	01.09.18.105.020	Mid Rise Holdings LLC	\$7,665,100.00	27.7%	\$ 1,203	\$ 12,987.50	\$ 16,739.28	\$ 4,298.39	\$ 11,668.64	\$ -	\$ 11,668.64
115 W. Cherry Street	01.09.18.105.018	Tailwind Cherry St LLC	\$5,624,700.00	20.4%	\$ 883	\$ 9,530.31	\$ 12,283.39	\$ 3,154.19	\$ 8,562.53	\$ -	\$ 8,562.53
500 S. Front Street	01.09.18.105.014	Pub Properties LLC	\$903,600.00	3.3%	\$ 142	\$ 1,528.49	\$ 1,970.03	\$ 505.87	\$ 1,375.56	\$ 1,190.00	\$ 2,565.56
501 S. Front Street	01.09.18.106.001	JakeCo LLC	\$508,200.00	1.8%	\$ 80	\$ 861.08	\$ 1,109.82	\$ 284.99	\$ 773.64	\$ -	\$ 773.64
503 & 505 S. Front Street	01.09.18.106.003	Hayes Properties	\$368,200.00	1.3%	\$ 58	\$ 623.87	\$ 804.09	\$ 206.48	\$ 560.51	\$ 500.50	\$ 1,061.01
507 S. Front Street	01.09.18.106.004	Hayes Properties	\$229,400.00	0.8%	\$ 36	\$ 388.69	\$ 500.97	\$ 128.64	\$ 349.22	\$ -	\$ 349.22
509 S. Front Street	01.09.18.106.005	Hayes Properties	\$400,500.00	1.4%	\$ 57	\$ 616.24	\$ 794.26	\$ 203.95	\$ 609.68	\$ -	\$ 609.68
511 S. Front Street	01.09.18.106.006	Hayes Properties	\$103,200.00	0.4%	\$ 12	\$ 129.28	\$ 166.63	\$ 42.79	\$ 157.10	\$ -	\$ 157.10
515 S. Front Street	01.09.18.106.007	Gasswint LLC	\$426,900.00	1.5%	\$ 67	\$ 723.33	\$ 932.28	\$ 239.39	\$ 649.87	\$ 717.50	\$ 1,367.37
519 S. Front Street	01.09.18.106.015	Hayes Properties	\$200,200.00	0.7%	\$ 31	\$ 339.21	\$ 437.20	\$ 112.27	\$ 304.77	\$ -	\$ 304.77
520 S. Front Street	01.09.18.105.021	Tailwind 512 Front LLC	\$4,373,500.00	15.8%	\$ 726	\$ 7,840.35	\$ 10,105.24	\$ 2,594.87	\$ 6,657.81	\$ 805.00	\$ 7,462.81
521 S. Front Street	01.09.18.106.016	Hayes Properties	\$299,900.00	1.1%	\$ 47	\$ 508.14	\$ 654.93	\$ 168.18	\$ 456.54	\$ 805.00	\$ 1,261.54
523 S Front St	01.09.18.106.017	B Stark Properties LLC	\$305,600.00	1.1%	\$ 48	\$ 517.80	\$ 667.38	\$ 171.37	\$ 465.22	\$ -	\$ 465.22
524 S. Front Street	01.09.18.105.013	J Downs Properties	\$236,900.00	0.9%	\$ 37	\$ 401.40	\$ 517.35	\$ 132.85	\$ 360.63	\$ -	\$ 360.63
525 S Front St	01.09.18.106.018	Pura Vida Siempre LLC	\$479,100.00	1.7%	\$ 75	\$ 811.77	\$ 1,046.27	\$ 268.67	\$ 729.34	\$ -	\$ 729.34
526 S. Front Street	01.09.18.105.011	Raindog Development LLC	\$427,800.00	1.5%	\$ 65	\$ 705.70	\$ 909.57	\$ 233.56	\$ 651.24	\$ 315.00	\$ 966.24
527 S Front St	01.09.18.106.019	Pura Vida Property LLC	\$468,300.00	1.7%	\$ 74	\$ 793.81	\$ 1,023.12	\$ 262.72	\$ 712.90	\$ -	\$ 712.90
530 S. Front Street	01.09.18.105.012	Raindog Development LLC	\$974,600.00	3.5%	\$ 153	\$ 1,649.47	\$ 2,125.96	\$ 545.91	\$ 1,483.64	\$ -	\$ 1,483.64
109 E. Cherry St	01.09.18.106.002	JakeCo LLC	\$536,400.00	1.9%	\$ 84	\$ 908.86	\$ 1,171.41	\$ 300.80	\$ 816.57	\$ 402.50	\$ 1,219.07
TOTALS			\$27,637,800.00	100%	\$ 4,366	\$ 47,127.50	\$ 60,741.50	\$ 15,597.50	\$ 42,073.25	\$ 12,770	\$ 54,843.00

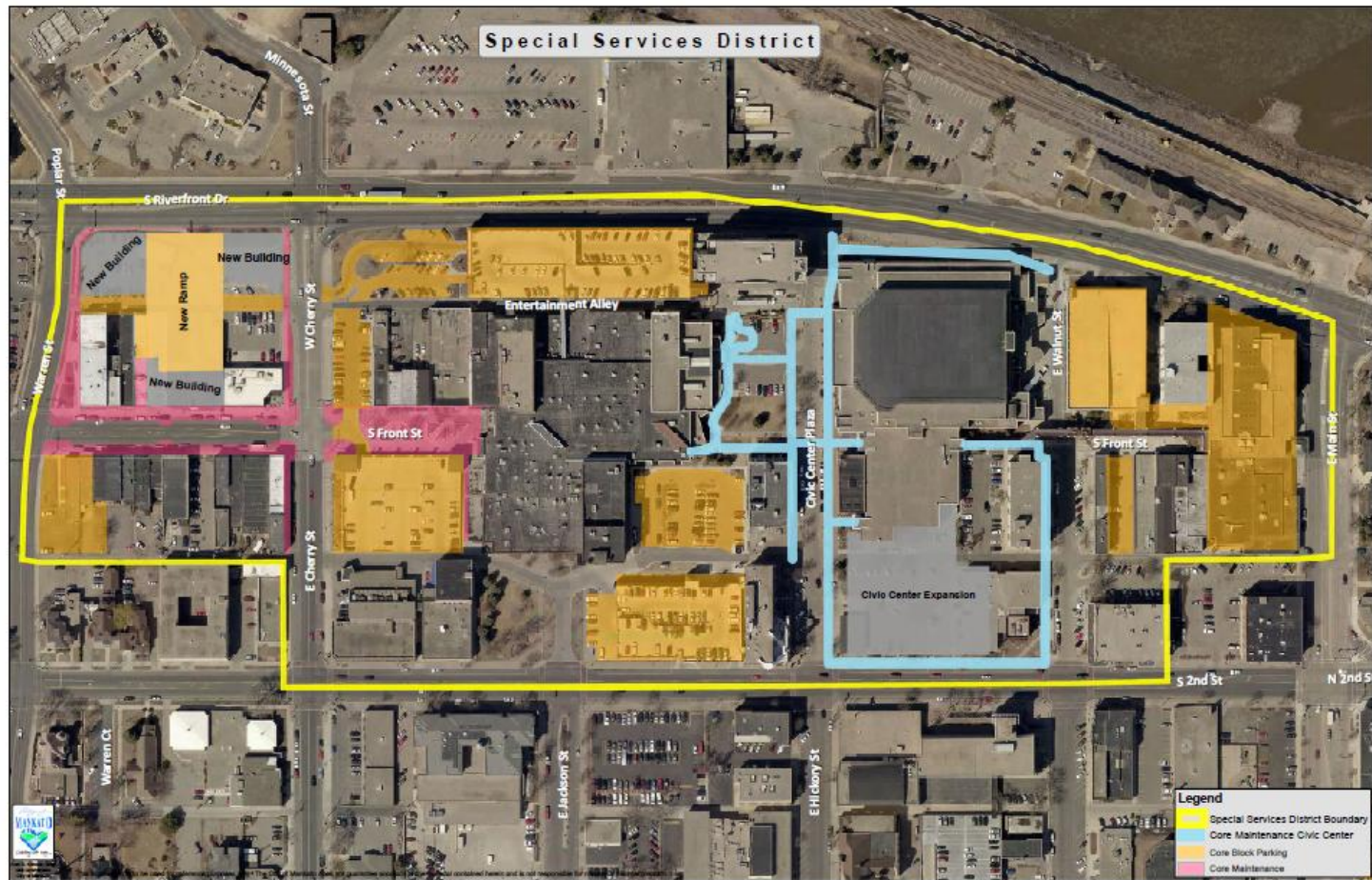
Rates for Patio Encroachment Fee per Sqft.				2023	2024	2025	2026	2027
Patio Areas in 400 and 500 Block of S. Front St	Sqft	% of Use		\$ 1.00	\$ 1.00	\$ 1.50	\$ 1.50	\$ 1.75
Pub 500	68x10	9%	\$ 680	\$ 680	\$ 680	\$ 1,020	\$ 1,020	\$ 1,190
The Square Deal	10x46	6%	\$ 460	\$ 460	\$ 690	\$ 690	\$ 805	
South Street	10x41	6%	\$ 410	\$ 410	\$ 615	\$ 615	\$ 718	
Ummies Grill	10x18	2%	\$ 180	\$ 180	\$ 270	\$ 270	\$ 315	
Rounders 414	66x20	18%	\$ 1,320	\$ 1,320	\$ 1,980	\$ 1,980	\$ 2,310	
Rounders 418	20x20	5%	\$ 400	\$ 400	\$ 600	\$ 600	\$ 700	
Blue Bricks	1320	18%	\$ 1,320	\$ 1,320	\$ 1,980	\$ 1,980	\$ 2,310	
JD's Hideaway	33x47	21%	\$ 1,551	\$ 1,551	\$ 2,327	\$ 2,327	\$ 2,714	
La Bamba	23x10	3%	\$ 230	\$ 230	\$ 345	\$ 345	\$ 403	
Nolabelle	10x46	6%	\$ 460	\$ 460	\$ 690	\$ 690	\$ 805	
Mavericks	13x22	4%	\$ 286	\$ 286	\$ 429	\$ 429	\$ 501	
Totals	7297.00	100%	\$ 7,297	\$ 7,297	\$ 10,946	\$ 10,946	\$ 12,770	



Special Services District “Core Block Parking District”

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Core Block Parking District



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Parking District Agenda

1. 2027 Projected Budget
2. 2027 Projected CIP
3. 2026 Security Improvements
4. 2026 Work Complete
5. Assessment Calculation Procedures
6. Core Block Maintenance Budget

City of Mankato Staff

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2027 PROPOSED OPERATING REVENUE

	<u>BUDGET</u>	<u>% Change</u>
➤ 2027 Assessments	\$489,888	13.6%
➤ Fund Transfers	\$205,271	5.7%
➤ Miscellaneous	\$3,000	0%
➤ Ramp Permits and Receipt Totals	\$218,280	0%
 <u>2027 Proposed Revenue</u>	 <u>\$916,432</u>	 8.4%

Reserved Parking Rates

	2026 Rates	2027 Rates
10 Hr In District	\$60/month	\$60/month
10 Hr Out of District	\$70/month	\$70/month
24 Hr In District	\$80/month	\$80/month
24 Hr Out of District	\$90/month	\$90/month

2027 Proposed Operating Expenses

	<u>BUDGET</u>
➤ Staff Salaries & Benefits	\$ 171,774
➤ Commodities	\$ 10,500
➤ Other Services - Contractual	\$ 511,870
➤ Other Charges - Operation & Maintenance	\$ 222,228
➤ <u>2027 Proposed Expense Totals</u>	<u>\$ 916,432</u>

2027 Budget

- Staff Salaries & Benefits 1.23 FTE
 - 1.0 Facilities Technician
 - 0.23 Facilities Project Coordinator
- General Supplies Hardware, Cleaning & Trash supplies
- Other Services - Contractual Parking Control Equipment, Contract Labor, (5 PT staff) Snow Removal, Elevator Service & Repair, Power Washing and Sweeping.
- Other Charges Maintenance & Repair Concrete Repairs, General Painting, Parking Striping, Glass Repairs, Expansion Joint Repairs, PT Cable Repairs, Parking Control Equipment, Door & Hardware Repairs, Lighting/ Electrical repairs, Signage Repairs

2027 Budget Cont.

- Major Maintenance / Ramp Upgrades
- Funds Allocated to Capital Fund Balance. The required capital fund balance amount is set at \$350,000.

The current capital fund balance is \$1,558,350

2027 Projected Work

Scheduled Maintenance Work - Contract

1. Winter Damage Repairs
2. Concrete Patching
3. Traffic Coating Repairs

Staff Maintenance

1. Curb Painting and Markings
2. Signage Repairs & Changes
3. PM's on Doors and Closures
4. General Cleaning & Light Painting
5. Ramp Washing

2027 Projected CIP Work

Scheduled Community Investment Plan

1. Cherry Street Ramp Repairs - \$140,000
2. Civic Center Ramp Elevator Code Upgrades \$175,000

2026 Security Improvements

Enforcement / Policy Actions

- Increased patrol presence and frequency in the Jackson Park and downtown corridor area.
- Enforcing existing no-alcohol ordinance within the park.
- Enforcing park closure hours after dark, with citations issued to habitual repeat offenders.
- Requested a formal legal opinion from the City Attorney on how the park ordinance and pedestrian corridor ordinance interact, to clarify and potentially strengthen enforcement options (e.g., sleeping/lying down restrictions).
- Exploring bench replacement (single-seat style) to reduce sleeping/loitering on benches.
- Reviewing enforcement of the existing bike rack ordinance to prevent bikes being left throughout the park.

2026 Security Improvements

Camera / Technology Improvements

- Coordinated with IT and communications to add new cameras specifically covering Jackson Park.
- Upgrading existing cameras throughout the downtown corridor for better coverage.
- Two additional cameras being installed within Jackson Park itself to improve visibility and deterrence.

Cross-Departmental Coordination

- Formed a multidisciplinary city workgroup (Public Safety, Public Works, Facilities) specifically focused on this issue.
- Ongoing coordination with the City Attorney's office on legal strategy.
- Awareness of and coordination around related private-property concerns raised by downtown property owners regarding the same population.

2026 New Equipment

- ▶ Swirly Surface Cleaner primary use cleaning parking ramps
 - ▶ \$65,000 investment into ramp surface cleaning equipment
 - ▶ Designed to wash and recover wastewater at a rate of 65% to 95%
 - ▶ 52” surface cleaning deck with a 300-gallon towable trailer

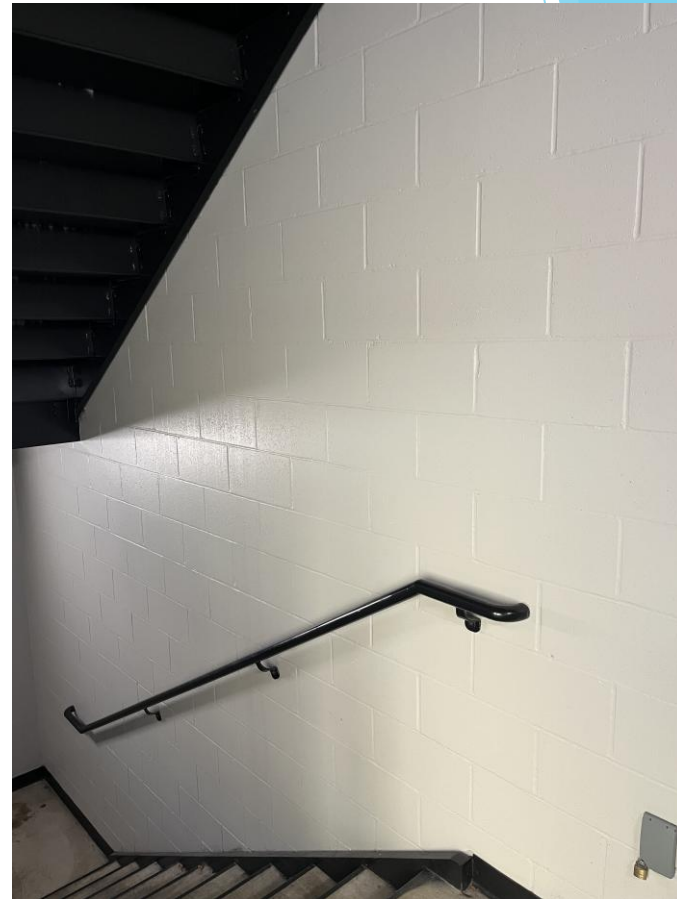


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2026 Completed Work

- ▶ Skyway repairs
 - ▶ Civic center crack repairs
 - ▶ Long skyway windows repairs or replacements
- ▶ Pay Station Removal - Part of the gateless parking improvements
 - ▶ New signage added
 - ▶ Replaced damaged or obsolete signage
- ▶ Cherry ramp seal coating and crack repair
 - ▶ Top of Cherry street ramp
- ▶ City Center Ramp
 - ▶ Stairwell repainting

2026 Completed Work

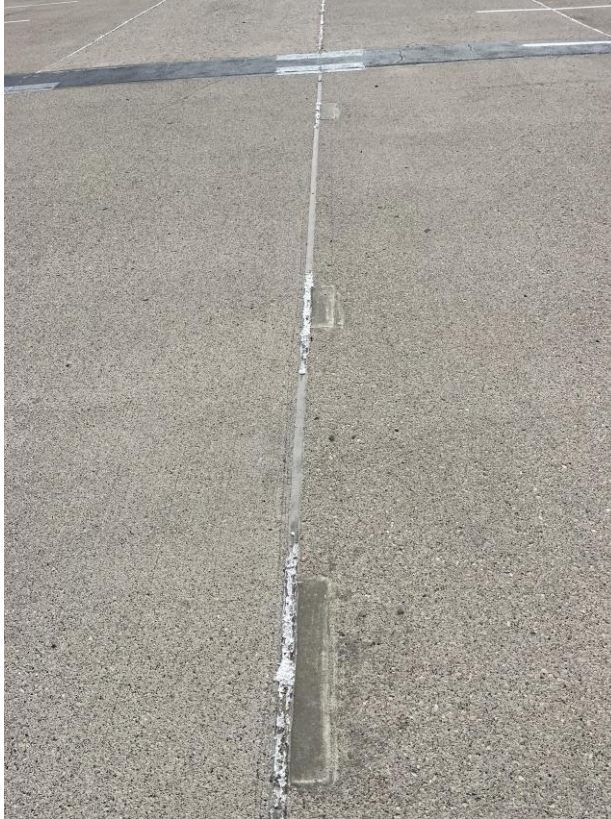


City Center Ramp Stairwell Repainting

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2026 Completed Work

Pay Station/Gate Arm Removal



Cherry Street Parking Ramp
Top Deck Repairs



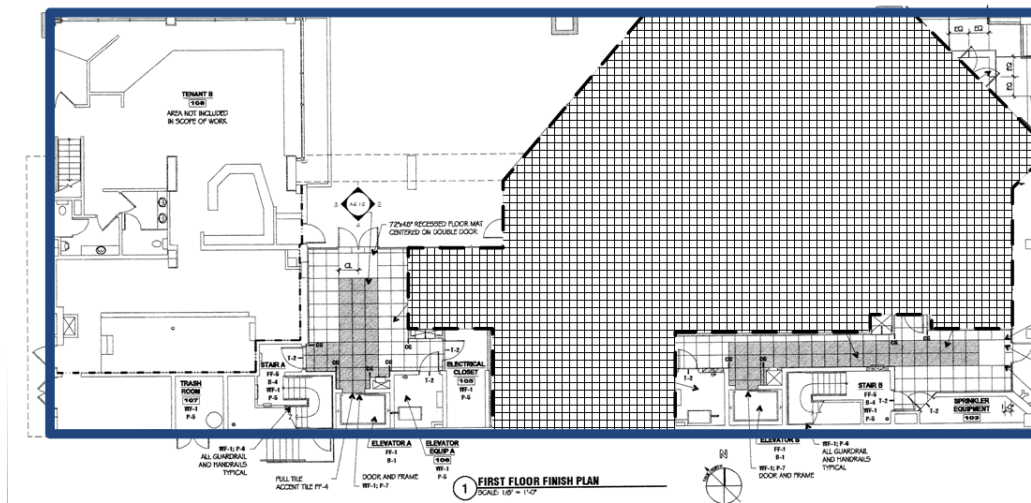
Assessment Calculation Procedures

- When there are multiple uses for evaluation, the property owner must submit a separate drawing for each area being assessed and on a separate sheet showing its layout in relation to the entire floor plan of the building.
- This relational floor plan may consist on one sheet for all the various usage areas on a single level.
- Once areas have been identified, City staff and Owner will validate floor plan of the area usage, and calculation method.

Assessment Calculation Procedures

- Downtown Core Block District are required to comply with City Code section 10.85 as it applies to parking requirements.
- Two Options Available:
 - A: The property owner will provide the City with a basic floor plan of each level of the building being assessed showing its intended use, the dimensions of the area and the total square footage for each building level.
 - B: The property owner will provide the City with a list of available tenant space along with the leasable square footage and the type of usage.

Assessment Calculation Procedures



Typical Building 1st Floor
Unit 100

Total Gross Floor Area = 6,304 Sqft

Date: _____

Property Owner or Representative.
Print & Sign Name

City of Mankato.
Print & Sign Name

Assessment Calculation Procedures

City of Mankato Parking Special Services District Parking Assessment Requirements and Documentation

Property Description: _____

Address: _____

Unit Number: _____

Legal Description/Parcel ID: _____

Property Owner/Contact: _____

Phone Number: _____

Email Address: _____

Floor Plan (required) – Attached: ☐ Yes ☐ No

Assessment method used: Restaurant

(Office/Retail/Restaurant/ Bar/Church Assembly/Theater/ Hotel, etc.)

Calculation Method used: Seating

See Section 10.85 of the City Code: i.e. – General Office = one space for each 250 sqft.

Calculation:

Area/Unit/Occupancy Rating: Unit

Unit Type: Seats Total Units: 20.00 ÷ 4.00 = 5.00
Sqft/ Seats/Units/Apt. Established Formula Total Base Assessment

Additions for Employees on Major Shift & Customer Delivery Vehicle:

Major Shift Employees: 1 ÷ 1 = 1
Established Formula Total Base Assessment

Customer Delivery Vehicle: 1 ÷ 1 = 1
Established Formula Total Base Assessment

Total number of Parking Stalls Assessed: 7

Property Owner Signature _____

City of Mankato Signature _____

Print Name _____

Tom Fournier

Print Name

Date: _____

Assessment Calculation Procedures

City of Mankato
Parking Special Services District
Parking Assessment
Requirements and Documentation

Typical Building

2016

Address

123 Mankato Street

Store #

Sq. Ft. / Unit

Usage

**Calculation
Ratio**

**2016
Spaces
Required**

100

6,304

Office

250

25.22

110

125

Bar

4

31.25

200

8

Apartments

2

16.00

210

1,200

Office

250

4.80

Totals **77.27**

Approved by: _____

Date: _____

Assessment Calculation Procedures

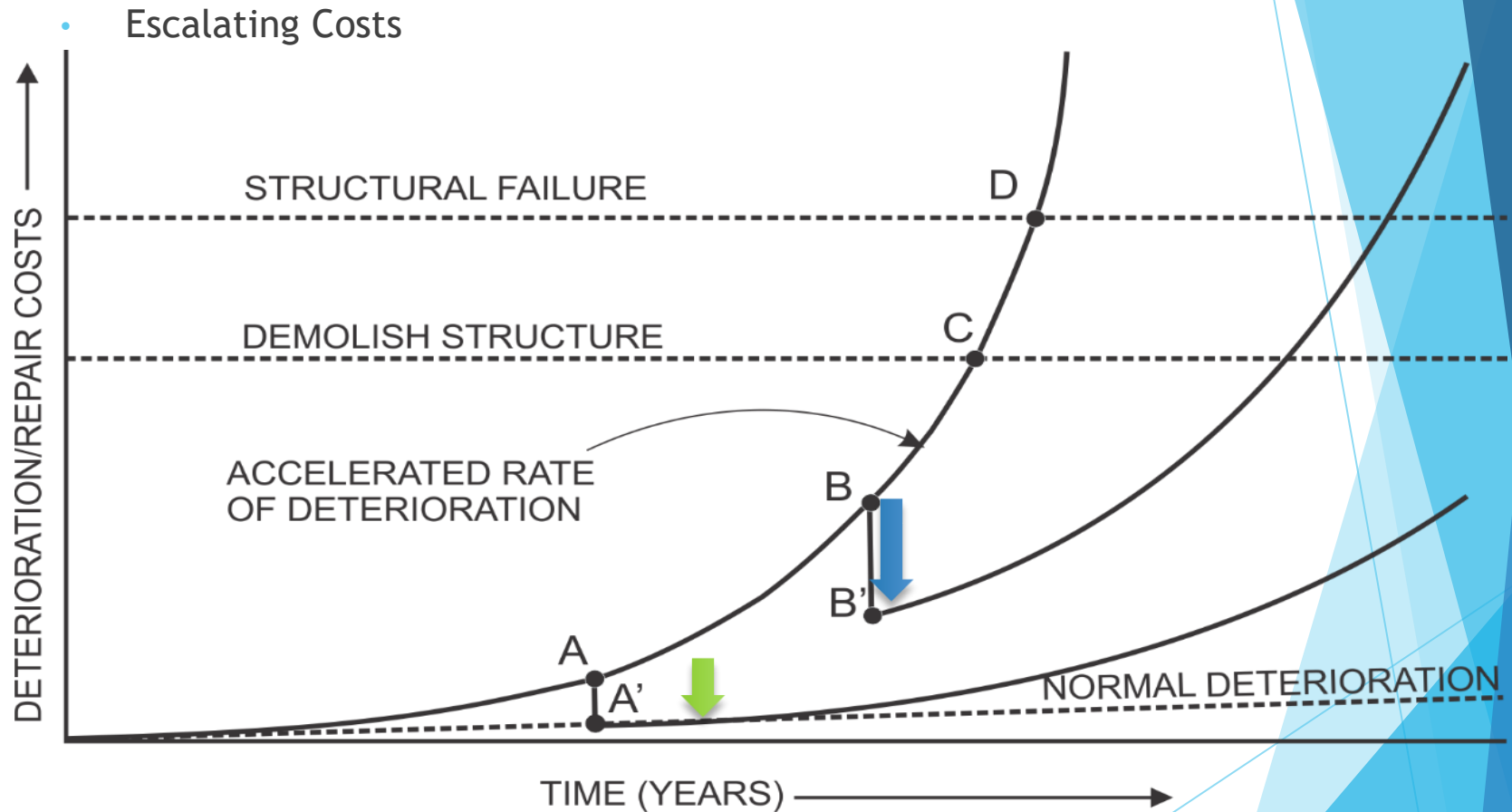
Common Ordinance 10:85.21.000 Applications
Within the Core Block District

- ❖ 1. RESIDENTIAL: One-Family, Two-Family and Multiple-Family -- Two (2) spaces per dwelling unit.
- ❖ 2. BANKS: One (1) space per two hundred fifty (250) sq. ft. of gross floor area.
- ❖ 3. FURNITURE & APPLIANCE: One (1) space per four hundred (400) sq. ft. of gross sales floor area, and one (1) space per employee on major shift.
- ❖ 4. HOTEL/MOTEL: One (1) space per unit, plus one (1) space per four (4) seats located in an accessory restaurant and/or lounge and one (1) space per each two (2) employees.

Assessment Calculation Procedures

- ❖ 5. RESTAURANT & EATING; NON-ALCHOLOLIC DRINKING ESTABLISHMENTS: One (1) space per each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pick-up.
- ❖ 6. BAR: One parking space for every four (4) permitted occupants of the building as determined by the City Building Official and City Fire Marshall using the occupancy standards contained in Minnesota State Building and Plumbing Codes and Fire Code as adopted by the City of Mankato and as amended from time to time.
- ❖ 7. BEAUTY & BARBER SHOPS: Three (3) spaces per operator station.
- ❖ 8. GENERAL STANDARDS – OFFICE: One (1) parking space per each two hundred fifty (250) sq. ft. of gross floor area

Parking Structure Maintenance

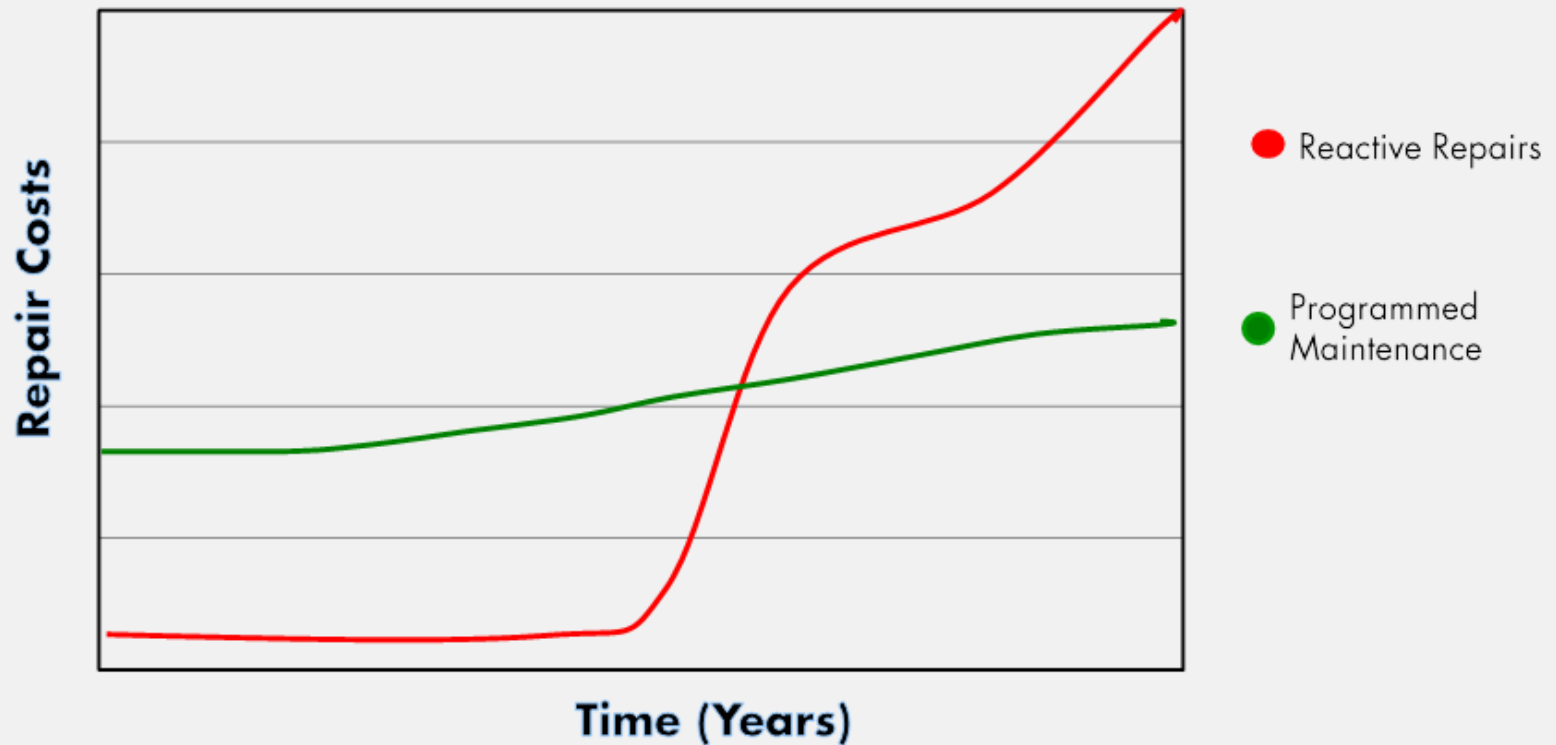


Notes:

1. Points A - D represent stages of accelerated corrosion in parking structures.
2. Structures repaired at point A cost less overall and last longer than structures repaired at point B

Parking Structure Maintenance

- Reactive Approach vs. Programmed Maintenance



Parking Structure Maintenance

Strategic Maintenance Program

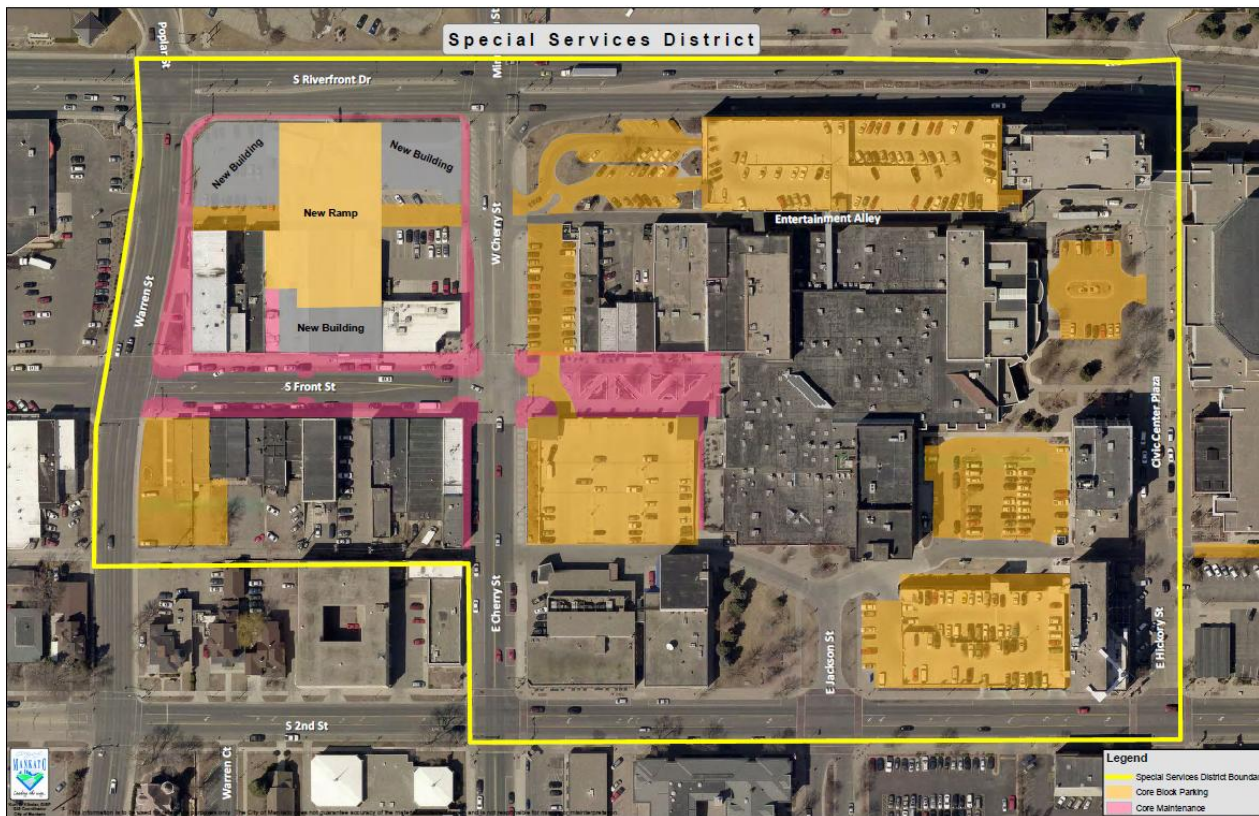
- Annual Walkthrough Assessments
- Annual Ramp Cleaning
- Condition Appraisals Every 3 - 5 yrs
- Asset Management Plan
- Prioritized Repairs
- 5 year Capital Improvement Plan



Special Services District “Core Block Maintenance District”

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Special Service District - Maintenance



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Special Service District - Maintenance



Special Service District - Maintenance



2026 ACTUAL EXPENSES

Special Service District - Maintenance

Year to Date

January - September 30, 2026

► Total Actual Costs to Date \$49,172

2027 PROJECTED BUDGET

Special Service District - Maintenance

▶ <u>PROJECTED WORK COSTS:</u>	<u>Total Surface Area</u> <u>50,068</u>
▶ <u>Description of Work</u>	<u>Annual Costs</u>
▶ Trash Pickup	\$18,000
▶ Gum Removal	\$1,500
▶ Area Power Washing - Bi Monthly	\$4,000
▶ General Cleaning & Sweeping	\$4,000
▶ Snow Plowing & Removal	\$28,000
▶ Surplus from 2025	(\$657)
▶ <u>Total Projected Budget for 2027</u>	<u>\$54,843</u>

SERVICE FEE OVERVIEW

Special Service District - Maintenance

General cleaning services

- ▶ General cleaning will be done five days a week.
- ▶ All trash collected will be placed in trash containers.
- ▶ High-volume air blowing will be used for removing small dust, debris and cigarette butts that accumulate.
- ▶ *Note: Patio owners are responsible for timely clean-up (i.e., spilled items on patio).*

SERVICE FEE OVERVIEW cont'd

Seasonal services

- ▶ Power washing and surface cleaning will be done twice a month.
Business with a patio will relocate their patio furniture for power washing and gum removal.
400 block - cleaned on Thursdays starting at 4:00 am
500 block - cleaned on Fridays starting at 4:00 am
- ▶ Gum removal
Will be performed on an as need basis. Since this is a reasonably quiet process, it can be performed with pedestrians in close proximity to machine and is normally done in days leading up to power washing so any residue left behind can easily be cleaned up.

SERVICE FEE OVERVIEW cont.

Snow removal on sidewalk and patio

- ▶ General Snow Removal: Snow removal will be provided the day following the snow event starting at 2 a.m. Business owners will be responsible for removing any amount of snow less than one-inch.
- ▶ Continuous Snow Events: In the event, that there is a continual snow fall and there is accumulation of two-inches or more.

In these events, business owners will be responsible for keeping a passage from the path to their building access cleared of snow.

- ▶ Business Owners Responsibilities: Business owners will be responsible for removing snow and ice in a manner that will make it reasonably safe and passable.
- ▶ Patio owners are responsible for clearing snow in their smoking corrals.

Business Communication

FROM THE BUSINESS

Customer Service Request:

<http://www.mankato-mn.gov/CustomerService/>
then select "Core Block Maintenance"

Direct Phone call. Call the 311 staff directly by dialing 311
or 507-387-8600.

Business Communication cont.

FROM THE BUSINESS

- ▶ Emails: 311@mankatomn.gov
- ▶ 311 Mankato SeeClickFix app.
- ▶ Emergency/Urgent issues. You may contact Ryan Thormodson directly at 507-387-8437 or email at rthormodson@mankatomn.gov.

Questions / Suggestions



Leading the Way as a Prosperous Diverse Regional Community
•Responsive •Efficient •Greater Good •Innovative •Open •Neighborly



SPECIAL SERVICE DISTRICT Core Block Parking & Maintenance



MEETING ATTENDANCE ROSTER

Type of Meeting

Special Service District

Date

October 8, 2026 2:00 pm

Location

Minnesota River Room - Intergovernmental Center

NAME	ADDRESS	PHONE	EMAIL ADDRESS
Dustin Bornholt	City of Mankato - LLC	507-304-2495	dbornholt@mankato.mn.gov
Molly Anderson	Growth Holdings, LLC	507-381-4095	mollyandere@charter.net
Kelly Mayo	PO BOX 167 Mankato, MN 56002	507-405-2823	kmayo@thetailwindyroup.com
Sammy Grams	100 Warren St. 3rd Mankato	507 304 5794	Sgrams@thetailwindyroup.com
Rodelle Mehlhoff	12 Civic Center Plaza	507-382-1251	GmMankato@spottlighttheater.org
Eric Hayes	Hayes Properties	507 382-6572	Eric@Roundersbar.com
Ryan Thormann	10 Civic Center Plaza		Rthormann@mankato.mn.gov
Bryan Murphy	City of Mankato 10 Civic Center Plaza	507-387-8138	bmurphy@mankato.mn.gov
Justin Neuman	"	507-387-8766	jneuman@mankato.mn.gov
Jim Tatje	City of Mankato	507-387-8504	jtatje@mankato.mn.gov



AGENDA RECOMMENDATION

Consent Calendar 5. I.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Report on project and Change Order 10 for MnDOT Project SP 5212-35 (169); Veteran's Bridge (Bridge 07042) Rehabilitation project.

Recommendation/Action(s):

No action, informational only.

Summary:

In accordance with Section 2-8 of the Mankato City Code, the City Manager is to report as soon as practicable on change orders approved under \$100,000 or up to 5% of construction cost for projects above \$2,500,000. With projects less than \$2,500,000, Council approval is required for change orders exceeding 10% of construction costs.

11216 – Veterans Bridge Redecking – Change Order 10 (\$3,586.96)

During construction, it was identified by the MnDOT Project Engineer that the original contract lacked conduit expansion/deflection fittings at the required hinge location at the Span 4 joint. To provide for controlled movement due to various forces related to expansion, contraction, and deflection of the bridge deck, a "steel girder hinge" was incorporated at Span 4. The Conduit System Type 1 is for the bridge lighting, which is split between MnDOT and the City of Mankato. With this, the City's cost participation in this change order will be 44%. The Conduit System Type 3 also referenced in the change order is 100% MnDOT cost.

The total city share of this change order is expected to be paid through project contingency. Change orders 6 and 8 were previously reported to the city council on August 24, 2026. Change orders 1 through 5, 7, and 9 have no City of Mankato cost and have been executed by MnDOT.

Attachments

Change Order 10

Contract: 250119**Prime Contractor:** Ames Construction, Inc., 0000207855**CO Type:** COLevel2**State Proj. No.:** 5212-35**Fed. Proj. No.:** 0169364**District:** 7 Mankato**Reason:** 1402.5 Extra Work**Location:** T.H. 169 AT BELGRADE AVE, ON BELGRADE AVE FROM WALL STREET TO MINNESOTA RIVER, AND ON MUBERRY STREET FROM MINNESOTA RIVER TO 190' WEST OF NORTH 2ND STREET IN MANKATO.**Description:** CO No. 10 Expansion/Deflection Device Barrier Rail Span 3**Explanation:**

Issue Bridge 07042 has an "out to out" length of 921'-5" with a superstructure composed in part of steel girders. In order to provide for controlled movement, due to various forces related to expansion, contraction and deflection of the bridge deck, a "steel girder hinge" was incorporated at Span 4. In addition, the plan called for the replacement of the bridge deck expansion devices (Expansion Joint Devices Type 4) to be installed at both abutments and at the hinge location for Span 4.

The Contract also called for the installation of "expansion/deflection fittings for the electrical and fiber optic conduit in the concrete barrier railings at the east and west abutments. This was to include Conduit System 1 and Conduit System 3 for the northside barrier railings, and Conduit System 1 for the southside barrier railings. Three distinct conduit runs for electrical power and fiber optic cable

The Contract did not address the need for expansion/deflection fittings for the planned expansion joint at the hinge (Span 4).

Resolution The Project Engineer, with concurrence from the District Bridge Engineer and Assistant District Engineer, has determined that due to the planned installation of expansion joint in the bridge deck at the Span 4 "hinge", the Contractor shall install conduit expansion/deflection fittings for the three (3) conduit systems for the north and side concrete barrier railings, of the type planned for the east and west abutment expansion locations, at the Span 4 joint.

Cost Breakdown as follows (SP 5212-35A Project 140468/Category 0001):

Material Cost Each Fitting (per invoice) with Labor \$3,705.54 (Ea.)

Expansion/Deflection Fitting (Conduit System 1)	2 Each	\$3,705.54	= \$7,411.08
Expansion/Deflection Fitting (Conduit System 3)	1 Each	\$3,705.54	= \$3,705.54

Sub Total	\$11,116.62
Prime Allowance (10 Percent)	\$1,111.66
Contract Change Total	\$12,228.28

Entitlement The Engineer has determined the Contract needs to be revised in accordance with MnDOT Specification 1402.5 Extra Work

Impact No Change to Contract Time for this Change Order

Cost The Cost has been approved by the Project Engineer

Payment Payment will be made at Negotiated and Invoice Prices

Change Order No.: 0010**Awarded Contract Amount:** \$21,273,398.92**Resident Engineer:** Brett Paasch**Admin Office:** 7A-Mankato**County:** C007 BLUE EARTH**Net Change Order Amount: \$12,228.28****Spec Book Year:** 25**Funding Source:** ON NHS**Route:** T.H. 169

Increases/Decreases

Item Description	Item ID	Project Line	Contract Line	Project	Category	Item Source	Quantity Inc/Dec	Unit	Unit Price	Dollar Amount
Total:										\$0.00

New Items

Item Description	Item ID	Item Reason	Project Line	Cont. Line	Project	Category	Quantity	Unit	Unit Price	Dollar Amount
CO No. 10 Conduit Expansion/Deflection Fitting (Type 1 & 3) - CHANGE ORDER EACH	1402602/00010	Neg	720	1460	140468	0001 - BRIDGE #07042 SP 5212-35 (A)	3.000	EACH	\$3,705.54	\$11,116.62
CO No. 10 Prime Allowance - CHANGE ORDER DOLLAR	1402621/00010	Neg	730	1465	140468	0001 - BRIDGE #07042 SP 5212-35 (A)	1,111.660	DOL	\$1.00	\$1,111.66
Total:										\$12,228.28

Time Adjustments

Time ID	Time Description	Time Type	Original	Current	Adjustment	New
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Project/Category Summary

Project Description	Project	Category	Category Description	Dollar Amount
BRIDGE #07042	140468	0001	BRIDGE #07042 SP 5212-35 (A)	\$12,228.28
Net Change Order Amount:				\$12,228.28

	Signature & Date	
Project Engineer/Project Supervisor	Todd Kjolstad	Digitally signed by Todd Kjolstad Date: 2026.09.23 09:03:27 -05'00'
Contractor	Ben Herden	Digitally signed by Ben Herden DN: E=BenHerden@amesco.com, CN=Ben Herden, OU=Engineers, OU=Minnesota, DC=AMES, DC=corp Date: 2026.09.23 13:56:50-05'00'
Commissioner of Transportation Pursuant to Delegation		
Commissioner of Administration Pursuant to Delegation		
Consultant Contract Administrator (recommendation for Approval only)		
Local Agency (if funded wholly or in part by Local Agency)	 10/8/26	

ATTACHMENTS: By signing this agreement, the Contractor acknowledges receipt of the specified attachments (if applicable)



AGENDA RECOMMENDATION

Consent Calendar 5. J.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Report on project and Change Orders 7, 8, 9, and 10 for Capital Improvement Project 11193; 2026 Resurfacing.

Recommendation/Action(s):

No action, informational only.

Summary:

In accordance with Section 2-8 of the Mankato City Code, the City Manager is to report as soon as practicable on change orders approved under \$100,000. The following is a summary of change orders to date for the following projects:

Change Order 7

The Contract Documents required that the Contractor coordinate two (2) trips per stage to implement traffic signal timing adjustments. Upon completion of Stage C (East Main Street from Victory Drive to Clover Lane), it was identified that the traffic signal at the intersection of East Main Street and Victory Drive would need to be re-programmed to pre-construction conditions. The Engineer requested Traffic Control Corporation (TCC) complete these updates and send a work order to the City of Mankato based on the City and TCC having a long-standing relationship. There were concerns that if W.W. Blacktopping had reached out to TCC, there may have been delays in the work based on the lack of familiarity between the two parties.

Change Order 8

When the Contractor attempted to pull wire through the existing electrical conduit going from the northwest corner of Division and Main Street to the northeast corner of Division and Main Street, it was discovered that, due to the additional wires that had been added for the signal revisions, the existing 3-inch conduit was not large enough to accommodate all the new wires.

Change Order 9

The Contract Date of substantial completion for the Project was September 4, 2026. The substantial completion date for the project was set to ensure that substantial completion was reached on East Main Street prior to the start of the school year. East Main Street was substantially completed and reopened to traffic on Friday, August 21. The September 4 substantial completion date was not tied to a critical milestone for the Dolph Reservoir or Miscellaneous Sidewalks portions of the Project.

The Contractor submitted a request to revise the substantial completion date to September 25, 2026. The Contractor's request states that the Contract extension is based on delays connected to the relocation of an overhead pole at the intersection of Division Street and East Main Street and related to delays in the manufacturing and shipping of the components required to complete the traffic signal revisions at the intersection of East Main Street and Division Street.

The Engineer has reviewed and verified the basis for the extension. Although the September 4 substantial completion date was primarily established to ensure that East Main Street was substantially complete prior to the start of the school year, the Contract includes one substantial completion date for all project work. The delays associated with the overhead pole relocation and traffic signal components affected the Contractor's overall project sequencing, including allocation of labor, equipment, subcontractors, and completion of remaining project work. Therefore, the substantial completion date for all project areas — East Main Street, Dolph Reservoir, and Miscellaneous Sidewalks — is proposed to be revised to September 25, 2026.

This change order does not change the contract price or the final completion date of 10/16/2026.

Change Order 10

East Main Street was reopened to traffic on August 21, 2026. The Engineer requested that the temporary traffic control signage remain in place at the following locations after East Main Street was reopened: intersection of East Main Street and Division Street and the intersection of Dane Street and Marsh Street.

At East Main Street and Division Street, the new traffic signal cabinet had not been delivered to the Contractor by the reopening date due to delays in manufacturing and shipping that were outside the control of the Contractor.

The Engineer requested that temporary stop signs and temporary traffic control change ahead signs be placed at all four legs of East Main Street and Division Street while waiting for the signal to be made operational again. The Contractor has confirmed that all components for the traffic signal revisions at East Main Street and Division Street will arrive and be operational no later than September 21, 2026. The Engineer requested that the Contractor leave the temporary stop signs and temporary traffic control change ahead signs remain in place until the signal is fully operational.

At the intersection of Dane Street and Marsh Street, the traffic control plan for the Project showed the installation of temporary stop signs, temporary stop-ahead signs, and temporary traffic control change ahead signs for the north-south legs of Dane Street and Marsh Street. During construction, the City's Traffic Engineer conducted a study of traffic flow at the intersection of Dane Street and Marsh Street under the all-way stop condition and recommended that the intersection remain an all-way stop.

The Engineer directed the Contractor to remove the stop-ahead signs, and traffic control change ahead signs, but to leave the stop signs in place until the City Council approved the permanent all-way stop-controlled intersection at the 9/14/2026 council meeting.

Attachments

Change Order 7
Change Order 8
Change Order 9
Change Order 10



Date: September 1, 2026

Project: 2026 Resurfacing	City Project No.: 11193 State Project No.: SAP 137-108-020
Contractor: W.W. Blacktopping, Inc.	Date of Contract: 4/27/2026

The Contract is modified as follows upon execution of this Change Order:

Description: The Contract Documents required that the Contractor coordinate two (2) trips per stage to implement traffic signal timing adjustments. Upon completion of Stage C (E. Main Street from Victory Drive to Clover Lane), it was identified that the traffic signal at the intersection of E. Main Street and Victory Drive would need to be re-programmed to pre-construction conditions. The Engineer requested Traffic Control Corporation (TCC) complete these updates and send a work order to the City of Mankato based on the City and TCC having a long-standing relationship. There were concerns that if W.W. Blacktopping had reached out to TCC, there may have been delays in the work based on the lack of familiarity between the two parties.

Payment for this work will be at a Negotiated Lump Sum as shown in the estimate of cost.

This document does not change Contract Time.

Attachments: TCC Quote

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
*B	CO 7.1	Victory Drive and Main Street Traffic Signal Reprogramming	Lump Sum	1	-\$900.00	-\$900.00
TOTAL CHANGE ORDER						-\$900.00

*A: SAP 137-108-020 Participating Cost

*B: Non-Participating Cost

Original Contract Amount \$1,857,172.20
Total of previously approved Change Orders \$12,566.73
Contract Price prior to this Change Order: \$1,869,738.93
Net increase (decrease) of this Change Order: -\$900.00
New Contract Price: \$1,868,838.93

CHANGE IN CONTRACT TIME:

Original date of final completion: 10/16/2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED

By: Eric Hauser
Print NameDate: 9/1/2026

REVIEWED

By: LJP
(Initials)Date: 9/15/26

RECOMMENDED

By: Coy Biefang
City Engineer (Authorized Signature)Date: 9-30-26

ACCEPTED

By: [Signature]
Contractor (Authorized Signature)Date: 9-1-2026

APPROVED

By: Susan Abantz
City Manager (Authorized Signature)Date: 9/30/26

APPROVED

By: _____
Owner (Authorized Signature)

Date: _____

☐ City Engineer (original)☐ Contractor☐ Resident Project Representative☐ DSAE (for funding review-if necessary)

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: NA Federal Funding NA State Aid Funding X Local Funds

District State Aid Engineer: Willy Rabenberg

Digitally signed by Willy
Rabenberg
Date: 2026.10.02 14:10:02 -05'00'

Date: _____



**TRAFFIC CONTROL
CORPORATION**
5651 MEMORIAL AVENUE
OAK PARK HEIGHTS, MN 55082
PHONE: 651-439-1737

QUOTATION

Number 672508

Page: 1 of 1

To: 10429 MANKATO, CITY OF PO BOX 3368 10 CIVIC CENTER PLAZA MANKATO MN 56002-3368 USA Attn: Email: Phone: 507-387-8583 Fax: 507-387-7530	Quote Date: 8/18/2026 Expires: 10/17/2026 Terms: NET 30 BASED ON APPROVED CREDIT FOB: DESTINATION-FRT INCLUDED Salesperson: MATT ALLWOOD Email: Mallwood@TCC1.com Phone: 651-439-1737
---	---

Letting Date:	Location: Vistory & Main
Book / Call / Item:	Description: Timing Changes
Contract No:	

Part Number / Description	Unit Price	Qty/UM	Net Price
FIELD SERVICE UP TO 4 HOURS ON SITE	900.00	1.00 EA	900.00

Item Total:	900.00
Misc Charges and Adjustments:	0.00

Quote Total:	900.00
---------------------	---------------

As an authorized purchaser for the above named company, the undersigned agrees to the above quantities, prices, and all terms listed above. Pricing does not include applicable sales taxes. If order is to be exempt sales tax, documentation must be provided at time of order.

Additional terms may apply. Review our full Terms & Conditions of Sale at www.trafficcontrolcorp.com.

PO Number _____ Auth Date _____ ☐ Taxable ☐ Exempt

Signature _____ Printed Name _____



Date: September 3, 2026

Project: 2026 Resurfacing	City Project No.: 11193 State Project No.: SAP 137-108-020
Contractor: W.W. Blacktopping, Inc.	Date of Contract: 4/27/2026

The Contract is modified as follows upon execution of this Change Order:

Description: When the Contractor attempted to pull wire through the existing electrical conduit going from the northwest corner of Division and Main Street to the northeast corner of Division and Main Street, it was discovered that due to the additional wires that had been added, the existing 3" conduit was not large enough to accommodate all of the wires. The non-wearing course of bituminous had been installed prior to this discovery as well.

The Engineer directed the Contractor to remove and replace the non-wearing course and replace the existing 3" conduit with a new 4" conduit.

Payment for this work will be at a Negotiated Lump Sum as shown in the estimate of cost.

This document does not change Contract Time.

Attachments: Contractor Request for Change Order 8

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
*B	CO 8.1	Remove and Replace Bituminous and Material for Conduit Trench	Lump Sum	1	\$2,365.00	\$2,365.00
*B	CO 8.2	Furnish and Install 4" Conduit	Lump Sum	1	\$3,035.55	\$3,035.55
TOTAL CHANGE ORDER						\$5,400.55

*A: SAP 137-108-020 Participating Cost

*B: Non-Participating Cost

Original Contract Amount \$1,857,172.20
Total of previously approved Change Orders \$11,666.73
Contract Price prior to this Change Order: \$1,868,838.93
Net increase (decrease) of this Change Order: \$5,400.55
New Contract Price: \$1,874,239.48

CHANGE IN CONTRACT TIME:

Original date of final completion: 10/16/2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED

By: Eric Hauser
Print Name

Date: 9/3/2026

REVIEWED

By: LSP
(Initials)

Date: 9/15/26

RECOMMENDED

By: Coy Biefang
City Engineer (Authorized Signature)

Date: 9-30-26

ACCEPTED

By: Mitchell Wolff
Contractor (Authorized Signature)

Date: 9-3-2026

APPROVED

By: Susan Asch
City Manager (Authorized Signature)

Date: 9/30/26

APPROVED

By: _____
Owner (Authorized Signature)

Date: _____

☐ City Engineer (original) ☐ Contractor ☐ Resident Project Representative ☐ DSAE (for funding review-if necessary)

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: NA Federal Funding NA State Aid Funding X Local Funds

District State Aid Engineer: Willy D. Rabenberg Digitally signed by Willy Rabenberg
Date: 2026.10.02 14:11:00 -05'00' Date: _____

MANKATO RESURFACING CHANGE ORDER #8



W W BLACKTOPPING, INC.

700 INDUSTRIAL ROAD

MANKATO MN 56001

OFFICE 507-387-1518

FAX 507-387-2228

SUBMITTED TO: BOLTON & MENK ENGINEERS
ATTENTION: ERIC HAUSER
PROJECT: CP 11193 SAP 137-108-020
QUOTE DATE: AUGUST 31, 2026
QUOTE TIME: 2:30 P.M.

CONTACT: CURTIS WADD 507-380-2961

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	SLOT CUT, REMOVE BIT, TRENCH, BACKFILL, PATCH BACK	1.00	LS	2,365.00	2,365.00
20	ADD 4" CONDUIT BETWEEN HANDHOLES ON DIVISION ST.	1.00	LS	2,891.00	2,891.00
GRAND TOTAL					\$5,256.00

NOTES:

1.) OWNER TO ADD APPLICABLE PRIME ALLOWANCE.

Add 5% for Prime Contractor Markup on Subcontractor work = \$144.55

The markup brings the total to \$5,400.55



Change Order
No. 09

Date: September 14, 2026

Project: 2026 Resurfacing	City Project No.: 11193 State Project No.: SAP 137-108-020
Contractor: W.W. Blacktopping, Inc.	Date of Contract: 4/27/2026

The Contract is modified as follows upon execution of this Change Order:

Description: The Contract Date of substantial completion for the Project was September 4, 2026. The substantial completion date for the project was set to ensure that substantial completion was reached on E. Main Street prior to the start of the school year. E. Main Street was substantially completed and reopened to traffic on Friday, August 21. The September 4 substantial completion date was not tied to a critical milestone for the Dolph Reservoir or Miscellaneous Sidewalks portions of the Project.

The Contractor submitted a request to revise the substantial completion date to September 25, 2026. The Contractor's request states that the Contract extension is based on delays connected to the relocation of an overhead pole at the intersection of Division Street and E. Main Street and related to delays in the manufacturing and shipping of the components required to complete the traffic signal revisions at the intersection of E. Main Street and Division Street.

The Engineer has reviewed and verified the basis for the request extension. Although the September 4 substantial completion date was primarily established to ensure that E. Main Street was substantially complete prior to the start of the school year, the Contract includes one substantial completion date for all project work. The delays associated with the overhead pole relocation and traffic signal components affected the Contractor's overall project sequencing, including allocation of labor, equipment, subcontractors, and completion of remaining project work. Therefore, the substantial completion date for all project areas — E. Main Street, Dolph Reservoir, and Miscellaneous Sidewalks — is proposed to be revised to September 25, 2026.

This document does not change Contract Price or the final completion date of 10/16/2026.

Attachments: Contractor Request for Contract Substantial Completion Extension

Original Contract Amount \$1,857,172.20
Total of previously approved Change Orders \$17,067.28
Contract Price prior to this Change Order: \$1,874,239.48
Net increase (decrease) of this Change Order: \$0.00
New Contract Price: No change

CHANGE IN CONTRACT TIME:

Original date of substantial completion: 9/4/2026
Net change in contract duration from previously approved Change Orders: 0
New date of substantial completion: 9/25/2026
Original date of final completion: 10/16/2026
Net change in contract duration from previously approved Change Orders: 0
New date of final completion: No change

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED

By: Eric Hauser
Print Name

Date: 9/14/2026

REVIEWED

By: LJP
(Initials)

Date: 9/15/26

RECOMMENDED

By: Cop Bigfong
City Engineer (Authorized Signature)

Date: 10-6-26

ACCEPTED

By: Mitchell Wozz
Contractor (Authorized Signature)

Date: 9-14-2026

APPROVED

By: Susan Abatz
City Manager (Authorized Signature)

Date: 10-6-26

APPROVED

By: _____
Owner (Authorized Signature)

Date: _____

☐ City Engineer (original) ☐ Contractor ☐ Resident Project Representative ☐ DSAE (for funding review-if necessary)

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: NA Federal Funding X State Aid Funding X Local Funds

District State Aid Engineer: Willy D. Rabenberg
Digitally signed by Willy Rabenberg
Date: 2026.10.14 08:59:53 -05'00' Date: _____

WW BLACKTOPPING, INC.

700 INDUSTRIAL ROAD
MANKATO MN 56001
PHONE: 507-387-1518
FAX: 507-387-2228

1806 DETERMINATION AND EXTENSION OF CONTRACT TIME 1403 NOTIFICATION FOR CONTRACT REVISIONS

Owner:	City Of Mankato MN.	Date:	September 1, 2026
Project No.	SAP 137-108-020 - City Project 11193		
Description:	2026 Resurfacing East Main Street, Dolph Reservoir & Miscellaneous Sidewalks		

Contractor: W W Blacktopping Inc.

The Contract Form of Agreement states that Substantial Completion is September 4, 2026. The Agreement also states that contract time is subject to 3 milestones also known as Stages A, B and C. Each milestone is to be completed in 28 calendar days. The initial Stage was Stage B which was completed within the allotted time. Subsequently Stage A experienced delays related to Xcel Energy power distribution upgrades including new power pole installation and directional drilling to accommodate work to take place in the Division Street / East Main Street intersection. Additionally, it was required that various communications utility providers upgrade their facilities within the same intersection which also impacted project schedule. The Traffic Signal revisions scheduled for the Division Street / East Main Street intersection have been impacted due to unavoidable delays in the manufacturing and shipping of the components required for the work. The total effect of delays within Stage A is estimated at 21 calendar days. Despite the delays experienced within Stage A we pushed forward into Stage C, which was completed within the 28 calendar days allotted.

Summary: Due to the excusable delays outlined herein we ask that the Owner consider our request for a revised Substantial Completion date of September 25, 2026.

Per the Contract Technical Specifications and Plan Drawings WW Blacktopping Inc. has reviewed the request information. This request was found to be in compliance with the requirements of the referenced specification sections.

Curtis L. Wadd
Project Manager



Date: September 8, 2026

Project: 2026 Resurfacing	City Project No.: 11193 State Project No.: SAP 137-108-020
Contractor: W.W. Blacktopping, Inc.	Date of Contract: 4/27/2026

The Contract is modified as follows upon execution of this Change Order:

Description: E. Main Street was reopened to traffic on August 21, 2026. The Engineer requested that the temporary traffic control signage remain in place at the following locations after E. Main Street was reopened: intersection of E. Main Street and Division Street and the intersection of Dane Street and Marsh Street.

At E. Main Street and Division Street the new traffic signal cabinet had not been delivered to the Contractor by the reopening date due to delays in manufacturing and shipping that were outside of the control of the Contractor.

The Engineer requested that temporary stop signs and temporary traffic control change ahead signs be placed at all four legs of E. Main Street and Division Street while waiting for the signal to be made operational again. The Contractor has confirmed that all components for the traffic signal revisions at E. Main Street and Division Street will arrive and be operational no later than September 21, 2026. The Engineer requested that the Contractor leave the temporary stop signs and temporary traffic control change ahead signs remain in place until the signal is fully operational.

At the intersection of Dane Street and Marsh Street, the traffic control plan for the Project showed the installation of temporary stop signs, temporary stop ahead signs, and temporary traffic control change ahead signs for the north-south legs of Dane Street and Marsh Street. During construction, the City's Traffic Engineer conducted a study of traffic flow at the intersection of Dane Street and Marsh Street under the all-way stop condition and recommended that the intersection remain an all-way stop.

The Engineer directed the Contractor to remove the stop ahead signs and traffic control change ahead signs, but to leave the stop signs in place until the City Council decides on the status of traffic control at the intersection of Dane Street and Marsh Street. It is anticipated that traffic control at the intersection of Dane Street and Marsh Street will be considered by the Council on 9/14/2026, and that City staff would install permanent signs by 9/21/2026.

Payment for the rental of the temporary traffic control signs beyond the reopening of Main Street on 8/21/2026 will be at a Negotiated Lump Sum as shown in the estimate of cost.

This document does not change Contract Time.

Attachments: Contractor Quote

Funding Category*	ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL AMOUNT
*A	CO 10.1	Temporary Traffic Control Sign Rental	Lump Sum	1	\$2,051.70	\$2,051.70
TOTAL CHANGE ORDER						\$2,051.70

*A: SAP 137-108-020 Participating Cost

*B: Non-Participating Cost

Original Contract Amount \$1,857,172.20
Total of previously approved Change Orders \$17,067.28
Contract Price prior to this Change Order: \$1,874,239.48
Net increase (decrease) of this Change Order: \$2,051.70
New Contract Price: \$1,876,291.18

City of Mankato, Construction Services Division, 10 Civic Center Plaza, Mankato, MN 56001 507.387.8600

Responsive Efficient Greater Good Innovative Open Neighborly

CHANGE IN CONTRACT TIME:

Original date of substantial completion: 9/4/2026

Net change in contract duration from previously approved Change Orders: 21 days

New date of substantial completion: 9/25/2026

Original date of final completion: 10/16/2026

Net change in contract duration from previously approved Change Orders: 0

New date of final completion: No change

The Contractor shall not make claim of any kind or character whatsoever for any other costs or expenses which he may have incurred or which he may hereinafter incur in performing the work and furnishing the materials required by the agreement. All Change Orders that exceed \$100,000 or 10% of the total project cost must be approved by the City Council.

PREPARED**REVIEWED****RECOMMENDED**By: Eric Hauser
Print NameBy: LSP
(Initials)By: Coy Brefang
City Engineer (Authorized Signature)Date: 9/8/2026Date: 9/15/26Date: 9-30-26**ACCEPTED****APPROVED****APPROVED**By: Mitchell White
Contractor (Authorized Signature)By: Susan Antz
City Manager (Authorized Signature)By: _____
Owner (Authorized Signature)Date: 9-8-2026Date: 9/30/26

Date: _____

☐ City Engineer (original)☐ Contractor☐ Resident Project Representative☐ DSAE (for funding review-if necessary)

DSAE Portion: The State of Minnesota is not a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: NA Federal Funding X State Aid Funding X Local FundsDistrict State Aid Engineer: Willy D. RabenbergDigitally signed by Willy
Rabenberg

Date: 2026.10.02 14:12:36 -05'00'

Date: _____



8137 Old Hwy Rd N
St. Cloud, MN 56301
Equal Opportunity Employer



Mike Walz
320-250-9019 (cell)
612-277-4780 (office)
612-521-1488 (fax)
800-766-5483 (toll free)
michael.walz@warninglitesmn.com

Quotation

Date 9/3/2026
Project # SAP 137-108-020
Project Name 2026 Resurfacing Project
Mankato, MN

EXTRA
REVISED

Letting Date Start Date 8/21/2026 Sub. Comp. Date 9/21/2026

Item #	Description	Qty	Unit	Unit Price		Bid Amount
	STOP Signs (10)	300	UDAY	\$	3.00	\$ 900.00
	STOP AHEAD Signs (2) 8/21-9/2	24	UDAY	\$	3.00	\$ 72.00
	TRAFFIC CONTROL CHANGE AHEAD Signs (4)	120	UDAY	\$	3.00	\$ 360.00
	TRAFFIC CONTROL CHANGE AHEAD Signs (2)	24	UDAY	\$	3.00	\$ 72.00
	8/21-9/2					
	Mobilization (PICK UP EQUIPMENT)	1	EACH	\$	550.00	\$ 550.00

Warning Lites designed traffic control plans are not signed by a licensed engineer(PE).

5% Prime Contractor Markup = \$97.70. Total = \$1,954.00+\$97.70
= \$2,051.70

Total Bid \$ 1,954.00

Note: Traffic Control price does not include police, light plants, concrete/water barrier, pavement marking removal, sweeping, pavement marking, flaggers, incidental sign removal & installation, truck mounted attenuator, bond, design/drawing of traffic control plans, or daily inspections. (Add \$300.00 for each traffic control plan needed)

Quoted price subject to change if work extends beyond stated day of duration.

The prices above are not tied to permanent signing & includes sales tax.

Please acknowledge acceptance of this quote within 30 days by signing & dating below. Lack of acknowledgment may result in withdrawal of quote, billing of regular prices and/or delayed installation.
If you have any questions concerning this quote please contact Mike Walz @ 320-250-9019.

Signature

Date



AGENDA RECOMMENDATION

Consent Calendar 5. K.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution declaring adequacy of petitions, waiving hearings and adoption of Final Assessments on Capital Improvement Project 11205; 2026 Miscellaneous Assessments.

Recommendation/Action(s):

Adoption of attached resolutions.

Summary:

These individual petitions will be included in the 2027 bond issue, so a resolution adopting the final assessment roll is required by bonding regulations.

No assessment hearing is required since all the properties listed on the assessment roll have been petitioned by the owners for the improvements. 100% of the actual cost of the improvement is assessed to the property; no additional charges are added.

In 1994, in response to the need to eliminate infiltration of groundwater into the sanitary sewer system, especially from services on private property, the city council authorized financing through special assessments for properties that needed to bring utility services into code compliance. These are properties not associated with a current reconstruction project, and it allows properties to meet code without a large initial investment. Several years ago, in response to the city-wide stormwater pollution prevention plan, the program was expanded to include hard surfacing or reconstruction of driveways and parking areas, and reconstruction of retaining walls.

From October 2025, through September 2026, 14 properties took advantage of the financing in the total amount of \$129,695.90. Improvements performed included: connecting to city services and replacement or repair of utility services, driveways, and other necessary improvements to bring a property into compliance.

All assessments listed will be certified for collection beginning with 2027 property taxes and the repayment terms vary by the requests of the individual property owner. The annual interest rate is 4.5%.

Local plumbers, excavators, and surfacing contractors are supportive of this program and often make its availability known to citizens contemplating improvements to their properties.

Notices were sent to the affected owners on October 8, 2026, regarding the final assessment and adoption of those assessments.

Attachments

Resolution Declaring Cost be Assessed and Waiving Hearing

Resolution Adopting Final Assessment

Signed Special Assessment Forms

Miscellaneous Assessment Roll

**RESOLUTION DECLARING ADEQUACY OF PETITION AND WAIVING
IMPROVEMENT HEARING ON IMPROVEMENT NUMBER 11205**

BE IT RESOLVED by the City Council of Mankato, Minnesota:

1. Certain petitions requesting miscellaneous improvements for driveway, sidewalk, sewer and water service improvements, and other necessary improvements for code compliance throughout the City of Mankato by various property owners are on file with the council October 26, 2026 and hereby declared to be signed by 100% percent of owners of property affected thereby. This declaration is made in conformity to Minnesota State Statute § 429.031 Subdivision 3.
2. The council will consider the miscellaneous improvements of and the assessment of the petitioners property for all of the cost of the individual improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of all improvements of \$129,695.90.
3. The property owners contained on the attached preliminary assessment roll are willing petitioners per the individual signed petitions and own 100% of the affected property and therefore request waiver of both the project feasibility hearing and preliminary assessment hearing pursuant to Minnesota State Statute 429.031, Subdivision 3.
4. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

This resolution shall become effective upon its adoption and without publication.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11205

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11205, the improvement of miscellaneous improvements for driveway, sidewalk, sewer and water service improvements, and other necessary improvements for code compliance throughout the City of Mankato.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of five years, the first installment to be payable on or before the first Monday in January, 2027, and shall bear interest at the rate of four percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four (4.5%) per annum beginning January 1, 2027. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the county treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.

This resolution shall become effective upon its adoption and without publication.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Robert and Gail Finley

Property Address: 812 East Main

Parcel ID: R010918277010

Additional Work Requested:

☐ Driveway/parking areas surfacing/resurfacing

☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.

☐ Retaining wall/erosion control/other for sidewalk replacement

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 29 day of July, 2026


Property Owner


Property Owner

Contractor performing work: Roanholt Concrete

Total cost to be specially assessed: \$ 4,669.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

[illegible]

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Rick Bernardy

Property Address: 414 E Main

Parcel ID: R01.09.18.203.011

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 202_ payable taxes.

Dated this 22 day of July, 2026

Rick Bernardy
Property Owner

Property Owner

Contractor performing work: Josh Bluhm Masonry

Total cost to be specially assessed: \$ 3000⁰⁰

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

364911

Invoice

NAME	Rick Bernardi	SHIP TO	Josh Blum masonry	VIA	
ADDRESS	414 E Main St	ADDRESS	1643 Pleasant View Dr		
CITY/STATE/ZIP	Markato	CITY/STATE/ZIP	N. Markato 52003		
PHONE	507 382 9719	TERMS		DATE	7-6-26

Replace Side Walks

\$3000.00

Thank you,

Josh

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Rick Bernardy

Property Address: 414 E Main

Parcel ID: 201.09.18.203.011

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 202_ payable taxes.

Dated this 22 day of July, 2026

Rick Bernardy
Property Owner

Property Owner

Contractor performing work: Precision Backhoe Service

Total cost to be specially assessed: \$ 4100⁰⁰

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368



Precision Backhoe Service

Dustin Samuelson
54137 State Hwy 68
Mankato, MN 56001
507-420-3215

Invoice

7/1/26

Bill to: Harry Meyering Center

For work at:

414 East Main St

Mankato, MN 56001

Product	Quantity	Unit Price	Total

Equipment	Hours	Hourly Rate	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Labor	Hour		Total
Excavated for exploratory to find stub			\$1500.00
Excavated for new service and sidewalk removal			\$2300.00
Obstruction permit for sidewalk		\$0.00	\$300.00

Subtotal	\$4100.00
Tax	
Total	\$4100.00

Thanks for making the wise decision and going with Precision Backhoe Service!

All Invoices due upon receipt

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Rick Bernardy

Property Address: 414 E Main

Parcel ID: 601.09.18.203.011

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 202_ payable taxes.

Dated this 22 day of July, 2026

Rick Bernardy
Property Owner

Property Owner

Contractor performing work: Jetter Clean

Total cost to be specially assessed: \$ 575⁰⁰

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

Jetter Clean, Inc
2490 9th Ave.
Mankato, MN 56001 US
5073453149
Accounting@Jetterclean.com



BILL TO

Choice Realty
502 Range St.
N. Mankato, MN 56003

SERVICE LOCATION

414 E Main St, Mankato

DATE	ACTIVITY	DESCRIPTION	RATE	AMOUNT
	100 Commercial	Commercial: Jetter cleaned main line from stack clean out 200' could not get line open line runs to 4th st trough 410 east Main	325.00	325.00
	202 Camera/Video with Jetting	Commercial: Camera/Video with Jetting: Pushed camera out located at 30' just outside of the house located at 40' just out side 410 east main located at 66' inside of house on 4th st side of 410 east main st	250.00	250.00

Contact Jetter Clean, Inc to pay. If paying via credit card please include a 3% transaction fee. Our mailing address is 2490 9th Ave. Mankato, MN 56001
Service Address:
414 E Main St, Mankato, MN 56001

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Rick Bernardy

Property Address: 414 E Main

Parcel ID: R01.09.18.203.011

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or 10 10 years, with an annual interest rate of 4.5% beginning with 202_ payable taxes.

Dated this 22 day of July, 2026

Rick Bernardy
Property Owner

Property Owner

Contractor performing work: Empire Pipe Services

Total cost to be specially assessed: \$ 1812⁰⁰

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

Empire Pipe Services
415 Truman St
North Mankato, MN 56003-2138
USA
office@empire-pipe.com



INVOICE

BILL TO

Rick Bernardy
601 Lake St
North Mankato, MN 56003

INVOICE # 4889

DATE 06/25/2026

DUE DATE 07/25/2026

TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Locate Lateral in Mankato, MN			
Televising Crew w/Lateral Launch (minimum charge)	4	453.00	1,812.00

BALANCE DUE

\$1,812.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Rick Bernardy

Property Address: 414 E Main

Parcel ID: R01.09.18.203.011

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 202_ payable taxes.

Dated this 22 day of July, 2026

Rick Bernardy
Property Owner

Property Owner

Contractor performing work: Gibson Plumbing Solutions

Total cost to be specially assessed: \$ 4956⁸⁸

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

INVOICE

Gibson Plumbing Solutions
24979 440th St
Le Center, MN 56057

gibsonplumbingmn@gmail.com
+1 (507) 995-8123



Bill to
Rick Bernardy
601 Lake St North Mankato
Mankato, MN 56001

Invoice details

Invoice no.: 1449
Invoice date: 06/29/2026
Due date: 07/14/2026

Property Address: 414 E Main Street
Mankato

#	Product or service	Description	Amount
1.	Parts & Labor	-Replace sewer line from curb to inside of property with sch 40 pvc	\$4,956.88

Ways to pay



Thank you for your business! I take ACH payments and checks can be mailed to 24979 440th St, Le Center, MN 56057

Total **\$4,956.88**

View online

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Will Dallenbach

Property Address: 309 STATE ST.

Parcel ID: R01.08.13.426.005

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☒ Retaining wall/erosion control/other SIDEWALK AS PART OF NEIGHBOR SEWER LINE REPLACEMENT

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of ☒ 5 years or ☐ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 30th day of JUNE, 2026

Will Dallenbach
Property Owner 507-385-1999

Property Owner

Contractor performing work: Top Notch Concrete

Total cost to be specially assessed: \$ 2,656.50

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

**Bill To**

Will Dallenbach

Top-Notch Concrete LLC

113 Red Shoe Dr
Courtland, MN 56021
Phone: +S.H.: 507-217-7513
Email: topnotchconcrete23@gmail.com
Web: Facebook

Payment terms 10 Days
Invoice # 204
Date 06/17/2026
Business / Tax # 84-2088364

Description

Rear section of walkway between houses

Price to remove and replace concrete between houses, back section.

- cut/break and haul out existing concrete walkway and step.
- take out all bad sub-grade and haul to dump
- set up, pour and finish new concrete walkway for proper water shed
- bring in class 5 gravel and compact
- concrete to have broom finish 4" thick with rebar place 2' o.c.e.w., with saw cut joints.

Subtotal \$2,656.50

Total **\$2,656.50**

Top-Notch Concrete is a small company that strives for quality not quantity that results in a finished product of excellence. The personal service we provide will ensure your satisfaction in every job. Thank you for your business. Steve

Will Dallenbach
6-30-26

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Teresa Vescio

Property Address: 311 State St Mankato, MN 56001

Parcel ID: R61.08.13.426.004

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☒ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ ¹⁵/~~10~~ years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 24 day of June, 2026

Teresa Vescio
Property Owner

Property Owner

Contractor performing work: Top Notch

Total cost to be specially assessed: \$ 6,897.79

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

INVOICE



Bill To

Teresa Vescio
311 State St.
Mankato , MN 56001
(507) 351-7999

Top-Notch Concrete LLC

113 Red Shoe Dr
Courtland, MN 56021
Phone: +S.H.: 507-217-7513
Email: topnotchconcrete23@gmail.com
Web: Facebook

Payment terms 10 Days
Invoice # 205
Date 06/17/2026
Business / Tax # 84-2088364

Description	Rate	Quantity	Total
Sidewalks, and steps	\$6,497.79	1	\$6,497.79
Price to replace 2 sets of steps and walkways surrounding. -set of steps leading into house will have a 5' x 4' landing with 2 71/2" risers with 12" treads. Will need foundation, footings with block laid up. Rebar within and core filled. Old step will be removed and hauled to dump. -step down by sidewalk will be removed and hauled out and replaced to match existing. -remove and replace sidewalk and widen to get trash containers past new steps. Roughly 110 sqft of new sidewalk -all concrete will be 4" thick with #4 rebar placed 2' o.c.e.w., saw cut joints and sealed			
city sidewalk	\$400.00	1	\$400.00
Price to pour 6'x 12' if no removal. *note... if the city sidewalk needs to be tore out and is poured back in with the rest of the concrete it will be \$400 more I will adjust on final invoice.			
Subtotal			\$6,897.79
Total			\$6,897.79

Top-Notch Concrete is a small company that strives for quality not quantity that results in a finished product of excellence. The personal service we provide will ensure your satisfaction in every job. Thank you for your business. Steve

By signing this document, the customer agrees to the services and conditions outlined in this document.



Teresa Vescio

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Teresa Vescio

Property Address: 311 State St, Mankato MN 56001

Parcel ID: 201-08-13-426-004

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 15 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 29th day of June, 2026

Teresa Vescio
Property Owner

Property Owner

Contractor performing work: AS. Excavating

Total cost to be specially assessed: \$ 10,360.00

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

AJ Excavating LLC

47518 481st Ave
Nicollet, MN 56074
(507) 340-6973
ajexcavatingllc@gmail.com

**INVOICE**

BILL TO
Theresa Vescio
311 State Street
Mankato, MN 56001

INVOICE **1052**
DATE **06/19/2026**
TERMS **Net 30**
DUE DATE **07/19/2026**

	QTY	RATE	AMOUNT
Mobilization Mobilization of Equipment to 311 State St		900.00	900.00
Excavation - Sewer and Water to ROW Excavation for Sewer and Water. Work includes excavation, backfilling, and compaction from exterior of building to the city Right of Way/Property line. Sewer and Water will be installed on the west side of the house and then head diagonally across front of house and connect at the existing right of way line. Turf re-establishment is not included.		7,450.00	7,450.00
Materials & Trucking - Trench Area Trench Bedding Materials (Per Load)	0	175.00	0.00
Permit-Right of Way and Obstruction Permit City Required Permits - Estimated at 1- Right of way permit and 2 days for an obstruction permit		275.00	300.00
Sidewalk Removal Sidewalk Removal (SF) - Includes saw cutting, removal and disposal	140	3.00	420.00
Services Remove/Salvage and reinstalling retaining wall. Includes providing 1 ft compacted base class 5 material, installing salvaged retaining wall and backfilling. Customer will provide contractor additional block to install across existing location where steps are located. Approximately 10' x 2' (SF).	25	42.00	1,050.00
Traffic Control Sidewalk Closure (Per Day)	2	45.00	90.00
Services Seeding and installation erosion control netting and bio logs in City Blvd per city requirements	1	150.00	150.00

Make Checks payable to AJ Excavating LLC

BALANCE DUE

\$10,360.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Teresa Vescio

Property Address: 311 State St. Mankato MN 56001

Parcel ID: R01-08.13-06-004

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of 5 years or ☒ ¹⁵/~~10~~ years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 29th day of June, 2026

Teresa Vescio
Property Owner

Property Owner

Contractor performing work: SteelPoint Plumbing

Total cost to be specially assessed: \$ 9,481.⁰⁰

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

SteelPoint Plumbing LLC

222 W Skyline Ct
Mankato, MN 56001 US
eric@steelpointplumbing.com



INVOICE

BILL TO
Teresa Vescio
311 State Street
Mankato, MN 56001 US

INVOICE 3491
DATE 06/15/2026
TERMS Net 15
DUE DATE 06/30/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
05/13/2026	Services	311 State St. Mankato MN 56001 Sewer replacement Removed and replaced old cast iron sewer inside of home and rerouted out other side of house. Core drilled through foundation in preperation for excavation and exterior sewer and water main install.		3,580.00	3,580.00
05/13/2026	Services	replaced sewer and water main from house to right of way line.		5,350.00	5,350.00
05/13/2026	Services	Remove and reinstall AC Condenser.	1	500.00	500.00
05/13/2026	Permit	Mankato Plumbing Permit	1	51.00	51.00

-Send checks to SteelPoint Plumbing at address listed.
-Click link to pay by bank transfer.
-Contact SteelPoint Plumbing to pay by debit/credit. 3% fee will be applied.
-3% late fee will be applied, with 14 day grace period, beginning after due date.

BALANCE DUE

\$9,481.00

Ways to pay

BANK

[View and pay](#)

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11246)

Property Owner: Logan Bostd

Property Address: 215 E Pleasant St

Parcel ID: R01.09.18.304.005

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
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3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 19 day of May, 2026

Logan Bostd
Property Owner

[Signature]
Property Owner

Contractor performing work: Steel Point Plumbing

Total cost to be specially assessed: \$ 12,000

Return with contractor's invoice to: City of Mankato Construction Services
PO Box 3368
Mankato, MN 56002-3368

SteelPoint Plumbing LLC

222 W Skyline Ct
Mankato, MN 56001 US
eric@steelpointplumbing.com



INVOICE

BILL TO
Logan Bristol

INVOICE 3443
DATE 05/13/2026
TERMS Net 15
DUE DATE 05/28/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
04/09/2026	Services	AJ Excavating Portion of project. Mobilization of Equipment to 215 East Pleasant St Mankato - \$900.00 Excavation - Sewer and Water to ROW - \$2,975.00 Work includes excavation, backfilling, and compaction from exterior of building to the city Right of Way/Property line. Sewer and Water is assumed to be in the same trench. Turf re-establishment is not included. Right of Way and Obstruction Permit - \$275.00 Sidewalk - Remove and Replace - \$662.50 Includes saw cutting, removal, disposal and replacement (SF) Services - \$500.00 Remove existing retaining wall - includes demo, trucking and disposal fees Special Notes AJ Excavating will not be held liable for damages associated with flower bed retaining wall. Settlement may happen due to undermining and tunneling under the retaining wall. It is assumed that the retaining wall will be removed with the bid noted above. Materials & Trucking - Trench Area - \$100.00 1-1/2 Rock Needed due to extreme Wet Conditions	1	5,412.50	5,412.50
04/09/2026	Services	This line item includes all labor and materials for totality of plumbing and interior concrete for project. Removal of concrete in basement,	1	6,587.50	6,587.50

Replacement of Sewer from right of way line to stack in basement near back entrance, removal and replacement of water main from right of way line to water meter.
Backfilling of all dirt in basement, concrete prep and pouring of new concrete in basement.
Lastly we returned to install the cleanout cover near front foundation wall.

- Send checks to SteelPoint Plumbing at address listed.
- Click link to pay by bank transfer.
- Contact SteelPoint Plumbing to pay by debit/credit. 3% fee will be applied.
- 3% late fee will be applied, with 14 day grace period, beginning after due date.

BALANCE DUE

\$12,000.00

Ways to pay

BANK

View and pay

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11265)

Property Owner: Sarah Henderson Lee

Property Address: 140 Atwood Drive 56001

Parcel ID: 201.04 17,423.005

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of 5 years or _____ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 30 day of April, 2026

Sarah Henderson Lee
Property Owner

Property Owner

Contractor performing work: Praxis Backhoe Service

Total cost to be specially assessed: \$ 2300

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



Precision Backhoe Service

Dustin Samuelson
54137 State Hwy 68
Mankato, MN 56001
507-420-3215

Invoice

4/24/26

Bill to: Sarah & Jason Lee
140 Atwood Drive
Mankato, MN 56001

Product	Quantity	Unit Price	Total

Equipment	Hours	Hourly Rate	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Labor	Hour		Total
Excavated for sewer service replacement			\$2,300.00
			\$0.00
		\$0.00	\$0.00

Subtotal	\$2,300.00
Tax	
Total	\$2,300.00

Thanks for making the wise decision and going with Precision Backhoe Service!

All Invoices due upon receipt

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Sarah Henderson LLC

Property Address: 410 Arrowhead Dr. 56001

Parcel ID: 201.09.17.403.005

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of X 5 years or _____ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 30 day of April, 2026

[Signature]
Property Owner

Property Owner

Contractor performing work: Plumb & Co. Plumbing

Total cost to be specially assessed: \$ 2495.93

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

INVOICE

Plumb-Rite Plumbing, LLC
308 Ledlie Ln
Mankato, MN 56001-4172

straightlineschmidt@gmail.com
+1 (507) 720-6007
www.plumbriteplumbing.biz



Bill to

Jason & Sarah Lee
140 Atwood Drive
Mankato, MN 56001

Ship to

Jason & Sarah Lee
140 Atwood Drive
Mankato, MN 56001

Invoice details

Invoice no.: 1910
Terms: Due on receipt
Invoice date: 04/26/2026
Due date: 04/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/24/2026	Service Work	Replaced section of sewer and 10ft belly outside/underground. Includes needed plumbing materials and labor.	1	\$2,495.93	\$2,495.93

Total **\$2,495.93**

Ways to pay



Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11115)

Property Owner: Joshua Mang

Property Address: 325 E Hickory St.

Parcel ID: R010918133007

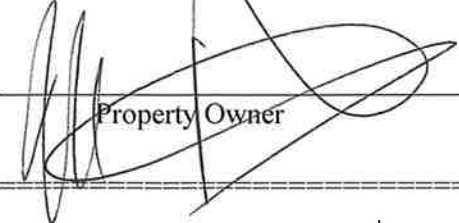
Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 20____ payable taxes.

Dated this 30 day of March, 2026



Property Owner

Property Owner

Contractor performing work: Hunt Plumbing & Drain

Total cost to be specially assessed: \$ 21,291.⁰⁰

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368



825 N. Minnesota Ave
St. Peter, MN 56082
(507) 995-8956
hello@huntplumbinganddrain.com

Invoice

DATE 03/30/2026
INVOICE# 34987
TERMS Cash On Delivery

BILL TO

Josh Mans LIFETIME MEMBERSHIP
325 E Hickory St
Mankato Minnesota 56001-3746
(507) 327-7166

SERVICE LOCATION

Josh Mans LIFETIME MEMBERSHIP
325 E Hickory St
Mankato Minnesota 56001-3746
(507) 327-7166

JOB#	DATE	PO/REF#	DESCRIPTION
38869651	03/30/2026		Replace main sewer and water

Completion Notes:

Job Charges	Qty	Rate	Total
Replace sewer and water lines Call 811 Acquire permits Remove tree and tree stump Remove sidewalk walk excavate up to 9 feet deep outside Replace sewer line replace curb stop valve and water line back fill soil repour concrete sidewalk	1.00	\$21,291.00	\$21,291.00
Job Subtotal			\$21,291.00
Job Total			\$21,291.00

PRE-WORK SIGNATURE

03/30/2026 01:08 pm

POST-WORK SIGNATURE

03/30/2026 01:08 pm

Signed By: Josh Mans

Signed By: Josh Mans

CUSTOMER MESSAGE

Mailing Address : 825 N. Minnesota Ave , Saint peter
MN 56082

Invoice Total: **\$21,291.00**
Deposits (-): **\$0.00**
Payments (-): **\$0.00**
Total Due: **\$21,291.00**

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11315)

Property Owner:

John Mayberry

Property Address:

127 S. 4th St. Mankato

Parcel ID:

201-09.18-204-011

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 12 day of Jan., 2026


Property Owner

Property Owner

Contractor performing work:

James Bros

Total cost to be specially assessed: \$

7,707⁸⁰

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

James Bros. Construction, Inc.
 43963 43rd St. - PO Box 59
 Elysian, MN 56028

INVOICE

Date	Invoice #
11/3/2025	39441

Bill To
<i>John Mayberry</i> <i>1103 South Front Street</i> <i>Mankato, MN 56001</i>

We accept Visa & Mastercard
 Maximum limit of \$1500.00
 3% fee will be added to all CC payments

Description	Qty	Rate	Amount
10/30/25 - repair done at 127 S. 4th St. - Mankato			
Hitachi 50 Excavator/hr.	10	195.00	1,950.00
Labor/hr.	23	115.00	2,645.00
Class V Gravel - Recycled/yard	6	15.25	91.50
Hauled material in, concrete out/hr.	1.75	130.00	227.50
1" CTS waterline/foot	40	1.20	48.00
1" CTS Compression coupler/each	1	79.80	79.80
1" CTS insert coupler/each	1	11.50	11.50
Mortar mix/bag	2	12.80	25.60
Tracer wire/foot	40	0.85	34.00
Anode rod/each	1	344.90	344.90
Permit fees		250.00	250.00
11/23/25			
Form and pour sidewalk		2,000.00	2,000.00

WE THANK YOU FOR THE OPPORTUNITY TO DO BUSINESS WITH YOU! Website: jamesbrosconstruction.com	Subtotal	\$7,707.80
	Sales Tax (7.375%)	\$0.00
	Payments/Credits	\$0.00
	Balance Due	\$7,707.80

Terms: Account due within 10 days of invoice date. Service charge of 1.5% per month(18% annual) on unpaid balance. Minimum finance charge of \$1.00.

Phone #	Fax #	E-mail
5072674789	507-267-4379	teri.jamesbros@gmail.com

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Mark Bietz KTown Investments

Property Address: 325 E Pleasant St

Parcel ID: 2010918322004

Additional Work Requested:

- ☒ Driveway/parking areas surfacing/resurfacing
☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or 8 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 10th day of Nov., 2025

Mark Bietz
Property Owner

[Signature]
Property Owner

Contractor performing work: Brady's Concrete

Total cost to be specially assessed: \$ 16,300

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

Brady's Concrete
&
Construction

48385 Pheasant Run Rd
Kasota, MN 56050
507-720-7570



Invoice

11/04/2025

Payable to

Brady's Concrete &
Construction

Invoice

#110087

Due date:

Upon

Receipt

DESCRIPTION:

Total price

Driveway/Parking lot: 4" concrete, base material, rebar every 2' on center each way, broom finish, saw and seal	\$14,800.00
Sidewalk/Steps and stump removal	\$1500.00

Notes:

Total price:

\$16,300.00

Brady Dose

Brady's Concrete & Construction

11/04/2025

Date

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Howard + Karla Tauer ✓

Property Address: 1315 4th Ave Mankato MN 56001

Parcel ID: R 01-09-07-208-011

Additional Work Requested:

- ☒ Driveway/parking areas surfacing/resurfacing
- ☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

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5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of ☒ 5 years or ☐ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 3 day of Nov, 2025

Howard Tauer
Property Owner

Karla Tauer
Property Owner

Contractor performing work: W-W blacktop

Total cost to be specially assessed: \$ 3300⁰⁰

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

W W BLACKTOPPING, INC.
700 INDUSTRIAL ROAD
MANKATO, MN 56001-3007

Invoice:

24747

(507) 387-1518

Sold
to

HOWARD TAUER
1315 4TH AVE
MANKATO, MN 56001

Ship
to

1315 4TH AVE
MANKATO MN 56001

<u>Account</u>	<u>P.O. Num</u>	<u>Ship Via</u>	<u>Ship Date</u>	<u>Terms</u>	<u>Invoice Date</u>	<u>Page</u>
HTAUER				Net 10	11/3/25	1

<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	1	FURNISHED AND INSTALLED BITUMINOUS DRIVEWAY PAVING PER CONTRACT, COMPLETED ON 10/20/25	3,300.00	3,300.00

Subtotal 3,300.00

Total \$3,300.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Chuck & Jane Thomas

Property Address: 221 Lincoln St

Parcel ID: R01.09.18.302.009

Additional Work Requested:

- ☒ Driveway/parking areas surfacing/resurfacing
- ☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

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5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of ☒ 5 years or ☐ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 31 day of Jul, 2025

Charles Thomas
Property Owner

J Thomas
Property Owner

Contractor performing work: WW Blacktopping Inc

Total cost to be specially assessed: \$ 5,093 -

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

W W BLACKTOPPING, INC.
700 INDUSTRIAL ROAD
MANKATO, MN 56001-3007

Invoice:

25592

(507) 387-1518

Sold
to

CHUCK THOMAS
221 LINCOLN STREET
MANKATO, MN 56001

Ship
to

221 LINCOLN STREET
MANKATO MN 56001

<u>Account</u>	<u>P.O. Num</u>	<u>Ship Via</u>	<u>Ship Date</u>	<u>Terms</u>	<u>Invoice Date</u>	<u>Page</u>
CTHOMAS				Net 10	10/24/25	1

<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	1	FURNISHED AND INSTALLED BITUMINOUS DRIVEWAY PAVING PER CONTRACT	5,093.00	5,093.00

Subtotal 5,093.00

Total \$5,093.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Quang Hoang

Property Address: 1321 4th Ave. Mankato MN 56001

Parcel ID: R01.09.07.208.010

Additional Work Requested:

- ☒ Driveway/parking areas surfacing/resurfacing
- ☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 24 day of October, 2025

Quang Hoang
Property Owner

Property Owner

Contractor performing work: W W Blacktopping Co.

Total cost to be specially assessed: \$ 3600.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

W W BLACKTOPPING, INC.
700 INDUSTRIAL ROAD
MANKATO, MN 56001-3007

Invoice:

25578

(507) 387-1518

Sold
to

QUANG HOANG
1321 4TH AVE
MANKATO, MN 56001

Ship
to

1321 4TH AVE
MANKATO MN 56001

<u>Account</u>	<u>P.O. Num</u>	<u>Ship Via</u>	<u>Ship Date</u>	<u>Terms</u>	<u>Invoice Date</u>	<u>Page</u>
QHOANG				Net 10	10/21/25	1

<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Extended Price</u>
	1	REMOVED AND REPLACED BITUMINOUS DRIVEWAY PER CONTRACT, COMPLETED ON 10/20/25	3,600.00	3,600.00

Subtotal 3,600.00

Total \$3,600.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11205)

Property Owner: Nicholas R. Adolph

Property Address: 1325 4th Ave. Mankato MN 56001

Parcel ID: R01.09.07.208.008

Additional Work Requested:

- ☒ Driveway/parking areas surfacing/resurfacing
☐ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 24 day of October, 2025



Property Owner

Property Owner

Contractor performing work: W W Blacktopping Co.

Total cost to be specially assessed: \$ 3600.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

W W BLACKTOPPING, INC.
700 INDUSTRIAL ROAD
MANKATO, MN 56001-3007

Invoice:

25576

(507) 387-1518

Sold
to

NICK ADOLPH
1325 4TH AVE
MANKATO, MN 56001

Ship
to

1325 4TH AVE
MANKATO MN 56001

Account
NADOLPH

P.O. Num

Ship Via

Ship Date

Terms
Net 10

Invoice
Date
10/21/25

Page
1

<u>Item</u>	<u>Quantity</u>	<u>Description</u>
	1	REMOVED AND REPLACED BITUMINIOUS DRIVEWAY PER CONTRACT, COMPLETED ON 10/20/25

<u>Unit</u> <u>Price</u>	<u>Extended</u> <u>Price</u>
3,600.00	3,600.00

Subtotal 3,600.00

Total \$3,600.00

Private Work to be Specially Assessed
Against Benefiting Property

(To be levied as city improvement No. 11265)

Property Owner: JOHN & KATHRYN LYONS

Property Address: 512 Blue Earth St. MKTO

Parcel ID: R01.08.13.310.014

Additional Work Requested:

- ☐ Driveway/parking areas surfacing/resurfacing
- ☒ Replacement of sanitary sewer and/or water utility service lines from city mains and/or right-of-way line into dwelling.
- ☐ Retaining wall/erosion control/other _____

By submitting the attached contractor's invoice, the undersigned property owner:

1. States I (we) are the recorded owner(s) of the property benefited by this improvement.
2. Acknowledges the work was performed to bring the property up to city code.
3. Acknowledges the work was performed to meet the city of Mankato standards and was properly inspected and approved by a city building official.
4. Acknowledges the work was performed to the property owner's satisfaction.
5. Requests the city of Mankato reimburse said contractor the amount of the attached invoice.
6. Requests the costs associated with this work be added to the special assessment adopted for the street improvement project, waiving public hearing.
7. The assessment shall be paid over a period of _____ 5 years or ☒ 10 years, with an annual interest rate of 4.5% beginning with 2027 payable taxes.

Dated this 9 day of Oct, 2025

KATHRYN LYON
Property Owner

Kathryn Lyons
Property Owner

Contractor performing work: Veith Construction

Total cost to be specially assessed: \$ 3500.00

Return with contractor's invoice to: City of Mankato Engineering Department
PO Box 3368
Mankato, MN 56002-3368

Veith Construction, LLC

23342 589th Ave
Mankato, MN 56001
veithconstruction@gmail.com 507-351-2195

Invoice

Date	Invoice #
8/27/2025	3408

Bill To
Lyons, Kathy 512 Blue Earth St Mankato, MN 56001

Description	Quantity	Rate	Amount
Emergency Water Line Repair - labor and materials MN General Rate and Blue Earth County		3,500.00 7.375%	3,500.00 0.00
Total			\$3,500.00

Veith Construction, LLC
23342 589th Ave
Mankato, MN 56001

Statement

Date
9/30/2025

To:
Lyons, Kathy 512 Blue Earth St Mankato, MN 56001

		Amount Due	Amount Enc.		
		\$3,558.68			
Date	Transaction	Amount	Balance		
08/31/2025	Balance forward		3,500.00		
09/30/2025	INV #FC 7. Finance Charge	58.68	3,558.68		
Please pay! Any balance open after 10/15/25 will be subject to legal consequences.					
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
58.68	0.00	3,500.00	0.00	0.00	\$3,558.68

2026 Miscellaneous Assessments

FINAL Assessment Roll
City Project 11205

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage				
Parcel Number / Owner / Address	Property Description	Requested Additional Work	Work Performed	Total Final Assessment
R01.08.13.310.014 John & Kathryn Lyons 512 Blue Earth Street Mankato, MN 56001	West Mankato North 17 Feet of Vacated Blue Earth St Adjacent & Lot 6 Block 162	\$3,500.00	Water Line Repair Veith Construction, LLC	\$ 3,500.00 10 years
R01.09.07.208.008 Nicholas R Adolph 1325 4th Avenue Mankato, MN 56001	Mankato City Lot 6 Block 28 0.00	\$3,600.00	Driveway W W Blacktopping Inc.	\$ 3,600.00 10 years
R01.09.07.208.010 Quang Hoang & Thi Thuyet 1321 4th Avenue Mankato, MN 56001	Mankato City Lot 7 Block 28 0.00	\$3,600.00	Driveway W W Blacktopping Inc.	\$ 3,600.00 10 years
R01.09.18.302.009 Charles & Jane Thomas 221 Lincoln Street Mankato, MN 56001	Warrens Second Addition Lot 5 Block 20 0.00	\$5,093.00	Driveway W W Blacktopping Inc.	\$ 5,093.00 5 years
R01.09.07.208.011 Howard and Karla Tauer 1315 4th Avenue Mankato, MN 56001	Mankato City Lot 8 Block 28 0.00	\$3,300.00	Driveway W W Blacktopping, Inc.	\$ 3,300.00 5 years
R01.09.18.328.004 KTown Investments LLC 325 E Pleasant Street Mankato, MN 56001	Websters Addition Lot 3 Excluding West 5 Feet of South 20 Feet of Lot 3 (325 E Pleasant)	\$16,300.00	Driveway Brady's Concrete & Const.	\$ 16,300.00 10 years
R01.09.18.204.011 John Mayberry 1103 S Front Street Mankato, MN 56001	City of Mankato West 107.5 Feet of Lot 5 Block 49 (127 S 4th St)	\$7,707.80	Sewer and Water Service James Bros. Construction	\$ 7,707.80 10 years
R01.09.18.133.007 Joshua Mans 325 E Hickory Street Mankato, MN 56001	Jas R Cumings Subdivision Lot 1 0.00 0.00	\$21,291.00	Sewer and Water Service Hunt Plumbing & Drain	\$ 21,291.00 10 years

2026 Miscellaneous Assessments

FINAL Assessment Roll
City Project 11205

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage				
Parcel Number / Owner / Address	Property Description	Requested Additional Work	Work Performed	Total Final Assessment
R01.09.17.403.005 Sarah Henderson & Jason Lee 140 Atwood Drive Mankato, MN 56001	Sub of Undeveloped Lot A of Sub of Undev Block 3 of Atwood Terrace No 2 Lot 6	\$4,795.93	Sewer Service Precision Backhoe Service Plumb-Rite Plumbing, LLC	\$ 4,795.93 5 years
R01.09.18.304.005 Logan Bristol 215 E Pleasant Street Mankato, MN 56001	Warrens Second Addition West Half of Lot 3 and all of Lot 4 Block 23	\$12,000.00	Sewer & Water Service AJ Excavating Steelpoint Plumbing	\$ 12,000.00 10 years
R01.08.13.426.004 Teresa Vescio 311 State Street Mankato, MN 56001	Van Brunts Addition West Half of Lot 2 Block 7 0.00	\$26,738.79	Sewer & Water Service Step Replacement Top Notch/AJ Excavating/ Steelpoint Plumbing	\$ 26,738.79 15 years
R01.08.13.426.005 Best Life LLC 526 S 2nd Street #3 Mankato, MN 56001	Van Brunts Addition East Half of Lot 2 Block 7 (309 State Street)	\$2,656.50	Replace Sidewalk Top Notch Concrete	\$ 2,656.50 5 years
R01.09.18.203.011 Richard & Gwen Bernardy 601 Lake Street North Mankato, MN 56003	City of Mankato East 47.5' of S100' of Lots 4 and 6 Block 48 (414 E Main St)	\$14,443.88	Replace Sewer Line Gibson Plumbing Solutions	\$ 14,443.88 15 years
R01.09.18.277.010 Robert & Gail Finley 812 E Main Street Mankato, MN 56001	Hinckleys Addition Lot 10 Block 2 0.00	\$4,669.00	Sidewalk Replacement Roemhildt Concrete	\$ 4,669.00 10 years



AGENDA RECOMMENDATION

Consent Calendar 5. L.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution considering bids on Capital Improvement Project 11238; Balcerzak Water Tower Rehabilitation.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On October 15, 2026, bids were opened for the Balcerzak Water Tower Rehabilitation project. Seven bids were received, with the low bid submitted by O&J Coatings, Inc. of \$1,180,500. The Engineer's Estimate for the project was \$1,690,000.

Staff recommends awarding the contract for the Balcerzak Water Tower Rehabilitation project to O&J Coatings, Inc. The low bid is within the project budget and funding in the water capital fund is sufficient to provide a project 10% contingency. The contract is expected to commence this year for shop drawing reviews and approval. Actual work on the tower is not expected to start until next year, with a substantial completion date of July 2027.

Attachments

Resolution Accepting Bid
Bids Received and Budget
Bid Award Recommendation Letter

RESOLUTION ACCEPTING BID ON Balcerzak Water Tower Rehabilitation

WHEREAS, pursuant to an advertisement for bids for the 2027 Balcerzak Water Tower Rehabilitation, a project to rehabilitate the existing 1.5-million-gallon elevated water storage tank with a full coating replacement and identified various structural and safety repairs, bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Company Name	City, State	Bid Amount
O&J Coatings Inc	Hurst, TX	\$1,180,500.00
Tanksco Inc	Decatur, TX	\$1,578,110.00
O&A Classic Coatings and Paintings Corp	Hurst, TX	\$1,720,500.10
Classic Protective Coatings Inc	Menomonie, WI	\$1,761,175.00
J R Stelzer Co	Lincoln, NE	\$2,051,500.00
Viking Industrial Painting	La Vista, NE	\$2,189,350.00
TMI Coatings, LLC	Eagan, MN	\$2,635,600.00

AND WHEREAS, it appears that O&J Coatings, Inc. of Hurst, Texas is the lowest responsible bidder,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. The City Manager hereby authorized and directed to enter into contract with O&J Coatings, Inc. of Hurst, Texas in the name of the city of Mankato for the 2027 Balcerzak Water Tower Rehabilitation. A project to rehabilitate the existing elevated water storage tank with a full coating replacement and identified various structural and safety repairs according to the plans and specifications therefore approved by the city council and on file in the office of the city engineer.
2. That the City Manager is authorized to execute any necessary changes to this contract in accordance with Section 2-8 of the Mankato City Code.

This resolution shall become effective upon its adoption.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

Balcerzak Water Tower Rehabilitation

Tabulation of Bids

Planholder	Bid Amount	
Engineer's Estimate	\$1,690,000.00	
O & J Coatings Inc.	\$1,180,500.00	LOW BIDDER
Tanksco Inc.	\$1,578,110.00	
O & A Classic Coatings and Paintings Corp	\$1,720,500.10	
Classic Protective Coatings Inc.	\$1,761,175.00	
J R Stelzer Co.	\$2,051,500.00	
Viking Industrial Painting	\$2,189,350.00	
TMI Coatings LLC	\$2,635,600.00	

Low Bid Project Budget

CONSTRUCTION COST

Item	Amount	Percentage
Mobilization, Bonds, Insurance	\$50,000.00	4.2%
Interior Wet Coatings	\$280,000.00	23.7%
Interior Dry Coatings	\$130,000.00	11.0%
Exterior Coatings	\$420,000.00	35.6%
Repairs & Modifications	\$300,500.00	25.5%
Total Contract Cost	\$1,180,500.00	100.0%

PROJECT COST

Item	Amount	Percentage
Balcerzak Water Tower Rehabilitation	\$1,180,500.00	83%
Contingency	\$150,000.00	11%
Engineering & Administration	\$90,000.00	6%
Total Estimated Project Cost	\$1,420,500.00	100%

FUNDING SOURCES

	CIP	AS BID	
Water Capital Funds	\$1,950,000.00	\$1,420,500.00	100.0%
Total Project Funds	\$1,950,000.00	\$1,420,500.00	100.0%



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001

Phone: (507) 625-4171
Bolton-Menk.com

October 19, 2026

Cory Bienfang, PE, City Engineer
City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

RE: Bid Evaluation – Balcerzak Water Tower Rehabilitation
City of Mankato, MN
City Project No.: 11238
Project No.: 25X.139230

Dear Cory:

Bids were received and opened at City Hall on Thursday, October 15, 2026, at 10:00 am for the Balcerzak Water Tower Rehabilitation Project. Seven bids were received, and the results of the bids are tabulated below:

Bidders		Bid Bond	Project Bid Price
1	O & J Coatings Inc.	X	\$1,180,500.00
2	Tanksco Inc.	X	\$1,578,110.00
3	O & A Classic Coatings and Paintings Corp	X	\$1,720,500.10
4	Classic Protective Coatings Inc.	X	\$1,761,175.00
5	J R Stelzer Co.	X	\$2,051,500.00
6	Viking Industrial Painting	X	\$2,189,350.00
7	TMI Coatings, LLC	X	\$2,635,600.00
	Engineer's Opinion of Probable Cost		\$1,690,000.00

We identified no material ambiguities in the specifications and bid documents so as to force the Contractor to build in additional contingencies. The number of bids received indicates there was significant interest in the project. We believe the bids were competitive and responsive.

Based on our review of the bids received, O&J Coatings, Inc. of Hurst, Texas, was the lowest responsive and responsible bidder with a Total Project Bid Price of \$1,180,500.00. The Engineer's Opinion of Probable Cost was \$1,690,000. Based on discussions with the Contractor, the bid pricing represents the actual cost to perform the needed scope of work. The bid included the required 5% bid bond.

O&J Coatings, Inc. has completed two known Minnesota projects of similar scope, including:

- International Falls, Minnesota – Water Tower #2 Rehabilitation
- Rochester Public Utilities – Apache Water Tower Rehabilitation and Recoat

O&J Coatings is experienced in the type of work required for this project and has fulfilled the bidding and contract requirements. Therefore, we recommend the contract be awarded to O&J Coatings, Inc. of Hurst, Texas, for the total amount of \$1,180,500.00. The Notice of Award is enclosed for your use. Please return the Notice of Award to me via email upon execution.

If you have any questions, please feel free to contact me at (507) 740-0174 or gunnar.kern@bolton-menk.com.

Sincerely,

Bolton & Menk, Inc.



Gunnar S. Kern, P.E.

Project Manager

cc: Kyle Hinrichs – City of Mankato
Jakeb Pichelmann, P.E. – Bolton & Menk, Inc.

Enclosure:

- Bid Abstract
- Notice of Award



AGENDA RECOMMENDATION

City Council Regular Meeting

5. M.

Meeting Date: 10/26/2026

Agenda Item:

Resolution rescinding the October 13, 2026, Resolution R-2026-1013-281, ordering Improvement Project 11189 and reordering Improvement Project 11189; TH 169 Improvements.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On October 13, 2026, the City Council held the duly noticed public hearing regarding Improvement Number 11189 and unanimously approved it by all members present. However, to order the improvement, it needed a four-fifths vote of all Council members (six of seven), not a supermajority, as required by Minnesota Statutes, section 429.031, subdivision 1(f). The Statute does allow the Council to vote on ordering the improvement within six months of a public hearing. Given that the public hearing was held, Staff is recommending the Council consider rescinding the previous resolution and voting on a new resolution. It does require an affirmative vote of six of the seven members of the Council.

Attachments

Resolution

RESOLUTION RESCINDING OCTOBER 13, 2026, RESOLUTION (R-2026-1013-281) ORDERING IMPROVEMENT PROJECT 11189 AND REORDERING IMPROVEMENT PROJECT 11189

WHEREAS, pursuant to a resolution of the City Council adopted March 9, 2026, a report was prepared by the City Engineer with reference to Improvement Number 11189, consisting of the improvement of Trunk Highway 169 from Belgrade Avenue to 0.6 miles north of Trunk Highway 14; River Lane from Hiniker Parkway to North River Drive; North River Drive from Webster Avenue to Pauley Way; and Range Street from Webster Avenue to Butterworth Street by installing sanitary sewer, sewer lining, domestic water, storm sewer, curb and gutter, aggregate base, bituminous surfacing, concrete pavements, pedestrian underpasses, bridges, roundabouts, retaining walls, noise walls, sewer and water services, sidewalks, trails, signage, lighting, intelligent traffic management systems, and landscaping, and the report was received by the City Council on October 13, 2026; and

WHEREAS, on August 10, 2026, the City Council adopted a resolution calling for a public hearing on Improvement Number 11189 for September 28, 2026; and

WHEREAS, on September 28, 2026, the City Council modified the public hearing date to October 13, 2026; and

WHEREAS, notice of October 13, 2026, public hearing was published on September 29, 2026, and October 6, 2026, and notice was mailed to owners of parcels within the area proposed to be assessed on September 22, 2026, as required by law; and

WHEREAS, the report concludes that the proposed improvement is necessary, cost-effective, and feasible; addresses whether the improvement should be made as proposed or in connection with another improvement; states the estimated cost of the recommended improvement; and describes the methodology used to calculate individual assessments for affected parcels; and

WHEREAS, the City Council held the duly noticed public hearing on October 13, 2026, at 6:00 p.m. in the Council Chambers of the Intergovernmental Center and considered the report and all oral and written comments; and

WHEREAS, following the public hearing, the City Council voted on a resolution ordering Improvement Number 11189 and unanimously approved it by all members present, but because the improvement was not petitioned for by owners of at least 35 percent in frontage, the affirmative vote did not satisfy the four-fifths vote of all Council members required by Minnesota Statutes, section 429.031, subdivision 1(f); and

WHEREAS, a resolution ordering the improvement may be adopted within six months after the public hearing, and the City Council desires to rescind the action on October 13, 2026, and vote again on ordering the same improvement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. The resolution voted upon by the City Council on October 13, 2026, ordering Improvement Number 11189 is rescinded and is of no further force or effect.
2. The City Council adopts and incorporates the City Engineer's report and the record of the October 13, 2026, public hearing, including the published and mailed notices, plans, cost estimates, assessment information, staff presentations, written submissions, and public comments.

3. The City Council hereby orders the improvement of such streets in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429, at an estimated total cost of \$36,562,017.00.
4. The plans and specifications prepared by the City Engineer of Mankato, Minnesota, for the improvement pursuant to the direction of the Council are hereby approved, and a copy shall be filed with the City Clerk of Mankato.
5. The Minnesota Department of Transportation shall advertise for bids in accordance with the requirements of law.
6. The City of Mankato hereby declares its official intent to authorize and issue, in accordance with all applicable laws, bonds or other obligations of the City of Mankato (the "Bonds") to finance the acquisition, construction, and equipment of the improvement.
7. The estimated amount to be bonded is \$7,242,290.00. Pending issuance of the Bonds, expenditures may be made with respect to the project from amounts on hand and temporarily available for payment of such expenditures in the Construction Revolving Fund. The reasonably expected sources of funds to pay debt service on the Bonds, when issued, are special assessments, utility revenue, and property tax.
8. Each expenditure to be reimbursed from the Bonds is or will be a capital expenditure, a cost of issuance, or one of the other types of expenditures described in Section 1.150-2(d)(3) of the Income Tax Regulations.
9. This statement constitutes a declaration of official intent for purposes of Income Tax Regulations Section 1.150-2(d).
10. This project shall be included in the 2028 Group A Bond Issue.
11. Because the improvement was not petitioned for by owners of at least 35 percent in frontage, this resolution is adopted only upon the affirmative vote of four-fifths of all members of the City Council pursuant to Minnesota Statutes, section 429.031, subdivision 1(f).

Roll call vote required
Council Members Voting For:
Council Members Voting Against:

This resolution shall become effective upon its adoption.

Passed this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke
City Clerk



AGENDA RECOMMENDATION

City Council Regular Meeting

5. N.

Meeting Date: 10/26/2026

Agenda Item:

Resolution authorizing submission for the 2026 Edward Byrne Memorial Justice Assistance Grant (JAG), and motion approving the Joint Agreement between the City of Mankato and Blue Earth County to share JAG Program Award.

Recommendation/Action(s):

Adoption of the attached resolution and approval of motion.

Summary:

The City of Mankato will be applying for the 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) and is eligible to receive \$14,908, if awarded. The anticipated deadline to submit the grant application is November 3, 2026.

The grant requires that the City share the award with Blue Earth County. An agreement has been reached with the County that the City will serve as the fiscal agency for the grant. The Joint Agreement outlines that the City will receive \$8,944.80 (60%) of the funds and the County will receive \$5,963.20 (40%). The City's additional portion reflects its responsibility for fiscal administration and reporting oversight.

Both the Mankato Department of Public Safety and the Blue Earth County Sheriff's Office will utilize their respective portions of the grant funding for JAG-approved projects intended to improve law enforcement operations, technology, and organizational efficiency.

Attachments

Resolution
Agreement

**RESOLUTION AUTHORIZING THE SUBMISSION FOR FY 2026 EDWARD
BYRNE MEMORIAL JUSTICE ASSISTANCE (JAG) GRANT**

WHEREAS, the City of Mankato has previously received funding under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program and is eligible to apply for funding under the FY 2026 program; and

WHEREAS, members of the Mankato Department of Public Safety and the Blue Earth County Sheriff's Office have worked together to develop a joint application for funding under this program to improve law enforcement operations, technology, and organizational efficiency; and

WHEREAS, the City of Mankato and Blue Earth County are eligible to receive a combined total of \$14,908.00 in grant funding, with the City serving as the fiscal agent and receiving \$8,944.80 (60%) of the award and Blue Earth County receiving \$5,963.20 (40%), as outlined in the Joint Agreement.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Mankato that the City Manager, or designee, is hereby authorized to execute and submit an application for funding under the FY 2026 Edward Byrne Memorial Justice Assistance Grant Program.

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

Dated this 26th day of October 2026.

Najwa Massad
Mayor

Attest: _____
Renae Kopischke
City Clerk/Admin. Coordinator

**JOINT AGREEMENT
BETWEEN THE CITY OF MANKATO, MN AND COUNTY OF BLUE EARTH, MN
TO SHARE A FY 2026 JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this 26th day of October 2026, by and between the COUNTY of BLUE EARTH, acting by and through its governing body, the Board of Commissioners, hereinafter referred to as COUNTY, and the CITY of MANKATO, acting by and through its governing body, the City Council, hereinafter referred to as CITY, both of Blue Earth County, State of Minnesota, witnesseth:

WHEREAS, this Agreement is made under the authority of Minnesota State Statutes Section 471.59: and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

WHEREAS, the CITY and COUNTY believe it to be in their best interests to share the FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Program funds, with the CITY serving as the fiscal agent.

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.

CITY agrees to serve as the fiscal agent for the FY 2026 JAG award and to allocate \$5,963.20 (40%) of the total \$14,908.00 grant award to COUNTY, with CITY retaining \$8,944.80 (60%) of the award.

Section 2.

COUNTY agrees to use its \$5,963.20 share of the JAG funds for a JAG-approved project within the allowable grant period, in accordance with applicable federal grant requirements.

Section 3.

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by Minnesota Statutes Section 471.59.

Section 4.

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by Minnesota Statutes Section 471.59.

Section 5.

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 6.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 7.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

CITY OF MANKATO, MN,

COUNTY OF BLUE EARTH, MN

City Manager

County Administrator

ATTEST:

APPROVED AS TO FORM:

City Attorney

County Attorney



AGENDA RECOMMENDATION

Public Hearings 6. A.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolution approving business subsidy loan agreement with Verdant Agritech, LLC.

Recommendation/Action(s):

Adoption of the attached resolution.

Summary:

On [October 13, 2026](#), the Mankato Economic Development Authority (EDA) passed a resolution approving an Economic Development Loan to Verdant Agritech, LLC in the amount of \$300,000 to be used for the purchase of equipment.

Verdant, in partnership with the property owner, will construct a 63,000 square foot indoor farming facility at 1761 Energy Drive to grow premium organic microgreens and blue oyster mushrooms year-round. Construction is anticipated to begin in early 2027 and be completed by the end of 2027.

The project includes approximately \$2.6 million in capital equipment costs. Verdant Agritech, LLC requested a \$300,000 economic development revolving loan to finance a portion of those costs.

The attached business subsidy agreement identifies the financial assistance provided and establishes job and wage goals. Per the revolving loan guidelines, the term of the loan is 7 years and the interest rate is 4.725% (70% of the prime rate at the time of application). One permanent full-time job must be created or retained within two years of the loan closing for each \$50,000 borrowed and the positions must pay at least 110 percent of the federal poverty rate for a family of four within two years of the loan closing. Based on the \$300,000 request, Verdant Agritech, LLC is required to create at least 6 full-time equivalent jobs. Verdant anticipates there will be 17 jobs created in year one and 75 jobs created in year two, with wages exceeding the revolving loan guidelines.

Per Minnesota Statute 116J.993 through 116J.995, the requested assistance is considered a business subsidy because the amount exceeds \$150,000. A business subsidy agreement is required, which would be between the City and Verdant Agritech, LLC. The business subsidy agreement is attached and describes the requested financial assistance and outlines job and wage goals. Job and wage goals and progress on meeting the goals will need to be reported to the Minnesota Department of Employment and Economic Development on the Minnesota Business Assistance Form (MBAF) by April 1 each year until goals and obligations are met.

The purpose of the revolving loan program is to increase the City's tax base, create and retain jobs and improve economic opportunity and living standards for the residents of Mankato by promoting local business development and expansion and leveraging private sector funds.

Per the Minnesota Statute, consideration of a business subsidy agreement requires a public hearing. The Minnesota Statute also requires the City Council to approve the business subsidy agreement. It is requested that the City Council adopt the attached resolution approving the business subsidy agreement.

Attachments

Resolution

General Location Map

Business Subsidy Agreement

**RESOLUTION APPROVING
BUSINESS SUBSIDY AGREEMENT WITH VERDANT AGRITECH, LLC**

WHEREAS, the Mankato Economic Development Authority (the “EDA”) has undertaken a program to promote economic development, increase job opportunities and develop property within the City of Mankato; and

WHEREAS, Verdant Agritech, LLC (the “Borrower”) has submitted an application for an economic development loan, at a reduced interest rate, (the “EDA Loan”) to aid in the purchase of equipment that will be utilized in connection with an indoor farming facility located at 1761 Energy Drive, Mankato, Blue Earth County, Minnesota (the “Project”); and

WHEREAS, the requested EDA Loan exceeds \$150,000 which constitutes a Business Subsidy pursuant to Minnesota Statute Section 116J.993 – 116J.995, as amended (the “Business Subsidy Statute”); and

WHEREAS, the EDA has prepared a Business Subsidy Agreement under the provisions of the Business Subsidy Statute; and

WHEREAS, the EDA has approved a \$300,000 loan to the Borrower to finance the purchase of equipment for the Project, with repayment over a seven-year term at an interest rate of 4.725%; and

WHEREAS, the Business Subsidy Statute requires approval of the Business Subsidy Agreement by the Mankato City Council; and

WHEREAS, on October 26, 2026, following publication of notice in the official newspaper, the Mankato City Council conducted a public hearing on the proposed Business Subsidy Agreement, at which all interested persons were given an opportunity to be heard; and

WHEREAS, the Mankato City Council finds and determines that the business subsidy to the Borrower serves a public purpose and is in the public interest because it will further the objectives of the Project, will facilitate the creation of new jobs in the City of Mankato and will increase the tax base.

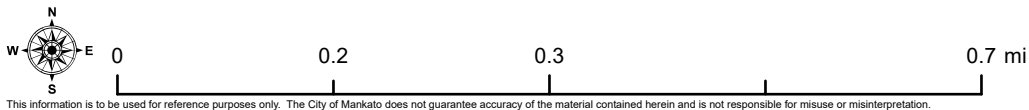
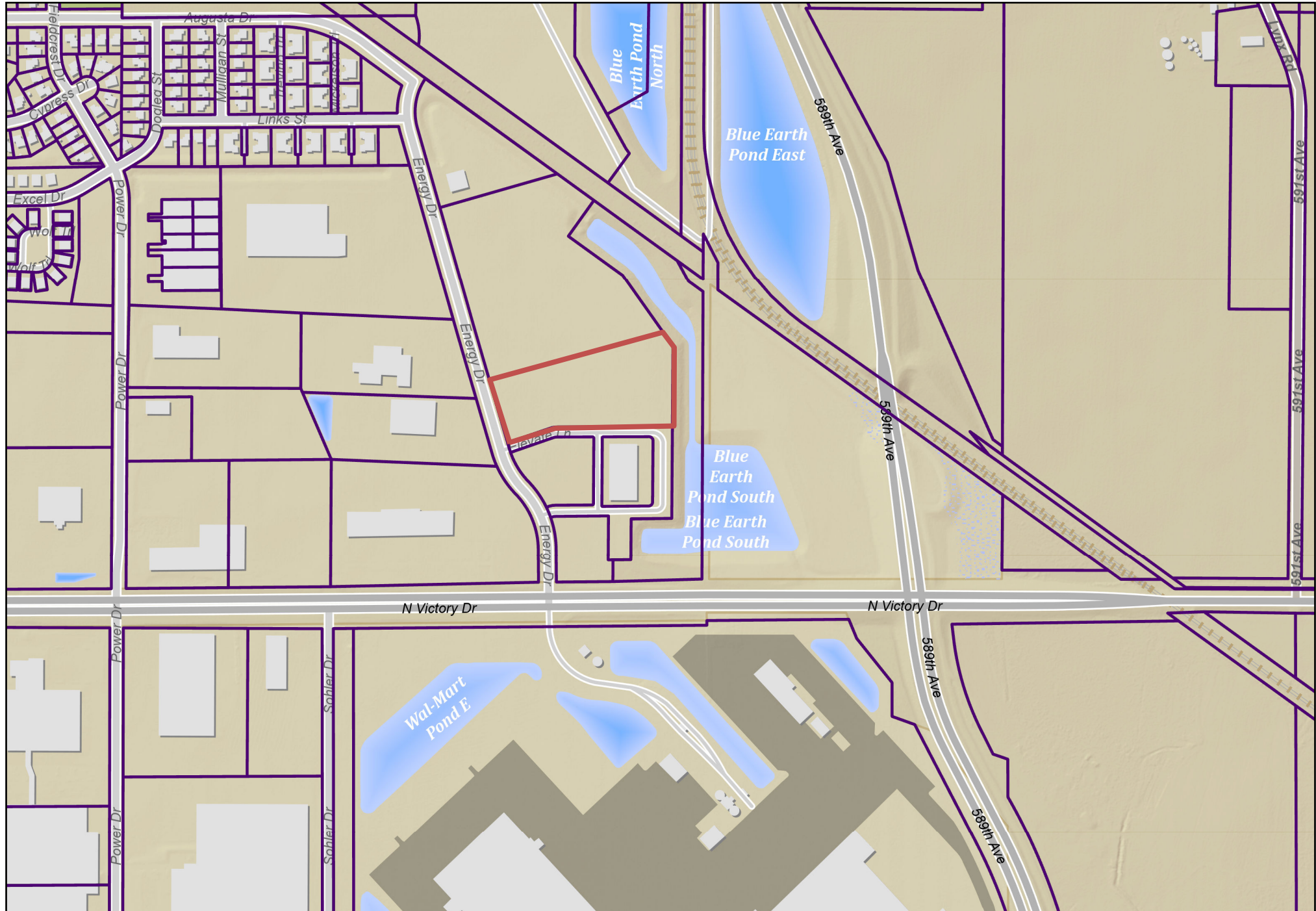
NOW, THEREFORE BE IT RESOLVED by the Mankato City Council that the Business Subsidy Agreement with Verdant Agritech, LLC, providing for an economic development loan of \$300,000 at an interest rate of 4.725% over a seven-year term, is hereby approved, and the City Manager is authorized to execute the Business Subsidy Agreement on behalf of the City, including provisions for an economic development loan.

Adopted this 26th day of October, 2026

Najwa Massad, Mayor

Attest: _____
Rena Kopischke, MMC
City Clerk

General Location Map



LOAN AGREEMENT

This Loan Agreement ("Agreement") is made this ____ day of _____, 20__, by Verdant Agritech LLC, a Minnesota limited liability company, doing business as Verdant Organics ("Borrower"), and the City of Mankato, Minnesota, a Minnesota municipal corporation ("Lender").

RECITALS

A. In consideration for the Loan contemplated by this Agreement, Borrower is executing and delivering to Lender this Agreement, the Promissory Note attached as Exhibit B, and the Security Agreement attached as Exhibit C.

B. Equipment will be purchased with Loan proceeds and installed within a building to be constructed at 1761 Energy Drive, Mankato, Minnesota (the "Property" or "Facility," as applicable).

C. Borrower will lease and occupy the building and must maintain an executed lease or other lawful occupancy right throughout the required use period.

ACCORDINGLY, to induce Lender to make the Loan to Borrower, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Loan. Subject to the terms and conditions of this Agreement, Lender agrees to lend Borrower the principal sum of Three Hundred Thousand and no/100ths Dollars (\$300,000) (the "Loan").

2. Repayment of Loan. Interest shall accrue on the outstanding principal balance from and including the Loan Closing Date at the fixed rate of 4.725% per annum. Commencing on the first day of the month immediately following the date Borrower takes possession of the Machinery and Equipment, and continuing through October 1, 2027, Borrower shall make monthly payments of accrued interest only. Commencing November 1, 2027, Borrower shall make consecutive monthly payments of principal and interest calculated to fully amortize the outstanding principal balance over the remainder of the seven-year term of the Loan, with all outstanding principal, accrued interest, and other sums due and payable on the date that is seven years after the Loan Closing Date. Borrower shall promptly give Lender written notice of the date Borrower takes possession of the Machinery and Equipment. Borrower may prepay all or any portion of the Loan at any time without premium or penalty. Any partial prepayment shall be applied first to accrued and unpaid interest, then to other amounts due under the Loan Documents, and then to principal, and shall not postpone or reduce any scheduled payment unless Lender agrees otherwise in writing. Interest under the Loan Documents shall be computed on the basis of the actual number of days elapsed in a 365-day year. Each payment shall be applied first to accrued and unpaid interest, then to fees, costs, and other amounts due under the Loan Documents, and then to principal.

3. Disbursement of Loan Proceeds.

- (a) The Loan proceeds shall be paid to Borrower on _____, 20__ or such other date as the parties hereto agree ("Loan Closing Date").
- (b) The following events shall be conditions precedent to the payment of the Loan proceeds to Borrower on the Loan Closing Date:
 - (i) Borrower delivers to Lender the executed Agreement, Note, and Security Agreement; evidence of the executed lease for the Property and, if reasonably required by Lender, the landlord's access agreement and disclaimer of any interest in or claim to the equipment as fixtures; and all authorizations, information, and documents reasonably requested by Lender to prepare and file a UCC-1 financing statement, including Borrower's exact legal name, organizational identification number, jurisdiction of organization, notice address, and a description of the equipment purchased with Loan proceeds, together with all replacements, additions, accessions, and proceeds thereof; and
 - (ii) Lender has prepared a UCC-1 financing statement that accurately identifies Borrower as debtor, Lender as secured party, the Collateral, and the proper filing jurisdiction, and has filed the financing statement before disbursement or is prepared to file it contemporaneously with disbursement. If filed contemporaneously with disbursement, Lender shall promptly deliver to Borrower a copy of the filed financing statement and the filing acknowledgment issued by the applicable filing office;
 - (iii) Borrower provides evidence satisfactory to Lender that Borrower has established a separate accounting system for the exclusive purpose of recording the receipt and expenditure of the Loan proceeds; and
 - (iv) Borrower having paid to Lender the full amount of the legal fees incurred by Lender in the negotiation and preparation of this Agreement and any other agreement or instrument securing the Loan; and
 - (v) Borrower having provided evidence satisfactory to Lender that Borrower has obtained adequate financing to complete all activities related to Borrower's undertakings on the Property.
 - (vi) Lender has confirmed that the subsidy was approved in accordance with Lender's duly adopted business subsidy criteria and all applicable public-hearing requirements; the specific wage goal and the fair market value of the subsidy have been completed in Section 6; and Borrower has provided a complete list of all financial assistance from all grantors for the project.
 - (vii) Borrower has submitted paid invoices, purchase orders, or other documentation satisfactory to Lender establishing that the Loan proceeds will reimburse or pay eligible costs of the Machinery and Equipment in an amount not less than the

amount to be disbursed.

- (viii) Borrower has provided a description of each item of Machinery and Equipment purchased or to be purchased with Loan proceeds, including the manufacturer, model, serial number, purchase price, and location, to the extent applicable and available.
- (ix) Borrower shall pay all filing, continuation, amendment, search, and termination costs associated with the UCC financing statements and other instruments reasonably required to perfect, maintain, or release Lender's security interest.

4. Representations and Warranties. Borrower represents and warrants to Lender as follows:

- (a) Borrower is a limited liability company duly organized and validly existing under the laws of the State of Minnesota and is duly authorized and empowered to execute and deliver this Agreement, perform all obligations hereunder, and borrow money from Lender.
- (b) The execution and delivery of this Agreement, and the performance by Borrower of its obligations hereunder, do not and will not violate or conflict with any provision of law and do not and will not violate or conflict with, or cause any default or event of default to occur under, any agreement binding upon Borrower.
- (c) The execution and delivery of this Agreement has been duly approved by all necessary action of Borrower, and this Agreement has in fact been duly executed and delivered by Borrower and constitutes its lawful and binding obligation, legally enforceable against it.
- (d) Borrower warrants that it shall keep and maintain books, records, and other documents relating directly to the receipt and disbursements of Loan proceeds and that any duly authorized representative of Lender shall, at all reasonable times, have access to and the right to inspect, copy, audit, and examine all such books, records, and other documents of Borrower pertaining to the Loan until the completion of all closeout procedures and the final settlement and conclusion of all issues arising out of this Loan.
- (e) Borrower warrants that it has fully complied with all applicable local, state, and federal laws and ordinances pertaining to its business and will continue to comply throughout the term of this Agreement. If Borrower receives notice of noncompliance from any governmental entity, Borrower shall promptly take all action necessary to comply with the applicable requirement.
- (f) Borrower warrants that it will use the proceeds of the Loan made by Lender solely for the Machinery and Equipment.

- (g) Borrower warrants that it will not create, permit to be created, or allow to exist any lien, charge, or encumbrance on the Machinery and Equipment that is prior to or otherwise impairs Lender's security interest, except as otherwise authorized in writing by Lender.

5. Events of Default. Each of the following shall constitute an Event of Default under this Agreement:

- (a) Failure to pay any principal or interest on the Loan when due;
- (b) Any representation or warranty made by Borrower herein or in any document, instrument, or certificate given in connection with this Agreement, the Note, or the Security Agreement that is false when made;
- (c) Borrower fails to pay its debts as they become due;
- (d) Borrower makes an assignment for the benefit of its creditors, admits in writing its inability to pay its debts as they become due, files a petition under any chapter of the Federal Bankruptcy Code or any similar law, state or federal, now or hereafter existing, becomes "insolvent" as that term is generally defined under the Federal Bankruptcy Code, files an answer admitting insolvency or inability to pay its debts as they become due in any involuntary bankruptcy case commenced against it, or fails to obtain a dismissal of such case within thirty (30) days after its commencement or convert the case from one chapter of the Federal Bankruptcy Code to another chapter, or be the subject of an order for relief in such bankruptcy case, or be adjudged a bankrupt or insolvent, or has a custodian, trustee, or receiver appointed for, or has any court take jurisdiction of its property, or any part thereof, in any proceeding for the purpose of reorganization, arrangement, dissolution, or liquidation, and such custodian, trustee, or receiver is not discharged, or such jurisdiction is not relinquished, vacated, or stayed within thirty (30) days of the appointment;
- (e) Receipt of a garnishment summons or writ of attachment against or served upon Lender for the attachment of any property of Borrower in Lender's possession or any indebtedness owing to Borrower, unless appropriate papers are filed by Borrower contesting the same within thirty (30) days after the date of such service or such shorter period of time as may be reasonable in the circumstances;
- (f) Any breach or failure of Borrower to perform any other term or condition of this Agreement not specifically described as an Event of Default in this Agreement and such breach or failure continues for a period of thirty (30) days after Lender has given written notice to Borrower specifying such default or breach, unless Lender agrees in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, Lender will not unreasonably withhold its consent to an extension of such

time if corrective action is instituted by Borrower within the applicable period and is being diligently pursued until the Default is corrected, but no such extension shall be given for an Event of Default that can be cured by the payment of money (i.e., payment of taxes, insurance premiums, or other amounts required to be paid hereunder);

(g) Any breach by Borrower of any other agreement between Borrower and Lender.

6. Business Subsidy Provisions.

(a) General Terms. The parties acknowledge that the Loan is a business subsidy governed by Minnesota Statutes, sections 116J.993 to 116J.995, and agree as follows:

(i) The subsidy is a \$300,000 below-market-rate equipment loan. The fair market value of the subsidy to Borrower, calculated as of the Benefit Date, is \$24,335.64. The Loan is not tax increment financing.

(ii) The public purposes of the subsidy are to facilitate Borrower's purchase and installation of the Machinery and Equipment at the Property, create new full-time-equivalent jobs in the City, and increase the City's and State's tax bases.

(iii) The measurable, specific, and tangible goals of the subsidy are that, no later than two years after the Benefit Date, Borrower will create and maintain at least six new full-time-equivalent jobs at the Property and will pay each job counted toward that goal wages, exclusive of benefits, of not less than \$17.45 per hour, or \$36,296 annually, as specifically approved by the City of Mankato in accordance with its adopted business subsidy criteria. Only jobs created and maintained by Borrower count toward the job goal.

(iv) If the goals described in clause (iii) are not met, the Borrower must make the payments to the Lender described in Section 6(c).

(v) The subsidy is needed because the below-market financing will enable Borrower to purchase and install the Machinery and Equipment at the Property and undertake the project and related job creation on the schedule contemplated by this Agreement.

(vi) Borrower shall continue its business operations in the City of Mankato and shall continue to use the Machinery and Equipment at the Property for at least five years after the Benefit Date, unless the Lender approves another location within the City in writing.

(vii) Borrower represents that it has no parent corporation. If that representation changes before Borrower fully performs its obligations under this Section, Borrower shall promptly provide the parent corporation's name and address to Lender.

(viii) All financial assistance from all grantors for the project consists of the \$300,000 Loan from Lender described in this Agreement and the following additional assistance, if any: _____. Borrower represents that no other project assistance has been received, approved, or committed except as listed in this clause and shall promptly disclose any additional project assistance.

(b) Benefit Date; Job and Wage Goals. Because the subsidy involves the purchase of physical equipment, the “Benefit Date” is the date Borrower first places the Machinery and Equipment purchased with Loan proceeds into service, as provided in Minnesota Statutes, section 116J.993, subdivision 2. Borrower shall give Lender written notice and reasonable supporting documentation of that date within ten days. No later than two years after the Benefit Date, Borrower shall satisfy the job and wage goals stated in Section 6(a)(iii). After a public hearing, the City of Mankato may extend that deadline by up to one year as permitted by Minnesota Statutes, section 116J.994, subdivision 4.

(c) Failure to Meet Goals; Repayment. If Borrower fails to meet a goal in Section 6(a)(iii) or the five-year operations commitment in Section 6(a)(vi), Borrower shall, upon demand, repay to Lender the portion of the \$300,000 subsidy attributable to the unmet goal, together with interest at the rate required by Minnesota Statutes, section 116J.994, subdivision 6, accruing from the Benefit Date. The repayment percentage shall be determined as follows:

(i) for failure to meet the job-creation goal, the percentage equals six less the number of qualifying full-time-equivalent jobs created and maintained by the compliance date, divided by six;

(ii) for failure to meet the wage goal, the percentage equals six less the number of qualifying full-time-equivalent jobs paid at or above the required wage by the compliance date, divided by six;

(iii) for failure to continue operations in the City and use the Machinery and Equipment at the Property for five years after the Benefit Date, the percentage equals 60 less the number of completed months of qualifying operations and use after the Benefit Date, divided by 60; and

(iv) if more than one of clauses (i) through (iii) apply, the sum of the applicable percentages, not to exceed 100%.

The repayment amount is the applicable percentage multiplied by \$300,000, reduced by principal previously repaid on the Loan, but not below zero, together with any applicable interest required by Minnesota Statutes, section 116J.994, subdivision 6. Lender may reduce the repayment obligation only to the extent permitted by law and supported by written documentation. These remedies are cumulative with Section 7. Borrower is ineligible to receive another business subsidy from any grantor for five years after the date of failure or until the repayment obligation is satisfied, whichever occurs first, as provided by law.

(d) Reports. No later than February 1 of each year, beginning with the first February 1 after the Benefit Date and continuing until the later of full achievement of the goals, expiration of the five-year operations commitment, or satisfaction of any repayment obligation, Borrower shall submit to Lender the information required by Minnesota Statutes, section 116J.994, subdivision 7, on the form prescribed by the Minnesota Department of Employment and Economic Development. The report shall include the Benefit Date; the number of full-time-equivalent jobs existing on the Benefit Date, created or retained since that date, and required by this Agreement; the wages and benefits for the jobs created or retained; whether the goals and five-year operations commitment have been met; the reason for any failure; and any other information required by law or reasonably requested by Lender. If Borrower does not timely submit a complete report, Lender shall mail the statutory warning, and Borrower shall be subject to the statutory penalty of \$100 for each day beginning 14 days after the postmarked date of the warning until the report is filed, not to exceed \$1,000.

7. Remedies. Upon an Event of Default and after providing any written notice and opportunity to cure required by this Agreement, Lender may:

- (a) declare the principal amount of the Loan and any accrued interest thereon immediately due and payable upon written notice to Borrower;
- (b) suspend its performance under this Loan Agreement;
- (c) take any action provided for at law to enforce compliance by Borrower with the terms of this Agreement and the Note;
- (d) exercise its rights under the Security Agreement.

In addition to any other amounts due on the Loan, and without waiving any other right of Lender under this Agreement or any other instrument securing the Loan, Borrower shall pay to Lender a late fee of \$50.00 for any payment not received in full by Lender within 30 calendar days after its due date. Principal and all other amounts bearing interest under the Loan Documents will continue to bear interest at the fixed rate of 4.725% per annum after default, acceleration, and maturity until paid in full, except to the extent a different rate is required by applicable law.

8. Lender's Costs of Enforcement of Agreement. If an Event of Default has occurred as provided herein, then upon demand by Lender, Borrower shall pay or reimburse Lender for all expenses, including all attorney's fees and expenses incurred by Lender in connection with the enforcement of this Agreement and the Note, or in connection with the protection or enforcement of the interests and collateral security of Lender in any litigation or bankruptcy or insolvency proceeding or in any action or proceeding relating in any way to the transactions contemplated by this Agreement.

9. Indemnification.

- (a) Borrower shall and does hereby agree to protect, defend, indemnify and hold Lender, and its officers, agents, and employees, harmless of and from any and all liability, loss, or damage that it may incur under or by reason of this Agreement, and of and from any and all claims and demands whatsoever that may be asserted against Lender by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants, or agreements contained herein.
- (b) Should Lender, or its officers, agents, or employees incur any such liability or be required to defend against any claims or demands pursuant to Section 9, or should a judgment be entered against Lender, the amount thereof, including costs, expenses, and attorneys' fees, shall bear interest thereon at the rate then in effect on the Note, shall be secured hereby, shall be added to the Loan, and Borrower shall reimburse Lender for the same immediately upon demand, and upon the failure of Borrower to do so, Lender may declare the Loan immediately due and payable.
- (c) This indemnification and hold harmless provision shall survive the execution, delivery, and performance of this Agreement and the creation and payment of any indebtedness to Lender. Borrower waives notice of the acceptance of this Agreement by Lender.
- (d) Nothing in this Agreement shall constitute a waiver of or limitation on any immunity from or limitation on liability to which Lender is entitled under law.

10. Miscellaneous.

- (a) Waiver. The performance or observance of any promise or condition set forth in this Agreement may be waived, amended, or modified only by a writing signed by Borrower and Lender. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise preclude any other or further exercise of that power, right, or remedy.
- (b) Assignment. This Agreement shall be binding upon Borrower and its successors and assigns and shall inure to the benefit of Lender and its successors and assigns. All rights and powers specifically conferred upon Lender may be transferred or delegated by Lender to any of its successors and assigns. Borrower's rights and obligations under this Agreement may be assigned only when such assignment is approved in writing by Lender.
- (c) Governing Law. This Agreement is made and shall be governed in all respects by the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.
- (d) Severability. If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications that can be given effect, and this Agreement shall be construed as

if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby.

- (e) Notice. Any notice required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, or delivered by a nationally recognized overnight courier, addressed as follows:

To Lender:
City of Mankato, Minnesota;
10 Civic Center Plaza;
Mankato, MN 56001;
Attn: City Manager

To Borrower:
Verdant Agritech LLC d/b/a Verdant Organics;

Attn: _____.

- (f) Termination. If the Loan is not disbursed pursuant to this Agreement by _____, 20__ or within 365 days after the date of approval by the City of Mankato, this Agreement shall terminate and neither party shall have any further obligation to the other, except that if the Loan is not disbursed because Borrower has failed to use its best efforts to comply with the conditions set forth in Section 3 of this Agreement then Borrower shall pay to Lender all reasonable attorney's fees, costs, and expenses incurred by Lender in connection with this Agreement and the Note.

- (g) Entire Agreement. This Agreement, together with the Exhibits hereto, which are incorporated by reference, constitutes the complete and exclusive statement of all mutual understandings between the parties with respect to this Agreement, superseding all prior or contemporaneous proposals, communications, and understandings, whether oral or written, concerning the Loan.

- (h) Headings. The headings appearing at the beginning of the several sections contained in this Agreement have been inserted for identification and reference purposes only and shall not be used in the construction and interpretation of this Agreement.

- (i) Recording and Filing of Documents. If Lender determines that any Loan Document or other instrument relating to the Loan should be recorded or filed, Borrower shall execute and deliver the document or instrument and shall pay all applicable recording and filing costs.

IN WITNESS WHEREOF, this Agreement has been duly executed and delivered by the proper officers thereunto duly authorized on the day and year first written above.

City of Mankato, Minnesota

By: _____
Title: City Manager
By: _____
Title: Mayor

**VERDANT AGRITECH LLC D/B/A
VERDANT ORGANICS**

By: _____
Title: _____

EXHIBIT A

DESCRIPTION OF MACHINERY AND EQUIPMENT

Serial No.	Description
To be provided	Equipment purchased with Loan proceeds and installed within the building to be constructed at 1761 Energy Drive, Mankato, Minnesota, as identified in invoices and disbursement documentation approved by Lender.

EXHIBIT B TO LOAN AGREEMENT

PROMISSORY NOTE

\$300,000 _____, 20__
4.725%

FOR VALUE RECEIVED, Verdant Agritech LLC, a Minnesota limited liability company, doing business as Verdant Organics (the “Maker”), promises to pay to the order of the City of Mankato, Minnesota (the “Holder”), the principal sum of Three Hundred Thousand and no/100ths Dollars (\$300,000), with interest thereon, payable as provided in this Note.

The terms for payment of principal and interest are set forth below:

1. Interest. From and including the Loan Closing Date, the unpaid principal balance of this Note shall bear interest at a fixed rate of four and seven hundred twenty-five thousandths percent (4.725%) per annum.
2. Payments. Commencing on the first day of the month immediately following the date Maker takes possession of the machinery and equipment financed with the proceeds of this Note (the “Machinery and Equipment”), and continuing through October 1, 2027, Maker shall make monthly payments of accrued interest only. Commencing November 1, 2027, Maker shall make consecutive monthly payments of principal and interest calculated to fully amortize the outstanding principal balance over the remainder of the seven-year term of this Note, with all remaining unpaid principal, accrued interest, and other amounts due under this Note payable in full on the date that is seven years after the Loan Closing Date. Maker shall promptly give Holder written notice of the date Maker takes possession of the Machinery and Equipment.
3. Prepayment. Maker may prepay this Note as provided in the Loan Agreement.
4. Default and Acceleration. An Event of Default under the Loan Agreement or Security Agreement shall constitute a default under this Note. Upon default, Holder may, subject to any notice and cure rights expressly provided in the Loan Agreement, declare the entire unpaid principal balance, accrued interest, and all other amounts owing under this Note immediately due and payable. All rights and remedies are cumulative.
5. Enforcement. Maker shall pay all reasonable costs and expenses, including reasonable attorneys’ fees, incurred by Holder in enforcing or collecting this Note, whether or not suit is commenced, to the extent permitted by law. Holder’s rights under this Note, the Loan Agreement, and the Security Agreement are cumulative and may be exercised separately or concurrently.

6. If any term of this Note, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Note, or the application of such term to persons or circumstances other than those to which it is invalid or unenforceable shall not be affected thereby, and each term of this Note shall be valid and enforceable to the fullest extent permitted by law.
7. This Note is made with reference to and shall be construed as a Minnesota contract and is governed by the laws of the State of Minnesota. Any dispute, controversy, or claim arising out of this Note shall be heard in the state or federal courts of Minnesota, and Maker and Holder waive any objection to the jurisdiction of those courts, whether based on convenience or otherwise.
8. The performance or observance of any promise or condition set forth in this Note may be waived, amended, or modified only by a writing signed by Maker and Holder. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise preclude any other or further exercise of that power, right, or remedy.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, and things required to exist, happen, and be performed precedent to or in the issuance of this Note do exist, have happened, and have been performed in regular and due form as required by law.

IN WITNESS WHEREOF, the Maker has caused this Note to be duly executed as of the _____ day of _____, 20__.

VERDANT AGRITECH LLC D/B/A
VERDANT ORGANICS

By: _____

Title: _____

EXHIBIT C

SECURITY AGREEMENT

This Security Agreement is made as of _____, 20__, by Verdant Agritech LLC, a Minnesota limited liability company, doing business as Verdant Organics (“Debtor”), whose notice address is _____, in favor of the City of Mankato, Minnesota (“Secured Party”), whose principal office is 10 Civic Center Plaza, Mankato, MN 56001.

1. Grant of Security Interest. To secure Debtor’s obligations under the \$300,000 promissory note (the “Note”) made under the Loan Agreement between Debtor and Secured Party (the “Loan Agreement”), relating to any and all machinery and equipment acquired with the proceeds of the Note and installed in, attached to, or used in connection with the Facility, at 1761 Energy Drive (the “Facility”), as described in Exhibit A of the Loan Agreement, Debtor hereby grants Secured Party a first-priority security interest in all equipment purchased with proceeds of the Loan, together with all replacements, additions, accessions, and proceeds thereof (collectively, the “Collateral”). The security interest shall be perfected by filing a UCC-1 financing statement. Notwithstanding anything to the contrary in the Loan Documents, the Collateral does not include the Facility or any interest in the real property. Secured Party is not granted a mortgage or other lien on real property. Any fixture filing or landlord agreement is intended solely to perfect or protect Secured Party’s security interest in the Collateral and does not create a lien on the underlying real property.

2. Debtor’s Representations, Warranties, and Covenants. Debtor represents, warrants, covenants, and agrees as follows:

(a) Organization. The Debtor is a Minnesota limited liability company, and Debtor has full power and authority to execute, deliver, and perform this Security Agreement, and to own its property and conduct its business as presently conducted and as proposed to be conducted.

(b) Authorization. The execution, delivery, and performance of this Security Agreement by Debtor have been duly authorized by all necessary action and will not:

- (i) require any consent or approval of any entity which has not been obtained; or
- (ii) violate any material provision of any indenture, contract, agreement or instrument to which Debtor is a party or by which it is bound.

(c) Performance by Debtor. Debtor shall maintain an executed lease permitting Debtor to install and use the Collateral at the Facility; shall not terminate or materially modify that lease, relocate from the Facility, or remove the Collateral without Secured Party’s prior written consent; shall provide Secured Party reasonable access to inspect the Collateral; and, if reasonably required, shall obtain from the landlord an access agreement and disclaimer of any interest in or claim to the Collateral as fixtures. Except as provided in the Loan Agreement, Debtor shall not:

- (i) terminate its interest in any of the Collateral; or
 - (ii) sell, transfer, or assign, or offer to sell, transfer or assign all or any part of the Collateral or permit all or any part of the Collateral to be sold, transferred, or assigned; or
 - (iii) remove or consent to the removal of any of the Collateral from the Facility.
- (d) Title to Collateral. Debtor shall keep good marketable title to all of the Collateral, and none of the Collateral is subject to any lien or security interest except for the security interest created by this Security Agreement and other security interests consented to in writing by Secured Party. Debtor has not granted, and will not grant or permit to exist, any lien or security interests in all or a portion of the Collateral other than the liens in favor of Secured Party and other liens consented to in writing by Secured Party. Debtor shall defend the Collateral against all claims and demands of all and any other persons at any time claiming any interest therein adverse to Secured Party.
- (e) Actions and Proceedings. There are no actions at law, suits in equity, or other proceedings before any governmental agency, commission, bureau, tribunal, or other arbitration proceedings against or affecting Debtor, that if adversely determined would adversely affect Debtor's interest in the Collateral or would adversely affect the rights of Debtor to pledge and assign all or a part of the Collateral or the rights and security afforded Secured Party hereunder.
- (f) Insurance. The Debtor agrees it will keep the Equipment insured, or cause the Equipment to be kept insured, at all times against loss by fire or other hazards concerning which, in the judgment of the Secured Party, insurance protection is reasonably necessary and in amounts sufficient to protect against loss or damage of the Equipment. Such policy or policies will contain a loss payable clause in favor of Secured Party or its successors or assigns, in form satisfactory to Secured Party, provided, however, that Debtor may, at its reasonable discretion, self-insure the Equipment.
- (g) No Fixture. If any of the Collateral is or becomes a fixture, Debtor agrees to furnish Secured Party, at Secured Party's request, with a statement or statements signed by all persons who have or claim an interest in the real estate concerned, which statements shall provide that the signer consents to the security interest created hereby and disclaims any interest in the Collateral as fixtures.
- (h) Understandings Regarding Collateral. Debtor acknowledges that the Collateral is or will be of the design, capacity, and manufacture specified for and by Debtor, and that Debtor is satisfied that the same is or will be suitable for its intended purposes. Debtor further acknowledges and agrees that Secured Party has not made, and does not make, any representation, warranty, or covenant with respect to merchantability, fitness for any purpose, durability, patent, copyright or trademark infringement, suitability, or capability of any item of Collateral in any respect or in connection with any other purpose or use of Debtor, or any other representation, warranty, or covenant of any kind or character expressed or implied with respect

thereto. Debtor accordingly agrees not to assert any claim whatsoever against Secured Party based thereon. Debtor further agrees, regardless of cause, not to assert any claim whatsoever against Secured Party for loss of anticipatory profits or consequential damages.

(i) Use of Collateral. The Collateral will be used for its intended business purpose and will at all times be located at the Facility, except as provided in the Loan Agreement.

(j) Condition of Collateral. Debtor will keep the Collateral in good condition and repair, reasonable wear and tear excepted, and will permit Secured Party to enter the Facility at reasonable times and upon reasonable notice for the purpose of examining the Collateral.

(k) Costs of Collection. In the event of any action or proceeding to collect or realize upon the Collateral or to enforce any of Secured Party's rights hereunder, the Debtor shall pay:

- (i) all of Secured Party's attorneys' fees and legal expenses, with interest thereon, incurred by Secured Party;
- (ii) all taxes, levies, insurance expenses, and costs of repairs to, or maintenance of, the Collateral; and
- (iii) all costs of the Secured Party reasonably incurred in taking possession of, disposing of, or preserving the Collateral after any Event of Default (defined below).

3. Event of Default. An Event of Default occurs if Debtor fails to pay any amount when due under the Note or Loan Agreement; fails to perform a covenant under this Security Agreement beyond any applicable notice and cure period; makes a materially false or misleading representation; becomes insolvent or subject to bankruptcy or similar proceedings; or if the Collateral is in danger of loss, removal, material damage, or material impairment. Upon an Event of Default, Secured Party may exercise all rights of a secured party under the Minnesota Uniform Commercial Code and the other Loan documents.

4. Further Assurances. Debtor shall execute and deliver additional documents and take further actions reasonably requested by Secured Party to create, evidence, perfect, maintain, or enforce this security interest, including authorizing and, if requested, executing a UCC-1 financing statement and any amendments or continuation statements.

5. Cumulative Remedies. All of Secured Party's rights and remedies herein are cumulative and in addition to any rights or remedies available at law or in equity, including the UCC, and may be exercised concurrently or separately. Debtor shall pay all costs, expenses, losses, damages, and legal costs, including attorneys' fees, incurred by Secured Party as a result of enforcing any term or condition of this Security Agreement.

6. No Liability Imposed. Secured Party's rights in the Collateral impose no obligation or liability upon Secured Party with respect to the Collateral or Debtor's contracts, leases, or operations. Debtor remains solely responsible for ownership, use, maintenance, insurance, and disposition of

the Collateral and performance of all related obligations.

7. Indemnification. Debtor hereby agrees to indemnify and hold Secured Party harmless from any and all liability, loss, or damage that Secured Party may incur under or by reason of this Security Agreement and from any and all claims and demands that may be asserted against Secured Party by reason of any alleged obligation or undertaking on its part to perform or discharge any term, covenant, or agreement contained herein. Should Secured Party incur any such liability, be required to defend against any such claim or demand, or have a judgment entered against it, the amount thereof, including costs, expenses, and attorneys' fees, shall bear interest at the rate then in effect on the Note, shall be secured hereby, and shall be added to Debtor's obligations secured hereunder. Debtor shall reimburse Secured Party for such additional obligations immediately upon demand, and upon Debtor's failure to do so, Secured Party may declare such additional obligations immediately due and payable.

8. Expenses of Secured Party. All expenses paid or incurred in protecting, storing, warehousing, insuring, handling, and shipping the Collateral, all costs of keeping the Collateral free of liens, encumbrances, and security interests (other than the security interest created by this Security Agreement), and the removing of the same and all excise, property, sales, and use taxes imposed by state, federal, or local authority on any of the Collateral or with respect to the sale thereof, shall be borne and paid for by the Debtor and if the Debtor fails to promptly pay any amounts thereof when due, the Secured Party may, at its option, but shall not be required to, pay the same, and upon such payment the same shall constitute additional obligations of the Debtor and shall bear interest at the rate specified in the Note and shall be secured by the security interests granted hereunder.

9. Continuing Rights. The rights and powers of the Secured Party hereunder shall continue and remain in full force effect until the Note (and any additional obligations referred to in Sections 7 and 8 hereof) is paid in full.

10. Books and Records. Debtor will permit Secured Party and its representatives, at reasonable times and upon reasonable notice, to examine Debtor's books and records, including data-processing records and systems, with respect to the Facility and the Collateral and to make copies thereof. Debtor will furnish such information and reports regarding the Collateral as Secured Party and its representatives may from time to time request. Secured Party may require Debtor to place upon Debtor's books and records relating to the Collateral and other rights to payment covered by the security interest created in this Security Agreement a notation stating that such Collateral and other rights to payment are subject to a security interest in favor of Secured Party.

11. Successors and Assigns. This Security Agreement and each and every covenant, agreement, and provision hereof shall be binding upon the Debtor, and its successors and assigns, and shall inure to the benefit of the Secured Party, and its successors and assigns.

12. Governing Law. This Security Agreement is executed pursuant to and shall be governed by the laws of the State of Minnesota.

13. Severability. It is the intent of this Security Agreement to confer to the Secured Party the rights and benefits hereunder to the full extent allowable by law, including all rights available under the UCC. The unenforceability or invalidity of any provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid. Any provisions judicially determined to be unenforceable shall be severable from this Security Agreement.

14. Miscellaneous.

(a) Waiver. The performance or observance of any promise or condition set forth in this Security Agreement may be waived only in writing. No delay in the exercise of any power, right, or remedy operates as a waiver thereof, nor shall any single or partial exercise preclude any other or further exercise of that power, right, or remedy.

(b) Assignment. This Security Agreement shall be binding upon the Debtor, and its successors and assigns, and shall inure to the benefit of the Secured Party, and its successors and assigns. All rights and powers specifically conferred upon the Secured Party may be transferred or delegated by the Secured Party to any of its successors and assigns, including any successor holder of the Note.

(c) Certain Defined Terms. Capitalized terms used but not defined in this Security Agreement have the meanings given in the Loan Agreement or the Note.

(d) Other Matters. If any provision or application of this Security Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications which can be given effect, and this Security Agreement shall be construed as if the unlawful or unenforceable provision or application had never been contained herein or prescribed hereby. All representations and warranties contained in this Security Agreement or in any other agreement between Debtor and Secured Party shall survive the execution, delivery, and performance of this Security Agreement and the creation and payment of any indebtedness to Secured Party. Debtor waives notice of the acceptance of this Security Agreement by Secured Party.

15. Notices. Any notice required or permitted under this Security Agreement shall be in writing and delivered personally, by certified or registered mail, return receipt requested, or by nationally recognized overnight courier, to the following addresses:

To Debtor: Verdant Agritech LLC d/b/a Verdant Organics;

Attn: _____.

To Secured Party: City of Mankato, Minnesota;
10 Civic Center Plaza;
Mankato, MN 56001;
Attn: City Manager

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Debtor and the Secured Party have executed this Security Agreement as of the date set forth above.

VERDANT AGRITECH LLC D/B/A VERDANT ORGANICS

By: _____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, the _____ of Verdant Agritech LLC, a Minnesota limited liability company, doing business as Verdant Organics, on behalf of the limited liability company.

Notary Public

THIS DOCUMENT DRAFTED BY:
Kennedy & Graven, Chartered (PJFW)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300

Signature of the Secured Party with respect to the Security Agreement, dated as of _____, 20__.

City of Mankato, Minnesota

By:

By:

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this __th day of _____, 20__, by _____ and _____, the _____, respectively, of the City of Mankato, Minnesota, a Minnesota municipal corporation, on behalf of the City.

Notary Public



AGENDA RECOMMENDATION

Public Hearings 6. B.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Resolutions adopting Final Assessments on Capital Improvement Projects:

- 11057; Germania Park Phase 4 Reconstruction
- 10994; Riverfront Drive Reconstruction
- 11078; West 7th Street Reconstruction
- 11114; Germania Park Phase 5 Reconstruction
- 11120; Woodshire Drive Reconstruction

Recommendation/Action(s):

Adoption of the attached resolutions.

Summary:

The current agenda item is to conclude the Chapter 429 special assessment process by conducting the final assessment hearing and then Council to consider adoption of the final assessment rolls by resolution for the following Capital Improvements Projects:

- 11057; Germania Park Phase 4 Reconstruction
- 10994; Riverfront Drive Reconstruction
- 11078; West 7th Street Reconstruction
- 11114; Germania Park Phase 5 Reconstruction
- 11120; Woodshire Drive Reconstruction

Increased assessment amounts between the preliminary and final roll primarily result for one of three reasons:

- The first is additional requested work on private property consisting of replacement or repair of utility services to bring into code compliance and/or hard surfacing or reconstruction of driveways, parking areas, or sidewalks. This work is petitioned by the property owner and 100% of the actual cost of the improvement is assessed.

- The second is the actual cost of sewer and water services. As part of all reconstruction projects, if a property has a sewer and water service located within the project area, the service is replaced from the main to the right of way whether it is code compliant or not. Sewer and water services are estimated as a lump sum cost as part of the preliminary assessment, then revised to match the as bid contract price for the final assessment.
- The third is the actual cost of the driveway approach/apron construction within the project area. As part of all reconstruction projects, if a property has a driveway approach/apron, the portion within the right of way is replaced with like material from the edge of city street to the edge of the right of way. Driveway replacements are estimated based on an estimated area and estimated cost during the preliminary assessment. For the final assessment, the cost of the driveway is based on a field measured area of the actual as-built condition multiplied by the as-bid contract price for the project.

11057 – Germania Park Phase 4 Reconstruction – Grace Baptist Church

The final assessment hearing was conducted for project 11057 on October 14, 2025, in the Council Chambers of the Intergovernmental Center in Mankato, Minnesota. At the hearing, Grace Baptist Church objected to their assessment. The City Council approved the final assessment roll for 11057 but removed the three parcels for Grace Baptist Church (01.09.06.186.005, 01.09.06.186.006, and 01.09.06.328.001). Since that time, the City conducted a special benefit analysis for the three parcels owned by Grace Baptist Church. Those three parcels are shown on the attached final assessment roll.

10994 – Riverfront Drive Reconstruction

A preliminary assessment hearing was conducted for project 10994 on December 11, 2023, in the Council Chambers of the Intergovernmental Center in Mankato, Minnesota. At the hearing, there were no objections, and the project was ordered and the preliminary assessment roll was adopted. The City conducts a second final assessment hearing using the actual costs of the project and sends a notice to property owners, as there may be a change in the assessment from what was approved at the preliminary assessment hearing.

11078 – West 7th Street Reconstruction

An improvement hearing was conducted for project 11078 on January 13, 2025, in the Council Chambers of the Intergovernmental Center in Mankato, Minnesota. At the hearing, there were no objections, and the project was ordered, declared to be assessed and ordered preparation of proposed assessment. The City conducts a second final assessment hearing using the actual costs of the project and sends a notice to property owners, as there may be a change in the assessment from what was approved at the preliminary assessment hearing.

11114 - Germania Park Phase 5 Reconstruction

An improvement hearing was conducted for project 11114 on January 13, 2025, in the Council Chambers of the Intergovernmental Center in Mankato, Minnesota. Prior to the hearing, the city received a letter from the developer on 8th Avenue objecting to the proposed improvements, including the extension of 8th Avenue north of Cleveland Street. The City also received an inquiry from Grace Baptist Church regarding their pending application to vacate Lind Street between 6th Avenue and 7th Avenue. Considering the significance of these two issues, the hearing was continued until March 10, 2025. At that meeting, the project was ordered, declared to be assessed and ordered preparation of the proposed assessment. The City conducts a second final assessment hearing using the actual costs of the project and sends a notice to property owners, as there may be a change in the assessment from what was approved at the preliminary assessment hearing.

11120 - Woodshire Drive Reconstruction

An improvement hearing was conducted for project 11120 on January 13, 2025, in the Council Chambers of the Intergovernmental Center in Mankato, Minnesota. At the hearing, Twin Valley Council Boy Scouts objected to their assessment. The hearing was continued to February 10, 2025, where the Council heard additional testimony from Twin Valley Council and closed the public hearing; however, since the item required a super-majority vote to proceed and insufficient members were present, no action was taken by the Council and staff were directed to bring the item back for consideration at a future meeting. At the February 24, 2025, City Council meeting, the project was ordered, declared to be assessed and ordered preparation of proposed assessment. The City conducts a second final assessment hearing using the actual costs of the project and sends a notice to property owners, as there may be a change in the assessment from what was approved at the preliminary assessment hearing.

The law sets out discrete timelines and procedures for noticing for hearings. This includes a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and a mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing. The proposed assessment notice was published in the Free Press on October 9, 2026, and the proposed final assessment notices were mailed to property owners on or before October 9, 2026, for all projects.

Property owners have been informed of the amount to be specially assessed against each parcel, that the council may adopt the assessment roll at the hearing, the right of the property owner to prepay the entire assessment, that prepayment may be made without assessment of interest, and the proposed interest rate on the assessment. For assessments not paid in full, the assessment amount will be certified to Blue Earth County Taxpayer Services for collection with property taxes over a five, ten, or fifteen-year period with an annual interest rate of 4.5%.

Assessments are payable over 5, 10, or 15 years, depending on the amount of the assessment. Deferrals are available for property owners who are over 65 years of age, retired by disability, or call to active duty in which paying the assessment would represent a hardship. Interest does accrue on deferred assessments.

The final assessment shall be payable in equal annual installments with the first installment to be payable on or before the first Monday in January 2027 and shall bear interest at the rate of four and one-half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and one-half (4.5%) per annum beginning January 1, 2027. To each subsequent installment, when due, interest shall be added for one year on all unpaid installments.

Property owners were also informed of their right and the process for appealing their proposed special assessment. In accordance with State Statute, if property owners have any objection to the proposed assessment on their property, they must either present a written objection, signed by an owner, and file with the City Clerk at 10 Civic Center Plaza, Mankato, Minnesota, 56001, and/or appear at the hearing and personally object to the proposed assessment before the council.

State law requires that at the final assessment hearing, or at any adjournment thereof, the Council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. Notice of the date, time, and location of any adjournment of the hearing shall either be stated during the meeting, so reflected in the minutes, or the City may provide notice in the same manner as required by statute for notice of assessment hearings generally.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing.

At the time of this report, the City Clerk had not received any letters of objection from any property owners.

If staff receive additional deferrals or requested payment period extensions, a revised assessment roll will be provided at the Council meeting.

Attachments

11057 Resolution

10994 Resolution

10994 Resolution

11078 Resolution

11114 Resolution

11120 Resolution

11057 Final Assessment Roll

10994 Final Assessment Roll

11078 Final Assessment Roll

11114 Final Assessment Roll

11120 Final Assessment Roll

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11057

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11057; Germania Park Phase 4, an improvement on the following streets;

- Fourth Avenue between the centerline of Harper Street and the center line of Lind Street.
- Fifth Avenue between the centerline of Harper Street and the center line of Cleveland Street.
- Sixth Avenue between the centerline of Harper Street and the center line of Cleveland Street.
- Lind Street between the centerline of Third Avenue and Sixth Avenue.

by installing domestic water, sanitary sewer and storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; and sewer and water services to each and every lot, along with signage.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten and fifteen years, the first installment to be payable on or before the first Monday in January, 2027, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2027. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the county treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.
5. The Council finds that the City-owned parcels identified on the final assessment roll receive special benefit in the amounts shown. The City will pay or account for those amounts as its property-owner share of the improvement cost. Those amounts are not included in the special assessments levied by this resolution and shall not be certified to the county auditor.

This resolution shall become effective upon its adoption and without publication.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

[1] City-owned parcels are listed on this roll to show the benefit they receive from the improvement and the related amount allocated to the City as a property owner.

These amounts are not levied as special assessments, do not create liens, and will not be certified to the county auditor for collection.

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
			Cost/ft							
01.09.07.252.027 Troy Krahmer 930 N Riverfront Dr Mankato, MN 56001	City of Mankato E 1/2 of Vacated Alley Adj & N14' of Lot 9 & all of Lot 10 Block 132	NH	80.00	\$15,560.00	\$1,429.55	\$4,417.28	\$21,406.83	\$16,750.00	\$0.00	\$16,750.00 10 years
					12.97					
			\$194.50		\$110.22					
01.09.07.252.028 Boat House 2 LLC 805 Evenson St St. Peter, MN 56082	City of Mankato E 1/2 of Vacated Alley Adj & S52' of Lot 9 & N4'.... (920 N Riverfront Dr)	NH	56.00	\$10,892.00	\$1,556.31	\$4,417.28	\$16,865.59	\$18,250.00	\$0.00	\$16,865.59 10 years
					14.12					
			\$194.50		\$110.22					
01.09.07.252.029 Brostrom Holdings LLC 805 Evenson St Saint Peter, MN 56082	City of Mankato N25' of Vacated Madison Ave Lots 6 & 7 & S62'.... (900 N Riverfront Dr)	NH	219.00	\$42,595.50	\$6,426.93	\$4,417.28	\$53,439.71	\$49,500.00	\$106,500.00	\$156,000.00 15 years
					58.31					
			\$194.50		\$110.22					
01.09.07.252.039 First National Bank of St James PO Box 270 Saint James, MN 56081	City of Mankato Vac Alley Adj & S26' of Lot 3 & All of Lots 4 Thru 7.. (800 N Riverfront Dr)	NH	132.00	\$25,674.00	\$0.00	\$0.00	\$25,674.00	\$20,500.00	\$0.00	\$20,500.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.252.043 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato E90' of N46' of Lot 10 & E90' of S95' of Vacated.. (830 N Riverfront Dr)	NH	141.00	\$27,424.50	\$2,854.70	\$2,823.44	\$33,102.64	\$26,500.00	\$0.00	\$26,500.00 15 years
					25.90					
			\$194.50		\$110.22					
01.09.07.252.044 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato Lot 9 Excluding S29' & S20' of Lot 10 & E 1/2 Vac... (820 N Riverfront Dr)	NH	57.00	\$11,086.50	\$0.00	\$2,823.44	\$13,909.94	\$14,250.00	\$0.00	\$13,909.94 15 years
					0.00					
			\$194.50		\$110.22					
01.09.07.252.045 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato E 1/2 of Vacated Alley Adj & S29' of Lot 9 & All of... (814 N Riverfront Dr)	NH	95.00	\$18,477.50	\$4,221.43	\$2,823.44	\$25,522.37	\$29,000.00	\$0.00	\$25,522.37 15 years
					38.30					
			\$194.50		\$110.22					
01.09.07.254.013 Fraternal Order of Eagles 708 N Riverfront Dr Mankato, MN 56001	City of Mankato N30' of Lot 8 & all of Lots 9 & 10 Block 130 & E.... (722 N Riverfront Dr)	NH	162.00	\$31,509.00	\$3,870.93	\$2,823.44	\$38,203.37	\$33,500.00	\$0.00	\$33,500.00 10 years
					35.12					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

[1] City-owned parcels are listed on this roll to show the benefit they receive from the improvement and the related amount allocated to the City as a property owner.

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
			Cost/ft							
01.09.07.255.001 JLT Properties LLC 1251 Madison Ave Mankato, MN 56001	Auditors Plat 29 Lot 1 (927 N Riverfront Dr) 0.00	NH	66.00	\$12,837.00	\$0.00	\$4,408.00	\$17,245.00	\$15,250.00	\$0.00	\$15,250.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.002 JLT Properties LLC 1251 Madison Ave Mankato, MN 56001	Auditors Plat 29 N28' of Lot 2 (923 N Riverfront Dr) 0.00	NH	28.00	\$5,446.00	\$0.00	\$4,408.00	\$9,854.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.003 Southern MN Rentals LLC PO Box 387 Janesville, MN 56048	Auditors Plat 29 S38' of Lot 2 & N22' of Lot 3 (921 N Riverfront Dr)	NH	60.00	\$11,670.00	\$0.00	\$4,408.00	\$16,078.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.004 ES Properties LLC 100 Madison Ave Mankato, MN 56001	Auditors Plat 29 S44' of Lot 3 & all of Lot 4 0.00 0.00	NH	110.00	\$21,395.00	\$0.00	\$4,408.00	\$25,803.00	\$26,000.00	\$0.00	\$25,803.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.014 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Auditors Plat 29 Lot 5 Excluding 35' x 66' Triangle Lot 5 (No Address)	NH	10.00	\$1,945.00	\$0.00	\$0.00	\$1,945.00	\$7,000.00	\$0.00	\$1,945.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.255.015 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Auditors Plat 29 Beginning NW Corner of Lot 5 SW66' SE35' N..... Street Right of Way	NH	66.00	\$12,837.00	\$0.00	\$0.00	\$12,837.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.256.001 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato Lot 1 Block 128 (101 Madison Ave)	NH	66.00	\$12,837.00	\$0.00	\$2,126.28	\$14,963.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.256.002 Jepco Enterprises Inc 821 N Riverfront Dr Mankato, MN 56001	City of Mankato Lot 2 and N33' of Lot 3 Block 128 0.00	NH	99.00	\$19,255.50	\$4,815.51	\$3,611.08	\$27,682.09	\$27,250.00	\$0.00	\$27,250.00 10 years
					43.69					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

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			Front Feet							
			Cost/ft							
01.09.07.256.003 Lukas Dang 124 Savannah Ct Mankato, MN 56001	City of Mankato S33' of Lot 3 & All of Lots 4 & 5 Block 128 (104 E Vine St)	NH	85.00 CC= 165.00 \$194.50	\$16,532.50	\$0.00 0.00 \$110.22	\$2,126.28	\$18,658.78	\$43,500.00	\$0.00	\$18,658.78 10 years
01.09.07.376.013 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato Lots 6-10 Excluding Beg SW Corner Lot 6 E20'... (424 N Riverfront Dr)	NH	370.00 \$194.50	\$71,965.00	\$4,009.80 36.38 \$110.22	\$13,381.76	\$89,356.56	\$79,000.00	\$0.00	\$79,000.00 10 years
01.09.07.376.020 Ardent Mills LLC 175 S Third St Ste 920 Columbus, OH 43215	City of Mankato N8' of E100' of Lot 7 Block 5 & Part of Lot 7.. (302 N Riverfront Dr)	NH	214.00 \$194.50	\$41,623.00	\$3,865.42 35.07 \$110.22	\$8,964.48	\$54,452.90	\$31,250.00	\$0.00	\$31,250.00 10 years
01.09.07.376.022 Cargill Am Holdco LLC 175 S Third St Ste 920 Columbus, OH 43215	City of Mankato All of Lots 1-5 & Part Lots 6 & 7 Block 3.... (308 N Riverfront Dr)	NH	619.00 \$194.50	\$120,395.50	\$17,194.32 156.00 \$110.22	\$22,124.68	\$159,714.50	\$155,750.00	\$0.00	\$155,750.00 10 years
01.09.07.377.017 City of Mankato PO Box 3368 Mankato, MN 56002-3368	North MN River Trail Subdivision Reconciliation Park (100 N Riverfront Dr)	NH	341.49 \$194.50	\$66,419.81	\$7,252.48 65.80 \$110.22	\$3,611.08	\$77,283.36	\$40,000.00	\$0.00	\$40,000.00 10 years [1]
01.09.07.378.001 G & C Investments LLC PO Box 1026 Mankato, MN 56002	City of Mankato N22' of Lot 1 Block 17 Exc E34' of N22' (329 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$0.00	\$4,279.00	\$7,000.00	\$0.00	\$4,279.00 10 years
01.09.07.378.003 JZ Holdings LLC 31575 Baker St Kasota, MN 56050	City of Mankato Mid 1/3 of Lot 1 Block 17 (327 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,126.28	\$6,405.28	\$10,250.00	\$0.00	\$6,405.28 10 years
01.09.07.378.006 Daniel J Dinsmore 321 N Riverfront Dr Mankato, MN 56001	City of Mankato Mid 1/3 of Lot 2 Block 17 0.00	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,126.28	\$6,405.28	\$10,500.00	\$0.00	\$6,405.28 10 years

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			Front Feet							
			Cost/ft							
01.09.07.378.010 Vonda K Herding 313 N Riverfront Dr Mankato, MN 56001	City of Mankato S24' of Lot 3 Block 17 0.00	NH	24.00	\$4,668.00	\$0.00	\$2,126.28	\$6,794.28	\$13,500.00	\$0.00	\$6,794.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.028 Dala LLC 23518 Hwy 60 Blvd Mazeppa , MN 55956	City of Mankato S20'2" OF LOT 4 Block 17 (311 N Riverfront Dr)	NH	45.83	\$8,913.94	\$0.00	\$4,252.56	\$13,166.50	\$12,000.00	\$0.00	\$12,000.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.013 Triple C Mankato LLC 307 N Riverfront Dr Mankato, MN 56001	City of Mankato S20' & 1/6 Feet Lot 4 Block 17 0.00	NH	20.17	\$3,923.07	\$0.00	\$2,126.28	\$6,049.35	\$9,000.00	\$0.00	\$6,049.35 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.014 Old Town Ventures LLP PO Box 206 Madison Lake, MN 56063-0206	City of Mankato Lot 5 Block 17 (301 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$7,377.60	\$20,214.60	\$21,500.00	\$16,810.04	\$37,024.64 15 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.025 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato S22' of Lot 2 and N42' of Lot 3 Block 17 (No Address)	NH	64.00	\$12,448.00	\$4,871.72	\$0.00	\$17,319.72	\$14,500.00	\$0.00	\$14,500.00 10 years
			\$194.50		44.20					
					\$110.22					[1]
01.09.07.378.026 Mary McClure 325 N Riverfront Dr Mankato, MN 56001	City of Mankato S 1/3 of Lot 1 and N 1/3 of Lot 2 Block 17 0.00	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$11,250.00	\$0.00	\$10,684.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.379.010 Brennan Properties of Minnesota LLC 201 N Riverfront Dr #210 Mankato, MN 56001	Bridge Plaza Lot 1A Block 1 (201 N Riverfront Dr) 0.00	NH	218.90 CC= 298.90	\$42,576.05	\$3,991.07	\$0.00	\$46,567.12	\$77,250.00	\$0.00	\$46,567.12 10 years
			\$194.50		36.21					
					\$110.22					
01.09.07.380.005 Blue Earth County PO Box 3524 Mankato, MN 56002-3524	Key City Renewal First Addition Less .19A Hwy & Lots 1, 2 & 3.... (100 E Main St)	NH	277.75	\$54,022.38	\$4,474.93	\$0.00	\$58,497.31	\$60,000.00	\$0.00	\$58,497.31 10 years
			\$194.50		40.60					
					\$110.22					

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			Front Feet Cost/ft							
			01.09.07.401.003 Fraternal Order of Eagles 269 708 N Riverfront Dr Mankato, MN 56001	City of Mankato Lots 6, 7 & S36' of Lot 8 Block 130 & E 1/2 Vacated Alley Adjacent	NH	88.00 CC= 168.00 \$194.50				
01.09.07.402.002 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N41' of Lot 10 Block 1 (630 N Riverfront Dr)	NH	41.00 \$194.50	\$7,974.50	\$0.00 0.00 \$110.22	\$0.00	\$7,974.50	\$3,000.00	\$0.00	\$3,000.00 10 years
01.09.07.402.007 Bruce M Bomier Revocable Trust 3430 Rum River Dr Anoka, MN 55303	City of Mankato S 1/2 of Lot 7 Block 1 (610 N Riverfront Dr)	NH	33.00 \$194.50	\$6,418.50	\$0.00 0.00 \$110.22	\$2,823.44	\$9,241.94	\$9,500.00	\$0.00	\$9,241.94 10 years
01.09.07.402.008 Mogwai LLC 201 N Riverfront Dr Unit 230 Mankato, MN 56001	City of Mankato N 1/3 of Lot 6 Block 1 (606 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$8,500.00	\$0.00	\$7,102.44 10 years
01.09.07.402.009 Randall F & Rachel K Wood 819 Baker Ave Mankato, MN 56001	City of Mankato Mid 1/3 of Lot 6 Block 1 (604 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$13,500.00	\$0.00	\$7,102.44 10 years
01.09.07.402.010 Gerry L Voth 114 W Elm St Mankato, MN 56001	City of Mankato S 1/3 of Lot 6 Block 1 (602 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$9,250.00	\$0.00	\$7,102.44 10 years
01.09.07.402.013 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N36' of E98.3' of Lot 8 and S50' of E82.9' of Lot 9 ... (622 N Riverfront Dr)	NH	86.00 \$194.50	\$16,727.00	\$4,628.14 41.99 \$110.22	\$2,823.44	\$24,178.58	\$12,750.00	\$0.00	\$12,750.00 10 years
01.09.07.402.014 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N 1/2 of Lot 7 and S30' of E98.3' of Lot 8 Block 1 (614 N Riverfront Dr)	NH	63.00 \$194.50	\$12,253.50	\$5,065.71 45.96 \$110.22	\$0.00	\$17,319.21	\$11,750.00	\$0.00	\$11,750.00 10 years

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			Front Feet							
01.09.07.402.017 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato S25' of Lot 10 & N16' of Lot 9 Block 1 (626 N Riverfront Dr)	NH	41.00	\$7,974.50	\$0.00	\$2,823.44	\$10,797.94	\$11,750.00	\$0.00	\$10,797.94 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.403.001 Strange Development LLC & Mogwai Lim 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato N 2/3 of Lot 10 Block 2 (530 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$11,787.92	\$20,345.92	\$11,500.00	\$0.00	\$11,500.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.403.006 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato Lot 7 Block 2 (512 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$11,246.20	\$24,083.20	\$15,000.00	\$0.00	\$15,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.403.007 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato N 1/2 of Vacated Spring Street Adjacent and.... (502 N Riverfront Dr)	NH	106.00	\$20,617.00	\$3,578.84	\$12,354.00	\$36,549.84	\$24,250.00	\$0.00	\$24,250.00 10 years
					32.47					
			\$194.50		\$110.22					
01.09.07.403.008 NRS II Inc 7153 Northland Dr N Brooklyn Park, MN 55428	City of Mankato Lot 8 & S1/3 of Lot 9 Block 2 (514 N Riverfront Dr)	NH	88.00	\$17,116.00	\$3,244.88	\$2,823.44	\$23,184.32	\$27,000.00	\$0.00	\$23,184.32 10 years
					29.44					
			\$194.50		\$110.22					
01.09.07.403.010 Michael Owens & Hannah Brandts 2136 W Richway Dr Albert Lea, MN 56007	City of Mankato N 2/3 of Lot 9 & S 1/3 of Lot 10 Block 2 (524 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$2,823.44	\$15,660.44	\$18,500.00	\$0.00	\$15,660.44 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.404.001 GTR2 LLC 1009 9th Ave S Saint Cloud, MN 56301	City of Mankato Lot 1 & N 1/3 of Lot 2 Block 129 (729 N Riverfront Dr)	NH	88.00	\$17,116.00	\$5,927.63	\$2,126.28	\$25,169.91	\$24,500.00	\$0.00	\$24,500.00 10 years
					53.78					
			\$194.50		\$110.22					
01.09.07.404.003 Tajones Properties LLC 701 N Riverfront Dr Mankato, MN 56001	City of Mankato Lot 5 Block 129 (701 N Riverfront Dr)	NH	66.00	\$12,837.00	\$2,942.87	\$7,377.60	\$23,157.47	\$15,500.00	\$0.00	\$15,500.00 10 years
					26.70					
			\$194.50		\$110.22					

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			Front Feet							
01.09.07.404.016 Covenant Family Church 709 N Riverfront Dr Mankato, MN 56001	City of Mankato S44' of Lot 2 and all of Lots 3, 4 & 8 Block 129 0.00	NH	176.00	\$34,232.00	\$6,089.66	\$7,377.60	\$47,699.26	\$43,250.00	\$0.00	\$43,250.00 10 years
					55.25					
			\$194.50		\$110.22					
01.09.07.405.001 Neitzel Properties LLC (Cfd) 1128 Marsh St Mankato, MN 56001	City of Mankato N34' of Lot 1 Block 20 (629 N Riverfront Dr)	NH	34.00	\$6,613.00	\$0.00	\$2,126.28	\$8,739.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.002 DV Capital LLC 1110 Albany Place SE Orange City, IA 51041	City of Mankato S32' of Lot 1 and N34' of Lot 2 Block 20 (623 N Riverfront Dr)	NH	66.00	\$12,837.00	\$3,973.43	\$7,377.60	\$24,188.03	\$15,250.00	\$0.00	\$15,250.00 10 years
					36.05					
			\$194.50		\$110.22					
01.09.07.405.003 DV Capital LLC 1110 Albany Place SE Orange City, IA 51041	City of Mankato S32' of Lot 2 and N20' of Lot 3 Block 20 (619 N Riverfront Dr)	NH	52.00	\$10,114.00	\$0.00	\$2,126.28	\$12,240.28	\$20,250.00	\$0.00	\$12,240.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.004 Community Bank Mankato Custodian 300 St Andrews Dr Mankato, MN 56001	City of Mankato S46' of Lot 3 Block 20 (613 N Riverfront Dr)	NH	46.00	\$8,947.00	\$0.00	\$2,126.28	\$11,073.28	\$19,250.00	\$0.00	\$11,073.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.005 Evoke Interiors LLC 1026 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 4 Block 20 (611 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$9,503.88	\$13,782.88	\$19,500.00	\$0.00	\$13,782.88 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.006 Market Properties Management LLC 1036 Oak Terrace Dr North Mankato, MN 56003	City of Mankato S 2/3 of Lot 4 Block 20 (607 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$14,500.00	\$0.00	\$10,684.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.007 Market Properties Management LLC 1036 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 5 Block 20 (605 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$7,750.00	\$0.00	\$7,750.00 10 years
					0.00					
			\$194.50		\$110.22					

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			Front Feet							
			Cost/ft							
01.09.07.405.008 Rinehart Enterprises LLC PO Box 248 Mankato, MN 56002	City of Mankato Mid 1/3 of Lot 5 Block 20 (603 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$13,750.00	\$0.00	\$11,656.60 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.009 Rinehart Enterprises LLC PO Box 248 Mankato, MN 56002	City of Mankato S 1/3 of Lot 5 Block 20 (601 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$7,000.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.406.001 Randy C & Laurel J Ballman 33005 480th St Kasota, MN 56050	City of Mankato N 1/3 of Lot 1 Block 19 (529 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.406.004 DG Properties LLC PO Box 1026 Mankato, MN 56002	City of Mankato N 2/3 of Lot 2 Block 19 (523 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$16,000.00	\$0.00	\$10,684.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.406.009 501 N Riverfront LLC 310 4th Ave S Ste 5010 Minneapolis, MN 55415	City of Mankato W90.5' of S41' of Lot 5 Block 19 (501 N Riverfront Dr)	NH	41.00	\$7,974.50	\$3,352.08	\$2,126.28	\$13,452.86	\$7,000.00	\$0.00	\$7,000.00 10 years
					37.63					
			\$194.50		\$89.08					
01.09.07.406.026 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato S44' of Lot 1 Block 19 (No Address)	NH	44.00	\$8,558.00	\$0.00	\$0.00	\$8,558.00	\$10,000.00	\$0.00	\$8,558.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.406.027 Frost Enterprises LLC 515 N Riverfront Dr Suite 110 Mankato, MN 56001	E.D.Bruner Plat S22' Lot 2, Lot 3, Lot 4, N25' Lot 5 Block 19 Lying NE of Line Beg....	NH	88.56	\$17,224.92	\$2,004.90	\$9,503.88	\$28,733.70	\$37,500.00	\$0.00	\$28,733.70 15 years
					18.19					
			\$194.50		\$110.22					
01.09.07.406.028 Skyway Property Holdings LLC 201 N Riverfront Dr #230 Mankato, MN 56001	E.D.Bruner Plat S22' Lot 2, Lot 3, Lot 4, N25' Lot 5 Block 19.... (507 N Riverfront Dr)	NH	90.77	\$17,654.77	\$0.00	\$7,377.60	\$25,032.37	\$29,000.00	\$0.00	\$25,032.37 10 years
					0.00					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.407.001 B & K Property LLC 429 N Riverfront Dr Mankato, MN 56001	City of Mankato W100' of Lot 1 Block 18 0.00	NH	66.00	\$12,837.00	\$0.00	\$2,126.28	\$14,963.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.005 Bellissimo Painting and Coatings LLC 417 N Riverfront Dr Mankato, MN 56001	City of Mankato N 1/3 of Lot 3 Block 18 0.00	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$9,500.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.006 Portkey 415 LLC 1010 Oak Terrace Dr North Mankato, MN 56003	City of Mankato Mid 1/3 of Lot 3 Block 18 (415 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$13,250.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.007 Rick & Mary Hanna 217 Lincoln St Mankato, MN 56001	City of Mankato S 1/3 of Lot 3 Block 18 (413 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$10,250.00	\$0.00	\$10,250.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.008 Kale T Drengler 411 N Riverfront Dr Apt 3 Mankato, MN 56001	City of Mankato N 1/3 of Lot 4 Block 18 (411 N Riverfront Dr)	H	22.00	\$2,931.50	\$0.00	\$7,377.60	\$10,309.10	\$15,000.00	\$0.00	\$10,309.10 10 years
					0.00					
			\$133.25		\$89.08					
01.09.07.407.011 Portkey 405 LLC 1010 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 5 Block 18 (405 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$13,000.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.012 Deep Valley Properties LLC PO Box 815 Mankato, MN 56002	City of Mankato Mid 1/3 of Lot 5 Block 18 (403 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$14,500.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.013 Silas Mauk & Patricia Salmon 227 Buchannon St N Waterville, MN 56096	City of Mankato S 1/3 of Lot 5 Block 18 (401 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$8,750.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					

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			Front Feet Cost/ft				Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			01.09.07.407.026 Mark H Lachmiller 409 N Riverfront Dr Mankato, MN 56001-9278	City of Mankato N22' of S44' of Lot 4 Block 18 0.00	H		22.00 \$133.25	\$2,931.50	\$0.00 0.00 \$89.08	\$7,377.60
01.09.07.407.027 Mark H Lachmiller 409 N Riverfront Dr Mankato, MN 56001-9278	City of Mankato S22' of Lot 4 Block 18 (407 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$4,408.00	\$8,687.00	\$10,750.00	\$0.00	\$8,687.00 10 years
01.09.07.407.028 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato Lot 2 Block 18 (No Address)	NH	66.00 \$194.50	\$12,837.00	\$7,315.30 66.37 \$110.22	\$0.00	\$20,152.30	\$15,000.00	\$0.00	\$15,000.00 10 years [1]

[1]

Riverfront Drive Reconstruction

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.252.027 Troy Krahmer 930 N Riverfront Dr Mankato, MN 56001	City of Mankato E 1/2 of Vacated Alley Adj & N14' of Lot 9 & all of Lot 10 Block 132	NH	80.00	\$15,560.00	\$1,429.55	\$4,417.28	\$21,406.83	\$16,750.00	\$0.00	\$16,750.00 10 years
					12.97					
			\$194.50		\$110.22					
01.09.07.252.028 Boat House 2 LLC 805 Evenson St St. Peter, MN 56082	City of Mankato E 1/2 of Vacated Alley Adj & S52' of Lot 9 & N4'.... (920 N Riverfront Dr)	NH	56.00	\$10,892.00	\$1,556.31	\$4,417.28	\$16,865.59	\$18,250.00	\$0.00	\$16,865.59 10 years
					14.12					
			\$194.50		\$110.22					
01.09.07.252.029 Brostrom Holdings LLC 805 Evenson St Saint Peter, MN 56082	City of Mankato N25' of Vacated Madison Ave Lots 6 & 7 & S62'.... (900 N Riverfront Dr)	NH	219.00	\$42,595.50	\$6,426.93	\$4,417.28	\$53,439.71	\$49,500.00	\$106,500.00	\$156,000.00 15 years
					58.31					
			\$194.50		\$110.22					
01.09.07.252.039 First National Bank of St James PO Box 270 Saint James, MN 56081	City of Mankato Vac Alley Adj & S26' of Lot 3 & All of Lots 4 Thru 7.. (800 N Riverfront Dr)	NH	132.00	\$25,674.00	\$0.00	\$0.00	\$25,674.00	\$20,500.00	\$0.00	\$20,500.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.252.043 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato E90' of N46' of Lot 10 & E90' of S95' of Vacated.. (830 N Riverfront Dr)	NH	141.00	\$27,424.50	\$2,854.70	\$2,823.44	\$33,102.64	\$26,500.00	\$0.00	\$26,500.00 15 years
					25.90					
			\$194.50		\$110.22					
01.09.07.252.044 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato Lot 9 Excluding S29' & S20' of Lot 10 & E 1/2 Vac... (820 N Riverfront Dr)	NH	57.00	\$11,086.50	\$0.00	\$2,823.44	\$13,909.94	\$14,250.00	\$0.00	\$13,909.94 15 years
					0.00					
			\$194.50		\$110.22					
01.09.07.252.045 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato E 1/2 of Vacated Alley Adj & S29' of Lot 9 & All of... (814 N Riverfront Dr)	NH	95.00	\$18,477.50	\$4,221.43	\$2,823.44	\$25,522.37	\$29,000.00	\$0.00	\$25,522.37 15 years
					38.30					
			\$194.50		\$110.22					
01.09.07.254.013 Fraternal Order of Eagles 708 N Riverfront Dr Mankato, MN 56001	City of Mankato N30' of Lot 8 & all of Lots 9 & 10 Block 130 & E.... (722 N Riverfront Dr)	NH	162.00	\$31,509.00	\$3,870.93	\$2,823.44	\$38,203.37	\$33,500.00	\$0.00	\$33,500.00 10 years
					35.12					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

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			Front Feet							
			Cost/ft							
01.09.07.255.001 JLT Properties LLC 1251 Madison Ave Mankato, MN 56001	Auditors Plat 29 Lot 1 (927 N Riverfront Dr) 0.00	NH	66.00	\$12,837.00	\$0.00	\$4,408.00	\$17,245.00	\$15,250.00	\$0.00	\$15,250.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.002 JLT Properties LLC 1251 Madison Ave Mankato, MN 56001	Auditors Plat 29 N28' of Lot 2 (923 N Riverfront Dr) 0.00	NH	28.00	\$5,446.00	\$0.00	\$4,408.00	\$9,854.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.003 Southern MN Rentals LLC PO Box 387 Janesville, MN 56048	Auditors Plat 29 S38' of Lot 2 & N22' of Lot 3 (921 N Riverfront Dr)	NH	60.00	\$11,670.00	\$0.00	\$4,408.00	\$16,078.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.004 ES Properties LLC 100 Madison Ave Mankato, MN 56001	Auditors Plat 29 S44' of Lot 3 & all of Lot 4 0.00 0.00	NH	110.00	\$21,395.00	\$0.00	\$4,408.00	\$25,803.00	\$26,000.00	\$0.00	\$25,803.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.014 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Auditors Plat 29 Lot 5 Excluding 35' x 66' Triangle Lot 5 (No Address)	NH	10.00	\$1,945.00	\$0.00	\$0.00	\$1,945.00	\$7,000.00	\$0.00	\$1,945.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.255.015 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Auditors Plat 29 Beginning NW Corner of Lot 5 SW66' SE35' N..... Street Right of Way	NH	66.00	\$12,837.00	\$0.00	\$0.00	\$12,837.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.256.001 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato Lot 1 Block 128 (101 Madison Ave)	NH	66.00	\$12,837.00	\$0.00	\$2,126.28	\$14,963.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.256.002 Jepco Enterprises Inc 821 N Riverfront Dr Mankato, MN 56001	City of Mankato Lot 2 and N33' of Lot 3 Block 128 0.00	NH	99.00	\$19,255.50	\$4,815.51	\$3,611.08	\$27,682.09	\$27,250.00	\$0.00	\$27,250.00 10 years
					43.69					
			\$194.50		\$110.22					

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
			Cost/ft							
01.09.07.256.003 Lukas Dang 124 Savannah Ct Mankato, MN 56001	City of Mankato S33' of Lot 3 & All of Lots 4 & 5 Block 128 (104 E Vine St)	NH	85.00 CC= 165.00 \$194.50	\$16,532.50	\$0.00 0.00 \$110.22	\$2,126.28	\$18,658.78	\$43,500.00	\$0.00	\$18,658.78 10 years
01.09.07.376.013 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato Lots 6-10 Excluding Beg SW Corner Lot 6 E20'... (424 N Riverfront Dr)	NH	370.00 \$194.50	\$71,965.00	\$4,009.80 36.38 \$110.22	\$13,381.76	\$89,356.56	\$79,000.00	\$0.00	\$79,000.00 10 years
01.09.07.376.020 Ardent Mills LLC 175 S Third St Ste 920 Columbus, OH 43215	City of Mankato N8' of E100' of Lot 7 Block 5 & Part of Lot 7.. (302 N Riverfront Dr)	NH	214.00 \$194.50	\$41,623.00	\$3,865.42 35.07 \$110.22	\$8,964.48	\$54,452.90	\$31,250.00	\$0.00	\$31,250.00 10 years
01.09.07.376.022 Cargill Am Holdco LLC 175 S Third St Ste 920 Columbus, OH 43215	City of Mankato All of Lots 1-5 & Part Lots 6 & 7 Block 3.... (308 N Riverfront Dr)	NH	619.00 \$194.50	\$120,395.50	\$17,194.32 156.00 \$110.22	\$22,124.68	\$159,714.50	\$155,750.00	\$0.00	\$155,750.00 10 years
01.09.07.377.017 City of Mankato PO Box 3368 Mankato, MN 56002-3368	North MN River Trail Subdivision Reconciliation Park (100 N Riverfront Dr)	NH	341.49 \$194.50	\$66,419.81	\$7,252.48 65.80 \$110.22	\$3,611.08	\$77,283.36	\$40,000.00	\$0.00	\$40,000.00 10 years [1]
01.09.07.378.001 G & C Investments LLC PO Box 1026 Mankato, MN 56002	City of Mankato N22' of Lot 1 Block 17 Exc E34' of N22' (329 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$0.00	\$4,279.00	\$7,000.00	\$0.00	\$4,279.00 10 years
01.09.07.378.003 JZ Holdings LLC 31575 Baker St Kasota, MN 56050	City of Mankato Mid 1/3 of Lot 1 Block 17 (327 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,126.28	\$6,405.28	\$10,250.00	\$0.00	\$6,405.28 10 years
01.09.07.378.006 Daniel J Dinsmore 321 N Riverfront Dr Mankato, MN 56001	City of Mankato Mid 1/3 of Lot 2 Block 17 0.00	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,126.28	\$6,405.28	\$10,500.00	\$0.00	\$6,405.28 10 years

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			Front Feet							
			Cost/ft							
01.09.07.378.010 Vonda K Herding 313 N Riverfront Dr Mankato, MN 56001	City of Mankato S24' of Lot 3 Block 17 0.00	NH	24.00	\$4,668.00	\$0.00	\$2,126.28	\$6,794.28	\$13,500.00	\$0.00	\$6,794.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.028 Dala LLC 23518 Hwy 60 Blvd Mazeppa , MN 55956	City of Mankato S20'2" OF LOT 4 Block 17 (311 N Riverfront Dr)	NH	45.83	\$8,913.94	\$0.00	\$4,252.56	\$13,166.50	\$12,000.00	\$0.00	\$12,000.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.013 Triple C Mankato LLC 307 N Riverfront Dr Mankato, MN 56001	City of Mankato S20' & 1/6 Feet Lot 4 Block 17 0.00	NH	20.17	\$3,923.07	\$0.00	\$2,126.28	\$6,049.35	\$9,000.00	\$0.00	\$6,049.35 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.014 Old Town Ventures LLP PO Box 206 Madison Lake, MN 56063-0206	City of Mankato Lot 5 Block 17 (301 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$7,377.60	\$20,214.60	\$21,500.00	\$16,810.04	\$37,024.64 15 years
			\$194.50		0.00					
					\$110.22					
01.09.07.378.025 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato S22' of Lot 2 and N42' of Lot 3 Block 17 (No Address)	NH	64.00	\$12,448.00	\$4,871.72	\$0.00	\$17,319.72	\$14,500.00	\$0.00	\$14,500.00 10 years
			\$194.50		44.20					
					\$110.22					[1]
01.09.07.378.026 Mary McClure 325 N Riverfront Dr Mankato, MN 56001	City of Mankato S 1/3 of Lot 1 and N 1/3 of Lot 2 Block 17 0.00	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$11,250.00	\$0.00	\$10,684.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.379.010 Brennan Properties of Minnesota LLC 201 N Riverfront Dr #210 Mankato, MN 56001	Bridge Plaza Lot 1A Block 1 (201 N Riverfront Dr) 0.00	NH	218.90 CC= 298.90	\$42,576.05	\$3,991.07	\$0.00	\$46,567.12	\$77,250.00	\$0.00	\$46,567.12 10 years
			\$194.50		36.21					
					\$110.22					
01.09.07.380.005 Blue Earth County PO Box 3524 Mankato, MN 56002-3524	Key City Renewal First Addition Less .19A Hwy & Lots 1, 2 & 3.... (100 E Main St)	NH	277.75	\$54,022.38	\$4,474.93	\$0.00	\$58,497.31	\$60,000.00	\$0.00	\$58,497.31 10 years
			\$194.50		40.60					
					\$110.22					

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			Front Feet Cost/ft							
			01.09.07.401.003 Fraternal Order of Eagles 269 708 N Riverfront Dr Mankato, MN 56001	City of Mankato Lots 6, 7 & S36' of Lot 8 Block 130 & E 1/2 Vacated Alley Adjacent	NH	88.00 CC= 168.00 \$194.50				
01.09.07.402.002 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N41' of Lot 10 Block 1 (630 N Riverfront Dr)	NH	41.00 \$194.50	\$7,974.50	\$0.00 0.00 \$110.22	\$0.00	\$7,974.50	\$3,000.00	\$0.00	\$3,000.00 10 years
01.09.07.402.007 Bruce M Bomier Revocable Trust 3430 Rum River Dr Anoka, MN 55303	City of Mankato S 1/2 of Lot 7 Block 1 (610 N Riverfront Dr)	NH	33.00 \$194.50	\$6,418.50	\$0.00 0.00 \$110.22	\$2,823.44	\$9,241.94	\$9,500.00	\$0.00	\$9,241.94 10 years
01.09.07.402.008 Mogwai LLC 201 N Riverfront Dr Unit 230 Mankato, MN 56001	City of Mankato N 1/3 of Lot 6 Block 1 (606 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$8,500.00	\$0.00	\$7,102.44 10 years
01.09.07.402.009 Randall F & Rachel K Wood 819 Baker Ave Mankato, MN 56001	City of Mankato Mid 1/3 of Lot 6 Block 1 (604 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$13,500.00	\$0.00	\$7,102.44 10 years
01.09.07.402.010 Gerry L Voth 114 W Elm St Mankato, MN 56001	City of Mankato S 1/3 of Lot 6 Block 1 (602 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$9,250.00	\$0.00	\$7,102.44 10 years
01.09.07.402.013 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N36' of E98.3' of Lot 8 and S50' of E82.9' of Lot 9 ... (622 N Riverfront Dr)	NH	86.00 \$194.50	\$16,727.00	\$4,628.14 41.99 \$110.22	\$2,823.44	\$24,178.58	\$12,750.00	\$0.00	\$12,750.00 10 years
01.09.07.402.014 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N 1/2 of Lot 7 and S30' of E98.3' of Lot 8 Block 1 (614 N Riverfront Dr)	NH	63.00 \$194.50	\$12,253.50	\$5,065.71 45.96 \$110.22	\$0.00	\$17,319.21	\$11,750.00	\$0.00	\$11,750.00 10 years

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			Front Feet							
01.09.07.402.017 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato S25' of Lot 10 & N16' of Lot 9 Block 1 (626 N Riverfront Dr)	NH	41.00	\$7,974.50	\$0.00	\$2,823.44	\$10,797.94	\$11,750.00	\$0.00	\$10,797.94 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.403.001 Strange Development LLC & Mogwai Lim 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato N 2/3 of Lot 10 Block 2 (530 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$11,787.92	\$20,345.92	\$11,500.00	\$0.00	\$11,500.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.403.006 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato Lot 7 Block 2 (512 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$11,246.20	\$24,083.20	\$15,000.00	\$0.00	\$15,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.403.007 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato N 1/2 of Vacated Spring Street Adjacent and.... (502 N Riverfront Dr)	NH	106.00	\$20,617.00	\$3,578.84	\$12,354.00	\$36,549.84	\$24,250.00	\$0.00	\$24,250.00 10 years
					32.47					
			\$194.50		\$110.22					
01.09.07.403.008 NRS II Inc 7153 Northland Dr N Brooklyn Park, MN 55428	City of Mankato Lot 8 & S1/3 of Lot 9 Block 2 (514 N Riverfront Dr)	NH	88.00	\$17,116.00	\$3,244.88	\$2,823.44	\$23,184.32	\$27,000.00	\$0.00	\$23,184.32 10 years
					29.44					
			\$194.50		\$110.22					
01.09.07.403.010 Michael Owens & Hannah Brandts 2136 W Richway Dr Albert Lea, MN 56007	City of Mankato N 2/3 of Lot 9 & S 1/3 of Lot 10 Block 2 (524 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$2,823.44	\$15,660.44	\$18,500.00	\$0.00	\$15,660.44 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.404.001 GTR2 LLC 1009 9th Ave S Saint Cloud, MN 56301	City of Mankato Lot 1 & N 1/3 of Lot 2 Block 129 (729 N Riverfront Dr)	NH	88.00	\$17,116.00	\$5,927.63	\$2,126.28	\$25,169.91	\$24,500.00	\$0.00	\$24,500.00 10 years
					53.78					
			\$194.50		\$110.22					
01.09.07.404.003 Tajones Properties LLC 701 N Riverfront Dr Mankato, MN 56001	City of Mankato Lot 5 Block 129 (701 N Riverfront Dr)	NH	66.00	\$12,837.00	\$2,942.87	\$7,377.60	\$23,157.47	\$15,500.00	\$0.00	\$15,500.00 10 years
					26.70					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

[1] City-owned parcels are listed on this roll to show the benefit they receive from the improvement and the related amount allocated to the City as a property owner.

These amounts are not levied as special assessments, do not create liens, and will not be certified to the county auditor for collection.

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.404.016 Covenant Family Church 709 N Riverfront Dr Mankato, MN 56001	City of Mankato S44' of Lot 2 and all of Lots 3, 4 & 8 Block 129 0.00	NH	176.00	\$34,232.00	\$6,089.66	\$7,377.60	\$47,699.26	\$43,250.00	\$0.00	\$43,250.00 10 years
					55.25					
			\$194.50		\$110.22					
01.09.07.405.001 Neitzel Properties LLC (Cfd) 1128 Marsh St Mankato, MN 56001	City of Mankato N34' of Lot 1 Block 20 (629 N Riverfront Dr)	NH	34.00	\$6,613.00	\$0.00	\$2,126.28	\$8,739.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.002 DV Capital LLC 1110 Albany Place SE Orange City, IA 51041	City of Mankato S32' of Lot 1 and N34' of Lot 2 Block 20 (623 N Riverfront Dr)	NH	66.00	\$12,837.00	\$3,973.43	\$7,377.60	\$24,188.03	\$15,250.00	\$0.00	\$15,250.00 10 years
					36.05					
			\$194.50		\$110.22					
01.09.07.405.003 DV Capital LLC 1110 Albany Place SE Orange City, IA 51041	City of Mankato S32' of Lot 2 and N20' of Lot 3 Block 20 (619 N Riverfront Dr)	NH	52.00	\$10,114.00	\$0.00	\$2,126.28	\$12,240.28	\$20,250.00	\$0.00	\$12,240.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.004 Community Bank Mankato Custodian 300 St Andrews Dr Mankato, MN 56001	City of Mankato S46' of Lot 3 Block 20 (613 N Riverfront Dr)	NH	46.00	\$8,947.00	\$0.00	\$2,126.28	\$11,073.28	\$19,250.00	\$0.00	\$11,073.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.005 Evoke Interiors LLC 1026 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 4 Block 20 (611 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$9,503.88	\$13,782.88	\$19,500.00	\$0.00	\$13,782.88 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.006 Market Properties Management LLC 1036 Oak Terrace Dr North Mankato, MN 56003	City of Mankato S 2/3 of Lot 4 Block 20 (607 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$14,500.00	\$0.00	\$10,684.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.007 Market Properties Management LLC 1036 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 5 Block 20 (605 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$7,750.00	\$0.00	\$7,750.00 10 years
					0.00					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
			Cost/ft							
01.09.07.405.008 Rinehart Enterprises LLC PO Box 248 Mankato, MN 56002	City of Mankato Mid 1/3 of Lot 5 Block 20 (603 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$13,750.00	\$0.00	\$11,656.60 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.009 Rinehart Enterprises LLC PO Box 248 Mankato, MN 56002	City of Mankato S 1/3 of Lot 5 Block 20 (601 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$7,000.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.406.001 Randy C & Laurel J Ballman 33005 480th St Kasota, MN 56050	City of Mankato N 1/3 of Lot 1 Block 19 (529 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.406.004 DG Properties LLC PO Box 1026 Mankato, MN 56002	City of Mankato N 2/3 of Lot 2 Block 19 (523 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$16,000.00	\$0.00	\$10,684.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.406.009 501 N Riverfront LLC 310 4th Ave S Ste 5010 Minneapolis, MN 55415	City of Mankato W90.5' of S41' of Lot 5 Block 19 (501 N Riverfront Dr)	NH	41.00	\$7,974.50	\$3,352.08	\$2,126.28	\$13,452.86	\$7,000.00	\$0.00	\$7,000.00 10 years
					37.63					
			\$194.50		\$89.08					
01.09.07.406.026 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato S44' of Lot 1 Block 19 (No Address)	NH	44.00	\$8,558.00	\$0.00	\$0.00	\$8,558.00	\$10,000.00	\$0.00	\$8,558.00 10 years
					0.00					
			\$194.50		\$110.22					[1]
01.09.07.406.027 Frost Enterprises LLC 515 N Riverfront Dr Suite 110 Mankato, MN 56001	E.D.Bruner Plat S22' Lot 2, Lot 3, Lot 4, N25' Lot 5 Block 19 Lying NE of Line Beg....	NH	88.56	\$17,224.92	\$2,004.90	\$9,503.88	\$28,733.70	\$37,500.00	\$0.00	\$28,733.70 15 years
					18.19					
			\$194.50		\$110.22					
01.09.07.406.028 Skyway Property Holdings LLC 201 N Riverfront Dr #230 Mankato, MN 56001	E.D.Bruner Plat S22' Lot 2, Lot 3, Lot 4, N25' Lot 5 Block 19.... (507 N Riverfront Dr)	NH	90.77	\$17,654.77	\$0.00	\$7,377.60	\$25,032.37	\$29,000.00	\$0.00	\$25,032.37 10 years
					0.00					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.407.001 B & K Property LLC 429 N Riverfront Dr Mankato, MN 56001	City of Mankato W100' of Lot 1 Block 18 0.00	NH	66.00	\$12,837.00	\$0.00	\$2,126.28	\$14,963.28	\$7,000.00	\$0.00	\$7,000.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.407.005 Bellissimo Painting and Coatings LLC 417 N Riverfront Dr Mankato, MN 56001	City of Mankato N 1/3 of Lot 3 Block 18 0.00	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$9,500.00	\$0.00	\$6,405.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.407.006 Portkey 415 LLC 1010 Oak Terrace Dr North Mankato, MN 56003	City of Mankato Mid 1/3 of Lot 3 Block 18 (415 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$13,250.00	\$0.00	\$6,405.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.407.007 Rick & Mary Hanna 217 Lincoln St Mankato, MN 56001	City of Mankato S 1/3 of Lot 3 Block 18 (413 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$10,250.00	\$0.00	\$10,250.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.407.008 Kale T Drengler 411 N Riverfront Dr Apt 3 Mankato, MN 56001	City of Mankato N 1/3 of Lot 4 Block 18 (411 N Riverfront Dr)	H	22.00	\$2,931.50	\$0.00	\$7,377.60	\$10,309.10	\$15,000.00	\$0.00	\$10,309.10 10 years
			\$133.25		0.00					
					\$89.08					
01.09.07.407.011 Portkey 405 LLC 1010 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 5 Block 18 (405 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$13,000.00	\$0.00	\$6,405.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.407.012 Deep Valley Properties LLC PO Box 815 Mankato, MN 56002	City of Mankato Mid 1/3 of Lot 5 Block 18 (403 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$14,500.00	\$0.00	\$6,405.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.407.013 Silas Mauk & Patricia Salmon 227 Buchannon St N Waterville, MN 56096	City of Mankato S 1/3 of Lot 5 Block 18 (401 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$8,750.00	\$0.00	\$6,405.28 10 years
			\$194.50		0.00					
					\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total				
			Front Feet				Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Cost/ft							
01.09.07.407.026 Mark H Lachmiller 409 N Riverfront Dr Mankato, MN 56001-9278	City of Mankato N22' of S44' of Lot 4 Block 18 0.00	H	22.00	\$2,931.50	\$0.00	\$7,377.60	\$10,309.10	\$10,750.00	\$0.00	\$10,309.10 10 years
					0.00					
			\$133.25		\$89.08					
01.09.07.407.027 Mark H Lachmiller 409 N Riverfront Dr Mankato, MN 56001-9278	City of Mankato S22' of Lot 4 Block 18 (407 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$4,408.00	\$8,687.00	\$10,750.00	\$0.00	\$8,687.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.028 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato Lot 2 Block 18 (No Address)	NH	66.00	\$12,837.00	\$7,315.30	\$0.00	\$20,152.30	\$15,000.00	\$0.00	\$15,000.00 10 years
					66.37					
			\$194.50		\$110.22					[1]

[1]

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11078

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11078; W 7th Street, an improvement of W 7th Street from the centerline of Owatonna Street to the centerline of Sibley Street by installing domestic water, sanitary sewer, storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; sidewalk; and sewer and water services to each and every lot, along with signage, lighting, landscaping, and pavement markings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten and fifteen years, the first installment to be payable on or before the first Monday in January, 2027, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2027. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the county treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.
5. The Council finds that the City-owned parcels identified on the final assessment roll receive special benefit in the amounts shown. The City will pay or account for those amounts as its property-owner share of the improvement cost. Those amounts are not included in the special assessments levied by this resolution and shall not be certified to the county auditor.

This resolution shall become effective upon its adoption and without publication.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11114

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11114; Germania Park Phase 5, an improvement on the following streets:

- 7th Avenue from the centerline of Harper Street to centerline of Cleveland Street
- 8th Avenue from the centerline of Harper Street to centerline of Cleveland Street
- Lind Street from the centerline of 8th Avenue to centerline of 6th Avenue
- Cleveland Street from the centerline of 8th Avenue to centerline of 7th Avenue

by installing domestic water, sanitary sewer, storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; and sewer and water services to each and every lot, along with signage and lighting

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten and fifteen years, the first installment to be payable on or before the first Monday in January, 2027, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2027. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the county treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.
5. The Council finds that the City-owned parcels identified on the final assessment roll receive special benefit in the amounts shown. The City will pay or account for those amounts as its property-owner share of the improvement cost. Those amounts are not included in the special assessments levied by this resolution and shall not be certified to the county auditor.

This resolution shall become effective upon its adoption and without publication.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

RESOLUTION ADOPTING ASSESSMENT ON IMPROVEMENT NUMBER 11120

WHEREAS, pursuant to proper notice duly given, as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement Number 11120; Woodshire Drive, an improvement on the following streets:

- Woodshire Drive from the centerline of Madison Avenue to its northern terminus
- Maple Lane from the centerline of Woodshire Drive to its western terminus

by installing domestic water, sanitary sewer, storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; and sewer and water services to each and every lot, along with signage and lighting.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MANKATO, MINNESOTA:

1. That such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. That such assessment shall be payable in equal annual installments extending over a period of ten and fifteen years, the first installment to be payable on or before the first Monday in January, 2027, and shall bear interest at the rate of four and a half percent (4.5%) per annum from the date of the adoption of the final assessment resolution. Any deferred installments shall bear interest at four and a half percent (4.5%) per annum beginning January 1, 2027. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the county treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. That the City Treasurer shall submit a certified duplicate of this assessment with each installment and annual interest set forth separately to the Blue Earth County Taxpayer Services Office to be extended on the proper tax lists of the County and such assessments shall be collected and paid in the same manner as other municipal taxes.
5. The Council finds that the City-owned parcels identified on the final assessment roll receive special benefit in the amounts shown. The City will pay or account for those amounts as its property-owner share of the improvement cost. Those amounts are not included in the special assessments levied by this resolution and shall not be certified to the county auditor.

This resolution shall become effective upon its adoption and without publication.

Passed this 26th day of October, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke
City Clerk

Germania Park Phase 4 - Properties Owned by Grace Baptist Church

Final Assessment Roll

City Project 11057

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet		Area (SY)					
			cost/ft		Cost/SY					
01.09.06.186.005 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition Lots 1 thru 6 Block 22 (No address)	NH	215.00	\$14,579.15	\$0.00	\$0.00	\$14,579.15	\$23,125.00	\$0.00	\$14,579.15 10 yrs
			CC= 295.00		0.00					
			\$67.81		\$119.58					
01.09.06.186.006 Grace Baptist Church 600 Lind St Mankato, MN 56001	Columbia Park Addition Lots 1 and 2 and East 25 Feet of Lots 3 and 4 Block 11 (Church)	NH	106.30	\$7,208.20	\$3,164.76	\$5,981.18	\$16,354.15	\$23,125.00	\$0.00	\$16,354.15 10 yrs
					32.31					
			\$67.81		\$97.95					
01.09.06.328.001 Grace Baptist Church 600 Lind St Mankato, MN 56001	Columbia Park Addition Lots 7, 8, 9 and 10 Block 6 (2028 6th Ave)	NH	100.00	\$6,781.00	\$8,325.75	\$0.00	\$15,106.75	\$6,500.00	\$0.00	\$6,500.00 10 yrs
					85.00					
			\$67.81		\$97.95					

Riverfront Drive Reconstruction

City Project No. 10994

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.252.027 Troy Krahmer 930 N Riverfront Dr Mankato, MN 56001	City of Mankato E 1/2 of Vacated Alley Adj & N14' of Lot 9 & all of Lot 10 Block 132	NH	80.00	\$15,560.00	\$1,429.55	\$4,417.28	\$21,406.83	\$16,750.00	\$0.00	\$16,750.00 10 years
			\$194.50		12.97					
					\$110.22					
01.09.07.252.028 Boat House 2 LLC 805 Evenson St St. Peter, MN 56082	City of Mankato E 1/2 of Vacated Alley Adj & S52' of Lot 9 & N4'.... (920 N Riverfront Dr)	NH	56.00	\$10,892.00	\$1,556.31	\$4,417.28	\$16,865.59	\$18,250.00	\$0.00	\$16,865.59 10 years
			\$194.50		14.12					
					\$110.22					
01.09.07.252.029 Brostrom Holdings LLC 805 Evenson St Saint Peter, MN 56082	City of Mankato N25' of Vacated Madison Ave Lots 6 & 7 & S62'.... (900 N Riverfront Dr)	NH	219.00	\$42,595.50	\$6,426.93	\$4,417.28	\$53,439.71	\$49,500.00	\$106,500.00	\$156,000.00 15 years
			\$194.50		58.31					
					\$110.22					
01.09.07.252.039 First National Bank of St James PO Box 270 Saint James, MN 56081	City of Mankato Vac Alley Adj & S26' of Lot 3 & All of Lots 4 Thru 7.. (800 N Riverfront Dr)	NH	132.00	\$25,674.00	\$0.00	\$0.00	\$25,674.00	\$20,500.00	\$0.00	\$20,500.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.252.043 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato E90' of N46' of Lot 10 & E90' of S95' of Vacated.. (830 N Riverfront Dr)	NH	141.00	\$27,424.50	\$2,854.70	\$2,823.44	\$33,102.64	\$26,500.00	\$0.00	\$26,500.00 15 years
			\$194.50		25.90					
					\$110.22					
01.09.07.252.044 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato Lot 9 Excluding S29' & S20' of Lot 10 & E 1/2 Vac... (820 N Riverfront Dr)	NH	57.00	\$11,086.50	\$0.00	\$2,823.44	\$13,909.94	\$14,250.00	\$0.00	\$13,909.94 15 years
			\$194.50		0.00					
					\$110.22					
01.09.07.252.045 Tailwind Riverfront LLC PO Box 167 Mankato, MN 56002	City of Mankato E 1/2 of Vacated Alley Adj & S29' of Lot 9 & All of... (814 N Riverfront Dr)	NH	95.00	\$18,477.50	\$4,221.43	\$2,823.44	\$25,522.37	\$29,000.00	\$0.00	\$25,522.37 15 years
			\$194.50		38.30					
					\$110.22					
01.09.07.254.013 Fraternal Order of Eagles 708 N Riverfront Dr Mankato, MN 56001	City of Mankato N30' of Lot 8 & all of Lots 9 & 10 Block 130 & E.... (722 N Riverfront Dr)	NH	162.00	\$31,509.00	\$3,870.93	\$2,823.44	\$38,203.37	\$33,500.00	\$0.00	\$33,500.00 10 years
			\$194.50		35.12					
					\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet	Cost/ft						
01.09.07.255.001 JLT Properties LLC 1251 Madison Ave Mankato, MN 56001	Auditors Plat 29 Lot 1 (927 N Riverfront Dr) 0.00	NH	66.00	\$12,837.00	\$0.00	\$4,408.00	\$17,245.00	\$15,250.00	\$0.00	\$15,250.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.002 JLT Properties LLC 1251 Madison Ave Mankato, MN 56001	Auditors Plat 29 N28' of Lot 2 (923 N Riverfront Dr) 0.00	NH	28.00	\$5,446.00	\$0.00	\$4,408.00	\$9,854.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.003 Southern MN Rentals LLC PO Box 387 Janesville, MN 56048	Auditors Plat 29 S38' of Lot 2 & N22' of Lot 3 (921 N Riverfront Dr)	NH	60.00	\$11,670.00	\$0.00	\$4,408.00	\$16,078.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.004 ES Properties LLC 100 Madison Ave Mankato, MN 56001	Auditors Plat 29 S44' of Lot 3 & all of Lot 4 0.00 0.00	NH	110.00	\$21,395.00	\$0.00	\$4,408.00	\$25,803.00	\$26,000.00	\$0.00	\$25,803.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.255.014 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Auditors Plat 29 Lot 5 Excluding 35' x 66' Triangle Lot 5 (No Address)	NH	10.00	\$1,945.00	\$0.00	\$0.00	\$1,945.00	\$7,000.00	\$0.00	\$1,945.00 10 years
					0.00					[1]
			\$194.50		\$110.22					
01.09.07.255.015 City of Mankato PO Box 3368 Mankato, MN 56002-3368	Auditors Plat 29 Beginning NW Corner of Lot 5 SW66' SE35' N..... Street Right of Way	NH	66.00	\$12,837.00	\$0.00	\$0.00	\$12,837.00	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					[1]
			\$194.50		\$110.22					
01.09.07.256.001 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato Lot 1 Block 128 (101 Madison Ave)	NH	66.00	\$12,837.00	\$0.00	\$2,126.28	\$14,963.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					[1]
			\$194.50		\$110.22					
01.09.07.256.002 Jepco Enterprises Inc 821 N Riverfront Dr Mankato, MN 56001	City of Mankato Lot 2 and N33' of Lot 3 Block 128 0.00	NH	99.00	\$19,255.50	\$4,815.51	\$3,611.08	\$27,682.09	\$27,250.00	\$0.00	\$27,250.00 10 years
					43.69					
			\$194.50		\$110.22					

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			Front Feet Cost/ft							
01.09.07.256.003 Lukas Dang 124 Savannah Ct Mankato, MN 56001	City of Mankato S33' of Lot 3 & All of Lots 4 & 5 Block 128 (104 E Vine St)	NH	85.00 CC= 165.00 \$194.50	\$16,532.50	\$0.00 0.00 \$110.22	\$2,126.28	\$18,658.78	\$43,500.00	\$0.00	\$18,658.78 10 years
01.09.07.376.013 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato Lots 6-10 Excluding Beg SW Corner Lot 6 E20'... (424 N Riverfront Dr)	NH	370.00 \$194.50	\$71,965.00	\$4,009.80 36.38 \$110.22	\$13,381.76	\$89,356.56	\$79,000.00	\$0.00	\$79,000.00 10 years
01.09.07.376.020 Ardent Mills LLC 175 S Third St Ste 920 Columbus, OH 43215	City of Mankato N8' of E100' of Lot 7 Block 5 & Part of Lot 7.. (302 N Riverfront Dr)	NH	214.00 \$194.50	\$41,623.00	\$3,865.42 35.07 \$110.22	\$8,964.48	\$54,452.90	\$31,250.00	\$0.00	\$31,250.00 10 years
01.09.07.376.022 Cargill Am Holdco LLC 175 S Third St Ste 920 Columbus, OH 43215	City of Mankato All of Lots 1-5 & Part Lots 6 & 7 Block 3.... (308 N Riverfront Dr)	NH	619.00 \$194.50	\$120,395.50	\$17,194.32 156.00 \$110.22	\$22,124.68	\$159,714.50	\$155,750.00	\$0.00	\$155,750.00 10 years
01.09.07.377.017 City of Mankato PO Box 3368 Mankato, MN 56002-3368	North MN River Trail Subdivision Reconciliation Park (100 N Riverfront Dr)	NH	341.49 \$194.50	\$66,419.81	\$7,252.48 65.80 \$110.22	\$3,611.08	\$77,283.36	\$40,000.00	\$0.00	\$40,000.00 10 years [1]
01.09.07.378.001 G & C Investments LLC PO Box 1026 Mankato, MN 56002	City of Mankato N22' of Lot 1 Block 17 Exc E34' of N22' (329 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$0.00	\$4,279.00	\$7,000.00	\$0.00	\$4,279.00 10 years
01.09.07.378.003 JZ Holdings LLC 31575 Baker St Kasota, MN 56050	City of Mankato Mid 1/3 of Lot 1 Block 17 (327 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,126.28	\$6,405.28	\$10,250.00	\$0.00	\$6,405.28 10 years
01.09.07.378.006 Daniel J Dinsmore 321 N Riverfront Dr Mankato, MN 56001	City of Mankato Mid 1/3 of Lot 2 Block 17 0.00	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,126.28	\$6,405.28	\$10,500.00	\$0.00	\$6,405.28 10 years

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet		Area (SY)					
			Cost/ft		Cost/SY					
01.09.07.378.010 Vonda K Herding 313 N Riverfront Dr Mankato, MN 56001	City of Mankato S24' of Lot 3 Block 17 0.00	NH	24.00	\$4,668.00	\$0.00	\$2,126.28	\$6,794.28	\$13,500.00	\$0.00	\$6,794.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.378.028 Dala LLC 23518 Hwy 60 Blvd Mazeppa , MN 55956	City of Mankato S20'2" OF LOT 4 Block 17 (311 N Riverfront Dr)	NH	45.83	\$8,913.94	\$0.00	\$4,252.56	\$13,166.50	\$12,000.00	\$0.00	\$12,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.378.013 Triple C Mankato LLC 307 N Riverfront Dr Mankato, MN 56001	City of Mankato S20' & 1/6 Feet Lot 4 Block 17 0.00	NH	20.17	\$3,923.07	\$0.00	\$2,126.28	\$6,049.35	\$9,000.00	\$0.00	\$6,049.35 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.378.014 Old Town Ventures LLP PO Box 206 Madison Lake, MN 56063-0206	City of Mankato Lot 5 Block 17 (301 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$7,377.60	\$20,214.60	\$21,500.00	\$16,810.04	\$37,024.64 15 years
					0.00					
			\$194.50		\$110.22					
01.09.07.378.025 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato S22' of Lot 2 and N42' of Lot 3 Block 17 (No Address)	NH	64.00	\$12,448.00	\$4,871.72	\$0.00	\$17,319.72	\$14,500.00	\$0.00	\$14,500.00 10 years
					44.20					
			\$194.50		\$110.22					[1]
01.09.07.378.026 Mary McClure 325 N Riverfront Dr Mankato, MN 56001	City of Mankato S 1/3 of Lot 1 and N 1/3 of Lot 2 Block 17 0.00	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$11,250.00	\$0.00	\$10,684.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.379.010 Brennan Properties of Minnesota LLC 201 N Riverfront Dr #210 Mankato, MN 56001	Bridge Plaza Lot 1A Block 1 (201 N Riverfront Dr) 0.00	NH	218.90 CC= 298.90	\$42,576.05	\$3,991.07	\$0.00	\$46,567.12	\$77,250.00	\$0.00	\$46,567.12 10 years
					36.21					
			\$194.50		\$110.22					
01.09.07.380.005 Blue Earth County PO Box 3524 Mankato, MN 56002-3524	Key City Renewal First Addition Less .19A Hwy & Lots 1, 2 & 3.... (100 E Main St)	NH	277.75	\$54,022.38	\$4,474.93	\$0.00	\$58,497.31	\$60,000.00	\$0.00	\$58,497.31 10 years
					40.60					
			\$194.50		\$110.22					

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet Cost/ft							
01.09.07.401.003 Fraternal Order of Eagles 269 708 N Riverfront Dr Mankato, MN 56001	City of Mankato Lots 6, 7 & S36' of Lot 8 Block 130 & E 1/2 Vacated Alley Adjacent	NH	88.00 CC= 168.00	\$17,116.00	\$2,701.49 24.51 \$110.22	\$8,964.48	\$28,781.97	\$26,250.00	\$0.00	\$26,250.00 10 years
01.09.07.402.002 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N41' of Lot 10 Block 1 (630 N Riverfront Dr)	NH	41.00 \$194.50	\$7,974.50	\$0.00 0.00 \$110.22	\$0.00	\$7,974.50	\$3,000.00	\$0.00	\$3,000.00 10 years
01.09.07.402.007 Bruce M Bomier Revocable Trust 3430 Rum River Dr Anoka, MN 55303	City of Mankato S 1/2 of Lot 7 Block 1 (610 N Riverfront Dr)	NH	33.00 \$194.50	\$6,418.50	\$0.00 0.00 \$110.22	\$2,823.44	\$9,241.94	\$9,500.00	\$0.00	\$9,241.94 10 years
01.09.07.402.008 Mogwai LLC 201 N Riverfront Dr Unit 230 Mankato, MN 56001	City of Mankato N 1/3 of Lot 6 Block 1 (606 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$8,500.00	\$0.00	\$7,102.44 10 years
01.09.07.402.009 Randall F & Rachel K Wood 819 Baker Ave Mankato, MN 56001	City of Mankato Mid 1/3 of Lot 6 Block 1 (604 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$13,500.00	\$0.00	\$7,102.44 10 years
01.09.07.402.010 Gerry L Voth 114 W Elm St Mankato, MN 56001	City of Mankato S 1/3 of Lot 6 Block 1 (602 N Riverfront Dr)	NH	22.00 \$194.50	\$4,279.00	\$0.00 0.00 \$110.22	\$2,823.44	\$7,102.44	\$9,250.00	\$0.00	\$7,102.44 10 years
01.09.07.402.013 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N36' of E98.3' of Lot 8 and S50' of E82.9' of Lot 9 ... (622 N Riverfront Dr)	NH	86.00 \$194.50	\$16,727.00	\$4,628.14 41.99 \$110.22	\$2,823.44	\$24,178.58	\$12,750.00	\$0.00	\$12,750.00 10 years
01.09.07.402.014 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato N 1/2 of Lot 7 and S30' of E98.3' of Lot 8 Block 1 (614 N Riverfront Dr)	NH	63.00 \$194.50	\$12,253.50	\$5,065.71 45.96 \$110.22	\$0.00	\$17,319.21	\$11,750.00	\$0.00	\$11,750.00 10 years

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			Front Feet							
01.09.07.402.017 Fishgil Properties LLC 1400 Madison Ave Ste 730 Mankato, MN 56001	City of Mankato S25' of Lot 10 & N16' of Lot 9 Block 1 (626 N Riverfront Dr)	NH	41.00	\$7,974.50	\$0.00	\$2,823.44	\$10,797.94	\$11,750.00	\$0.00	\$10,797.94 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.403.001 Strange Development LLC & Mogwai Lir 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato N 2/3 of Lot 10 Block 2 (530 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$11,787.92	\$20,345.92	\$11,500.00	\$0.00	\$11,500.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.403.006 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato Lot 7 Block 2 (512 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$11,246.20	\$24,083.20	\$15,000.00	\$0.00	\$15,000.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.403.007 Fisher Exchange LLC 201 N Riverfront Dr #230 Mankato, MN 56001	City of Mankato N 1/2 of Vacated Spring Street Adjacent and.... (502 N Riverfront Dr)	NH	106.00	\$20,617.00	\$3,578.84	\$12,354.00	\$36,549.84	\$24,250.00	\$0.00	\$24,250.00 10 years
			\$194.50		32.47					
					\$110.22					
01.09.07.403.008 NRS II Inc 7153 Northland Dr N Brooklyn Park, MN 55428	City of Mankato Lot 8 & S1/3 of Lot 9 Block 2 (514 N Riverfront Dr)	NH	88.00	\$17,116.00	\$3,244.88	\$2,823.44	\$23,184.32	\$27,000.00	\$0.00	\$23,184.32 10 years
			\$194.50		29.44					
					\$110.22					
01.09.07.403.010 Michael Owens & Hannah Brandts 2136 W Richway Dr Albert Lea, MN 56007	City of Mankato N 2/3 of Lot 9 & S 1/3 of Lot 10 Block 2 (524 N Riverfront Dr)	NH	66.00	\$12,837.00	\$0.00	\$2,823.44	\$15,660.44	\$18,500.00	\$0.00	\$15,660.44 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.404.001 GTR2 LLC 1009 9th Ave S Saint Cloud, MN 56301	City of Mankato Lot 1 & N 1/3 of Lot 2 Block 129 (729 N Riverfront Dr)	NH	88.00	\$17,116.00	\$5,927.63	\$2,126.28	\$25,169.91	\$24,500.00	\$0.00	\$24,500.00 10 years
			\$194.50		53.78					
					\$110.22					
01.09.07.404.003 Tajones Properties LLC 701 N Riverfront Dr Mankato, MN 56001	City of Mankato Lot 5 Block 129 (701 N Riverfront Dr)	NH	66.00	\$12,837.00	\$2,942.87	\$7,377.60	\$23,157.47	\$15,500.00	\$0.00	\$15,500.00 10 years
			\$194.50		26.70					
					\$110.22					

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.404.016 Covenant Family Church 709 N Riverfront Dr Mankato, MN 56001	City of Mankato S44' of Lot 2 and all of Lots 3, 4 & 8 Block 129 0.00	NH	176.00	\$34,232.00	\$6,089.66	\$7,377.60	\$47,699.26	\$43,250.00	\$0.00	\$43,250.00 10 years
					55.25					
			\$194.50		\$110.22					
01.09.07.405.001 Neitzel Properties LLC (Cfd) 1128 Marsh St Mankato, MN 56001	City of Mankato N34' of Lot 1 Block 20 (629 N Riverfront Dr)	NH	34.00	\$6,613.00	\$0.00	\$2,126.28	\$8,739.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.002 DV Capital LLC 1110 Albany Place SE Orange City, IA 51041	City of Mankato S32' of Lot 1 and N34' of Lot 2 Block 20 (623 N Riverfront Dr)	NH	66.00	\$12,837.00	\$3,973.43	\$7,377.60	\$24,188.03	\$15,250.00	\$0.00	\$15,250.00 10 years
					36.05					
			\$194.50		\$110.22					
01.09.07.405.003 DV Capital LLC 1110 Albany Place SE Orange City, IA 51041	City of Mankato S32' of Lot 2 and N20' of Lot 3 Block 20 (619 N Riverfront Dr)	NH	52.00	\$10,114.00	\$0.00	\$2,126.28	\$12,240.28	\$20,250.00	\$0.00	\$12,240.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.004 Community Bank Mankato Custodian 300 St Andrews Dr Mankato, MN 56001	City of Mankato S46' of Lot 3 Block 20 (613 N Riverfront Dr)	NH	46.00	\$8,947.00	\$0.00	\$2,126.28	\$11,073.28	\$19,250.00	\$0.00	\$11,073.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.005 Evoke Interiors LLC 1026 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 4 Block 20 (611 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$9,503.88	\$13,782.88	\$19,500.00	\$0.00	\$13,782.88 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.006 Market Properties Management LLC 1036 Oak Terrace Dr North Mankato, MN 56003	City of Mankato S 2/3 of Lot 4 Block 20 (607 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$14,500.00	\$0.00	\$10,684.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.405.007 Market Properties Management LLC 1036 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 5 Block 20 (605 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$7,750.00	\$0.00	\$7,750.00 10 years
					0.00					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

[1] City-owned parcels are listed on this roll to show the benefit they receive from the improvement and the related amount allocated to the City as a property owner.

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CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.405.008 Rinehart Enterprises LLC PO Box 248 Mankato, MN 56002	City of Mankato Mid 1/3 of Lot 5 Block 20 (603 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$13,750.00	\$0.00	\$11,656.60 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.405.009 Rinehart Enterprises LLC PO Box 248 Mankato, MN 56002	City of Mankato S 1/3 of Lot 5 Block 20 (601 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$7,000.00	\$0.00	\$6,405.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.406.001 Randy C & Laurel J Ballman 33005 480th St Kasota, MN 56050	City of Mankato N 1/3 of Lot 1 Block 19 (529 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$7,000.00	\$0.00	\$7,000.00 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.406.004 DG Properties LLC PO Box 1026 Mankato, MN 56002	City of Mankato N 2/3 of Lot 2 Block 19 (523 N Riverfront Dr)	NH	44.00	\$8,558.00	\$0.00	\$2,126.28	\$10,684.28	\$16,000.00	\$0.00	\$10,684.28 10 years
			\$194.50		0.00					
					\$110.22					
01.09.07.406.009 501 N Riverfront LLC 310 4th Ave S Ste 5010 Minneapolis, MN 55415	City of Mankato W90.5' of S41' of Lot 5 Block 19 (501 N Riverfront Dr)	NH	41.00	\$7,974.50	\$3,352.08	\$2,126.28	\$13,452.86	\$7,000.00	\$0.00	\$7,000.00 10 years
			\$194.50		37.63					
					\$89.08					
01.09.07.406.026 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato S44' of Lot 1 Block 19 (No Address)	NH	44.00	\$8,558.00	\$0.00	\$0.00	\$8,558.00	\$10,000.00	\$0.00	\$8,558.00 10 years
			\$194.50		0.00					
					\$110.22					[1]
01.09.07.406.027 Frost Enterprises LLC 515 N Riverfront Dr Suite 110 Mankato, MN 56001	E.D.Bruner Plat S22' Lot 2, Lot 3, Lot 4, N25' Lot 5 Block 19 Lying NE of Line Beg....	NH	88.56	\$17,224.92	\$2,004.90	\$9,503.88	\$28,733.70	\$37,500.00	\$0.00	\$28,733.70 15 years
			\$194.50		18.19					
					\$110.22					
01.09.07.406.028 Skyway Property Holdings LLC 201 N Riverfront Dr #230 Mankato, MN 56001	E.D.Bruner Plat S22' Lot 2, Lot 3, Lot 4, N25' Lot 5 Block 19.... (507 N Riverfront Dr)	NH	90.77	\$17,654.77	\$0.00	\$7,377.60	\$25,032.37	\$29,000.00	\$0.00	\$25,032.37 10 years
			\$194.50		0.00					
					\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet	Cost/ft						
01.09.07.407.001 B & K Property LLC 429 N Riverfront Dr Mankato, MN 56001	City of Mankato W100' of Lot 1 Block 18 0.00	NH	66.00	\$12,837.00	\$0.00	\$2,126.28	\$14,963.28	\$7,000.00	\$0.00	\$7,000.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.005 Bellissimo Painting and Coatings LLC 417 N Riverfront Dr Mankato, MN 56001	City of Mankato N 1/3 of Lot 3 Block 18 0.00	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$9,500.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.006 Portkey 415 LLC 1010 Oak Terrace Dr North Mankato, MN 56003	City of Mankato Mid 1/3 of Lot 3 Block 18 (415 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$13,250.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.007 Rick & Mary Hanna 217 Lincoln St Mankato, MN 56001	City of Mankato S 1/3 of Lot 3 Block 18 (413 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$7,377.60	\$11,656.60	\$10,250.00	\$0.00	\$10,250.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.008 Kale T Dregler 411 N Riverfront Dr Apt 3 Mankato, MN 56001	City of Mankato N 1/3 of Lot 4 Block 18 (411 N Riverfront Dr)	H	22.00	\$2,931.50	\$0.00	\$7,377.60	\$10,309.10	\$15,000.00	\$0.00	\$10,309.10 10 years
					0.00					
			\$133.25		\$89.08					
01.09.07.407.011 Portkey 405 LLC 1010 Oak Terrace Dr North Mankato, MN 56003	City of Mankato N 1/3 of Lot 5 Block 18 (405 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$13,000.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.012 Deep Valley Properties LLC PO Box 815 Mankato, MN 56002	City of Mankato Mid 1/3 of Lot 5 Block 18 (403 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$14,500.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.013 Silas Mauk & Patricia Salmon 227 Buchannon St N Waterville, MN 56096	City of Mankato S 1/3 of Lot 5 Block 18 (401 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$2,126.28	\$6,405.28	\$8,750.00	\$0.00	\$6,405.28 10 years
					0.00					
			\$194.50		\$110.22					

Riverfront Drive Reconstruction

City Project No. 10994

Final Assessment Roll

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Total	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet							
01.09.07.407.026 Mark H Lachmiller 409 N Riverfront Dr Mankato, MN 56001-9278	City of Mankato N22' of S44' of Lot 4 Block 18 0.00	H	22.00	\$2,931.50	\$0.00	\$7,377.60	\$10,309.10	\$10,750.00	\$0.00	\$10,309.10 10 years
					0.00					
			\$133.25		\$89.08					
01.09.07.407.027 Mark H Lachmiller 409 N Riverfront Dr Mankato, MN 56001-9278	City of Mankato S22' of Lot 4 Block 18 (407 N Riverfront Dr)	NH	22.00	\$4,279.00	\$0.00	\$4,408.00	\$8,687.00	\$10,750.00	\$0.00	\$8,687.00 10 years
					0.00					
			\$194.50		\$110.22					
01.09.07.407.028 City of Mankato PO Box 3368 Mankato, MN 56002-3368	City of Mankato Lot 2 Block 18 (No Address)	NH	66.00	\$12,837.00	\$7,315.30	\$0.00	\$20,152.30	\$15,000.00	\$0.00	\$15,000.00 10 years
					66.37					
			\$194.50		\$110.22					[1]

W 7th Street Reconstruction

City Project No. 11078

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$4,498.48	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.08.13.334.005 Church of St Joseph the Worker 816 Hubbell Ave Mankato, MN 56001	West Mankato Lots 2 to 15 Block 163 Church/School/Rectory	NH	257.00	\$49,986.50	\$40,082.20	\$8,209.64	\$98,278.34	\$38,750.00	\$ 6,105.50	\$44,855.50 10 yrs
					428.00					
			\$194.50		\$93.65					
01.08.13.335.001 Tyler John Bruggeman 329 W 7th St Mankato, MN 56001	West Mankato East 7 Feet of Vacated Hubbell Avenue Adjacent and Lot 18 Block 164	H	57.00	\$7,595.25	\$0.00	\$4,498.48	\$12,093.73	\$8,500.00	\$ -	\$8,500.00 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.335.002 Jason Hornick 327 W Seventh St Mankato, MN 56001	West Mankato Lot 17 Block 164 0.00	H	50.00	\$6,662.50	\$0.00	\$4,498.48	\$11,160.98	\$8,500.00	\$ 6,967.08	\$15,467.08 15 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.335.003 Matthew R Zimmerman 325 W 7th St Mankato, MN 56001	West Mankato Lot 16 Block 164 0.00	H	50.00	\$6,662.50	\$0.00	\$4,498.48	\$11,160.98	\$8,500.00	\$ -	\$8,500.00 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.335.004 Charles K & Kathleen Piehl 321 W 7th St Mankato, MN 56001	West Mankato West Half of Lot 14 and all of Lot 15 Block 164	H	75.00	\$9,993.75	\$0.00	\$4,498.48	\$14,492.23	\$8,500.00	\$ 1,510.25	\$10,010.25 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.335.005 Samantha Amberg 309 W 7th St Mankato, MN 56001	West Mankato Lot 13 and East Half of Lot 14 Block 164	H	75.00	\$9,993.75	\$0.00	\$4,498.48	\$14,492.23	\$8,500.00	\$ -	\$8,500.00 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.335.006 Donna M Johnson 305 W 7th St Mankato, MN 56001	West Mankato Excluding RR Lots 11 & 12 Block 164 0.00	H	33.33 CC= 100.00	\$4,441.22	\$0.00	\$4,498.48	\$8,939.70	\$8,500.00	\$ -	\$8,500.00 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.332.015 Rebecca A Brudwick 718 Owatonna St Mankato, MN 56001	West Mankato Excluding North 66 Feet of Lots 7 and 8 Block 167	H	33.33 CC= 100.00	\$4,441.22	\$2,587.55	\$4,498.48	\$11,527.25	\$8,500.00	\$ -	\$8,500.00 10 yrs
					27.63					
			\$133.25		\$93.65					

W 7th Street Reconstruction

City Project No. 11078

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$4,498.48	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.08.13.334.001 Michael R Howard 431 W 7th St Mankato, MN 56001	West Mankato Lot 18 Block 163 0.00	H	50.00	\$6,662.50	\$0.00	\$4,498.48	\$11,160.98	\$8,500.00	\$ -	\$8,500.00 10 yrs
01.08.13.334.002 Barbara E Sweiger 425 W Seventh St Mankato, MN 56001	West Mankato Lot 17 Block 163 0.00	H	50.00	\$6,662.50	\$0.00	\$4,498.48	\$11,160.98	\$8,500.00	\$ -	\$8,500.00 10 yrs
01.08.13.334.003 Church of St Joseph the Worker 816 Hubbell Ave Mankato, MN 56001	West Mankato Lot 16 Block 163 Convent (423 W 7th St)	NH	50.00	\$9,725.00	\$0.00	\$2,075.24	\$11,800.24	\$10,250.00	\$ 5,039.75	\$15,289.75 10 yrs
01.08.13.331.009 Mark C Henrich 713 Sibley St Mankato, MN 56001-2159	West Mankato Lots 1 and 2 and West 20 Feet of Lot 3 Block 168 (711 Sibley St)	H	120.00	\$15,990.00	\$0.00	\$4,498.48	\$20,488.48	\$9,000.00	\$ -	\$9,000.00 10 yrs
01.08.13.331.010 Warren & Theresa Michels 418 W 7th St Mankato, MN 56001	West Mankato East 30 Feet of Lot 3 and West 3/5 of Lot 4 Block 168	H	60.00	\$7,995.00	\$0.00	\$4,498.48	\$12,493.48	\$9,000.00	\$ -	\$9,000.00 10 yrs
01.08.13.331.011 Matthew & Sarah Payne 412 W 7th St Mankato, MN 56001-2130	West Mankato East 2/5 of Lot 4 and West 4/5 of Lot 5 Block 168	H	60.00	\$7,995.00	\$2,718.66	\$4,498.48	\$15,212.14	\$8,500.00	\$ 4,278.00	\$12,778.00 10 yrs
01.08.13.331.012 Debra Terry & Madalyn Otto 408 W 7th St Mankato, MN 56001	West Mankato East 1/5 of Lot 5 and all of Lot 6 Block 168	H	60.00	\$7,995.00	\$2,271.95	\$4,498.48	\$14,765.43	\$8,500.00	\$ -	\$8,500.00 10 yrs
01.08.13.331.013 Julie M Cline 406 W 7th St Mankato, MN 56001	West Mankato Lot 7 Block 168 0.00	H	50.00	\$6,662.50	\$0.00	\$4,498.48	\$11,160.98	\$8,500.00	\$ 4,900.00	\$13,400.00 10 yrs

W 7th Street Reconstruction

City Project No. 11078

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$4,498.48	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet		Area (SY)					
01.08.13.332.009 John C Reed Jr & Amy N Vokal 330 W 7th St Mankato, MN 56001	West Mankato East 7 Feet of Vacated Hubbell Avenue Adjacent Lot 1 Block 167	H	57.00	\$7,595.25	\$2,647.49	\$4,498.48	\$14,741.22	\$8,500.00	\$ -	\$8,500.00 10 yrs
					28.27					
			\$133.25		\$93.65					
01.08.13.331.014 Benjamin M Kiecker 402 W 7th St Mankato, MN 56001	West Mankato West 7 Feet of Vacated Hubbell Avenue Adjacent Lot 8 Block 168	H	57.00	\$7,595.25	\$0.00	\$4,498.48	\$12,093.73	\$8,500.00	\$ -	\$8,500.00 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.332.010 Jason E Freeberg 326 W 7th St Mankato, MN 56001	West Mankato Lot 2 and West 10 Feet of Lot 3 Block 167	H	60.00	\$7,995.00	\$2,650.30	\$4,498.48	\$15,143.78	\$8,500.00	\$ -	\$8,500.00 10 yrs
					28.30					
			\$133.25		\$93.65					
01.08.13.332.011 Penelope L Herickhoff 320 W 7th St Mankato, MN 56001	West Mankato Excluding West 10 Feet of Lot 3 & Excluding East 16 Feet of Lot 4 Block 167	H	74.00	\$9,860.50	\$2,100.57	\$4,498.48	\$16,459.55	\$8,500.00	\$ 4,270.00	\$12,770.00 10 yrs
					22.43					
			\$133.25		\$93.65					
01.08.13.332.012 Carrie E Lien 316 W 7th St Mankato, MN 56001	West Mankato East 16 Feet of Lot 4 and all of Lot 5 Block 167	H	66.00	\$8,794.50	\$0.00	\$4,498.48	\$13,292.98	\$8,500.00	\$ 5,290.00	\$13,790.00 10 yrs
					0.00					
			\$133.25		\$93.65					
01.08.13.332.013 Gregory Wilkins 312 W 7th St Mankato, MN 56001	West Mankato Lot 6 Block 167 0.00	H	50.00	\$6,662.50	\$0.00	\$4,498.48	\$11,160.98	\$8,500.00	\$ -	\$8,500.00 10 yrs
					0.00					
			\$133.25		\$93.65					

Germania Park Phase 5 Reconstruction

City Project No. 11114

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.09.06.328.003 Silas Danielson 124 Viking Ct Mankato, MN 56001	Columbia Park Addition Lot 15 Block 6 (2005 7th Avenue)	H	50.00	\$2,288.00	\$2,452.24	\$4,751.30	\$9,491.54	\$7,500.00	\$ -	\$7,500.00 10 yrs
					56.00					
			\$45.76		\$43.79					
01.09.06.327.009 Ryan J T Garver & Angela G Blais 2008 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 2 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ 5,995.00	\$13,034.30 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.186.002 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition Lots 9 & North 15 Feet of Lot 10 Block 22 (2121 7th Ave)	NH	65.00	\$4,407.65	\$2,802.56	\$4,751.30	\$11,961.51	\$7,500.00	\$ -	\$7,500.00 10 yrs
					64.00					
			\$67.81		\$43.79					
01.09.06.186.003 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition South 35 Feet of Lot 10 and all of Lots 11 and 12 Block 22 (No Address)	NH	139.00	\$9,425.59	\$0.00	\$0.00	\$9,425.59	\$7,500.00	\$ -	\$7,500.00 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.328.016 Bethany Larow 2011 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 14 Block 6 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ -	\$7,039.30 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.327.008 Jay Pappas 1028 N Riverfront Dr Mankato, MN 56001	Columbia Park Addition Lot 3 Block 7 (2012 7th Ave)	H	50.00	\$2,288.00	\$1,269.91	\$4,751.30	\$8,309.21	\$7,500.00	\$ -	\$7,500.00 10 yrs
					29.00					
			\$45.76		\$43.79					
01.09.06.181.005 Kirk Saiki & Karen Willaert 1315 E Main Street Mankato, MN 56001	Germania Park Addition Lots 15 & 16 Block 20 and West Half of Vacated Alley Adj (2209 8th Ave)	NH	60.00 CC= 140.00	\$4,068.60	\$0.00	\$0.00	\$4,068.60	\$9,000.00	\$ -	\$4,068.60 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.328.004 Tammy & Wendi Walania 626 Harper St Mankato, MN 56001	Columbia Park Addition Lot 16 Block 6 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ -	\$7,039.30 10 yrs
					0.00					
			\$45.76		\$109.45					

Germania Park Phase 5 Reconstruction

City Project No. 11114

Final Assessment Roll

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.09.06.327.010 Deborah L Olson 2004 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 1 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ 4,300.00	\$11,339.30 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.327.003 Duwayne M & Melody F Roberts 2001 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 16 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$0.00	\$2,288.00	\$7,500.00	\$ -	\$2,288.00 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.181.015 Randy L & Donna Johnson 2202 Seventh Ave Mankato, MN 56001	Germania Park Addition Lots 1 thru 4 Block 20 and East Half of Vacated Alley Adjacent	H	140.00	\$6,406.40	\$4,788.44	\$4,751.30	\$15,946.14	\$7,500.00	\$ 10,800.00	\$18,300.00 10 yrs
					43.75					
			\$45.76		\$109.45					
01.09.06.328.015 Derek Cruz 2017 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 13 Block 6 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ 2,242.50	\$9,281.80 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.327.007 Justin Kemp 2014 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 4 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ -	\$7,039.30 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.327.006 William J Olson 2018 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 5 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ -	\$7,039.30 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.328.013 Thomas J & Lynn M Meyer 2021 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lots 11 and 12 Block 6 0.00	H	100.00	\$4,576.00	\$4,880.38	\$4,751.30	\$14,207.68	\$7,500.00	\$ 2,535.00	\$10,035.00 10 yrs
					44.59					
			\$45.76		\$109.45					
01.09.06.327.005 Benjamin A Werner 2020 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 6 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$4,751.30	\$7,039.30	\$7,500.00	\$ -	\$7,039.30 10 yrs
					0.00					
			\$45.76		\$109.45					

Germania Park Phase 5 Reconstruction

City Project No. 11114

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.09.06.328.001 Grace Baptist Church 600 Lind St Mankato, MN 56001	Columbia Park Addition Lots 7, 8, 9 and 10 Block 6 (2028 6th Ave)	NH	300.00 CC= 380.00 \$67.81	\$20,343.00	\$0.00 0.00 \$116.00	\$0.00	\$20,343.00	\$12,500.00	\$ -	\$12,500.00 10 yrs
01.09.06.327.004 Christopher John Harmon 2032 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lots 7 and 8 Block 7 0.00	H	160.00 CC= 240.00 \$45.76	\$7,321.60	\$1,927.64 44.02 \$43.79	\$4,751.30	\$14,000.54	\$9,000.00	\$ -	\$9,000.00 10 yrs
01.09.06.185.011 Roger & Kathleen Albrecht 2100 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 1 and South 10 Feet Lot 2 Block 10 0.00	H	120.00 CC= 200.00 \$45.76	\$5,491.20	\$5,700.16 52.08 \$109.45	\$4,751.30	\$15,942.66	\$9,000.00	\$ 10,164.00	\$19,164.00 10 yrs
01.09.06.185.004 Kenneth D & Cynthia L Mead 2113 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 3 Block 10 0.00	H	23.70 \$45.76	\$1,084.51	\$0.00 0.00 \$109.45	\$0.00	\$1,084.51	\$9,000.00	\$ -	\$1,084.51 10 yrs
01.09.06.185.010 Michael Flynn & Carol Flynn 2104 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 2 Block 10 Excluding South 10 Feet Thereof (No Address)	H	28.30 \$45.76	\$1,295.01	\$0.00 0.00 \$109.45	\$0.00	\$1,295.01	\$7,500.00	\$ -	\$1,295.01 10 yrs
01.09.06.186.004 Michel Family Rev Living Trust 3105 SW Court Ave Ankeny, IA 50023	Columbia Park Addition Lots 3 and 4 Excluding 25 Feet There of Block 11 (628 Lind St)	H	126.30 CC= 206.30 \$45.76	\$5,779.49	\$2,086.16 47.64 \$43.79	\$4,751.30	\$12,616.94	\$7,500.00	\$ -	\$7,500.00 10 yrs
01.09.06.186.006 Grace Baptist Church 600 Lind St Mankato, MN 56001	Columbia Park Addition Lots 1 and 2 and East 25 Feet of Lots 3 and 4 Block 11 (Church)	NH	100.00 CC= 180.00 \$67.81	\$6,781.00	\$0.00 0.00 \$116.00	\$0.00	\$6,781.00	\$20,750.00	\$ -	\$6,781.00 10 yrs
01.09.06.185.008 Michael Flynn & Carol Flynn 2104 7th Ave Mankato, MN 56001	Germania Park Addition Lot 1 Block 23 0.00	H	58.00 \$45.76	\$2,654.08	\$2,003.39 45.75 \$43.79	\$4,751.30	\$9,408.77	\$7,500.00	\$ 7,992.00	\$15,492.00 15 yrs

Germania Park Phase 5 Reconstruction

City Project No. 11114

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.09.06.185.003 Kenneth D & Cynthia L Mead 2113 Eighth Ave Mankato, MN 56001	Germania Park Addition Lot 12 Block 23 0.00	H	70.00	\$3,203.20	\$4,742.47	\$4,751.30	\$12,696.97	\$9,000.00	\$ -	\$9,000.00 10 yrs
					43.33					
			\$45.76		\$109.45					
01.09.06.185.012 Michel Family Rev Living Trust 3105 SW Court Ave Ankeny, IA 50023	Germania Park Addition Lot 4 and North Half of Lot 3 Block 23 (2120 7th Ave)	H	75.00	\$3,432.00	\$0.00	\$4,751.30	\$8,183.30	\$7,500.00	\$ -	\$7,500.00 10 yrs
					0.00					
			\$45.76		\$109.45					
01.09.06.186.001 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition Lots 7 and 8 Block 22 (2129 7th Ave)	NH	100.00	\$6,781.00	\$0.00	\$0.00	\$6,781.00	\$7,500.00	\$ -	\$6,781.00 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.185.006 Joy L Melvin 2126 7th Ave Mankato, MN 56001	Germania Park Addition Lots 5 and 6 Block 23 0.00	H	160.00 CC= 240.00	\$7,321.60	\$3,415.17	\$4,751.30	\$15,488.07	\$7,500.00	\$ -	\$7,500.00 10 yrs
			\$45.76		53.57					
					\$0.00					
01.09.06.185.001 Michel Family Rev Living Trust 3105 SW Court Ave Ankeny, IA 50023	Germania Park Addition Lots 7 to 10 Block 23 (2131 8th Ave)	NH	260.00 CC= 340.00	\$17,630.60	\$0.00	\$29,969.30	\$47,599.90	\$80,000.00	\$ -	\$47,599.90 10 yrs
			\$67.81		0.00					
					\$116.00					
01.09.06.185.014 Grace Baptist Church of Mankato MN 600 Lind St Mankato, MN 56001	Germania Park Addition Lots 2 and 11 and South Half of Lot 3 Block 23 (No Address)	NH	125.00	\$8,476.25	\$0.00	\$0.00	\$8,476.25	\$9,000.00	\$ -	\$8,476.25 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.003 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 3 Block 1 (2120/2122 8th Ave)	NH	68.00	\$4,611.08	\$0.00	\$13,696.24	\$18,307.32	\$20,000.00	\$ -	\$18,307.32 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.331.015 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Columbia Park Addition Lot 4 Block 10 (2101 8th Avenue)	NH	110.00 CC= 190.00	\$7,459.10	\$0.00	\$0.00	\$7,459.10	\$9,000.00	\$ -	\$7,459.10 10 yrs
			\$67.81		0.00					
					\$116.00					

Germania Park Phase 5 Reconstruction

City Project No. 11114

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.09.06.334.010 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 10 Block 1 (2016/2018 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.005 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 5 Block 1 (2108/2110 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.012 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 12 Block 1 (2004/2006 8th Ave)	NH	102.49	\$6,949.85	\$0.00	\$13,696.24	\$20,646.09	\$20,000.00	\$ -	\$20,000.00 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.011 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 11 Block 1 (2010/2012 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.006 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 6 Block 1 (2102/2104 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.008 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 8 Block 1 (2028/2030 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.007 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 7 Block 1 (2034/2036 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.004 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 4 Block 1 (2114 8th Ave)	NH	106.43	\$7,217.02	\$0.00	\$13,696.24	\$20,913.26	\$20,000.00	\$ -	\$20,000.00 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.002 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 2 Block 1 (2126/2128 8th Ave)	NH	68.00	\$4,611.08	\$0.00	\$13,696.24	\$18,307.32	\$20,000.00	\$ -	\$18,307.32 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.334.001 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 1 Block 1 (2132/2134 8th Ave)	NH	80.01	\$5,425.48	\$0.00	\$13,696.24	\$19,121.72	\$20,000.00	\$ -	\$19,121.72 10 yrs
					0.00					
			\$67.81		\$116.00					

Germania Park Phase 5 Reconstruction

City Project No. 11114

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services Amount	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet		Area (SY)					
01.09.06.334.009 Quarry View I LLC (Cfd) 200 Essex Rd Mankato, MN 56001	Quarry View Addition Lot 9 Block 1 (2022/2024 8th Ave)	NH	63.00	\$4,272.03	\$0.00	\$13,696.24	\$17,968.27	\$20,000.00	\$ -	\$17,968.27 10 yrs
					0.00					
			\$67.81		\$116.00					
01.09.06.331.016 Southwest Minnesota Housing Partnership 2401 Broadway Ave Slayton, MN 56172	Columbia Park Addition Lots 9-15 Block 7 (No Address)	NH	410.00	\$27,802.10	\$0.00	\$95,873.66	\$123,675.76	\$140,000.00	\$ -	\$123,675.76 10 yrs
			CC=		0.00					
			490.00		\$116.00					
			\$67.81							

Woodshire Drive Reconstruction

City Project No. 11120

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage											
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$4,557.12	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment	
			Front Feet		Area (SY)						
			cost/ft		Cost/SY						
01.09.08.376.014 Richard A Krenz 211 Woodshire Dr Mankato, MN 56001	Marsh and Brothers Add North 74.5 Feet of South 223.5 Feet of West 145 Feet of Lot 20	H	50.79	\$6,767.77	\$3,610.66	\$4,557.12	\$14,935.55	\$8,500.00	\$0.00	\$8,500.00 10 yrs	
					40.78						
			\$133.25		\$88.54						
01.09.08.309.010 Eduardo & Jennifer Ek 230 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 17 0.00 0.00	H	112.00	\$14,924.00	\$3,568.16	\$4,557.12	\$23,049.28	\$12,000.00	\$0.00	\$12,000.00 10 yrs	
					40.30						
			\$133.25		\$88.54						
01.09.08.376.001 Donald L & Lynn S Gerrish 227 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add West 10 Feet of Lot 9 and all of Lot 10 0.00	H	102.60	\$13,671.45	\$2,806.72	\$0.00	\$16,478.17	\$8,500.00	\$0.00	\$8,500.00 10 yrs	
					31.70						
			\$133.25		\$88.54						
01.09.08.376.004 Mary E Miller 219 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 11 0.00 0.00	H	178.00	\$23,718.50	\$1,513.15	\$4,557.12	\$29,788.77	\$8,500.00	\$0.00	\$8,500.00 10 yrs	
					17.09						
			\$133.25		\$88.54						
01.09.08.376.005 Blaise B & Carolyn A Schultz 215 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 12 0.00 0.00	H	74.80	\$9,967.10	\$637.49	\$4,557.12	\$15,161.71	\$8,500.00	\$0.00	\$8,500.00 10 yrs	
					7.20						
			\$133.25		\$88.54						
01.09.08.309.011 Todd A & Valerie L Drumm 224 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Excluding Highway Lot 16 0.00	H	194.10 CC= 274.10 \$133.25	\$25,863.83	\$1,140.40	\$4,557.12	\$31,561.34	\$12,750.00	\$9,108.50	\$21,858.50 10 yrs	
					12.88						
					\$88.54						
01.09.08.309.007 John Goranson & Julie Larsen 316 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 20 0.00 0.00	H	108.44	\$14,449.63	\$2,547.30	\$4,557.12	\$21,554.05	\$10,250.00	\$0.00	\$10,250.00 10 yrs	
					28.77						
			\$133.25		\$88.54						
01.09.08.309.012 Michael G & Ann M Wright 11 Maple Ln Mankato, MN 56001	Scheurers Knollcrest Add Lot 15 0.00 0.00	H	20.00	\$2,665.00	\$0.00	\$3,937.25	\$6,602.25	\$9,250.00	\$0.00	\$6,602.25 10 yrs	
					0.00						
			\$133.25		\$88.54						

Woodshire Drive Reconstruction

City Project No. 11120

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$4,557.12	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet cost/ft							
01.09.08.309.013 Benjamin P & Ashlee K Suker 7 Maple Ln Mankato, MN 56001	Scheurers Knollcrest Add Lot 14 0.00 0.00	H	125.00	\$16,656.25	\$1,072.22	\$3,937.25	\$21,665.72	\$8,500.00	\$0.00	\$8,500.00 10 yrs
					12.11					
			\$133.25		\$88.54					
01.09.08.309.014 Arthur P & Terri J Westphal 220 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 13 0.00 0.00	H	147.46 CC= 227.46	\$19,649.05	\$2,325.95	\$4,557.12	\$26,532.11	\$8,500.00	\$0.00	\$8,500.00 10 yrs
			\$133.25		\$88.54					
01.09.08.376.015 Bradley Leiferman & I Schutte 207 Woodshire Dr Mankato, MN 56001	Marsh and Brothers Add Mid 74.5 Feet of South 223.5 Feet of West 145 Feet of Lot 20	H	74.50	\$9,927.13	\$2,510.11	\$4,557.12	\$16,994.35	\$8,500.00	\$0.00	\$8,500.00 10 yrs
			\$133.25		\$88.54					
01.09.08.353.001 Twin Valley Council Boy Scouts 810 Madison Ave Mankato, MN 56001	Registered Land Survey 74 Lot D 0.00 0.00	NH	403.50 CC= 483.50	\$78,480.75	\$3,999.45	\$3,787.92	\$86,268.12	\$55,250.00	\$0.00	\$55,250.00 10 yrs
			\$194.50		\$104.78					
01.09.08.376.017 Adam P & Elizabeth C Sorensen 129 Woodshire Dr Mankato, MN 56001	Anderson and Smyths Subd Lot 1 Block 4 0.00	H	80.00	\$10,660.00	\$0.00	\$4,557.12	\$15,217.12	\$8,500.00	\$0.00	\$8,500.00 15 yrs
			\$133.25		\$88.54					
01.09.08.376.016 Gloria D Desantiago 201 Woodshire Dr Mankato, MN 56001	Marsh and Brothers Add South 74.5 Feet of South 223.5 Feet of West 145 Feet of Lot 20	H	74.50	\$9,927.13	\$930.56	\$4,557.12	\$15,414.80	\$8,500.00	\$0.00	\$8,500.00 10 yrs
			\$133.25		\$88.54					
01.09.08.309.009 Steven Vatndal & Anita Baerg-Vatndal 304 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 18 0.00 0.00	H	80.00	\$10,660.00	\$1,362.63	\$4,557.12	\$16,579.75	\$9,250.00	\$54,441.00	\$63,691.00 10 yrs
			\$133.25		\$88.54					
01.09.08.309.008 David Q & Darby Leigh Marsh 310 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 19 0.00 0.00	H	100.00	\$13,325.00	\$1,122.69	\$4,557.12	\$19,004.81	\$9,250.00	\$37,199.00	\$46,449.00 15 yrs
			\$133.25		\$88.54					

Woodshire Drive Reconstruction

City Project No. 11120

Final Assessment Roll

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage										
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$4,557.12	Policy Calculated Amount	Benefit Appraisal Amount	Requested Additional Work	Total Final Assessment
			Front Feet		Area (SY)					
			cost/ft		Cost/SY					
01.09.08.308.017 Spencer Allen & Stacy Nicole Olson 305 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 5 0.00 0.00	H	100.00	\$13,325.00	\$1,337.84	\$4,557.12	\$19,219.96	\$8,500.00	\$14,984.84	\$23,484.84 15 yrs
					15.11					
			\$133.25		\$88.54					
01.09.08.308.016 Robert L Beiswanger & Sarah Reichwald-Beiswanger 313 Woodshire Dr Mankato, MN 56001	Registered Land Survey 2 Lot B 0.00 0.00	H	100.00	\$13,325.00	\$0.00	\$4,557.12	\$17,882.12	\$9,250.00	\$21,706.00	\$30,956.00 15 yrs
					0.00					
			\$133.25		\$88.54					
01.09.08.309.006 Tony H Sadaka 320 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lot 21 0.00 0.00	H	73.00	\$9,727.25	\$0.00	\$4,557.12	\$14,284.37	\$12,000.00	\$0.00	\$12,000.00 10 yrs
					0.00					
			\$133.25		\$88.54					
01.09.08.308.015 Nicholas Long & Mikaila Thayer 319 Woodshire Dr Mankato, MN 56001	Registered Land Survey 2 Lot A 0.00 0.00	H	109.77	\$14,626.85	\$919.93	\$4,557.12	\$20,103.90	\$9,250.00	\$0.00	\$9,250.00 10 yrs
					10.39					
			\$133.25		\$88.54					
01.09.08.308.014 Kyle & Amy Ramaker 325 Woodshire Dr Mankato, MN 56001	Scheurers Knollcrest Add Lots 1 and 2 0.00 0.00	H	72.00	\$9,594.00	\$0.00	\$4,557.12	\$14,151.12	\$14,500.00	\$0.00	\$14,151.12 10 yrs
					0.00					
			\$133.25		\$88.54					

**Application and Authorization for Delayed Payment of
Special Assessments for Senior Citizens/Disability Homestead
Minnesota Statutes 435**

STATE OF MINNESOTA

COUNTY OF BLUE EARTH

Date: October 12, 2026

I, the undersigned, declare under penalties of perjury:

That I reside at 304 Woodshire Drive, Mankato, Minnesota 56001

That I am not less than 65 years of age and that the date of my birth is October 13, 1960.

Property Parcel Identification Number: R01.09.08.309.009

That I am the owner of the property legally described as (full legal description):

Lot 18, Schenckers Knollcrest Addition, Blue Earth County, Minnesota

That on October 12, 2026, I owned and occupied the above property as my homestead. That the special assessments duly adopted in ordinance by the City of Mankato on October 26, 2026 which have been allocated against the subject property would create undue personal hardship on my behalf, and I respectfully request that payment be delayed and that such taxes be so deferred beginning in year 20 27.



Owner's Signature



Spouse (if applicable)

The following section to be completed by City/Township:

I, _____, Clerk of the _____ of _____
in Blue Earth County, State of Minnesota, do hereby certify that the application of _____
above-named has been duly reviewed and that in accordance with the minutes of official record in said chambers
was duly ☐ APPROVED / ☐ DENIED as of _____.

That in accordance with approval granted, that the special assessment (project # and brief description of project)

levied on the affiant's subject property for collection, in the total amount of \$ _____, deferral
beginning in the year _____, should be so deferred with interest at the annual rate of _____%
until such time as it is deemed the applicant no longer qualifies or the property loses its eligibility.

Date: _____

City Clerk/Deputy

Order on Deferred Tax for Senior Citizen Homestead

I certify that I have reviewed the application of _____

herein-named, that it has been duly approved and that taxes levied for special assessments under the subject ordinance have been officially deferred in the total amount of \$ _____ subject to annual interest fixed at _____ % as recorded.

Date: _____

Director of Property and Environmental Resources
Blue Earth County

Completed application must be filed with Property and Environmental Resources by 12/31 in the year preceding first year of delayed payment of special assessment.

Drafted by:
Blue Earth County Property and Environmental Resources/Taxation
PO Box 3567
Mankato, MN 56002-3567



AGENDA RECOMMENDATION

Public Hearings 6. C.

City Council Regular Meeting

Meeting Date: 10/26/2026

Agenda Item:

Ordinances amending Chapter 10 of the Mankato City Code related to permitted and conditional uses for public housing units in the R-3, Limited Multiple-Family Dwelling District and the R-4, Multiple Family Dwelling District; by request of the City of Mankato.

Recommendation/Action(s):

At the September 23, 2026, meeting, the Planning Commission recommended the adoption of the ordinances amending Mankato City Code related to public housing units.

Summary:

The current R-3, Limited Multiple Dwelling District, and the R-4, Multiple-Family Dwelling District, codes outline that "Public housing units, including multiple-family dwelling units" may be considered by way of a conditional use permit.

Conditional use permits are meant to address land-use impacts unique to a use, such as traffic, noise, hours of operation, etc., not the funding source or tenant income of housing.

Extra hearings, timeline delay, and unpredictability for developers/housing authorities, all of which raise costs and discourage production, without providing meaningful land-use protections beyond what standard review can achieve.

As proposed, "public housing units" would be removed as a conditional use permit from City Code Section 10-166 and Section 10-202 and instead, the housing units will be classified under whatever the applicable review process is for comparable housing types (e.g., the same permitted-use category as multifamily/apartment housing).

Attachments

Ordinance regarding Public Housing Units in R-3

Ordinance regarding Public Housing Units in R-4

**CITY OF MANKATO
STATE OF MINNESOTA**

**ORDINANCE AMENDING CHAPTER 10, ARTICLE II, DIVISION 5, SECTION 10-166 TO
REMOVE “PUBLIC HOUSING UNITS” FROM THE LISTED CONDITIONAL USES IN THE
R-3, LIMITED MULTIPLE DWELLING DISTRICT**

WHEREAS, public housing units are inherently residential uses and definitionally fall within the existing classification of one-family, two-family, or multi-family dwelling units, and such residential dwellings are listed a permitted uses in the R-3, zoning district; and

WHEREAS, this amendment to the R-3, Limited Multiple Dwelling District removes the Conditional Use Permit standard for public housing units and allows them to be reviewed under the same conditions as any other residential dwelling type; and

WHEREAS, the Planning Commission of the City of Mankato submitted a finding stating the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council; and

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that City Code of Ordinances, Chapter 10, Article II, Division 5, Section 10-166 be and hereby is amended as follows:

Section 10-166 Conditional Uses.

Except as specifically limited herein, the following uses may be allowed in the R-3 district, subject to the regulations for conditional uses set forth in article XI, division 3, of this chapter:

- (12) Parking lots providing required off-street parking for a use permitted in a residential zoning district, provided the parking lot is within 500 feet of the main building of the use.
- ~~(13) Public housing units, including multifamily dwelling units.~~
- (13) Public utilities and essential service utility facilities and structures, as regulated in article x, division 2, of this chapter.

This ordinance shall, in accordance with the provisions of Sections 2.14 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Passed this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Rena Kopischke, MMC
City Clerk

**CITY OF MANKATO
STATE OF MINNESOTA**

**ORDINANCE AMENDING CHAPTER 10, ARTICLE II, DIVISION 6, SECTION 10-202 TO
REMOVE “PUBLIC HOUSING UNITS” FROM THE LISTED CONDITIONAL USES IN THE
R-4, MULTIPLE-FAMILY DWELLING DISTRICT**

WHEREAS, public housing units are inherently residential uses and definitionally fall within the existing classification of one-family, two-family, or multi-family dwelling units, and such residential dwellings are listed a permitted uses in the R-4, zoning district; and

WHEREAS, this amendment to the R-4, Multiple-Family Dwelling District removes the Conditional Use Permit standard for public housing units and allows them to be reviewed under the same conditions as any other residential dwelling type; and

WHEREAS, the Planning Commission of the City of Mankato submitted a finding stating the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council; and

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that City Code of Ordinances, Chapter 10, Article II, Division 6, Section 10-202 be and hereby is amended as follows:

Section 10-202 Conditional Uses.

Except as specifically limited herein, the following uses may be allowed in the R-4 district, subject to the regulations for conditional uses set forth in article XI, division 3, of this chapter:

- (14) Parking lots providing off-street parking for a use permitted in a residential zoning district, provided the parking lot is within 500 feet of the main building of the use.
- ~~(15) Public housing units, including multiple family dwelling units.~~
- (15) Public utilities and essential service utility facilities and structures, as regulated in article x, division 2, of this chapter.
- (16) Schools, public and private elementary, middle, and secondary.

This ordinance shall, in accordance with the provisions of Sections 2.14 of the Mankato City Charter, become effective thirty (30) days after publication of notice of its adoption.

Passed this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk