

**RESOLUTION APPROVING PROPERTY MANAGEMENT AGREEMENT
FOR BLUE EARTH COUNTY RAD/SECTION 18 UNITS**

WHEREAS, Blue Earth County (the “County”) owns and operates certain public housing units located throughout Blue Earth County, Minnesota, including (i) Breckenridge Apartments, a mixed-finance public housing development consisting of eighteen (18) units, of which nine (9) are public housing Annual Contributions Contract (ACC) units, and (ii) forty-seven (47) scattered site units (collectively, the “Development”); and

WHEREAS, the County previously acquired nineteen (19) scattered site public housing units pursuant to Section 18 of the United States Housing Act of 1937, as amended (the “Section 18 Units”), from the Economic Development Authority of Blue Earth County (the “BECEDA”) on September 30, 2025; and

WHEREAS, the BECEDA has received approval from the U.S. Department of Housing and Urban Development (“HUD”) to convert the remaining public housing units, including Breckenridge Apartments and the scattered site units, to long-term Section 8 assistance under HUD’s Rental Assistance Demonstration (“RAD”) program, together with a Section 18 blend (collectively, the “RAD/Section 18 Conversions”); and

WHEREAS, in connection with the RAD/Section 18 Conversions, the BECEDA will enter into four (4) RAD Section 8 Project-Based Voucher Housing Assistance Payments contracts (the “RAD PBV HAP Contracts”) and will act as contract administrator for the receipt of HUD subsidy; and

WHEREAS, the BECEDA administers a Housing Choice Voucher (HCV) program and has the administrative capacity to meet HUD requirements for the administration of RAD Project-Based Vouchers; and

WHEREAS, The Economic Development Authority of Mankato (MEDA) and the County desire to enter into a Property Management Agreement pursuant to which MEDA will manage and operate the units subject to the RAD/Section 18 Conversions (the “RAD/Section 18 Units”) in compliance with applicable HUD regulations and program requirements; and

WHEREAS, MEDA finds that entering into such a Property Management Agreement is in the best interests of the public and will ensure effective management and long-term viability of the RAD/Section 18 Units;

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of Mankato as follows:

1. The board of MEDA authorize the execution of the Property Management Agreement with the County, pursuant to which MEDA shall provide management and operational services for the RAD/Section 18 Units in accordance with RAD program requirements, HUD regulations, and the RAD PBV HAP Contracts.
2. The Executive Director, or their designee, is hereby authorized and directed, for and on behalf of the MEDA, to negotiate, execute, and deliver the Property Management Agreement and any related documents, instruments, and certifications, and to take all actions deemed necessary or appropriate to carry out the intent of this Resolution.

3. **Effective Date.** This Resolution shall become effective immediately upon its passage and without publication.

Adopted this 11th day of May, 2026.

Najwa Massad, Chairperson

ATTEST:

Susan MH Arntz, Executive Director