AGENDA

Housing & Redevelopment Authority
Monday, November 9, 2026
(following Council / EDA at 6 p.m.)
IGC - Council Chambers

1. **Call Meeting to Order**

2. **Approval of Agenda**

3. **Approval of Minutes**

   Housing & Redevelopment Authority Meeting of March 10, 2025

4. **Housing & Redevelopment Authority Business**

   A. Set date of Public Hearing to consider conveyance of all remaining HRA-owned properties to the City of Mankato.

6. **Adjournment**

MINUTES

Housing & Redevelopment Authority
Regular Meeting
March 10, 2025 - 5:50 p.m.
IGC - Mankato Room

1. **Call Meeting to Order**

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

Members Excused: Kevin Mettler.

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

2. **Approval of Agenda**

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

3. **Approval of Minutes**

Mr. Laven moved and Mr. Dieken seconded a motion to approve the minutes of the Housing and Redevelopment Authority Meeting of February 24, 2025, as written. The motion carried unanimously.

4. **Housing and Redevelopment Authority Business**

A. Ms. Bokelmann reported that on February 24, 2025, the City Council re-established the Housing and Redevelopment Authority for the City of Mankato (HRA) in accordance with Minnesota Statutes, Chapter 469 (the "Act") to convey or dispose of HRA-owned properties. She stated that the HRA owns a portfolio of 179 Section 9 Public Housing Program units, and the administration of the Public Housing program was transferred to the Economic Development Authority of Mankato (EDA) on June 8, 1998.

Ms. Bokelmann noted that the EDA approved the disposition of units from Section 9 Public Housing into a long-term, Project-Based, Section 8 Housing Choice Voucher rental assistance that provides a stable and predictable annual subsidy. She stated that both the EDA and the US Department of Housing and Urban Development (HUD) approved the application for the Section 18 disposition of 49 scattered site units, with tenant protection project-based vouchers being provided to the EDA. She anticipated that the conversion will be completed in March 2025, with the remaining 130 units seeking disposition approval later this year.

Ms. Bokelmann explained that as the titled holder of certain public housing properties, the HRA is holding a public hearing to consider the transfer of some of these properties to the City of Mankato and the remaining properties to the Economic Development Authority of Mankato (EDA). She mentioned that the 36 properties conveyed to the City of Mankato will be converted from the Public Housing program to the Project-Based Housing Choice Voucher program through the Section 18 program, providing long-term rent assistance payments to ensure affordable housing for low-income families at or below 50% of the area's median income.

Ms. Bokelmann added that the HRA intends to convey 10 properties of public housing to the EDA under the Section 9 Public Housing Program. She commented that the properties conveyed will be converted from the Public Housing program to the Project Based Housing Choice Voucher program through a RAD/Section 18 Small PHA Blend disposition program providing long-term rent assistance payments to ensure affordable housing for low-income families at or below 50% of area median income.

Ms. Bokelmann concluded that the requested action is to authorize the Chair and the Executive Director of the HRA by resolution to execute and deliver quit claim deeds for each parcel conveying all the HRA's interest in each parcel listed in Exhibit A to the City and the EDA, together with such other documents and certificates that are necessary to affect such conveyances. She pointed out that the resolution also authorizes and directs the Board Chair and the Executive Director to transmit a certified copy to the Mayor of the City of Mankato, the Chair of the Economic Development Authority of Mankato, and, as necessary, the county recorders for filing in the appropriate records of Blue Earth County, Minnesota.

Chair Massad opened the public hearing. There being no one wishing to speak, Chair Massad closed the public hearing.

Mr. Laven moved and Ms. Melby-Kelley seconded a motion to approve the Resolution approving the conveyance of public housing properties to the City of Mankato and the Economic Development Authority of Mankato . The motion carried unanimously.

5. **Adjournment**

There being no further business, Mr. Dieken moved and Ms. Melby-Kelley seconded a motion to adjourn. With all members voting in favor, the meeting adjourned at 5:54 p.m.

Prepared by:

Renae Kopischke
City Clerk

Approved by:

Najwa Massad
Chair

AGENDA RECOMMENDATION

Housing and Redevelopment Authority **4. A.**

Meeting Date: 11/09/2026

Agenda Item:

Set date of Public Hearing to consider conveyance of all remaining HRA-owned properties to the City of Mankato.

Recommendation/Action(s):

Set the date of Public Hearing.

Summary:

On September 28, 1966, the City Council established the Housing and Redevelopment Authority of and for the City of Mankato pursuant to Minnesota Statutes, Chapter 469.

On June 23, 1997, the City established the Economic Development Authority of Mankato (EDA). Subsequently, the City Council adopted Resolution No. 97-0623-157, transferring the powers, duties, and responsibilities of the HRA to the EDA, including the activities, programs, operations, control, and authority of the HRA before dissolving the HRA.

However, research identified that certain real properties continued to be titled in the name of the HRA, and there was no record of those properties having been formally transferred prior to the HRA's dissolution.

To address this outstanding property ownership issue, the City Council adopted a resolution on February 24, 2025, temporarily re-establishing the HRA pursuant to Minnesota Statutes, Chapter 469. The purpose of the re-establishment was to provide the legal authority necessary to transfer properties still titled in the HRA's name.

On February 24, 2025, the HRA adopted a resolution authorizing the transfer of its real property identified as Public Housing to the City.

Additional properties remain titled in the HRA's name. Further action is therefore necessary to ensure all remaining HRA-owned properties are properly conveyed to the City before the HRA is dissolved again.

The proposed conveyance will transfer all remaining property interests held in the HRA's name to the City of Mankato, without consideration, and authorize the execution and recording of the necessary deeds and related documents.

Following the public hearing, the HRA Board will consider adopting a resolution authorizing the conveyance of all remaining HRA-owned properties to the City. The resolution will also authorize the appropriate HRA officers and representatives to execute quitclaim deeds and any other documents necessary to complete the transfers.

Staff recommend that the HRA set December 7, 2026, for a public hearing to consider conveying all remaining real property owned by the HRA to the City of Mankato, Minnesota, without consideration.

Staff propose a coordinated schedule involving the HRA and City Council to complete the remaining property transfers and subsequent dissolution of the HRA. Attached to this memo are the next steps and timeline.

Attachments

Timeline

DISSOLVING THE HOUSING AND REDEVELOPMENT AUTHORITY OF MANKATO, MINNESOTA

NEXT STEP

Following completion of the property conveyances, staff will work with the City Attorney to bring forward the necessary documentation and resolutions for City Council consideration to dissolve the HRA for a second time.

This will complete the purpose for which the HRA was temporarily re-established in February 2025 and ensure that all remaining HRA-owned properties have been properly conveyed before dissolution.

PROPOSED TIMELINE

To accomplish the property transfers and subsequent dissolution of the HRA prior to the end of the year, staff is proposing the following schedule:

November 9, 2026

- HRA will meet to establish December 7, 2026, as the date for a public hearing to consider conveying all remaining HRA-owned properties to the City of Mankato.
- Under the City Council Consent Calendar, the City Council will establish December 14, 2026, as the date for a public hearing to consider dissolution of the HRA.

November 10, 2026

- Publish the required public hearing notice for the December 7 HRA property transfer hearing.
- Publish the required public hearing notice for the December 14 City Council HRA dissolution hearing.

December 7, 2026

- The HRA will convene a meeting.
- Conduct the public hearing to consider conveying all remaining HRA-owned properties to the City of Mankato.
- Consider and adopt a resolution authorizing the transfer of the remaining properties to the City.

December 14, 2026

- Under the City Council Consent Calendar, the City Council will consider accepting the conveyance of the remaining HRA-owned properties to the City of Mankato.
- The City Council will conduct the public hearing to consider dissolution of the HRA and consider the resolution dissolving the HRA.
- The HRA will convene a meeting to consider and accept the resolution dissolving the HRA and take any necessary action to complete the dissolution process.

December 15, 2026

- Record the Quit Claim Deeds with the Blue Earth County Recorder.