



CITY OF MOUND

Housing and Redevelopment Authority

AGENDA

Tuesday, September 22, 2026

Directly following the Adjournment the Council Meeting

THIS AGENDA IS SUBJECT TO CHANGE UNTIL THE START OF THE CITY COUNCIL MEETING

1. Open the meeting
2. Adopt the agenda
3. Approve minutes:
 - a. September 23, 2025, HRA Meeting, Kelly 1-2
4. New Business:
 - a. Resolution 26-01H Approving the Proposed 2027 HRA Tax Levy, Imihy 3-4
5. Adjourn

**MOUND HOUSING AND REDEVELOPMENT AUTHORITY
MEETING MINUTES**

Tuesday, September 23, 2025

The Mound Housing and Redevelopment Authority in and for the City of Mound, Minnesota, met in regular session on Tuesday, September 23, 2025, at 7:24 p.m. in the Council Chambers.

Members present: Chair Jason Holt, Commissioners, Sherrie Pugh, Kathy McEnaney and Kevin Castellano and Michelle Herrick.

Members absent:

Others present: City Manager Jesse Dickson, City Clerk Kevin Kelly, Finance Director Noah Iverson, and City Attorney Scott Landsman.

1. Open meeting

Chair Holt called the meeting to order at 7:24 p.m.

2. Approve agenda

MOTION by McEnaney, seconded by Castellano, to approve the agenda. All voted in favor. Motion carried.

3. Approve minutes

MOTION by McEnaney, seconded by Pugh, to approve the minutes of the September 24, 2024 regular meeting. All voted in favor. Motion carried.

4. Finance Director Noah Iverson requesting action on Resolution Authorizing the Levy of a Special Benefit Levy Pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 and Approval of a Budget for Fiscal Year 2026

McEnaney said she had a question about the Lost Lake Slips and their use by non-residents of Mound. McEnaney asked if Mound residents have preference over non-residents.

Kelly said the City Code includes a priority list which states that Mound residents have preference over non-residents at Lost Lake and non-residents cannot be on the Dock Program Wait List. Kelly said a resident on the wait list has precedence over Mound residents who are not on the wait list with the idea being that Mound residents will eventually leave Lost Lake and go into the Dock Program.

Kelly said there have not been any non-residents renting slips at Lost Lake since 2020. Kelly said 10 slips are reserved for Artessa residents, up to 27 for the Villas town homes residents and at least 10 slips which go to the general public which has been only Mound residents. Kelly said any remaining slips that Villas residents don't claim will be offered to the general public.

Holt said applicants on the Wait List know about the opportunity to rent at Lost Lake if they would like to do so. Holt said when he was on the wait list he knew about the slips at Lost Lake being available.

The Council discussed the Harbor District Apartments dock site which is a private dock and not subject to the City.

MOTION by Herrick, seconded by McEnaney, to approve the following resolution. All voted in favor. Motion carried.

RESOLUTION NO. 24-01H: AUTHORIZING THE LEVY OF A SPECIAL BENEFIT LEVY PURSUANT TO MINNESOTA STATUTES, SECTION 469.033, SUBDIVISION 6 AND APPROVAL OF A BUDGET FOR FISCAL YEAR 2024

6. Adjourn

MOTION by Herrick, seconded by McEnaney, to adjourn at 7:34 p.m. All voted in favor. Motion carried.

Chair Jason R. Holt

Attest: Kevin Kelly, City Clerk



Housing and Redevelopment Authority Item 4a

To: HRA Board Chair and Commissioners
Jesse Dickson, Executive Director

From: Laila Imihy, AICP, Deputy City Manager

Date: September 22, 2026

Subject: Approve Proposed 2027 HRA Tax Levy

RECOMMENDED ACTION:

MOTION to Approve Resolution 26-01H Approving the Proposed 2027 HRA Tax Levy

OVERVIEW:

The Housing and Redevelopment Authority (HRA) in and for the City of Mound exists to support redevelopment activity within the City of Mound. State Statute, Section 469.033, Subdivision 6, of the HRA Act, allows for a special tax to be levied in an amount not to exceed 0.0185 of a city's taxable market value.

The City is required to certify a proposed HRA/EDA tax levy and submit it to Hennepin County by September 30th. Staff is recommending that City Council set the 2027 levy at \$247,975 which is a decrease of \$2,025 or 0.81%.

Following the adjournment of the Council Meeting, the HRA will meet and adopt HRA Resolution 26-01H approving the preliminary HRA special levy in the amount of \$247,975.

SUPPORTING INFORMATION

- Resolution 26-01H

**HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF MOUND**

RESOLUTION NO. 26-01H

**AUTHORIZING THE LEVY OF
A SPECIAL BENEFIT LEVY PURSUANT TO MINNESOTA STATUTES,
SECTION 469.033, SUBDIVISION 6 AND APPROVAL
OF A BUDGET FOR FISCAL YEAR 2027**

WHEREAS the Housing and Redevelopment Authority in and for the City of Mound (the “HRA”) has been duly established and operates under Minnesota Statutes, Sections 469.001 to 469.047 (the “HRA Act”); and

WHEREAS, Section 469.033, Subdivision 6, of the HRA Act permits the HRA to levy and collect a special benefit levy of up to 0.98 percent of taxable market value in the City upon all taxable real property within the City in order to finance housing and redevelopment activities authorized under the HRA Act; and

WHEREAS, the HRA has reviewed a budget for its operations for fiscal year 2027, which budget earmarks the special benefits levy to pay debt service for the Mound Transit Center bonds and any other costs related to HRA administrative, operating and/or capital expenses;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Mound as follows:

1. The budgets for the Mound Transit Center debt service and maintenance costs for fiscal year 2027 are hereby in all respects approved.
2. Staff of the HRA are hereby authorized and directed to file the budget with the City in accordance with Minnesota Statutes, Section 469.033, Subdivision 6.
3. The Board approves a special benefit levy for taxes payable in 2027 pursuant to Minnesota Statutes, Section 469.033, Subdivision 6, in an amount not to exceed \$247,975, subject to the consent of the City Council of the City.
4. Staff of the HRA are hereby authorized and directed to seek approval by resolution of the City Council of the City of the levy of special benefit taxes in 2027, certify such proposed special levy with the Hennepin County Auditor by September 30, 2026, certify the final levy with the County Auditor by the specified date and take such other actions as are necessary to levy and certify such levy.

Approved this 22nd day of September 2026 by the Board of Commissioners of the Housing and Redevelopment Authority in and for the City of Mound.

Chair, Jason R. Holt

Attest: Kevin Kelly, City Clerk