



CITY OF MOUND

Housing and Redevelopment Authority

AGENDA

Tuesday, October 13, 2026

6:00 PM

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

1. **CALL TO ORDER**
2. **ADOPT AGENDA**
3. **CONSENT AGENDA:**
 - a. Minutes of the September 22, 2026, HRA Meeting, Kelly 1
4. **NEW BUSINESS:**
 - a. 2027 Proposed Housing Redevelopment Authority Budget, Erdmann 2-10
5. **ADJOURN TO COUNCIL MEETING**

**MOUND HOUSING AND REDEVELOPMENT AUTHORITY
MEETING MINUTES**

Tuesday, September 22, 2026

The Mound Housing and Redevelopment Authority in and for the City of Mound, Minnesota, met in regular session on Tuesday, September 22, 2026, at 7:17 p.m. in the Council Chambers.

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

Members absent: Kathy McEnaney

Others present: City Manager Jesse Dickson, Deputy City Manager Laila Imihy and City Clerk Kevin Kelly.

Holt called the meeting to order at 7:17 p.m.

1. Open the Meeting

2. Adopt the agenda

MOTION by Herrick, seconded by Pugh, to approve the agenda. All voted in favor. Motion carried.

3. Approve minutes

MOTION by Pugh, seconded by Herrick, to approve the minutes of the September 23, 2025 regular meeting. All voted in favor. Motion carried.

4. New Business

a. Resolution 26-01H Approving the Proposed 2027 HRA Tax Levy, Imihy
Imihy said this resolution approves the HRA Levy for the Mound Transit Center improvements. Imihy said the HRA Levy was concurrently approved during the earlier City Council meeting.

Pugh asked if there are projections on restoration work on the Parking Ramp. Pugh said the ADA access is only on one end of the building. Imihy said she is not familiar with the fund investment projections.

Imihy said the Levy maximum can only be less than 1% of the entire City Tax Levy, and the City is building up the fund balance for future projects. Pugh asked what is the fund balance of the HRA. Imihy said staff can look into the fund balance and give a rundown of the balance at the meeting on October 13th.

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

RESOLUTION NO. 26-01H: Approving the Proposed 2027 HRA Tax Levy

5. Adjourn

MOTION by Pugh, seconded by Herrick, to adjourn at 7:23 p.m. All voted in favor. Motion carried.

Chair Jason R. Holt

Attest: Kevin Kelly, City Clerk



Department
Finance

HRA Item 4a

To: Honorable Mayor and Council Members
Jesse Dickson, City Manager

From: Lindsey Erdmann, Finance Director

Date: October 13, 2026

Subject: 2027 Proposed Housing Redevelopment Authority Budget

PURPOSE

Provide an additional overview of the 2027 Proposed Housing Redevelopment Authority (HRA) Budget.

INFORMATION

Staff will define a Housing Redevelopment Authority, discuss how the city uses the HRA, and review the proposed 2027 budget.

FUTURE ACTION

The City Council will vote on the final levy on December 8, 2026, which includes the HRA levy.



2027 Proposed Housing Redevelopment Authority Budget

**Lindsey Erdmann, Finance Director
October 13, 2026**

Agenda

- What is a Housing Redevelopment Authority (HRA)?
- City use of HRA
- 2027 Proposed Budget



What is the Housing Redevelopment Authority?

- Governed by Minn. Stat. § 469
 - The purpose, “to provide a sufficient supply of adequate, safe, and sanitary dwellings in order to protect the health, safety, morals, and welfare of the citizens of this state; to clear and redevelop blighted areas; to perform those duties according to comprehensive plans; or remedy the shortage of housing for low and moderate income residents, and to redevelop blighted areas, in situations in which private enterprise would not act without government participation or subsidies...”
- Separate legal entity from the City with levy power



City's Use of the HRA

- Transit Center Parking Lot



HRA 2027 Proposed Budget

Revenues	2026 Budget (\$)	2027 Budget (\$)	% Change
Property Taxes	66,200	66,200	0%
Lost Lake Slip Revenues	94,600	94,600	0%
Revenue total	160,800	160,800	0%
Expenses	2026 Budget (\$)	2027 Budget (\$)	% Change
Personnel	3,000	3,000	0%
Non-personnel	79,692	98,492	24%
Expense total	82,692	101,492	23%



Capital Planning

- New since proposed budget was presented on September 26, 2026
 - Electric Vehicle charging stations – budget TBD



HRA Fund Balance

- City does not have a fund balance policy specific to the HRA fund
- Office of State Auditor recommends 35-50% of revenues or no less than five months of expenses

Fund Balance	
2026	2027
\$496,367	\$555,675

Policy Recommendation	Amount (\$)
35-50% Revenues	56,280 – 80,400
5 months of expenses	101,492



Questions?

