



Dakota County CDA Board of Commissioners

Agenda

Meeting Date: February 17, 2026

3:00 PM

CDA Boardroom, Eagan, MN

1. Call To Order And Roll Call

2. Audience

Anyone wishing to address the County Board on an item not on the agenda, or an item on the consent agenda may notify the Clerk to the Board and instructions will be given to participate during the meeting. Comments can be sent to sjacobson@dakotacda.org. Verbal Comments are limited to five minutes.

3. Approval Of Agenda And Meeting Minutes

- A. Approval Of Meeting Minutes – January 20, 2026 Annual Meeting 3
- B. Approval Of Meeting Minutes – January 20, 2026 Regular Meeting 8

4. Federal Public Housing And Housing Choice Voucher

Consent Agenda

- A. Authorization To Execute Contract For Common Area Flooring Replacement At Colleen Loney Manor (West St. Paul) 16

5. Consent Agenda

- A. Approval Of Record Of Disbursements – January 2026 19
- B. Award Alarm Inspections, Testing And Monitoring Contract For CDA Properties To Alarm And Communications Systems 21
- C. Authorize The Declaration Of Official Intent To Reimburse Certain Expenditures Made Prior To The Issuance Of Bonds For A Senior Multifamily Housing Development 27
- D. Establish A Date For A Public Hearing Regarding A Housing Finance Program And The Issuance Of Multifamily Housing Revenue Notes Or Bonds (Valley Station Project, Apple Valley) 29
- E. Establish The Date For A Public Hearing On Qualified Allocation Plan For The Allocation Of 2027 Low Income Housing Tax Credits 33

6. Regular Agenda

- A. Continue A Public Hearing Regarding A Housing Finance Program And The Issuance Of Multifamily Housing Revenue Note (Old County 34 Project, Burnsville) 36
- B. Discussion Of Proposed Qualified Allocation Plan Revisions For The 2027 Low Income Housing Tax Credit Allocation 38
- C. Financial Sustainability Of Lincoln Place Supportive Housing (Eagan) 50
- D. Executive Director Update

7. Information

- A. Open To Business, Q4 2025 Report 52

8. Adjournment

For more information, call 651-675-4434.

Dakota County CDA Board meeting agendas are available online at:
http://www.dakotacda.org/board_of_commissioners.htm

Next Meetings

March 24, 2026

CDA Board of Commissioners Regular Meeting – 3 p.m.

CDA Board Of Commissioners – Budget Workshop – 4 p.m.

Dakota County CDA Boardroom, 1228 Town Centre Drive, Eagan, MN 55123



Board of Commissioners

Meeting Minutes

Meeting Date: January 20, 2026 3:00 PM Boardroom; CDA Office, Eagan, MN

Commissioner Atkins called the meeting to order at 3:02 p.m.

COMMISSIONER ROLL CALL

	Present	Absent
Commissioner Slavik, District 1	X	
Commissioner Atkins, District 2	X	
Commissioner Halverson, District 3	X	
Commissioner Droste, District 4	X	
Commissioner Workman, District 5	X	
Commissioner Holberg, District 6	X	
Commissioner Hamann-Roland, District 7	X	
Commissioner Velikolangara, At Large	X	

CDA staff in attendance:

Tony Schertler, Executive Director
 Kari Gill, Deputy Executive Director
 Sara Swenson, Director of Administration and Communications
 Kaili Braa, Assistant Director of Administration and Communications
 Sarah Jacobson, Administrative Coordinator
 Maggie Dykes, Assistant Director of Community & Economic Development
 Kathy Kugel, Housing Finance Manager
 Lisa Hohenstein, Director of Housing Assistance
 Anna Judge, Director of Property Management
 Ken Bauer, Director of Finance

Others in attendance:

Erin Stwora, Dakota County
 Emily Schugg, Dakota County
 Evan Bode, Realtor
 Colin Manson, Realtor

OATHS OF OFFICE

Commissioner Atkins, Droste, Workman, Holberg and Velikolangara read their Oaths of Office and were seated on the CDA Board of Commissioners.

REGULAR AGENDA

26-7051 **Electing The Chair For The Dakota county Community Development Agency Board of Commissioners**

WHEREAS, Commissioner Atkins opened the Annual Meeting as Board Chair; and

WHEREAS, nominations were accepted for the office of Chair; and

WHEREAS, Commissioner Halverson placed in nomination Commissioner Atkins; and

WHEREAS, no further nominations were placed; and

WHEREAS, Commissioner Atkins closed nominations for the office of Chair; and

WHEREAS, Commissioner Hamann-Roland moved the ballot and Commissioner Slavik seconded and a vote was taken on Commissioner Atkins acting as chair and the motion was carried.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That Commissioner Atkins serve as Chair for the calendar year 2026.

Motion: Commissioner Hamann-Roland Second: Commissioner Slavik

Ayes: 8 Nays: 0 Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

26-7052

Electing The Vice-Chair For The Dakota County Community Development Agency Board of Commissioners

WHEREAS, nominations were accepted for the office of Vice Chair; and

WHEREAS, Commissioner Halverson placed in nomination Commissioner Hamann-Roland; and

WHEREAS, no further nominations were placed; and

WHEREAS, Commissioner Atkins closed nominations for the office of Vice Chair; and

WHEREAS, Commissioner Halverson moved the ballot and Commissioner Slavik seconded and a vote was taken on Commissioner Hamann-Roland acting as Vice Chair and the motion was carried.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that Commissioner Hamann-Roland serve as Vice Chair for the calendar year 2026.

Motion: Commissioner Halverson

Second: Commissioner Slavik

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

26-7053

Electing The Secretary For The Dakota County Community Development Agency Board of Commissioners

WHEREAS, nominations were accepted for the office of Secretary; and

WHEREAS, Commissioner Hamann-Roland placed in nomination Commissioner Halverson; and

WHEREAS, no further nominations were placed; and

WHEREAS, Commissioner Atkins closed nominations for the office of Secretary; and

WHEREAS, Commissioner Hamann-Roland moved the ballot and Commissioner Droste seconded and a vote was taken on Commissioner Halverson acting as Secretary and the motion was carried.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that Commissioner Halverson serve as Secretary for calendar year 2026.

Motion: Commissioner Hamann-Roland

Second: Commissioner Droste

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			

Hamann-Roland	X
Velikolangara	X

25-7054 **Selection of GREATER MSP Board Appointment**

WHEREAS, the Dakota County Community Development Agency is an investor of GREATER MSP; and

WHEREAS, as part of the investment, the CDA Board appoints a Commissioner to represent Dakota County on the GREATER MSP Board; and

WHEREAS, Commissioner Hamann-Roland placed in nomination Commissioner Droste; and

WHEREAS, no further nominations were placed; and

WHEREAS, Commissioner Atkins closed nominations for the selection of GREATER MSP Board appointment; and

WHEREAS, Commissioner Hamann-Roland moved the ballot and Commissioner Slavik seconded and a vote was taken on Commissioner Droste acting as the GREATER MSP Board appointment and the motion was carried.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that Commissioner Droste serve as GREATER MSP Board Appointment for the calendar year 2026.

Motion: Commissioner Hamann-Roland Second: Commissioner Slavik

Ayes: 8 Nays: 0 Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

26-7055 **Adjournment**

BE IT RESOLVED, that the Dakota County Community Development Agency Board of Commissioners, hereby adjourns to the Dakota County Community Development Agency Board of Commissioners Regular Meeting.

Motion: Commissioner Hamann-Roland Second: Commissioner Droste

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

The CDA Board meeting adjourned at 3:07 p.m.

Clerk to the Board



Board of Commissioners

Meeting Minutes

Meeting Date: January 20, 2026 3:15 PM Boardroom; CDA Office, Eagan, MN

Commissioner Atkins called the meeting to order at 3:15 p.m.

COMMISSIONER ROLL CALL

	Present	Absent
Commissioner Slavik, District 1	X	
Commissioner Atkins, District 2	X	
Commissioner Halverson, District 3	X	
Commissioner Droste, District 4	X	
Commissioner Workman, District 5	X	
Commissioner Holberg, District 6	X	
Commissioner Hamann-Roland, District 7	X	
Commissioner Velikolangara, At Large	X	

CDA staff in attendance:

Tony Schertler, Executive Director
 Kari Gill, Deputy Executive Director
 Sara Swenson, Director of Administration & Communications
 Kaili Braa, Assistant Director of Administration & Communications
 Sarah Jacobson, Administrative Coordinator
 Maggie Dykes, Assistant Director of Community & Economic Development
 Kathy Kugel, Housing Finance Manager
 Lisa Hohenstein, Director of Housing Assistance
 Anna Judge, Director of Property Management
 Ken Bauer, Director of Finance

Others in attendance:

Erin Stwora, Dakota County
 Emily Schugg, Dakota County
 Colin Mansen, Realtor
 Evan Bode, Realtor

AUDIENCE

No audience members addressed the Board.

APPROVAL OF AGENDA AND MEETING MINUTES

26-7056 **Approval Of Agenda And Meeting Minutes**

BE IT RESOLVED, by the Dakota County Community Development Agency Board of Commissioners, that the agenda for the January 20, 2026 Annual and Regular board meeting be approved as written.

BE IT FURTHER RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the minutes for the December 16, 2025 Regular board meeting be approved as written.

Motion: Commissioner Hamann-Roland Second: Commissioner Droste

Ayes: 8 Nays: 0 Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

FEDERAL PUBLIC HOUSING AND HOUSING CHOICE VOUCHER AGENDA

26-7057 **Approval Of The 2026 Utility Allowance Schedule For The Housing Choice Voucher Program**

WHEREAS, the Dakota County Community Development Agency receives funding through the Department of Housing and Urban Development (HUD) to operate a Housing Choice Voucher Program; and

WHEREAS, in accordance with 24 CFR 982.517, Housing Authorities are required to establish and maintain allowance schedules for use in calculating estimated costs of tenant-furnished utilities and other services; and

WHEREAS, the allowance schedule for tenant paid utilities and other services be reviewed annually.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Allowances for Tenant-Furnished Utilities, Attachment A, is adopted for use in the Housing Choice Voucher Program effective February 1, 2026.

26-7058 **Schedule A Public Hearing To Receive Comments On The 2026 Public Housing Agency Plan**

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 and the ensuing HUD requirements mandates that agencies with Housing Choice Voucher and/or Public Housing programs once every five years submit a Public Housing Agency (PHA) five Year Strategic Plan and every year submit a Public Housing Annual Plan indicating the Capital Fund Program Annual Statement and the Performance and Evaluation Report; and

WHEREAS, in 2026, the Dakota County Community Development Agency (CDA) is required to submit an Annual Plan; and

WHEREAS, Section 511 of the QHWRA of 1998 also requires a 45-day public comment period, the Board of Commissioners of the agency responsible for the PHA Plan conducts a public hearing; and

WHEREAS, the public comment period opened on January 16, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That a public hearing for the Annual PHA Plan will be conducted at the March 24, 2026 CDA meeting that begins at 3 p.m.

26-7059 **Accept The Annual Comprehensive Financial Report And Single Audit For The Fiscal Year Ended June 30, 2025**

WHEREAS, the Dakota County Community Development Agency (CDA) is required to have an annual audit of its financial statements in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and

WHEREAS, the audit must also meet the additional requirements imposed by Title 2 of the U.S. Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* (Uniform Guidance) and the provisions of the *Minnesota Legal Compliance Audit Guide for Local Government* promulgated by the Legal Task Force pursuant to Minnesota Section 6.65; and

WHEREAS, the CDA has prepared a Annual Comprehensive Financial Report (ACFR) and Single Audit Report for the year ended June 30, 2025; and

WHEREAS, the public accounting firm of Redpath and Company LLC (the "Auditor") has performed an audit of the financial statements of the CDA for the fiscal year ended June 30, 2025, in accordance with all applicable audit requirements; and

WHEREAS, the Auditor's reports as a result of this audit are contained in the Annual Comprehensive Financial Report and Single Audit Report for the fiscal year ended June 30, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Annual Comprehensive Financial Report and Single Audit Report for the year ended June 30, 2025 are hereby accepted.

Motion: Commissioner Velikolangara Second: Commissioner Halverson

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

CONSENT AGENDA

26-7060 Approval Of Record Of Disbursements – December 2025

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the December 2025 Record of Disbursements is approved as written.

26-7061 Approval Of Budget Amendment For Countywide Radon Mitigation Grant And Home Improvement Loan Programs

WHEREAS, the Dakota County Community Development Agency (CDA) has successfully managed a Home Improvement Loan Program since the early 1980s, serving homeowners with incomes at or below 80 percent of Area Median Income; and

WHEREAS, the CDA administers all or some of the Local Affordable Housing Aid (LAHA) funds for nine of 11 cities that receive those funds, which are currently deployed in the CDA's Home Improvement Loan Program and Radon Mitigation Grant Program; and

WHEREAS, Dakota County has transferred a portion of its 2025 LAHA funding for the CDA to use on qualified affordable housing development activities; and

WHEREAS, CDA staff request a budget amendment to use up to \$300,000 of the County LAHA funding for the Radon Mitigation Grant Program and Home Improvement Loan Program.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Fiscal Year Ending 2026 operating budget be amended to include up to \$300,000 of budget authority of Local Affordable Housing Aid for the Radon Mitigation Grant Program and Home Improvement Loan Program.

26-7062 Authorize Forgiveness And Release Of Dakota County HOME Investment Partnerships Program Loan And Interest And Release Of Dakota County CDA Gap Loan And Interest For Oak Ridge Townhomes (Eagan)

WHEREAS, in 1995, the Dakota County Housing and Redevelopment Authority, now the Dakota County Community Development Agency (CDA), approved a \$70,000

HOME Loan and a not to exceed \$200,000 CDA Gap Loan to assist with the construction of Oak Ridge Townhomes, a 42-unit development in Eagan; and

WHEREAS, Oak Ridge Townhomes is owned by the Dakota County CDA Workforce Housing, LLC; and

WHEREAS, the current balance of the HOME Loan, including interest is now \$70,094.08 and the current balance of the CDA Gap Loan, including interest is now \$190,971.58; and

WHEREAS, the CDA wishes to forgive and release the remaining balance and interest on the HOME Loan and the CDA Gap Loan to ensure the long-term affordability of Oak Ridge Townhomes.

NOW, THEREFORE, BE I RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the remaining balance and interest of the HOME Loan, currently in the amount of \$70,094.08, and the remaining balance and interest of the CDA Gap Loan, currently in the amount of \$190,971.58, for Oak Ridge Townhomes are hereby forgiven and released; and

BE IT FURTHER RESOLVED, That the Executive Director is hereby authorized and directed to execute and deliver on behalf of the CDA those documents that may be necessary or convenient to evidence such forgiveness and release.

26-7063 **Approval Of 1.0 FTE Budget Authority To Hire A Resident Services Manager For The Property Management Department**

WHEREAS, to provide high levels of service to CDA residents, the Property Management department has determined the need for additional capacity; and

WHEREAS, the department has requested an additional 1.0 FTE Resident Services Manager position.

WHEREAS, the cost to add this position for the remainder of the FYE26 budget is estimated to be \$60,000.

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, that the FYE26 Operating Budget and Plan for Property Management is hereby increased by 1.0 FTE; and

BE IT FURTHER RESOLVED, That the Property Management budget authority in the FYE26 Operating Budget be increased by \$60,000.

26-7064 **Summary Of Conclusions Of Closed Executive Session To Evaluate Performance Of Executive Director**

WHEREAS, pursuant to Minn. Stat. § 13D.05, subd. 3(a), the CDA Board held a closed executive session on December 16, 2025, to evaluate the performance of the CDA Executive Director; and

Address	Buyer	Contingency Buyers
12951 & 12955 Girard Street, Burnsville	Kerr Properties	1 st Megan Peterson 2 nd Noble Jesudas Pilli

NOW, THEREFORE, BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the Executive Director is authorized to negotiate with and enter into a Purchase Agreement with the buyer; and

BE IT FURTHER RESOLVED, That the public hearing is closed.

Motion: Commissioner Workman

Second: Commissioner Slavik

Ayes: 7

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			

INFO **Executive Director Update**
Tony Schertler provided updates.

INFO **Information**
A. Status Report, Q4 2025

26-7066 **Adjournment**

BE IT RESOLVED, that the Dakota County Community Development Agency Board of Commissioners, hereby adjourns until Tuesday, February 17, 2026.

Motion: Commissioner Hamann-Roland

Second: Commissioner Slavik

Ayes: 8

Nays: 0

Abstentions: 0

	Yes	No	Absent	Abstain
Slavik	X			
Atkins	X			
Halverson	X			
Droste	X			
Workman	X			
Holberg	X			
Hamann-Roland	X			
Velikolangara	X			

The CDA Board meeting adjourned at 3:33 p.m.

Clerk to the Board



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 4A

DEPARTMENT: Housing Development

FILE TYPE: Regular - Consent

TITLE

Authorization To Execute Contract for Common Area Flooring Replacement At Colleen Loney Manor (West St. Paul)

PURPOSE/ACTION REQUESTED

- Authorize Deputy Executive Director to execute a contract with Value Plus Flooring.
- Authorize change order authority.

SUMMARY

This contract is for the common area flooring replacement at Colleen Loney Manor in West St. Paul, a development in the Dakota County CDA public housing portfolio.

A bid was solicited using Sourcewell, a cooperative purchasing company. Sourcewell creates and maintains competitively solicited cooperative contracts for use by government, educational, and non-profit organizations. They provide access to local contractors through locally bid contracts. Contracts are based on a catalog of pre-priced tasks.

Solicitation of the bid was done in accordance with section 6.6 of the Procurement Methodology. The standards proposed for use of the Cooperative Purchasing/Intergovernmental Agreement recommended here are reasonable and appropriate.

The bid is reasonable in cost compared with similar projects for the CDA in the past.

RECOMMENDATION

Staff recommends that the Deputy Executive Director be authorized to enter into a contract with Value Plus Flooring in the amount of \$125,443. In a project this size, it is possible there may be change orders that would result in added costs to deal with unforeseen issues.

To deal with these change orders more efficiently, staff recommends that the Deputy Executive Director be authorized to approve change orders up to the amount of \$25,088 (20% of the contract amount).

EXPLANATION OF FISCAL/FTE IMPACTS

Funds are available for this project in the Capital Fund budget.

- None Current budget Amendment Requested Other

RESOLUTION

WHEREAS, the Dakota County Community Development Agency solicited a bid using Sourcewell, a cooperative purchasing company, for the common area flooring replacement at Colleen Loney Manor, a public housing apartment building in West St. Paul; and

WHEREAS, Sourcewell creates and maintains competitively solicited cooperative contracts for the use of government, educational, and non-profit organizations; and

WHEREAS, funds to complete this project are included in the Capital Fund budget.

NOW, THEREFORE BE IT RESOLVED, by the Dakota County Community Development Agency Board of Commissioners, That the Deputy Executive Director is authorized to sign a contract with Value Plus Flooring in the amount of \$125,443; and

BE IT FURTHER RESOLVED, That the Deputy Executive Director is authorized to execute change orders not to exceed \$25,088.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Sourcewell Minesota Legal References

CONTACT

Department Head: Kari Gill, Deputy Executive Director

Author: Vince Markell, Capital Projects Manager

Minnesota Legal References

State Agencies:

Minn. Stat. § 16C.03 (2017). Commissioner's authority; powers and duties

Subd. 10. Cooperative purchasing. The commissioner is authorized to enter into a cooperative purchasing agreement for the provision of goods, services, construction, and utilities in accordance with section 16C.105.

Local Governments:

Minn. Stat. § 471.345 (2017). Uniform Municipal Contracting Law

Subd. 15. Cooperative purchasing. (a) Municipalities may contract for the purchase of supplies, materials, or equipment by utilizing contracts that are available through the state's cooperative purchasing venture authorized by section 16C.11. For a contract estimated to exceed \$25,000, a municipality must consider the availability, price and quality of supplies, materials, or equipment available through the state's cooperative purchasing venture before purchasing through another source.

(b) If a municipality does not utilize the state's cooperative purchasing venture, a municipality may contract for the purchase of supplies, materials, or equipment without regard to the competitive bidding requirements of this section if the purchase is through a national municipal association's purchasing alliance or cooperative created by a joint powers agreement that purchases items from more than one source on the basis of competitive bids or competitive quotations.

About Sourcewell:

Sourcewell is a service cooperative created by the Minnesota legislature as a local unit of government. Minn. Const. art. XII, sec. 3. As a public corporation and agency, Sourcewell is governed by local elected municipal officials and school board members. Minn. Stat. § 123A.21 Subd. 4 (2017) Under its enabling statute, Sourcewell is explicitly authorized to provide cooperative purchasing services to eligible members. Id. at Subd. 7(23).

Sourcewell follows the competitive contracting law process to solicit, evaluate and award cooperative purchasing contracts for goods and services. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law to member agencies. Minn. Stat. § 471.59 (2017). Membership in Sourcewell is available for all eligible state and local governments, education, higher education and nonprofit entities across North America. § 123A.21 at Subd. 3.



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 5A

DEPARTMENT: Finance

FILE TYPE: Regular - Consent

TITLE

Approval Of Record Of Disbursements – January 2026

PURPOSE/ACTION REQUESTED

Approve Record of Disbursements for January 2026.

SUMMARY

In January 2026, the Dakota County Community Development Agency (CDA) had \$8,740,691.72 in disbursements and \$757,354.49 in payroll expenses. Attachment A provides the breakdown of disbursements. Additional detail is available from the Finance Department.

RECOMMENDATION

Staff recommend approval of the Record of Disbursements for January 2026.

EXPLANATION OF FISCAL/FTE IMPACTS

These disbursements are included in the Fiscal Year Ending June 30, 2026 budget.

None Current budget Amendment Requested Other

RESOLUTION

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the January 2026 Record of Disbursements is approved as written.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Record of Disbursements – January 2026

CONTACT

Department Head: Ken Bauer, Finance Director

Author: Chris Meyer, Assistant Director of Finance

**Dakota County CDA
Record of Disbursements
For the month of January 2026**

	Date	Amount	Total
Common Bond Housing			
	01/20/26	<u>\$ 5,558.66</u>	
			\$ 5,558.66
Disbursing			
	01/01/26	\$ 35,447.00	
	01/08/26	\$ 340,808.13	
	01/16/26	\$ 994,543.65	
	01/22/26	\$ 479,167.72	
	01/29/26	<u>\$ 812,924.71</u>	
			\$ 2,662,891.21
Housing Assistance			
	01/01/26	\$ 3,143,408.54	
	01/16/26	<u>\$ 128,660.65</u>	
			\$ 3,272,069.19
Housing Development & Renewal			
	01/15/26	<u>\$ 172.66</u>	
			\$ 172.66
Tax Levy			
	01/16/26	<u>\$ 2,800,000.00</u>	
			\$ 2,800,000.00
Total Disbursements			<u><u>\$ 8,740,691.72</u></u>
January 2026 Payroll			
	01/09/26	\$ 330,208.11	
	01/23/26	<u>\$ 427,146.38</u>	
Total Payroll			<u><u>\$ 757,354.49</u></u>

Disbursement detail is available in the Finance Office



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 5B

DEPARTMENT: Property Management

FILE TYPE: Choose an item.

TITLE

Award Alarm Inspections, Testing And Monitoring Contract To Alarm And Communications Systems

PURPOSE/ACTION REQUESTED

Award alarm inspections, testing, and monitoring contract to Alarm and Communications Systems.

SUMMARY

This three-year contract is for the routine inspections, testing and monitoring of alarms systems in CDA properties.

The solicitation of bids was done in accordance with public bidding requirements. Public notice was published in the Dakota County Tribune (Attachment A) and posted on the CDA's website.

On January 27, 2026, a bid opening was held at the CDA office. Nine bid packages were sent to contractors and two bids were received; both were deemed responsive.

Alarm and Communications Systems (ACS) was the low responsive bidder with a three-year total rate of \$131,964. The bid tabulation is Attachment B. The bids were evaluated using both the inspections and testing of the systems in addition to the monitoring of all systems.

RECOMMENDATION

Staff recommends awarding this contract to ACS. They are an established and experienced firm in the market and have done prior work for the CDA.

EXPLANATION OF FISCAL/FTE IMPACTS

Operating funds are allocated from each building's budget to pay for alarm inspections, testing and monitoring.

None Current budget Amendment Requested Other

RESOLUTION

WHEREAS, the Dakota County Community Development Agency accepted bids for the inspections, testing and monitoring of all alarm systems located in CDA owned properties; and

WHEREAS, Alarm and Communication Systems (ACS) is the low responsive bidder with a three-year contract total of \$131,964; and

WHEREAS, funds are allocated from the operating budgets of the properties for this work.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the three-year inspections, testing and monitoring contract for CDA properties be awarded to ACS.

PREVIOUS BOARD ACTION

N/A

ATTACHMENTS

Attachment A: Affidavit of Publication

Attachment B: Bid Tabulation

CONTACT

Department Head: Anna Judge, Director of Property Management

Author: Anna Judge

Ad Proof

Not Actual Size



EAST CENTRAL MINNESOTA

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 01/02/26

Account #: 412621
Customer: DAKOTA COUNTY CDA

Address: 1228 TOWN CENTRE DR
EAGAN

Telephone: (651) 675-4400
Fax: (651) 287-8050

Publications:
Dakota County Tribune

Ad ID: 1511647
Copy Line: Alarm Inspections & Monitoring

PO Number:
Start: 01/09/26
Stop: 01/16/2026

Total Cost: \$237.60
of Lines: 53
Total Depth: 6.0
of Inserts: 2
Ad Class: 160
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: SE710

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
EAGAN, MN 55123
ADVERTISEMENT FOR BIDS**

Notice is hereby given that sealed bids will be received from qualified vendors for the **Alarm System Inspections and Monitoring Contract Services** for the CDA's housing programs and office building. Bids will be received by the Office of the Director of Property Management at the Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, MN 55123 until **10:00 AM on January 27, 2026.**

At the time (above), the sealed bids will be publicly opened and read aloud. Bids received after this time and date will be rejected. No telephone or emailed bids will be accepted. Bids shall be on the forms provided for that purpose and according to the bid documents as prepared by the Dakota County CDA, or its representative. A bid tabulation or other bid result will be furnished to those that bid the project. Project specifications and bid forms have been issued and shall be used to be a qualified bid. Sealed bids shall be addressed to:

Dakota County CDA
1228 Town Centre Drive Eagan, MN 55123
Attn: **Aaron Davis, Contract Services Specialist / Alarm System Inspection and Monitoring**

The project manual is now available.

Bid security in the amount of 5% of the bid must accompany each bid in accordance with the Instruction to Bidders. There are Davis-Bacon prevailing wage components with this contract.

The CDA hereby notifies all bidders that in regard to any Contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (D.M.E.) will be afforded full opportunity to submit bids and / or proposals and will not be subjected to discrimination on the basis of race, color, sex, age, religion, or national origin.

The Dakota County CDA reserves the right to reject any and all bids, to waive irregularities and informalities therein and to award the Contract in the best interest of the Dakota County CDA.

For bid documents, visit **dakotacda.org/doing-business-with-the-cda/contracting-opportunities** OR contact:

Aaron Davis, Contract Services Specialist
Dakota County Community Development Agency
adavis@dakotacda.org
651-675-4507

Published in the Dakota County Tribune
January 9, 16, 2026
1511647

Ad: 1

\$237.60

**DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY (CDA)
EAGAN, MN 55123
ADVERTISEMENT FOR BIDS**

Notice is hereby given that sealed bids will be received from qualified vendors for the **Alarm System Inspections and Monitoring Contract Services** for the CDA's housing programs and office building. Bids will be received by the Office of the Director of Property Management at the Dakota County Community Development Agency, 1228 Town Centre Drive, Eagan, MN 55123 until **10:00 AM on January 27, 2026**.

At the time (above), the sealed bids will be publicly opened and read aloud. Bids received after this time and date will be rejected. No telephone or emailed bids will be accepted. Bids shall be on the forms provided for that purpose and according to the bid documents as prepared by the Dakota County CDA, or its representative. A bid tabulation or other bid result will be furnished to those that bid the project. Project specifications and bid forms have been issued and shall be used to be a qualified bid. Sealed bids shall be addressed to:

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The Dakota County CDA reserves the right to reject any and all bids, to waive irregularities and informalities therein and to award the Contract in the best interest of the Dakota County CDA.

For bid documents, visit **dakotacda.org/doing-business-with-the-cda/contracting-opportunities** OR contact:

Aaron Davis, Contract Services Specialist
Dakota County Community Development Agency
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651-675-4507

Published in the Dakota County Tribune
January 9, 16, 2026
1511647

Alarm Inspections, Testing and Monitoring Service Contract**Bid Tabulation****Bid Opening: 1/27/26 @ 10:00 a.m.**

Company	Bid Bond	Addendum	Year 1	Year 2	Year 3	Total
ACS	N/A	None	\$41,860.00	\$43,953.00	\$46,151.00	\$131,964.00
IFS	N/A	None	\$85,896.60	\$89,020.46	\$92,571.27	\$267,188.33



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 5C

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Consent

TITLE

Authorize The Declaration Of Official Intent To Reimburse Certain Expenditures Made Prior To The Issuance Of Bonds For A Senior Multifamily Housing Development

PURPOSE/ACTION REQUESTED

Authorize the Declaration of Official Intent to reimburse certain expenditures made prior to the issuance of bonds for a senior multifamily housing development.

SUMMARY

The Dakota County Community Development Agency (CDA) owns a site located north of the CDA's existing senior development Hillcrest Pointe at the southeast corner of Cahill Avenue and Cheney Trail in Inver Grove Heights. The CDA has received approval from the City of Inver Grove Heights to construct a senior multifamily housing development and plans to secure the financing and begin construction in summer 2026. The development will be the first building in the next phase of the CDA Capital Improvement Plan, the financing plan for this next phase includes the issuance of bonds.

Internal Revenue Service (IRS) regulations require the CDA to make a declaration of its official intent to reimburse itself from bond proceeds for expenditures made prior to the bond closing date. Since the CDA will likely begin construction in advance of the bond closing, the attached resolution is required in order for soft costs (architectural, survey, geotechnical, application, legal and financing fees) and hard construction costs to be funded from bond proceeds.

RECOMMENDATION

In order to comply with IRS regulations, the attached resolution authorizing the declaration of the CDA's intent to reimburse itself for qualified expenditures that occurred prior to the issuance of the bonds, is recommended for approval.

EXPLANATION OF FISCAL/FTE IMPACTS

Prior development commitments are funded by the Housing Development and Renewal Fund.

None Current budget Amendment Requested Other

RESOLUTION

BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners as follows:

1. Recitals:
 - a. The Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the "Regulations") dealing with the issuance of obligations, all or a portion

of the proceeds of which are to be used to reimburse the Dakota County Community Development Agency (CDA) for project expenditures made by the CDA prior to the date of issuance.

- b. The Regulations generally require that the CDA make a prior declaration of its official intent to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing no later than 60 days after payment of such expenditure, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within 18 months of the payment of the expenditure or, if longer, within 18 months of the date the project is placed in service, but in no event more than three years after the date the original expenditure was paid and that the expenditure must either be a capital expenditure, or a cost of issuance of the obligation.
 - c. The Regulations do not require a Declaration in order to reimburse from bond proceeds the following expenditures: (i) costs of issuance of a bond; (ii) an amount to be reimbursed not exceeding the lesser of \$100,000 or 5 percent of the proceeds of the bond issue; and (iii) preliminary expenditures (including architectural, engineering, surveying, soil testing and similar costs) up to an amount not in excess of 20 percent of the aggregate issue price of the issue(s) reasonably expected to finance the project for which the preliminary expenditures have been incurred.
2. Declaration. The CDA desires to comply with requirements of the Regulations with respect to the following capital project (the "Project") in order to preserve the option of the CDA to finance costs of the Project with tax-exempt obligations:
- a. The acquisition of one or more parcels of land within Dakota County and the development by the CDA of a multifamily rental housing facility for seniors as a part of the CDA's ongoing Common Bond program and the construction the Project. The maximum amount of debt to be issued for the Project is \$18,000,000, plus costs of issuance, capitalized interest and reserves. The CDA reasonably expects to reimburse all or a portion of the expenditures made for costs of the Project out of the proceeds of an obligation, as defined in the Regulations.
3. Budgetary Matters. As of the date hereof, there are no CDA funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Project. This resolution, therefore, is determined to be consistent with the CDA's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof, all within the meaning and content of the Regulations.

PREVIOUS BOARD ACTION

25-7038; 11/18/2025

ATTACHMENTS

None.

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development
Author: Kathy Kugel, Housing Finance Manager



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 5D

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Consent

TITLE

Establish A Date For A Public Hearing Regarding A Housing Finance Program And The Issuance Of Multifamily Housing Revenue Notes Or Bonds (Valley Station Project, Apple Valley)

PURPOSE/ACTION REQUESTED

Establish a date for a public hearing to receive public comment on the Housing Finance Program and the issuance of multifamily housing revenue notes or bonds for the Valley Station housing project located in Apple Valley.

SUMMARY

The Dakota County Community Development Agency (CDA) received applications from Real Estate Equities, the managing general partner of the Apply Valley AH I, LLLP, a Minnesota limited liability limited partnership (the "Owner"), requesting the CDA to issue an amount not to exceed \$45,000,000 of multifamily housing revenue notes or bonds in one or more series (the "Bonds") and loan the proceeds thereof to the Owner. A portion of the Bonds (\$28,400,000) will be tax-exempt sourced from CDA private activity bond carryforward and the remainder will likely be a combination of tax-exempt bonds issued using recycled allocation and/or taxable bonds.

The proceeds of the Bonds will be used to finance the Owner's acquisition, construction and equipping of the Valley Station Apartments multifamily housing project (the "Project"). The Project will be a 144-unit general occupancy multifamily rental building for low- and moderate-income persons located at 15584 Gaslight Drive in Apple Valley.

As recited in the notice of public hearing (Attachment A), the Bonds shall be limited obligations of the CDA and the principal and interest thereon shall be payable solely from the revenues and proceeds pledged to the payment thereof. No holder of any such Bonds shall ever have the right to compel the exercise of any taxing power of the CDA to pay the Bonds, or the interest thereon, nor to enforce payment against any property of the CDA except the Project.

Minnesota Statutes, Chapter 462C (the "Act") requires that the CDA adopt a housing finance program relating to the Bonds and Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, requires the CDA to hold a public hearing prior to the issuance of the Bonds. The public hearing is intended to satisfy both of these requirements.

Pursuant to federal treasury regulation, in order for the Owner to be able to reimburse itself from bond proceeds for costs of the project paid before the date of issuance, the issuer needs to declare its intent to issue the bonds.

The purpose of this action is to set the date for a public hearing to satisfy requirements of the Act and the Code for March 24, 2026, at or after 3 p.m. The resolution authorizes the Executive Director or his designee to publish the notice. This resolution also declares the CDA's intent to issue the Bonds, in order to permit the Owner to reimburse itself from proceeds of the Bonds, if and when issued, for expenditures made prior to the date of issuance.

RECOMMENDATION

Staff recommends the Board set the public hearing for March 24, 2026 at 3 p.m. to receive comments on the Housing Finance program and the issuance of Bonds for the Project, to declare the CDA's intent to issue the Bonds and to permit the Owner to reimburse itself from the Bond proceeds for expenditures made prior to the date of issuance.

EXPLANATION OF FISCAL/FTE IMPACTS

None.

- None Current budget Amendment Requested Other

RESOLUTION

WHEREAS, pursuant to Minnesota Statutes, Chapter 462C (the "Act"), the Dakota County Community Development Agency (CDA) is authorized to carry out programs to finance multifamily housing which is designed to be affordable to persons of low-and moderate-income; and

WHEREAS, the CDA received an application from Real Estate Equities, on behalf of Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership (the "Owner"), requesting the CDA to issue an amount not to exceed \$45,000,000 of multifamily housing revenue notes or bonds in one or more series of tax-exempt and/or taxable obligations including \$28,400,000 of tax-exempt bonds issued using carryforward bonding allocation and the remaining amount constituting a combination of tax-exempt bonds issued using recycled allocation and/or taxable bonds (the "Bonds") and loan the proceeds thereof to the Owner to finance the acquisition, construction and equipping of the approximately 144-unit multifamily building and certain functionality related improvements thereto for low- and moderate-income households (the "Project"), to be located at 15584 Gaslight Drive in the City of Apple Valley, Minnesota; and

WHEREAS, the Act requires as a condition precedent to issuance of the Bonds that the CDA adopt a housing finance program (the "Program") for the Project, following a public hearing for which notice is published at least 10 days in advance; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") prior to issuing tax-exempt bonds, the CDA is required to hold a public hearing regarding the issuance for which notice is published at least 7 days in advance; and

WHEREAS, the Owner has requested that the CDA make a declaration of official intent to issue the Bonds in order to permit the Owner to incur certain costs for which it may be reimbursed from proceeds of the Bonds, if and when issued.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, as follows:

1. That a public hearing will be held by the CDA on March 24, 2026, at or after 3 p.m. for the purpose of receiving comments regarding the Program and the issuance of the Bonds in order to satisfy the requirements of the Act and Section 147(f) of the Code.
2. That the Executive Director or his designee is hereby authorized and directed to cause notice of such public hearing to be published in a newspaper of general circulation in Dakota County, and to cause a copy of the Program to be submitted to the Metropolitan Council, not fewer than ten (10) days prior to such hearing.
3. That the CDA hereby indicates its intention to issue the Bonds to finance the Project, subject to the CDA, the Owner and the purchaser of the Bonds reaching agreement as to terms and conditions of the Bonds, satisfaction of the procedural requirements and completion of documents in form and substance satisfactory to the CDA. This statement is not a commitment from the CDA to issue the Bonds and final approval of the issuance is subject to further review by the CDA; however, this statement constitutes a declaration of official intent by the CDA, for purposes of Section 1.150-2 of the Treasury Regulations, to reimburse expenditures by the Owner for the Project from proceeds of the Bonds, if and when issued.

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

Attachment A: Notice of Public Hearing

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development

Author: Kathy Kugel, Housing Finance Manager

NOTICE OF PUBLIC HEARING ON
A HOUSING FINANCE PROGRAM

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that the Dakota County Community Development Agency (the "CDA") will meet on Tuesday, March 24, 2026, at or after 3:00 p.m. at 1228 Town Centre Drive, Eagan, Minnesota for the purpose of conducting a public hearing in accordance with Minnesota Statutes, Chapter 462C and Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the adoption of a housing finance program (the "**Program**") and a plan of finance, including the issuance of the Bonds described below. The Program provides for the issuance by the CDA of not to exceed \$45,000,000 of multifamily housing revenue bonds or notes in one or more series of tax-exempt and/or taxable obligations (the "**Bonds**"), the proceeds of which will be loaned to Apple Valley AH I, LLLP, a Minnesota limited liability limited partnership (the "**Owner**"), to finance the acquisition, construction and equipping of an approximately 144-unit rental housing facility and certain functionally related improvements thereto, designed for occupancy by low and moderate income households (the "**Project**") located at 15584 Gaslight Drive in the City of Apple Valley, Minnesota.

The Bonds will be issued in an aggregate principal amount anticipated not to exceed \$45,000,000. The Bonds shall be limited obligations of the CDA and the principal and interest thereon shall be payable solely from the revenues and proceeds pledged to the payment thereof. No holder of any such Bonds shall ever have the right to compel the exercise of any taxing power of the CDA to pay the Bonds, or the interest thereon, nor to enforce payment against any property of the CDA except the Project.

All persons interested can participate in one or both of the following ways:

- All persons interested may appear and be heard at the time and place set forth above.
- The public may comment in writing or via voicemail. Any comments and materials submitted by 9:00 am of the day of the meeting will be attached to the public record and available for review by the Board. Comments may be submitted to the Clerk of the Board via email at sjacobson@dakotacda.org or by voicemail at 651-675-4434.

[Date of Publication]

BY ORDER OF THE BOARD OF COMMISSIONERS OF THE
DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY

By /s/ Tony Schertler
Executive Director



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 5E

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Consent

TITLE

Establish The Date For A Public Hearing On Qualified Allocation Plan For The Allocation Of 2027 Low Income Housing Tax Credits

PURPOSE/ACTION REQUESTED

Set a public hearing to receive comments on the proposed Qualified Allocation Plan (QAP) for the allocation of 2027 Low Income Housing Tax Credits.

SUMMARY

In accordance with Section 42 of the Internal Revenue Code of 1986, as amended (“Code”), the Dakota County Community Development Agency (CDA) as a suballocator of Low Income Housing Tax Credits (“Tax Credits”) must set a public hearing date for the adoption of the 2027 QAP which details the basis for allocating Tax Credits among applicants.

The CDA is a suballocator of Tax Credits, which are regulated under Section 42 of the Code. Under the Code, the CDA must prepare a QAP setting forth the basis for allocating Tax Credits among applicants and must hold a public hearing prior to adoption of the QAP. The purpose of this action is to set the date of this public hearing for March 24, 2026.

A draft hearing notice to be published pursuant to board approval of this item is in Attachment A.

RECOMMENDATION

Staff recommends to set the date of the public hearing to receive comments on the proposed QAP for the allocation of 2027 Tax Credits for March 24, 2026 at 3 p.m.

EXPLANATION OF FISCAL/FTE IMPACTS

N/A

None Current budget Amendment Requested Other

RESOLUTION

WHEREAS, pursuant to Section 42 of the Internal Revenue Code of 1986, as amended (“Code”), and Minnesota Statutes Sections 462A.221 through 462A.225, the Dakota County Community Development Agency (CDA) is a housing credit agency authorized to allocate low income housing tax credits (“Tax Credits”); and

WHEREAS, Section 42 of the Code, requires the CDA to hold a public hearing prior to adopting or amending a Qualified Allocation Plan (QAP) detailing the basis for allocating Tax Credits among applicants; and

WHEREAS, the CDA proposes to adopt a QAP regarding the allocation of Tax Credits using 2027 volume cap and the allocation of any “automatic” tax credits attributable to private activity bonds issued after the adoption of the plan (“2027 Plan”).

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That:

1. A public hearing regarding the adoption of the 2027 Plan will be held by the CDA Board on March 24, 2026 at or after 3 p.m. at the CDA’s office.
2. Staff are authorized and directed to cause notice of such public hearing to be published in a newspaper of general circulation in the CDA’s jurisdiction not less than ten (10) days prior to such hearing.

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

Attachment A: Draft Public Hearing Notice

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development

Author: Kathy Kugel, Housing Finance Manager

NOTICE OF PUBLIC HEARING**NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A QUALIFIED ALLOCATION PLAN RELATING TO THE ALLOCATION OF LOW INCOME HOUSING TAX CREDITS UNDER SECTION 42 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED**

NOTICE IS HEREBY GIVEN that the Dakota County Community Development Agency (the "Agency") will meet on Tuesday, March 24, 2026, at or after 3:00 p.m. at its offices located at 1228 Town Centre Drive, Eagan, Minnesota 55123, for the purpose of conducting a public hearing regarding the adoption of its 2027 Qualified Allocation Plan, which has been prepared in compliance with Section 42 of the Internal Revenue Code of 1986, as amended ("Code"). Section 42 of the Code authorizes housing credit agencies such as the Agency to allocate low income housing tax credits ("Tax Credits") to owners of qualified residential rental projects. The 2027 Qualified Allocation Plan establishes selection criteria to be used by the Agency in the allocation of Tax Credits in Dakota County.

Members of the public can participate in the public hearing in one of the following ways:

- All persons interested may appear and be heard at the time and place set forth above.
- The public may comment in writing or via voicemail. Any comments and materials submitted by 10:00 am of the day of the meeting will be attached to the public record and available for review by the Board. Comments may be submitted to the Clerk of the Board via email at sjacobson@dakotacda.org or by voicemail at 651-675-4434.

[Date of Publication]

BY ORDER OF THE DAKOTA COUNTY
COMMUNITY DEVELOPMENT AGENCY

By /s/ Tony Schertler
Executive Director



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 6A

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Consent

TITLE

Continue A Public Hearing Regarding A Housing Finance Program And The Issuance Of Multifamily Housing Revenue Note (Old County 34 Project, Burnsville)

PURPOSE/ACTION REQUESTED

Continue a public hearing to receive public comment on the Housing Finance Program and the issuance of multifamily housing revenue note for the Old County 34 housing project located in Burnsville.

SUMMARY

The Dakota County Community Development Agency (CDA) received applications from Reuter Walton Development, LLC, the managing general partner of the Burnsville Housing Limited Partnership, a Minnesota limited partnership (the "Owner"), requesting financing to assist with the acquisition and construction of the 120-units general occupancy Old County 34 Apartments multifamily housing project (the "Project"). The Project will be a 120-unit general occupancy multifamily rental building for low- and moderate-income persons located at 2316 and 2420 Old County Road 34 Place in Burnsville. The Owner requests the CDA to issue up to \$20,000,000 of multifamily housing revenue notes in one or more series (the "Note") and loan the proceeds thereof to the Owner.

Minnesota Statutes, Chapter 462C (the "Act") requires that the CDA adopt a housing finance program relating to the Note and Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, requires the CDA to hold a public hearing prior to the issuance of the Note. The public hearing is intended to satisfy both of these requirements. The public notice of the hearing was published in the Dakota County Tribune on December 5, 2025.

The public hearing was opened and continued at the December 16, 2025 CDA Board meeting. The developer has requested that the public hearing be continued to March 24, 2026 to allow more time for due diligence for the financing for the project.

RECOMMENDATION

Staff recommends the Board continue the public hearing to receive comments on the Housing Finance program and the issuance of multifamily housing revenue note for the Project until March 24, 2026 at 3:00 p.m.

EXPLANATION OF FISCAL/FTE IMPACTS

None.

None Current budget Amendment Requested Other

RESOLUTION

WHEREAS, a notice of the public hearing was published in the Dakota County Tribune per statutory requirements; and

WHEREAS, after the public hearing was published, Reuter Walton Development, LLC requested to continue to public hearing until March 24, 2026 to allow for more time for due diligence for the financing for the project.

NOW, THEREFORE BE IT RESOLVED by the Dakota County Community Development Agency Board of Commissioners, That the public hearing be continued to the March 24, 2026 Dakota County CDA Board meeting.

PREVIOUS BOARD ACTION

25-7029; 11/18/2025

25-7047; 12/16/2025

ATTACHMENTS

None.

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development

Author: Kathy Kugel, Housing Finance Manager



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 6B

DEPARTMENT: Community and Economic Development

FILE TYPE: Regular - Informational

TITLE

Discussion Of Proposed Qualified Allocation Plan Revisions For The 2027 Low Income Housing Tax Credit Allocation

PURPOSE/ACTION REQUESTED

Presentation of the drafted 2027 Qualified Allocation Plan for the allocation of Low Income Housing Tax Credits and discussion of possible changes.

SUMMARY

The Dakota County Community Development Agency (CDA) is authorized under Section 42 of the Internal Revenue Code of 1986, as amended (“Code”) and Minnesota Statutes Sections 462A.221 through 462A.225, to allocate Low Income Housing Tax Credits (“Tax Credits”) to qualified projects in Dakota County. Prior to allocating Tax Credits under the Code, the CDA is required to adopt a Qualified Allocation Plan (QAP) detailing the basis for allocating Tax Credits among applicants.

As required in the Code, the CDA allocates Tax Credits to housing projects in Dakota County according to a QAP and Procedural Manual (“Manual”). The QAP and Manual establish the procedure and selection criteria for a competitive application process for the 9% Tax Credits and for 4% Tax Credits that are allocated on a non-competitive basis to projects financed with tax exempt bonds. The application deadline for the competitive 2027 9% Tax Credits is tentatively set for July 2026.

The CDA is currently authorized to allocate an estimated \$1,402,396 of 2027 Tax Credits, which typically means a developer can build a 40-45-unit project. The annual allocations are based on the distribution plan from Minnesota Housing, and a per capita volume cap determined each year by the Internal Revenue Service. Since 1988, Tax Credits have been used to finance the new construction, preservation and/or substantial rehabilitation of 4,612 units of affordable rental housing in 73 developments in Dakota County (Attachment A).

The QAP includes a Scoring Worksheet where applicants must meet several threshold requirements and includes the ability to score points through other selection criteria. These thresholds and points allow the CDA to target this affordable housing resource to encourage developments to provide deeper and longer affordability, as well as adjusting for unit sizes or location.

In addition to formatting and administrative revisions (including updating dates, credit amounts and clarifying text), the most substantive revisions proposed to the QAP for 2027 include:

a. Selection Criteria

Preservation of Federally Assisted Affordable Housing (a.2):

Preserving existing affordable rental housing with federal project-based assistance is an important priority of the CDA. While new construction is important, the loss of affordable housing with federal assistance due to expiring affordability restrictions, physical deterioration, or market pressures is a continued concern in Dakota County. Properties with federal project-based rental assistance provide true affordability by linking rents directly to household income and allows lower income renter households to spend no more than 30% of their income on housing. To ensure these preservation projects are properly positioned as a priority project staff proposes increasing the number of points these federally assisted housing projects receive from 25 points to 35 points.

Homelessness/Permanent Supportive Housing Units (a.12):

The homeless set-aside criteria was added to the 2019 QAP and since then Dakota County has set-aside 33 Tax Credit units in 9 properties for households who are homeless. Staff will walk through possible options for this criteria that include: removing the set-aside unit criteria; keeping the set-aside unit criteria the same; or modifying the set-aside unit criteria.

RECOMMENDATION

Staff would like the Board’s input on the proposed changes to the QAP. After this meeting, the QAP will be published for public comment and a public hearing will be held at the March 24, 2026 CDA Board Meeting.

EXPLANATION OF FISCAL/FTE IMPACTS

N/A

- None Current budget Amendment Requested Other

RESOLUTION

N/A

PREVIOUS BOARD ACTION

None.

ATTACHMENTS

- Attachment A: Dakota County CDA 9% and 4% Tax Credit Award History
- Attachment B: Draft 2027 QAP Scoring Worksheet with redlined changes

CONTACT

Department Head: Lisa Alfson, Director of Community and Economic Development
Author: Kathy Kugel, Housing Finance Manager

9% and 4% Housing Tax Credit Projects in Dakota County

Tax Credit Type	Allocation Year	Project Name	City	Owner/Developer	Type	Tax Credit Units	Total Units	Affordability End Date
9%	1988 & 1989	Wescott Hills	Eagan	Wescott V LP	New construction	16	16	2004
9%	1990	Parkside Townhomes	Burnsville	Dakota County CDA	New construction	22	22	2027
	1992 (MHFA)	Covington Court Apartments	West St. Paul	Goldmark Property Management, I	Rehabilitation	158	160	2023
9%	1991 & 1992	Glenbrook Place Townhomes	Apple Valley	Dakota County CDA	New construction	39	39	2023
9%	1994 (MHFA)	Spruce Pointe Townhomes	Inver Grove Heights	Dakota County CDA	New construction	24	24	2024
9%	1994 (MHFA)	Timber Ridge	Burnsville	Duffy	New Construction	48	49	2024
9%	1994	Lakeville Court Apartments	Lakeville	Sand Companies	New construction	50	52	2025
9%	1995	Oak Ridge Townhomes	Eagan	Dakota County CDA	New construction	42	42	2025
9%	1996	Pleasant Ridge Townhomes	Hastings	Dakota County CDA	New construction	31	31	2026
9%	1997	Cedar Valley Townhomes	Lakeville	Dakota County CDA	New construction	30	30	2027
9%	1998	Chasewood Townhomes	Apple Valley	Dakota County CDA	New construction	27	27	2028
9%	1998 & 1999	Farmington Townhomes	Farmington	Sherman Associates	New construction	16	16	2029
9%	1999 & 2000	Farmington Family Townhomes	Farmington	Hornig Companies	New construction	28	32	2031
9%	1999 & 2001	Country Lane Townhomes	Lakeville	Dakota County CDA	New construction	29	29	2030
9%	2000	Hillside Gables Townhomes	Mendota Heights	Dakota County CDA	New construction	24	24	2030
9%	2001	Hastings Marketplace Townhomes	Hastings	Dakota County CDA	New construction	28	28	2031
9%	2002	Burnsville HOC Townhomes	Burnsville	Dakota County CDA	New construction	34	34	2032
9%	2002	Clark Place Apts (fka Kaposia Terrace)	South St. Paul	DRS Investment VII LLC (orig was Real Estate Equities)	New construction	20	20	2032
9%	2003	Erin Place Townhomes	Eagan	Dakota County CDA	New construction	34	34	2033
9%	2003	Prairie Crossing Townhomes	Lakeville	Dakota County CDA	New construction	40	40	2034
9%	2004	LaFayette Townhomes	Inver Grove Heights	Dakota County CDA	New construction	30	30	2035
9%	2004	Haralson Apartments	Apple Valley	CHDC	New supportive & workforce	36	36	2035
9%	2005 & 2007	West Village Townhomes	Hastings	Dakota County CDA	New construction	21	21	2036
9%	2006	Chowen Bend Townhomes	Burnsville	Chris Cooper (orig was Dominion)	Preservation/Rehabilitation	32	32	2036
9%	2006 & 2008	Carbury Hills Townhomes	Rosemount	Dakota County CDA	New construction	32	32	2037
9%	2007	Cliff Hills Townhomes	Burnsville	Shleter Corporation	Preservation/Rehabilitation	32	32	2037
9%	2007 & 2008	Twin Ponds Townhomes	Farmington	Dakota County CDA	New construction	25	25	2038
9%	2007 & 2008	Rosemount Greens	Rosemount	TCHDC	Preservation/Rehabilitation	28	28	2036
9%	2008 & 2009 & 2010	Meadowlark Townhomes	Lakeville	Dakota County CDA	New construction	40	40	2039
9%	2009	Chancellor Manor	Burnsville	CHDC	Preservation/Rehabilitation	186	200	2039
9%	2010	Quarry View Townhomes	Apple Valley	Dakota County CDA	New construction	45	45	2040
9%	1990 & 1991 & 2008	Kidder Park Townhomes (fka Park Place)	Rosemount	Boisclair Corporation	New construction/ 2008 substantial rehab	36	36	2021 2041
9%	1994 & 2011 (MHFA)	Andrews Pointe	Burnsville	Shleter Corporation	New construction/2011 rehab	57	57	2022 & 2040
9%	2011	Twin Ponds (Phase II) Townhomes	Farmington	Dakota County CDA	New construction	26	26	2041
9%	2012	Northwoods Townhomes	Eagan	Dakota County CDA	New construction	47	47	2042
9%	2013	Inver Hills TH/ Riverview Ridge TH	IGH & Eagan	Dakota County CDA	New construction	51	51	2043
9%	2014 & 2015	Lakeshore Townhomes	Eagan	Dakota County CDA	New construction	50	50	2044
9%	2015	Keystone Crossing Townhomes	Lakeville	Dakota County CDA	New construction	36	36	2045
9%	2016	Artspace Hastings Lofts	Hastings	Artspace	New construction	37	37	2046
9%	2017	Lakeville Pointe	Lakeville	Ron Clark/Connelly Development	New construction	49	49	2046
9%	2018	Prestwick Place Townhomes	Rosemount	Dakota County CDA	New construction	40	40	2048
9%	2001 & 2002 and 2019	Guardian Angels Apartments & Townhomes	Hastings	CommonBond (2001 was Sherman Associates)	Substantial Rehab/Stabilization (2001)	33	33	2049
9%	2019 & 2020	Wexford Place Apartments	Rosemount	Ron Clark/Connelly Development	New construction	49	49	2054
9%	2020	Prairie Estates	Inver Grove Heights	TCHDC	Preservation/Rehab	40	40	2051
9%	2020 & 2021	Lexington Flats	Eagan	MWF Properties LLC	New construction	50	50	2050
9%	2021 & 2022	Babcock Crossing	Inver Grove Heights	Ron Clark/Connelly Development	New construction	49	49	2052
9%	2023 & 2024	Denmark Trail Townhomes	Farmington	Dakota County CDA	New construction	40	40	TBD
9%	2024 & 2025	Pillsbury Ridge	Burnsville	MWF Properties LLC	New construction	48	48	TBD
9%	2025 & 2026	Kenyon Green	Lakeville	Ron Clark/Connelly Development	New	49	49	TBD
9%	2026	Camber Hill Townhomes	South St. Paul	TCHDC	Preservation/Rehab	44	44	TBD
Total 9%	50					Total 9%	2,078	2,101
Tax Credit Type	Allocation Year	Project Name	City	Owner/Developer	Type	Tax Credit Units	Total Units	Affordability End Date
4%	2001	Clark Place Apts (fka Rose Apartments/aka Kaposia Apartments)	South St. Paul	DRS Investment VII LLC (orig was Real Estate Equities)	Acquisition/Rehab	48	48	2031
4%	2002	Grande Market Place	Burnsville	Sherman	New Construction	53	113	2033
4%	2004 (MHFA)	Cedar Villas	Eagan	Shleter Corporation	New Construction	21	104	2034 (HOPE 2049)
4%	2004 (MHFA)	Hearthstone Apartments (fka Regatta)	Apple Valley	Stonebridge Communities (Jankens)	New Construction	50	229	2034 (HOPE 6/1/2047)
4%	2005 (MHFA)	Blackberry Pointe Apartments (fka Bren	Inver Grove Heights	Michael Development (Jankens)	New Construction	88	219	2034 (TIF 1/28/2035)
4%	2006	Spruce Place Apartments	Farmington	CommonBond	Acquisition/Rehab	60	61	2035
4%	2006 (MHFA)	Oak Ridge Manor	Hastings	CommonBond	Preservation (202)/Rehab	109	109	2035
4%	2006 (MHFA)	Fairfield Terrace	Lakeville	CommonBond	Preservation (202)/Rehab	24	24	2035
4%	2006 (MHFA)	Mount Carmel Manor	West St. Paul	CommonBond	Preservation (202)/Rehab	60	60	2035
4%	2009 (MHFA)	Waterford Commons	Rosemount	Stonebridge Communities (Jankens)	New Construction	24	108	2038 (HOPE 9/1/2048)
4%	2015	The Sanctuary at WSP	West St. Paul	SCA Shelter	New Construction	164	164	2046
4%	2016	Legends at Apple Valley	Apple Valley	Dominium	New Construction	163	163	2047
4%	2017	Whitney Grove TH (fka Oaks of AV)	Apple Valley	CommonBond	Acquisition/Rehab	55	56	2046
4%	2018	Winslow (fka DARTS) Senior	West St. Paul	Real Estate Equities	New Construction	172	172	2049
4%	2020	Aster House	Eagan	Real Estate Equities	New Construction	204	204	2051
4%	2021	Hilltop at Signal Hills	West St. Paul	Dominium	New Construction	146	146	2052
4%	2021	Legacy Commons at Signal Hills	West St. Paul	Dominium	New Construction	247	247	2052
4%	2021	The Quill	Hastings	Real Estate Equities	New Construction	90	90	2051
4%	2022	The Villas at Pleasant Avenue	Burnsville	MWF Properties LLC	New Construction	150	150	2053
4%	2023	The Landing at Amber Fields	Rosemount	Real Estate Equities	New Construction	160	160	2054
4%	2022	The Villas at Pleasant Avenue II	Burnsville	MWF Properties LLC	New Construction	110	110	TBD
4%	2023	Croft at Roscott	Rosemount	Schafer Richardson	New Construction	164	164	TBD
4%	2024	Volta Apartments	Burnsville	Roers Companies	New Construction	172	172	TBD
Total 4%	23					Total 4%	2,534	3,073
9% and 4%	73					Total 9% and 4%	4,612	5,174

SCHEDULE 1**SELF-SCORING WORKSHEET**
2027 Housing Tax Credit Program

Applicant Name _____

Project Name _____

Project Address/Location _____

Project City _____

Please note the following:

1. Documentation of Points

Indicate the selection and/or preference priority points expected for your project. Where multiple points per section are available please check the appropriate box () for points claimed. **Attach directly to this self-scoring worksheet, a separate detailed sheet and documentation that clearly supports points claimed.** The Dakota County Community Development Agency (Agency) will determine the actual selection points awarded. Points will not be awarded unless documentation is provided along with the application to justify the points claimed.

Applicants must demonstrate the project is eligible for not fewer than 25 points to qualify for the 4% Tax Credits under this Plan.

2. Extended Duration

Projects requesting 9% and 4% Tax Credits: Such projects must maintain the low-income use for a minimum of 30 years. The owner agrees that IRC Sections 42(h)(6)(E)(i)(II) and 42(h)(6)(F) (which would permit the owner to terminate the restrictions under the Declaration at the end of the 15- year compliance period in the event the Agency does not present the owner with a qualified contract for the acquisition of the project) do not apply to the project, and that the Section 42 income and rent restrictions shall apply for the period of 30 years beginning with the first day of the 15- year compliance period in which the building is part of a qualified low income housing project.

3. Design Standards

The project must meet the Tax Credit Design Standards as specified in the Procedural Manual and be evidenced by a Design Standards Certification form executed by the owner and architect.

4. Declaration of Land Use Restrictive Covenants

A Declaration covering the rent and income limits and occupancy requirements, including student eligibility requirements, must be placed on the building(s) and recorded in the county in which the project is located.

5. Section 8 Voucher Acceptance

Owners of a Tax Credit project must agree to not refuse to rent a unit to a tenant because that tenant has a Section 8 voucher that would be used for a unit in the project. Language prohibiting discrimination based on Section 8 status must be included in the Declaration entered into by the owner with the Agency. Declarations are enforceable in state court by housing credit agencies and all income-eligible persons.

MINIMUM THRESHOLD REQUIREMENTS

All **9%** applicants must meet one of the seven (7) following threshold types. **To qualify for threshold #7 the applicant must have written approval from the Agency prior to submission of the application.** Check one box for project type 1-7 below. In the event Minnesota Statutes are modified to allow additional threshold requirements, this worksheet will be modified accordingly.

1.	<input type="checkbox"/>	New construction or Substantial Rehabilitation of projects in which, for the term of the Declaration), at least 75% of the total Tax Credit units are Single Room Occupancy, efficiency, or one bedroom units and which are affordable by households whose income does not exceed 30% of the median income.
2.	<input type="checkbox"/>	New construction or Substantial Rehabilitation family housing projects that are not restricted to occupancy by persons 55 years old or older and in which, for the term of the extended use period (term of the Declaration), at least 75% of the Tax Credit units contain two or more bedrooms and at least one third of the 75% contain three or more bedrooms.
3.	<input type="checkbox"/>	Substantial Rehabilitation projects in neighborhoods targeted by the applicable city for revitalization.
4.	<input type="checkbox"/>	<p>Projects that are not restricted to persons of a particular age group and in which, for the term of the extended use period (term of the Declaration), a percentage of the units are set aside and rented to (check one, if applicable):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Persons with a serious and persistent mental illness as defined in Minnesota Statutes Section 245.462, Subd. 20(c); <input type="checkbox"/> Persons with a developmental disability as defined in the United States Code, Title 42, Section 6001(8); <input type="checkbox"/> Persons who have been assessed as drug dependent persons as defined in Minnesota Statutes Section 254A.02, Subd. 5, and are receiving or will receive care and treatment services provided by an approved treatment program as defined in Minnesota Statutes Section 254A.02, Subd. 2; <input type="checkbox"/> Persons with a brain injury as defined in Minnesota Statutes Section 256B.093, Subd. 4(a); <u>or</u> <input type="checkbox"/> Persons with permanent physical disabilities that substantially limit major life activities, if at least fifty percent (50%) of the units in the project are accessible as provided under Minnesota Rules Chapter 1340
5.	<input type="checkbox"/>	Projects, whether or not restricted to persons of a particular age group, which preserve existing subsidized housing if the use of Tax Credits is necessary to prevent conversion to market rate use or to remedy physical deterioration of the project which would result in loss of existing federal subsidies.
6.	<input type="checkbox"/>	Projects financed by Rural Development which meet state-wide distribution goals.
7.	<input type="checkbox"/>	<p>In addition to Thresholds 1-6, the Agency may allocate Tax Credits to one remaining project that is a new construction or Substantial Rehabilitation multifamily housing project that is not restricted to persons 55 years of age or older and is located within one of the following areas at the time a reservation for Tax Credits is made:</p> <ul style="list-style-type: none"> <input type="checkbox"/> an area within one-half mile of a completed or planned light rail transitway, bus rapid transitway, or commuter rail station; <input type="checkbox"/> an area within one-fourth mile from any stop along a high-frequency local bus line; <input type="checkbox"/> an area within one-half mile from a bus stop or station on a high-frequency express route; <input type="checkbox"/> an area within one-half mile from a park and ride lot; <u>or</u>

		<input type="checkbox"/> an area within one-fourth mile of a high-service public transportation fixed route stop; For purposes of this section, the following terms have the meanings given them: (1) "high-frequency local bus line" means a local bus route providing service at least every 15 minutes and running between 6:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on Saturdays; (2) "high-frequency express route" means an express route with bus service providing six or more trips during at least one of the peak morning hours between 6:00 a.m. and 9:00 a.m. and every ten minutes during the peak morning hour; and (3) "high-service public transportation fixed route stop" means a stop serviced between 6:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 6:00 p.m. on Saturdays and with service approximately every 30 minutes during that time. (Minnesota Statutes Section 383D.41, Subdivision 11) Note: To qualify for Threshold #7 the applicant must have written approval from the Agency prior to submission of the application.
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DAKOTA COUNTY CDA ADDITIONAL THRESHOLD REQUIREMENTS

All 9% and 4% applicants must meet the following additional threshold requirements. Check boxes below to indicate the acceptance of these requirement:

8.	<input type="checkbox"/>	<input type="checkbox"/> The project satisfies the Agency's underwriting standards and the Agency determines the owner has sufficient experience. <input type="checkbox"/> The application demonstrates reasonable operating expenses relative to comparable projects in the past, <input type="checkbox"/> The project complies with applicable building, land use and zoning ordinances, <input type="checkbox"/> The project is consistent with a Market Study, <u>and</u> <input type="checkbox"/> The costs of intermediaries meet the criteria set forth in the Procedural Manual.
9.	<input type="checkbox"/>	Applicants must agree to utilize public housing waiting lists in Dakota County in marketing units to the public.
10.	<input type="checkbox"/>	The owner agrees to not refuse to rent a unit to a tenant because that tenant has a Section 8 voucher and that language prohibiting discrimination based on Section 8 status will be included in the Declaration.
11.	<input type="checkbox"/>	The applicant demonstrates by information submitted in the application that each building in the project is a qualified low-income building under Section 42(c)(2) of the Code.
12.	<input type="checkbox"/>	The applicant agrees to enter into a Declaration in form and substance acceptable to the Agency and legal counsel appointed by the Agency.
13.	<input type="checkbox"/>	The applicant agrees to apply resident screening criteria as provided in the Declaration.
14.	<input type="checkbox"/>	For 9% and 4% Tax Credit projects, the applicant agrees to waive the provisions of Sections 42(h)(6)(E)(i)(II) and 42(h)(6)(F) which permits the owner to terminate the rent and income restrictions under the Declaration at the end of the initial 15-year compliance period. All Tax Credit projects must maintain the low-income use for a minimum of 30 years.
15.	<input type="checkbox"/>	The applicant agrees to provide high speed internet access via installation of all appropriate infrastructure and connections for cable, DSL or wireless/data internet service to every unit.
16.	<input type="checkbox"/>	<p>The applicant agrees to institute and maintain a written policy* prohibiting smoking in all the units and all common areas within the building/s of the project. The project must include a non-smoking clause in the lease for every household. Projects will be required to maintain the smoke-free policy for the term of the Declaration.</p> <p>*A written policy must be submitted with the application and should include procedures regarding transitioning to smoke-free for existing residents and the establishment of smoking areas outside of units and common areas, if applicable. Consequences for tenants violating the smoke-free policy will be determined by the owner and must be included in the written policy for the project.</p>

SELECTION PRIORITIES

a. SELECTION CRITERIA

Check the box to the left of the descriptions below to indicate selection and/or preference priority points expected. The Agency will determine actual points to be awarded, based on the application and the documentation submitted. All applicants for 9% Tax Credits will be scored competitively against other applications received. All applicants for 4% Tax Credits with tax exempt volume cap bonds must meet a minimum score of 25 points.

Developer
Claimed

Agency
Awarded

New Construction (10 Points)

1. ~~Points are awarded to New~~ construction projects which increases the supply of affordable rental housing in Dakota County (10 points).

Preservation and Stabilization of Affordable Housing (Up to ~~25-35~~ Points)

2. Preservation of Affordable Housing:

Preservation of Federally Assisted Housing (~~25-35~~ Points):
Points are awarded to projects that preserves low-income housing receiving assistance under Section 8, ~~or~~ Section 236 or other similar project-based subsidy which, due to mortgage prepayments or expiring rental assistance, would convert to market rate use. The Agency in its sole discretion must agree that a market exists for a conversion to market rate housing.

OR

Preservation (10 Points):
Points are awarded to projects that preserve the rent and income restrictions under an existing housing use agreement which, due to expiring affordability periods or proposed qualified contract application, could ~~would~~ convert to market rate use. The Agency, in its sole discretion, will verify that a market exists for a conversion to market rate housing.

Applicant must agree in writing to continued renewals of the existing project-based housing subsidy payment contract for as long as assistance is available.

3. Stabilization of Affordable Housing (5 Points)

Points are awarded to projects with existing federally assisted units or previously funded by Tax Credits or deferred loans from the Agency or other public entity, that are not also claiming points in the Preservation of Affordable Housing category which are experiencing trouble with occupancies and/or net revenues which need to be stabilized.

Applicants must provide narratives to support the approach of a planned, long term and cost effective stabilization that meets all of the following criteria:

i) Suitability for long term stabilization:

- a. 18 or more years have passed since initial loan closing or most recent Tax Credit placement in service date; and
- b. Operating feasibility shows duration of at least 20 years.

AND

ii) Collaborative relationship in place
Points claimed and deemed eligible for Financial Readiness to Proceed, minimum of 6 points.

AND

iii) Affordability and Cost Effectiveness
Points claimed and deemed eligible in Preference Priorities b.2 (Serves Lowest Income Tenants/Rent Reduction)

		<u>Developer Claimed</u>	<u>Agency Awarded</u>
Readiness to Proceed (Up to 20 Points)			
4.	Points are awarded to projects that, at the time of application, have received final land use entitlements up to and including preliminary plat approvals, final Comprehensive Plan amendments (if any), final zoning approvals and site plan authorization. (5 points)		
5.	<p>Financial Readiness (up to 15 points). Points are awarded to projects that have secured funding commitments for permanent funding sources or have no funding gap at the time of application. Words synonymous with “consider” or “may” award are not valid or acceptable.</p> <p>The calculation below must exclude all first mortgage financing and anticipated Tax Credit proceeds from the current Tax Credit request.</p> <p>Committed syndication proceeds from previously reserved Tax Credits may be included in the calculation. Acceptable documentation of committed syndication proceeds is an executed agreement or letter of intent from a syndicator/investor which is acceptable to the Agency. The executed agreement or letter of intent must: (1) be current and dated within 15 days of application; (2) contain a projected closing date; (3) contain a projected equity price for the purchase of the Tax Credits; and (4) contain a detailed explanation of the assumptions being used by the syndicator/investor to arrive at the projected equity price.</p> <p>Total eligible funding secured, awarded or Committed (exclude first mortgage and proposed Syndication proceeds from Agency as described above) \$ _____</p> <p>Divided by total development cost less first mortgage and excluded syndication proceeds \$ _____</p> <p>Equals percentage of funds committed, rounded to the nearest tenth _____ %</p> <p>Check box that applies: <input type="checkbox"/> 70.1% or more of gap funds committed or no gap (15 points) <input type="checkbox"/> 50.1 – 70.0% of gap funds committed (10 points) <input type="checkbox"/> 30.1 – 50.0% of gap funds committed (6 points) <input type="checkbox"/> 10.1 – 30.0% of gap funds committed (2 points)</p> <p>Please see the Procedural Manual Section VIII. A. for details.</p> <p>If points are claimed and the funding is returned/not used the affordability requirements for that (those) funding source(s) will be included in the Declaration.</p>		
Community Priority Locations (10 Points)			
6.	Points are awarded to projects located on property fully/entirely owned by the Agency, Dakota County, or a municipality in Dakota County at the time of application. (10 points)		

		<u>Developer Claimed</u>	<u>Agency Awarded</u>
Long Term Affordability (Up to 8 Points)			
7.	<p>Points are awarded to projects that agree to extend the long-term affordability of the project and maintain the duration of low-income use beyond the required minimum of 30 years by agreeing to:</p> <p>Check box that applies:</p> <p><input type="checkbox"/> Extend the long-term affordability of the project and maintain the duration of low-income use for a minimum of 35 years (2 points)</p> <p><input type="checkbox"/> Extend the long-term affordability of the project and maintain the duration of low-income use for a minimum of 40 years (4 points)</p> <p><input type="checkbox"/> Extend the long-term affordability of the project and maintain the duration of low-income use for a minimum of 45 years (6 points)</p> <p><input type="checkbox"/> Extend the long-term affordability of the project and maintain the duration of low-income use for a minimum of 50 years (8 points)</p>		
Large Family Housing (up to 6 points)			
8.	<p>Points are awarded to projects that promote family housing that is not restricted to persons 55 years old or older for the term of the Declaration, where 25% or more of the Tax Credit units in the project have 3 or more bedrooms.</p> <p>Check box that applies:</p> <p><input type="checkbox"/> At least 30% of the Tax Credit units have 3 or more bedrooms (3 points)</p> <p><input type="checkbox"/> At least 50% of the Tax Credit units have 3 or more bedrooms (6 points)</p>		
Accessible Units (5 Points)			
9.	<p>At least 25% of the Tax Credit units in the project are designed, equipped and set aside for the developmentally, physically or mentally disabled and there is a referral and marketing plan that includes an agreement with an established organization to provide services for such persons. (5 points)</p>		
Ownership by Non-Profit or Governmental Unit (5 Points)			
10.	<p>A qualified non-profit or a governmental unit is the sole general partner/managing member. (5 points)</p> <p>The non-profit must be organized and incorporated in the State of Minnesota and have at least five-year's experience in Minnesota owning and operating at least 100 units of affordable Tax Credit housing. Points will only be awarded to local non-profits. To be eligible for points, the non-profit must be a qualified non-profit tax-exempt organization within Code Section 501(c)(3) at the time of application, and must also meet the requirements of Section 42(h)(5)(C) of the Code. For a non-profit, a copy of the Certificate of Incorporation from the Secretary of State of Minnesota and organization documentation evidencing the 501(c)(3) status <u>must</u> be submitted at the time of application.</p> <p>These points are awarded because the Agency has an assumption that such organizations have a mission that results in perpetual affordability of the units. Points will not be awarded if the non-profit/governmental organization has been a project sponsor or general partner/managing member of a project that converted units to market rate units in the past three (3) years without the consent of the issuing public agency within Minnesota.</p>		

		<u>Developer Claimed</u>	<u>Agency Awarded</u>
Community Revitalization (5 Points)			
13.	<p>Community Development Initiative (5 points)</p> <p>Points are awarded to projects that contribute to the active implementation of a Community Development Initiative to address locally identified needs and priorities, with active engagement by local stakeholders. The initiative can be created by, and involve engagement from, a wide variety of public and private local community development partners such as cities, counties, employers, private foundations, public housing authorities, or other community stakeholders. The plan must contain more components than the project itself. Documentation must be provided that addresses the requirements of a Community Development Initiative as set forth in Exhibit I of the Procedural Manual.</p> <p>For projects located in a QCT, to be eligible for these points, the application must provide additional evidence that demonstrates a strategy for obtaining commitments of public and/or private investment in non-housing efforts to demonstrate that the project contributes to a concerted community revitalization plan.</p>		
Eventual Tenant Ownership (1 Point)			
14.	<p>This One point is awarded to projects that include a <u>financially viable plan to for transfer 100% of the Tax Credit unit ownership from the initial ownership entity to eventual tenant ownership, after the end of the 15-year compliance period of 100% of the units.</u> (1 point)</p>		
Unacceptable Practices (Up to -50 Points)			
15.	<p>Unacceptable Practices, includes the transfer of ownership of the owner and displacement of Section 8 tenants as described in Section IV.F of the Procedural Manual.</p>		
Access to Transit (Up to 5 Points)			
16.	<p>Points are awarded to projects located within <u>walking distances</u> of public transit stations and stops. (up to 5 points)</p> <p><input type="checkbox"/> Project is located within ½ mile of Orange Line transitway stations (including the Burnsville Center station and all stations north) or Red Line transitway stations (including the Apple Valley Transit Station and all stations north) (5 points); OR</p> <p><input type="checkbox"/> Project is located within ½ mile of a park and ride (with bus service), a bus route stop, or a Minnesota Valley Transit Authority (MVTA) bus route where the bus is able to stop (3 points).</p> <p>At the time of application, the applicant must submit a map identifying the location of the project with exact <u>walking distances</u> to the eligible public transit station/stop and include a copy of the route.</p>		

b.	PREFERENCE PRIORITIES Points received through Preference Priorities will be included in the application's score and will be used to break ties in overall scoring for the competitive selection of applicants, as detailed in Section 8.2.	<u>Developer Claimed</u>	<u>Agency Awarded</u>
1.	Previous Tax Credit Commitment/Reservation (30 points). Points are awarded to projects that have a prior commitment/reservation of Tax Credits, were not fully funded in a previous round, and require additional Tax Credits to make the project feasible.		
2.	<p>Points are awarded to projects that will serve the lowest income tenants (50% or less of area median adjusted by unit size) with gross rents not to exceed 30% of income and agree to maintain the deeper rent structure for the duration of the Declaration. <i>(Up to 15 Points)</i></p> <p>Applicants may choose any combination of the following rent limitations for the project but may not count any unit more than once. This selection will restrict rents only (tenant incomes will not be restricted to the following levels by claiming points in this section).</p> <p>Check the box that applies.</p> <p><input type="checkbox"/> 100% of Tax Credit units at the rents for 50% of AMI: 15 points</p> <p><input type="checkbox"/> 75% of Tax Credit units at the rents for 40% of AMI: 15 points</p> <p><input type="checkbox"/> 75% of Tax Credit units at the rents for 50% of AMI: 10 points</p> <p><input type="checkbox"/> 50% of Tax Credit units at the rents for 40% of AMI: 10 points</p> <p><input type="checkbox"/> 50% of Tax Credit units at the rents for 50% of AMI: 5 points</p>		
3.	Geographic Balance (5 points). Points are awarded to projects for proposed projects that are located in a city that have not received a 9% or 4% Tax Credit award from Dakota County CDA or Minnesota Housing for new affordable housing development in the last 3 years.		

TOTAL POINTS:	<u>Developer Claimed</u>	<u>Agency Awarded</u>
	_____	_____

SELF-SCORING WORKSHEET CERTIFICATION:

Under penalty of perjury, the Applicant hereby certifies the information provided in the Self-Scoring Worksheet is true and accurate.

By: _____
Signature

Print or type name and title of signatory

Of: _____
Name of Managing/General Partner

Date: _____



Board of Commissioners

Request for Board Action

Meeting Date: February 17, 2026

Agenda #: 6C

DEPARTMENT: Property Management

FILE TYPE: Regular - Informational

TITLE

Financial Sustainability Of Lincoln Place Supportive Housing (Eagan)

PURPOSE/ACTION REQUESTED

Update on Lincoln Place supportive housing in Eagan and discussion on long-term financial sustainability.

SUMMARY

Lincoln Place, a 24-unit supportive housing development in Eagan, serves homeless young adults with affordable housing and on-site services provided through a contract Dakota County holds with Wilder Foundation.

The building opened in 2010. The main source of the capital funding came from State G.O. Bond funding awarded by Minnesota Housing that was authorized by the Minnesota Legislature, by way of 2006 Minn. Laws Ch. 258, § 22, Subd. 3. This law appropriated funding for loans and grants for publicly owned permanent rental housing under Minnesota Statutes, § 462A.202, Subd. 3a, for persons experiencing long term homelessness or persons at significant risk of experiencing long term homelessness, and which requires that the housing provide or coordinate with services necessary for residents to maintain housing stability and maximize opportunities for education and employment.

Wilder Foundation provides on-site services and case management for the residents and staffs a 24-hour front desk. Part of the funding for the front desk costs comes through the CDA from Minnesota Housing (\$100,000 annually), but it is not guaranteed to be renewed. Wilder Foundation has had conversations with CDA and County staff about funding shortfalls for the front desk operations and have proposed staffing changes to accommodate the budget.

Additionally, the building is now 16 years old and there are capital improvement projects on the horizon. In the next five years, estimated capital improvements total \$370,000 to replace common area flooring, AC/split system replacements, and new hot water heaters. When the building gets to 25 years old, capital improvements will include window replacement, elevator repair costs, and fire sprinkler repair.

The front desk staffing (operations) and capital improvements would be eligible costs for Local Affordable Housing Aid (LAHA).

Residents receive rent assistance from one of three sources: CDA Levy (five units), Group Residential Housing (9 units), and Minnesota Housing (10 units). Having three different rent subsidies has challenges. CDA staff would like to pursue changing the rent assistance to be Project Based Vouchers and this will be illustrated in the presentation at the Board meeting.

CONTACT

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Author: Sara Swenson



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 1/01/2025 – 12/31/2025

Clients Served YTD

Client Inquiry	3
Existing - Challenged	29
Existing - Opportunity	45
Pre-start planning	54
Start-up	43
Total	174

Business Owner Demographics YTD

	# of Clients
Low-Income Owned	87
BIPOC or Immigrant Owned	103
Woman Owned	105

Financing & Access to Capital YTD

Loans & Grants Approved	
includes CBLs (YRLY Total)	\$482,414.00
Equity (YRLY Total)	\$233,829.00
<u>Facilitated (YRLY Total)</u>	<u>\$198,967.00</u>
Total Investment	\$915,210.00

Program Hours

	TA	Program HRS
1 st QTR	369	237
2 nd QTR	477	185
3 rd QTR	373	210
4 th QTR	156	180
Total	1,375	812

TA: Client Meetings, Providing Resources, Client Calls, Client Deliverables, Loan Packaging

Program HRS: City Initiatives, Program Outreach, Public Events, City Meetings, Research, Data/Admin, General Inquiries

Industry Segment YTD

Construction / Real Estate	6
Food	35
Health/Fitness	19
Manufacturing	4
Consulting	11
Retail	41
Service	29
Wholesale / Distribution	4
Other	25
Total	174

Referral Source YTD

Bank Referral	17
Entrepreneur	7
Friends and Family	24
Municipality	29
MCCD Partner/staff	23
Other	27
Web	47
Total	174

City YTD

	<u>Business</u>	<u>Resident</u>
Apple Valley	26	17
Burnsville	29	21
Eagan	19	17
Farmington	13	18
Hastings	5	5
Inver Grove Heights	10	12
Lakeville	17	25
Mendota Heights	4	4
Rosemount	12	18
South St. Paul	10	9
West St. Paul	6	4
Other Dakota Co.	2	3
Other/ No Data	21	19

“We are part of MCCD's Open to Business Program, and the whole process has been a great learning experience. Our loan application would've been difficult to accomplish without their help! Would recommend this to any entrepreneur.”

– Rosemount Loan Client

Direct Financing & Access to Capital**Business Type:** Bubble Tea & Café

Business City: Eagan

Residence City: Savage & Farmington

Referred by: Website

MCCD Financing: \$175,000* Owner

Equity: \$65,443

Overview: This startup bubble tea shop was seeking funds for start up expenses, tenant improvements, equipment, inventory, and working capital. The two business partners put their heads together on opening this business and were approved for a \$175,000 direct loan from MCCD in January 2025, contingent on an 80% loan guaranty from MN DEED through the DEED Small Business Credit Initiative.

*As the DEED guaranty application was in progress the business owners received news of some unexpected project costs from their contractor and decided to withdraw their application and tabled the business plan for now.

Business Type: Natural Beauty & Wellness Products

Business City: Burnsville

Residence City: Burnsville

Referred by: TikTok Influencer

Microgrant Facilitated: \$2,500 Owner

Equity: \$2,500

Overview: This early-stage home-based business was established in 2023 and sells handmade beauty and wellness products to friends and family. After a referral from a TikTok influencer who provides entrepreneurship advice, the Burnsville resident reached out to MCCD seeking funding to expand her business and launch her website. The business owner is a low-income single mother and qualified for a microgrant which MCCD facilitated, and the client received in January. The funding allowed the business owner to increase operational efficiency, buy inventory and supplies, and launch a new product line. The entrepreneur is currently working on rebuilding her credit so that she can apply for an MCCD loan for the remaining funding to build and launch her website.

Business Type: Food Truck and Cookie Dough Wholesaler

Business City: Eagan (Home Based & mobile throughout Twin Cities region) Residence

City: Eagan

Referred by: LEDC

MCCD Financing: \$50,000

Owner Equity: \$7,000

Facilitated financing/ funding: \$50,000

Overview: MCCD collaborated with nonprofit partner on this \$107,000 project to support a growing BIPOC and woman owned cookie dough business. The business was established in 2021 as a response to the lack of organic cookie dough available in the market. Their dough offers all organic, non-GMO, fair trade ingredients with no preservatives and comes in three flavors. There are two branches to their business: the business-tobusiness, where they sell wholesale through a distributor to co-ops and grocery stores and a direct to customer retail - selling both the dough and fresh-baked cookies at farmers markets and festivals. They had been selling via a

pop-up tent and recently came across the opportunity to purchase a food trailer to streamline their operations. The borrowers needed funding food trailer improvements, equipment, inventory, and working capital to help them take advantage of the upcoming selling season.

Business Type: Fashion Optical Boutique

Business City: Savage

Residence City: Burnsville

Referred by: Municipality

MCCD Financing: \$82,173.70

Owner Equity: \$30,636

Facilitated financing/ funding: \$35,217.30 & \$11,250

Overview: This entrepreneur is a licensed optician operating in the optical industry for more than 20 years. He has always dreamed of opening his own optical store near his home in Burnsville to start to build wealth for himself. He found an ideal storefront in Savage and reached out to MCCD for assistance with the project funding for inventory, equipment, startup expenses, and ~ 3 months of working capital for operations. Total project costs are \$159,227 including the equity investment of \$30,636 and a \$11,250 tenant improvement budget from the landlord. The loan request was approved by MCCD's loan committee on April 24th contingent on 30% participation from MN DEED through the Small Business Credit Initiative, application is currently pending, and approval is expected in early May.

Business Type: RV Tank Cleaning

Business City: Rosemount

Residence City: Rosemount

Referred by: Community Partner

MCCD Financing: \$30,000 Owner

Equity: \$2,500

Overview: This husband-and-wife team have a combined professional background in customer service, custodial cleaning, and mechanicals. They also love camping and the outdoors and have been avid RV'ers for years. As they grow older and become empty nesters, they saw an opportunity to make a side business out of their passion and have something that they could continue into retirement. Through their time spent at campgrounds in the Midwest they became aware of the opportunity to become a licensed dealer for an RV Tank cleaning franchise. The business owners see this as a promising opportunity to generate additional income now and into retirement while doing something that they truly love.

Business Type: Gift Shop

Business City: Apple Valley

Residence City: Lakeville

Referred by: CDA website

Facilitated financing/ funding: \$50,000 Owner

Equity: \$70,000

Overview: This first-time entrepreneur came to MCCD seeking technical assistance and access to capital to help her in the final stretch of opening a new gift shop in Apple Valley. Advising was provided on topics including lease negotiation, insurance, build-out, networking, and business banking. Connection to a local credit union provided the client with much-needed working capital and a line of credit for her store. The store is slated to open mid-late October

Business Type: Amazon Retailer

Business City: Hastings
 Residence City: Hastings
 Referred by: Municipality
 MCCD Financing: \$20,000 Owner
 Equity: \$2,000

Overview: This woman-owner business reached out to MCCD seeking working capital for new inventory. The business owner is a nurse full time and started this Amazon-based retail business in late 2024 for supplementary income. The business experienced a few strong months and then stagnated when inventory ran out in early 2025. The client needed additional working capital to ramp up once more and the MCCD loan provided an important cushion so that inventory will be continually stocked and the business can focus on growth.

Business Type: Home Healthcare / PCA
 Business City: Eagan
 Residence City: Farmington
 Referred by: Other Entrepreneur
 MCCD Financing: \$75,000 – includes \$50,000 in forgivable capital Owner
 Equity: \$3,750

Overview: MCCD began working with this business owner in 2023 when he initially reached out seeking financing to grow his home health care business based in Eagan. He decided to table his request at that time and reached back out in spring, 2025. Working closely with his loan officer for more than 100 hours, the application for working capital was finalized in September. At the same time, MCCD kicked off its participation in the Groundbreak loan program* and the client ultimately became MCCD's first recipient of a Groundbreak loan structure which includes a \$25,000 loan that is immediately forgiven, a \$25,000 loan at 1% interest only and eligible for forgiveness after five years, and a \$25,000 loan with typical repayment terms.

Business Type: Event planning & event decor
 Business City: Apple Valley
 Residence City: Farmington
 Referred by: Other Municipality
 MCCD Financing: \$50,000 – Plus \$50,000 in forgivable capital
 Equity: \$50,000

Overview: When this business owner first approached MCCD in 2022, she was looking to expand from a home-based business to a brick-and-mortar location. She purchased a building in Apple Valley in 2023 and built a family's successful business. After nearly 90 hours of work with her loan officer, the application for inventory, equipment and décor material, marketing, staffing, and storage improvements was approved in December. At the same time, MCCD's Groundbreak loan program was available, and the client became an MCCD Groundbreak loan recipient. The structure of the loan includes a \$25,000 loan that is immediately forgiven, a \$25,000 loan with 1% interest only and eligibility for forgiveness after five years, and a \$50,000 loan with standard repayment terms.

*MCCD is one of four local nonprofits selected to participate in the [Groundbreak project](#). Rather than advertise the program, we are matching eligible clients internally and then giving them the news after the loan is approved. The Groundbreak Coalition is a group of over 40 corporate, civic, and philanthropic leaders committed to demonstrating that with enough resources, a racially equitable future is possible first in Minnesota and then across the country. The goal of the small business loans is to provide early stage, growth capital to low-wealth entrepreneurs, including, but not limited to Black entrepreneurs, who historically have faced barriers to accessing such capital from traditional sources.

Credit Builder Loans

In collaboration with nonprofit partners who provide credit building & financial awareness counseling, MCCD provides \$240 Credit Builder Loans (CBLs) to qualified applicants seeking to improve their personal credit. Credit Builder applicants complete financial training through MCCD’s partners and are then referred to MCCD for a CBL. MCCD generates and services the CBLs in-house.

Credit Builder Loans YTD	
Resident City	Loan Amount
West Saint Paul	\$240
TOTAL	\$240

Highlights, Networking, & Outreach

Programming, Partnerships, & Trainings

- MCCD is excited to welcome Talia King as our new Director of Lending. Talia brings over 20 years of experience in strategic lending and community development, with a strong focus on expanding access to capital and supporting sustainable growth across Minnesota. Her leadership is rooted in service, collaboration, and creating opportunities for entrepreneurs and communities to thrive.

This is not Talia’s first time with MCCD. She previously participated in our Emerging Leaders in Community Development (ELCD) program as a mentee in 2023 and as a mentor in 2024, reflecting her ongoing commitment to developing future community leaders.

- Welcome to MCCD, Jeena! From loan client to mentor to business advisor, Jeena Gurung Vomhof is one of MCCD’s newest team members. She first worked with MCCD while building Namaste Brows and Boutique in Roseville and later served as a mentor in our Emerging Leaders in Community Development program and as a speaker at our 2023 Annual Meeting. She now joins MCCD as a temporary staff member, supporting small business owners, especially women, immigrants, and underrepresented entrepreneurs.
- October 5 to October 7, MCCD staff members Kadra Abdi, Kelly Law, Kari Johnson, NaSee Lor, and Luis Mendoza attended the 2025 People & Places Conference in Washington, D.C. The conference brought together community developers from across the country to share ideas and best practices.
- October 22- MCCD consortium members Habitat for Humanity Minnesota and PRG, Inc. were featured at the State Task Force on Homeowners and Commercial Property Insurance. Cristen Incitti and Theresa Ruiz testified on how rising insurance costs and coverage denials are making homeownership increasingly unaffordable, especially for lower income Minnesotans. They were later interviewed by KARE 11 following the hearing.
- November 6 - MCCD hosted its Annual Celebration at the B Suite in Minneapolis. The event brought together partners and community members to celebrate and share the meaningful work we do together to support community development.

- November 12 - Business Advisor Jeena Gurung attended the Women's Business Development Center Strengthen the Strong Together Celebration and Connection event.
- On 11/21/25, Tyler Hilsabeck and Jeena Gurung Vomhof did a presentation on the Open to Business program at the Dakota-Scott Workforce Development Board meeting, which included representatives from cities in Dakota and Scott Counties.

Advertising & Outreach

- MCCD has a new website! After months of design and development, we have officially launched a refreshed website with updated branding and new content that brings MCCD's story to life. The site better highlights who we are, what we do, and why our work matters to small businesses and communities across Minnesota.

The new website includes clearer language around our lending and small business development services, as well as an events calendar that makes it easier to stay up to date on and register for MCCD events, including Lending Info Sessions. Check it out at mccdmn.org.

- Submit content to MCCD's Business Resource Newsletter! MCCD community partners are invited to submit their own events, training opportunities, and more to be included in MCCD's Business Resource Newsletter. Information should be relevant/tailored to local small business owners and entrepreneurs. Email your content to Mara Brooks, MCCD's Communications & Data Coordinator, at mbrooks@mccdmn.org
- The advertisement library is up to date with the most recent ads and flyers for OTB. Access the library [here](#).
- In the last quarter, banker and lender outreach occurred specifically with the Sunrise Bank, Huntington Bank, First bank and US Bank.
- In addition to lending outreach, written or in-person presentations were made and/or networking efforts were made including ongoing partnership discussions with UMN Law School, Biweekly check in - CDA, and City of Farmington monthly check-ins.

Quarterly Highlight

"I had never been approved for a loan for my business. This is fantastic news, even better, half of the loan is forgivable. I will be able to add staff, purchase more equipment and materials for my business, and focus more on growing it.

Thank you very much for your support. "

- The owner of Event planning & event décor business, In Apple Valley.