

**CITY OF LANDFALL VILLAGE
WASHINGTON COUNTY. MINNESOTA
MINUTES OF THE CITY OF LANDFALL VILLAGE HRA MEETING
JANUARY 12, 2026**

- A. Call to Order – The regular meeting of the Housing and Redevelopment Authority (HRA) for the City of Landfall Village was called to order by Chair Suedkamp at 6:00 p.m. on Monday, January 12, 2026 in the Family Means Room.
- B. Roll Call – The Roll was taken with the following members present: Board Members Katie McManus, Joanne Menz, Don Gonser, John Menz and Chair Stan Suedkamp. HRA Executive Director Scott Hildebrand, City Attorney H.A. Kantrud, Park Manager Rebecca Kinsey and Public Works Director Adam Carlson were present.
- C. Pledge of Allegiance
- D. Approval of Minutes
1. December 15, 2025 HRA Board Meeting – **Motion by Member McManus and seconded by Member Gonser to approve the Minutes of the December 15, 2025 HRA Board Meeting. Motion passed unanimously by voice vote.**
- E. Approval of Agenda – **Motion by Member Joanne Menz and seconded by Member John Menz to approve the Amended Agenda. Motion passed unanimously by voice vote.**
- F. Public Forum – None
- G. Public Hearing – A public hearing was held regarding a potential rental increase, starting at 6:33 p.m. Hildebrand provided a summary of the request for the public hearing, which involves HRA Resolution 2026-001, setting forth a potential rental increase which has not occurred since 1998. The following residents spoke regarding the pros and cons of a rental increase:

Juliana Galvin – 12 Evergreen – Not working because of ICE

John Gergen – 8 2nd Avenue – Hasn't seen a rent increase in 23 years

Adam Carlson – 216 Delwood Square East

McManus noted that the City is low income and 19 years ago, she worked hard with Sally to keep things afloat. Hildebrand inquired as to what services should the City cut, and Gonser stated he was for cutting wages and Personnel. Hildebrand inquired of Staff as to whether they would remain if their wages were cut and Carlson responded, "He would not stay if his wages were cut." Gonser advised, "That is what's going to happen, because he will not raise rent."

Hildebrand provided the option of the Board tabling the motion to consult with the CDA and formalize a plan. Hildebrand advised the proposal is quite conservative, but the

CDA may come back with a recommendation for a larger increase. Gonser recommended holding a workshop.

Kantrud warned this should be a public hearing, then debate can occur.

Audrey Ehler inquired about other ideas or services which could have volunteers, or even cutting clean-ups.

Suedkamp summarized the need for keeping financial reserves to pay for projects and emergencies.

The public hearing was closed.

Lynn (24 Garden Glenn) inquired about the skirting on her house which was damaged during the driveway installation. She will meet with Hildebrand and Carlson prior to the next meeting.

H. Presentations

1. WCSO Report. Deputy T. Freeman from the Washington County Sheriff's Department was present to report on law enforcement incidents since the last meeting.
2. Maintenance Report. Carlson reported on recent matters in the Public Works Department. Snow clean-up has taken a majority of time.
3. Park Manager Report. Received.

I. Consent Agenda - **Motion by Member John Menz and seconded by Member Joanne Menz to approve the Consent Agenda, which included:**

1. Approve December 2025 – January 2026 Claims: Check #'s 38769 through # 38777 = \$49,604.05; Security Deposit Refund: \$605.75; RV Damage Deposit Account: \$0; EFT Payments: \$375.00. Total Amount of Claims = \$49,979.05.
 2. Approve December 2025 Financial Report.
- Motion passed unanimously by voice vote.**

J. Unfinished Business –

1. Hildebrand provided an update regarding changes to the food distribution operation with Open Cupboard. Correspondence has been sent out, but there has been no response regarding the proposed grant to help with food.

K. New Business –

1. Hildebrand proposed skipping to #3 first. Hildebrand updated the Board regarding law enforcement activity in the park from Immigration Control. Staff is working with partners to make people aware of unwanted people in the City, while warning not to confront these individuals. Sgt. Petrey and Commander S. Halverson were also

present to advise that Washington County is not assisting ICE, so please still call 911 if an emergency occurs.

2. Hildebrand and Carlson discussed concerns with installing homes during the winter months and questioned whether a policy should be drafted. After much discussion, it was agreed that a policy will be drafted for future review.
3. Hildebrand expressed concern with the installation at 24 Linden Lane. Due to soil conditions, a footing is impractical, so bids are being sought for a concrete pad or helical installation. It was agreed that lot rent payments can be suspended until the Board has the information to provide proper direction. **Motion by Chair Suedkamp and seconded by Member Gonser to suspend the rent payments for 24 Linden Lane until the footings and foundation issue is resolved, facilitating installation of the home. Motion passed unanimously by voice vote.**
4. Hildebrand discussed Resolution 2026-001 addressing the rental rate increase. **Motion by Gonser and seconded by McManus to table to matter for two months. A workshop will be scheduled in the interim. Motion passed unanimously by voice vote.**

L. Board Member Presentation – None

M. Staff Presentations –

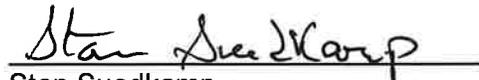
1. City Attorney Report – Received.
2. Executive Director Report – Work is starting on the retaining wall and the front of the building has been torn off. The Fire Inspector from Oakdale was here today, and concern has been expressed with Stuart using his office during construction. A plan will need developed to have Stuart and Rtose share the office downstairs so there are no OSHA violations or issues with the Fire Inspector.

N. Adjournment - **Motion by Member John Menz and seconded by Member Joanne Menz to adjourn the meeting. Motion passed unanimously by voice vote. Meeting adjourned at 8:11 p.m.**

Respectfully submitted,



Scott W. Hildebrand
HRA Executive Director



Stan Suedkamp
Board Chair