

**CITY OF LANDFALL VILLAGE
WASHINGTON COUNTY, MINNESOTA
MINUTES OF THE CITY OF LANDFALL VILLAGE HRA MEETING
FEBRUARY 09, 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, February 09, 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, Finance Officer Stuart Bonniwell and Public Works Director Adam Carlson were present.
- C. Pledge of Allegiance
- D. Approval of Minutes
1. January 12, 2026 HRA Board Meeting – **Motion by Member John Menz and seconded by Member Gonser to approve the Minutes of the January 12, 2026 HRA Board Meeting. Motion passed unanimously by voice vote.**
- E. Approval of Agenda – Hildebrand advised the Agenda should be amended to add #8 under New Business, to discuss 24 Linden Lane. **Motion by Member Joanne Menz and seconded by Member McManus to approve the Amended Agenda. Motion passed unanimously by voice vote.**
- F. Public Forum – None
- G. Presentations
1. WCSO Report. Sgt. Mike Petrey 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 from snow plowing to fixing water line breaks.
 3. Park Manager Report. Received.
- H. Consent Agenda - **Motion by Member John Menz and seconded by Member Joanne Menz to approve the Consent Agenda, which included:**
1. Approve January 2026 – February 2026 Claims: Check #'s 38780 through # 38792 = \$60,084.86; Security Deposit Refund: \$0; RV Damage Deposit Account: \$0; EFT Payments: \$75.00. Total Amount of Claims = \$60,159.86.
 2. Approve January 2026 Financial Report.
Motion passed unanimously by voice vote.

I. Unfinished Business –

1. Hildebrand advised that Open Cupboard has finally responded to the proposed Grant, but that no action has occurred. Hildebrand and Kantrud will follow up prior to the next meeting.

J. New Business –

1. Hildebrand provided an update regarding the January 22, 2026 Community Meeting.
 - a. Food Distribution Center – has been set up at the bike shop for families who are currently shut in.
 - b. Video Cameras – The Council can install the same cameras as will be placed in the Community Building for approximately \$2k near the entrance to the park. These can be re-used later at the Community Building. Alternatively, a tower camera can be rented for \$4,000 per month. Several residents have already installed their own cameras and set up a security network. After much discussion, the Board agreed it is best for the HRA / City to stay out of the matter.
 - c. Mental Health Services – Hildebrand has reached out to Washington County as there has been several requests for mental health services. This is also a service which has been planned once the building is complete.
 - d. Community Bus / Van. It was requested to obtain a community van to help transport kids. The Board expressed concerns with liability issues.
 - e. They requested the City revisit the Vehicle Registration program. Mixed feelings.
2. Hildebrand presented a proposal for Pay Application #3 in the amount of \$214,138.04. **Motion by Member Joanne Menz and seconded by Member John Menz to approve pay application #3 in the amount of \$214,138.04. Motion passed unanimously by voice vote.**
3. Hildebrand presented a proposal for Pay Application #4 in the amount of \$191,377.50. **Motion by Member John Menz and seconded by Member Joanne Menz to approve pay application #4 in the amount of \$191,377.50. Motion passed unanimously by voice vote.**
4. Hildebrand advised that a meeting was held with Melissa Taphorn of the CDA. He requested a possible work session to review a proposed rental increase. **A Work Session was scheduled for Wednesday, February 25th at 2:00 p.m.**
5. Hildebrand and Carlson discussed the increase in salt costs, which must be budgeted for in the future.
6. Hildebrand and Carlson discussed the water repair at 9 Forest Heights.
7. Hildebrand and Carlson discussed the watermain break near 19 5th Avenue.
8. Hildebrand discussed options for 24 Linden Lane. The contractor will be contacted regarding potential costs and further action will be discussed at a later time.

K. Board Member Presentation – None

L. Staff Presentations –

1. City Attorney Report – Received.
2. Executive Director Report – Received.

M. Adjournment - **Motion by Member Joanne Menz and seconded by Member John Menz to adjourn the meeting. Motion passed unanimously by voice vote.** Meeting adjourned at 8:05 p.m.

Respectfully submitted,



Scott W. Hildebrand
HRA Executive Director



Stan Suedkamp
Board Chair