

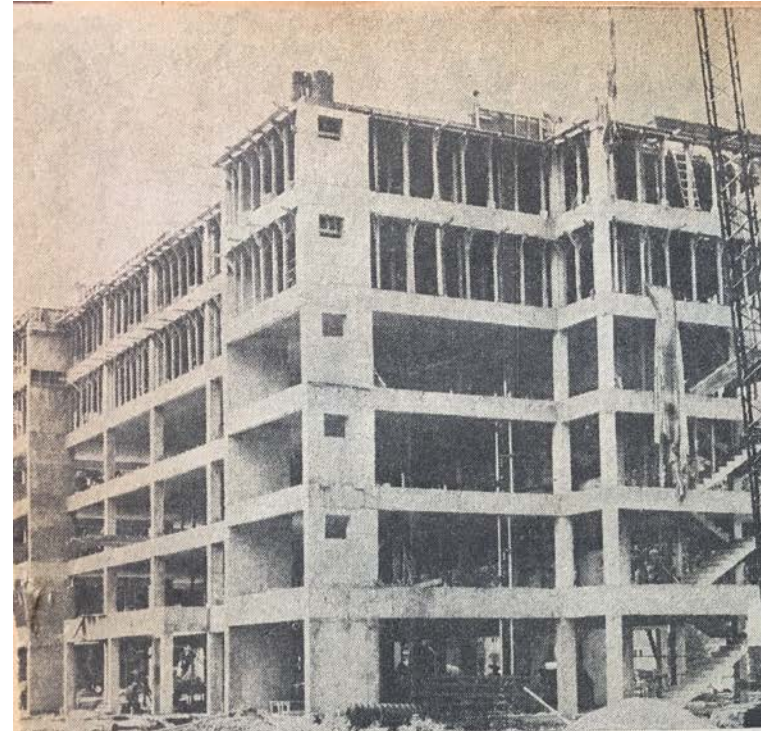
Koppen Gardens

Monday, November 20th

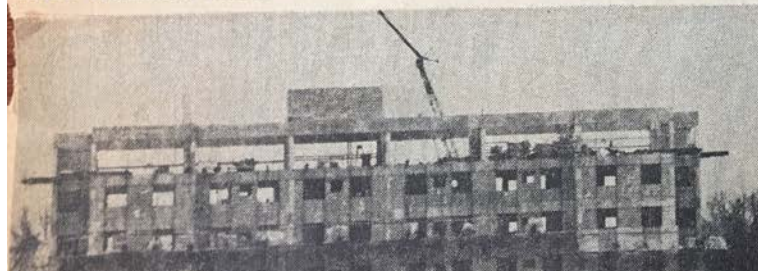
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History

- HUD Funded 1967
- Funding Background (Attachment A)



Work continues ahead of schedule at North Mankato's high-rise



FREE PRESS

Thurs., July 25, 1968—25

N. Kato high-rise is rising

Köppen's Gardens is 65% complete

Köppen's Gardens, the low-income senior citizens high rise in North Mankato, is on schedule in building progress and more than 65 per cent complete.

The North Mankato Housing and Redevelopment Authority said at its regular January meeting the target completion date set for May 19 should be met.

Applications for admittance to the high-rise will be accepted by the authority starting the second week in February. Final approval of the necessary criteria for admission should be given by that time from the Housing and Urban Renewal (HUD) officials in Chicago.

Tentative date for a dedication ceremony was set by the authority June 10. Invitations will go to U. S. Sens. Walter Mondale and Eugene McCarthy, both D-Minn., U. S. Rep. Ancher Nelsen, R-Minn., Gov. Harold LeVander and city officials of Mankato and North Mankato.

The as yet unnamed senior citizens low-income housing high-rise continues to climb skyward at the 600 block of Nicollet Avenue in North Mankato.

Construction is somewhat ahead of schedule, according to Emil Outland, executive director of the North Mankato Housing and Redevelopment Authority.

The fifth floor is completed. The sixth floor concrete is about to be poured. When complete, it will reach eight stories high. Actual contract construction completion date is next May 19.

Outland explained plans for the \$1,250 million project are continuing behind the front lines in preparation for an opening in the spring.

Federal criteria should be completed by mid-September, which means applications from potential occupants will be accepted then, said Outland. He anticipated bids will be taken for ranges and refrigerators at the next authority meeting in August. The group meets the first Tuesday of each month.

North Mankato HRA Board

Bylaws (attachment B)

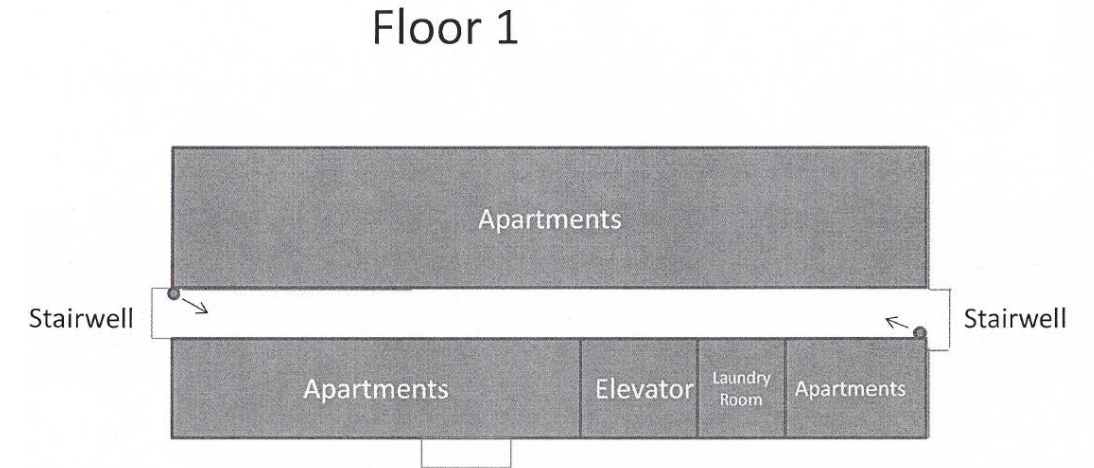
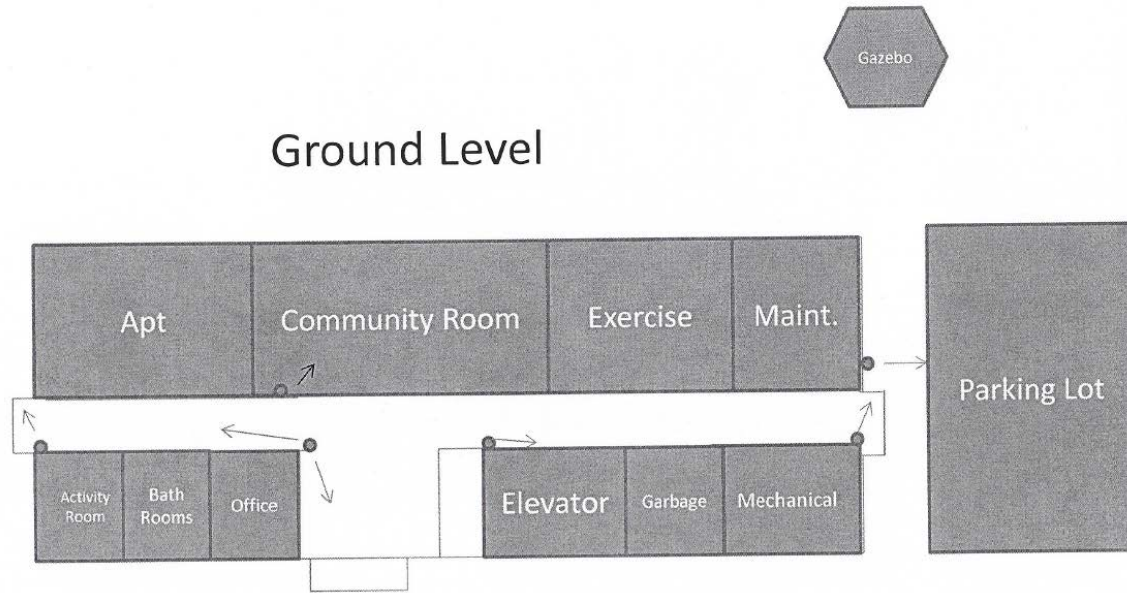
Board Members:

- John Daley (chairperson)
- Billy Steiner
- Steve Mork
- Nancy Gehrke
- Leon Bembenek

Monthly meetings held 4th Tuesday of every month



Property Overview—Building Layout



Property Overview

72 one-bedroom apartments

- (approximately 5 different layouts)

1 two-bedroom apartment

- (maintenance staff)



Property Overview

- Seven story building
- Onsite laundry
- Community room
- Exercise room



Revenue Sources

Resident Rent

Operating Subsidy (2017 - \$111,316)

Annual Capital Fund (2017 - \$71,460)

Resident Selection

- Accepts all applicants
 - Household Income cannot exceed 80% HUD AMI
- Wait List / Turnover
 - Average turnover is 1–2 units per month
 - Waitlist average is 15 applicants
 - Minimum advertising required
 - Selection based on preferences
 - First priority elderly status (62+ years, handicapped or disabled)

Resident Selection

- Eligibility for Admission (attachment C)
- Tenant Selection (attachment D)

Resident Activities - Examples

- Bingo
- Soup night
- Holiday Parties
- Flu Shots
- Safety Awareness
- Morning Coffees
- NAPS Food Program



Property Improvements

- Recent
 - Mechanical room upgrades
 - Air Handling upgrades
 - Gas meter relocation
 - Fire water line improvements
 - Hallways paint & carpet



Property Improvements

Current: Security cameras

Planned: Parking lot

- Add additional parking spaces
- Add additional Handicapped spaces
- Overlay, sealcoat & stripe



Property Improvements

First floor improvements:

- New windows & doors
- Office remodel
- Upgrades to community room
- New patio
- New flooring

