

**CITY OF PLYMOUTH  
AGENDA  
Regular Housing and Redevelopment Authority  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
July 23, 2026, 7:00 PM**

**1. CALL TO ORDER**

**2. PUBLIC FORUM** - Individuals may address the Housing and Redevelopment Authority (HRA) about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the HRA will continue with the agenda. The HRA will take no official action on items discussed at the forum, with the exception of referral to staff for future report.

**3. APPROVE AGENDA** - HRA members may add items to the agenda for discussion purposes or staff direction only. The HRA will not normally take official action on items added to the agenda.

**4. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless an HRA member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

**4.1** Adopt HRA meeting minutes

1. HRA 03-26-2026 -minutes
2. HRA 03-26-2026 -study session minutes
3. HRA/City Council May 26 special session minutes

**4.2** Accept attached Plymouth Towne Square monthly housing report and financials.

1. PTS BALANCE SHEET 05.2026
2. PTS 12-MONTH P&L 05.2026
3. PTS P&L COMPARATIVE 05.2026
4. PTS P&L VARIANCE 05.2026
5. PTS CASH FLOW 05.2026

**4.3** Accept attached Vicksburg Crossing monthly housing report and financials.

1. VC - Balance Sheet - 05.2026
2. VC - 12-Month P&L - 05.2026
3. VC - P&L Comparative - 05.2026
4. VC - P&L Variance - 05.2026
5. VC - Cash Flow - 05.2026

**4.4** Resolution to approve CDBG 2025-2029 Consolidated Plan substantial amendment

1. Resolution
2. 2025-2029 Consolidated Plan

## **5. PUBLIC HEARINGS**

## **6. NEW BUSINESS**

### **6.1** Consider use of Local Affordable Housing Aid (LAHA) funds to support a property rehabilitation to Willow Wood Estates

1. Willow Wood Estates Request Letter
2. Ehlers Analysis Memo
3. Commitments for Financing (Equity)
4. Commitments for Financing (Perm Loan)
5. Construction Cost Estimate
6. Resolution 2026-03

### **6.2** Review 2027-2028 HRA preliminary budgets

1. HRA Accounts 2026-2027
2. HRA Fund balance summary 2026
3. PTS 2027 Budget Assumptions Draft
4. PTS 2027 Budget Comparison Draft
5. PTS 2027 Budget Draft
6. VC 2027 Budget Assumptions Draft
7. VC 2027 Budget Comparison Draft
8. VC 2027 Budget Draft
9. VC 2027 Budget Income Draft
10. HRA Capital Improvement Plan 2027

## **7. UPDATES**

### **7.1** HRA Updates

## **8. ADJOURNMENT**