

Red Wing Housing and Redevelopment Authority
HRA Board Regular Meeting
Tuesday, June 10, 2025, at 3:30 PM

Board Members Present: Board Chair, Jason Jech; Commissioners: Abby Villaran, Kristi Reuter, Nic Abney, Liz Magill, Jackie Luikart, and Sara Hoffman.

Others Present: Kurt Keena, Executive Director; Corrine Kulseth, Finance Director; Jennifer Jacobson, Housing Director; and Beth Snyder, City Council Liaison

1. Call to Order

The meeting was called to order at 3:30 p.m. by Board Chair Jason Jech

2. Pledge of Allegiance

3. Roll Call

Roll Call was taken with all members present.

4. Approval of Agenda

A motion to approve the agenda was made by Villaran and seconded by Reuter. Motion carried.

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

A. Motion to Approve June 10, 2025, Regular Meeting Minutes

B. Motion to Approve Bills (Checks 52299 - 52366, totaling \$319,763.22)

- i. Public Housing: \$118,523.26
- ii. Housing Choice Voucher: \$4,429.6
- iii. Jordan Tower II: \$90,277.00
- iv. Redevelopment: \$56713.35
- v. Small Cities: \$50,000.00
- vi. TIF \$0
- vii. AHTF: \$0

A motion to accept the Consent Agenda was made by Reuter and seconded by Hoffman. Roll call was taken and all board members were in favor.

7. Motions and General Business

A. Resolution No. 1458-25 Updates to the Administration Plan for Housing Choice Voucher

Program Jacobson explained that each Public Housing Authority (PHA) must adopt a written Administrative Plan (Admin Plan) for the Housing Choice Voucher (HCV) Program. The Housing Opportunity through Modernization Act (HOTMA) of 2016 amended several regulations that will bring substantial changes to federal housing programs.

- i. Public Hearing – Jech opened a Public Hearing at 3:33pm. There were no comments. Public Hearing was closed at 3:33pm
- ii. Consider Motion to Adopt Resolution No. 1458-25 Updates to the Administration Plan for Housing Choice Voucher Program
A Motion to Adopt Resolution No. 1458-25 Updates to the Administration Plan for Housing Choice Voucher Program was made by Abney and seconded by Magill. Roll call was taken and all were in favor. Motion carried.

B. Introduction to the Admissions and Continued Occupancy Policy (ACOP) for Public Housing.

- A. Jacobson explained each Public Housing Authority (PHA) must adopt a written Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program. The U.S.

Department and Urban Development's (HUD) final rules are published in the Federal Register which are mandatory to be implemented by Public Housing Authorities (PHAs), Owners and Management Agents. Over the last several months, staff has gone through the entire policy to ensure that our policy is accurate and up to date. A public hearing is scheduled for July 8, 2025 during the Red Wing Housing and Redevelopment Authority Board meeting.

- B. Resolution No. 1459-25 Approval to Enter into Agreement for Bridges Rental Assistance Program Funding. Jacobson explained the Red Wing HRA began administering the Bridges program in 2017. Bridges program provides temporary rental assistance until the participating household is able to obtain either a Housing Choice Voucher or some other rental subsidy. The Red Wing HRA has a cooperative agreement with Goodhue County Health and Human Services to assist with administering the grant. The Red Wing HRA was notified they were awarded \$368,280.00 to serve (18) households.

A motion to adopt Resolution No. 1459-25 Approval to Enter into Agreement for Bridges was made by Abney and seconded by Magill. Roll call was taken and all were in favor. Motion carried.

- C. Resolution No. 1457-25 Approving Formation of Bluff View Red Wing LLC – Keena explained in order to be eligible to apply for NOAH funding from MHFA to make capital improvements to our Bluffview property, we have to create a single member LLC. The single member LLC would become the owner of the property if we are successful in being awarded funding. The HRA would be the sole member of the LLC and would control it through the Governors and the appointment of Officers.

A motion to approve Resolution No. 1457-25 Approving Formation of Bluff View Red Wing LLC was made by Reuter and seconded by Hoffman. Roll call was take and all were in favor. Motion carried.

8. Communication Items

A. Executive Director Report

Keena updated the Board regarding State and Federal funding. At the State level the Red Wing HRA learned they were awarded \$150,000 in funding for a matching grant to our AHTF. We applied for the maximum of \$225,000, but only two applicants were awarded that amount. At the Federal level the Red Wing HRA continues to watch the 2026 budget process to see what Congress ultimately decides to fund as opposed to what the President has proposed. The Red Wing HRA continues to work with DDA Human Resources on the completion of the Compensation Study and will bring the final recommendation to the Board for review and approval once completed. Board property tour will be held on July 29, 2025 at 3:00pm.

B. Finance Report

Kulseth discussed the financials for April. Revenue and Expenses will still reflect negative variances due to timing of paying annual contracts, not receiving tax levy yet and payments made toward 2024 POHP before reimbursement. She also stated she has begun to prepare the 2026 Preliminary Budget for August Board meeting.

C. Housing Report

Jacobson presented waitlist, move out and Voucher program numbers ending May 2025. The Red Wing HRA received the 2025 Capital Fund Program (CFP) in the amount of \$326,715. We use these funds to operate and make capital improvements to our public housing units. To finish utilizing the 2023 Congressionally Directed Spending (CDS) grant, the light fixtures at Haven of Hope were replaced in each unit.

D. Community Development Report

Keena would like to get feedback from the board on extending and revising the agreement between

Red Wing HRA and Goodhue County Habitat for Humanity concerning the production of new affordable homeownership units in town. The Red Wing HRA had an agreement to allocate some AHTF resources for up to three new units that has since expired. Habitat would like the HRA to consider allocating funds for one unit that is nearing completion and for future units that will be created as part of their Hope Heights project. April reserves for the AHTF are \$311,057.

E. Resident Council Report

Luikart stated they celebrated Memorial Day with a potluck and they had patriotic music playing in the background and they all saluted the Flag. She also stated the new Resident Council started training today.

F. Hope Coalition Report

Villaran stated there is a Hygiene Drive going on at First Farmers & Merchants Bank locations in Red Wing, Cannon Falls and Goodhue.

G. City Council Liaison Report

The City Council approved the Public Parking Policy for downtown. They will start with warnings in June. She also stated Hope Heights District (the old hospital property) did receive the matching funds of \$500,000 for that project. Also the ordinance for Cannabis continues to change as the state laws change.


H. Announcements

- a. The next HRA Board Meeting will be on July 8, 2025, at 3:30 p.m. in the City Council Chambers.

I. **Adjourn**

The meeting was adjourned at 4:28p.m. by Board Chair Jason Jech.

Respectfully Submitted By,
Dawn Gielau



Board Chair