

Red Wing Housing and Redevelopment Authority
HRA Board Regular Meeting
Tuesday, July 8, 2025, at 3:30 PM

Board Members Present: 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

1. Call to Order

The meeting was called to order at 3:30 p.m. by Vice Chair Abby Villaran

2. Pledge of Allegiance

3. Roll Call

Roll Call was taken with all members present except Jech.

4. Approval of Agenda

A motion to approve the agenda was made by Reuter and seconded by Luikart. 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 52367 - 52450, totaling \$232,832.40)

- i. Public Housing: \$86,904.03
- ii. Housing Choice Voucher: \$4,864.42
- iii. Jordan Tower II: \$85,169.29
- iv. Redevelopment: \$32,327.66
- v. Small Cities: \$23,567.00
- vi. TIF \$0
- vii. AHTF: \$0

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

7. Motions and General Business

A. Resolution No. 1460-25 Admissions and Continued Occupancy Policy (ACOP) for Public Housing.

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 of Housing 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.

- i. Public Hearing – Villaran opened a Public Hearing at 3:34pm. There were no comments. Public Hearing was closed at 3:34pm.
- ii. Consider Motion to Adopt Resolution No. 1460-25 Admissions and Continued Occupancy Policy (ACOP) for Public Housing.

A Motion to Adopt Resolution No. 1460-25 Admissions and Continued Occupancy Policy (ACOP) for Public Housing was made by Reuter and seconded by Luikart. Roll call was taken and all were in favor. Motion carried.

B. Introduction to the Tenant Selection Plan (TSP) for Multi-Family Section 8 New Construction (Jordan Tower II).

Jacobson explained Jordan Tower II is a HUD-subsidized multifamily property, under Section 8 New Construction Program. The Red Wing HRA purchased a subscription from Nan McKay of

their model policies and updates. Staff has gone through the entire policy to ensure our policy is accurate and up to date. The HRA Board of Commissioners must adopt the TSP. HRA staff will attend the Resident Council meeting on July 15, 2025 to go over the policy and seek comments from the council. A public hearing is scheduled for August 12, 2025 during the Red Wing Housing and Redevelopment Authority Board meeting at 3:30 pm in the City Council chambers. No action by the Board of Commissioners was required at this meeting.

- C. Agreement with Goodhue County Habitat for Humanity to use AHTF resources to support the creation of affordable home-ownership units.

Keena stated in January of 2021, the HRA and Goodhue County Habitat for Humanity (GCH4H) entered into an agreement whereby GCH4H would build three new affordable homes in three different areas of the city. GCH4H is requesting consideration of amending and extending the original agreement. The request is to enter into a 5-year agreement for the completion of up to six affordable home-ownership units, including the two homes nearing completion on 5th Street.

A motion was made by Reuter and seconded by Luikart to enter into a 5-year agreement for completion of five affordable home-ownership units instead of six. Abney and Magill had further questions on the possibility of using Community Land Trusts, a 5-year plan with GCH4H regarding infrastructure, Building permits and fiscally secure buyers. After further discussion, Reuter changed her motion to accept the recommended 5-year agreement for the completion of up to six affordable home-ownership units, including the two homes nearing completion on 5th Street. Motion was seconded by Luikart. Roll call was taken 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 is awaiting word from MHFA on our Bring it Home voucher program application and our 2025 POHP application. They expect to hear on both requests sometime later this summer or early fall. At the Federal level, the HRA continues to watch the 2026 budget process to see what Congress decides to fund as opposed to what the President has proposed. The HRA and Verizon are close to reaching a final lease agreement of the cellular site on top of Jordan Tower II. The final agreement will be brought to the Board for consideration and approval at a future meeting. The Board Property tour is set for July 29th and 3:00p.m.

- B. Finance Report

Kulseth discussed the financials for May. 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 June 2025. Jacobson also shared the results of HUD'S performance measurement tool for the Housing Choice Voucher Program SEMAP, which occurs every two years. Jacobson was pleased to announce the Red Wing HRA SEMAP score for 2024 was 100%.

- D. Community Development Report

Keena presented the Small Cities Program Income Notes Receivable and Cash Reserves. Also stated the HRA has three potential pending Small Cities Loan applications, two of which may be used as leverage for the DTMS DEED grant. May reserves for the AHTF are \$311,361.00. Keena discussed the Housing TIF District No.8 and stated Keller Baartman was successful in

challenging the valuation of the earlier phases in Tax Court and as a result will see their property taxes lowered. This will also lower the amount of TIF available to them and the HRA. If the TIF proceeds are not sufficient to repay the notes, the developers are the ones who incur the risk, not the HRA.

E. Resident Council Report

Luikart stated they celebrated the Fourth of July with sandwiches and lemonade.

F. Hope Coalition Report

Villaran stated Hope Coalition is working on fundraising opportunities. First Farmers and Merchants held a Hygiene Drive at their locations in Red Wing, Cannon Falls and Goodhue the end of June. She also stated they are having agencies or groups sponsor shelters to offset costs of supplies. Hope Coalition is in the process of planning a 35-year celebration. They have one employee that has been employed for 22 years and the other for 25 years, which speaks for their work environment and their ability to keep employees for long periods of time.

G. City Council Liaison Report

Liaison was not in attendance so no report was given.

H. Announcements

- a. The next HRA Board Meeting will be on August 12, 2025, at 3:30 p.m. in the City Council Chambers.

I. **Adjourn**

The meeting was adjourned at 4:35 p.m. by Vice Chair Abby Villaran.

Respectfully Submitted By,
Dawn Gielau



Board Chair