

Red Wing Housing and Redevelopment Authority
HRA Board Regular Meeting
Tuesday, August 12, 2025, at 3:30 PM

Board Members Present: Board Chair, Jason Jech; Commissioners: Abby Villaran, Kristi Reuter, 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 Board Chair Jason Jech

2. Pledge of Allegiance

3. Roll Call

Roll Call was taken with all members present except Abney.

4. Approval of Agenda

A motion to approve the agenda was made by Hoffman and seconded by Magill. Motion carried.

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

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

B. Motion to Approve Bills (Checks 52451 - 52519, totaling \$463,630.23)

i. Public Housing: \$141,354.16

ii. Housing Choice Voucher: \$1,788.89

iii. Jordan Tower II: \$49,777.81

iv. Redevelopment: \$46,475.05

v. Small Cities: \$13,385.45

vi. TIF \$23.50

vii. AHTF: \$210,825.37

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

7. Motions and General Business

A. Motion to Approve American Legion Post 54 SCLF Loan

Kulseth explained the American Legion Post 54 is asking for funds to replace the roof of the building. They are a good candidate because there are no liens against the building and they have a higher than average debt to income ratio. A motion to approve the American Legion Post 54 SCLF Loan was made by Reuter and seconded by Luikart. All were in favor and the motion carried.

B. Motion to Approve RWVC LLC SCLF Loan

Kulseth stated the current business of this location is The Creative Hand. The owners are seeking funds to make necessary improvements to the roof and to maintain the integrity of the building. After review of the business's financial statements, its expected revenues will exceed total expenses, making them good candidates for the loan. A motion to approve RWVC LLC SCLF Loan was made by Luikart and seconded by Hoffman. All were in favor and the motion carried.

C. Motion to Approve BAR Properties RWLLC SCLF Loan

Kulseth explained this building holds the downtown laundromat and two residential units. This loan will allow necessary updates to the exterior of the building and critical updates to the upstairs rental units to improve the safety, efficiency and curb appeal of the historic downtown building. Kulseth also stated after accounting for all mortgage obligations and expenses, there is sufficient cash flow to support the additional payment toward the HRA

loan each year. A motion to approve BAR Properties RWLLC SCLF Loan was made by Reuter and seconded by Magill. All were in favor and the motion carried.

- D. Motion to Adopt Resolution No. 1462-25 Approving 2026 Tax Levy
Kulseth stated in order for the HRA to receive their annual levy, the City of Red Wing requires the HRA to present a 2026 Preliminary Agency Operating Budget and Tax Levy Request to the City in August of each year. The HRA is requesting \$545,000 from the 2026 Tax Levy. A motion to Adopt Resolution No.1462-25 Approving 2026 Tax Levy was made by Hoffman and seconded by Magill. Roll call was taken and all were in favor. Motion carried.
- E. Motion to Adopt Resolution No. 1463-25 Approving 2026 Preliminary Operating Budget
Kulseth presented the 2026 Preliminary Operating Budget. She stated Public Housing's Dwelling Rental Revenue and Excess Utilities along with Maintenance materials, Heating/Cooling contracts, Unit Turnaround and Contract Costs were decreased due to the vacant units, which will be used for the upcoming POHP project. Salaries increased to reflect adjustment from Compensation Study and loss of ROSS grant. Not reflected in the Budget due to Grants reimbursement process is the POHP funding of \$7.75 million, which will begin in 2025 and will involve Jordan Tower I and Family Units. A slight decrease in HAP is anticipated for 2026. Jordan Tower II has a 2% increase in Dwelling rental revenue. They also have an increase in Other Income based on the anticipated increase in the cell tower lease. Jordan Tower II has a decrease in Heating/Cooling contracts as staff have been trained in the boiler system. Benefits increased to include new state mandated Paid Family Leave program.
Motion to Adopt Resolution No. 1463-25 Approving 2026 Preliminary Operating Budget was made by Reuter and seconded by Villaran. Roll call was taken and all were in favor. Motion carried.
- F. Motion to Adopt Resolution No. 1461-25 Updates to the Tenant Selection Plan for Multi-Family Section-8 New Construction Program Effective August 12, 2025.
Jacobson explained Jordan Tower II is a HUD-subsidized multifamily property, under Section 8- New Construction Program. Nan McKay publishes a model TSP for the Multi-Family program and provides, as needed, revisions to the policy as HUD regulations change. The Red Wing HRA purchased a subscription to their model policies and updates. Jacobson also explained for many HUD regulations, the PHA does not have a choice on how it will implement the policy, but for some regulations, the PHA has a choice for what they would like their policy to be as long as it is within HUD regulations.
- i. Public Hearing – Jech opened a Public Hearing at 3:59 p.m. There were no comments. Public Hearing was closed at 3:59 p.m.
 - ii. Consider Motion to Adopt Resolution No. 1461-25 Approving Updates to the Tenant Selection Plan for Multi-Family Section 8-New Construction Program Effective August 12, 2025
- A Motion to Adopt Resolution No. 1461-25 Approving Updates to the Tenant Selection Plan for Multi-Family Section 8-New Construction Program Effective August 12, 2025 was made by Luikart and seconded by Magill. 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 has been awarded \$440,000.00 for a 2-year period for the Bring it Home voucher program. The Red Wing HRA expects to be able to serve between 15 and 20 families with this new funding. At the Federal level, we continue to watch the 2026 budget process to see what Congress ultimately decides to fund.

B. Finance Report

Kulseth discussed the financials for May and June stating the Public Housing increase on the financial statement is due to receiving Operating Subsidy funds from CFP. Bridges payments are being caught up and Small Cities decrease is from a payment made on a loan. Kulseth also said the renewal for the SCMF (Service Coordinator) grant is complete. HUD has accepted Red Wing HRA's 2024 audit.

C. Housing Report

Jacobson presented waitlist, move out and Voucher program numbers ending July 2025. She said Staff has submitted an application for the Naturally Occurring Affordable Housing (NOAH) for approximately \$2.5 million in funds, which will be used for improvements to the Bluffview Townhomes. For the Bring It Home Voucher award, startup costs of \$27,000 are to be used in the first twelve months and the HAP/Administrative fees of \$413,156 is to be used during the two-year contract term.

D. Community Development Report

Keena presented the Small Cities Program Income Notes Receivable and Cash Reserves. Kenna stated the City Council approved Red Wing HRA's use of AHTF resources to assist Goodhue County Habitat for Humanity with the production of affordable homeownership units in Red Wing.

E. Resident Council Report

Luikart stated hot dogs were offered to all Jordan Tower residents on National Night To Unite. She said they had a good turnout and it was a great way to get to know your neighbors. She said some Policemen and Firefighters, along with a Fire Truck, showed up. They had games to play and handed out gifts, which added extra excitement for the residents.

F. Hope Coalition Report

Villaran stated Hope Coalition is having a 35th Anniversary celebration at the St. James on October 23rd. They are also hosting a Golf Tournament at the Jewel in Lake City on September 26th. They are looking for businesses or individuals to give donations or to sponsor holes, at the cost of \$150.00 per hole. Villaran stated Sara Kern would be the contact person if interested in donating or hole sponsorship.

G. City Council Liaison Report

Snyder stated the Farmer's Market has now been move to the Depot at all times. There will be no more selling of product outside The City Hall. One cannabis registration has been approved and will have 18 months to be registered with the state and to open. Last year the City Council voted to only have two cannabis retailers allowed in Red Wing. With Prairie Island already having a dispensary the two cannabis spots have been filled. She also made note that Indian communities can open as many dispensaries, in the cities they are located, as they choose because they are not tied to the limit the cities have put in place.

H. Announcements

- a. The next HRA Board Meeting will be on September 9, 2025, at 3:30 p.m. in the City Council Chambers.

I. **Adjourn**

The meeting was adjourned at 4:35 p.m. by Board Chair Jason Jech.

Respectfully Submitted By,
Dawn Gielau


Board Chair