



Red Wing Housing and Redevelopment Authority Equal Opportunity Housing/Equal Opportunity Employment

Our Mission

To provide quality, affordable, sustainable housing and community redevelopment programs utilizing resources that develop public and private partnerships.

Statement of Intent

We gather today in this room as one people to discuss and attend to the matters of Red Wing. Together, as a government body and as community members, we agree to treat everyone with courtesy, dignity, and respect. We will listen to all sides of an issue, encourage participation, support each other, act with honor and accountability, and inspire pride in our community. This we commit as we open this meeting.

Meeting Announcement and Agenda Housing & Redevelopment Authority Board Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Tuesday, December 9, 2025, at 3:30 PM

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. To join this meeting via Webex, [click this link](#). To join via telephone, please dial (415) 655-0001. Enter access code 2555 573 2565 and password 2025 when prompted.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Public Comment**

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

6. Consent Agenda (Roll Call Required *)

The Consent Agenda consists of items that often don't require Council discussion. These items are usually routine business, non-controversial, or have been discussed publicly in the past. These items can be approved by the Council all at once unless a Council member acknowledges they would like to comment or have a discussion on any of these items at this meeting. If no Council member has a concern or comment on any of the consent agenda items, the Council will approve them all at the same time.

- 6.A. Motion to Approve November 4, 2025 Regular Meeting Minutes.
- 6.B. Motion to Approve Bills (Checks 52723-52828, totaling \$43,851.88).
Public Housing: \$15,715.36
Housing Choice Voucher: \$2,666.45

Jordan Tower II: \$12,762.61
Redevelopment: \$11,679.46
Small Cities: \$1,028.00
TIF: \$0
AHTF: \$0

6.C. Motion to Approve Charging off Non-Collectible Debts Due to the RWHRA as of December 31, 2025

7. Motions & General Business

7.A. Motion to Approve Extension of Cell Site Lease Agreement

7.B. Motion to Approve Sales Price for Twin Home Property

8. Communication Items

8.A. Director's Report

8.B. Finance Report

8.C. Housing Report

8.D. Community Redevelopment Report

8.E. Resident Council Report

8.F. Hope Coalition Liaison Report

8.G. City Council Liaison Report

8.H. Announcements

The next regular Board Meeting will be January 13, 2026, at 3:30 p.m. in the City Council Chambers

9. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

Red Wing Housing & Redevelopment Authority
HRA Board Regular Meeting
Tuesday, November 4, 2025 at 3:00 PM

Board members present: Board Chair, Jason Jech; Commissioners: Abby Villaran, Kristi Reuter, Liz Magill, and Jackie Luikart.

Others present: Kurt Keena, Executive Director; Jennifer Jacobson, Housing Director; Corrine Kulseth, Finance Director; and Dawn Gielau, Finance Administrative Assistant.

1. Call to Order

The meeting was called to order at 3:00 p.m. by Board Chair Jech.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken with all members present except Abney and Hoffman.

4. Approval of Agenda

A motion to approve the agenda was made by Vilaran and seconded by Magill. All were in favor. Motion carried.

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

A. Motion to Approve October 14, 2025 Regular Meeting Minutes.

B. Motion to Approve Bills (Checks 52655 – 52722; Totaling \$209,653.96).

a. Public Housing: \$49,550.85

b. Housing Choice Voucher: \$1,805.32

c. Jordan II: \$46,479.22

d. Redevelopment: \$33,219.44

e. Small Cities: \$53,500.00

f. TIF: \$99.13

g. AHTF: \$25,000.00

C. Housing Choice Voucher Payment Standards Update – Effective January 1, 2026.

D. Housing Choice Voucher Utility Allowance Update – Effective January 1, 2026.

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

7. Motions and General Business

A. Motion to Approve Resolution No. 1469-25 Approval of 2026 Final Operating Budget.

The 2026 Final Operating Budget is a refinement of the Preliminary Budget that was presented to the Board in August 2025. This budget is presented to both the City of Red Wing, as well as HUD for acceptance. The preliminarily approved levy amount is \$545,000.00.

A motion to Approve Resolution No. 1469-25 was made by Reuter and seconded by Luikart.

Roll call was taken and all board members were in favor. Motion carried.

8. Communication Items

A. Executive Director Report

Keena stated the Federal Government shutdown continues, but HUD has added funding for Public Housing and Housing Choice Voucher through the month of December. Amy Leach, who

accepted the promotion, has filled the open Assistant Voucher Manager position. We will now be accepting applications for the Housing Assistant position. In regards to the Twin Home on 5th Street, we are having the home appraised and will be working with Habitat for Humanity to purchase this half like they did the other half approximately two years ago.

B. Finance Report

Kulseth presented August and September's financials. Bridges funds for September and October were finally received, so we are no longer behind in funding. ROSS Grant NOFO was issued so staff is working on the application process and will submit by the end of November. A CD at Minnesota First for Jordan Tower II was renewed for 13 months at 4.10% APY.

C. Housing Report

Jacobson presented waitlist, move out and Voucher program numbers ending October 2025. She announced the HRA will have a booth at the Senior Resource Fair, being held at Pier 55, on Wednesday November 19, 2025. Staff submitted the NOAH application for approximately \$2,500,000 for the Bluffview Townhomes. We expect to hear a decision in November or December 2025. POHP 2024 updates: we are 90% complete with the plans and specifications for Jordan Tower I and anticipate bringing the bid for approval to the January or February board meeting.

D. Community Development Report

Keena presented Small Cities Program Income Notes Receivable and Cash Reserves. We have submitted the due diligence paperwork required by MHFA to get access to the LHTF matching grant that we were awarded. Once approved, we can execute an agreement and then request funding in two separate increments, which will add \$150,000 to our AHTF. September reserves for the AHTF are \$374,258. Certificate of Occupancy for the last phase of the TIF #8 was issued. We are working with the TIF attorney to draft a final TIF note for this phase and hope to have it executed before the end of this year. A quarterly meeting with Habitat for Humanity and the City regarding the status of the Owner Occupied Rehab Program. Habitat reports they completed five projects with another four in progress. The program seems to be working as envisioned.

E. Resident Council Report

Luikart said for Halloween they had a party with a band and they will be having a Friendship Gathering on November 13, 2025. A Thanksgiving Dinner will be held and in early December they are having a tree lighting event with hot chocolate and candy canes.

F. Hope Coalition Report

Villaran stated there was nothing to report as no meeting was held.

G. City Council Liaison Report

Snyder was absent no report was given

H. Announcements

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

9. Adjourn

The meeting was adjourned at 3:37 p.m. by Board Chair Jason Jech

Respectfully Submitted By,

Dawn Gielau

Board Chair

Red Wing Housing and Redevelopment Authority

Checks Written Report

November 1, 2025 - November 30, 2025

| Payment Date | Payment Number | Payment Amount | Payee Name |
|--------------|----------------|----------------|---------------------------------------|
| 11/6/2025 | 1853 | \$50.00 | NICHOLAS ABNEY |
| 11/6/2025 | 1854 | \$297.19 | ESI HOSTED SERVICES |
| 11/6/2025 | 1855 | \$243.00 | FILEVISION USA |
| 11/6/2025 | 1856 | \$50.00 | JASON JECH |
| 11/6/2025 | 1857 | \$325.00 | MKC INC |
| 11/6/2025 | 1858 | \$271.42 | MAIDS IN MINNESOTA |
| 11/6/2025 | 1859 | \$282.00 | MRI SOFTWARE LLC |
| 11/6/2025 | 1860 | \$200.00 | BARRY PREBLE |
| 11/6/2025 | 1861 | \$50.00 | KRISTI REUTER |
| 11/6/2025 | 1862 | \$50.00 | ABBY VILLARAN |
| 11/13/2025 | 1863 | \$198.73 | CINTAS CORPORATION |
| 11/13/2025 | 1864 | \$110.81 | RYANNE SCHUTZ |
| 11/6/2025 | 52751 | \$0.00 | Void / Unused Check Entry |
| 11/6/2025 | 52752 | \$0.00 | Void / Unused Check Entry |
| 11/6/2025 | 52789 | \$35.00 | CITY OF RED WING OTHER UTILITIES |
| 11/6/2025 | 52790 | \$0.00 | Void / CITY OF RED WING WATER & SEWER |
| 11/6/2025 | 52791 | \$0.00 | Void / CITY OF RED WING WATER & SEWER |
| 11/6/2025 | 52792 | \$15,279.43 | CITY OF RED WING WATER & SEWER |
| 11/6/2025 | 52793 | \$1,021.82 | CULLIGAN WATER CONDITIONING |
| 11/6/2025 | 52794 | \$3,549.00 | HAWKINS ASH CPAS LLP |
| 11/6/2025 | 52795 | \$1,204.93 | HD SUPPLY FACILITIES MAINTENANCE |
| 11/6/2025 | 52796 | \$50.00 | SARA HOFFMAN |
| 11/6/2025 | 52797 | \$200.00 | ERICK JOHNSON |
| 11/6/2025 | 52798 | \$10.00 | DARREN KELLS |
| 11/6/2025 | 52799 | \$703.00 | Perry Knudsen |
| 11/6/2025 | 52800 | \$50.00 | ELIZABETH MAGILL |
| 11/6/2025 | 52801 | \$186.46 | MENARDS RED WING |
| 11/6/2025 | 52802 | \$200.00 | STEPHEN JOHN PRINGLE |
| 11/6/2025 | 52803 | \$399.24 | QUADIENT FINANCE USA INC |
| 11/6/2025 | 52804 | \$50.00 | Samantha Short |
| 11/6/2025 | 52805 | \$9.00 | Travis Calamari |
| 11/6/2025 | 52806 | \$19.58 | RUNNINGS FARM & FLEET |
| 11/6/2025 | 52807 | \$240.00 | STARTECH COMPUTING INC |
| 11/6/2025 | 52808 | \$880.32 | ST JAMES HOTEL |
| 11/6/2025 | 52809 | \$68.75 | VICKIS FOOT AND NAIL CARE PLLC |
| 11/6/2025 | 52810 | \$94.15 | XCEL ENERGY |
| 11/13/2025 | 52811 | \$3,200.00 | CITY OF RED WING OTHER UTILITIES |
| 11/13/2025 | 52812 | \$1,480.05 | CUSTOM ALARM |
| 11/13/2025 | 52813 | \$375.14 | HIAWATHA BROADBAND |
| 11/13/2025 | 52814 | \$160.00 | LANDRUM DOBBINS LLC |
| 11/13/2025 | 52815 | \$39.99 | MENARDS RED WING |
| 11/13/2025 | 52816 | \$1,057.00 | MINNESOTA NAHRO |

| | | | |
|------------|-------|------------|-------------------------------|
| 11/13/2025 | 52817 | \$670.76 | NAHRO |
| 11/13/2025 | 52818 | \$300.78 | PLUNKETTS PEST CONTROL INC |
| 11/13/2025 | 52819 | \$429.00 | PYE-BARKER FIRE & SAFETY, LLC |
| 11/13/2025 | 52820 | \$368.81 | Irene Alger |
| 11/13/2025 | 52821 | \$200.00 | Jacob Carik |
| 11/13/2025 | 52822 | \$1,337.98 | SCHUMACHER ELEVATOR COMPANY |
| 11/13/2025 | 52823 | \$41.30 | THE SHERWIN WILLIAMS CO |
| 11/13/2025 | 52824 | \$1,788.75 | STARTECH COMPUTING INC |
| 11/13/2025 | 52825 | \$15.00 | JOYCE THOMPSON |
| 11/13/2025 | 52826 | \$1,730.11 | VISA |
| 11/13/2025 | 52827 | \$12.00 | XCEL ENERGY |
| 11/13/2025 | 52828 | \$4,266.38 | VISA |

\$43,851.88



Red Wing Housing & Redevelopment Authority

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Telephone (651) 388-7571
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www.redwinghra.org

December 9, 2025

To: Red Wing HRA Board of Commissioners
From: Jennifer Jacobson, Housing Director
RE: Charging off Non-Collectible Debts Due to the RWHRA as of December 31, 2025

Background

The Department of Housing and Urban Development strongly encourages each HRA to annually write off any uncollectible debts from vacated tenant and former program participants. It is a matter of good business practice and assists in ensuring accurate financial records.

The HRA goes through a lengthy process to attempt to collect these amounts before deeming them to be non-collectible. The amounts written off are still owed and the HRA continues to pursue recapturing these funds. Staff enters the debt information into a HUD system which all PHA's access to run any potential applicants name to see if they owe any other PHA any debt. The HRA also entered the debt information in the Minnesota Revenue Recapture system.

Proposal

HRA staff has determined that ten debts are uncollectible and should be written off. The total of all debts are \$21,892.87. All debts that are written off are entered into the Revenue Recapture system in attempts to collect this debt.

Attached are the following reports:

- Exhibit A: Listing of itemized debts
- Exhibit B: Summary of debts written off and amount received through Revenue Recapture

Recommendation

Staff requests the HRA Board of Commissioners to approve writing off non-collectible debts due of \$21,892.87 to the Red Wing HRA as of December 31, 2025.

Exhibit A- 2025

| Tenant | Length of Tenancy | Program | Reason for moving | Total Amount Owed | Security Deposit | Any Payments | Final Balance |
|--------|-------------------|-------------|-------------------|-------------------|------------------|--------------|---------------|
| M.B. | 8 mos | PH-JT | Relocate | \$ 532.25 | \$ (343.28) | \$ - | \$ 188.97 |
| J.L. | 2 yrs, 6 mos | PH-JT | Deceased | \$ 1,014.50 | \$ (303.30) | \$ - | \$ 711.20 |
| J.B. | 7 yrs | PH-JT | Eviction | \$ 5,318.75 | \$ (435.71) | \$ - | \$ 4,883.04 |
| K.P. | 7 yrs, 6 mos | PH-JT | Deceased | \$ 805.50 | \$ (709.07) | \$ - | \$ 96.43 |
| D.W. | 1 yr | PH-JT | Lease Term | \$ 3,101.50 | \$ (207.17) | \$ - | \$ 2,894.33 |
| C.P. | 4 yrs, 1 mo | PH- Family | Relocate | \$ 995.00 | \$ (693.24) | \$ - | \$ 301.76 |
| K.S. | 3 yrs, 9 mos. | PH-Family | Relocate | \$ 2,208.30 | \$ (413.94) | \$ - | \$ 1,794.36 |
| T.F. | 4 yrs, 3 mos | JT2 | Lease Term | \$ 254.25 | \$ (26.18) | \$ - | \$ 228.07 |
| H.F. | 1 yr, 6 mos | Hill Street | Lease Term | \$ 2,776.66 | \$ (759.07) | \$ - | \$ 2,017.59 |
| P.B. | 10 yrs, 7 mos | Twin Home | Eviction | \$ 9,880.91 | \$ (1,103.79) | | \$ 8,777.12 |
| | | | | | | | \$ - |
| | | | | | | \$ | 21,892.87 |

Exhibit B- 2025

| Charging Off Non-Collectible Debts | | | | | |
|---|-------------------------|--|-------------------------------------|--|------------------------------------|
| Year | Write Off Amount | | Revenue Recapture Recoveries | | Write-Offs Minus Recoveries |
| 2016 | \$ 7,484.12 | | \$ 8,226.01 | | |
| 2017 | \$ 20,918.85 | | \$ 11,082.19 | | |
| 2018 | \$ 8,913.02 | | \$ 6,202.39 | | |
| 2019 | \$ 6,422.92 | | \$ 4,064.23 | | |
| 2020 | \$ 2,135.82 | | \$ 2,065.12 | | |
| 2021 | \$ 11,920.79 | | \$ 1,999.10 | | |
| 2022 | \$ 12,438.28 | | \$ 567.13 | | |
| 2023 | \$ 7,477.96 | | \$ 1,440.00 | | |
| 2024 | \$ 16,985.48 | | \$ 9,866.54 | | |
| 2025 | \$ 21,892.87 | | \$ 6,081.72 | | |
| | | | | | |
| Total | \$ 116,590.11 | | \$ 51,594.43 | | \$ 64,995.68 |
| | | | | | |
| Average | \$ 10,521.92 | | \$ 5,056.97 | | \$ 5,464.95 |



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3D/TTY 7-1-1

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www.redwinghra.org

December 9, 2025

To: Red Wing Board of Commissioners
From: Kurt Keena, Executive Director
Re: Extension of Cell Site Lease Agreement

Background

Verizon has a cell site lease agreement with us for a site on top of Jordan Tower II and has operated equipment at the site for a period of 20 years. We currently receive \$730 per month in lease payments from them.

The current cell site lease agreement we have with Verizon will expire at the end of May 2026. Verizon wishes to extend the lease agreement for another 20 years. We have been in negotiations with Verizon and their consultants for a number of months regarding the terms of the extension. We reached early agreement on the monthly lease amount, the annual inflationary adjustment and the length of the renewal term. We have now reached agreement on the termination and relocation language that we had initially objected to. With these items now in an acceptable form we are ready to execute the lease extension with Verizon.

The new extension agreement will call for a monthly payment of \$2700 per month with a 2.5% annual increase to that amount over the 20-year term of the extension. This increased income will stay with Jordan Tower II and be available to help meet operating and capital improvement costs over the life of the agreement.

Recommendation

I recommend approval of the attached Amendment No. 2 to Option and Site Lease Agreement and request authorization to execute the necessary documents with Verizon.

AMENDMENT NO. 2 TO OPTION AND SITE LEASE AGREEMENT

This AMENDMENT NO. 2 TO OPTION AND SITE LEASE AGREEMENT (the “**Amendment**”) is made as of the date of the last signature hereto (the “**Effective Date**”) by and between Red Wing Housing and Redevelopment Authority (“**Landlord**”), with a mailing address of _____, and Celco Partnership d/b/a Verizon Wireless, a Delaware general partnership, as successor in interest to Verizon Wireless (VAW) LLC d/b/a Verizon Wireless (“**Tenant**”), with its principal offices located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920. Landlord and Tenant are at times collectively referred to hereinafter as the “**Parties**” or individually as the “**Party.**”

RECITALS

WHEREAS, The Parties, or their predecessors-in-interest, are parties to an Option and Site Lease Agreement and Addendum dated December 29, 2000, as amended by that certain Amendment No. 1 to Option and Site Lease Agreement (“**First Amendment**”) dated August 12, 2005 (collectively the “**Agreement**”), whereby Landlord leased to Tenant certain space upon and within Landlord’s building located at 440 West 5th Street, Red Wing, Minnesota (“**Building**”) for the construction, maintenance and operation of Tenant’s communications facility and uses incidental thereto; and

WHEREAS, the Parties desire to amend the Agreement to extend the term thereof and modify other provisions of the Agreement as set forth herein.

AGREEMENT

NOW THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. ADDITIONAL RENEWAL TERMS. Commencing on May 1, 2026 (the “**Additional Renewal Term Commencement Date**”), the term of the Agreement shall automatically be extended for four (4) additional renewal terms of five (5) years each (each an “**Additional Renewal Term**”), unless Tenant sends written notice of non-renewal to Landlord no later than thirty (30) days prior to the expiration of the then-current term.

2. RENT. Commencing upon the Additional Renewal Term Commencement Date, the Rent due under the Agreement shall be \$2,700.00 per month. The rent shall increase by 2.5% on each annual anniversary of the Additional Renewal Term Commencement Date.

3. SUBLEASE. Section 5 of the First Amendment is hereby modified to require Landlord’s consent to any sublease, provided such consent shall not be unreasonably withheld, conditioned or delayed.

4. TERMINATION. Section 13(c) of the Agreement is hereby modified such that Tenant may terminate the Agreement for any reason whatsoever, upon six (6) months prior written notice to Landlord. Additionally,

5. RELOCATION. In the event Landlord desires to replace, relocate, modify, demolish, or in any way alter the Building in any manner likely to interfere with the operation of Tenant’s communications equipment (each event, a “**Project**”), Landlord shall have the right to cause Tenant to temporarily or permanently relocate the communications equipment and/or utilities, as the case may be, subject to the terms and conditions set forth herein; provided, however, Landlord shall accommodate Tenant’s continued uninterrupted use of temporary communications equipment throughout the Project. If

Landlord's Project requires Tenant to temporarily or permanently relocate its communications equipment from the Leased Premises, Landlord shall have the right to require Tenant to relocate the communications equipment upon the following terms and conditions: (i) Landlord shall deliver to Tenant written notice of its Project at least 2 years in advance, unless the Project is necessary to preserve the integrity and functionality of the Building, in which case the Parties may agree to a lesser notice period in writing; (ii) Landlord shall identify an alternate location on the Building that provides substantially similar signal coverage for the communications equipment as that of the Leased Premises being relocated and is otherwise reasonably acceptable to Tenant; (iii) Tenant will perform all work associated with such relocation at Tenant's cost, and (iv) in the event of permanent relocation of the communications equipment and/or utilities, the Parties shall execute an amendment to this Agreement memorializing the same. Tenant shall not be required to pay any additional application, review or other fees in connection with any relocation initiated by Landlord. Notwithstanding the foregoing, in the event Landlord requires Tenant to temporarily or permanently relocate its communications equipment, as provided above, Tenant shall have the right to terminate the Agreement upon written notice to Landlord.

6. NOTICE. Commencing upon the Effective Date, Tenant's notice is hereby replaced with the following:

TENANT: Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

With a copy to: Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, New Jersey 07920

7. RATIFICATION OF THE AGREEMENT. Except as specifically modified by this Amendment, the Parties agree that all of the terms and conditions of the Agreement are in full force and effect and remain unmodified, and the Parties hereby ratify and reaffirm the terms and conditions of the Agreement and agree to perform and comply with the same. In the event of a conflict between any term of provision of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. In addition, except as otherwise stated in this Amendment, all initially capitalized terms will have the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

(Signatures appear on the following page)

(The remainder of this page left intentionally blank)

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the Effective Date.

LANDLORD:

Red Wing Housing and Redevelopment Authority

By: _____

Name:

Its:

Date: _____

TENANT:

Cellco Partnership d/b/a Verizon Wireless

By: _____

Name: _____

Its: _____

Date: _____



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December 9, 2025

To: Red Wing Board of Commissioners
From: Kurt Keena, Executive Director
Re: Sales Price for Twin Home Property

Background

In 2023 the HRA sold one half of the twin home property we own on East 5th Street to Goodhue County Habitat for Humanity (GCHFH) who in turn prepared it for sale to a family in their affordable homeownership program. The other half of the property is now vacant and GCHFH is interested in purchasing the unit for eventual sale to another family in their program.

The HRA build these units for sale approximately a dozen years ago but was unable to sell them given the market conditions that existed at that time. The HRA has rented these two units in the intervening years until something more permanent could be done with them.

The partnership with GCHFH helps achieve the HRA's goals of advancing affordable home ownership in Red Wing. A sale to GCHFH also bring sales proceeds back to the HRA for use in future affordable housing activities and/or capital improvements at our other affordable rental properties.

Value of the Property

The property had a 2025 assessed value of \$245,500 according to Goodhue County tax records. For 2026 the assessed value increased slightly to \$250,100. GCHFH had the property appraised by the appraiser who values their homes prior to sale to a participant family. The value based upon that appraisal is \$242,000.

For comparison, the other unit in this property that we sold to GCHFH in 2023 had an assessed value of \$229,400 and an appraised value of \$229,000. We sold the property to GCHFH for \$205,000 in consideration of several factors including the cost for GCHFH to prepare the unit for sale, cost savings of a direct sale, and what GCHFH thought a participant family could afford.

Considerations

This unit will require more time, effort and cost to prepare for resale than the previous unit. Based on a preliminary inspection of the property the cost to prepare it for sale to a participant family could be in the \$35 to \$45,000 range. The previous unit cost approximately \$30,000 to prepare for resale.

There are three variables that GCHFH must be mindful of as they undertake a project like this. First is the final appraised price of the property, on the last sale the final appraisal came in lower than the initial appraisal and resulted in a \$20,000 deficit



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GCHFH had to cover. The second is the exact cost of preparing the unit for resale. GCHFH hopes to solicit donated materials and labor for some of the work but it is unknown to what extent that will actually occur. The third variable is what the selected family will be able to afford in terms of a mortgage and what the source of the mortgage will be. Both factors influence the final sales price of the property.

A direct sale to GCHFH saves the HRA costs related to a sale on the open market such as realtor commissions and related seller paid closing costs. This savings could be in the area of \$15,000 based on typical commission rates and the appraised value of the property.

This property currently has a modest reserve account of approximately \$12,500. This reserve account would revert to the HRA General Redevelopment account and become unrestricted upon a sale of this unit.

GCHFH Proposal

GCHFH is requesting that the HRA sell the unit to them for a price of \$205,000, the same as the other unit. They also request that the HRA carry a Contract for Deed for the sales amount with no payments until the time GCHFH closes on the sale of the property to a participant family. Additionally, in order to avoid and/or mitigate any potential deficit in the sales transaction that may result from the three variables mentioned earlier, GCHFH would request a payment under the current agreement with the HRA from the AHTF in an amount necessary to cover any deficit but not to exceed \$25,000.

Options

The Board can set the sales prices at any level they deem reasonable. Options could include:

- Using the assessed value from the County of \$250,100.
- Using the appraised value of \$242,000.
- Accepting the proposed price from GCHFH.
- Some other price that takes into consideration objectives that both the HRA and GCHFH wish to achieve in the transaction.

Direction/Action

Staff seeks direction on the value the Board would like to use so that we may continue to work with GCHFH to complete this transaction. If the Board is ready to set a price for the property, staff requests a motion to that effect.

Attachments

- Goodhue County Assessment
- Appraisal Summary Report
- 2023 Board Report for previous sale



GOODHUE COUNTY
FINANCE AND TAXPAYER
SERVICES
509 W. 5TH STREET
RED WING, MN 55066
651-385-3040

2026

THIS IS NOT A BILL. DO NOT PAY.

TAXPAYER(S): # 4560

RED WING HRA
428 5TH ST W
RED WING MN 55066

Property Information

Property ID: 55.005.1161

Property Address:

121 5TH ST W
RED WING MN 55066

Property Description:

121 5TH ST W ORIGINAL PLAT DOC#593860 PT OF LOT 9 BLK 9
COM AT MOST NLY COR, SW ALNG NWLY LINE 30.18FT TO
POB, S48°59'16"E 84.82FT, S49°19'41"E 58.30FT TO SELY LINE, SW

TCA: 5501 ACRES: 0

| Step | VALUES AND CLASSIFICATION | | |
|------|---------------------------|--------------|--------------|
| | Taxes Payable Year: | 2025 | 2026 |
| 1 | Estimated Market Value | \$245,500 | \$250,100 |
| | Homestead Exclusion | \$0 | \$0 |
| | Other Exclusion/Deferrals | \$0 | \$0 |
| | Taxable Market Value | \$245,500 | \$250,100 |
| | Class | RES NON HSTD | RES NON HSTD |

| Step | PROPOSED TAX | |
|------|----------------------------------|--------|
| 2 | Property Taxes before credits | \$0.00 |
| | School building bond credit | |
| | Agricultural market value credit | |
| | Other credits | |
| | Property Taxes after credits | \$0.00 |

| Step | PROPERTY TAX STATEMENT |
|------|------------------------|
| 3 | Coming in 2026 |

The time to provide feedback on PROPOSED LEVIES is NOW
It is too late to appeal your value without going to Tax Court.

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

| Contact Information | Meeting Information | Actual 2025 | Proposed 2026 |
|---|---|-------------------|----------------------|
| STATE | | \$0.00 | \$0.00 |
| GOODHUE COUNTY LUCAS DAHLING 509 W 5TH ST RED WING, MN 55066 GOODHUECOUNTYMN.GOV 651-385-3040 | DECEMBER 2, 2025 6:00 PM GOODHUE CO GOVERNMENT CTR | \$973.76 | \$0.00 |
| RED WING CITY CHRIS HEINEMAN 315 W 4TH ST RED WING, MN 55066 WWW.REDWINGMN.GOV 651-385-3600 | DECEMBER 1, 2025 6:00 PM RED WING CITY HALL | \$1,644.06 | \$0.00 |
| SCHOOL DISTRICT 256 CHRISTOPHER MUHVICH 2451 EAGLE RIDGE DR RED WING, MN 55066 REDWING.K12.MN.US 651-385-4500 | DECEMBER 15, 2025 6:00 PM RED WING HIGH SCHOOL | | |
| Voter Approved Levies | | \$364.16 | \$0.00 |
| Other Levies | | \$279.34 | \$0.00 |
| Other Special Tax Districts | | \$64.68 | \$0.00 |
| Tax Increment | | \$0.00 | \$0.00 |
| Fiscal Disparity | | \$0.00 | \$0.00 |
| TOTAL EXCLUDING ANY SPECIAL ASSESSMENTS | | \$3,326.00 | \$0.00 -100 % |

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: HFHOCT23.1

The Cost Approach was not developed for this appraisal.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

| COST APPROACH | INCOME APPROACH |
|--|--|
| ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data: _____ Quality rating from cost service: _____ Effective date of cost data: _____ Comments on Cost Approach (gross living area calculations, depreciation, etc.): _____ N/A Dwelling: _____ Sq Ft @ \$ _____ Garage Carport: _____ Sq Ft @ \$ _____ Total Estimate of Cost: New _____ Less: Depreciation Physical: _____ Functional: _____ External: _____ Depreciated Cost of Improvements _____ "As-Is" Value of Site Improvements _____ INDICATED VALUE BY COST APPROACH _____ 60 Years _____ Estimated Remaining Economic Life (if required): _____ INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. | Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ N/A _____ Summary of Income Approach (including support for market rent and GRM): _____ Indicated Value by Income Approach _____ PROJECT INFORMATION FOR PUDS (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: _____ Describe common elements and recreational facilities: _____ N/A |
| Indicated Value by Sales Comparison Approach \$ 242,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____ Final Reconciliation REFER TO MARKET ADJUSTMENTS, COMMENTS, AND METHODS APPENDIX FOR BOTH REMARKS AND SUPPORT OF GRID ADJUSTMENTS. MOST WEIGHT GIVEN TO SALE 1 DUE TO ITS SIMILAR C4 CONDITION RATING. SALES 2-5 WERE USED FOR BOTH SUPPORT AND BRACKETING PURPOSES. SALES 6 AND 7 WERE USED TO DEMONSTRATE CURRENT LISTING MARKET. | This appraisal is made "as is" <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed. <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed. <input type="checkbox"/> subject to APPROACH AND INCOME APPROACH ARE NOT CONSIDERED RELEVANT FOR THIS ASSIGNMENT AND WERE NOT DEVELOPED. ONLY THE ESTIMATED SITE VALUE WAS PROVIDED AS THE SALES COMPARISON APPROACH TO VALUE IS CONSIDERED THE APPROPRIATE VALUE INDICATOR FOR THIS APPRAISAL. |
| Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 242,000, as of: 1/03/2025. This opinion of value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. A true and complete copy of this report contains 71 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. | Attached Exhibits: _____ <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions |
| APRAISER SUPERVISORY APPRAISER (if required) _____ or CO-APPRAISER (if applicable) _____ Appraiser Name: Kenneth J. Cook-McKnight Company: CMD APPRAISALS Phone: 507.735.9407 Fax: _____ E-Mail: cmdappraisals@yahoo.com Date of Report (Signature): _____ License or Certification # 40748542 State MN Designation: CERTIFIED RESIDENTIAL Expiration Date of License or Certification: AUGUST 31, 2026 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 1/03/2025 | APRAISER SUPERVISORY APPRAISER (if required) _____ or CO-APPRAISER (if applicable) _____ Client Name: ANGIE FOSS Address: 614 PLUM ST. RED WING, MN 55066 E-Mail: Angiefoss@GCHabitat.org |

SIGNATURES

Date of Inspection: 1/03/2025

ATTACHMENTS

RECONCILIATION

PUD

INCOME APPROACH

COST APPROACH

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: HFHOCT23 1

| TRANSFER HISTORY | |
|---|-----------|
| 1st Prior Subject Sale/Transfer | Date: N/A |
| 2nd Prior Subject Sale/Transfer | Date: N/A |
| Source(s): Realist | Price: |
| Source(s): | Price: |
| Date: | Price: |
| Analysis of sale transfer history and/or any current agreement of sale listing | |
| Data Source(s): RMLS, COUNTY RECORDS AND/OR THE PROPERTY OWNER | |
| My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. | |

| SALES COMPARISON APPROACH TO VALUE (if developed) | | SALES COMPARISON APPROACH | |
|---|-------------------|---------------------------|-------------------------|
| Address | 121 W 5th St | Address | Red Wing, MN 55066-2517 |
| Proximity to Subject | 4.23 miles W | Proximity to Subject | Red Wing, MN 55066-9225 |
| Sale Price | \$ | Sale Price | \$ |
| Sale Price/GLA | \$ | Sale Price/GLA | \$ |
| Data Source(s) | SITE VISIT | Data Source(s) | RMLS#6631926/DOM 73 |
| Verification Source(s) | MLS/CNTY RCRD | Verification Source(s) | COUNTY/ASSESSOR RCRDS |
| Value Adjustments | DESCRIPTION | Value Adjustments | DESCRIPTION |
| Sales or Financing | NA | Sales or Financing | Armltn |
| Concessions | Conv, 2500 | Concessions | Cash, 0 |
| Date of Sale/Time | 01/25/01/25c | Date of Sale/Time | 06/25/06/25c |
| Rights Appraised | FEE SIMPLE | Rights Appraised | FEE SIMPLE |
| Location | A, Res, Busy Road | Location | N, Res, 3485 st |
| Site | 4, 324 st | Site | 0, 3920 st |
| View | N, Res, CityStr | View | N, Res, CityStr |
| Design (Style) | SD1, 1/2 PLEX | Design (Style) | SD1, 1/2 PLEX |
| Quality of Construction | Q4 | Quality of Construction | Q4 |
| Age | 14 | Age | 0 |
| Condition | C4 | Condition | C3+ |
| Above Grade | Total Bdrms Baths | Above Grade | Total Bdrms Baths |
| Gross Living Area | 1,461 sq ft | Gross Living Area | 1,588 sq ft |
| Basement & Finished | 882sf | Basement & Finished | 0sf |
| Rooms Below Grade | 0 | Rooms Below Grade | 0 |
| Functional Utility | TYPICAL | Functional Utility | TYPICAL |
| Heating/Cooling | FWA C/AIR | Heating/Cooling | FWA C/AIR |
| Energy Efficient Items | THERMO WNDWS | Energy Efficient Items | THERMO WNDWS |
| Garage/Carport | 1gd1dw | Garage/Carport | 2gd2dw |
| Porch/Patio/Deck | 3-SEASON PORCH | Porch/Patio/Deck | 3-SEASON PORCH |
| LIST DATE/PRICE | 11/18/24-280000 | LIST DATE/PRICE | 3/7/25-269850 |
| Net Adjustment (Total) | \$ -7,500 | Net Adjustment (Total) | \$ -10,000 |
| Adjusted Sale Price | \$ 242,500 | Adjusted Sale Price | \$ 240,000 |
| of Comparables | | of Comparables | |

Indicated Value by Sales Comparison Approach 242,000

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RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: FH00CT23 1

Property Address: 121 W 5th St
 City: Red Wing
 State: MN Zip Code: 55066-2517
 County: Goodhue

Tax Year: 2025
 R.E. Taxes: \$ 3,326
 Special Assessments: \$ NONE
 Assessor's Parcel #: 55 005 1161

Current Owner of Record: Red Wing Hra
 Project Type: PUD Condominium Cooperative Other (describe):
 Market Area Name: RED WING
 Map Reference: TB
 Census Tract: 00

The purpose of this appraisal is to develop an opinion of:
 Market Value (as defined), or
 other type of value (describe)
 This report reflects the following value (if not current, see comments):
 Current (the inspection date is the effective date)
 Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Retrospective Prospective

Approaches developed for this appraisal:
 Fee Simple Leasehold Leased Fee Other (describe)
 Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Intended Use: TO ESTABLISH MARKET VALUE WHICH IS THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A
 COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE WITH NO UNDUE STIMULUS.
 Client: GOODHUE COUNTY HABITAT FOR HUMANITY
 Address: 614 PLUM ST. RED WING, MN 55066
 Appraiser: Kenneth J. Cook-McKnight
 Address: 5029 RILEY LANE SW, ROCHESTER, MN 55902

MARKET AREA DESCRIPTION

ONE-UNIT HOUSING VALUES HAVE BEEN STABLE OVER THE LAST YEAR, WITH A SHORTAGE OF SUPPLY RELATIVE TO DEMAND. AVERAGE MARKETING TIME OF 45-60+ DAYS. RED & SHORT SALES HAVE LITTLE INFLUENCE ON THE MARKET. ALONG WITH MODEST SELLER CONCESSIONS OR DOWN PAYMENT ASSISTANCE PROGRAMS, REFER TO THE 1004MC FORM & CMA APPENDIX FOR SUPPORTING MARKET DATA.

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):
 BOUNDED BY: RED WING CITY LIMITS
 (NORTH, EAST, SOUTH, AND WEST). THE SUBJECT'S NEIGHBORHOOD CONSISTS OF HOMES RANGING FROM GC5 TO GC1C. THE SUBJECT ALIGNS WELL WITH THE OVERALL HOUSING STOCK & COMPETES FAVORABLY WITH OTHER HOMES IN THE AREA. THE PREDOMINANT LAND USE IN THE NEIGHBORHOOD IS RESIDENTIAL WITH URBAN LINKAGE TO EMPLOYMENT & CIVIC CENTERS. THE SUBJECT'S LOCATION FULFILLS MARKET EXPECTATIONS.

ONE-UNIT HOUSING VALUES HAVE BEEN STABLE OVER THE LAST YEAR, WITH A SHORTAGE OF SUPPLY RELATIVE TO DEMAND. AVERAGE MARKETING TIME OF 45-60+ DAYS. RED & SHORT SALES HAVE LITTLE INFLUENCE ON THE MARKET. ALONG WITH MODEST SELLER CONCESSIONS OR DOWN PAYMENT ASSISTANCE PROGRAMS, REFER TO THE 1004MC FORM & CMA APPENDIX FOR SUPPORTING MARKET DATA.

ASSIGNMENT

Dimensions: 30X143X30143
 Site Area: 4,324 sq ft
 Description: SINGLE FAMILY RESIDENTIAL/PER
 Zoning Classification: RESIDENTIAL PER PLANNING
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Fs applicable? Yes No Unknown
 Have the documents been reviewed? Yes No
 Ground Rent (if applicable) \$ /
 Highest & Best Use as improved: Present use or Other use (explain)
 Actual Use as of Effective Date: SINGLE FAMILY RESIDENTIAL
 Use as appraised in this report: SINGLE FAMILY RESIDENTIAL
 Summary of Highest & Best Use: SINGLE FAMILY RESIDENTIAL

SITE DESCRIPTION

Utilities: Public Other Electric Gas Water Sewer Storm Sewer Public Street Asphalt Off-site Improvements Type: Public Private Topography: SLIGHT UPSLOPE
 Shape: TYPICAL
 Size: ROUGHLY RECTANGULAR
 View: APPEARS ADEQUATE
 Drainage: APPEARS ADEQUATE
 Other: RESIDENTIAL-TYPICAL

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec Flood Hazard Area: Yes No
 FEMA Map #
 FEMA Map Date

Site Comments: REFER TO SUPPLEMENTAL ADDENDUM FOR REMARKS.

DESCRIPTION OF THE IMPROVEMENTS

General Description: # of Units: 1 # of Acres: 2
 # of Stories: 2
 Type: Det Semi-Det
 Design (Style): SD2, 1/2 PLEX
 Existing: Proposed Und Cons.
 Actual Age (Yrs): 14
 Effective Age (Yrs): 14

Interior Description: Appliances: Refrigerator Stairs Attic None
 Amenities: Range/Oven Drop Star Patio None
 Floors: CPTWDLTL:C4
 Walls: DRYWALL:C4
 Bath/Finish: WOOD:C4
 Bath Floor: TILE:C4
 Bath Wainscot: PLASTIC:C4
 Doors: WOOD:C4
 Microwave: Heated Finished
 Washer/Dryer: Finished

Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,461 Square Feet of Gross Living Area Above Grade
 Additional features: 3-SEASON PORCH, HARDWOOD FLOORING, DETACHED 1-CAR GARAGE, AND FULL UNFINISHED BASEMENT.

Describe the condition of the property (including physical, functional and external obsolescence):
 OVERALL, THE SUBJECT IS IN C4 CONDITION. THE CONDITION RATING IS BASED ON BOTH MAINTENANCE LEVELS AND UPDATES. DEFERRED MAINTENANCE ISSUES WERE OBSERVED AT THE TIME OF THE SITE VISIT AND ARE CONSIDERED COSMETIC IN NATURE. WORN & STAINED CARPET FLOORING, WORN & STAINED INTERIOR WALLS, AND PERSONAL ITEMS LEFT ON SITE FROM PREVIOUS OCCUPANT. NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS THAT WOULD AFFECT THE LIVABILITY, SOUNDNESS, OR THE STRUCTURAL INTEGRITY OF THE SUBJECT WERE OBSERVED DURING THE SITE VISIT. ALTHOUGH A COMPLETE VISUAL INSPECTION OF THE ALL ACCESSIBLE AREAS WAS DONE, THIS VISUAL INSPECTION WAS NOT TECHNICALLY EXHAUSTIVE AND IS NO GUARANTEE THE SUBJECT IS FREE OF DEFECTS.

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Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Red Wing, MN 55066
TDD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

January 10, 2023

To: Red Wing HRA Board of Commissioners
From: Kurt Keena, Executive Director
Re: Sales Price for Twin Home Property

Background

In previous meetings the Board has given staff direction to continue to explore the sale of one half of this property to Habitat for Humanity for the purpose of promoting affordable home ownership and to provide resources in our General Redevelopment account for future affordable housing activities and/or capital improvements at or properties.

Goodhue County Habitat for Humanity had the property inspected and is interested in purchasing one half of the property for use in their program. The inspection showed the property to be in generally good condition with only a few relatively minor items needing attention or correction.

The next step is for the HRA to determine a sales price for the property and to enter into negotiations with Habitat on a purchase agreement.

Use of Sales Proceeds

Proceeds from the sale of the property would go into our General Redevelopment account and be earmarked for use in completing capital improvement projects at our supportive housing properties such as the women's shelter and our transitional housing property on Hill Street. Both properties are or will be in need of interior and exterior improvements in the near future and neither property has meaningful reserves to complete such projects.

We recently spent about \$65,000 upgrading the HVAC system at the shelter and used tax levy funds to pay for the project. We were very fortunate to receive earmarked federal funds to reimburse the cost of that project but can't count on that happening in each instance where improvements are needed.

Having the sales proceeds from this property available for capital improvements at these properties relieves the pressure on our tax levy funds and allows them to be used for other mission related purposes.

Typical Goodhue County Habitat for Humanity (GCHFH) Mortgage Structure

Habitat has the homeowners apply for a first mortgage from the USDA RD 502 program. They work with USDA to structure the family's monthly payment (mortgage/real estate taxes/homeowner's insurance) so it equates to 26% of their gross income on a 33-year term. They also structure the mortgage to take into account other debt the homeowner may have so that total debt payments do not exceed 40% of gross income. If it does, the amount of the first mortgage is reduced.

They then typically seek a deferred, 0% interest second mortgage from HFH MN. GCHFH fills the gap between the home's appraised value and the first + second mortgage amounts with a deferred, 0% third mortgage of our own. The family makes no payments on these mortgages



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during the term of the first mortgage, the second mortgage is paid after the first mortgage has been paid off and GCHFH forgives the third mortgage if they live in the home for the full term of the first mortgage.

If the homeowner decides to sell before the first mortgage is paid, GCHFH may have first right to buy the house back based on a new, current appraisal. If the homeowner decides to sell and GCHFH does not purchase the home all mortgages become payable.

While much of the financing is based on the selected homeowner's individual circumstances, GCHFH feels that they could make a sale of this property work for their participants and program somewhere in the \$200,000 to \$205,000 range. This is where they feel they can close the gap on the appraised value for the HRA and maintain an affordable housing scenario for their homeowner.

Value

The property had a 2021 assessed value of \$191,700 according to Goodhue County tax records. The assessed value for 2022 has risen to \$229,400.

This past August we have a market analysis completed by John Rohan, a local realtor who has handled past sales for the HRA, and the value he arrived at for the property was \$175,000.

We had the property appraised for sale in December and the value indicated by the appraisal is \$229,000.

Options

The Board can set the sales price at any level they deem reasonable. Options could include:

- Using the assessed value from the County.
- Using the value arrived at in the market analysis by Mr. Rohan.
- Using the appraised value.
- Some other price that is based on the three values and takes into consideration objectives the HRA wishes to achieve such as advancing affordable home ownership.

Considerations

A direct sale to GCHFH would save the HRA costs related to a sale on the open market. Net proceeds to the HRA from a sale on the open market for appraised value would be estimated at approximately \$213,000 assuming a 6% realtor commission and other related seller paid closing costs.

Direction/Action

Staff seeks direction on the value the Board would like to use so that we may continue to work with Habitat to complete this transaction. If the Board is ready to set a price, staff requests a motion to that effect.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

December 9, 2025

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal, State & Local Funding

The Federal government shutdown has ended and we are operating on a Continuing Resolution through the end of January. Funding for our programs will be available for January but full year funding for 2026 remains to be settled until a full budget is passed and signed into law. Hopefully that happens before the end of January.

Our Congressionally Directed Spending request for our Haven property is still included in the proposed budget and if it actually gets passed we expect to receive just over \$900K for continued improvements.

Prior to the shutdown HUD issued a NOFO for the ROSS program and we will be submitting our application early this month. We then wait to hear from HUD if we are awarded any funding. This also hinges on the passing of a 2026 full year budget.

At the State level we expect to hear on our NOAH application to MHFA in the next couple of months. We have applied for \$2.5M to make extensive capital improvements at our Bluffview Property.

Staffing

I am pleased to share that Amy Leach, our current Housing Assistant, has accepted a promotion to fill the Assistant Voucher Manager role with us. Amy has been with us just over a couple of years and will continue her career with us in this new role.

We have hired Holly Getzie as our Housing Assistant to replace Amy. Holly started with us on Monday, December 1.

RyAnne Schulz, Service Coordinator in Jordan Tower I, has resigned her position to take a position with Goodhue County Social Services. This the ROSS grant funded position. We will pause a short while in proceeding to fill this position in hopes of learning whether or not we are successful in getting another ROSS grant.

2026 Meeting Schedule

The 2026 meeting schedule is attached for your information.



**Housing & Redevelopment Authority Board
2025 Regular Meeting Schedule**

The Red Wing Housing and Redevelopment Authority Board will hold regular meetings on the second Tuesday of every month. The meetings will take place in the City Hall Council Chambers, 315 W 4th Street, Red Wing, MN, beginning at 3:30 p.m.

| | |
|----------------------------|---|
| Tuesday, January 13, 2026 | Tuesday, July 7, 2026 |
| Tuesday, February 10, 2026 | Tuesday, August 11, 2026 – Primary Election |
| Tuesday, March 10, 2026 | Tuesday, September 8, 2026 |
| Tuesday, April 14, 2026 | Tuesday, October 13, 2026 |
| Tuesday, May 12, 2026 | Tuesday, November 10, 2026 – General Election |
| Tuesday, June 9, 2026 | Tuesday, December 8, 2026 |

A quorum of the Red Wing City Council Members may be in attendance.

Please publish in the Republican Eagle Government Calendar.



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Wing, MN 55066
DD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

December 9, 2025

To: Red Wing HRA Board of Commissioners

From: Corrine Kulseth, Finance Director

Re: Finance Report

Reserves Adjusted

| Program | September 2025 | October 2025 |
|---|--------------------|--------------------|
| Public Housing | \$312,926 | \$273,691 |
| Housing Choice Vouchers (FSS and restricted included) | \$24,714 | \$23,718 |
| Redevelopment | \$854,806 | \$815,760 |
| AHTF | \$375,258 | \$350,588 |
| Bridges | -\$34,789 | -\$45,824 |
| Small Cities Program | \$321,680 | \$282,787 |
| Jordan Tower II | \$1,559,022 | \$1,660,573 |
| Total | \$3,413,617 | \$3,301,293 |

Operating Budget Update

| Category | YTD 2025 (October) | Budgeted | Variance |
|-------------------|--------------------|-------------|----------|
| Revenues | \$3,932,492 | \$4,329,534 | -9% |
| Expenses | \$3,753,474 | \$4,071,578 | -8% |
| Net Income | \$179,017 | | |

Notes to Financial Statements

- Public Housing decrease reflects payments made for A&E for POHP 2024
- Redevelopment decrease is due to paying off contract for Wage Compensation Study and training costs
- Bridges received September and October HAP in November
- Small Cities is pay out of recent loans

Other Business

- ROSS Grant NOFO out. Staff is working on the application process and will submit by the end of December

Committee Reports

No Finance Committee held for December

RED WING HRA RESERVE ACCOUNTS
October 31, 2025 Month End

| Program | Fund Account | 30-Sep-2025 | 31-Oct-2025 | 31-Oct-2024 |
|--|---------------------------|---------------------|------------------|------------------|
| Jordan Tower I & Family Units | Unrestricted - CDs | \$ 45,542 | 45,542 | 44,573 |
| | Unrestricted | \$ 220,343 | 184,072 | 421,737 |
| | Restricted - Sec Dep | \$ 45,868 | 44,078 | 51,433 |
| | Total | \$ 311,753 | 273,691 | 517,743 |
| | Due to/from Redevelopment | -1,173.48 | 0.00 | 0.00 |
| Sec 8 Voucher | Unrestricted Cash | \$ 1,800 | 1,142 | 5,759 |
| | FSS Escrow | \$ 0 | 0 | 0 |
| | HAP Reserve Acct | \$ 22,914 | 22,576 | 43,171 |
| | Total | \$ 24,714 | 23,718 | 48,930 |
| | Due to/from Redevelopment | 0.00 | 0.00 | 4,822.19 |
| Redevelopment | MURL Investments | \$ -10 | -9 | 117,211 |
| | Transitional Housing | \$ 0 | 0 | 0 |
| | Bluff View | \$ 100,143 | 101,543 | 84,743 |
| | Twin Homes | \$ 12,368 | 12,368 | 12,368 |
| | Hill Street | \$ 11,526 | 12,856 | 18,367 |
| | Restricted - Sec Dep | \$ 14,384 | 14,484 | 12,827 |
| | Restricted - CDG | \$ 0 | 0 | 31,000 |
| | ILSP | \$ 833 | 833 | 554 |
| | Unrestricted | \$ 656,510 | 612,349 | 544,331 |
| | Total | \$ 795,754 | 754,424 | 821,401 |
| Bridges | Unrestricted | 25,585 | 15,512 | 15,752 |
| | Front Funded HAP | \$ 0 | 0 | 0 |
| | Total | \$ 25,585 | 15,512 | 15,752 |
| | Due to/from Redevelopment | 60,374.39 | 61,336.39 | 15,752.39 |
| AHTF | Unrestricted AHTF | \$ 375,258 | 350,588 | 357,497 |
| | Program Income | 0 | 0 | 0 |
| | Total | \$ 375,258 | 350,588 | 357,497 |
| | Due to/from Redevelopment | 0.00 | 0.00 | 0.00 |
| Small Cities | Small Cities Program | \$ 321,680 | 282,787 | 447,132 |
| | Program Income | 0 | 0 | 0 |
| | Total | \$ 321,680 | 282,787 | 447,132 |
| | Due to/from Redevelopment | 0.00 | 0.00 | 0.00 |
| Jordan II Tower | Unrestricted | \$ 1,518,354 | 1,559,672 | 1,312,744 |
| | Restricted - Sec Dep | \$ 40,518 | 40,901 | 39,704 |
| | City Bond Debt Escrow | \$ 0 | 0 | 0 |
| | Total | \$ 1,558,872 | 1,600,573 | 1,352,448 |
| | Due to/from Redevelopment | -150.00 | 0.00 | 0.00 |
| Total Cash Reserves | | 3,413,617 | 3,301,293 | 3,560,904 |

| Financial Institution | Funds | Funds | Funds |
|-----------------------|--------------------|--------------------|--------------------|
| Associated Bank | 2,809,770 | 2,735,507 | 2,758,799 |
| Edward D Jones | 108,797 | 108,797 | 108,358 |
| First Minnesota | 154,380 | 154,380 | 151,997 |
| Merchant's Bank | 340,670 | 302,609 | 541,750 |
| | \$3,413,617 | \$3,301,293 | \$3,560,904 |

Red Wing Housing and Redevelopment Authority
Income and Expense Report
10/31/2025

| | Public Housing | | | Housing Choice Voucher | | | Jordan Tower II | | | Redevelopment | | | Budgets | | | All Programs | | |
|-----------------------------|----------------|-----------|----------|------------------------|-------------|----------|-----------------|-------------|----------|---------------|-------------|----------|-------------|-----------|----------|---------------|--------------|----------|
| | YTD Balance | Budget | Variance | YTD Balance | Budget | Variance | YTD Balance | Budget | Variance | YTD Balance | Budget | Variance | YTD Balance | Budget | Variance | Total Balance | Total Budget | Variance |
| REVENUES | | | | | | | | | | | | | | | | | | |
| Rentals | \$554,631 | \$564,533 | -9% | \$859,480 | \$841,667 | 2% | \$444,155 | \$437,500 | 7% | \$155,536 | \$152,200 | 3% | \$128,381 | \$125,000 | 3% | \$1,157,272 | \$1,134,284 | 2% |
| Subsidy | \$100,070 | \$62,500 | 60% | | | | | | | | | | | | | \$16,070 | \$30,833 | -48% |
| Other Income-Tenants | \$16,020 | \$20,633 | -23% | \$195 | \$417 | -53% | \$18,388 | \$15,000 | 23% | \$5,445 | \$9,167 | -41% | | | | \$23,067 | \$23,512 | -6% |
| Other Income | \$5,978 | \$6,667 | -10% | | | | \$44,155 | \$29,333 | 51% | \$49,989 | \$36,333 | 37% | | | | \$74,384 | \$44,667 | 66% |
| Grants/Admin Fees | \$110,623 | \$115,345 | -4% | \$101,393 | \$93,833 | 8% | \$70,255 | \$90,844 | -23% | \$274,394 | \$441,667 | -38% | | | | \$79,239 | \$80,000 | -1% |
| Task Levy | \$130,841 | \$127,718 | 4% | | | | | | | | | | | | | \$29,299 | \$40,000 | -27% |
| Direct TV | | | | | | | | | | | | | | | | \$167,143 | \$439,167 | -62% |
| Office Rent | | | | | | | | | | | | | | | | \$84,457 | \$89,500 | -6% |
| IT Expense | | | | | | | | | | | | | | | | \$3,927,492 | \$4,329,534 | -9% |
| Office Transfer in | | | | | | | | | | | | | | | | | | |
| Total Receipts | \$816,162 | \$797,656 | 2% | \$1,024,631 | \$1,011,667 | 2% | \$1,070,266 | \$1,136,878 | -6% | \$881,296 | \$1,234,034 | -29% | \$130,097 | \$149,500 | -13% | \$5,927,492 | \$4,329,534 | 37% |
| EXPENSES | | | | | | | | | | | | | | | | | | |
| Administrative | | | | | | | | | | | | | | | | | | |
| Salaries | \$171,494 | \$167,500 | 7% | \$30,968 | \$35,833 | -13% | \$135,122 | \$129,167 | 5% | \$130,752 | \$143,333 | -9% | \$14,494 | \$17,500 | -17% | \$552,830 | \$548,333 | 1% |
| Employee Benefits | \$70,948 | \$65,667 | 8% | \$47,081 | \$43,333 | 9% | \$53,121 | \$51,667 | 3% | \$65,641 | \$65,458 | 0% | \$6,608 | \$6,333 | -21% | \$243,401 | \$235,458 | 3% |
| Advertising & Marketing | \$4,560 | \$5,000 | -9% | | | | \$4,099 | \$5,000 | -10% | \$0 | \$1,667 | -100% | | | | \$9,059 | \$10,167 | -11% |
| Memberships/Publications | | | | | | | | | | | | | | | | \$6,042 | \$3,333 | 81% |
| Legal | \$2,252 | \$2,917 | -23% | | | | | | | \$680 | \$1,250 | -46% | | | | \$5,167 | \$5,000 | 3% |
| Travel | \$2,209 | \$1,250 | 77% | \$23 | \$167 | -87% | | | | \$2,915 | \$2,083 | 40% | | | | \$5,721 | \$4,750 | 11% |
| Training | \$4,791 | \$4,167 | 13% | \$3,783 | \$2,500 | 51% | \$1,555 | \$3,333 | -53% | \$2,159 | \$2,083 | 4% | | | | \$14,658 | \$18,333 | -20% |
| Accounting | \$8,088 | \$8,333 | -3% | \$5,531 | \$5,417 | 2% | \$6,594 | \$6,667 | -1% | \$9,781 | \$8,333 | 16% | | | | \$29,994 | \$32,083 | -7% |
| Audit | \$4,625 | \$4,167 | 11% | \$4,625 | \$4,167 | 11% | \$4,625 | \$4,167 | 11% | \$4,625 | \$4,167 | 11% | | | | \$18,500 | \$16,667 | 11% |
| Office Rent | \$8,750 | \$8,750 | 0% | \$0 | \$0 | #DIV/0! | \$8,750 | \$8,750 | 0% | \$5,295 | \$8,333 | -36% | \$22 | \$417 | -49% | \$15,925 | \$25,000 | -36% |
| Office Supplies/Paper | \$3,641 | \$5,833 | -38% | \$3,551 | \$4,167 | -16% | \$3,638 | \$6,667 | -45% | \$5,295 | \$8,333 | -36% | | | | \$44,983 | \$46,333 | -3% |
| Supplies | \$8,672 | \$11,983 | -28% | \$2,831 | \$2,083 | 28% | \$10,146 | \$10,800 | -7% | \$23,322 | \$20,850 | 12% | | | | \$6,065 | \$6,000 | 1% |
| Telephone | \$1,516 | \$1,500 | 1% | \$1,516 | \$1,500 | 1% | \$1,516 | \$1,500 | 1% | \$1,516 | \$1,500 | 1% | | | | \$969,394 | \$969,858 | 0% |
| Total Admin Expenses | \$293,547 | \$283,067 | 4% | \$167,712 | \$159,167 | 5% | \$230,756 | \$279,067 | -18% | \$256,566 | \$271,308 | -5% | \$21,314 | \$16,250 | -19% | \$1,014,483 | \$1,118,572 | -10% |
| Tenant Services | | | | | | | | | | | | | | | | | | |
| Social Service Coordinator | \$31,178 | \$37,278 | -16% | | | | \$70,205 | \$90,844 | -23% | | | | | | | \$101,483 | \$118,572 | -14% |
| Resident Activities | \$5,111 | \$5,771 | -11% | | | | | | | | | | | | | \$5,111 | \$5,771 | -11% |
| Total Tenant Service Exp. | \$36,289 | \$43,049 | -16% | | | | \$70,205 | \$96,684 | -23% | | | | | | | \$106,594 | \$124,343 | -14% |
| Utilities | | | | | | | | | | | | | | | | | | |
| Water & Sewer | \$54,216 | \$54,167 | 7% | | | | \$28,104 | \$33,333 | -16% | \$13,429 | \$13,667 | -2% | | | | \$89,759 | \$101,167 | -11% |
| Electricity | \$44,684 | \$29,167 | 53% | | | | \$11,926 | \$30,000 | 6% | \$6,435 | \$5,688 | 13% | | | | \$43,046 | \$64,854 | -28% |
| Gas | \$24,999 | \$33,333 | -27% | | | | \$24,825 | \$33,333 | -26% | \$6,145 | \$7,917 | -22% | | | | \$55,669 | \$74,583 | -25% |
| Rubbish/Recycling | \$18,763 | \$19,167 | -2% | | | | \$7,891 | \$10,000 | -21% | \$3,799 | \$4,125 | -8% | | | | \$30,433 | \$33,292 | -9% |
| Total Utilities Exp. | \$146,172 | \$135,833 | 8% | | | | \$92,746 | \$106,667 | -13% | \$28,808 | \$31,396 | -5% | | | | \$208,725 | \$232,896 | -2% |
| Maintenance Expenses | | | | | | | | | | | | | | | | | | |
| Salaries | \$128,170 | \$125,000 | 2% | | | | \$87,209 | \$95,833 | -9% | \$7,217 | \$8,333 | -13% | | | | \$222,646 | \$229,167 | -3% |
| Benefits | \$56,716 | \$51,667 | 10% | | | | \$35,331 | \$39,167 | -10% | \$896 | \$1,725 | -48% | | | | \$92,943 | \$92,558 | 0% |
| Materials | \$18,680 | \$20,833 | -10% | | | | \$13,600 | \$16,667 | -18% | \$9,666 | \$10,750 | -10% | | | | \$41,946 | \$48,250 | -13% |
| Uniforms | \$560 | \$500 | 12% | | | | \$560 | \$500 | 12% | | | | | | | \$1,120 | \$1,000 | 12% |
| Elevator Contract | \$6,846 | \$6,667 | 3% | | | | \$6,221 | \$6,667 | -7% | | | | | | | \$13,067 | \$13,333 | -2% |
| Terminating | \$3,148 | \$1,500 | 26% | | | | \$2,184 | \$2,500 | -13% | | | | | | | \$5,332 | \$5,000 | 7% |
| Heating/Cooling Contracts | \$0 | \$0 | #DIV/0! | | | | \$0 | \$1,667 | -100% | \$882 | \$833 | -18% | | | | \$682 | \$2,500 | -73% |
| Plumbing Contracts | \$8,240 | \$10,000 | -18% | | | | \$6,662 | \$6,667 | 0% | \$0 | \$417 | -100% | | | | \$14,902 | \$17,083 | -13% |
| Unit Turnaround | \$4,994 | \$1,667 | 200% | | | | \$15,919 | \$19,167 | -17% | \$100 | \$2,500 | -96% | | | | \$21,024 | \$23,333 | -10% |
| Contract Costs | \$19,721 | \$25,000 | -21% | | | | \$32,444 | \$37,500 | -14% | \$29,554 | \$42,917 | -31% | | | | \$81,519 | \$105,417 | -23% |
| Capital Improvements | \$0 | \$0 | #DIV/0! | | | | \$0 | \$0 | -100% | \$0 | \$107,083 | -100% | | | | \$0 | \$107,083 | -100% |
| Total Maintenance Exp. | \$247,026 | \$243,833 | 1% | | | | \$200,040 | \$226,333 | -12% | \$48,115 | \$174,558 | -72% | | | | \$495,180 | \$644,715 | -23% |
| General Expenses | | | | | | | | | | | | | | | | | | |
| Property Insurance | \$51,971 | \$8,333 | -84% | | | | \$49,457 | \$50,000 | -1% | \$17,260 | \$17,292 | 0% | | | | \$174,689 | \$125,625 | 39% |
| Liability Insurance | \$8,841 | \$9,167 | -4% | | | | \$7,574 | \$7,500 | 0% | \$2,445 | \$2,854 | -14% | | | | \$18,810 | \$19,521 | -4% |
| Work Comp Insurance | \$8,381 | \$7,500 | 12% | | | | \$8,381 | \$7,500 | 12% | \$5,568 | \$9,167 | -39% | | | | \$29,330 | \$24,167 | 21% |
| Auto Insurance | \$40,846 | \$41,667 | -2% | | | | \$35,141 | \$33,333 | 5% | \$13,738 | \$12,500 | 9% | | | | \$258 | \$6,250 | -96% |
| Software Maintenance | \$8,387 | \$9,167 | -7% | | | | \$8,387 | \$8,333 | 0% | \$18,576 | \$18,333 | 1% | | | | \$89,725 | \$88,152 | 2% |
| Collection/losses | \$0 | \$833 | -100% | | | | \$0 | \$833 | -100% | | | | | | | \$0 | \$833 | -100% |
| Other General Expense | \$0 | \$0 | #DIV/0! | | | | \$0 | \$625 | -100% | | | | | | | \$6,555 | \$6,458 | 2% |
| MAP Expense | \$0 | \$0 | #DIV/0! | | | | \$0 | \$0 | -100% | | | | | | | \$985,669 | \$966,667 | 2% |
| Direct TV | \$0 | \$0 | #DIV/0! | | | | \$0 | \$0 | -100% | | | | | | | \$49,901 | \$50,000 | 0% |
| ISP | \$0 | \$0 | #DIV/0! | | | | \$0 | \$0 | -100% | | | | | | | \$2,282 | \$8,333 | -73% |
| HOME loan repayment | \$0 | \$0 | #DIV/0! | | | | \$46,750 | \$46,667 | -1% | | | | | | | \$46,250 | \$46,667 | -1% |
| PAID interest | \$0 | \$0 | #DIV/0! | | | | \$101,918 | \$101,667 | 0% | | | | | | | \$101,918 | \$101,667 | 0% |
| Operating Transfer out | \$0 | \$0 | #DIV/0! | | | | \$85,554 | \$87,500 | -2% | | | | | | | \$85,554 | \$87,500 | -2% |
| ITF Payment | \$0 | \$0 | #DIV/0! | | | | \$64,457 | \$100,417 | -35% | | | | | | | \$64,457 | \$100,417 | -36% |
| Transfer to AHF | \$0 | \$0 | #DIV/0! | | | | \$210,825 | \$350,833 | -40% | | | | | | | \$210,825 | \$350,833 | -40% |
| Total General Expenses | \$124,606 | \$129,167 | -4% | | | | \$342,791 | \$343,958 | 0% | \$448,740 | \$609,131 | -26% | | | | \$62,500 | \$37,500 | 67% |
| TOTAL REVENUES | \$947,639 | \$925,998 | 3% | \$1,056,351 | \$1,011,667 | 4% | \$1,070,266 | \$996,869 | 6% | \$881,296 | \$1,086,331 | -28% | \$130,097 | \$151,250 | -14% | \$5,927,492 | \$4,071,578 | 46% |
| TOTAL EXPENSES | \$823,030 | \$827,742 | 1% | \$934,167 | \$1,039,808 | -4% | \$1,070,266 | \$1,136,878 | -6% | \$881,296 | \$1,234,034 | -29% | \$130,097 | \$149,500 | -13% | \$5,927,492 | \$4,329,534 | 37% |
| NET INCOME/LOSS | \$124,606 | \$98,250 | 26% | \$122,184 | \$171,859 | -30% | \$0 | \$159,981 | -38% | \$0 | \$152,300 | -38% | \$0 | \$1,750 | -100% | \$1,000,000 | \$1,741,944 | -42% |

2025 MCPP Usage Report 1.16.2025 - 11.30.2025 (Applies to Start Up Program Loans Only)

| Applicant Name | Allocation Amount | Committed Loans | Committed Amount | Usage | % of Usage | **Additional Start Up Loans | | Step Up Loans | | Fix Up Loans | | Total Loan Activity | | Downpayment and Closing Cost | |
|------------------------------------|----------------------|-----------------|-----------------------|------------|-------------|-----------------------------|----------------------|-----------------|----------------------|-----------------|---------------------|---------------------|-----------------------|------------------------------|-----------------------|
| | | | | | | Committed Loans | Committed Amount | Committed Loans | Committed Amount | Committed Loans | Committed Amount | Committed Loans | Committed Amount | % of First Mortgage | Total Amount of Loans |
| Atkin | \$ 303,410 | 6 | \$ 51,014,937 | MET | 335% | 1 | \$ 96,000 | 1 | \$ 93,500 | 2 | \$ 37,520 | 10 | \$ 51,098,045 | 80% | \$ 118,500 |
| Alexandria | \$ 282,610 | 4 | \$ 809,035 | MET | 286% | 1 | \$ 289,030 | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 100% | \$ 71,500 |
| Anoka | \$ 6,994,847 | 121 | \$ 3,539,027 | MET | 465% | 18 | \$ 2,511,520 | 29 | \$ 9,418,466 | 23 | \$ 793,466 | 191 | \$ 48,302,479 | 87% | \$ 2,489,750 |
| Becker | \$ 664,849 | 3 | \$ 612,117 | MET | 92% | 1 | \$ 204,562 | 2 | \$ 501,534 | 2 | \$ 15,152 | 8 | \$ 31,369,375 | 63% | \$ 75,000 |
| Benton | \$ 297,148 | 2 | \$ 506,825 | MET | 170% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 3 | \$ 778,328 | 100% | \$ 43,200 |
| Blue Earth - City of | \$ 100,000 | 1 | \$ 574,575 | MET | 75% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 1 | \$ 574,575 | 100% | \$ 7,850 |
| Blue Earth - County of | \$ 1,324,177 | 14 | \$ 631,721 | MET | 119% | 1 | \$ 21,350 | 7 | \$ 1,716,457 | 6 | \$ 153,868 | 28 | \$ 4,723,396 | 79% | \$ 302,271 |
| Bluff Country HRA | \$ 795,623 | 6 | \$ 853,230 | MET | 133% | 1 | \$ 168,000 | 4 | \$ 227,853 | 4 | \$ 143,126 | 12 | \$ 1,392,209 | 58% | \$ 100,000 |
| Breckendridge | \$ 100,000 | 1 | \$ 516,866 | MET | 170% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 179,808 | 50% | \$ 14,000 |
| Carver | \$ 2,135,448 | 16 | \$ 934,760 | MET | 184% | 0 | \$ 0 | 3 | \$ 960,686 | 1 | \$ 9,942 | 20 | \$ 4,908,546 | 90% | \$ 278,500 |
| Chippewa | \$ 532,066 | 16 | \$ 233,295 | MET | 419% | 0 | \$ 0 | 2 | \$ 375,290 | 3 | \$ 25,851 | 21 | \$ 5,634,436 | 81% | \$ 232,571 |
| Chicago | \$ 1,102,556 | 18 | \$ 150,888 | MET | 467% | 6 | \$ 1,645,269 | 3 | \$ 815,962 | 0 | \$ 0 | 27 | \$ 7,612,119 | 100% | \$ 418,600 |
| Clay | \$ 1,248,343 | 25 | \$ 459,243 | MET | 368% | 5 | \$ 1,069,243 | 2 | \$ 485,082 | 2 | \$ 25,449 | 34 | \$ 6,175,446 | 91% | \$ 407,650 |
| Cloquet | \$ 238,654 | 8 | \$ 1,477,055 | MET | 619% | 4 | \$ 779,339 | 3 | \$ 820,648 | 0 | \$ 0 | 15 | \$ 3,077,043 | 100% | \$ 204,224 |
| Crow Wing | \$ 1,286,229 | 35 | \$ 4,786,228 | MET | 372% | 5 | \$ 1,680,882 | 3 | \$ 702,495 | 3 | \$ 85,457 | 36 | \$ 6,655,061 | 97% | \$ 471,100 |
| Dakota | \$ 3,104,956 | 45 | \$ 1,869,318 | MET | 59% | 2 | \$ 1,869,318 | 0 | \$ 0 | 0 | \$ 0 | 11 | \$ 1,869,318 | 100% | \$ 133,800 |
| DeSoto | \$ 334,618 | 7 | \$ 201,782 | MET | 159% | 2 | \$ 334,618 | 0 | \$ 0 | 4 | \$ 54,599 | 11 | \$ 1,729,504 | 100% | \$ 133,800 |
| Faribault & Perham HRAs | \$ 100,000 | 2 | \$ 244,618 | MET | 1075% | 1 | \$ 164,900 | 1 | \$ 248,029 | 0 | \$ 0 | 8 | \$ 1,487,584 | 100% | \$ 111,900 |
| Freeborn County (Albert Lea admin) | \$ 574,885 | 21 | \$ 220,765 | MET | 560% | 1 | \$ 204,250 | 3 | \$ 448,965 | 0 | \$ 0 | 25 | \$ 3,873,968 | 100% | \$ 368,250 |
| Grant | \$ 115,663 | 7 | \$ 932,571 | MET | 806% | 0 | \$ 0 | 0 | \$ 0 | 1 | \$ 27,977 | 8 | \$ 960,548 | 88% | \$ 101,500 |
| Headwaters Regional Dev. Commis | \$ 1,630,752 | 11 | \$ 1,807,523 | MET | 111% | 3 | \$ 492,095 | 2 | \$ 167,700 | 19 | \$ 560,866 | 35 | \$ 3,028,304 | 46% | \$ 205,370 |
| Hennepin | \$ 16,282,449 | 224 | \$ 55,464,543 | MET | 341% | 20 | \$ 6,007,241 | 52 | \$ 16,051,853 | 47 | \$ 1,302,920 | 338 | \$ 78,826,557 | 86% | \$ 4,359,374 |
| Isanti | \$ 813,277 | 24 | \$ 436,493 | MET | 791% | 0 | \$ 0 | 5 | \$ 1,450,578 | 0 | \$ 0 | 29 | \$ 7,927,071 | 100% | \$ 422,049 |
| Kandiyohi | \$ 825,465 | 19 | \$ 1,039,533 | MET | 376% | 1 | \$ 292,200 | 3 | \$ 775,985 | 12 | \$ 214,088 | 35 | \$ 54,345,806 | 60% | \$ 331,600 |
| McLeod | \$ 694,881 | 15 | \$ 3,800,001 | MET | 947% | 2 | \$ 446,928 | 3 | \$ 737,356 | 2 | \$ 130,990 | 26 | \$ 58,115,275 | 92% | \$ 312,455 |
| Mesher | \$ 442,867 | 12 | \$ 2,141,258 | MET | 484% | 2 | \$ 501,176 | 2 | \$ 520,301 | 2 | \$ 14,389 | 18 | \$ 3,177,124 | 89% | \$ 218,700 |
| Mower | \$ 754,285 | 46 | \$ 731,342 | MET | 969% | 3 | \$ 584,683 | 6 | \$ 1,407,398 | 2 | \$ 23,890 | 57 | \$ 9,338,813 | 95% | \$ 761,213 |
| New Prague | \$ 156,057 | 2 | \$ 450,250 | MET | 289% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 450,250 | 100% | \$ 28,000 |
| New Ulm | \$ 265,333 | 3 | \$ 480,458 | MET | 181% | 0 | \$ 0 | 0 | \$ 0 | 3 | \$ 175,151 | 6 | \$ 665,609 | 50% | \$ 37,950 |
| North Mankato | \$ 269,868 | 5 | \$ 1,070,983 | MET | 397% | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 108,759 | 7 | \$ 1,179,742 | 71% | \$ 73,200 |
| North Mankato - HRA | \$ 1,504,052 | 28 | \$ 3,992,225 | MET | 257% | 4 | \$ 768,917 | 4 | \$ 672,246 | 11 | \$ 248,334 | 48 | \$ 5,681,723 | 75% | \$ 374,160 |
| Oakdale | \$ 530,722 | 45 | \$ 3,747,129 | MET | 708% | 4 | \$ 1,030,720 | 3 | \$ 980,689 | 0 | \$ 0 | 22 | \$ 2,528,538 | 100% | \$ 323,200 |
| Ormeau | \$ 3,104,956 | 45 | \$ 1,500,624 | MET | 138% | 7 | \$ 1,234,467 | 9 | \$ 2,462,171 | 7 | \$ 150,475 | 68 | \$ 15,043,717 | 88% | \$ 896,350 |
| Ormeau - HRA | \$ 1,009,000 | 8 | \$ 1,566,900 | MET | 164% | 0 | \$ 0 | 1 | \$ 232,800 | 1 | \$ 7,425 | 3 | \$ 404,225 | 67% | \$ 25,700 |
| Ormeau - City of | \$ 520,617 | 12 | \$ 2,712,163 | MET | 524% | 0 | \$ 0 | 0 | \$ 0 | 4 | \$ 109,397 | 12 | \$ 1,370,320 | 67% | \$ 109,100 |
| Pine County HRA | \$ 4,567,198 | 52 | \$ 12,365,047 | MET | 271% | 11 | \$ 3,410,843 | 10 | \$ 2,827,142 | 10 | \$ 316,489 | 8 | \$ 18,435,071 | 80% | \$ 1,040,963 |
| Red Wing | \$ 314,168 | 3 | \$ 625,922 | MET | 199% | 0 | \$ 0 | 1 | \$ 185,085 | 1 | \$ 25,000 | 2 | \$ 73,308,429 | 88% | \$ 413,960 |
| Rice | \$ 1,280,146 | 19 | \$ 4,314,891 | MET | 337% | 5 | \$ 1,351,495 | 6 | \$ 1,598,361 | 3 | \$ 43,732 | 32 | \$ 4,448,546 | 100% | \$ 27,300 |
| Sandstone | \$ 100,000 | 1 | \$ 248,907 | MET | 249% | 1 | \$ 199,633 | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 448,546 | 100% | \$ 27,300 |
| Sartell | \$ 370,652 | 1 | \$ 270,019 | MET | 73% | 2 | \$ 489,341 | 3 | \$ 1,019,960 | 0 | \$ 0 | 6 | \$ 1,779,320 | 83% | \$ 74,000 |
| Sauk Rapids | \$ 260,660 | 6 | \$ 393,451 | MET | 535% | 2 | \$ 412,600 | 0 | \$ 0 | 0 | \$ 0 | 8 | \$ 1,806,051 | 100% | \$ 127,500 |
| Scott | \$ 2,860,746 | 24 | \$ 6,359,640 | MET | 222% | 6 | \$ 1,668,333 | 13 | \$ 3,611,598 | 0 | \$ 0 | 43 | \$ 11,639,571 | 95% | \$ 603,100 |
| SE MN Multi-Co. HRA | \$ 1,447,414 | 16 | \$ 3,204,602 | MET | 221% | 7 | \$ 1,754,617 | 11 | \$ 2,497,022 | 2 | \$ 38,536 | 36 | \$ 7,536,777 | 94% | \$ 468,750 |
| Sherburne | \$ 1,785,321 | 32 | \$ 9,062,382 | MET | 508% | 2 | \$ 592,995 | 13 | \$ 4,341,048 | 11 | \$ 389,835 | 58 | \$ 14,386,260 | 81% | \$ 719,850 |
| St. Cloud | \$ 1,343,734 | 72 | \$ 14,299,481 | MET | 1064% | 13 | \$ 2,929,761 | 12 | \$ 2,765,915 | 4 | \$ 95,006 | 101 | \$ 20,090,163 | 96% | \$ 1,428,130 |
| St. Joseph | \$ 131,800 | 1 | \$ 244,708 | MET | 186% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 1 | \$ 244,708 | 100% | \$ 18,000 |
| St. Louis | \$ 3,777,851 | 88 | \$ 10,599,504 | MET | 399% | 6 | \$ 1,375,528 | 31 | \$ 5,503,126 | 15 | \$ 326,699 | 150 | \$ 22,264,657 | 89% | \$ 1,833,310 |
| Owatonna/Steele County | \$ 705,055 | 24 | \$ 4,680,160 | MET | 664% | 3 | \$ 764,704 | 4 | \$ 895,114 | 1 | \$ 30,000 | 32 | \$ 6,389,978 | 97% | \$ 433,700 |
| Stevens County HRA | \$ 183,263 | 2 | \$ 220,065 | MET | 120% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 220,065 | 100% | \$ 28,000 |
| SW Regional Dev. Commission | \$ 2,186,457 | 48 | \$ 7,276,965 | MET | 333% | 3 | \$ 557,846 | 9 | \$ 1,341,156 | 12 | \$ 285,752 | 72 | \$ 9,461,719 | 82% | \$ 772,090 |
| Swift | \$ 183,075 | 16 | \$ 2,363,027 | MET | 1291% | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 30,040 | 18 | \$ 2,393,067 | 83% | \$ 194,970 |
| Washington | \$ 4,752,402 | 51 | \$ 14,111,367 | MET | 297% | 18 | \$ 5,754,437 | 17 | \$ 5,295,614 | 6 | \$ 276,060 | 92 | \$ 25,397,478 | 97% | \$ 1,259,950 |
| Washington - City of | \$ 208,098 | 4 | \$ 488,975 | MET | 249% | 0 | \$ 0 | 0 | \$ 0 | 3 | \$ 109,803 | 7 | \$ 558,778 | 97% | \$ 60,500 |
| Watsonwan | \$ 488,783 | 1 | \$ 2,525,528 | MET | 517% | 0 | \$ 0 | 0 | \$ 0 | 0 | \$ 0 | 2 | \$ 5,574,136 | 100% | \$ 289,310 |
| Winona - City of | \$ 2,847,745 | 42 | \$ 11,087,239 | MET | 389% | 4 | \$ 2,858,858 | 13 | \$ 1,947,590 | 2 | \$ 46,093 | 65 | \$ 17,814,329 | 94% | \$ 899,100 |
| WRP | \$ 3,847,745 | 42 | \$ 11,087,239 | MET | 389% | 4 | \$ 2,858,858 | 13 | \$ 1,947,590 | 2 | \$ 46,093 | 65 | \$ 17,814,329 | 94% | \$ 899,100 |
| Totals | \$ 77,254,899 | 1,320 | \$ 283,756,940 | MET | 367% | 188 | \$ 49,360,579 | 297 | \$ 78,960,369 | 231 | \$ 6,445,866 | 2,086 | \$ 418,543,354 | 88% | \$ 25,567,322 |

**Participants must use at least 50% of their allocation by the end of the program year in order to participate next year.
 **Not MCPP Eligible. Borrower income is above 80% of Area Median Income.



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
Wing, MN 55066
DD/TTY 7-1-1

Telephone (651) 388-7571
FAX (651) 385-0551
www.redwinghra.org

December 9, 2025

To: Red Wing HRA Board of Directors
From: Jennifer Jacobson, Housing Director
Re: Housing Board Report for month ending November 2025

HRA Owned Properties

| | Jordan Tower I | Jordan Tower II | Family Public Housing Units | Market Rate Units (12) |
|--|-----------------------|------------------------|------------------------------------|-------------------------------|
| Waiting List Numbers | 127 | 96 | 52 | n/a |
| Move-outs | 0 | 2 | 3 | 0 |
| Move-ins/Offline* | 17* | 0 | 1 | 0 |
| Lease Terminations or Evictions this month | 0 | 0 | 0 | 0 |
| Occupancy Rate | 100%* | 97% | 96% | 100% |

Voucher Programs

Housing Choice Voucher

| | | | |
|-------------------------------|-----|--------------------------------------|-----------|
| Waiting List Numbers | 452 | Monthly HAP Received | \$93,553 |
| Allocated Vouchers | 169 | Monthly HAP Paid | \$94,550 |
| Funded Vouchers | 121 | HAP Reserves | \$111,467 |
| Leased Vouchers | 118 | Per Unit Cost | \$801 |
| Utilization Rate for Vouchers | 97% | Utilization Rate for Monthly Funding | 101% |
| Move-ins | 5 | Shopping (includes PO) | 16 |
| Move-outs | 5 | Processing Applications | 20 |

Bridges Rental Assistance

| | | | |
|-------------------------|-----------|-------------------------|-----------|
| Grant Years | 2025-2027 | Total Grant Awarded | \$368,280 |
| Awarded Vouchers | 16 | Available Balance | \$313,504 |
| Vouchers Leased | 12 | Grant Months remaining | 19 |
| Utilization of Vouchers | 75% | Grant Funds Utilization | 15% |
| Move-ins | 0 | Shopping | 5 |
| Move-outs | 1 | Processing Applications | 2 |



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Program/Project Updates

- Bring It Home Rental Vouchers
 - Minnesota Housing has sent out contracts for signature. We are now awaiting guidance on accessing the start-up cost funds and the two months of housing assistance payments.

- Hill Street Project
 - The finalized plans from the structural engineer have been submitted for Mike Hegna to review. A meeting is scheduled for December with HRA staff to review and finalize the plans. We expect to go out for bids in January 2026 and present the bids for approval at the March 2026 board meeting.

- POHP 2024 Updates
 - Jordan Tower I
 - We plan to submit bids for approval at the March board meeting.
 - Plumbing projects of this scope do take the longest for the design process.
 - Buy America, Build America (BABA) requirements have delayed the process of compiling the materials list for the bid process.
 - Buy America Preference requires all iron, steel, manufactured products, and construction materials used in projects to be produced in the United States.
 - This preference will impact the project costs and timelines.

 - Scattered Sites
 - We plan to present these bids for approval at the April board meeting.
 - We have reopened the waiting list for the three- and four-bedroom units. After reviewing the preliminary plans, the idea of using vacant units as hotel units will not work for this project.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

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December 9, 2025

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Community Redevelopment Report

Small Cities Program Income Notes Receivable and Cash Reserves

| Category | October 2025 |
|------------------|--------------|
| Notes Receivable | \$1,729,825 |
| Forgivable | \$756,405 |
| Reserves | \$282,787 |

Small Cities Loan Servicing and Activities

No activities to report this month. We have signed an agreement with CEDA to make an application to MN DEED for additional SCDP funds in 2027.

Affordable Housing Trust Fund Activities and Reserves

We have completed the due diligence paperwork required by MHFA to get access to the LHTF matching grant that we were awarded. Once they have reviewed and approved the paperwork we can execute an agreement and then request funding in two separate increments. This will add \$150K to our fund. October reserves for the AHTF are \$350,588.

Housing TIF District No. 8

We have executed the final TIF note for this district. Ongoing compliance monitoring of the district will begin in early 2026.

Housing & Redevelopment Related Update

No new updates at this time.