

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 of 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