



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, January 13, 2026, 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. [Join the meeting via Webex here](#). To join via telephone, please dial (415) 655-0001. Enter access code 2555 596 3341 and password 2026 when prompted.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Oath of Office - Sara Hoffman**
- 4. Election of Officers**
 - 4.A. Chair
 - 4.B. Vice-Chair
 - 4.C. Secretary/Treasurer

5. Roll Call

6. Approval of Agenda

7. 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.

8. 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.

8.A. Motion to Approve December 9, 2025 Regular Meeting Minutes.

8.B. Motion to Approve Bills (Check #52829-52929, totaling \$427,191.34).

Public Housing: \$74,988.99

Housing Choice Voucher: \$4,360.40

Jordan Tower II: \$95,464.01

Redevelopment : \$40,852.07

Small Cities: \$0.00

TIF: \$211,525.87

AHTF: \$0.00

8.C. Motion to Approve Resolution No. 1470-26 Designating 2026 Newspaper of Record

8.D. City of Red Wing Council and Advisory Boards and Commissions Code of Conduct

9. Communication Items

9.A. Director's Report

9.B. Finance Report

9.C. Housing Report

9.D. Community Redevelopment Report

9.E. Resident Council Report

9.F. Hope Coalition Liaison Report

9.G. City Council Liaison Report

9.H. Announcements

The next HRA regular Board Meeting will be February 10, 2026, at 3:30p.p. in the City Council Chambers

10. 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, December 9, 2025 at 3:30 PM

Board members present: Board Chair, Jason Jech; Commissioners: Abby Villaran, Kristi Reuter, Sara Hoffman, and Nic Abney.

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 3:30 p.m. by Board Chair Jech.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken with all members present except Magill and Luikart.

4. Approval of Agenda

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

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

A. Motion to Approve November 4, 2025 Regular Meeting Minutes.

B. Motion to Approve Bills (Checks 52723 – 52828; Totaling \$43,851.88).

a. Public Housing: \$15,715.36

b. Housing Choice Voucher: \$2,666.45

c. Jordan II: \$12,762.61

d. Redevelopment: \$11,679.46

e. Small Cities: \$1,028.00

f. TIF: \$0

g. AHTF: \$0

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

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

7. Motions and General Business

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

Keena discussed the Verizon cell site lease agreement for a site on top of Jordan Tower II. This lease has been in effect for 20 years and will be expiring the end of May 2026. Verizon wishes to extend the agreement for another 20 years. After months of negotiations, RWHRA and Verizon reached an agreement on the monthly lease amount, annual inflationary adjustment, length of renewal term, and on the termination and relocation language the RWHRA initially objected to. With these items now in acceptable form we are ready to execute the lease extension.

A motion to Approve Extension of Cell Site Lease Agreement was made by Abney and seconded by Hoffman. Motion carried.

B. Motion to Approve Sales Price for Twin Home Property

Keena explained the Red Wing HRA and Goodhue County Habitat for Humanity (GCHFH) have been in negotiations regarding the sale of the other half of the Twin Home on Fifth Street.

GCHFH is requesting a sale price of \$205,000, which is the same amount they purchased the other half for in 2023. They are requesting the HRA to carry a Contract for Deed for the sales amount with no payments until GCHFH closes on the sale of the property.

A motion to Approve Sales Price for the Twin Home Property along with GCHFH terms of sale was made by Abney and seconded by Reuter. Motion carried.

8. Communication Items

A. Executive Director Report

Keena announced the Federal Government shutdown has ended and we are operating on a Continuing Resolution through the end of January. However, full year funding for 2026 remains to be settled until a full budget is passed and signed into law. Amy Leach, our current Housing Assistant, has accepted a promotion to the Assistant Voucher Manager and Holly Getzie accepted the Housing Assistant position to replace Amy. RyAnne Schutz, Service Coordinator in Jordan Tower I, has resigned. This is the ROSS grant funded position, so we will pause in filling this position in hopes of learning whether or not we are successful in getting another ROSS grant. One change has been made to the 2026 Board meeting schedule. The July meeting will be held on Tuesday July 14, 2026 not July 7, 2026, as stated on the schedule.

B. Finance Report

Kulseth presented September and October's financials. Bridges funds for September and October were finally received in November. ROSS Grant NOFO was issued so staff is working on the application process and will submit by the end of December. No Finance Committee meeting was held in December.

C. Housing Report

Jacobson presented waitlist, move out and Voucher program numbers ending November 2025. Regarding the Bring It Home Rental Vouchers, Minnesota Housing has sent out contracts for signature and we are now awaiting guidance on accessing the start-up cost funds and the two months of housing assistance payments. The Hill Street Project's finalized plans from the structural engineer have been submitted for review and we expect to go out for bids in January 2026. We have reopened the waiting list for the three and four bedroom units at our scattered sites.

D. Community Development Report

Keena presented Small Cities Program Income Notes Receivable and Cash Reserves. No activities to report this month on Small Cities Loan Servicing and Activities. We have completed 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. This will add \$150,000 to our AHTF. We have executed the final TIF note for this district. Ongoing compliance monitoring of the district will begin in early 2026.

E. Resident Council Report

Luikart was absent so no report was given.

F. Hope Coalition Report

Villaran said the main focus is on fundraising for financial help.

G. City Council Liaison Report

Snyder announced the City Council passed the Tax Levy and 2026 Budget for the HRA.

H. Announcements

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

9. Adjourn

The meeting was adjourned at 4:01 p.m. by Board Chair Jason Jech.

Respectfully Submitted By,
Dawn Gielau

Board Chair

Red Wing Housing and Redevelopment Authority

Checks Written Report

December 1, 2025 - December 31, 2025

Payment Date	Payment Number	Payment Amount	Payee Name
12/4/2025	1865	\$14.99	CARASOFT TECHNOLOGY CORPORATION
12/4/2025	1866	\$198.73	CINTAS CORPORATION
12/4/2025	1867	\$450.00	CSC SERVICEWORKS INC
12/4/2025	1868	\$297.19	ESI HOSTED SERVICES
12/4/2025	1869	\$243.00	FILEVISION USA
12/4/2025	1870	\$45.00	GOT SHARPS LLC
12/4/2025	1871	\$807.15	INNOVATIVE OFFICE SOLUTIONS LLC
12/4/2025	1872	\$139.26	JENNIFER JACOBSON
12/4/2025	1873	\$50.00	JASON JECH
12/4/2025	1874	\$684.48	STEVE JUNGE INSTALLATIONS INC
12/4/2025	1875	\$210.00	KURT KEENA
12/4/2025	1876	\$700.50	KUTAK ROCK LLP
12/4/2025	1877	\$21.10	AMY LEACH
12/4/2025	1878	\$198.87	MAIDS IN MINNESOTA
12/4/2025	1879	\$23,372.15	MINNESOTA HOUSING FINANCE AGENCY
12/4/2025	1880	\$204.50	MRI SOFTWARE LLC
12/4/2025	1881	\$302.95	THEIPGUYS NET LLC ONENET GLOBAL
12/4/2025	1882	\$200.00	BARRY PREBLE
12/4/2025	1883	\$50.00	KRISTI REUTER
12/4/2025	1884	\$104.39	SHRED-IT USA LLC
12/4/2025	1885	\$50.00	ABBY VILLARAN
12/11/2025	1886	\$198.73	CINTAS CORPORATION
12/11/2025	1887	\$450.00	CSC SERVICEWORKS INC
12/11/2025	1888	\$35.00	KURT KEENA
12/18/2025	1889	\$11,186.66	MRI SOFTWARE LLC
12/18/2025	1890	\$302.95	THEIPGUYS NET LLC ONENET GLOBAL
12/18/2025	1891	\$20.00	BARRY PREBLE
12/29/2025	1892	\$45.00	GOT SHARPS LLC
12/29/2025	1893	\$1,134.60	INNOVATIVE OFFICE SOLUTIONS LLC
12/29/2025	1894	\$9.22	AMY LEACH
12/29/2025	1895	\$23,372.15	MINNESOTA HOUSING FINANCE AGENCY
12/4/2025	52829	\$866.56	CITY OF RED WING OTHER UTILITIES
12/4/2025	52830	\$2,934.36	DIRECT TV
12/4/2025	52831	\$100.00	CANDIS FLECK
12/4/2025	52832	\$150.00	STEVEN GREGORY
12/4/2025	52833	\$3,022.00	HAWKINS ASH CPAS LLP
12/4/2025	52834	\$425.00	P HANSON MARKETING INC
12/4/2025	52835	\$867.74	HD SUPPLY FACILITIES MAINTENANCE
12/4/2025	52836	\$80.73	ERICK JOHNSON
12/4/2025	52837	\$100.00	LIBERTYS RESTAURANT
12/4/2025	52838	\$50.00	JACKIE LUIKART
12/4/2025	52839	\$50.00	ELIZABETH MAGILL

12/4/2025	52840	\$191.22	MARCO TECHNOLOGIES LLC
12/4/2025	52841	\$1,052.61	MAXFIELD RESEARCH INC
12/4/2025	52842	\$1,932.74	MENARDS RED WING
12/4/2025	52843	\$150.00	NATHAN MEWES
12/4/2025	52844	\$3,774.93	MUTUAL OF OMAHA
12/4/2025	52845	\$140.00	TOM PARKER ELECTRIC
12/4/2025	52846	\$200.00	STEPHEN JOHN PRINGLE
12/4/2025	52847	\$374.19	QUADIENT LEASING USA INC
12/4/2025	52848	\$50.00	Samantha Short
12/4/2025	52849	\$9.00	Travis Calamari
12/4/2025	52850	\$228.00	RED WING PLUMBING & HEATING
12/4/2025	52851	\$529.75	STARTECH COMPUTING INC
12/4/2025	52852	\$150.00	CORRINE KULSETH
12/4/2025	52853	\$336.00	TEE JAY NORTH INC
12/4/2025	52854	\$13.75	VICKIS FOOT AND NAIL CARE PLLC
12/4/2025	52855	\$160.00	WATSON PIANO SERVICE
12/4/2025	52856	\$10,423.03	XCEL ENERGY
12/11/2025	52857	\$240.08	ALLEGRA
12/11/2025	52858	\$759.26	CITY OF RED WING OTHER UTILITIES
12/11/2025	52859	\$0.00	Void / CITY OF RED WING WATER & SEWER
12/11/2025	52860	\$0.00	Void / CITY OF RED WING WATER & SEWER
12/11/2025	52861	\$14,296.49	CITY OF RED WING WATER & SEWER
12/11/2025	52862	\$947.77	CULLIGAN WATER CONDITIONING
12/11/2025	52863	\$1,372.25	CUMMINS N POWER
12/11/2025	52864	\$3,831.84	CUSTOM ALARM
12/11/2025	52865	\$5,692.26	FINN DANIELS ARCHITECTS
12/11/2025	52866	\$5,691.00	HOUSING AUTHORITY RISK RETENTION GROUP
12/11/2025	52867	\$378.59	HIAWATHA BROADBAND
12/11/2025	52868	\$474.00	HD SUPPLY FACILITIES MAINTENANCE
12/11/2025	52869	\$35,833.00	HOUSING INSURANCE SERVICES INC
12/11/2025	52870	\$1,115.44	MENARDS RED WING
12/11/2025	52871	\$245.93	OROURKE MEDIA GROUP
12/11/2025	52872	\$90.47	PLUNKETTS PEST CONTROL INC
12/11/2025	52873	\$121.00	REPUBLICAN EAGLE
12/11/2025	52874	\$15.00	KIM ROSSI
12/11/2025	52875	\$29.86	RUNNINGS FARM & FLEET
12/11/2025	52876	\$248.00	RED WING PLUMBING & HEATING
12/11/2025	52877	\$15.00	JUDIENE SANFORD
12/11/2025	52878	\$1,391.50	SCHUMACHER ELEVATOR COMPANY
12/11/2025	52879	\$1,708.67	STARTECH COMPUTING INC
12/11/2025	52880	\$1,668.53	STORTZ SATELLITE
12/11/2025	52881	\$4,104.18	VISA
12/11/2025	52882	\$245.22	XCEL ENERGY
12/18/2025	52883	\$20.00	JOANNE BUNDY
12/18/2025	52884	\$30.00	Joanne Bundy
12/18/2025	52885	\$30.00	LARRY CEDAR
12/18/2025	52886	\$155.24	CITY OF RED WING OTHER UTILITIES

12/18/2025	52887	\$3,145.52	DIRECT TV
12/18/2025	52888	\$20.00	JEANELLE FOSBERG
12/18/2025	52889	\$1,183.36	HOUSING AUTHORITY RISK RETENTION GROUP
12/18/2025	52890	\$20.00	JULIE HUBBLE
12/18/2025	52891	\$10.00	CATHERINE KREYE
12/18/2025	52892	\$84.83	MARCO TECHNOLOGIES LLC
12/18/2025	52893	\$960.02	MENARDS RED WING
12/18/2025	52894	\$241.07	ELYSE MILLER
12/18/2025	52895	\$516.01	MISSISSIPPI WELDERS SUPPLY CO
12/18/2025	52896	\$30.00	ROMELIA MORENO
12/18/2025	52897	\$3,308.54	MUTUAL OF OMAHA
12/18/2025	52898	\$199.00	NAN MCKAY & ASSOCIATES INC
12/18/2025	52899	\$30.00	CHRISTINE RADTKE
12/18/2025	52900	\$216.84	To the Estate of Delores Geiger
12/18/2025	52901	\$30.00	KIM ROSSI
12/18/2025	52902	\$500.00	RED WING DOWNTOWN MAIN STREET INC
12/18/2025	52903	\$212.91	RED WING GLASS
12/18/2025	52904	\$748.00	RED WING PLUMBING & HEATING
12/18/2025	52905	\$20.00	JAIME SCHMIDT
12/18/2025	52906	\$10.00	Melinda Spohn
12/18/2025	52907	\$933.23	T E C INDUSTRIAL INC
12/18/2025	52908	\$30.00	JOYCE THOMPSON
12/18/2025	52909	\$18.90	TIFFANY TIEMAN
12/18/2025	52910	\$412.51	XCEL ENERGY
12/23/2025	52911	\$30.00	IRENE ALGER
12/29/2025	52912	\$380.00	CITY OF RED WING OTHER UTILITIES
12/29/2025	52913	\$0.00	Void / CITY OF RED WING WATER & SEWER
12/29/2025	52914	\$0.00	Void / CITY OF RED WING WATER & SEWER
12/29/2025	52915	\$13,803.21	CITY OF RED WING WATER & SEWER
12/29/2025	52916	\$200.00	STEVEN GREGORY
12/29/2025	52917	\$450.00	P HANSON MARKETING INC
12/29/2025	52918	\$274.71	HD SUPPLY FACILITIES MAINTENANCE
12/29/2025	52919	\$51,057.56	KELLER-BAARTMAN PROPERTIES VII LLC
12/29/2025	52920	\$83,208.03	KELLER BAARTMAN PROPERTIES V LLC
12/29/2025	52921	\$76,559.78	KELLER BAARTMAN PROPERTIES VI LLC
12/29/2025	52922	\$25.00	DARREN KELLS
12/29/2025	52923	\$855.96	MENARDS RED WING
12/29/2025	52924	\$200.00	NATHAN MEWES
12/29/2025	52925	\$241.07	ELYSE MILLER
12/29/2025	52926	\$1,340.00	RED WING PLUMBING & HEATING
12/29/2025	52927	\$62.86	CORRINE KULSETH
12/29/2025	52928	\$336.00	TEE JAY NORTH INC
12/29/2025	52929	\$11,075.66	XCEL ENERGY

\$427,191.34



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

January 13, 2026

To: Red Wing HRA Board of Commissioners
From: Corrine Kulseth, Finance Director
Re: Resolution No. 1470-26 Designating 2026 Official Newspaper of Record

Background:

The Red Wing Housing and Redevelopment Authority is required to annually designate a media entity as its official source for Public and Legal Notices.

Analysis:

The Red Wing Housing and Redevelopment Authority has determined the Republican Eagle to be the most advantageous publication that would reach the residents of the City of Red Wing, Minnesota.

Recommendation

Staff requests the HRA Board of Commissioners adopt Resolution No. 1470-26 to designate the Red Wing Republican Eagle as the media entity for the Red Wing Housing and Redevelopment Authority's 2026 Public and Legal Notices.

RESOLUTION No. 1470-26

**Designating 2026 Red Wing Housing and Redevelopment Authority
Official Newspaper of Record for Public and Legal Notices**

WHEREAS, the Red Wing Housing and Redevelopment Authority is required by Minnesota State Statutes to annually designate an Official Newspaper of Record, and

WHEREAS, the Red Wing Housing and Redevelopment Authority has researched the most advantageous publication for the dissemination of public and legal notices to the residents of the City of Red Wing.

NOW THEREFORE BE IT RESOLVED, that the Red Wing Housing and Redevelopment Authority Board of Commissioners designate the following publication for the calendar year 2026.

Republican Eagle
120 S. Fourth St
Cannon Falls, MN 55009

Dated: January 13, 2026

Board Chair

Secretary/Treasurer



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

TELEPHONE (651) 388-7571

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TDD/TTY 711

WWW.REDWINGHRA.ORG

January 13, 2026

To: Red Wing HRA Commissioners

From: Corrine Kulseth, Finance Director

Re: City of Red Wing City Council and City Advisory Boards and Commissions Code of Conduct.

Background:

The HRA amended the Code of Conduct on May 9, 2017 to meet the requirements of obtaining certain HUD funds. On March 9, 2011, the Red Wing HRA incorporated the City of Red Wing's Code of Conduct policy that applies to all advisory boards/commissions into its own Code of Conduct.

Analysis

In accordance to the HRA Code of Conduct, Commissioners are to receive a copy of the HRA Code of Conduct at the beginning of each year. In addition, we are handing out the City of Red Wing City Council and City Advisory Boards and Commissions Code of Conduct with this report.

Recommendation:

No Board action is required.



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CODE OF CONDUCT

Amended May 9, 2017

Red Wing HRA Commissioners, employees and independent contractors are required to adhere to the following Code of Conduct in the performance of their duties for the Red Wing HRA:

- Red Wing HRA Commissioners, employees and independent contractors are required to perform all assignments in professional and workmanlike manner in compliance with industry standards.
- Red Wing HRA Commissioners, employees and independent contractors are required to act in a safe, orderly and efficient manner at all times during an assignment.
- Red Wing HRA Commissioners, employees and independent contractors are required to dress in a professional manner commensurate with the assignment.
- Red Wing HRA Commissioners, employees and independent contractors must refrain from offensive or undesirable behavior or conduct which is contrary to Red Wing HRA's or their customer's best interest. The use of profanity or abusive language is prohibited.
- Red Wing HRA Commissioners, employees and independent contractors must refrain from slander or libel of the Red Wing HRA, its employees, or their customers.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from falsifying or altering any report or record.
- Red Wing HRA Commissioners, employees and independent contractors may not willfully damage the property of the Red Wing HRA or its customers.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from any acts of theft or dishonesty.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from performing assignments under the influence of illegal drugs or intoxicants.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from disclosure of Red Wing HRA's or its customers' confidential information.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from using Red Wing HRA's or client provided equipment, materials or software for personal use.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from discussing assignments or projects with any unauthorized personnel.
- Red Wing HRA Commissioners, employees and independent contractors are prohibited from engaging in any form of sexual harassment.
- Red Wing HRA Commissioners, employees and independent contractors shall not request, accept or offer to give any payment or other significant thing of value that has the apparent or potential purpose of improperly influencing the relationship between Red Wing HRA Commissioners, employees and independent contractors and or its customers.

Conflicts of Interest

- No employee, officer or agent of the RED WING HRA, Inc. shall participate in selection, or in the award or administration of a contract supported by U.S. Federal funds if a conflict of interest would be involved. Such a conflict would arise when (i) the employee, officer, or agent, (ii) any member of his/her immediate family, (iii) his/her partner, or (iv) an organization which employs, or is about to employ, any of the above, has a financial or other interest in the first selected for award.
- An employee, officers or agent of RED WING HRA, Inc. shall be careful to ensure that s/he is involved in no apparent or potential violations of this provision.

Gifts

- The RED WING HRA's officers, employees or agents will neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or parties to sub-agreements. Depending upon the circumstances, exceptions to this provision may be granted only in situations where the financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.
- An employee, officer or agent of the RED WING HRA shall be careful to ensure that s/he is involved in no apparent or potential violations of this provision.

Administration

- Any employee, officer or agent of the RED WING HRA, Inc. should report violations of this Code of Conduct to his/her supervisor, or to the President/CEO.
- There will be no retaliation against any party who makes a good faith complaint concerning violations of this Code of Conduct, regardless of whether it is ultimately determined that such violation has in fact occurred. Nor will there be any retaliation against any party who provides information in the course of an investigation into alleged violations of this Code of Conduct.
- All corporation supervisors have a responsibility to be sensitive to and deal with violations of this Code of Conduct. This responsibility includes monitoring all relevant work activities and contacting a higher level supervisor or the President/CEO, if it is reasonably believed that a violation of the Code of Conduct has occurred. Any such report shall be investigated regardless of whether a formal complaint has been made.

Disciplinary Action for Violation(s) of the Code of Conduct:

Employees

Any employee, officer or agent of the RED WING HRA, Inc. determined to have committed a violation of this Code of Conduct shall be subject to disciplinary action, up to and including termination.

The HRA expects all employees to adhere to high standards of professional performance and behavior, and observe and follow all HRA policies. Each employee is expected to perform their work with competence and excellence according to their respective job description.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

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Expectations for job performance will be discussed openly and directly between supervisors and employees and should be clearly outlined at each formal performance review. Any areas

Red Wing HRA

Code of Conduct

Page Three

May 9, 2017

of performance or conduct not meeting expectations should be addressed by the supervisor frankly, promptly, and discreetly. Supervisors are responsible to clearly outline expectations and, with the employee, set clear goals for improvement.

Performance and/or conduct not meeting expectations may result in corrective and/or disciplinary action. This action may include oral warning, written warning, reprimand, suspension with or without pay, demotion, termination of employment, or other action as deemed appropriate by the HRA. Corrective and disciplinary action will normally be progressive. However, any conduct, behavior, or poor performance may result in immediate termination of employment.

Any employee subject to corrective or disciplinary action shall have opportunity to express his or her views and to state any disagreement as to any action or as to the interpretation or application of any policy. Concerns, opinions, and/or disagreements may be stated to the supervisor, the Executive Director or the Personnel Committee of the Board of Commissioners. The Executive Director, Personnel Committee, and all supervisors shall hear those concerns and disagreements and shall respond promptly.

Contractors

The Red Wing HRA will hold contractors to the same level of conduct as employees. The Red Wing HRA may terminate contracts immediately with Contractors who do not adhere to the Red Wing HRA Code of Conduct.

Commissioners

Commissioners will also adhere to the City of Red Wing City Council and City Advisory Boards and Commissions Code of Conduct as adopted by the City Council on February 14, 2011 and as required by the City of Red Wing. A copy of that Code is attached to this Code of Conduct.

Commissioners who violate the Red Wing HRA Code of Conduct will be reported to the City of Red Wing for appropriate disciplinary action as determined by the City Council and City Attorney.

Notice of the Code of Conduct to Red Wing HRA Commissioners, employees and independent contractors

- Any employee, officer or agent of the RED WING HRA, Inc. shall be informed of this Code of Conduct when this Code is adopted, and/or when s/he is initially retained by the RED WING HRA, Inc. and on an annual basis thereafter.
- This Code of Conduct will become part of the Employees Handbook.
- Red Wing HRA Commissioners will receive a copy of this Code of Conduct at the beginning of each calendar year.
- Independent contractors will receive a copy of this Code of Conduct upon acceptance of a contract or duty assignment and it may be incorporated into the contract as an exhibit. Contractors will acknowledge that they have received a copy of the Code of Conduct.

City of Red Wing City Council and City Advisory Boards and Commissions Code of Conduct

City of Red Wing City Code Section 2.15: Code of Conduct.

Purpose.

The Mayor and City Council of the City of Red Wing determines that a code of conduct for its members, as well as the members of the various advisory boards and commissions of the City of Red Wing, is essential for the public affairs of the city. By eliminating conflicts of interest and providing standards for conduct in city matters, the city council hopes to promote the faith and confidence of the citizens of Red Wing in their government and to encourage its citizens to serve on its council and boards and commissions.

Standards of Conduct.

No elected official or a city advisory board or commission member may knowingly:

- a. Violate the open meeting law.
- b. Participate in a matter that is before the city council or relevant board that affects the person's financial interests or those of a business with which the person is associated, unless the effect on the person or business is no greater than on other members of the same business classification, profession, or occupation.
- c. Use the person's public position to secure special privileges or exemptions for the person or for others.
- d. Use the person's public position to solicit personal gifts or favors.
- e. Use the person's public position for personal gain.
- f. Except as specifically permitted pursuant to Minnesota Statute 471.895, accept or receive any gift of substance, whether in the form of money, services, loan, travel, entertainment, hospitality, promise, or any other form, under circumstances in which it could be reasonably expected to influence the person, the person's performance of official action, or be intended as a reward for the person's official action.
- g. Disclose to the public, or use for the person's or another person's personal gain, information that was gained by reason of the person's public position if the information was not public data or was discussed at a closed session of the city council or committee.
- h. Disclose information that was received, discussed, or decided in conference with the city's legal counsel that is protected by the attorney-client privilege unless a majority of the city council has authorized the disclosure.

Except as prohibited by the provisions of Minnesota Statute Section 471.87, there is no violation of item b. of this section for a matter that comes before the council, board, or commission, if the member of the council, board, or commission publicly discloses the circumstances that would violate these standards and refrains from participating in the

discussion and vote on the matter. Nothing herein shall be construed to prohibit a contract with an elected or appointed official under the circumstances described under Minnesota Statute Section 471.88, if proper statutory procedures are followed.

Complaint, Hearing.

Any person may file a written complaint with the City Clerk alleging a violation of the aforementioned standards of conduct. The complaint must contain supporting facts for the allegation. The city council may hold a hearing after receiving the written complaint or upon the council's own volition. A hearing must be held only if the city council determines (1) upon advice of the city attorney, designee, or other attorney appointed by the council, that the factual allegations state a sufficient claim of a violation of these standards or rise to the level of a legally-recognized conflict of interest, and (2) that the complaint has been lodged in good faith and not for impermissible purposes such as delay. The city council's determination as to whether to hold a hearing must be made within 30 days of the filing of the allegation with the city clerk, if possible. The council may grant an extension to this 30-day timeline if additional time is needed to adequately investigate the complaint. If the council determines that there is an adequate justification for holding a hearing, the hearing must be held within 30 days of the city council's determination. The purpose of the hearing is to provide the person accused with the opportunity to be heard. If, after the hearing, the council finds that a violation of a standard has occurred or does exist, the council may, at the same meeting or a future meeting, censure the person, refer the matter for criminal prosecution, request an official not to participate in a decision, remove an appointed member of a board or commission from office, and/or any other action within the council's authority that the council deems appropriate.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

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WWW.REDWINGHRA.ORG

January 13, 2026

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal, State & Local Funding

We are still operating on a Continuing Resolution at the Federal level and hoping that a full year 2026 Budget is passed and signed prior to the end of the month.

We have submitted our ROSS grant application to HUD and now wait to learn if we are selected for funding. This grant would pay for the Resident Service Coordinator position for Jordan Tower I and our family public housing units.

At the State level we are still waiting to learn if our NOAH application will be selected for funding. This grant would pay for extensive capital improvements for our Bluff View property.

Bring It Home Voucher Program

We will begin to roll out this program in early 2026 and hope to eventually serve 15 to 20 families with the funding once fully implemented.



Red Wing Housing & Redevelopment Authority

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 Wing, MN 55066
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 www.redwinghra.org

January 13, 2026

To: Red Wing HRA Board of Commissioners

From: Corrine Kulseth, Finance Director

Re: Finance Report

Reserves Adjusted

Program	October 2025	November 2025
Public Housing	\$273,691	\$268,140
Housing Choice Vouchers (FSS and restricted included)	\$23,718	\$27,544
Redevelopment	\$815,760	\$798,857
AHTF	\$350,588	\$350,824
Bridges	-\$45,824	-\$24,018
Small Cities Program	\$282,787	\$287,451
Jordan Tower II	\$1,660,573	\$1,719,761
Total	\$3,301,293	\$3,428,559

Operating Budget Update

Category	YTD 2025 (November)	Budgeted	Variance
Revenues	\$4,308,468	\$4,760,913	-10%
Expenses	\$4,119,183	\$4,469,651	-8%
Net Income	\$189,285		

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

Other Business

- ROSS Grant application has been submitted
- Preparing yearend financials. Will not see December financials until March
- Audit for 2025 Financials will be held March 31 - April 3, 2026
- Tax Levy payment received for \$253,376.72
- Keller Baartman TIF increment received for \$263,531.71
 - Payments to all phases for \$210,825.37
 - HRA maintains \$52,706.34

Committee Reports

No Finance Committee held for January

RED WING HRA RESERVE ACCOUNTS
November 30, 2025 Month End

Program	Fund Account	31-Oct-2025	30-Nov-2025	30-Nov-2024
Jordan Tower I & Family Units	Unrestricted - CDs	\$ 45,542	45,542	44,573
	Unrestricted	\$ 184,072	180,063	450,013
	Restricted - Sec Dep	\$ 44,078	42,640	51,433
	Total	\$ 273,692	268,245	546,019
	Due to/from Redevelopment	0.00	104.80	0.00
Sec 8 Voucher	Unrestricted Cash	\$ 1,142	540	9,245
	FSS Escrow	\$ 0	0	0
	HAP Reserve Acct	\$ 22,576	27,005	51,225
	Total	\$ 23,718	27,544	60,470
	Due to/from Redevelopment	0.00	0.00	4,822.19
Redevelopment	MURL Investments	\$ -9	0	177,374
	Transitional Housing	\$ 0	0	0
	Bluff View	\$ 101,543	102,943	86,143
	Twin Homes	\$ 12,368	12,368	12,368
	Hill Street	\$ 2,856	14,301	18,508
	Restricted - Sec Dep	\$ 14,474	13,486	11,909
	Restricted - CDG	\$ 0	0	31,000
	ILSP	\$ 833	833	495
	Unrestricted	\$ 612,349	599,837	467,600
	Total	\$ 744,414	743,769	805,397
	Bridges	Unrestricted	15,512	30,965
Front Funded HAP		\$ 0	0	0
Total		\$ 15,512	30,965	6,756
	Due to/from Redevelopment	61,336.39	54,983.39	15,584.39
AHTF	Unrestricted AHTF	\$ 350,588	350,824	295,007
	Program Income	0	0	0
	Total	\$ 350,588	350,824	295,007
	Due to/from Redevelopment	0.00	0.00	0.00
Small Cities	Small Cities Program	\$ 282,787	287,451	451,132
	Program Income	0	0	0
	Total	\$ 282,787	287,451	451,132
	Due to/from Redevelopment	0.00	0.00	0.00
Jordan II Tower	Unrestricted	\$ 1,559,672	1,678,447	1,367,836
	Restricted - Sec Dep	\$ 40,901	41,314	39,698
	City Bond Debt Escrow	\$ 0	0	0
	Total	\$ 1,600,573	1,719,761	1,407,534
	Due to/from Redevelopment	0.00	0.00	0.00
Total Cash Reserves		3,301,293	3,428,559	3,572,315

Financial Institution	Funds	Funds	Funds
Associated Bank	2,735,507	2,868,220	2,741,934
Edward D Jones	108,797	108,797	108,358
First Minnesota	154,380	154,380	151,997
Merchant's Bank	302,609	297,162	570,026
	\$3,301,293	\$3,428,559	\$3,572,315

Red Wing Housing and Redevelopment Authority
Income and Expense Report
11/30/2023

	Public Housing			Housing Choice Voucher			Jordan Tower II			Redevelopment			Budgets			All Programs		
	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	YTD Balance	YTD Budget	Variance	Total Balance	Total Budget	Total Variance
REVENUES																		
Rental Income	\$604,511	\$631,042	-26.5%	\$401,577	\$401,750	-0.4%	\$598,213	\$602,150	-1%	\$170,015	\$167,421	1.5%	\$132,014	\$137,500	-4%	\$1,786,104	\$1,769,713	0%
Subsidy	\$106,292	\$68,760	53%	\$20,266	\$16,500	23%	\$5,759	\$10,083	-43%	\$5,759	\$10,083	-43%				\$1,791,006	\$1,734,333	5%
Other Income/Tenants	\$19,288	\$27,917	-31%	\$48,444	\$50,117	-4%	\$48,818	\$107,767	-55%	\$48,818	\$107,767	-55%				\$19,288	\$27,917	-31%
Interest Income	\$6,139	\$7,331	-16%	\$196	\$458	-57%	\$196	\$458	-57%	\$196	\$458	-57%				\$5,759	\$10,083	-43%
Grant Income	\$113,500	\$136,480	-17%	\$76,083	\$99,929	-23%	\$76,083	\$99,929	-23%	\$76,083	\$99,929	-23%				\$272,281	\$281,083	-3%
Grant/Admin Fees	\$216,841	\$240,500	-10%	\$105,815	\$105,417	0%	\$105,815	\$105,417	0%	\$105,815	\$105,417	0%				\$274,394	\$485,833	-44%
Tax Levy																\$19,250	\$19,250	0%
Direct TV																\$86,869	\$86,869	0%
Office Rent																\$19,250	\$19,250	0%
11F Tax Incentive																\$267,143	\$483,083	-45%
Operating Transfer In																\$79,013	\$96,875	-18%
Total Revenues	\$878,520	\$877,421	0%	\$1,411,389	\$1,112,833	26%	\$1,235,304	\$1,250,345	-1%	\$917,248	\$1,357,438	-33%	\$1,007,556	\$1,357,438	-26%	\$4,308,468	\$4,760,913	-10%
EXPENSES																		
Administrative																		
Salaries	\$192,411	\$178,750	8%	\$105,090	\$105,417	0%	\$105,090	\$105,417	0%	\$105,090	\$105,417	0%				\$603,902	\$603,167	0%
Employee Benefits	\$79,334	\$73,333	8%	\$49,644	\$47,667	4%	\$49,644	\$47,667	4%	\$49,644	\$47,667	4%				\$264,608	\$259,004	2%
Contracting & Retaining	\$4,560	\$5,500	-17%													\$9,059	\$11,183	-19%
Membership/Publications																\$7,202	\$3,667	96%
Legal	\$3,382	\$3,208	5%													\$5,457	\$5,500	-1%
Travel	\$2,334	\$1,275	79%	\$1,239	\$183	57%	\$1,239	\$183	57%	\$1,239	\$183	57%				\$5,457	\$5,500	-1%
Training	\$4,886	\$4,583	6%	\$3,783	\$2,750	38%	\$3,783	\$2,750	38%	\$3,783	\$2,750	38%				\$8,726	\$5,225	67%
Printing	\$9,207	\$9,167	0%	\$6,160	\$5,958	3%	\$6,160	\$5,958	3%	\$6,160	\$5,958	3%				\$15,062	\$20,167	-25%
Accounting	\$4,825	\$4,383	1%	\$4,625	\$4,383	1%	\$4,625	\$4,383	1%	\$4,625	\$4,383	1%				\$33,543	\$35,292	-5%
Audit	\$9,625	\$9,625	0%	\$0	\$0	NDV/01	\$0	\$0	NDV/01	\$0	\$0	NDV/01				\$18,500	\$18,333	1%
Office Rent	\$4,124	\$6,417	-36%	\$3,451	\$4,383	-25%	\$4,020	\$7,331	-45%	\$5,385	\$9,167	-41%				\$19,250	\$19,250	0%
Office Supplies/Paper	\$9,844	\$13,182	-25%	\$3,394	\$2,393	48%	\$10,521	\$11,990	-11%	\$12,470	\$22,935	-46%				\$16,981	\$27,500	-38%
Supplies	\$1,676	\$1,650	2%	\$1,676	\$1,650	2%	\$1,676	\$1,650	2%	\$1,676	\$1,650	2%				\$48,441	\$50,857	-5%
Telephone	\$32,007	\$31,373	4%	\$179,061	\$175,083	2%	\$179,061	\$175,083	2%	\$179,061	\$175,083	2%				\$6,703	\$6,600	2%
Total Admin Expenses	\$311,178	\$30,500	2%	\$11,178	\$30,844	-15%	\$76,823	\$90,844	-15%	\$76,823	\$90,844	-15%	\$21,587	\$28,875	-24%	\$1,057,433	\$1,065,744	-1%
Tenant Services																		
Social Service Coordinator	\$5,304	\$6,346	-16%													\$107,981	\$121,344	-11%
Resident Activities	\$26,482	\$26,448	0%													\$5,304	\$6,346	-16%
Total Tenant Service Exp.	\$31,786	\$32,794	-3%													\$113,285	\$127,690	-11%
Utilities																		
Water & Sewer	\$63,868	\$59,583	7%	\$32,704	\$36,667	-11%	\$32,704	\$36,667	-11%	\$32,704	\$36,667	-11%				\$111,613	\$111,788	0%
Electricity	\$44,721	\$32,083	39%	\$31,965	\$33,000	-3%	\$31,965	\$33,000	-3%	\$31,965	\$33,000	-3%				\$83,171	\$71,340	17%
Gas	\$24,519	\$36,667	-33%	\$24,825	\$36,667	-32%	\$24,825	\$36,667	-32%	\$24,825	\$36,667	-32%				\$55,499	\$37,632	32%
Robust/Recycling	\$20,906	\$21,083	-1%	\$8,819	\$11,000	-20%	\$8,819	\$11,000	-20%	\$8,819	\$11,000	-20%				\$33,913	\$36,521	-7%
Total Utilities Exp.	\$154,022	\$149,417	3%	\$98,313	\$117,333	-16%	\$98,313	\$117,333	-16%	\$98,313	\$117,333	-16%	\$28,847	\$30,285	-6%	\$288,147	\$302,285	-6%
Maintenance Expenses																		
Salaries	\$147,283	\$137,500	7%	\$94,334	\$105,417	-11%	\$94,334	\$105,417	-11%	\$94,334	\$105,417	-11%				\$244,280	\$252,083	-3%
Benefits	\$39,396	\$56,833	-31%	\$38,265	\$43,000	-11%	\$38,265	\$43,000	-11%	\$38,265	\$43,000	-11%				\$102,597	\$101,814	1%
Materials	\$19,662	\$27,917	-30%	\$14,610	\$18,333	-20%	\$14,610	\$18,333	-20%	\$14,610	\$18,333	-20%				\$44,323	\$53,075	-16%
Uniforms	\$660	\$550	20%	\$660	\$550	20%	\$660	\$550	20%	\$660	\$550	20%				\$1,370	\$1,100	20%
Elevator Contract	\$7,515	\$7,333	2%	\$6,890	\$7,333	-6%	\$6,890	\$7,333	-6%	\$6,890	\$7,333	-6%				\$14,405	\$14,667	-2%
Escalating	\$3,299	\$2,750	20%	\$2,334	\$2,750	-15%	\$2,334	\$2,750	-15%	\$2,334	\$2,750	-15%				\$5,633	\$5,500	2%
Heating/Cooling Contracts	\$0	\$0	NDV/01	\$0	\$1,833	-100%	\$0	\$1,833	-100%	\$0	\$1,833	-100%				\$682	\$2,750	-75%
Plumbing Contracts	\$8,240	\$11,000	-25%	\$6,662	\$7,333	-9%	\$6,662	\$7,333	-9%	\$6,662	\$7,333	-9%				\$14,902	\$18,792	-21%
Unit Turnaround	\$4,994	\$1,833	172%	\$15,929	\$21,083	-24%	\$15,929	\$21,083	-24%	\$15,929	\$21,083	-24%				\$21,074	\$25,667	-18%
Contract Costs	\$27,490	\$27,500	-16%	\$35,481	\$41,250	-14%	\$35,481	\$41,250	-14%	\$35,481	\$41,250	-14%				\$87,848	\$115,958	-24%
Capital Improvements	\$0	\$0	NDV/01	\$215,166	\$248,967	-14%	\$215,166	\$248,967	-14%	\$215,166	\$248,967	-14%				\$48,436	\$117,792	-59%
Total Maintenance Exp.	\$277,718	\$268,217	2%	\$177,718	\$268,217	-33%	\$177,718	\$268,217	-33%	\$177,718	\$268,217	-33%	\$585,449	\$709,198	-17%	\$585,449	\$709,198	-17%
General Expenses																		
Property Insurance	\$63,501	\$64,167	-1%	\$54,194	\$55,000	-1%	\$54,194	\$55,000	-1%	\$54,194	\$55,000	-1%				\$136,635	\$138,188	-1%
Liability Insurance	\$9,733	\$10,083	-3%	\$8,283	\$8,250	0%	\$8,283	\$8,250	0%	\$8,283	\$8,250	0%				\$20,708	\$21,473	-4%
Work Comp Insurance	\$8,381	\$8,250	1%	\$8,381	\$8,250	1%	\$8,381	\$8,250	1%	\$8,381	\$8,250	1%				\$23,330	\$26,583	-12%
Auto Insurance	\$0	\$4,583	-100%	\$0	\$917	-100%	\$0	\$917	-100%	\$0	\$917	-100%				\$258	\$6,875	-96%
PILOT	\$45,049	\$45,833	-7%	\$39,326	\$36,667	7%	\$39,326	\$36,667	7%	\$39,326	\$36,667	7%				\$99,175	\$96,867	2%
Software Maintenance	\$9,739	\$10,083	-3%	\$5,188	\$5,500	-6%	\$5,188	\$5,500	-6%	\$5,188	\$5,500	-6%				\$43,451	\$44,917	-3%
Collection/Contest	\$0	\$0	NDV/01	\$0	\$917	-100%	\$0	\$917	-100%	\$0	\$917	-100%				\$0	\$917	-100%
Other General Expense	\$0	\$0	NDV/01	\$7,169	\$6,417	12%	\$7,169	\$6,417	12%	\$7,169	\$6,417	12%				\$7,169	\$7,104	1%
Direct TV																\$1,086,231	\$1,063,333	2%
ILSP																\$49,901	\$55,000	-9%
HOME loan repayment																\$49,901	\$55,000	-9%
Prin. Interest																\$2,579	\$9,167	-72%
Prin. Principle																\$50,875	\$51,333	-1%
Operating Transfer out																\$11,966	\$11,833	0%
ITF Payment																\$94,233	\$96,250	-2%
Transfer to AHF																\$79,013	\$110,458	-28%
Total General Expenses	\$134,422	\$147,083	-9%	\$376,037	\$378,354	-1%	\$376,037	\$378,354	-1%	\$376,037	\$378,354	-1%	\$118,769	\$137,500	-14%	\$2,078,869	\$2,265,731	-8%
TOTAL EXPENSES	\$927,673	\$907,938	2%	\$1,548,880	\$1,112,833	4%	\$1,014,547	\$1,082,472	-7%	\$882,326	\$1,035,033	-15%	\$1,407,256	\$1,663,375	-15%	\$4,119,183	\$4,469,651	-8%
NET INCOME/LOSS	\$-44,103	\$-30,517	48%	\$260,571	\$162,374	36%	\$219,757	\$162,374	36%	\$219,757	\$162,374	36%	\$0	\$-3,500	-100%	\$189,285	\$291,162	-35%



Red Wing Housing & Redevelopment Authority

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January 13, 2026

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

HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Units (12)
Waiting List Numbers	122	90	21	n/a
Move-outs	0	1	0	0
Move-ins/Offline*	18*	0	1	0
Lease Terminations or Evictions this month	0	0	0	0
Occupancy Rate	100%*	97%	98%	100%

Voucher Programs

Housing Choice Voucher

Waiting List Numbers	447	Monthly HAP Received	\$93,553
Allocated Vouchers	169	Monthly HAP Paid	\$92,879
Funded Vouchers	124	HAP Reserves	\$111,517
Leased Vouchers	119	Per Unit Cost	\$780
Utilization Rate for Vouchers	96%	Utilization Rate for Monthly Funding	99%
Move-ins	1	Shopping (includes PO)	16
Move-outs	1	Processing Applications	16

Bridges Rental Assistance

Grant Years	2025-2027	Total Grant Awarded	\$368,280
Awarded Vouchers	16	Available Balance	\$300,076
Vouchers Leased	13	Grant Months remaining	18
Utilization of Vouchers	81%	Grant Funds Utilization	18%
Move-ins	1	Shopping	4
Move-outs	0	Processing Applications	2



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Program/Project Updates

- Jennifer completed and successfully passed a Business Communications course at Minnesota State College Southeast last semester.
- Bring It Home Rental Vouchers
 - Staff will start organizing and preparing to develop this program.
- National Standards for the Physical Inspection of Real Estate (NSPIRE) Inspection
 - HUD Inspector came on January 7, 2026, to inspect the public housing units.
- POHP 2024 Updates
 - Jordan Tower I
 - Contractors have been contacted to schedule the pipe scoping and wall opening in the units. We are waiting for a response as to when this will happen.
 - For both projects, the BABA requirements are still being worked on, and Minnesota Housing is still reviewing the 100% plans and specifications.



RED WING HOUSING & REDEVELOPMENT AUTHORITY

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January 13, 2026

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	November 2025
Notes Receivable	\$1,729,825
Forgivable	\$756,405
Reserves	\$287,451

Small Cities Loan Servicing and Activities

We have had a couple of loan payoffs recently that will allow us to fund another loan if we get an application.

Affordable Housing Trust Fund Activities and Reserves

We are waiting to execute an agreement with MHFA for the matching grants funds we were awarded. Once that is done, we can request funding in two separate increments. This will add \$150K to our fund. November reserves for the AHTF are \$350,824.

Housing & Redevelopment Related Update

In late December I met with members of the Business Roundtable group and City and County leaders and staff regarding their desire to fund a Housing Coordinator position. This is a follow-up action coming out of the Housing Summit we held with the City in late 2025. I believe it is encouraging that our business community is engaging around the issue of housing and its impact on their business operations.