



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, March 10, 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](#). 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. 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 February 10, 2026, Regular Meeting Minutes.

6.B. Motion to Approve Bills (Check # 52995–53057, totaling \$198,920.57).

Public Housing: \$51,620.60

Housing Choice Voucher: \$2,604.97

Jordan Tower II: \$63,215.03
Redevelopment: \$26,479.97
Small Cities: \$36,479.97
TIF: \$0.00
AHTF: \$0.00

6.C. Jordan Tower II Rent & Utility Allowance 2026

7. Communication Items

- 7.A. Director's Report
- 7.B. Finance Report
- 7.C. Housing Report
- 7.D. Community Redevelopment Report
- 7.E. Resident Council Report
- 7.F. Hope Coalition Liaison Report
- 7.G. City Council Liaison Report
- 7.H. Announcements

The next HRA regular Board Meeting will be April 14, 2026, at 3:30 p.m. in the City Council Chambers.

8. 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, February 10 at 3:30 PM

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

Others present: Kurt Keena, Executive 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 Abney.

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 January 13, 2026 Regular Meeting Minutes.

B. Motion to Approve Bills (Checks 52830 – 52994; Totaling \$143,876.33).

a. Public Housing: \$42,865.77

b. Housing Choice Voucher: \$1,759.53

c. Jordan II: \$42,916.23

d. Redevelopment: \$26,758.03

e. Small Cities: \$29,576.77

f. TIF: \$0.00

g. AHTF: \$0.00

A motion to accept the Consent Agenda was made Jech 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 Updates to Red Wing HRA Employee Handbook.

Kulseth has updated the Employee Handbook with many new state law changes that went in effect on January 1, 2026. The two most prominent are Minnesota Paid Leave Law (PFML) and Meal and Break Policy. Other minimal changes to the handbook include: changing verbiage on paid vacations and Earned Sick and Safe Time to reflect hours earned not days.

Motion to Approve Updates to Red Wing HRA Employee Handbook was made by Jech and seconded by Luikart. All were in favor. Motion carried.

8. Communication Items

A. Executive Director Report

Keena stated the House and Senate have passed the THUD appropriations bill that funds HUD and several programs we administer. We are now waiting for it to be signed into law. The one area that saw a decrease is the Public Housing Operating Grant, which was reduced by

\$500,000,000. This will impact how much operating subsidy we receive in FY 2026. We have submitted the ROSS grant application to HUD and now wait to see if we are selected for funding. At the State level we have learned our NOAH application will be funded. This will pay for extensive capital improvements to our Bluffview property. We will begin to roll out the Bring It Home Voucher program in early 2026 and hope to eventually serve 15 to 20 families with the funding once fully implemented.

B. Finance Report

Kulseth presented November's financials. We are preparing yearend financials and will not see December's financials until March. Audit for 2025 Financials will be held March 31 – April 3, 2026. No change in bank signers this year.

C. Housing Report

Jacobson was absent so Keena presented waitlist, move out and Voucher program numbers ending January 2026. The HRA was awarded \$2,400,000.00 to fund upgrades for the Bluffview Townhomes property through the Naturally Occurring Affordable Housing (NOAH) program. The HUD inspector arrived January 7, 2026 to complete the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspection for the public housing units. The preliminary score is 83. Regarding the POHP 2024 updates for Jordan I and Scattered Sites, the bid advertisement has been published in the local newspaper, on our website, and on other professional sites. Bids are due mid-March and will be presented at the April board meeting. Construction is expected to begin around July and hope to be completed by December.

D. Community Development Report

Keena presented Small Cities Program Income Notes Receivable and Cash Reserves. We have executed the agreement with MHFA for the matching grant funds we were awarded. Now we can request funding in two separate increments, which will add \$150,000 to our AHTF fund. Regarding the Owner Occupied Rehab Program, Habitat has completed 10 projects with two more ready to proceed. They expect to end the program year having fully utilized both the HRA and City Funds allocated for the year.

E. Resident Council Report

Luikart said they had a good turnout for the Super Bowl party and celebrated with food and fun. This coming weekend is Valentine's Day, so a party is planned to celebrate the occasion with music and dancing.

F. Hope Coalition Report

Villaran stated the Community Care Fund is transferring to the Resource Center under Hope and Harbor. This fund was previously managed by Joann McNamara with Hope Coalition. Hope Coalition is also planning a Salsalicious event for some time in April, which is a good fundraiser for them.

G. City Council Liaison Report

Jech, in Snyder's absence, said the City Council approved the bid for the demolition of the old Central Research building. They also approved the Council Rules of Order for the year, the Leadership reorganization of the City, and the statement signed by the majority of the City Council regarding the recent ICE activity in Red Wing.

H. Announcements

- a. The next HRA Board Meeting will be on March 10, 2026 at 3:30 p.m. in the City Council Chambers

9. Adjourn

The meeting was adjourned at 3:56 p.m. by Board Chair Jason Jech

Respectfully Submitted By,
Dawn Gielau

Board Chair

Red Wing Housing & Redevelopment Authority

Checks Witten Report

February 1, 2026 thru February 28, 2026

Payment Date	Payment Number	Payment Amount	Payee Name
2/4/2026	1916	\$50.00	NICHOLAS ABNEY
2/4/2026	1917	\$613.65	CINTAS CORPORATION
2/4/2026	1918	\$296.92	ESI HOSTED SERVICES
2/4/2026	1919	\$50.00	JASON JECH
2/4/2026	1920	\$300.00	STEVE JUNGE INSTALLATIONS LLC
2/4/2026	1921	\$282.00	MRI SOFTWARE LLC
2/4/2026	1922	\$200.00	BARRY PREBLE
2/4/2026	1923	\$50.00	KRISTI REUTER
2/4/2026	1924	\$200.00	LINDA ROWAN
2/4/2026	1925	\$50.00	ABBY VILLARAN
2/12/2026	1926	\$138.21	INNOVATIVE OFFICE SOLUTIONS LLC
2/12/2026	1927	\$532.13	MAIDS IN MINNESOTA
2/12/2026	1928	\$307.95	THEIPGUYS NET LLC ONENET GLOBAL
2/19/2026	1929	\$204.55	CINTAS CORPORATION
2/19/2026	1930	\$450.00	CSC SERVICEWORKS INC
2/19/2026	1931	\$45.00	GOT SHARPS LLC
2/25/2026	1932	\$207.45	INNOVATIVE OFFICE SOLUTIONS LLC
2/25/2026	1933	\$23,372.15	MINNESOTA HOUSING FINANCE AGENCY
2/4/2026	52995	\$23.00	CITY OF RED WING COMMUNITY DEVELOPMENT
2/4/2026	52996	\$36.00	CITY OF RED WING OTHER UTILITIES
2/4/2026	52997	\$0.00	Void / CITY OF RED WING WATER & SEWER
2/4/2026	52998	\$0.00	Void / CITY OF RED WING WATER & SEWER
2/4/2026	52999	\$14,660.95	CITY OF RED WING WATER & SEWER
2/4/2026	53000	\$765.57	CULLIGAN WATER CONDITIONING
2/4/2026	53001	\$1,465.00	CURSOR CONTROL INC
2/4/2026	53002	\$100.00	CANDIS FLECK
2/4/2026	53003	\$2,317.50	GB TECHNOLOGIES LLC
2/4/2026	53004	\$50.00	SARA HOFFMAN
2/4/2026	53005	\$260.00	LANDRUM DOBBINS LLC
2/4/2026	53006	\$85.00	THE LICENSE CENTER
2/4/2026	53007	\$50.00	JACKIE LUIKART
2/4/2026	53008	\$50.00	ELIZABETH MAGILL
2/4/2026	53009	\$705.07	MENARDS RED WING
2/4/2026	53010	\$840.00	MJS OF RED WING INC
2/4/2026	53011	\$1,228.73	TOM PARKER ELECTRIC
2/4/2026	53012	\$500.00	QUADIENT FINANCE USA INC
2/4/2026	53013	\$9.00	Travis Calamari
2/4/2026	53014	\$271.23	STARTECH COMPUTING INC
2/4/2026	53015	\$27.50	VICKIS FOOT AND NAIL CARE PLLC
2/12/2026	53016	\$874.99	BEARS OVERHEAD DOORS
2/12/2026	53017	\$1,480.05	CUSTOM ALARM
2/12/2026	53018	\$2,901.00	DIRECT TV

2/12/2026	53019	\$140.00	GOODHUE COUNTY SHERIFFS DEPARTMENT
2/12/2026	53020	\$3,365.00	HAWKINS ASH CPAS LLP
2/12/2026	53021	\$45,000.00	GOODHUE COUNTY HABITAT FOR HUMANITY
2/12/2026	53022	\$377.79	HIAWATHA BROADBAND
2/12/2026	53023	\$477.33	HD SUPPLY FACILITIES MAINTENANCE
2/12/2026	53024	\$791.80	MENARDS RED WING
2/12/2026	53025	\$321.33	PLUNKETTS PEST CONTROL INC
2/12/2026	53026	\$292.50	RIESTER REFRIGERATION INC
2/12/2026	53027	\$1,310.00	RED WING PLUMBING & HEATING
2/12/2026	53028	\$1,391.50	SCHUMACHER ELEVATOR COMPANY
2/12/2026	53029	\$33.58	THE SHERWIN WILLIAMS CO
2/12/2026	53030	\$540.00	STARTECH COMPUTING INC
2/12/2026	53031	\$3,839.68	VISA
2/12/2026	53032	\$300.84	XCEL ENERGY
2/19/2026	53033	\$729.86	CITY OF RED WING OTHER UTILITIES
2/19/2026	53034	\$183.72	HD SUPPLY FACILITIES MAINTENANCE
2/19/2026	53035	\$65.00	DARREN KELLS
2/19/2026	53036	\$30,644.00	LEAGUE OF MN CITIES INSURANCE TRUST WC
2/19/2026	53037	\$84.83	MARCO TECHNOLOGIES LLC
2/19/2026	53038	\$89.84	MENARDS RED WING
2/19/2026	53039	\$3,513.44	MUTUAL OF OMAHA
2/19/2026	53040	\$347.52	OROURKE MEDIA GROUP
2/19/2026	53041	\$12,926.00	RED WING PLUMBING & HEATING
2/19/2026	53042	\$371.36	THE SHERWIN WILLIAMS CO
2/19/2026	53043	\$15.00	APRIL STRICKLAND
2/19/2026	53044	\$307.54	XCEL ENERGY
2/25/2026	53045	\$0.00	Void / FIRELINE SPRINKLER LLC
2/25/2026	53046	\$670.00	P HANSON MARKETING INC
2/25/2026	53047	\$28.78	HD SUPPLY FACILITIES MAINTENANCE
2/25/2026	53048	\$766.00	KEYS ETC LOCKSMITH SERVICE
2/25/2026	53049	\$59.99	MN MULTI HOUSING ASSOCIATION
2/25/2026	53050	\$1,190.00	MINNESOTA NAHRO
2/25/2026	53051	\$378.20	OROURKE MEDIA GROUP
2/25/2026	53052	\$358.64	PLUNKETTS PEST CONTROL INC
2/25/2026	53053	\$996.00	COOPER RAMAKER
2/25/2026	53054	\$4,856.00	STARTECH COMPUTING INC
2/25/2026	53055	\$1,656.03	STORTZ SATELLITE
2/25/2026	53056	\$23,815.87	XCEL ENERGY
2/25/2026	53057	\$635.00	FIRELINE SPRINKLER LLC

\$198,920.57



RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

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March 10, 2026

To: Red Wing HRA Board of Commissioners
From: Jennifer Jacobson, Housing Director
Re: Jordan Tower II Rent & Utility Allowance 2026

Background

Jordan Tower II is owned and operated by the Red Wing HRA. HUD provides funding and oversight for this project through a contract with Minnesota Housing Finance Agency (MHFA). The HRA is currently in a twenty-year Section 8 multi-year contract on this property. The renewal is under the terms of Section 524 (a)(4)(C) Mark-Up-To-Market, Option 1-B, Discretionary Authority. To renew funding for the contract, HUD requires the HRA to submit paperwork annually.

Rental Analysis

Under the HAP contract, rents will be determined from the Rent Comparability Study every five years. For the other years, the Operating Cost Adjustment Factor (OCAF) will determine the rents, which is published annually by HUD. The latest Rent Comparability Study was conducted in 2024, thus the 2026 contract rents are determined by the OCAF.

Utility Analysis

It is required every three years to gather a sample of actual usage amounts to set a baseline. The last calculation of actual usage was conducted in 2025. For the other two years, the adjustment can be made from the Utility Allowance Factor (UAF), which is published annually by HUD. For 2026, the tenant paid utility allowances are determined by the UAF.

Proposed Action

Gross Rent

Red Wing HRA staff submitted the required paperwork to Minnesota Housing Finance Agency (MHFA). On February 12, 2026, MHFA approved the Section 8 New Construction rents and utility allowance adjusted to the following levels effective March 22, 2026:

Number of Bedrooms	Contract Rent		Utility Allowance		Gross Rent	
	2025	2026	2025	2026	2025	2026
1	\$981	\$1,019	\$34	\$35	\$1,015	\$1,054
2	\$1,219	\$1,267	\$65	\$66	\$1,284	\$1,333

Impact to Tenants

This renewal increase does not change the amount of rent residents pay. Rather, it increases the amount of rent subsidy we receive from HUD. All Jordan Tower II tenants pay 30% of their adjusted income for their unit. Currently, four households are paying the market rate for rent. These households have been notified to contact the HRA staff if they feel that their rents would be calculated to be less than the contract rent. All tenants will receive the paperwork with the adjustments in February 2026, effective for March 22, 2026.

Impact to Budget

The increase rent potential is shown below.

2026 Yearly Contract Rent Potential	\$1,265,112
2025 Yearly Contract Rent Potential	\$1,217,880
Increased Rent Potential	\$47,232

Recommendation

Staff recommends to the HRA Board of Commissioners to approve: 1) increase Jordan Tower II one-bedroom contract rents to \$1,019 and two-bedroom contract rents to \$1,267; 2) increase the utility allowance for one-bedroom to \$35 and increase two-bedroom to \$66; 3) make all changes effective March 22, 2026; and 4) authorize the Executive Director to execute all necessary documents.



Red Wing Housing & Redevelopment Authority

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March 10, 2026

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal, State & Local Funding

For the first time in a long time we are operating our federal programs under an actual approved budget instead of continuing resolutions. While some of the funding levels could be better, it is good to have some certainty for a period of time.

Our next grant funding opportunity will be an application to the Federal Home Loan Bank for up to \$3M in capital improvement funds to complete more work at Jordan Tower 1. The application period opens in April and the completed applications are due at the beginning of May. Awards are announced in December. We are partnering with Red Wing Credit Union as our FHLB member for the application and we appreciate their willingness to participate with us in this process.

Over the next many months, we will be working through due diligence and approval processes to access the state and federal grants we were awarded to make capital improvements at our Bluffview and Haven properties. Once that is complete we can scope and bid the work for completion in 2027 – 28.



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March 10, 2026

To: Red Wing HRA Board of Commissioners

From: Corrine Kulseth, Finance Director

Re: Finance Report

Reserves Adjusted

Program	November 2025	December 2025
Public Housing	\$268,140	\$191,798
Housing Choice Vouchers (FSS and restricted included)	\$27,544	\$36,533
Redevelopment	\$798,857	\$932,184
AHTF	\$350,824	\$418,393
Bridges	-\$24,018	\$495
Small Cities Program	\$287,451	\$316,415
Jordan Tower II	\$1,719,761	\$1,708,374
Total	\$3,428,559	\$3,604,192

Operating Budget Update

Category	YTD 2025 (December)	Budgeted	Variance
Revenues	\$5,206,299	\$5,197,541	0%
Expenses	\$4,857,891	\$4,886,893	-1%
Net Income	\$348,408		

Notes to Financial Statements

- Public Housing – end of year push for payables (double payments), POHP payments, insurance payments
- Redevelopment – 2nd half tax levy received \$253,376.72
- AHTF – 2nd payment from tax levy
- Bridges – caught up with payments by end of year
- Small Cities – final payments and balloon payments due

Other Business

- ROSS Grant application has been submitted
- Audit for 2025 Financials will be held March 31 - April 3, 2026
- Starting process of looking for new housing software

Committee Reports

No Finance Committee held for March

RED WING HRA RESERVE ACCOUNTS
December 31, 2025 Month End

Program	Fund Account	30-Nov-2025	31-Dec-2025	31-Dec-2024
Jordan Tower I & Family Units	Unrestricted - CDs	\$ 45,542	48,462	45,542
	Unrestricted	\$ 180,063	120,804	419,831
	Restricted - Sec Dep	\$ 42,640	41,696	51,433
	Total	\$ 268,245	210,963	516,806
	Due to/from Redevelopment	104.80	19,164.89	18,943.27
Sec 8 Voucher	Unrestricted Cash	\$ 540	1,596	747
	FSS Escrow	\$ 0	0	0
	HAP Reserve Acct	\$ 27,005	31,017	39,982
	Total	\$ 27,545	32,613	40,729
	Due to/from Redevelopment	0.00	-3,920.30	-6,065.15
Redevelopment	MURL Investments	\$ 0	0	177,543
	Transitional Housing	\$ 0	0	0
	Bluff View	\$ 102,943	104,343	87,543
	Twin Homes	\$ 12,368	12,368	12,368
	Hill Street	\$ 14,301	14,770	17,085
	Restricted - Sec Dep	\$ 13,486	13,536	11,909
	Restricted - CDG	\$ 0	0	31,000
	ILSP	\$ 833	3,010	603
	Unrestricted	\$ 599,837	741,375	606,229
	Total	\$ 743,768	889,402	944,280
Bridges	Unrestricted	30,965	12,875	2,765
	Front Funded HAP	\$ 0	0	0
	Total	\$ 30,965	12,875	2,765
	Due to/from Redevelopment	54,983.39	12,379.56	20,359.16
AHTF	Unrestricted AHTF	\$ 350,824	418,393	289,960
	Program Income	0	0	0
	Total	\$ 350,824	418,393	289,960
	Due to/from Redevelopment	0.00	0.00	0.00
Small Cities	Small Cities Program	\$ 287,451	316,415	432,544
	Program Income	0	0	0
	Total	\$ 287,451	316,415	432,544
	Due to/from Redevelopment	0.00	0.00	0.00
Jordan II Tower	Unrestricted	\$ 1,678,447	1,683,051	1,418,721
	Restricted - Sec Dep	\$ 41,314	40,480	39,751
	City Bond Debt Escrow	\$ 0	0	0
	Total	\$ 1,719,761	1,723,531	1,458,472
	Due to/from Redevelopment	0.00	15,156.70	0.00
Total Cash Reserves		3,428,559	3,604,192	3,685,556

Financial Institution	Funds	Funds	Funds
Associated Bank	2,868,220	3,088,871	2,876,716
Edward D Jones	108,797	26,044	108,541
First Minnesota	154,380	221,175	154,380
Merchant's Bank	297,162	268,102	545,917
	\$3,428,559	\$3,604,192	\$3,685,554

Red Wing Housing and Redevelopment Authority
Income and Expense Report
12/31/2025

	Public Housing			Housing Choice Voucher			Jordan Tower II			Redevelopment			Bridges			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	Total Variance
REVENUES																		
Rental Income	655,737	\$677,500	-21,763	\$538,610	\$525,000	\$13,610	\$538,610	\$525,000	\$13,610	\$185,644	\$182,641	\$3,003	\$1,278,099	\$1,500,000	-221,901	\$1,378,041	\$1,892,000	-513,959
Subsidy	\$119,524	\$25,000	\$94,524	\$657,412	\$657,000	\$412	\$657,412	\$657,000	\$412	\$0	\$0	\$0	\$1,278,099	\$1,500,000	-221,901	\$1,495,380	\$1,892,000	-396,620
Other Income-Transits	\$3,721	\$25,000	-\$21,279	\$32,319	\$18,000	\$14,319	\$32,319	\$18,000	\$14,319	\$6,025	\$11,000	-\$4,975	\$11,959	\$10,000	1,959	\$23,721	\$25,000	-\$1,279
Interest Income	\$315	\$6,000	-\$5,685	\$73,231	\$55,000	\$18,231	\$73,231	\$55,000	\$18,231	\$49,941	\$113,200	-\$63,259	\$11,959	\$10,000	1,959	\$38,956	\$37,500	\$1,456
Grant/Adm Fees	\$113,500	\$18,414	\$95,086	\$108,174	\$109,013	-\$839	\$108,174	\$109,013	-\$839	\$51,382	\$50,000	\$1,382	\$11,959	\$10,000	1,959	\$276,674	\$306,614	-\$29,940
as Levy	\$28,841	\$3,273	\$25,568	\$110,237	\$115,000	-\$4,763	\$110,237	\$115,000	-\$4,763	\$51,382	\$50,000	\$1,382	\$11,959	\$10,000	1,959	\$259,161	\$267,786	-\$8,625
DirectV										\$94,249	\$96,000	-\$1,751	\$11,959	\$10,000	1,959	\$51,382	\$50,000	\$1,382
Office Rent										\$94,249	\$96,000	-\$1,751	\$11,959	\$10,000	1,959	\$51,382	\$50,000	\$1,382
TIP Tax Increment										\$94,249	\$96,000	-\$1,751	\$11,959	\$10,000	1,959	\$51,382	\$50,000	\$1,382
Operating Transfer in										\$94,249	\$96,000	-\$1,751	\$11,959	\$10,000	1,959	\$51,382	\$50,000	\$1,382
Total Revenues	\$932,888	\$997,187	-\$64,299	\$1,257,652	\$1,214,013	\$43,639	\$1,257,652	\$1,214,013	\$43,639	\$1,455,504	\$1,480,841	-\$25,337	\$1,560,557	\$1,811,500	-250,943	\$1,510,670	\$1,811,500	-300,830
EXPENSES																		
Administrative																		
Salaries	\$215,600	\$195,000	\$20,600	\$161,273	\$155,000	\$6,273	\$161,273	\$155,000	\$6,273	\$182,772	\$172,000	\$10,772	\$19,151	\$21,000	-\$1,849	\$692,209	\$618,000	\$74,209
Employee Benefits	\$89,459	\$80,000	\$9,459	\$63,046	\$62,000	\$1,046	\$63,046	\$62,000	\$1,046	\$89,795	\$78,500	\$11,295	\$8,572	\$10,000	-\$1,428	\$302,772	\$283,500	\$19,272
Advertising & Marketing	\$5,330	\$6,000	-\$670	\$5,247	\$6,000	-\$753	\$5,247	\$6,000	-\$753	\$0	\$0	\$0	\$8,572	\$10,000	-\$1,428	\$10,577	\$12,200	-\$1,623
Memberships/Publications										\$8,183	\$4,000	\$4,183	\$8,572	\$10,000	-\$1,428	\$8,183	\$4,000	\$4,183
Legal	\$2,382	\$3,500	-\$1,118	\$1,400	\$500	\$900	\$1,400	\$500	\$900	\$3,325	\$2,500	\$825	\$3,325	\$2,500	\$825	\$5,847	\$6,500	-\$653
Travel	\$2,363	\$1,500	\$863	\$746	\$1,500	-\$754	\$746	\$1,500	-\$754	\$4,507	\$2,500	\$2,007	\$4,507	\$2,500	\$2,007	\$8,554	\$5,700	\$2,854
Training	\$4,866	\$5,000	-\$134	\$1,640	\$4,000	-\$2,360	\$1,640	\$4,000	-\$2,360	\$4,774	\$10,000	-\$5,226	\$4,774	\$10,000	-\$5,226	\$15,062	\$32,000	-\$16,938
Accounting	\$10,785	\$10,000	\$785	\$8,662	\$8,000	\$662	\$8,662	\$8,000	\$662	\$12,902	\$14,000	-\$1,098	\$12,902	\$14,000	-\$1,098	\$39,603	\$38,500	\$1,103
Audit	\$4,625	\$5,000	-\$375	\$4,625	\$5,000	-\$375	\$4,625	\$5,000	-\$375	\$4,625	\$5,000	-\$375	\$4,625	\$5,000	-\$375	\$18,500	\$20,000	-\$1,500
Office Rent	\$11,375	\$10,500	\$875	\$9,625	\$10,500	-\$875	\$9,625	\$10,500	-\$875	\$10,620	\$10,000	\$620	\$235	\$500	-\$265	\$25,703	\$30,000	-\$4,297
Office Supplies/Paper	\$5,376	\$7,000	-\$1,624	\$5,011	\$8,000	-\$2,989	\$5,011	\$8,000	-\$2,989	\$10,620	\$10,000	\$620	\$235	\$500	-\$265	\$25,703	\$30,000	-\$4,297
Office Telephone	\$9,176	\$14,380	-\$5,204	\$3,441	\$2,500	\$941	\$3,441	\$2,500	\$941	\$11,037	\$13,080	-\$2,043	\$235	\$500	-\$265	\$25,703	\$30,000	-\$4,297
Telephone	\$1,836	\$1,800	\$36	\$1,836	\$1,800	\$36	\$1,836	\$1,800	\$36	\$1,836	\$1,800	\$36	\$235	\$500	-\$265	\$7,344	\$7,200	\$144
Total Admin Expenses	\$362,142	\$339,680	\$22,462	\$192,937	\$191,000	\$1,937	\$192,937	\$191,000	\$1,937	\$332,203	\$325,270	\$6,933	\$27,958	\$31,000	-\$3,042	\$1,208,407	\$1,163,130	\$45,277
Team Services																		
Social Services Coordinator	\$31,178	\$32,273	-\$1,095	\$108,124	\$109,013	-\$889	\$108,124	\$109,013	-\$889							\$139,302	\$142,286	-\$2,984
Resident Activities	\$7,168	\$6,925	\$243	\$108,124	\$109,013	-\$889	\$108,124	\$109,013	-\$889							\$7,168	\$6,925	\$243
Total Team Services Exp.	\$38,346	\$39,198	-\$852	\$316,248	\$318,026	-\$1,778	\$316,248	\$318,026	-\$1,778							\$146,470	\$149,211	-\$2,741
Utilities																		
Water & Sewer	\$74,397	\$65,000	\$9,397	\$40,437	\$40,000	\$437	\$40,437	\$40,000	\$437	\$12,823	\$16,400	-\$3,577				\$132,657	\$121,400	\$11,257
Electricity	\$52,011	\$35,000	\$17,011	\$16,779	\$16,000	\$779	\$16,779	\$16,000	\$779	\$2,865	\$6,825	-\$3,956				\$56,651	\$77,325	-\$20,674
Gas	\$28,650	\$40,000	-\$11,350	\$28,036	\$40,000	-\$11,964	\$28,036	\$40,000	-\$11,964	\$8,333	\$9,500	-\$1,167				\$65,370	\$89,500	-\$24,130
Rubbish/Recycling	\$28,446	\$33,000	-\$4,554	\$10,648	\$12,000	-\$1,352	\$10,648	\$12,000	-\$1,352	\$4,863	\$4,850	\$13				\$41,097	\$38,250	\$2,847
Total Utilities Exp.	\$181,504	\$163,000	\$18,504	\$115,940	\$128,000	-\$12,060	\$115,940	\$128,000	-\$12,060	\$38,284	\$37,625	\$659				\$335,728	\$328,675	\$7,053
Maintenance Expenses																		
Salaries	\$167,162	\$150,000	\$17,162	\$106,398	\$115,000	-\$8,602	\$106,398	\$115,000	-\$8,602	\$8,015	\$10,000	-\$1,985				\$261,576	\$275,000	-\$13,424
Benefits	\$43,137	\$42,000	\$1,137	\$16,741	\$20,000	-\$3,259	\$16,741	\$20,000	-\$3,259	\$1,060	\$2,070	-\$910				\$118,827	\$111,070	\$7,757
Materials	\$860	\$600	\$260	\$660	\$600	\$60	\$660	\$600	\$60	\$12,951	\$12,800	\$151				\$53,268	\$57,800	-\$4,532
Uniforms	\$860	\$600	\$260	\$660	\$600	\$60	\$660	\$600	\$60	\$12,951	\$12,800	\$151				\$1,270	\$1,200	\$70
Elevator Contract	\$8,210	\$8,000	\$210	\$7,586	\$8,000	-\$414	\$7,586	\$8,000	-\$414	\$362	\$500	-\$138				\$15,796	\$16,000	-\$204
Estimating	\$3,299	\$3,000	\$299	\$2,334	\$3,000	-\$666	\$2,334	\$3,000	-\$666	\$682	\$3,000	-\$1,318				\$5,995	\$6,500	-\$505
Heating/Cooling Contracts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$682	\$3,000	-\$2,318
Plumbing Contracts	\$10,223	\$12,000	-\$1,777	\$7,015	\$8,000	-\$985	\$7,015	\$8,000	-\$985	\$0	\$500	-\$500				\$17,238	\$20,500	-\$3,262
Unit Turnaround	\$4,994	\$2,000	\$2,994	\$16,614	\$23,000	-\$6,386	\$16,614	\$23,000	-\$6,386	\$100	\$3,000	-\$2,900				\$21,708	\$28,000	-\$6,292
Contract Costs	\$28,821	\$30,000	-\$1,179	\$39,871	\$45,000	-\$5,129	\$39,871	\$45,000	-\$5,129	\$30,499	\$51,500	-\$21,001				\$99,191	\$126,500	-\$27,309
Capital Improvements										\$48,436	\$128,500	-\$80,064				\$48,436	\$128,500	-\$80,064
Total Maintenance Exp.	\$322,275	\$327,600	-\$5,325	\$240,956	\$271,600	-\$30,644	\$240,956	\$271,600	-\$30,644	\$102,205	\$209,970	-\$107,765				\$664,436	\$774,170	-\$109,734
General Expenses																		
Property Insurance	\$69,031	\$70,000	-\$969	\$58,931	\$60,000	-\$1,069	\$58,931	\$60,000	-\$1,069	\$20,619	\$20,750	-\$131				\$148,481	\$150,750	-\$2,269
Liability Insurance	\$10,625	\$11,000	-\$375	\$9,043	\$9,000	\$43	\$9,043	\$9,000	\$43	\$2,839	\$3,425	-\$586				\$27,607	\$23,415	\$4,192
Work Comp Insurance	\$8,381	\$9,000	-\$619	\$8,381	\$9,000	-\$619	\$8,381	\$9,000	-\$619	\$6,568	\$11,000	-\$4,432				\$23,330	\$19,000	\$4,330
Misc Insurance	\$0	\$5,000	-\$5,000	\$0	\$1,000	-\$1,000	\$0	\$1,000	-\$1,000	\$258	\$1,500	-\$1,242				\$258	\$7,500	-\$7,242
PILOT	\$47,278	\$50,000	-\$2,722	\$42,267	\$40,000	\$2,267	\$42,267	\$40,000	\$2,267	\$15,594	\$15,782	-\$188				\$105,089	\$105,782	-\$693
Software Maintenance	\$11,830	\$11,000	\$830	\$11,830	\$10,000	\$1,830	\$11,830	\$10,000	\$1,830	\$27,668	\$22,000	\$5,668				\$59,335	\$49,000	\$10,335
Collection/Losses	\$10,870	\$ (1,000.00)	\$11,870	\$10,870	\$ (1,000.00)	\$11,870	\$10,870	\$ (1,000.00)	\$11,870	\$10,227						\$21,325	\$ (1,000.00)	\$22,325
Other General Expense	\$2,877	\$0	\$2,877	\$8,179	\$7,000	\$1,179	\$8,179	\$7,000	\$1,179							\$12,240	\$7,750	\$4,490
MAP Expense										\$1,061,310	\$1,010,000	\$51,310				\$1,189,409	\$1,160,000	\$29,409
DirectV										\$59,899	\$60,000	-\$101				\$59,899	\$60,000	-\$101
ILSP										\$3,010	\$10,000	-\$7,000				\$3,010	\$10,000	-\$7,000
HOME loan repayment										\$55,500	\$56,000	-\$500				\$55,500	\$56,000	-\$500
PARF Interest										\$122,031	\$122,000	\$31				\$122,031	\$122,0	



Red Wing Housing & Redevelopment Authority

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

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

March 10, 2026

To: Red Wing HRA Board of Directors
From: Jennifer Jacobson, Housing Director
Re: Housing Board Report for month ending February 2026

HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Units (12)
Waiting List Numbers	81	96	24	n/a
Move-outs	0	0	0	0
Move-ins/Offline*	18*	1	0	0
Lease Terminations or Evictions this month	0	0	0	0
Occupancy Rate	100%*	99%	98%	100%

Voucher Programs

Housing Choice Voucher

Waiting List Numbers	429	Monthly HAP Received	\$99,684
Allocated Vouchers	169	Monthly HAP Paid	\$98,024
Funded Vouchers	121	HAP Reserves	\$111,517
Leased Vouchers	123	Per Unit Cost	\$797
Utilization Rate for Vouchers	101%	Utilization Rate for Monthly Funding	99%
Move-ins	2	Shopping (includes PO)	12
Move-outs	2	Processing Applications	20

Bridges Rental Assistance

Grant Years	2025-2027	Total Grant Awarded	\$368,280
Awarded Vouchers	16	Available Balance	\$259,156
Vouchers Leased	14	Grant Months remaining	16
Utilization of Vouchers	87%	Grant Funds Utilization	29%
Move-ins	1	Shopping	3
Move-outs	0	Processing Applications	6



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Program/Project Updates

- Waitlist Purge
 - The HRA sent out letters to those on the waitlist to confirm their continued interest and ensure we can reach them when they move to the top of the list. The waitlist numbers have changed slightly this month but should reflect the actual figures next month.
- CDS 2026- Haven of Hope
 - The HRA was notified last month that the funding for Haven of Hope Interior updates was included in the 2026 Federal budget. We were awarded \$977,000 for this project.
- NOAH- Bluffview Townhomes
 - Staff participated in a launch meeting with Minnesota Housing. They will begin working on the due diligence items.
- Bring It Home Rental Assistance
 - Staff submitted the progress narrative, which was due on February 28, 2026. The start-up funding was deposited into our bank account. Staff are working on assembling the required paperwork packets. Minnesota Housing held a webinar to review some of the compliance and reporting requirements.
- POHP 2024 Updates
 - Jordan Tower I
 - There was a mandatory pre-bid walk-through on February 25, 2026, for any general contractor interested in submitting a bid on this project. The bids are due on March 18, 2026. The qualified bid will be presented at the April board meeting.
 - Scattered Sites
 - There was a mandatory pre-bid walk-through on March 4, 2026, for any general contractor interested in submitting a bid on this project. The bids are due on March 24, 2026. The qualified bid will be presented at the April board meeting.
 - Staff are beginning to gather the information and requirements needed from residents for this project. Once a contractor is chosen, the details will be finalized.



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March 10, 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	December 2025
Notes Receivable	\$1,267,613
Forgivable	\$615,883
Reserves	\$316,415

Small Cities Loan Servicing and Activities

We are working to complete disbursement activities for several previously approved loans. No applications are pending at this time.

Affordable Housing Trust Fund Activities and Reserves

We have submitted our first draw request for \$75,000 from our \$150,000 State matching grant. No applications are pending at this time. December reserves for the AHTF are \$418,393.

Housing & Redevelopment Related Update

The Advisory Planning Commission is working on revising some of the zoning for the community including creating more parcels designated for multi-family housing. This is an important first step in being able to develop more affordable rental housing in the City. City Council approval is needed for any proposed zoning changes.

Once the City Council completes their strategic planning process we can assess where the HRA can lead or assist with housing related efforts for the community.