

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

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Board Chair