



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, May 12, 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. 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 April 14, 2026, Regular Meeting Minutes.

- 6.B. Motion to Approve Bills (Checks 53126-53189, totaling \$96,217.39).
 - Public Housing: \$32,058.42
 - Housing Choice Voucher: \$3,684.85
 - Jordan Tower II: \$32,894.12
 - Redevelopment: \$22,582.54
 - Small Cities: \$3,392.00
 - TIF: \$0.00
 - BIH: \$1,605.46
 - AHTF: \$0.00

7. Motions & General Business

- 7.A. Accepting the 2025 Annual Audit
- 7.B. Approving Architect and Engineering Services for NOAH - Bluffview Townhomes
- 7.C. Election of Vice-Chair

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 HRA regular Board Meeting will be held June 9, 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, April 14, 2026 at 3:30 PM

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

Others present: Kurt Keena, Executive Director; Jennifer Jacobson, Housing Director; Corrine Kulseth, Finance Director; Dawn Gielau, Finance Administrative Assistant; Beth Snyder, City Council Liaison; and Mike Hegna, Finn Daniels Architects.

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.

4. Approval of Agenda

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

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

- A. Motion to Approve March 10, 2026 Regular Meeting Minutes
- B. Motion to Approve Bills (Checks 53058-53125; Totaling \$320,101.77)
 - a. Public Housing: \$60,580.98
 - b. Housing Choice Voucher: \$1,882.13
 - c. Jordan II: \$61,163.39
 - d. Redevelopment: \$31,159.92
 - e. Small Cities: \$164,957.23
 - f. TIF: \$0.00
 - g. BIH \$358.12
 - h. AHTF: \$0.00

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

7. Motions and General Business

- A. Motion to Approve Resolution No. 1471-26 Approving Signing Authority for Sale of Twin Home
Keena stated the sale of the Twin Home at 121 West 5th Street from Goodhue County Habitat for Humanity to the new owners is set for April 30th, 2026. Red Wing HRA has a Contract for Deed with Goodhue County Habitat for Humanity and the closing company is requesting a resolution that designated the Executive Director authority to sign closing documents related to the Contract for Deed for the purposes of issuing title insurance to the new owner.
A motion to Approve Resolution No. 1471-26 Approving Signing Authority for Sale of Twin Home was made by Abney and seconded by Hoffman. Roll call was taken and all board members were in favor. Motion carried.
- B. Motion to Approve Bid for POHP 2024 Funds – Jordan Tower I

The goal of the Publicly Owned Housing Program (POHP) is to repair and sustain public housing units. Jordan Tower I building improvements involve replacing all domestic plumbing pipes, upgrading the domestic water heaters, installing new main and secondary entry doors, and replacing the plumbing connections in the laundry room. Unit improvements feature new toilets, sinks, faucets, cabinets, shower enclosures, light fixtures, outlets, flooring and accessories. Additionally, a new kitchen sink and faucet, along with a new electrical panel will be installed. Finn Daniels Architects has qualified Project One Construction, Inc. as the lowest responsible bidder. The estimated cost for the rehabilitation construction at Jordan Tower I is \$6,625,500. Funding will be sourced from the POHP 2024 request of \$6,275,500 and the Capital Fund Program (CFP) for the remaining cost.

A motion to Approve Bid for POHP 2024 Funds – Jordan Tower I was made by Reuter and seconded by Luikart. All board members were in favor. Motion carried.

- C. Motion to Approve Davis Bacon Consultant Contract for POHP 2024 Funds – Jordan Tower I. The contract administrator provides the relevant wage decision and oversees compliance with labor standards by reviewing the contractor’s weekly payroll, conducting on site interviews to confirm that workers are paid correctly, and ensuring that worker classifications are accurately reported. The contract amount for Molly Krakowski Consulting is \$16,277. A motion to Approve Davis Bacon Consultant Contract for POHP 2024 Funds – Jordan Tower I was made by Hoffman and seconded by Abney. All board members were in favor. Motion carried.
- D. Motion to Approve Abatement Consultant Contract for POHP 2024 Funds – Jordan Tower I. Jacobson explained architects and general contractors can coordinate with the abatement team, but they cannot assume the legal responsibilities or liabilities related to hazardous materials. A separate abatement consultant and a separate abatement contractor must be hired to ensure regulatory compliance and reduce liability. The hazardous materials abatement contractor is responsible for removing any materials identified by the consultant. Two bids were received, one from Terracon Consultants, Inc. of \$213,840 and one from Institute for Environmental Assessment (IEA), Inc. of \$427,725 for the Abatement Consultant services. After review, Terracon Consultants bid has been selected for the rehabilitation construction at Jordan Tower I. A motion to Approve Abatement Consultant Contract for POHP 2024 Funds – Jordan Tower I was made by Abney and seconded by Luikart. All board members were in favor. Motion carried.
- E. Motion to Approve Abatement Consultant Contract for POHP 2024 Funds – Scattered Sites. The general contractor’s bid for this project exceeded the budget. Minnesota Housing staff advised the HRA to obtain bids for the abatement consultant and contractor. Once these figures are available, staff will submit a request for more funds to Minnesota Housing to cover the increased costs of the project. Previous hazardous materials testing for asbestos and lead was performed at Deer Run, Featherstone, and Pioneer Place Townhomes. After comparing the final project designs with these previous reports, it appears some existing materials have not been tested yet or have been found to contain asbestos and/or lead. Two bids were received for the Abatement Consultant services. One from Terracon Consultants, Inc. for \$73,205 and one from Institute for Environmental Assessment (IEA), Inc. for \$182,025. After review, staff is

recommending Terracon Consultants bid for the rehabilitation construction at the Scattered Sites.

A motion to Approve Abatement Consultant Contract for POHP 2024 Funds – Scattered Sites was made by Villaran and seconded by Reuter. All board members were in favor. Motion carried.

8. Communication Items

A. Executive Director Report

Keena said we are watching the State legislative session to see how much, if any, funding is made available for housing activities that we may apply for. The Governor’s supplemental budget includes funds for POHP and other programs we have been able to take advantage of in the past. However, we won’t know about funding levels until the session ends. The HRA will be switching to new internet-based phone system from our current vendor. Also we will be selecting a new housing software vendor and work with them to get on their schedule for conversation and implementation. The new software will almost certainly be cloud based which will allow us to reduce the number of servers we need to maintain. Keena brought up the idea of a potential workshop session that would focus on the requirements involved in developing an affordable multi-family project. Villaran said that would be a good follow up to the Housing Summit meeting that was held fall 2025. Magill asked about addressing Housing and Economic impact in this session. Snyder recommended the City finish up the Land and Feasibility study first to see what is available for land and then hold the workshop.

B. Finance Report

Kulseth presented December, January and February’s financials. \$45,000 was paid out of the AHTF to Goodhue County Habitat for Humanity for the Owner-Occupied Program. Bridges is finally caught up through March. We are still waiting to hear on approval of the ROSS Grant application. Audit for 2025 Financials was held March 31-April 3, 2026. Open enrollment for staff will be in April for June renewal.

C. Housing Report

Jacobson presented waitlist, move out and Voucher program numbers ending March 2026. The application for Congressionally Directed Spending 2027 was submitted for \$657,000 to complete improvements at the Hill Street Triplex. The Bring It Home Rental Assistance program waitlist was opened on April 1, 2026. Regarding the POHP 2024 updates, staff will set up a display showing the items being replaced during projects. Numerous resident packets will be sent out during the project process. The scattered site bids exceeded the budget, but staff are working with Minnesota Housing to secure additional funding.

D. Community Development Report

Keena presented Small Cities Program Income Notes Receivable and Cash Reserves. There are no applications pending for funds from either Small Cities Loan program or Affordable Housing Trust Fund program. Goodhue County Habitat for Humanity is holding a groundbreaking ceremony, on the afternoon of April 29, 2026, for a duplex they will construct on their Hope Heights site. This duplex will qualify for \$25,000 from the AHTF if the funds are needed as will the Twin Home being sold on April 30, 2026. Regarding Jefferson School, the City is waiting to see if it is eligible for Historic Designation before any other decisions are made. The Fleischmann Maltery TIF agreement must be signed by the middle of May with demolition set

to start June 2026. The old Central Research building on Highway 19 is currently being torn down.

E. Resident Council Report

Luikart said they celebrated St. Patrick's Day with a luncheon. Resident Council made sandwiches and several residents brought food to pass. This month they will be bringing in Fish and Shrimp dinners in from the Bluffs for the residents to enjoy.

F. Hope Coalition Report

Villaran said Hope Coalition is really focusing on fundraising. They recently held the Salsalicious event, which was a success. Also they have a great marketing person who keeps their Facebook page up to date with events, which makes it a great resource for people to know what is going on in the community.

G. City Council Liaison Report

Snyder said the City Council has accepted a bid for reconstruction on Fourth Street, which will begin in May and hope to be completed by end of year. Mayor Iocco spent some time with Rise Up, which is a youth group, and the Council has approved a policy for a trial period to have young people apply for one year of service on four of the Boards and Commissions. Only one of them will be a voting member, but this will give some of our young people a voice in the community. For Earth Day the City will be sponsoring a clean-up day April 22, 2026 from 4-6 p.m. Everyone will meet at the base of at Barn Bluff and gloves and bags will be provided.

H. Announcements

- a. The next HRA Board Meeting will be on May 12, 2026 at 3:30 p.m. in the City Council Chambers

9. Adjourn

The meeting was adjourned at 4:27 p.m. by Board Chair Jason Jech

Respectfully Submitted By,
Dawn Gielau

Board Chair

Red Wing Housing & Redevelopment Authority

Checks Written Report

April 1, 2026 thru April 30, 2026

4/2/2026	1957	\$50.00	NICHOLAS ABNEY
4/2/2026	1958	\$204.55	CINTAS CORPORATION
4/2/2026	1959	\$296.60	ESI HOSTED SERVICES
4/2/2026	1960	\$4,658.00	FILEVISION USA
4/2/2026	1961	\$200.00	AMY HARRIS
4/2/2026	1962	\$270.74	INNOVATIVE OFFICE SOLUTIONS LLC
4/2/2026	1963	\$50.00	JASON JECH
4/2/2026	1964	\$200.00	BARRY PREBLE
4/2/2026	1965	\$50.00	KRISTI REUTER
4/2/2026	1966	\$200.00	LINDA ROWAN
4/2/2026	1967	\$50.00	ABBY VILLARAN
4/8/2026	1968	\$467.64	MAIDS IN MINNESOTA
4/8/2026	1969	\$388.00	MRI SOFTWARE LLC
4/15/2026	1970	\$163.24	ADAMS PEST CONTROL INC.
4/15/2026	1971	\$204.55	CINTAS CORPORATION
4/15/2026	1972	\$450.00	CSC SERVICEWORKS INC
4/15/2026	1973	\$565.00	MKC INC
4/15/2026	1974	\$20.00	BARRY PREBLE
4/23/2026	1975	\$173.20	ADAMS PEST CONTROL INC.
4/23/2026	1976	\$45.00	GOT SHARPS LLC
4/23/2026	1977	\$358.35	INNOVATIVE OFFICE SOLUTIONS LLC
4/2/2026	53126	\$0.00	Void / CITY OF RED WING WATER & SEWER
4/2/2026	53127	\$0.00	Void / CITY OF RED WING WATER & SEWER
4/2/2026	53128	\$14,605.77	CITY OF RED WING WATER & SEWER
4/2/2026	53129	\$239.95	CULLIGAN WATER CONDITIONING
4/2/2026	53130	\$9,935.68	FINN DANIELS ARCHITECTS
4/2/2026	53131	\$200.00	CANDIS FLECK
4/2/2026	53132	\$450.00	P HANSON MARKETING INC
4/2/2026	53133	\$55.37	HD SUPPLY FACILITIES MAINTENANCE
4/2/2026	53134	\$50.00	SARA HOFFMAN
4/2/2026	53135	\$30.00	JUDY HUNT
4/2/2026	53136	\$1,158.56	JAYTECH INC
4/2/2026	53137	\$50.00	ELIZABETH MAGILL
4/2/2026	53138	\$713.09	MENARDS RED WING
4/2/2026	53139	\$200.00	STEPHEN JOHN PRINGLE
4/2/2026	53140	\$500.00	QUADIENT FINANCE USA INC
4/2/2026	53141	\$10.00	Travis Calamari
4/2/2026	53142	\$15.00	FRANCES ROSS
4/2/2026	53143	\$27.50	VICKIS FOOT AND NAIL CARE PLLC
4/2/2026	53144	\$7,302.30	XCEL ENERGY
4/8/2026	53145	\$135.00	CITY OF RED WING OTHER UTILITIES
4/8/2026	53146	\$296.62	CULLIGAN WATER CONDITIONING
4/8/2026	53147	\$150.00	EMERGE ELECTRICAL SOLUTIONS

4/8/2026	53148	\$5,940.00	HAWKINS ASH CPAS LLP
4/8/2026	53149	\$375.51	HIAWATHA BROADBAND
4/8/2026	53150	\$126.92	HD SUPPLY FACILITIES MAINTENANCE
4/8/2026	53151	\$1,836.00	LANDRUM DOBBINS LLC
4/8/2026	53152	\$147.39	MENARDS RED WING
4/8/2026	53153	\$2,356.71	MUTUAL OF OMAHA
4/8/2026	53154	\$239.00	NAN MCKAY & ASSOCIATES INC
4/8/2026	53155	\$77.58	RUNNINGS FARM & FLEET
4/8/2026	53156	\$18.95	THE SHERWIN WILLIAMS CO
4/8/2026	53157	\$790.00	STARTECH COMPUTING INC
4/8/2026	53158	\$3,381.84	VISA
4/8/2026	53159	\$219.11	XCEL ENERGY
4/15/2026	53160	\$3,050.00	BOILER SERVICES INC
4/15/2026	53161	\$30.00	LARRY CEDAR
4/15/2026	53162	\$800.87	CITY OF RED WING OTHER UTILITIES
4/15/2026	53163	\$253.88	CULLIGAN WATER CONDITIONING
4/15/2026	53164	\$2,901.00	DIRECT TV
4/15/2026	53165	\$20.00	JEANELLE FOSBERG
4/15/2026	53166	\$30.00	JULIE HUBBLE
4/15/2026	53167	\$2,827.00	LEVERETTE CONTRACTING LLC
4/15/2026	53168	\$64.48	MENARDS RED WING
4/15/2026	53169	\$102.24	NATHAN MEWES
4/15/2026	53170	\$1,025.00	MINNESOTA NAHRO
4/15/2026	53171	\$20.00	ROMELIA MORENO
4/15/2026	53172	\$90.47	PLUNKETTS PEST CONTROL INC
4/15/2026	53173	\$20.00	CHRISTINE RADTKE
4/15/2026	53174	\$30.00	KIM ROSSI
4/15/2026	53175	\$20.00	JAIME SCHMIDT
4/15/2026	53176	\$1,560.00	STARTECH COMPUTING INC
4/15/2026	53177	\$30.00	JOYCE THOMPSON
4/15/2026	53178	\$174.33	XCEL ENERGY
4/23/2026	53179	\$1,128.00	BROTHERS INDUSTRIAL CLEANING
4/23/2026	53180	\$1,185.37	CUMMINS N POWER
4/23/2026	53181	\$288.55	HD SUPPLY FACILITIES MAINTENANCE
4/23/2026	53182	\$195.00	ERICK JOHNSON
4/23/2026	53183	\$260.00	LANDRUM DOBBINS LLC
4/23/2026	53184	\$84.83	MARCO TECHNOLOGIES LLC
4/23/2026	53185	\$659.39	MENARDS RED WING
4/23/2026	53186	\$3,516.24	MUTUAL OF OMAHA
4/23/2026	53187	\$271.00	RED WING PLUMBING & HEATING
4/23/2026	53188	\$1,675.38	STORTZ SATELLITE
4/23/2026	53189	\$13,205.64	XCEL ENERGY

\$96,217.39



Red Wing Housing & Redevelopment Authority

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

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

May 12, 2026

To: Red Wing HRA Board of Commissioners

From: Corrine Kulseth, Finance Director

Subject: Accepting the 2025 Annual Audit

Background:

It is required of the Red Wing HRA to have an annual audit performed by an independent auditor. We have a contract with CohnReznik (formerly Smith Schafer & Associates) of Red Wing, Minnesota to perform our audits.

Analysis:

CohnReznik has conducted an audit of our 2025 financial statements and will present their findings to the Board. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Steve Salveson from CohnReznik will be at the meeting to present the audit and answer questions.

Recommendation:

Staff and Finance Committee give a favorable recommendation to the Red Wing HRA Board of Commissioners to accept the 2025 Annual Audit.



Red Wing Housing & Redevelopment Authority

428 West Fifth Street
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May 12, 2026

To: Red Wing HRA Board of Commissioners
From: Jennifer Jacobson, Housing Director
Re: Approving Architect and Engineering Services for NOAH- Bluffview Townhomes

Background

In the 2023 legislative session, the Community Stabilization Program was established as a one-time program with \$90 million in state appropriations, of which \$80 million was intended to help preserve NOAH. While NOAH does not have a standard industry definition, the term generally refers to rental properties with affordable rents that are neither government-subsidized nor subject to regulatory requirements. NOAH properties are typically older, privately owned, and maintain lower rents due to market conditions.

The Minnesota Housing Board selected the Bluffview Townhomes project proposal for further processing under the NOAH Multifamily Program. In total, Minnesota Housing received 29 applications requesting more than \$92 million. The NOAH Multifamily Program had approximately \$41 million in funding available.

After being selected for a \$2.4 million award, Red Wing HRA staff have been in contact with Minnesota Housing regarding the next steps in the application and the requirements for awarding funding. One step is to secure a contract with an Architectural and Engineering (A&E) firm, given the scope of the work.

Proposal

Staff is seeking approval of the architectural services proposal from Finn Daniels Architects for the Bluffview Townhomes rehabilitation project. The contract with Finn Daniels Architects is \$147,500, which was included in the budget and approved as an expenditure from Minnesota Housing when we received the funding award.

Funding

The cost estimate for the rehabilitation construction at Bluffview Townhomes is approximately \$2.4 million. Funding would come from the Community Stabilization Program and the Bluffview Townhomes reserves.

Attachments

Architectural Services Proposal

Recommendation:

Staff and Finance Committee recommend to the HRA Board of Commissioners to approve: 1) accept the bid of \$147,500 from Finn Daniels Architects; 2) award a contract to Finn Daniels Architects; and 3) authorize the Executive Director to execute all necessary documents.



FINN DANIELS
ARCHITECTS

ARCHITECTURAL SERVICES PROPOSAL

CONTACT: Jennifer Jacobson
Housing Director
Red Wing HRA
428 West 5th Street
Red Wing, MN 55066

DATE: April 27, 2026

PROJECT: Bluff View Red Wing LLC
Bluffview Townhomes
2026 NOAH Rehabilitation Project

PROJECT #: 26028

LOCATION: 515 East 5th Street
Red Wing, MN 55066

DELIVERY METHOD: All tasks necessary for the project scope developed under HUD-51915 Model Form of Agreement between Owner and Design Professional or AIA B101-2017 Standard Form of Agreement Between Owner and Architect; and as required under HUD-5370 General Conditions for Construction Contracts – Public Housing Programs or AIA A201-2017 General Conditions of the Contract for Construction.

The project is a “Standard Scope” project and will go out via an “Advertisement to Bid” for a “General Open – Public Bid” with a public bid opening.

The Owner will fund the project through the use of a Lender and, as such, the Architect realizes that additional effort will be necessary coordinating with the Lender. All costs for this assistance are included in this Proposal.

PROJECT SCOPE:

Site Improvements:

- Retaining Wall:
 - Full replacement of existing wood retaining wall with new poured concrete retaining wall. Includes demo, excavation, reinforcing fabric, concrete reinforcing, concrete, drain piping, grass restoration, and all associated residual work.

651.690.5525



www.finn-daniels.com



- Fence:
 - Full replacement of existing metal chain link fence (at top of hill/retaining wall) with new metal chain link fence. Includes footings for posts, fence, grass restoration, and all associated residual work.
- Tenant Unit Patios:
 - Full replacement of existing tenant unit concrete patios with new concrete patios. Includes all demo, excavation, aggregate base, concrete reinforcing, concrete, thickened slab edge, grass restoration, and all associated residual work.
- Parking Lot:
 - Crack repair and sealcoating of existing asphalt parking lot. Includes repairing all cracks, sealcoating, parking striping, and all associated residual work.
 - Full replacement of existing parking lot lighting with new. Includes new footings, poles, energy efficient LED lights, grass restoration, and all associated residual work.
- Railings:
 - Repair of existing sidewalk steps and entry stoops metal handrails. Includes rust removal, repainting, and all associated residual work.

Building Envelope Improvements:

- Roofing:
 - Full replacement of existing roofing materials with new. Includes demo, damaged sheathing replacement, drip edge, sidewall flashings, ice and water shield, roofing felt, asphalt shingles, ridge vent, plumbing vents, exhaust vents, and all associated residual work.
- Soffits and Fascia:
 - Full replacement of existing wood soffits and fascias with new aluminum soffits and fascias. Includes demo, flashings, supplemental framing, aluminum soffits and fascias, removal and reinstallation of

existing gutters, and all associated residual work.

- Siding:
 - Full replacement of existing wood siding with new composite siding. Includes demo, damaged sheathing replacement, flashings, weather barrier, composite lap siding, siding trims and accessories, hose bibs, weather proof receptacles, AC condenser unit line covers, energy efficient LED entry door and patio door lighting, and all associated residual work.
- Windows:
 - Full replacement of all existing windows with new fiberglass windows. Includes demo, replacement of damaged rough opening lumber, flashings, fiberglass windows, interior casing, exterior trim, window blinds, and all associated residual work.
- Doors:
 - Full replacement of all existing main entry doors with new. Includes demo, replacement of damaged rough opening lumber, flashings, fiberglass entry doors with side lite, aluminum storm doors, door hardware, interior casing, exterior trim, and all associated residual work.
 - Full replacement of all existing french patio doors with new sliding patio doors. Includes demo, replacement of damaged rough opening lumber, flashings, fiberglass sliding doors and screens, door hardware, interior casing, exterior trim, and all associated residual work.
 - Full replacement of all existing exterior storage area doors with new metal doors. Includes demo, replacement of damaged rough opening lumber, flashings, metal doors, door hardware, exterior trim, and all associated residual work.

Interior Improvements:

- Kitchens:

- Full replacement of all kitchen cabinets and counters with new. Includes demo, plywood construction with stained maple or painted HDF overlay cabinets, cabinet hardware, high pressure plastic laminate with wood underlayment countertops and backsplash, kitchen sink, water saving faucet, and all associated residual work.
- **Bathrooms:**
 - Full replacement of all bathroom vanities with new. Includes demo, plywood construction with stained maple or painted HDF overlay cabinets, cabinet hardware, solid surface countertop with integrated sink bowl, water saving faucet, and all associated residual work.
 - Replacement of all existing toilets with new water saving type fixtures and all associated residual work.
 - Replacement of all existing bathroom accessories. Includes towel bars, mirrors, medicine cabinets, toilet paper holders, shower curtain rods, and all associated residual work.
- **Doors:**
 - Removal of all existing accordion closet doors and all associated hardware. Includes demo, patching and repairing of wall openings where hardware was removed, and all associated residual work.
 - New swinging doors at all mechanical closets. Includes frame, wood door, hardware, and all associated residual work.
- **Railings**
 - Full replacement of all existing stair wood handrails. Includes demo, hardware, wood handrail, and all associated residual work.

Mechanical / Electrical Improvements:

- **Smoke / CO Detectors / Alarms:**
 - Full replacement of all smoke and carbon monoxide detectors/alarms. Includes 10-yr sealed battery operated (hardwired where wiring is existing) interconnected

smoke/CO combination detectors/alarms and installed in all locations required by current applicable building and fire codes.

- GFCI Receptacles
 - Full replacement of all existing GFCI receptacles. Includes new GFCI receptacle where standard receptacles currently existing but GFCI are required and all associated residual work.
- HVAC:
 - Full replacement of all existing furnaces with new. Includes demo, high efficiency furnaces, thermostat, and all associated residual work.
 - Full replacement of all existing air conditioning units. Includes demo, exterior condenser unit, refrigerant lines, refrigerant line cover, furnace A-coil, and all associated residual work.
 - Full replacement of all existing HVAC supply registers and return grilles and cleaning of all existing ductwork. Includes all associated residual work.
 - Full replacement of all existing bathroom exhaust fans including all associated residual work.
 - Full replacement of all existing clothes dryer vent ducts and exterior exhaust vents including all associated residual work.
- Lighting:
 - Full replacement of all interior lighting. Includes demo, energy efficient LED fixtures, and all associated residual work.
- Flooring Replacement:
 - Full replacement of all interior flooring finishes throughout. Includes demo, concrete slab prep (1st floor), damaged subflooring replacement (2nd floor), sheet carpet (including carpet pad) in bedrooms and vinyl plank flooring in all other areas, vinyl base in bathrooms and laundry closet, wood base in all other areas, and all associated residual work.
 - Replacement of damaged wood stair tread and risers, refinishing of new and existing

undamaged stair tread and risers, and all associated residual work.

- Appliance Replacement:
 - Full Replacement of all existing appliances. Including removal and disposal of existing and energy efficient electric ranges, refrigerator/freezers, clothes washers, and clothes dryers.

A/E SCOPE OF SERVICES:

Design Development Phase:

- Site survey of existing conditions.
- Planning meeting as necessary with Owner, Governmental Authorities Having Jurisdiction, Lender (if applicable), etc.
- Drawings sufficient to fix and illustrate project scope in all essential design elements.
- Correspondence with Owner in regards to options, time frames, and bidding requirements.
- Site Visits (Budgeted):
 - 2 – Architect
 - 1 – Civil Engineer
 - 1 – Structural Engineer
 - 1 – MEP Engineer

Construction & Contract Documents Phase:

- Complete construction documents based on decisions made during the Design Development Phase.
- Complete construction drawings (plans) with input from Owner on preferred materials and methods.
- Complete project manual (specifications) complying with Lender requirements with input from Owner on bidding and construction administration requirements.
- It is anticipated that the project will include Civil, Structural, Mechanical, Electrical, and Plumbing engineering in which pricing has been included in this proposal.
- Coordination of submittals to Owner, Governmental Authorities Having Jurisdiction, Lender, etc.
- Site Visits (Budgeted):
 - 1 – Architect

Architectural Services Proposal
4-27-26 Issue Date
Finn Daniels Architects #26028

0 – Civil Engineer
0 – Structural Engineer
0 – MEP Engineer

Bid & Award Phase:

- Assist the Owner in developing an Advertisement to Bid document for the Public Notice requirement.
- Sending the construction documents to Builders Exchanges and Plan Rooms.
- Conduct mandatory pre-bid meeting and walkthrough with prospective bidding contractors.
- Answer any questions during the bidding period.
- Prepare and issue addendums as required.
- Conduct General Public Bid Opening.
- Review bids with the Owner.
- Interview low bidding contractor.
- Provide Owner with bid recommendation letter.
- Assist the Owner in writing a Contract of Construction.
- Site Visits (Budgeted):
 - 1 – Architect
 - 1 – Civil Engineer
 - 0 – Structural Engineer
 - 1 – MEP Engineer

Construction Phase:

- Conduct an on-site pre-construction meeting.
- Bi-monthly on-site observation visits including written reports with photos to document the progress and compliance with the bid documents.
 - Additional on-site visits as requested by the Owner or as may be necessary due to project scheduling are available as additional services.
- Write Additional Supplementary Instructions, Proposal Requests, and Change Orders, as required.
- Review and approve Pay Applications.
- Conduct a construction completion punch list walkthrough and provide written punch list so Contractor may complete work and minimize impact on tenants.

Architectural Services Proposal
4-27-26 Issue Date
Finn Daniels Architects #26028

- Complete Certificate of Substantial Completion after all paperwork has been received from the Contractor.
- Coordinate all closeout paperwork required by Contractor in order to release construction contract retainage and close project out.
- Conduct 12-month Warranty Inspection of the project no earlier than 9 months and no later than 10 months after the date of substantial completion.
- Site Visits (Budgeted):
 - 10 – Architect
 - 2 – Civil Engineer
 - 2 – MEP Engineer

PROFESSIONAL COMPENSATION: Total Time Fees: \$143,000.00

REIMBURSABLE EXPENSES: Reimbursable expenses not to exceed the following unless approved by Owner: \$4,500.00

INITIAL RETAINER PAYMENT: \$0.00

FEE PAYMENTS: Billable monthly based on percentage completed of each phase

OUT-OF-SCOPE SERVICES: Historical designation work, or working in conformance with any historical committee.

Compliance with any enhanced sustainability program beyond the State of Minnesota Building Codes (such as LEED or MN Green Communities).

Abatement design services other than coordinating with the entity responsible for this (if applicable).

Radon mitigation design services.

Construction Cost Estimating

Value Engineering due to Bid Results

Surveys related to site conditions: Boundary / ALTA / Topo (other than as may be required for new retaining wall)

Geotechnical Surveying and Engineering

Environmental Engineering

Construction Staking

Special Inspections and Testing

Commissioning

Documentation or administration of a Work Scope beyond that listed above including:

1. Additions or changes can be handled as a fixed fee quote or time and materials based on the hourly rates below.
2. Contractors extending the construction period by more than 115% that results in additional site visits being required beyond those budgeted will result in a request for additional service fees (extra service fees due to contractor's lack of performance can be back charged to contractor).

OWNER PROVIDED:

Access to site to verify existing conditions along with any existing plans that may exist.

Testing, and abatement if required, for hazardous materials (Asbestos, lead, soil contamination, etc.).

Radon testing, and mitigation if required.

Special Inspections and Testing, if required.

Commissioning, if required.

HOURLY FEE RATES:

Principals / Arch. Consulting & Design:	\$175.00
Architect II / Senior Associates:	\$160.00
Architect I / Associates	\$145.00
Project Manager III:	\$135.00
Project Manager II:	\$125.00
Project Manager I:	\$115.00
Design Technician Level III:	\$105.00
Design Technician Level II:	\$95.00
Design Technician Level I:	\$85.00
Clerical:	\$80.00

PROPOSED TIME FRAME:

The A/E services team can start work within 60 days after the execution of a signed contract (The Architect will draft the HUD 51915 Agreement between Owner and Design Professional or AIA B101-2017 Standard Form of Agreement Between Owner and Architect for execution immediately upon Owner approval of this proposal). Construction would likely be in spring 2027.

This Architectural Services Proposal is valid for (60) calendar days from the date first listed above.

We greatly appreciate the opportunity to continue to be of service to the Red Wing HRA and hope you find this Proposal acceptable. Do not hesitate to contact us with any questions, concerns, or comments. If acceptable as written, we are ready to enter into a formal agreement and request this Proposal be attached to the formal agreement as an exhibit.

Sincerely,
Finn Daniels, Inc.

A handwritten signature in blue ink, appearing to read "Mike Hegna". The signature is stylized and fluid, with a long, sweeping underline that extends to the right.

Mike Hegna, AIA
Principal



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

May 12, 2026

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Election of Vice-Chair

Background

Commissioner Reuter currently serves as the Vice-Chair of the Board. With her resignation from the Board we need to elect a member to replace her in this role.

Action

Commissioners are asked to elect a member of the Board to serve as Vice-Chair for the remainder of the year.



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May 12, 2026

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal, State & Local Funding

We are watching the State legislative session to see how much, if any, funding is made available for housing activities that we may be able to apply for. The Governor's supplemental budget includes funds for POHP and other programs we have been able to take advantage of in the past. We won't know for sure about funding levels until the end of the session.

We have learned that our 2027 CDS request for \$657,000 for continued interior improvements at our Hill St. property has been sent to the Senate Appropriations Committee for consideration by Senator Klobuchar. We now have to wait to see if it ends up being included in the final approved 2027 Federal budget.

Thank You to Commissioner Reuter

This will be Commissioner Reuter's last meeting as she is stepping back from her responsibilities of the HRA Board. I thank her for all of her contributions to our Board and community through her time with us as a Commissioner of the HRA. Her expertise, insight and dedication to our mission of providing quality affordable housing will be missed. I wish her well in all of her future endeavors.

The City is seeking candidates for her replacement so if you know of anyone who is interested in serving with us at the HRA and advancing the cause of affordable housing within Red Wing let myself or Melissa Hill, City Clerk, know. Interested candidates will be reviewed by the Mayor who will make a recommendation for appointment to fill out the remainder of Commissioner Reuter's term.



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May 12, 2026

To: Red Wing HRA Board of Commissioners

From: Corrine Kulseth, Finance Director

Re: Finance Report

Reserves Adjusted

Program	February 2026	March 2026
Public Housing	\$143,018	\$109,848
Housing Choice Vouchers (FSS and restricted included)	\$42,582	\$37,885
Redevelopment	\$842,689	\$807,447
AHTF	\$373,805	\$383,002
Bridges	-\$12,310	\$0
Small Cities Program	\$325,478	\$166,510
Jordan Tower II	\$1,758,636	\$1,769,985
Total	\$3,473,899	\$3,274,677

Operating Budget Update

Category	YTD 2026 (March)	Budgeted	Variance
Revenues	\$987,854	\$1,386,053	-29%
Expenses	\$1,058,384	\$1,366,159	-23%
Net Income	-\$70,530		

Notes to Financial Statements

- Public Housing – Revenues decreased due to vacant units for POHP 2024 Project
- Redevelopment – Quarterly Insurance premiums paid, more software renewals
- AHTF – HBA loan paid back
- Small Cities – closed out loans issued in 2024
- Bridges – caught up in March

Other Business

- ROSS Grant application has been submitted waiting for approval
- Closed Twin Home Account and transferred to RD Reserves in April
- Closed CD at Merchants and opened new account with Red Wing Credit Union in April
- Met with two providers for Housing Software renewal. Staff leaning towards PHA-Web. There is a 10-12 month wait time for implementation
- Open Enrollment for staff held April 30 for June renewal
- Office phone upgrade scheduled for May 15

Committee Reports

Finance Committee summary for May attached

RED WING HRA RESERVE ACCOUNTS
March 31, 2026 Month End

Program	Fund Account	28-Feb-2026	31-Mar-2026	31-Mar-2025
Jordan Tower I & Family Units	Unrestricted - CDs	\$ 48,462	331	45,542
	Unrestricted	\$ 52,364	67,657	370,282
	Restricted - Sec Dep	\$ 42,092	41,760	50,257
	Total	\$ 142,918	109,748	466,081
	Due to/from Redevelopment	-100.00	-100.00	0.00
Sec 8 Voucher	Unrestricted Cash	\$ -755	9,033	-53
	FSS Escrow	\$ 0	0	0
	HAP Reserve Acct	\$ 40,870	25,695	56,394
	Total	\$ 40,115	34,728	56,341
	Due to/from Redevelopment	-2,466.96	-3,157.43	0.00
Redevelopment	MURL Investments	\$ 0	0	118,036
	Transitional Housing	\$ 0	0	0
	Bluff View	\$ 107,143	108,543	91,743
	Twin Homes	\$ 12,368	12,368	12,368
	Hill Street	\$ 16,769	16,969	13,089
	Restricted - Sec Dep	\$ 12,659	12,659	11,461
	Restricted - CDG	\$ 0	0	31,000
	ILSP	\$ 0	0	833
	Unrestricted	\$ 665,369	628,182	599,705
	Total	\$ 814,308	778,721	878,235
Bridges	Unrestricted	18,637	31,983	5,220
	Front Funded HAP	\$ 0	0	0
	Total	\$ 18,637	31,983	5,220
	Due to/from Redevelopment	30,947.39	31,983.00	22,912.39
AHTF	Unrestricted AHTF	\$ 373,805	383,002	290,754
	Program Income	0	0	0
	Total	\$ 373,805	383,002	290,754
	Due to/from Redevelopment	0.00	0.00	0.00
Small Cities	Small Cities Program	\$ 325,478	166,510	449,705
	Program Income	0	0	0
	Total	\$ 325,478	166,510	449,705
	Due to/from Redevelopment	0.00	0.00	0.00
Jordan II Tower	Unrestricted	\$ 1,717,767	1,728,571	1,426,813
	Restricted - Sec Dep	\$ 40,869	41,414	39,115
	City Bond Debt Escrow	\$ 0	0	0
	Total	\$ 1,758,636	1,769,985	1,465,928
	Due to/from Redevelopment	0.00	0.00	0.00
Total Cash Reserves		3,473,897	3,274,677	3,612,264

Financial Institution	Funds	Funds	Funds
Associated Bank	3,026,622	2,860,557	2,854,122
Edward D Jones	26,044	26,058	108,660
First Minnesota	221,175	173,044	154,380
Merchant's Bank	200,058	215,019	495,102
	\$3,473,899	\$3,274,677	\$3,612,264

Red Wing Housing and Redevelopment Authority
Income and Expense Report
3/31/2026

	Public Housing			Housing Choice Voucher			Jordan Tower II			Redevelopment			Bridges			Bring It Home			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	YTD Balance	YTD Budget	Variance	Total Balance	Total Budget	Total Variance
REVENUES																					
Rental Income	\$145,720	\$152,875	-5%				\$141,567	\$137,500	3%	\$45,434	\$49,578	-8%							\$332,721	\$339,953	-2%
Subsidy	\$12,834	\$15,000	-14%	\$280,657	\$267,550	5%	\$156,939	\$162,500	-3%				\$39,668	\$37,500	6%	\$29,358	\$25,000	17%	\$519,456	\$507,550	2%
Other Income-Tenants	\$1,105	\$6,250	-82%																\$1,105	\$6,250	-82%
Interest Income	\$176	\$1,625	-89%	\$7	\$125	-95%	\$5,195	\$5,000	4%	\$695	\$2,750	-75%							\$6,073	\$9,500	-36%
Other Income	\$0	\$25,250	-100%				\$12,181	\$20,000	-39%	\$6,382	\$43,375	-85%							\$18,563	\$88,625	-79%
Grants/Admin Fees	\$0	\$0	#DIV/0!	\$13,796	\$28,800	-52%	\$19,472	\$27,500	-29%				\$3,108	\$3,500	-11%	\$13,500	\$12,250	10%	\$49,876	\$72,050	-31%
Tax Levy										\$2,485	\$136,250	-98%							\$2,485	\$136,250	-98%
DirectTV										\$26,431	\$25,000	6%							\$26,431	\$25,000	6%
Office Rent										\$2,625	\$2,625	0%							\$2,625	\$2,625	0%
TIF Tax Increment										\$0	\$168,750	-100%							\$0	\$168,750	-100%
Operating Transfer In				\$21,884	\$23,250	-6%										\$6,635	\$6,250	6%	\$28,519	\$29,500	-3%
Total Receipts	\$159,836	\$201,000	-20%	\$316,343	\$319,725	-1%	\$335,355	\$352,500	-5%	\$84,051	\$428,328	-80%	\$49,411	\$47,250	5%	\$47,858	\$37,250	15%	\$987,854	\$1,386,053	-29%
EXPENSES																					
Administrative																					
Salaries	\$38,545	\$50,000	-23%	\$21,243	\$27,500	-23%	\$36,711	\$55,000	-33%	\$47,706	\$48,625	-2%	\$7,142	\$6,750	6%	\$3,132	\$3,750	-16%	\$154,479	\$191,625	-19%
Employee Benefits	\$15,223	\$21,500	-29%	\$7,671	\$13,000	-41%	\$13,210	\$21,500	-39%	\$22,596	\$20,681	9%	\$2,601	\$2,750	-5%	\$1,089	\$1,750	-38%	\$62,389	\$81,181	-23%
Advertising & Marketing	\$865	\$1,250	-31%				\$865	\$1,250	-31%	\$0	\$50	-100%							\$1,730	\$2,500	-32%
Memberships/Publications										\$2,759	\$1,000	176%							\$2,759	\$1,000	176%
Legal	\$0	\$500	-100%							\$0	\$500	-100%							\$0	\$1,000	-100%
Travel	\$14	\$250	-94%	\$4	\$150	-97%	\$14	\$250	-94%	\$108	\$1,250	-91%							\$141	\$1,900	-93%
Training	\$430	\$1,250	-66%	\$400	\$750	-47%	\$430	\$1,250	-66%	\$1,190	\$3,100	-62%							\$2,450	\$6,350	-61%
Accounting	\$1,773	\$2,750	-36%	\$1,091	\$1,750	-38%	\$1,220	\$2,125	-43%	\$1,571	\$3,500	-55%							\$5,655	\$10,125	-44%
Audit	\$0	\$1,375	-100%	\$0	\$1,375	-100%	\$0	\$1,375	-100%	\$0	\$1,375	-100%							\$0	\$5,500	-100%
Office Rent							\$2,625	\$2,625	0%										\$2,625	\$2,625	0%
Office Supplies/Paper	\$773	\$2,000	-61%	\$857	\$1,750	-51%	\$714	\$2,000	-64%	\$1,626	\$2,500	-35%							\$3,970	\$8,250	-52%
Sundry	\$3,932	\$3,595	9%	\$615	\$1,250	-51%	\$3,603	\$4,020	-10%	\$4,713	\$6,755	-30%	\$0	\$250	-100%	\$1,479	\$6,750	-78%	\$14,340	\$27,620	-37%
Telephone	\$480	\$500	-4%	\$480	\$500	-4%	\$480	\$500	-4%	\$480	\$500	-4%							\$1,921	\$2,000	-4%
Total Admin Expenses	\$62,035	\$84,970	-27%	\$32,362	\$48,025	-33%	\$59,871	\$91,895	-35%	\$82,749	\$89,836	-8%	\$9,743	\$9,750	0%	\$5,699	\$12,250	-53%	\$252,459	\$336,726	-25%
Tenant Services																					
Social Service Coordinator	\$0	\$0	#DIV/0!				\$19,472	\$27,500	-29%										\$19,472	\$27,500	-29%
Resident Activities	\$782	\$1,731	-55%				\$0												\$782	\$1,731	-55%
Total Tenant Service Exp.	\$782	\$1,731	-55%				\$19,472	\$27,500	-29%										\$20,253	\$29,231	-31%
Utilities																					
Water & Sewer	\$11,040	\$15,000	-26%				\$9,313	\$10,000	-7%	\$2,875	\$3,775	-24%							\$23,228	\$28,775	-19%
Electricity	\$10,065	\$10,000	1%				\$9,716	\$9,750	0%	\$1,111	\$1,675	-34%							\$20,993	\$21,425	-2%
Gas	\$22,325	\$10,000	123%				\$12,121	\$10,000	21%	\$6,017	\$2,750	119%							\$40,463	\$22,750	78%
Rubbish/Recycling	\$3,922	\$5,000	-22%				\$1,883	\$3,000	-37%	\$845	\$1,363	-38%							\$6,649	\$9,363	-29%
Total Utilities Exp.	\$47,352	\$40,000	18%				\$33,033	\$32,750	1%	\$10,948	\$9,563	14%							\$91,332	\$82,313	11%
Maintenance Expenses																					
Salaries	\$37,692	\$39,375	-4%				\$23,426	\$28,750	-19%	\$1,238	\$3,875	-68%							\$62,356	\$72,000	-13%
Benefits	\$15,660	\$17,500	-11%				\$8,825	\$12,250	-28%	\$24	\$1,644	-99%							\$24,508	\$31,394	-22%
Materials	\$7,015	\$5,000	40%				\$3,153	\$5,000	-37%	\$3,408	\$4,675	-27%							\$13,577	\$14,675	-7%
Uniforms	\$0	\$150	-100%				\$0	\$150	-100%										\$0	\$300	-100%
Elevator Contract	\$2,377	\$2,250	6%				\$2,377	\$2,375	0%										\$4,755	\$4,625	3%
Exterminating	\$590	\$250	136%				\$90	\$750	-88%										\$680	\$1,000	-32%
Heating/Cooling Contracts	\$0	\$250	-100%				\$0	\$500	-100%	\$198	\$188	6%							\$198	\$938	-79%
Plumbing Contracts	\$1,293	\$1,250	3%				\$1,806	\$1,750	3%	\$0	\$125	-100%							\$3,099	\$3,125	-1%
Unit Turnaround	\$1,131	\$2,500	-55%				\$1,387	\$4,000	-65%	\$0	\$625	-100%							\$2,518	\$7,125	-65%
Contract Costs	\$16,824	\$5,000	236%				\$9,344	\$11,250	-17%	\$2,012	\$15,875	-87%							\$28,180	\$32,125	-12%
Capital Improvements	\$0	\$0	#DIV/0!				\$6,725	\$32,125	-79%										\$6,725	\$32,125	-79%
Total Maintenance Exp.	\$82,580	\$73,525	12%				\$50,408	\$66,775	-25%	\$13,605	\$59,131	-77%							\$146,594	\$199,431	-26%
General Expenses																					
Property Insurance	\$16,587	\$17,500	-5%				\$14,209	\$15,250	-7%	\$5,037	\$5,625	-10%							\$35,833	\$38,375	-7%
Liability Insurance	\$2,625	\$3,000	-11%				\$2,276	\$2,500	9%	\$740	\$988	-25%							\$5,691	\$6,488	-12%
Work Comp Insurance	\$10,215	\$2,500	309%				\$10,215	\$2,500	309%	\$10,215	\$2,500	309%							\$30,644	\$7,500	309%
Misc Insurance	\$0	\$1,250	-100%				\$0	\$1,250	-100%	\$0	\$438	-100%							\$0	\$2,938	-100%
PILOT	\$9,837	\$12,000	-18%				\$10,853	\$12,000	-10%	\$3,147	\$4,221	-25%							\$23,837	\$28,221	-16%
Software Maintenance	\$930	\$2,750	-66%	\$1,355	\$2,500	-46%	\$930	\$2,750	-66%	\$5,007	\$6,000	-17%							\$8,222	\$14,000	-41%
Collections/Losses	-\$345	-\$500	-31%																-\$345	-\$500	-31%
Other General Expense	\$0	\$0	#DIV/0!	\$1,970	\$1,500	31%	\$2,370	\$188	1164%	\$0	\$0	#DIV/0!							\$4,340	\$1,688	157%
HAP Expense				\$285,979	\$267,500	7%							\$39,668	\$37,500	6%	\$0	\$25,000	-100%	\$325,647	\$330,000	-1%
DirectTV										\$14,300	\$14,000	2%							\$14,300	\$14,000	2%
ILSP										\$941	\$2,500	-62%							\$941	\$2,500	-62%
HOME loan repayment							\$13,875	\$14,000	-1%										\$13,875	\$14,000	-1%
PARIF interest							\$29,999	\$29,750	1%										\$29,999	\$29,750	1%
PARIF principle							\$26,243	\$27,500	-5%										\$26,243	\$27,500	-5%
Operating Transfer out										\$28,519	\$29,500	-3%							\$28,519	\$29,500	-3%
Tif payment										\$0	\$135,000	-100%							\$0	\$135,000	-100%
Transfer to AHTF																					



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Website: www.redwinghra.org

SUMMARY

Finance Committee Meeting
HRA Office Conference Room
Tuesday, May 5, 2026 at 3:30pm
Agenda

In attendance: Kristi Reuter, Liz Magill, Abby Villaran, Steve Salveson, Kurt Keena, Dawn Gielau, Corrine Kulseth

3:30 pm	Approval of Agenda	3:30 pm
	2025 Audit	
	Recommend to Board of Commissioners	
	Approving Architect and Engineering Services for NOAH-Bluffview Townhomes	
	Recommend to Board of Commissioners	
4:30 pm	Adjourn	3:53 pm

Next Finance Committee Meeting; **Tuesday, June 2, 2026** at 3:30 p.m.



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May 12, 2026

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

HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Units (13)
Waiting List Numbers	51	86	29	n/a
Move-outs	0	3	0	0
Move-ins/Offline*	19*	1	2	0
Lease Terminations or Evictions this month	0	0	1	0
Occupancy Rate	100%*	96%	98%	100%

Voucher Programs

Housing Choice Voucher

Waiting List Numbers	359	Monthly HAP Received	\$109,870
Allocated Vouchers	169	Monthly HAP Paid	\$104,999
Funded Vouchers	118	HAP Reserves	\$80,620
Leased Vouchers	128	Per Unit Cost	\$820
Utilization Rate for Vouchers	108%	Utilization Rate for Monthly Funding	96%
Move-ins	2	Shopping (includes PO)	14
Move-outs	2	Processing Applications	7

Bridges Rental Assistance

Grant Years	2025-2027	Total Grant Awarded	\$368,280
Awarded Vouchers	16	Available Balance	\$231,488
Vouchers Leased	14	Grant Months remaining	14
Utilization of Vouchers	88%	Grant Funds Utilization	37%
Move-ins	0	Shopping	2
Move-outs	0	Processing Applications	4



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 www.redwinghra.org

Bring It Home Rental Assistance

Grant Years	2025-2027	Total Grant Awarded	\$413,156
Waiting List Numbers	24	Available Balance	\$413,156
Awarded Vouchers	19	Grant Months remaining	18
Vouchers Leased	n/a	Grant Funds Utilization	n/a
Utilization of Vouchers	n/a	Shopping	n/a
Move-ins	n/a	Processing Applications	n/a
Move-outs	n/a		

Program/Project Updates

- Senior Resource Fair
 - The HRA will have a booth at this event. See attached flyer for more information.
- Federal Home Loan Bank Application
 - This application was submitted for \$3 million for the Jordan Tower I Rehabilitation Project. The items to be addressed with this funding include replacing the roof, replacing the first-floor ventilation system, rebuilding the courtyard, and upgrading the common areas on floors 2-9.
- Bring It Home Rental Assistance
 - The waitlist for this program opened on April 1, 2026. Staff started to pull names from the waitlist the beginning of May to process these vouchers.
- POHP 2024 Updates
 - The abatement consultant is working on completing the testing for both projects
- NSPIRE Inspection for Public Housing
 - On January 7, 2026, the public housing underwent an NSPIRE inspection. This was the first inspection under the new protocols established by HUD. Several items in the inspection were subject to the new regulations. Some of these regulations concerned GFCI outlets and the location of smoke detectors.

All items cited during the inspection were repaired within the allocated time frame. Some items were to be completed within 24 hours, and others within 30 days. HRA staff completed all repairs within one week of the inspection. The completed work orders were submitted to HUD through an online program.



Red Wing Housing & Redevelopment Authority

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The HRA secured funding to replace the windows in the family's public housing units but has not yet begun construction on this project. Staff was exploring funding opportunities to install smoke detectors in all bedrooms of the public housing units. Since the inspection, smoke detectors have been ordered and installed in all units.

Regarding the GFCI outlet deficiencies, staff are developing a plan to replace all outlets within six feet of a water source. This is a significant change, as all outlets in the unit were installed to code when the unit was built.

The staff works diligently to ensure the units and buildings are decent, safe, and sanitary for all residents. While working with a limited budget, some items may take longer to meet the current required standards.



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May 12, 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	March 2026
Notes Receivable	\$1,533,687
Forgivable	\$619,128
Reserves	\$166,510

Small Cities Loan Servicing and Activities

We have a couple of previously approved loans to disburse in the next month or two which will deplete most of our program reserves. We have begun the process for the 2027 application funding round. The application will include both a commercial rehab portion as well as a multi-family rehab component.

Affordable Housing Trust Fund Activities and Reserves

We are waiting for approval and disbursement of our first draw request for \$75,000 from our \$150,000 State matching grant. Repayment of a loan whose project no longer includes housing units is scheduled for May 15th. The amount of the repayment will be \$75,000. No applications are pending at this time. March 2026 reserves for the AHTF are \$383,002.

Housing & Redevelopment Related Update

Goodhue County Habitat for Humanity held a groundbreaking for the duplex they will construct on their Hope Heights site this year on the afternoon of April 29th. Commissioner Magill and I attended the event. They will also be selling the other half of the twin home we sold them to a new family in early May. We will get our sales proceeds after closing.

The City is planning to bring proposed rezoning requests forward for Council consideration in late May or early June. If approved, the requests will increase the number of sites zoned for multi-family housing in the City. If any of the sites can be utilized to create affordable multi-family units remains to be determined.

The City also expects to complete a land feasibility study early this summer which will help them understand where it may be feasible for the City to expand and/or utilize existing land for various uses.

Once both of those items have been completed I will work to schedule a workshop for us to discuss where, how, and by whom, more affordable housing might be able to be developed in Red Wing.