

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. AHTE: \$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