

Red Wing Housing & Redevelopment Authority
HRA Board Regular Meeting
Tuesday, May 12, 2026 at 3:30 PM

Board members present: Board Chair, Jason Jech; Commissioners: Abby Villaran, Kristi Reuter, Liz Magill, Sara Hoffman, 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 Steve Salveson, CohnReznik.

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 Magill and seconded by Abney. All were in favor. Motion carried.

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

A. Motion to Approve April 14, 2026 Regular Meeting Minutes.

B. Motion to Approve Bills (Checks 53126 - 53189; Totaling \$96,217.39).

- a. Public Housing: \$32,058.42
- b. Housing Choice Voucher: \$3,684.85
- c. Jordan II: \$32,894.12
- d. Redevelopment: \$22,582.54
- e. Small Cities: \$3,392.00
- f. TIF: \$0.00
- g. BIH \$1,605.46
- g. AHTF: \$0.00

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

7. Motions and General Business

A. Accepting the 2025 Annual Audit

Steve Salveson of CohnReznik presented the Financial Statements of the Red Wing HRA's 2025 Audit. No findings were noted and the Red Wing HRA was in compliance with all requirements. A motion to Accept the 2025 Annual Audit was made by Abney and seconded by Hoffman. All board members were in favor. Motion carried.

B. Approving Architect and Engineering Services for NOAH - Bluffview Townhomes

The Red Wing HRA was selected for a \$2.4M award from C-S-P from the State. A requirement for funding is to secure a contract with an Architectural and Engineering (A&E) firm. The contract with Finn Daniles 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 will come from the Community Stabilization Program and the Bluffview Townhomes reserves.

A motion to Approve Architect and Engineering Services for NOAH - Bluffview Townhomes was made by Abney and seconded by Villaran. All board members were in favor. Motion carried.

C. Election of Vice-Chair

Commissioner Reuter has turned in her resignation and a new Vice-Chair needs to be elected to serve for the remainder of the year. Magill nominated Nic Abney. No other nominations were made.

A motion to elect Nic Abney as Vice Chair was made by Magill and seconded by Luikart. Roll call was taken and 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. Our 2027 CDS request for continued interior improvements at our Hill Street property, in the amount of \$657,000 has been sent to the Senate Appropriations Committee for consideration by Senator Klobuchar. We now wait to see if it is included in the final approved 2027 Federal budget. Keena stated this will be Commissioner Reuter's last meeting as she is stepping back from her responsibilities of the HRA Board. He thanked her for her contributions to our Board and community and said her expertise, insight and dedication to our mission of providing quality affordable housing will be missed. The City is seeking candidates for her replacement on the HRA Board. If interested, contact Kurt Keena or Melissa Hill, City Clerk. Mayor Icco will review the interested candidates and make a recommendation for appointment.

B. Finance Report

Kulseth presented February and March's financials. We are still waiting approval of the ROSS Grant application. The Twin Home Account has been closed and the funds were transferred to RD Reserves in April. Opened a new account at Red Wing Credit Union after closing a CD at Merchants. Open enrollment for staff was held April 30, 2026 for June renewal. The office phone upgrade is scheduled for May 15, 2026. Staff are leaning towards PHA-Web after meeting with two providers for Housing Software renewal.

C. Housing Report

Jacobson presented waitlist, move out and Voucher program numbers ending April 2026. The HRA will have a booth at the Senior Resource Fair, being held at St. Paul's church, 10 a. m to 1 p.m. Friday, May 15, 2026. The Federal Home Loan Bank application was submitted in the amount of \$3M for the Jordan I Rehabilitation Project. The waitlist for the Bring It Home Rental Assistance program opened April 1, 2026 and staff started to pull names from the waitlist the beginning of May to process these vouchers. Regarding the POHP 2024 updates, the abatement consultant is working on completing the testing for both projects. On January 7, 2026 the public housing underwent an NSPIRE inspection, which was the first inspection under the new protocols established by HUD. The score received was a 90. All items cited during the inspection were repaired within the allocated time frame.

All repairs were completed within one week of the inspection and the work orders were submitted to HUD through an online program.

D. Community Development Report

Keena presented Small Cities Program Income Notes Receivable and Cash Reserves. Within the next month or two, we will be disbursing a couple of previously approved loans which will deplete most of our Small Cities Loan program reserves. We have begun the process for the 2027 application funding round. We are waiting for approval and disbursement of our first AHTF draw request of \$75,000 from our \$150,000 State matching grant. The repayment of \$75,000 for a loan, whose project no longer includes housing units, is set for May 15, 2026. Goodhue County Habitat for Humanity held a groundbreaking, on the afternoon of April 29, for a duplex they will construct in Hope Heights. They are also selling the other half of the Twin Home we sold them in early May and 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 and they expect to complete a land feasibility study early this summer. Once both have been completed Keena said he 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.

E. Resident Council Report

Luikart said they held a Cinco de Mayo party on May 5, and they will be having Hager Heights chicken brought in this coming month.

F. Hope Coalition Report

Villaran stated there was nothing to report as no meeting was held.

G. City Council Liaison Report

Snyder explained the City Council passed an ordinance that approved definitions around emergency housing, transition housing, community center, community services and small scale food production. The Planning Commission will meet on May 19th to discuss zoning and hopefully make it easier for developers to do all types of Multi-Family housing of all types in Red Wing. The City will be going through a Paid Benefits study with results coming later this summer.

H. Announcements

The next HRA Board Meeting will be on June 9, 2026 at 3:30 p.m. in the City Council Chambers

9. Adjourn

The meeting was adjourned at 4:28 p.m. by Board Chair Jason Jech

Respectfully Submitted By,
Dawn Gielau


Board Chair