



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, October 10, 2023, 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. To join this meeting via Webex, [click this link](#). To join via telephone, please dial (415) 655-0001. Enter access code 2559 127 7149 and password 2023 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. **Presentation - Sara Kern, Hope Coalition**

6.A. Hope Coalition

7. **Consent Agenda (Roll Call Required *)**

Approval of the Consent Agenda constitutes approval of the following Consent Agenda items:

7.A. Motion to Approve September, 2023 Minutes.

7.B. Motion to Approve Bills (Warrant #50936-51016, totaling \$139,251.21).

1. Public Housing: \$69,378.74

2. Housing Choice Voucher: \$12,147.76

- 3. Jordan Tower II: \$17,051.43
- 4. Redevelopment: \$28,706.78
- 5. Small Cities: \$0
- 6. Bridges: \$70.50
- 7. TIF: \$100.00
- 8. AHTF: \$11,796.00

8. Motions & General Business

- 8.A. Resolution No. 1442-23 Approving the 2023 Amended Operating Budget
- 8.B. Motion to Approve Modification to AHTF Owner-Occupied Rehab loan

9. Communication Items

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

- 1. The next HRA Board Meeting will be on November 14, 2023 at 3:30pm in City Council Chambers.

10. 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 and Redevelopment Authority
Meeting Announcements and Agenda
HRA Board Regular Meeting
Tuesday, September 12, 2023 at 3:30 PM

Board Members Present: Board Chair, Glen Witham; Vice Chair, Jason Jech; Commissioners: Roseanne Grosso, Jackie Luikart, Dana Borgschatz, Sara Hoffman, and Kristi Reuter.

Others Present: Kurt Keena, Executive Director; Megan Conway, Housing Assistance Navigator; RyAnne Schutz, Finance/Administrative Assistance; and Ron Goggin, City Council Liaison.

Absent:

1. Call to Order

The meeting was called to order at 3:30 p.m. by Board Chair Glen Witham.

2. Pledge of Allegiance

3. Roll Call

Roll Call was taken all members present.

4. Approval of Agenda

A motion to approve the agenda was made by Jech and seconded by Hoffman. Motion carried.

5. Public Comment

There were no public comments.

6. Consent Agenda (Roll Call Required*)

A. Motion to Approve August 2023 Regular Meeting Minutes

B. Motion to Approve Bills (Checks #50876-50897, totaling \$340,619.27)

- a. Public Housing: \$110,697.94
- b. Housing Choice Voucher: \$13,775.39
- c. Jordan Tower II: \$47,782.29
- d. Redevelopment: \$21,763.65
- e. Small Cities: \$0
- f. TIF: \$146,600
- g. AHTF: \$0

The motion to accept the Consent Agenda was made by Borgschatz and seconded by Luikart. Roll Call was taken and all board members were in favor of approving the Consent Agenda. Motion carried.

7. Motions and General Business

A. Motion to approve AHTF application.

Keena explained that we have an application where an applicant has a foundation failing and does not have the funds to fix it. Working with Mitch from CEDA who received a number of bids but working with one bidder that will be able to bring the cost under \$24K limit. Witham asked if the back taxes issue had been resolved. Keena explained that she brought in a receipt that shows she's paid up and current on taxes. Reuter asked if she understood that it's important to stay current in the future. Keena explained that in the past she has always paid.

A motion to approve AHTF application was made by Hoffman and seconded by Jech. All in favor. Motion carried.

8. Communication Items

A. Executive Director Report

We continue to watch Federal side for possible government shut down. HUD has gotten good at this and will prepay a few months of HAP if they see a shutdown coming.

Staffing change – Ana Bass resigned for personal reasons. We advertised and are pleased to announce a promotion to Lisa Welt who has been Assistant Voucher Manager for the past two years. We will be hiring for Lisa's position.

LAHA – Keena stated he recently discussed this new funding source with the Council, and attended a webinar. For 2024-2025 Red Wing is anticipated to receive \$95K with the first installment in December. The board discussed this further.

JII loan maturity MFHA has reached out to us requesting additional information and Corrine has provided that to them so we are just waiting for them to reach back out to us. Hope Coalition has applied for shelter grant application hoping to get \$10 million towards an \$11 million project. Sara Kern their director has reached out to help fill that \$1 million gap. She would like to come to the October meeting to present her request. Keena stated it's time to start expanding what we could use AHTF funds for. The board discussed this further. Keena asked if it would be okay to invite Sara to the October meeting.

B. Finance Report

Keena stated that Corrine is at the NAHRO conference and has provided you with the information. July budget net income is high because TIF payments are not reflected and we have received a Tax Levy. The budget process continues. October will bring the Amended 2023 Budget and November the Final 2024 Budget. We have applied for the Shortfall Funding from HUD.

C. Housing Report

Keena stated the waitlist numbers continue to inch up. Occupancy is doing well. Market rate rentals have two vacancies right now and one is already rented. Voucher program we continue to lease more than we have funding for drawing down the HAP reserves.

Bridges program just started a new two-year grant cycle.

Jordan Tower I electrical project the generator is now onsite. We will notify everyone when there will be a disruption. There is an Open House on September 26 at Jordan II Sailstad. Annual Inspections will start in October. Grosso asked if the tower residents have to buy their own air conditioner units. Keena explained and mentioned a new program Jennifer and Erick found for energy-efficient refrigerators replacing the old ones at no cost.

D. Community Development Report

Keena stated that we are not currently processing any applications for the Small Cities program. Waiting for Hallstrom project to close on the Affordable Housing Trust Fund. Pending application for \$75,000 to add three additional units is on pause as the owner is out of the country. Corrine is working on at least one first-time home buyer application. Keena mentioned the AHTF Advisory Committee in a discussion about expanding the approved activities for the fund. With some expansion of the funding sources, it may be time to also consider additional activities that could be undertaken with the funds. He discussed potential funding sources.

Keena stated that the Port Authority took a vote to oppose the rezone for Three Rivers and asked if it would be appropriate for the HRA to send a letter of support to the Planning Commission. Discussion was had by commissioners Reuter, Jech, and Hoffman. Board Chair requested a motion to have Kurt draft a letter of support for the HRA Board of Commissioners to present to the Planning Commission. Reuter made the motion. Luikart seconded. Jech requested further definition that the letter shows the Board is in support of the Three Rivers Project. Reuter amended the motion to reflect HRA Board is in support of the Three Rivers Project and Kurt to draft a letter of support to present to the Planning Commission requesting them to consider rezoning the land to allow the project to move forward. Luikart seconded. Motion carried.

E. Resident Council Report

Luikart stated they had a big turnout for the last holiday. Council supports beanbag/cornhole that they do every week and a dart night that they have every week. They have fun all week long and they work hard.

F. Hope Coalition Report

Borgschatz stated there are no updates. Witham asked about the mold. Borgschatz stated they had to follow the process. Keena stated a work order was submitted. Witham asked about the next meeting. Borgschatz is unable to attend and will forward the information. Witham discussed having someone else attend.

G. City Council Report

Goggin reported that Keena covered a lot of it. HRA Levy passed last night.

H. Announcements

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

9. **Adjourn**

The meeting was adjourned at 4:23 p.m. by Board Chair Witham.

Respectfully Submitted By,
RyAnne Schutz



Board Chair



Empowering Lives Through HOPE





History

- ▶ 1990: Red Wing Area Coalition or Transitional Housing
- ▶ 1995: Current Shelter opened
- ▶ 1996: Launched Kids Count
- ▶ 2006: Begins management of Community Care Fund
- ▶ 2014: Adopted Sexual Assault Services in Goodhue and Wabasha Counties
- ▶ 2017: Opened our doors in Wabasha County



Current Services

- Haven of Hope Domestic Violence Shelter
- Outreach Services for Domestic Violence and Sexual Assault
- Kids Count
- Community Care Fund

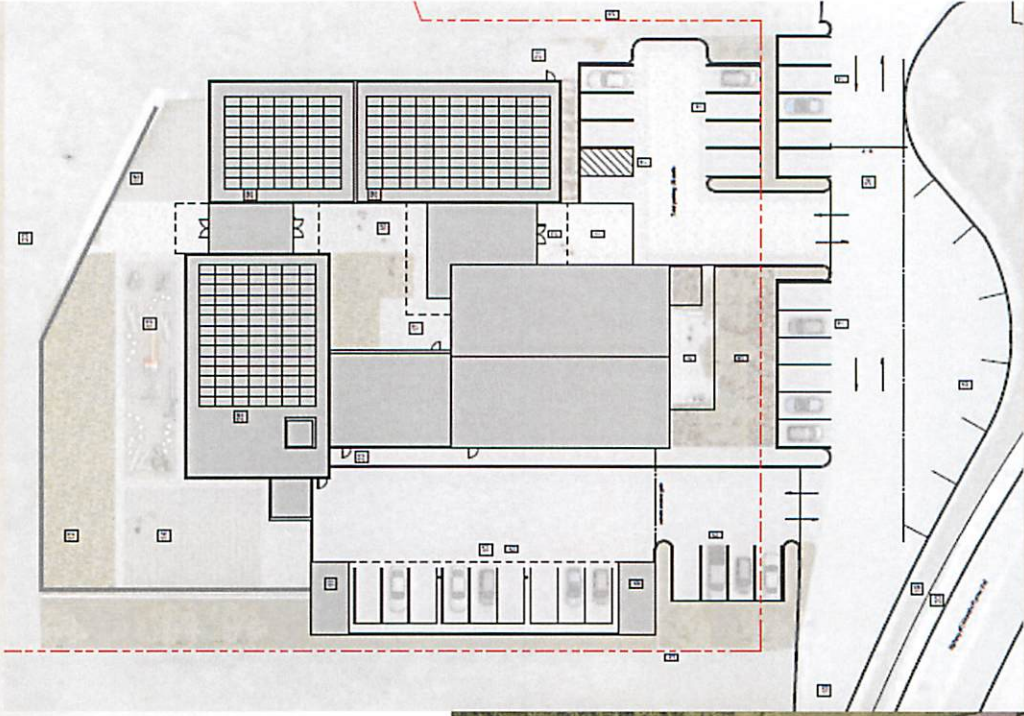
Window of Opportunity

- Donation of 1923 Bush Street
- One time allocation of \$100 million in emergency shelter funds
 - 40% Given to outstate projects
 - Elevated access with 10% match
 - Grant Decisions Made November 2023



Vision for the Future

- Expanded Shelter Space – up to 40 beds
- Integrated Programming and Offices
- Youth spaces for healing



Vision into Reality

Total Cost	Shelter	10% Match	Mixed Use	Philanthropy
\$11,951,001	\$9,367,195	\$936,719	\$2,583,806	\$3,520,525

Path to Goal	Amount
State Grant Application	\$8,430,475
In-Kind – Invested	\$420,000
Indicated Gifts	\$250,000

How can the Housing Trust Fund Support bringing this much needed project to our community?

Red Wing Housing & Redevelopment Authority

Checks Written Report

September 1, 2023 - September 30, 2023

Payment Date	Payment Number	Payment Amount	Payee Name
9/1/2023	1211	\$67.00	Adam's Pest Control
9/1/2023	1212	\$200.00	Charles Bleything
9/1/2023	1213	\$50.00	Dana Borgschatz
9/1/2023	1214	\$50.00	Roseanne Grosso
9/1/2023	1215	\$50.00	Jason Jech
9/1/2023	1216	\$200.00	Barry Preble
9/1/2023	1217	\$50.00	Kristi L. Reuter
9/1/2023	1218	\$300.00	River Town Cleaning Services LLC
9/1/2023	1219	\$92.56	Shred-It USA, LLC
9/1/2023	1220	\$50.00	Glen Witham
9/8/2023	1221	\$139.26	Jennifer Cook
9/8/2023	1222	\$282.67	ESI Hosted Services
9/8/2023	1223	\$220.00	FileVision USA
9/8/2023	1224	\$17,243.45	Kirtland Electric
9/8/2023	1225	\$958.08	Jessica Kitzmann
9/8/2023	1226	\$3,770.00	MKC Inc.
9/8/2023	1227	\$400.00	Maids in Minnesota
9/8/2023	1228	\$4,340.77	TMC Construction and Remodeling LLC
9/15/2023	1229	\$94.00	MRI Software LLC
9/15/2023	1230	\$400.00	River Town Cleaning Services LLC
9/22/2023	1231	\$322.00	Adam's Pest Control
9/22/2023	1232	\$234.79	Carahsoft Technology Corporation
9/22/2023	1233	\$1,445.63	MRI Software LLC
9/22/2023	1234	\$299.43	THEIPGUYS.NET, LLC OneNet Global
9/22/2023	1235	\$30.00	Barry Preble
9/22/2023	1236	\$85.00	Smith Heating Inc.
9/1/2023	50936	\$14.99	Ace Hardware
9/1/2023	50937	\$199.50	Advanced Business Systems Inc
9/1/2023	50938	\$200.00	James Alexander
9/1/2023	50939	\$11,900.00	Bluff Country Concrete
9/1/2023	50940	\$15.00	City of Red Wing-Other Utils
9/1/2023	50941	\$0.00	Void / City of Red Wing-water & sewer
9/1/2023	50942	\$0.00	Void / City of Red Wing-water & sewer
9/1/2023	50943	\$12,166.88	City of Red Wing-water & sewer
9/1/2023	50944	\$200.00	Candis Fleck
9/1/2023	50945	\$625.00	P Hanson Marketing Inc
9/1/2023	50946	\$292.98	HD Supply Facilities Maintenance
9/1/2023	50947	\$112.11	Erick Johnson
9/1/2023	50948	\$50.00	Jackie Luikart
9/1/2023	50949	\$26.83	Menards-Red Wing
9/1/2023	50950	\$45.00	MN Multi Housing Association
9/1/2023	50951	\$15.00	Jeri Morris

9/1/2023	50952	\$300.00	O'Rourke Media Group
9/1/2023	50953	\$4,170.50	Riverworks Plumbing
9/1/2023	50954	\$1,648.00	Red Wing Plumbing & Heating
9/1/2023	50955	\$270.00	Startech Computing Inc
9/1/2023	50956	\$21.70	Xcel Energy
9/5/2023	50957	\$10,021.51	Amanda Blank
9/5/2023	50958	\$1,285.00	Minnesota NAHRO
9/8/2023	50959	\$220.00	Culligan Water Conditioning
9/8/2023	50960	\$1,599.69	Finn Daniels Architects
9/8/2023	50961	\$100.00	Goodhue County
9/8/2023	50962	\$150.00	Steven Gregory
9/8/2023	50963	\$2,690.00	Hawkins, Ash,CPAs, LLP
9/8/2023	50964	\$5,382.00	Housing Authority Risk Retention Group
9/8/2023	50965	\$500.00	Quadient Finance USA, INC
9/8/2023	50966	\$287.82	HD Supply Facilities Maintenance
9/8/2023	50967	\$80.73	Erick Johnson
9/8/2023	50968	\$52.97	Menards-Red Wing
9/8/2023	50969	\$150.00	Nathan Mewes
9/8/2023	50970	\$45.00	MN Multi Housing Association
9/8/2023	50971	\$157.78	Plunketts Pest Control Inc
9/8/2023	50972	\$149.23	Estate of Richard Hardy
9/8/2023	50973	\$0.00	Void / Richard Hardy
9/8/2023	50974	\$64.00	Alicia Negrete
9/8/2023	50975	\$157.25	Runnings Farm & Fleet
9/8/2023	50976	\$766.00	Red Wing Plumbing & Heating
9/8/2023	50977	\$1,274.13	Schumacher Elevator Company
9/8/2023	50978	\$1,184.95	The Sherwin Williams Co
9/8/2023	50979	\$250.00	Startech Computing Inc
9/8/2023	50980	\$411.08	Corrine Stockwell
9/8/2023	50981	\$68.48	Tiffany Tieman
9/8/2023	50982	\$123.75	Vickis Foot and Nail Care PLLC
9/8/2023	50983	\$2,386.89	Visa
9/8/2023	50984	\$948.76	Xcel Energy
9/15/2023	50985	\$87.31	Allegra
9/15/2023	50986	\$999.88	City of Red Wing-Other Utils
9/15/2023	50987	\$382.16	Hiawatha Broadband
9/15/2023	50988	\$91.54	Innovative Office Solutions
9/15/2023	50989	\$372.43	Diane Wilson
9/15/2023	50990	\$500.00	Startech Computing Inc
9/15/2023	50991	\$99.26	Xcel Energy
9/18/2023	50992	\$11,750.00	Richard J Lafontaine LLC
9/22/2023	50993	\$30.00	Irene Alger
9/22/2023	50994	\$524.48	City of Red Wing-Other Utils
9/22/2023	50995	\$450.00	Coinmach Corporation-NY
9/22/2023	50996	\$411.64	Culligan Water Conditioning
9/22/2023	50997	\$1,770.72	Directv
9/22/2023	50998	\$30.00	Jeanelle Fosberg

9/22/2023	50999	\$46.00	Goodhue County Recorder
9/22/2023	51000	\$30.00	Joyce Hadler
9/22/2023	51001	\$20.00	Todd Hallahan
9/22/2023	51002	\$274.95	HD Supply Facilities Maintenance
9/22/2023	51003	\$596.34	Innovative Office Solutions
9/22/2023	51004	\$10.00	Cheryl Lund
9/22/2023	51005	\$498.50	Menards-Red Wing
9/22/2023	51006	\$20.00	Romelia Moreno
9/22/2023	51007	\$30.00	Barbara Rietmann
9/22/2023	51008	\$30.00	Linda Rowan
9/22/2023	51009	\$88.90	Ryan and Gordy's Glass, INC
9/22/2023	51010	\$10.00	Jaime Schmidt
9/22/2023	51011	\$1,842.10	Stanley Access Technologies LLC
9/22/2023	51012	\$3,159.79	Stortz Satellite
9/22/2023	51013	\$30.00	Joyce Thompson
9/22/2023	51014	\$10.00	Betty Twitchell
9/22/2023	51015	\$11,905.48	Xcel Energy
9/26/2023	51016	\$8,994.58	Mutual of Omaha

\$139,251.21



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

October 10, 2023

To: **Red Wing HRA Board of Commissioners**

From: Corrine Stockwell, Finance Director

Subject: Resolution No. 1442-23 2023 Amended Budget

Background:

The HRA amends its annual budget by the end of each fiscal year. This report presents the amended budget for 2023.

Analysis:

The amended budgets were produced by Staff utilizing the July 31, 2023 Statement of Activity reports given to us by Hawkins Ash, CPA's, our fee accountant. Projections are based upon the history of seven months projected into a 12-month budget with consideration of costs that may be incurred only once or yet to be incurred.

The amended budget consists of nine pages plus an appendix with supporting budgets on specific programs of General Redevelopment.

- Page 1 – Recap of income and expenditures with net income or loss of all activities of the HRA.
- Pages 2 and 3 – Low Rent Public Housing
- Page 4 – Capital Funds Program (CFP)
- Page 5 – Housing Choice Voucher Program
- Pages 6 and 7 – Jordan Tower II (Section 8 New Construction)
- Page 8 - Bridges
- Page 9 – Small Cities Programs
- Page 10 – Appendix
- Page 11 and 12 – General Redevelopment
- Pages 13 to 16 – Supporting budgets to General Redevelopment

Page 1 – Recap

Added 2023 Final Budget to recap for a better overall view of adjustments.

Pages 2 and 3 – Low Rent Public Housing

- Dwelling Rent increased slightly
- CFP 23 operating funds increased to allow for maximum amount
- Operating Subsidy increased to correspond with amount awarded
- HAI Grant removed since project will not be completed this year
- Slight change in admin salaries
- Legal increased due to tenant evictions
- Minor variances in utilities to reflect lighting upgrades and water/sewer rate changes
- Maintenance materials increased
- Exterminating decreased
- Plumbing contracts increased to correct long standing issues
- Unit turnaround increased to complete backlog of vacant units



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- Contract costs decreased due to HAI Grant removed
Trying to increase reserves for Public Housing to maintain at least 3 months operating reserves.

Page 4 Capital Funds Program (CFP)

Separated CFP from Public Housing Budget to more accurately present amounts allocated.

Page 5 Housing Choice Voucher

- HAP and Admin Fees increased to reflect more utilization
- Port fees increased as voucher holders move, but we maintain the voucher

Pages 6 and 7 – Jordan Tower II (Section 8 New Construction)

- Increase in dwelling rents and decrease in HAP subsidy
- Substantial increase in interest income with new account set up with bank
- Salaries and benefits decreased
- Maintenance material increased slightly
- Heating/Cooling and Plumbing contracts increased to purchase heat pumps
- Unit turnaround increased to complete backlog of vacant units

Page 8 - Bridges

- Decrease in HAP and Administrative Fees due to low utilization

Page 9 – Small Cities Programs

- Expected to only close on two Local Fund loans

Page 11 – General Redevelopment

- Increase in tax increment as Phases are completed ahead of schedule
- DirecTV increased as more residents are utilizing our services
- Other income reflects sale of half of Twin Home
- Removed Semcac payment as they no longer provide weekend meals
- Payment to Keller Baartman for TIF increased as increment is increased

Pages 12 to 16 – Supporting budgets to General Redevelopment

Budgets are included as appendix to the General Redevelopment budget for Bluffview, Women's Center, Transitional Housing, and Twin Homes.

- Women's Center Tax Levy and contract costs increased due to replacing of parking lot with Colvill School
- Hill Street Triplex rents decreased due to vacancies, unit turnaround costs increased due to repairs to vacant units
- Twin Homes rents decreased due to vacancy and sale of portion of home

Recommendation:

Staff and the Finance Committee give a favorable recommendation to the Red Wing HRA Board of Commissioners to approve Resolution No. 1442-23 Approving the 2023 Amended Budget.

RESOLUTION No. 1442-23

APPROVING 2023 AMENDED AGENCY OPERATING BUDGET

WHEREAS, the Red Wing Housing and Redevelopment Authority Annual Operating Budget has been developed to meet anticipated revenues and expenditures for Fiscal Year 2023 and

WHEREAS, due to changes that have occurred, it is necessary to amend the 2023 Agency Operating Budget, and

WHEREAS, individual Program Budgets are also included as part of this Resolution, and


WHEREAS, The HRA Finance Committee recommends approving the Amended budget.

NOW THEREFORE BE IT RESOLVED, that the Red Wing Housing and Redevelopment Authority Board of Commissioners hereby adopt Resolution No.1442-23 to approve the 2023 Amended Operating Budget as presented.

Dated: October 10, 2023



Board Chair



Secretary/Treasurer

Red Wing Housing & Redevelopment Authority

2023 Amended HRA Budget

	LRPH	CFP	HCV	Jordan II	Gen Red	Bridges	Small Cities	Total
Total Operating	\$1,169,450	\$520,000	\$1,145,355	\$1,238,582	\$1,244,661	\$112,000	\$95,250	\$5,525,298
Total Expenditures	\$961,855	\$359,000	\$1,145,150	\$1,033,412	\$1,105,622	\$112,000	\$104,300	\$4,821,339
Net Income (Loss)	\$207,595	\$161,000	\$205	\$205,170	\$139,039	\$0	-\$9,050	\$703,959
Use of Cash Reserves				\$0			\$9,050	\$9,050
Adjusted Net Income	\$207,595	\$161,000	\$205	\$205,170	\$139,039	\$0	\$0	\$713,009
Use of Levy Funds			\$69,000			\$13,000		\$82,000

Red Wing Housing & Redevelopment Authority

2023 Final HRA Budget

	LRPH	CFP	HCV	Jordan II	Gen Red	Bridges	Small Cities	Total
Total Operating	\$1,081,950	\$620,000	\$1,061,340	\$1,266,082	\$1,071,900	\$147,244	\$97,000	\$5,345,516
Total Expenditures	\$1,063,355	\$302,000	\$1,060,650	\$1,058,512	\$1,050,372	\$147,000	\$170,800	\$4,852,689
Net Income (Loss)	\$18,595	\$318,000	\$690	\$207,570	\$21,528	\$244	-\$73,800	\$492,827
Use of Cash Reserves						\$0	\$73,800	\$73,800
Adjusted Net Income	\$18,595	\$318,000	\$690	\$207,570	\$21,528	\$244	\$0	\$566,627
Use of Levy Funds			\$70,500			\$11,500		\$82,000

Red Wing Housing & Redevelopment Authority
2023 AMENDED LOW RENT PUBLIC HOUSING BUDGET

	2023 Amended ROSS	2023 Amended Budget	2023 Amended Total	2023 Final ROSS	2023 Final Budget	2023 Final Total
Income						
Dwelling Rental		\$609,000	\$609,000		\$565,000	\$565,000
Excess Utilities		\$10,000	\$10,000		\$10,000	\$10,000
Nondwelling Rental		\$3,000	\$3,000		\$3,000	\$3,000
Total Rental Income	\$0	\$622,000	\$622,000	\$0	\$578,000	\$578,000
Interest on General Fund Investments		\$2,500	\$2,500		\$0	\$0
HAI Grant			\$0		\$120,000	\$120,000
CFP 2023 Grant-Operating	\$0	\$101,000	\$101,000		\$72,000	\$72,000
Shortfall Funding		\$60,000	\$60,000		\$60,000	\$60,000
ROSS Grant	\$81,950		\$81,950	\$81,950	\$0	\$81,950
Other Tenant Income		\$32,000	\$32,000		\$20,000	\$20,000
Operating Subsidy		\$270,000	\$270,000		\$150,000	\$150,000
Total Other Income	\$81,950	\$465,500	\$547,450	\$81,950	\$422,000	\$503,950
Total Operating Income	\$81,950	\$1,087,500	\$1,169,450	\$81,950	\$1,000,000	\$1,081,950
Expenses						
Administrative Salaries	\$53,000	\$133,000	\$186,000	\$53,290	\$145,000	\$198,290
Administrative Employee Benefits	\$18,250	\$51,000	\$69,250	\$18,710	\$58,000	\$76,710
Advertising & Marketing		\$4,500	\$4,500		\$4,500	\$4,500
Legal		\$2,000	\$2,000		\$1,000	\$1,000
Travel		\$1,500	\$1,500		\$2,000	\$2,000
Training	\$2,500	\$5,000	\$7,500	\$2,500	\$5,000	\$7,500
Accounting		\$10,000	\$10,000		\$9,500	\$9,500
Audit		\$5,000	\$5,000		\$5,000	\$5,000
Office Rent		\$10,500	\$10,500		\$10,500	\$10,500
Rental License Fees		\$2,380	\$2,380		\$2,380	\$2,380
Office Expenses	\$750	\$9,000	\$9,750	\$750	\$9,000	\$9,750
Sundry	\$7,450	\$15,000	\$22,450	\$6,700	\$15,000	\$21,700
Telephone		\$2,000	\$2,000		\$2,500	\$2,500
Other		\$0	\$0		\$0	\$0
Total Administrative Expense	\$81,950	\$250,880	\$332,830	\$81,950	\$269,380	\$351,330
Resident Council		\$4,000	\$4,000		\$4,000	\$4,000
Tenant Participation		\$2,925	\$2,925		\$2,925	\$2,925
Total Tenant Services		\$6,925	\$6,925		\$6,925	\$6,925
Water & Sewer		\$55,000	\$55,000		\$60,000	\$60,000
Electricity		\$50,000	\$50,000		\$55,000	\$55,000
Gas		\$35,000	\$35,000		\$35,000	\$35,000
Rubbish/Recycling		\$20,000	\$20,000		\$20,000	\$20,000

Total Utilities		\$160,000	\$160,000		\$170,000	\$170,000
Maintenance Salaries		\$125,000	\$125,000		\$125,000	\$125,000
Maintenance Employee Benefits		\$45,000	\$45,000		\$50,000	\$50,000
Maintenance Materials		\$38,000	\$38,000		\$30,000	\$30,000
Uniforms		\$600	\$600		\$600	\$600
Replace Equipment		\$10,000	\$10,000		\$5,000	\$5,000
Elevator Contract		\$8,000	\$8,000		\$8,000	\$8,000
Exterminating		\$1,500	\$1,500		\$5,000	\$5,000
Heating/Cooling Contracts		\$1,000	\$1,000		\$1,000	\$1,000
Plumbing Contracts		\$12,000	\$12,000		\$2,000	\$2,000
Unit Turnaround		\$32,000	\$32,000		\$15,000	\$15,000
Contract Services		\$40,000	\$40,000		\$150,000	\$150,000
Extraordinary Expenses		\$5,000	\$5,000		\$5,000	\$5,000
Total Maintenance Expense		\$318,100	\$318,100		\$396,600	\$396,600
Property Insurance		\$65,000	\$65,000		\$65,000	\$65,000
Liability Insurance		\$10,000	\$10,000		\$10,000	\$10,000
Work Comp Insurance		\$11,000	\$11,000		\$9,000	\$9,000
Misc Insurance		\$3,000	\$3,000		\$4,000	\$4,000
PILOT		\$47,000	\$47,000		\$44,000	\$44,000
Software Maintenance		\$8,000	\$8,000		\$8,500	\$8,500
Collections/Losses		\$0	\$0		-\$2,000	-\$2,000
Total General Expense		\$144,000	\$144,000		\$138,500	\$138,500
Total Expenses	\$81,950	\$879,905	\$961,855	\$81,950	\$981,405	\$1,063,355
Net Operating Income (Loss)			\$207,595			\$18,595

Red Wing Housing & Redevelopment Authority

2023 Final CAPITAL FUNDS PROGRAM

	2023 Amended	2023 Final
Income		
CFP 2020 Grant		\$5,000
CFP 2021 Grant		\$100,000
CFP 2022 Grant	\$220,000	\$220,000
CFP 2023 Grant	\$300,000	\$300,000
Total Income	\$520,000	\$620,000
Less to PH for Operating	\$101,000	\$72,000
J1 First Floor	\$0	\$0
Roof	\$0	\$0
J1 Ventilation	\$10,000	\$0
Tenant Damages	\$30,000	\$30,000
Drain Issue	\$10,000	\$10,000
Sidewalk Family Units		\$50,000
J1 Lighting	\$18,000	
J1 Electrical	\$190,000	\$140,000
Total Expenses	\$359,000	\$302,000
Funds remaining	\$161,000	\$318,000

**Red Wing Housing & Redevelopment Authority
2023 AMENDED HOUSING CHOICE VOUCHER BUDGET**

	2023 Amended Admin	2023 Amended HAP	2023 Amended HAP & Admin	2023 Final Admin	2023 Final HAP	2023 Final HAP & Admin
Income						
HAP Payments earned		\$980,000	\$980,000		\$900,000	\$900,000
Administrative Fees earned	\$96,095		\$96,095	\$90,000		\$90,000
Fraud Recovery - HAP		\$75			\$420	\$420
Fraud Recovery - Admin	\$75			\$420		\$420
Interest	\$260		\$260			\$0
Operating Transfer In	\$69,000		\$69,000	\$70,500		\$70,500
Total Income	\$165,430	\$980,075	\$1,145,355	\$160,920	\$900,420	\$1,061,340
Expenses						
Administrative Salaries	\$90,000		\$90,000	\$90,000		\$90,000
Employee Benefits	\$36,000		\$36,000	\$36,000		\$36,000
Accounting	\$6,400		\$6,400	\$6,000		\$6,000
Audit	\$5,000		\$5,000	\$5,000		\$5,000
Port Fees	\$5,100		\$5,100	\$500		\$500
Training	\$3,000		\$3,000	\$3,000		\$3,000
Travel	\$900		\$900	\$900		\$900
Sundry	\$6,000		\$6,000	\$6,000		\$6,000
Insurance			\$0			\$0
HAP Payments		\$980,000	\$980,000		\$900,000	\$900,000
Telephone	\$2,000		\$2,000	\$2,500		\$2,500
Office Rent	\$750		\$750	\$750		\$750
Office Expenses	\$5,000		\$5,000	\$5,000		\$5,000
Computer/Software Maintenance	\$5,000		\$5,000	\$5,000		\$5,000
Total Operating Expense	\$165,150	\$980,000	\$1,145,150	\$160,650	\$900,000	\$1,060,650
Net Operating Income (Loss)	\$280	\$75	\$205	\$270	\$420	\$690
PHA Held Reserves						
HUD Held Reserves						

**Red Wing Housing & Redevelopment Authority
2023 Amended JORDAN TOWERS II BUDGET**

	2023 Amended SSC	2023 Amended Jordan Towers II	2023 Amended Total Budget	2023 Final SSC	2023 Final Jordan Towers II	2023 Preliminary Total
Income						
Dwelling Rental		\$501,500	\$501,500		\$490,000	\$490,000
HAP Subsidy		\$575,000	\$575,000		\$620,000	\$620,000
Interest Income		\$16,000	\$16,000		\$0	\$0
Sales Tax Refund			\$0			\$0
Other Income	\$86,082	\$60,000	\$146,082	\$86,082	\$70,000	\$156,082
Total Operating Income	\$86,082	\$1,152,500	\$1,238,582	\$86,082	\$1,180,000	\$1,266,082
Expenses						
Administrative Salaries	\$44,000	\$125,000	\$169,000	\$44,000	\$155,000	\$199,000
Administrative Employee Benefits	\$18,000	\$48,000	\$66,000	\$18,000	\$62,000	\$80,000
Advertising & Marketing		\$4,500	\$4,500		\$4,500	\$4,500
Legal		\$0	\$0		\$0	\$0
Travel		\$1,100	\$1,100	\$500	\$2,000	\$2,500
Training	\$2,500	\$5,000	\$7,500	\$2,500	\$5,000	\$7,500
Accounting		\$8,000	\$8,000		\$8,000	\$8,000
Audit		\$5,000	\$5,000		\$5,000	\$5,000
Office Rent	\$1,800	\$10,500	\$12,300	\$1,800	\$10,500	\$12,300
Rental License Fees		\$2,080	\$2,080		\$2,080	\$2,080
Office Expenses	\$600	\$8,000	\$8,600	\$600	\$10,000	\$10,600
Sundry	\$11,782	\$11,000	\$22,782	\$11,782	\$15,000	\$26,782
Telephone		\$2,000	\$2,000		\$2,500	\$2,500
Other			\$0			\$0
Admin Fee to HRA	\$6,900		\$6,900	\$6,900		\$6,900
Total Administrative Expense	\$85,582	\$230,180	\$315,762	\$86,082	\$281,580	\$367,662
Water & Sewer		\$35,000	\$35,000		\$45,000	\$45,000
Electricity		\$33,000	\$33,000		\$35,000	\$35,000
Gas		\$35,000	\$35,000		\$25,000	\$25,000
Rubbish/Recycling		\$11,000	\$11,000		\$12,000	\$12,000
Total Utilities Expense		\$114,000	\$114,000		\$117,000	\$117,000
Maintenance Salaries		\$90,000	\$90,000		\$90,000	\$90,000
Maintenance Employee Benefits		\$30,000	\$30,000		\$36,000	\$36,000
Maintenance Materials		\$32,000	\$32,000		\$25,000	\$25,000
Uniforms		\$600	\$600		\$600	\$600

Replace Equipment		\$10,000	\$10,000		\$5,000	\$5,000
Elevator Contract		\$8,000	\$8,000		\$8,000	\$8,000
Exterminating		\$4,000	\$4,000		\$5,000	\$5,000
Heating/Cooling Contracts		\$13,000	\$13,000		\$1,000	\$1,000
Plumbing Contracts		\$18,000	\$18,000		\$2,000	\$2,000
Unit Turnaround		\$31,000	\$31,000		\$12,000	\$12,000
Contract Services		\$40,000	\$40,000		\$60,000	\$60,000
Extraordinary Expenses		\$5,000	\$5,000		\$5,000	\$5,000
Total Maintenance Expense		\$281,600	\$281,600		\$249,600	\$249,600
Property Insurance		\$55,000	\$55,000		\$55,000	\$55,000
Liability Insurance		\$9,000	\$9,000		\$10,000	\$10,000
Work Comp Insurance		\$8,000	\$8,000		\$8,000	\$8,000
Misc Insurance		\$3,000	\$3,000		\$4,000	\$4,000
PILOT		\$40,000	\$40,000		\$40,000	\$40,000
Software Maintenance		\$7,800	\$7,800		\$8,000	\$8,000
Collections/Losses		\$0	\$0			\$0
PARIF Interest		\$129,500	\$129,500		\$129,500	\$129,500
Paying Agent		\$750	\$750		\$750	\$750
Total General Expense		\$253,050	\$253,050		\$255,250	\$255,250
PARIF Principle Payment		\$69,000	\$69,000		\$69,000	\$69,000
Total Expenses	\$85,582	\$947,830	\$1,033,412	\$86,082	\$972,430	\$1,058,512
Net Operating Income (Loss)			\$205,170			\$207,570
Use of Reserves		\$0	\$0		\$0	\$0
Adjusted NOI			\$205,170			\$207,570

Red Wing Housing & Redevelopment Authority
2023 Amended BRIDGES BUDGET

	2023 Amended Budget	2023 Final Budget
Income		
Bridges Grant Funds	\$91,000	\$126,000
Administrative Fees earned	\$8,000	\$9,744
Transfer In from Redevelopment	\$13,000	\$11,500
Total Income	\$112,000	\$147,244
Expenses		
Administrative Salaries	\$15,000	\$15,000
Employee Benefits	\$6,000	\$6,000
HAP Payments	\$91,000	\$126,000
Total Expenses	\$112,000	\$147,000
Net Operating Income (Loss)	\$0	\$244

Red Wing Housing & Redevelopment Authority
2023 Amended SMALL CITIES BUDGET

	2023 Amended	2023 Final
Income		
Interest on Program Income loans	\$250	\$2,000
Loan Payments	\$95,000	\$95,000
Fees Earned (PI)	\$0	
Transfer In from Redevelopment		
Total Income	\$95,250	\$97,000
Expenses		
Administrative Salaries	\$2,000	\$2,000
Administrative Employee Benefits	\$800	\$800
Contract Costs	\$1,500	\$18,000
Funds Expended in loans	\$100,000	\$150,000
Total Expenses	\$104,300	\$170,800
Net Income (Loss)	-\$9,050	-\$73,800
New Program Income loans	-\$9,050	\$73,800

Red Wing Housing & Redevelopment Authority
2023 Amended GENERAL REDEVELOPMENT BUDGET

	2023 Amended Total	2023 Amended General Redev	2023 Amended AHTF	2023 Amended Bluffview	2023 Amended Women's Center	2023 Amended Hill Street	2023 Amended Twin Homes	2023 Final Total	2023 Final General Redev	2023 Final AHTF	2023 Final Bluffview	2023 Final Women's Center	2023 Final Hill Street	2023 Final Twin Homes
Income														
City of RW Tax Levy	\$484,447	\$312,447	\$125,000		\$24,000	\$23,000	\$0	\$484,447	\$339,847	\$125,000		\$17,300	\$2,300	
TIF Tax Increment	\$350,000	\$0	\$350,000					\$253,000	\$0	\$253,000				
Rental Income	\$162,164	\$0		\$118,000	\$14,808	\$16,000	\$13,356	\$181,953	\$0		\$117,238	\$14,460	\$23,701	\$26,554
Office Rent	\$21,000	\$21,000						\$21,000	\$21,000					
DirecTV	\$95,000	\$95,000						\$87,000	\$87,000					
Administrative Fees MURL	\$4,000	\$4,000						\$4,000	\$4,000					
Interest Income	\$6,050	\$5,500	\$500			\$50		\$500	\$0	\$500				
Other Income	\$122,000	\$122,000		\$0		\$0	\$0	\$40,000	\$40,000					
Total Income	\$1,244,661	\$559,947	\$475,500	\$118,000	\$38,808	\$39,050	\$13,356	\$1,071,900	\$491,847	\$378,500	\$117,238	\$31,760	\$26,001	\$26,554
Expenses														
Administrative Salaries	\$156,700	\$130,000	\$11,000	\$5,000	\$4,700	\$5,000	\$1,000	\$168,500	\$140,000	\$10,000	\$7,500	\$3,500	\$5,500	\$2,000
Admin Employee Benefits	\$58,100	\$51,000	\$3,200	\$1,250	\$1,000	\$1,250	\$400	\$67,400	\$56,000	\$4,000	\$3,000	\$1,400	\$2,200	\$800
Advertising & Marketing	\$700	\$500		\$200				\$700	\$500		\$200			
Legal	\$500	\$500		\$0	\$0	\$0	\$0	\$1,000	\$1,000					
Travel	\$3,000	\$3,000						\$2,000	\$2,000					
Training	\$8,000	\$8,000						\$12,400	\$12,400					
Accounting	\$13,000	\$13,000						\$15,000	\$15,000					
Audit	\$5,000	\$5,000						\$5,000	\$5,000					
Rental License Fees	\$340	\$0		\$240		\$60	\$40	\$340	\$0		\$240		\$60	\$40
Office Expenses	\$10,000	\$10,000						\$12,000	\$12,000					
Sundry	\$21,700	\$20,000		\$1,000	\$0	\$500	\$200	\$27,500	\$25,000		\$1,500	\$0	\$500	\$500
Board Stipends	\$4,500	\$4,500						\$4,500	\$4,500					
ILSP	\$10,000	\$10,000						\$10,000	\$10,000					
Semcac	\$0	\$0						\$6,000	\$6,000					
Consultant (TIF, Hsg Stdy, etc)	\$6,000	\$1,000	\$5,000					\$10,000	\$5,000	\$5,000				
Memberships	\$5,000	\$5,000						\$2,000	\$2,000					
Total Administrative Expense	\$302,540	\$261,500	\$19,200	\$7,690	\$5,700	\$6,810	\$1,640	\$344,340	\$296,400	\$19,000	\$12,440	\$4,900	\$8,260	\$3,340
Water & Sewer	\$15,500	\$1,500		\$9,500	\$0	\$3,000	\$1,500	\$17,500	\$1,500		\$10,500		\$3,000	\$2,500
Electricity	\$9,700	\$5,500		\$200		\$2,500	\$1,500	\$6,900	\$6,000		\$400		\$500	\$0
Gas	\$9,300	\$3,300		\$6,000				\$10,000	\$3,000		\$7,000			
Rubbish/Recycling	\$4,800	\$500		\$3,000		\$1,000	\$300	\$5,700	\$1,000		\$3,000		\$1,000	\$700
Telephone	\$2,000	\$2,000						\$2,500	\$2,500					
DirecTV	\$46,000	\$46,000						\$45,000	\$45,000					
Total Utilities Expense	\$87,300	\$58,800	\$0	\$18,700	\$0	\$6,500	\$3,300	\$87,600	\$59,000	\$0	\$20,900	\$0	\$4,500	\$3,200
Maintenance Salaries	\$14,600	\$3,000		\$5,000	\$1,600	\$4,000	\$1,000	\$20,500	\$3,000		\$9,500	\$3,000	\$4,000	\$1,000
Maint Employee Benefits	\$4,400	\$1,000		\$1,000	\$400	\$1,600	\$400	\$8,200	\$1,200		\$3,800	\$1,200	\$1,600	\$400
Maintenance Materials	\$12,500	\$5,000		\$5,000	\$500	\$1,500	\$500	\$13,000	\$4,000		\$4,500	\$1,500	\$2,000	\$1,000
Exterminating	\$500					\$500		\$500					\$500	\$0
Heating/Cooling Contracts	\$1,100			\$500	\$200	\$200	\$200	\$1,100			\$500	\$200	\$200	\$200
Plumbing Contracts	\$1,100			\$500	\$200	\$200	\$200	\$1,100			\$500	\$200	\$200	\$200
Unit Turnaround	\$15,000			\$1,000	\$0	\$13,500	\$500	\$5,000			\$3,000	\$0	\$1,500	\$500
Contract Costs	\$89,500	\$25,000		\$37,000	\$25,000	\$2,000	\$500	\$84,500	\$25,000		\$42,000	\$16,000	\$1,000	\$500
Total Maintenance Expenses	\$138,700	\$34,000	\$0	\$50,000	\$27,900	\$23,500	\$3,300	\$133,900	\$33,200	\$0	\$63,800	\$22,100	\$11,000	\$3,800
Property Insurance	\$19,650	\$6,700		\$6,500	\$3,850	\$1,300	\$1,300	\$20,150	\$6,500		\$6,750	\$3,900	\$1,500	\$1,500
Liability Insurance	\$3,150	\$700		\$1,200	\$650	\$300	\$300	\$4,150	\$1,200		\$1,500	\$800	\$350	\$300

Work Comp Insu	\$11,000	\$11,000		\$0	\$0			\$10,000	\$10,000		\$0	\$0	\$0	
Misc Insurance	\$1,500	\$1,000		\$500	\$0	\$0	\$0	\$1,500	\$1,000		\$500	\$0	\$0	
PILOT/Real Estate Taxes	\$15,782	\$0		\$10,000	\$0	\$382	\$5,400	\$16,332	\$0		\$9,750	\$0	\$382	\$6,200
Software Maintenance	\$19,000	\$19,000						\$18,000	\$18,000					\$0
Collections/Losses	\$0			\$0	\$0	\$0	\$0	\$0	\$0					\$0
Interest Expense	\$0							\$0	\$0					\$0
Replace Equipment	\$5,000	\$5,000						\$5,000	\$5,000					\$0
Levy Transfer out	\$82,000	\$82,000						\$82,000	\$82,000					\$0
Payment to TIF \$8	\$295,000	\$0	\$295,000					\$202,400	\$0	\$202,400				\$0
Community Development	\$125,000		\$125,000					\$125,000	\$0	\$125,000				\$0
Total General Expense	\$577,082	\$125,400	\$420,000	\$18,200	\$4,500	\$1,982	\$7,000	\$484,532	\$123,700	\$327,400	\$18,500	\$4,700	\$2,232	\$8,000
Total Expenses	\$1,105,622	\$479,700	\$439,200	\$94,590	\$38,100	\$38,792	\$15,240	\$1,050,372	\$512,300	\$346,400	\$115,640	\$31,700	\$25,992	\$18,340
Net Operating Income (Loss)	\$139,039	\$80,247	\$36,300	\$23,410	\$708	\$258	-\$1,884	\$21,528	-\$20,453	\$32,100	\$1,598	\$60	\$9	\$8,214

SUPPORTING BUDGETS

Bluffview
Women's Center
Hill Street
Twin Homes

Red Wing Housing & Redevelopment Authority
2023 Amended BLUFFVIEW BUDGET

	2023 Amended Budget	2023 Final Budget
Income		
Dwelling Rental*	\$118,000	\$117,238
Non-rental Income	\$0	\$0
Total Operating Income	\$118,000	\$117,238
Expenses		
Administrative Salaries	\$5,000	\$7,500
Administrative Employee Benefits	\$1,250	\$3,000
Rental License Fees	\$240	\$240
Advertising & Marketing	\$200	\$200
Legal	\$0	\$0
Sundry	\$1,000	\$1,500
Total Administrative Expense	\$7,690	\$12,440
Water & Sewer	\$9,500	\$10,500
Electricity	\$200	\$400
Gas	\$6,000	\$7,000
Rubbish/Recycling	\$3,000	\$3,000
Total Utilities Expense	\$18,700	\$20,900
Maintenance Salaries	\$5,000	\$9,500
Maintenance Employee Benefits	\$1,000	\$3,800
Maintenance Materials	\$5,000	\$4,500
Heating/Cooling Contracts	\$500	\$500
Plumbing Contracts	\$500	\$500
Unit Turnaround	\$1,000	\$3,000
Contract Costs	\$37,000	\$42,000
Total Maintenance Expense	\$50,000	\$63,800
Property Insurance	\$6,500	\$6,750
Liability Insurance	\$1,200	\$1,500
Work Comp Insurance	\$0	\$0
Misc Insurance	\$500	\$500
PILOT	\$10,000	\$9,750
Collections/Losses	\$0	
Total General Expense	\$18,200	\$18,500
Total Expenses	\$94,590	\$115,640
Net Operating Income (Loss)	\$23,410	\$1,598
Use of Reserves	\$34,000	\$34,000
Less to General Redevelopment	\$40,610	\$18,798
Net to Reserves	\$16,800	\$16,800

Capital Improvements

Uses	
Move water heaters	\$30,000
Lot Sealant	\$4,000
Sources	
Reserves	\$58,000
	\$16,800
Net to Reserve	\$44,800

Rent	
2023 - 6/12 units	\$840.00
2023 - 6/12 units**	\$874.00

*Includes 5% vacancy loss

**Includes 4% rent increase

**Red Wing Housing & Redevelopment Authority
2023 Amended WOMEN'S CENTER BUDGET**

	2023 Amended Budget	2023 Final Budget
Income		
Dwelling Rental	\$14,808	\$14,460
Non-rental Income		
Transfer in from Redevelopment	\$24,000	\$17,300
Total Operating Income	\$38,808	\$31,760
Expenses		
Administrative Salaries	\$4,700	\$3,500
Administrative Employee Benefits	\$1,000	\$1,400
Legal		
Sundry		
Total Administrative Expense	\$5,700	\$4,900
Maintenance Salaries	\$1,600	\$3,000
Maintenance Employee Benefits	\$400	\$1,200
Maintenance Materials	\$500	\$1,500
Heating/Cooling Contracts	\$200	\$200
Plumbing Contracts	\$200	\$200
Unit Turnaround		
Contract Costs	\$25,000	\$16,000
Total Maintenance Expense	\$27,900	\$22,100
Property Insurance	\$3,850	\$3,900
Liability Insurance	\$650	\$800
Work Comp Insurance		
Misc Insurance		
PILOT		
Collections/Losses		
Total General Expense	\$4,500	\$4,700
Total Expenses	\$38,100	\$31,700
Net Operating Income (Loss)	\$708	\$60
Use of Reserves	0	0
New Net Operating Income (Loss)	\$708	\$60

Capital Improvements	
Uses	
Driveway repair	\$25,000
Sources	
Reserves	\$0
Tax Levy 2023	\$25,000
Net to Reserve	\$0

Rent Calculation	
2022	
Two Months-\$1,162	\$2,324
Ten Months-\$1,185	\$11,850
Total	\$14,174
2022	
2% increase March 1	
Two Months-\$1,185	\$2,370
Ten Months-\$1,209	\$12,090
Total	\$14,460

Red Wing Housing & Redevelopment Authority
2023 Amended HILL STREET BUDGET

	2023 Amended Budget	2023 Final Budget
Income		
Dwelling Rental*	\$16,000	\$23,701
Interest Income	\$50	\$0
Transfer in from Redevelopment	\$23,000	\$2,300
Total Operating Income	\$39,050	\$26,001
Expenses		
Administrative Salaries	\$5,000	\$5,500
Administrative Employee Benefits	\$1,250	\$2,200
Rental License Fees	\$60	\$60
Legal	\$0	\$0
Sundry	\$500	\$500
Total Administrative Expense	\$6,810	\$8,260
Water & Sewer	\$3,000	\$3,000
Electricity/Gas	\$2,500	\$500
Rubbish/Recycling	\$1,000	\$1,000
Total Utilities	\$6,500	\$4,500
Maintenance Salaries	\$4,000	\$4,000
Maintenance Employee Benefits	\$1,600	\$1,600
Maintenance Materials	\$1,500	\$2,000
Extermination	\$500	\$500
Heating/Cooling Contracts	\$200	\$200
Plumbing Contracts	\$200	\$200
Unit turnaround	\$13,500	\$1,500
Contract Costs	\$2,000	\$1,000
Total Maintenance Expense	\$23,500	\$11,000
Property Insurance	\$1,300	\$1,500
Liability Insurance	\$300	\$350
Work Comp Insurance	\$0	
Misc Insurance	\$0	
PILOT	\$382	\$382
Collections/Losses		
Total General Expense	\$1,982	\$2,232
Total Expenses	\$38,792	\$25,992
Net Operating Income (Loss)	\$258	\$9

Capital Improvements	
Uses	
Windows, Furnace	
Sidewalk/Driveway	
Sources	
Reserves	\$3,000
Reserves 2022	\$258
Net to Reserve	\$3,258

Rent Calculation	
2022	
One Bedroom (2)	\$590
Two Bedroom	\$675
Total	\$22,260
2023	
One Bedroom (2)	\$647
Two Bedroom	\$785
Total	\$24,948

*Includes 5% vacancy loss

**Red Wing Housing & Redevelopment Authority
2023 Amended TWIN HOMES BUDGET**

	2023 Amended Budget	2023 Final Budget
Income		
Dwelling Rental*	\$13,356	\$26,554
Interest Income		
Transfer in from Redevelopment		
Total Operating Income	\$13,356	\$26,554
Expenses		
Administrative Salaries	\$1,000	\$2,000
Administrative Employee Benefits	\$400	\$800
Rental License Fees	\$40	\$40
Legal		
Sundry	\$200	\$500
Total Administrative Expense	\$1,640	\$3,340
Water & Sewer	\$1,500	\$2,500
Electricity/Gas	\$1,500	
Rubbish/Recycling	\$300	\$700
Total Utilities	\$3,300	\$3,200
Maintenance Salaries	\$1,000	\$1,000
Maintenance Employee Benefits	\$400	\$400
Maintenance Materials	\$500	\$1,000
Heating/Cooling Contracts	\$200	\$200
Plumbing Contracts	\$200	\$200
Unit Turnaround	\$500	\$500
Contract Costs	\$500	\$500
Total Maintenance Expense	\$3,300	\$3,800
Property Insurance	\$1,300	\$1,500
Liability Insurance	\$300	\$300
Work Comp Insurance	\$0	\$0
Misc Insurance	\$0	\$0
Real Estate Taxes	\$5,400	\$6,200
Interest Expense	\$0	\$0
Total General Expense	\$7,000	\$8,000
Total Expenses	\$15,240	\$18,340
Net Operating Income (Loss)	-\$1,884	\$8,214
Amount available for Debt Service	-\$1,884	\$8,214
Payment - Small Cities Loan	\$0	\$0
Less amount to General Redevelopment	-\$4,584	\$4,614
Net to Reserves	\$2,700	\$3,600

Capital Improvements	
Uses	
Sources	
Reserve balance 2021	\$3,600
Add to Reserves 2022	\$3,600
Net to Reserve	\$7,200

Rent Calculation		
2022		
Rent	Months	Gross
\$931	8	\$7,448
\$1,091	8	\$8,728
\$950	4	\$3,800
\$1,113	4	\$4,452
Total Rent		\$24,428
2023		
Rent	Months	Gross
\$1,113	8	\$8,904
\$1,209	8	\$9,672
\$1,135	4	\$4,540
\$1,209	4	\$4,836
Total Rent		\$27,952

*Includes 5% vacancy loss



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

October 10, 2023

To: Red Wing HRA Board of Commissioners

From: Corrine Stockwell, Finance Director

Re: Modification to Approved AHTF Owner-Occupied loan for Heidi Savage

Background:

On September 12, 2023, the HRA Board of Commissioners approved an AHTF loan for Heidi Savage, for \$23,500. The loan was to complete foundation work on her home.

Analysis:

Since the start of the project, it has been determined that the back wall of the home is in more urgent need of repair to make the home more structurally sound. This report will serve as an amendment to the original scope of work that was presented to the Board.

Mitch Massman, CEDA and Corrine Stockwell met with both the homeowner and contractor to review the new scope of work. With the changes, an additional \$500 is needed to complete the project. The new loan request is now for \$24,000; which is the full amount allowed for Owner-Occupied rehab loans.

Recommendation:

Staff and the Finance Committee give a favorable recommendation to the HRA Board of Commissioners to approve modifying the original scope of work to reflect the changes, as well as approve the increase of the loan amount to \$24,000, and authorize the Executive Director to sign all necessary documents.

Attachments:

Modified Scope of Work and Quote from Rick LaFontaine, LLC

Contractors Invoice

WORK PERFORMED AT:

Tuesday September 26, 2023

TO:

651-376-8572

Heidi Savage 1983 @ Gmail
1607 South Park St.
Red Wing, Mn. 53066

Rick LaFontaine St Paul Side's LLC
19045 Lena Ave.
Hastings, Mn. 55033

DATE

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

Construction/remodel Back Lower Room and Floor. Takeout existing floor joists and tongue & groove wood floor; adding back-fill; adding class 5 gravel; tamping vapor barrier; ~~Black dirt Back-fill~~ 12'x17' feet; Reframe Left wall; instal(5) course high cinder block ~~core filled~~ ^{part} to the left 12 feet out ^{Chimney} base

* install Temporary Bearing Weight Wall on this (back) wall

* Take out existing floor joists and floor and add 12'x17' ^{5"} Black dirt and class 5 Gravel _{NO RJK}

* install 32"x80" steel back door with frame

* install ~~one~~ new window / instal one new window on LEFT wall

* install a permanent Box Frame wall 2' feet high under existing window

* install Temporary Bearing Weight Wall on this (outer) wall

install 5 course high 8x8x16" cinderblock footing on the Left wall only

* install 2 course high 8x8x16" cinderblock footing out outer back wall only, 17' Feet access

* LEVEL EXISTING CEILING FLOOR JOISTS

Adding only necessary 2x4's and insulation to this wall

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the

above work and was completed in a substantial workmanlike manner for the agreed sum of Total materials and Labor 9/26/23
Twenty Four Thousand Dollars Dollars (\$ 24,000) * Heidi Savage 9/26/23

This is a Partial Full invoice due and payable by: _____ Month _____ Day _____ Year

in accordance with our Agreement Proposal No. _____ Dated _____ Month _____ Day _____ Year



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TDD/TTY 711

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October 10, 2023

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

Federal and State Funding

At the time I prepared this we are waiting to see if there is going to be a shutdown of the Federal government or if a Continuing Resolution will be passed on a temporary basis. Even if there is a shutdown our core programs should have the funding necessary to make payments to landlords and other essential payments. HUD has learned from past shutdowns and has pre-funded a couple of months of subsidy for both the HCV and PH programs.

Staffing

We have filled the role of Assistant HCV Manager position created by the promotion of Lisa Welt. We advertised the position locally and with housing professional association job boards and completed our interviewing process. I am pleased to announce that Megan Conway has been promoted to fill the Assistant HCV Manager position. Megan has been the Housing Assistance Navigator with us for the past year and is ready to advance her career in this new role. We will now begin the process of filling the position Megan is vacating.

Jordan Tower II HOME Loan Maturity

We continue to work with MHFA staff on this matter and have provided all the requested information at this time. It is being worked on at the staff level at MHFA and we should hear more from them in the next month or so.

Attachments

None.



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October 10, 2023

To: Red Wing HRA Board of Commissioners

From: Corrine Stockwell, Finance Director

Re: Finance Report

Reserves Adjusted

Program	July 2023	August 2023
Public Housing	\$364,856	\$379,904
Housing Choice Vouchers (FSS and restricted included)	\$24,485	\$11,573
Redevelopment	\$820,652	\$844,386
AHTF	\$444,059	\$407,732
Bridges	-\$6,332	\$0
Small Cities Program	\$307,886	\$313,820
Jordan Tower II	\$1,275,048	\$1,307,283
Total	\$3,230,653	\$3,264,698

Operating Budget Update

Category	YTD (August)	Budgeted	Variance
Revenues	\$3,100,670	\$3,085,677	0%
Expenses	\$2,344,184	\$2,867,059	-18%
Net Income	\$756,486		

CD Balances as of 9/30/23

Bank	Amount	Program
Minnesota First	\$44,165.36	J1
Minnesota First	\$53,294.96	J2
Minnesota First	\$53,490.57	J2
Minnesota First	\$10,272.89	J2 – Security Deposit
Merchants	\$96,986.79	AHTF
Merchants	\$53,711.41	J2
Edward Jones	\$81,684.39	J1
Edward Jones	\$25,593.26	J2

Notes to Financial Statements

- Received \$7,261.89 in rebates from Xcel Energy for JI Lighting
- CD renewal at Merchants at 4.9% APY

Other Business

- Budget
 - October – Amended 2023 Budget
 - November – Final 2024 Budget
- Shortfall Funding – Approved for additional \$74,829 for Public Housing
- Hawkins Ash Financial Workshop – October 10-11

Committee Reports

A summary of the Finance Committee meeting is attached to my report.

RED WING HRA RESERVE ACCOUNTS
August 2023 Month End

Program	Fund Account	31-Jul-2023	31-Aug-2023	31-Aug-2022
Jordan Tower I & Family Units	Unrestricted - CDs	\$ 42,925	42,925	42,711
	Unrestricted	\$ 275,875	287,489	147,128
	Restricted - Sec Dep	\$ 50,062	49,904	49,464
	Total	\$ 368,862	380,319	239,303
	Due to/from Redevelopment	4,005.99	415.45	0.00
Sec 8 Voucher	Unrestricted Cash	\$ 9,666	6,443	7,354
	FSS Escrow	\$ 22,572	11,500	11,144
	HAP Reserve Acct	\$ -2,001	793	-68
	Total	\$ 30,237	18,736	18,429
	Due to/from Redevelopment	5,752.22	7,162.58	5,997.95
Redevelopment	MURL Investments	\$ 114,762	115,775	106,505
	Transitional Housing	\$ 0	0	6,119
	Bluff View	\$ 66,293	65,143	52,893
	Twin Homes	\$ 14,100	14,400	10,769
	Hill Street	\$ 1,860	4,193	11,128
	Restricted - Sec Dep	\$ 12,047	12,140	11,810
	Restricted - CDG	\$ 36,000	36,000	36,000
	ILSP	\$ -4,645	-5,148	-665
	Unrestricted	\$ 604,355	583,098	348,547
	Total	\$ 844,772	825,601	577,606
Bridges	Unrestricted	8,680	11,356	11,222
	Front Funded HAP	\$ 0	0	0
	Total	\$ 8,680	11,356	11,222
	Due to/from Redevelopment	15,012.39	11,356.39	11,598.39
AHTF	Unrestricted AHTF	\$ 444,059	407,732	288,291
	Program Income	0	0	0
	Total	\$ 444,059	407,732	288,291
	Due to/from Redevelopment	0.00	0.00	0.00
Small Cities	Small Cities Program	\$ 307,886	313,820	331,959
	Program Income	0	0	0
	Total	\$ 307,886	313,820	331,959
	Due to/from Redevelopment	0.00	0.00	0.00
Jordan II Tower	Unrestricted	\$ 1,185,100	1,266,202	1,044,115
	Restricted - Sec Dep	\$ 39,059	40,932	38,965
	City Bond Debt Escrow	\$ 0	0	16,708
	Total	\$ 1,224,159	1,307,134	1,099,788
	Due to/from Redevelopment	-50,888.89	-149.50	16,147.15
Total Cash Reserves		3,230,653	3,264,698	2,566,597

Financial Institution	Funds	Funds	Funds
Associated Bank	2,583,113	2,605,701	2,050,699
Edward D Jones	107,008	107,008	106,257
First Minnesota	147,844	147,844	146,770
Merchant's Bank	392,688	404,145	262,871
	\$3,230,653	\$3,264,698	\$2,566,597

Housing Board Report

Month Ending September 2023

Waiting List Numbers

	Jordan Tower I	Jordan Tower II	Family Public Housing	Housing Choice Voucher
August 2023	137	45	30	220
September 2023	154	49	33	235

HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Rentals (13)
Move-outs	2	1	0	0
Move-ins	1	0	0	1
Lease Terminations or Evictions this month	0	1	0	0
Occupancy Rate	99%	99%	100%	91%

Voucher Programs

Housing Choice Voucher		Monthly HAP Received	\$82,602
Allocated Vouchers	169	Monthly HAP Paid	\$83,928
Funded Vouchers	128	HAP Reserves	\$98,257
Leased Vouchers	138	Per Unit Cost	\$608
Utilization Rate for Provided Funding	108%	Utilization Rate for Monthly Funding	102%
Move-ins	5	FSS Program	1 Signed Contracts
Move-outs	4	Shopping	3
		Processing Applications	18

Bridges Rental Assistance	GY 2023-2025	Total Grant Awarded	\$225,792
Vouchers Leased	8	Available Balance	\$207,270
Awarded Vouchers	12	Grant Months remaining	21
Utilization of Vouchers	67%	Grant Funds Utilization	8%
Move-ins	0	Shopping	0
Move-outs	0	Processing Applications	3

Program/Project Updates

- Jordan Tower I Electrical Project
 - We are now working on the electrical portion of the project. There will be multiple days with different length of power outages. Staff and contractors are still working on a schedule for these events. Notices will go out to all residents and staff once the schedule is confirmed.
- The Open House was scheduled for Tuesday, September 26, 2023. It went very well.
- HRA Annual Inspections
 - The required annual inspections are coming up in the beginning of October 2023.
- Project Community Connect (See Attached Flyer)
 - Friday, October 27, 2023
 - St. Joseph's Church
 - 11:00am to 1:30pm
- Jennifer was nominated to be Treasurer/Secretary and on the Executive Committee for Minnesota National Association of Housing and Redevelopment Officials (NAHRO) Board of Directors.
- Jennifer currently taking the last course required for Certification in Leadership in Affordable Housing.

Homeless & Supportive Housing Updates

- Goodhue County Resource Center
 - Location:
 - Lower Level of Christ Episcopal Church, 321 West Ave (use East Ave Door)
 - Contact:
 - 651-448-6246 or gcrw@gmail.com
 - Hours:
 - Monday 11:00 am - 4:00 pm
 - Tuesdays 3:00 pm – 7:00 pm
 - Thursday 11:00 am – 4:00 pm
 - Fridays 11:00 am – 4:00 pm
- Monthly meetings staff attend to review and update on local resources
 - Hands for Hope
 - Homeless Response Team
 - Continuum of Care



Project Community Connect

**Are you struggling to make ends meet?
Are you facing homelessness?
WE CAN HELP.**



Friday, October 27th



11:00am - 1:30pm



**Church of St. Joseph Holy
Family Hall
7th St. & N. Park St.
Red Wing**



VENDORS

- Local Subsidized Housing and Emergency Shelter Providers
- Healthcare resources, Flu Shot Clinic (FREE for most families)
- FREE new and used winter coats, socks, and winterwear
- Red Wing Area Food Shelf, WIC
- Legal and education information
- Free lunch and MORE!

Call (507) 421-1667 for more information



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October 10, 2023

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director
Corrine Stockwell, Finance Director

Re: Community Redevelopment Report

Small Cities Program Income Notes Receivable and Cash Reserves

Category	August 2023
Notes Receivable	\$1,777,407
Forgivable	\$957,901
Reserves	\$313,820

Small Cities Loan Servicing and Activities

No new pending applications at this time.

Affordable Housing Trust Fund Activities and Reserves

We are still waiting for the Hallstrom project to close.

One pending application for \$75K is waiting for the owner to return to the country so they can provide the additional information needed.

Sara Kern, the Director of Hope Coalition, will be making a presentation to you with a request for funding from the AHTF to assist in the funding and completion of a new domestic violence shelter facility. They hope to receive the bulk of the funding through a grant from the State but would still need to raise funds locally to complete the project.

August reserves for AHTF are \$407,732.

TIF (Housing) District No. 8

No change. Completion of the construction of the final phase of the development is getting closer. We will work with the developer to certify this last phase as they get closer to obtaining a certificate of occupancy and certify all their expenses on this last building.

Three Rivers Tax Credit Development MOU

The Advisory Planning Commission recommended the parcel be rezoned at their September 19th meeting. The matter now goes to the City Council for action at one of their October meetings. Rezoning the parcel will require 5 members of the Council to vote in favor of the action.

If the site is rezoned it could mean we are able to proceed to working on the TIF portion of the project. If it is not rezoned it would mean that we would need to find and get approval for another site in town



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that would score competitively in the MFHA process. The goal is to have all the necessary approvals in time for the 2024 funding round next year in July.

Housing & Redevelopment Related Update

There may be an opportunity for us to acquire another tax forfeited property in town and partner with Habitat to renovate the home for one of their applicant families.

Attachments:

None.