



## 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, June 11, 2024, 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 2024 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 or a member of the public acknowledges they would like to comment or have a discussion on any of these items at this meeting. To speak on one of these items, members of the public can fill out the sign-up sheet in the Council Chambers lobby before the meeting or raise their hands in person or virtually at this time. If no one has a concern or comment on any of the consent agenda items, the Council will approve them all at the same time. Approval of the Consent Agenda constitutes approval of the following Consent Agenda items:

- 6.A. Motion to Approve May 14, 2024, Minutes.
- 6.B. Motion to Approve Bills (Warrant #51498-51564, totaling \$175,065.63).
  - a. Public Housing: \$103,358.37
  - b. Housing Choice Voucher: \$5,001.82
  - c. Jordan Tower II: \$38,298.28
  - d. Redevelopment: \$23,007.16
  - e. Small Cities: \$
  - f. TIF: \$5,400.00
  - g. AHTF: \$0

**7. Communication Items**

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

The next HRA regular Board Meeting will be Tuesday, July 9, 2024, at 3:30 p.m. in the City Council Chambers.

**8. 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**  
**HRA Board Regular Meeting**  
**Tuesday, May 14, 2024 at 3:30 PM**

**Board Members Present:** Board Chair, Dana Borgschatz; Commissioners: Jason Jech, Abby Villaran, Sara Hoffman, and Kristi Reuter.

**Others Present:** Kurt Keena, Executive Director; Jennifer Cook, Housing Director; Corrine Stockwell, Finance Director, RyAnne Schutz, Finance Administrative Assistant, and Evan Brown, City Council Liaison.

**Absent:** Jackie Luikart, Glen Witham

**A. Call to Order**

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

**B. Pledge of Allegiance**

**C. Roll Call**

Roll Call was taken with all members present besides Witham and Luikart.

**D. Approval of Agenda**

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

**E. Public Comment**

There were no public comments.

**F. Consent Agenda (Roll Call Required\*)**

A. Motion to Approve March 2024 Meeting Minutes

B. Motion to Approve Bills (Checks #51437-51497, totaling \$253,043.95)

- a. Public Housing: \$71,258.01
- b. Housing Choice Voucher: \$3,619.65
- c. Jordan Tower II: \$78,980.26
- d. Redevelopment: \$36,103.78
- e. Small Cities: \$371
- f. TIF: \$211.25
- g. AHTF: 62,500

Roll call was taken and all board members were in favor.

**G. Motions and Other Business**

A. 2023 Annual Audit

Keena reported that we are audited every year and that Steve Salvesson from Smith and Schafer is here to present the audit and his comments.

Salvesson explained the process of the audit. A clean report with no modifications. He pointed out pages 4-9 which summarizes with comments. He went over details to the 2023 Audit with and reported there were no findings. Motion to accept the Audit by Jech with a second by Hoffman. Motion carried.

B. Motion for approval for Bid of Concrete Walkway and Drive/Parking Lot Project.

Keena reported we received money a while ago. Bids were higher than anticipated. He reported that our properties have received 40+ years from the current concrete and if we do it right we can get another 40 years. Cook discussed the properties and reports that we have had issues with inspections over the years. Footings and foundations are needed. Trees with big roots will be removed the end of April and stumps will be gone before the project begins. Cook explained Bid #1, Bid #2, alternate options and the budget. Keena explained that the trees removed were Ash and diseased. He also discussed the guard and handrails. Discussion was held about guardrails.

Motion for Option 2 by Reuter and seconded by Borgschatz. Motion carried.

C. Motion for approval of loans for RW Capital Investments LLC

Keena explained that we have two applications that are separate but related. Both properties are eligible for Small Cities and Affordable Housing Trust Fund funding. Keena presented the Chief Theatre remodel and \$25,000 Funding for Downtown with the half of the units remaining affordable. \$75,000 from AHTF with a 15 year term to be forgiven if in compliance. One unit has to be affordable for 15 years. In addition SC funds requested for repairs with half of the \$25,000 forgiven. Keena explained there's adequate resources. The second property is the old Boxruds on Main Street with the potential for 11 units and they are asking for help with 4 units meaning 2 would remain affordable housing. Keena explained in detail the applicant's history and relationship to Red Wing and what this does for Down Town Red Wing. Discussion was held about the AHTF terms and if there should be any modifications. Finance recommended bringing applications forward separately. Lengthy discussion was held about concerns. Brown explained that all properties have been absent for decades or more. Program is designed on that level and agree with Keena that it is now attracting people and that it's valuable. Discussion continued. Stockwell suggested a workshop to further discuss criteria for AHTF program. Motion for RW Capital Investments LLC (Chief Theatre) by Jech and seconded by Borgschatz. Motion failed with 3 Nays and 2 ayes.

D. Motion for approval of loans for RW1 Capital Investments LLC

Motion by Reuter and seconded by Borgschatz. Motion passed.

**H. Communication Items**

A. Executive Director Report

Keena reported that Federally the 2024 budget just passed and they are working on the 2025 budget and it looks stable. We've submitted an application for Congressionally Directed Spending and asked for \$900,000 for our shelter property. We continue to monitor at the State level for funding. Keena shared that there was an article in the Republican Eagle that we were featured in.

B. Finance Report

Stockwell explained changes in March including paying the Tax Levy and reported that we are now paying insurance quarterly. Staff open enrollment April 21 with changes to insurance effective June 1<sup>st</sup>. Two CD renewals. MN Nahro conference next week.

C. Housing Report

Cook reports that we did a purge for the waitlist applications. We were scheduled for NSPIRE inspection but HUD cancelled. 2024 Capital Funds we received \$302,385. Congressionally Directed Spending we received \$175,000 for Hill Street. We asked for \$900,000 for 2025 for Hope Coalition. Waiting on POHP for 2024 and we should know by the end of June. We just submitted HAI insurance request for 2024 funding for concrete work at Towers.

D. Community Development Report

Keena mentioned working with Goodhue County Habitat as they consider applying for to the State for a portion of the funding they need to put infrastructe under Hope Heights project. The HRA could end up being an applicant on behalf of the city for these funds if they proceed. WE also worked with them on CDS application. Hope Coalition also submitted application for their new shelter.

E. Resident Council Report

No report Luikart was absent.

F. Hope Coalition Report

Villaran reported that there's a meeting 05/16/2024.

G. City Council Liason Report

Brown reported that the City Engineer Jay Owens is leaving to work for the state.

G. Announcements

- a. The next HRA Board Meeting will be on June 11, 2024, at 3:30 p.m. in the City Council Chambers.
- b. Board Workshop in June suggested.

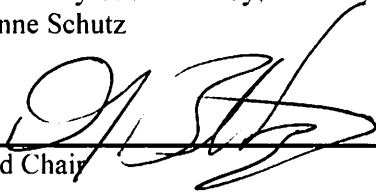
H. **Adjourn**

The meeting was adjourned at 5:31 p.m. by Board Chair Borgschatz.

Respectfully Submitted By,  
RyAnne Schutz

Board Chair

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**Red Wing Housing & Redevelopment Authority**  
**Checks Written Report**

May 1, 2024 - May 31, 2024

Payment Date	Payment Number	Payment Amount	Payee Name
5/3/2024	1399	\$50.00	DANA BORGSCHATZ
5/3/2024	1400	\$283.34	ESI HOSTED SERVICES
5/3/2024	1401	\$231.00	FILEVISION USA
5/3/2024	1402	\$193.10	HUEBSCH LAUNDRY CO
5/3/2024	1403	\$50.00	JASON JECH
5/3/2024	1404	\$55,195.00	KIRTLAND ELECTRIC
5/3/2024	1405	\$1,950.00	MKC INC
5/3/2024	1406	\$100.00	RENEE LAVIGNE
5/3/2024	1407	\$297.95	THEIPGUYS NET LLC ONENET GLOBAL
5/3/2024	1408	\$200.00	BARRY PREBLE
5/3/2024	1409	\$50.00	KRISTI REUTER
5/3/2024	1410	\$49.52	SHRED-IT USA LLC
5/3/2024	1411	\$50.00	ABBY VILLARAN
5/3/2024	1412	\$50.00	GLEN WITHAM
5/9/2024	1413	\$354.28	INNOVATIVE OFFICE SOLUTIONS LLC
5/9/2024	1414	\$2,457.25	KIRTLAND ELECTRIC
5/9/2024	1415	\$650.00	MKC INC
5/15/2024	1416	\$314.00	ADAMS PEST CONTROL
5/15/2024	1417	\$193.10	HUEBSCH LAUNDRY CO
5/15/2024	1418	\$470.00	MRI SOFTWARE LLC
5/15/2024	1419	\$1,202.76	NATIONAL BUSINESS FURNITURE
5/15/2024	1420	\$306.19	CORRINE STOCKWELL
5/28/2024	1421	\$455.00	ADAMS PEST CONTROL
5/28/2024	1422	\$139.26	JENNIFER COOK
5/28/2024	1423	\$193.10	HUEBSCH LAUNDRY CO
5/28/2024	1424	\$967.14	INNOVATIVE OFFICE SOLUTIONS LLC
5/28/2024	1425	\$390.90	KURT KEENA
5/28/2024	1426	\$512.50	MAIDS IN MINNESOTA
5/28/2024	1427	\$18,747.15	MINNESOTA HOUSING FINANCE AGENCY
5/28/2024	1428	\$297.95	THEIPGUYS NET LLC ONENET GLOBAL
5/28/2024	1429	\$49.52	SHRED-IT USA LLC
5/28/2024	1430	\$200.63	CORRINE STOCKWELL
5/3/2024	51498	\$250.00	AMERICAN ASSOC OF SERVICE COORDINATORS
5/3/2024	51499	\$101.00	CITY OF RED WING OTHER UTILITIES
5/3/2024	51500	\$0.00	Void / CITY OF RED WING WATER & SEWER
5/3/2024	51501	\$0.00	Void / CITY OF RED WING WATER & SEWER
5/3/2024	51502	\$12,901.78	CITY OF RED WING WATER & SEWER
5/3/2024	51503	\$578.84	CULLIGAN WATER CONDITIONING
5/3/2024	51504	\$2,631.64	FINN DANIELS ARCHITECTS
5/3/2024	51505	\$200.00	CANDIS FLECK
5/3/2024	51506	\$645.00	P HANSON MARKETING INC
5/3/2024	51507	\$50.00	SARA HOFFMAN

5/3/2024	51508	\$107.38	ERICK JOHNSON
5/3/2024	51509	\$650.00	JACKIE LUIKART
5/3/2024	51510	\$50.00	JACKIE LUIKART
5/3/2024	51511	\$200.00	DEBORAH MARSON
5/3/2024	51512	\$938.68	MENARDS RED WING
5/3/2024	51513	\$1,010.00	OROURKE MEDIA GROUP
5/3/2024	51514	\$351.42	MAIL FINANCE
5/3/2024	51515	\$29.00	Jasmin Lane
5/3/2024	51516	\$208.38	RUNNINGS FARM & FLEET
5/3/2024	51517	\$8,400.00	SMITH SCHAFFER & ASSOCIATES
5/3/2024	51518	\$1,338.52	STORTZ SATELLITE
5/3/2024	51519	\$123.75	VICKIS FOOT AND NAIL CARE PLLC
5/3/2024	51520	\$200.00	LESLIE WILBURN
5/9/2024	51521	\$5,400.00	BAKER TILLY MUNICIPAL ADVISORS LLC
5/9/2024	51522	\$10,850.00	BLITZ TREE SERVICE
5/9/2024	51523	\$135.00	CITY OF RED WING OTHER UTILITIES
5/9/2024	51524	\$50.00	PATRICK GARZA
5/9/2024	51525	\$3,021.00	HAWKINS ASH CPAS LLP
5/9/2024	51526	\$391.90	HIAWATHA BROADBAND
5/9/2024	51527	\$378.37	HD SUPPLY FACILITIES MAINTENANCE
5/9/2024	51528	\$304.45	MENARDS RED WING
5/9/2024	51529	\$1,150.00	PLUNKETTS PEST CONTROL INC
5/9/2024	51530	\$500.00	QUADIENT FINANCE USA INC
5/9/2024	51531	\$313.49	LEONA FENSKE
5/9/2024	51532	\$90.12	DEBORAH RICHMOND
5/9/2024	51533	\$200.00	Ramona Horn
5/9/2024	51534	\$316.93	TARA FLOEN
5/9/2024	51535	\$1,306.88	SCHUMACHER ELEVATOR COMPANY
5/9/2024	51536	\$44.01	THE SHERWIN WILLIAMS CO
5/9/2024	51537	\$810.00	STARTECH COMPUTING INC
5/9/2024	51538	\$15.00	APRIL STRICKLAND
5/9/2024	51539	\$565.31	XCEL ENERGY
5/15/2024	51540	\$304.08	ACE HARDWARE
5/15/2024	51541	\$450.00	CSC SERVICEWORKS INC
5/15/2024	51542	\$1,457.07	CUSTOM ALARM
5/15/2024	51543	\$30.00	PLUNKETTS PEST CONTROL INC
5/15/2024	51544	\$421.00	RED WING PLUMBING & HEATING
5/15/2024	51545	\$1,780.29	STORTZ SATELLITE
5/15/2024	51546	\$3,309.83	VISA
5/15/2024	51547	\$47.93	XCEL ENERGY
5/22/2024	51548	\$19.32	THE ESTATE OF MARGARITA SUAREZ
5/22/2024	51549	\$535.15	THE ESTATE OF CHARLES BLEYTHING
5/28/2024	51550	\$1,709.94	CITY OF RED WING OTHER UTILITIES
5/28/2024	51551	\$326.10	CULLIGAN WATER CONDITIONING
5/28/2024	51552	\$1,820.95	DIRECT TV
5/28/2024	51553	\$150.00	STEVEN GREGORY
5/28/2024	51554	\$425.00	P HANSON MARKETING INC

5/28/2024	51555	\$80.73	ERICK JOHNSON
5/28/2024	51556	\$2,388.09	STEVE JUNGE INSTALLATIONS INC
5/28/2024	51557	\$1,046.73	MARCO TECHNOLOGIES LLC
5/28/2024	51558	\$413.12	MENARDS RED WING
5/28/2024	51559	\$150.00	NATHAN MEWES
5/28/2024	51560	\$3,103.27	MUTUAL OF OMAHA
5/28/2024	51561	\$133.85	Tom Parker Electric, Inc.
5/28/2024	51562	\$1,140.00	RED WING PLUMBING & HEATING
5/28/2024	51563	\$1,383.37	THE SHERWIN WILLIAMS CO
5/28/2024	51564	\$8,981.32	XCEL ENERGY

**\$175,065.63**





## RED WING HOUSING & REDEVELOPMENT AUTHORITY

428 WEST FIFTH STREET, RED WING, MN 55066

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June 11, 2024

To: Red Wing HRA Board of Commissioners

From: Kurt Keena, Executive Director

Re: Executive Director's Report

### **Federal, State & Local Funding**

Nothing new to report on the Federal level for 2025 funding.

We continue to monitor opportunities at the State level for additional funding for our properties and will be applying as soon as they are announced. Two that we know we will be applying for are the Housing Trust Fund match and the Naturally Occurring Affordable Housing (NOAH) for our Bluff View property.

### **State Legislative Session**

I have included a recap of the legislative session provided by MN NAHRO. The most significant piece of legislation extends some further protections to renters. We will incorporate applicable provisions into our processes and procedures.

### **Statewide Affordable Housing Aid (SAHA)**

I will be participating in a Council meeting, possibly in July, as the City Council discusses what they wish to do with the SAHA funds they receive from the State. The funds must be used on affordable housing projects and must be expended within 4 year of receipt. One option may be to place it in the AHTF if certain conditions are met.

### **Staffing**

We have an opening in our Social Service area due to the resignation of one of our staff. We are currently working to advertise and fill the position.



**DATE:** May 22, 2024  
**TO:** Minnesota NAHRO Membership  
**FROM:** Melissa Taphorn and Dara Less, Legislative Co-Chairs  
**RE:** State Legislative Report

This memorandum provides an update on the activities and outcomes of efforts made by Minnesota NAHRO during the 2024 state legislative session. The Legislative Committee meets weekly on Friday mornings via Zoom, if you want to join us!

Thank you to Sam Richie, Minnesota NAHRO's lobbyist for his work in getting our bills introduced and our needs communicated at the Capitol!

### 2024 State Legislative Session Summary

There are three key bills that contain housing provisions. Those bills and their status as of May 22 are below.

#### **SF 3492 – Landlord Tenant Provisions**

**STATUS:** The Senate and House approved this bill. Governor is expected to sign.

The bill directly impacts all HRAs which own rental property. It makes several changes to laws governing landlords and tenants. It includes changes to residential lease agreements, the eviction process, and the rights and responsibilities of both landlords and tenants. Other than identified below, provisions become effective beginning on January 1, 2025.

- It places more burdens on landlords when a tenant abandons a lease; the landlord must attempt to rent the dwelling at market value. Failure to do so results in immediate termination of the rental agreement, absolving the tenant of rent liability.
- It establishes a right for tenants to organize; landlords are prohibited from retaliating against tenants for joining tenant associations. Tenants will be entitled to form tenant associations to address issues relating to their living environment, and landlords will be prohibited from preventing such activities. Landlords are subject to fees up to \$1,000 per occurrence of retaliation.
- It outlines detailed procedures for instances when a landlord can't deliver occupancy due to new construction delays and provides tenants with remedies when construction delays prevent the tenant from occupying the unit.
- It clarifies the rights of tenants who are victims of domestic abuse, sexual abuse, or harassment; a tenant can terminate a lease without penalty if they fear imminent violence, it prohibits eviction of tenants because they have been victims of domestic abuse, sexual conduct criminal offenses, sexual extortion, or harassment (*eff. 30 days from enactment*), and regulates the treatment of information about a tenant who is a victim of violence including a \$2,000 fine for violation (*eff. 8/1/2024*).



- It clarifies the rights of tenants who seek assistance in response to a mental health or health crisis; landlords cannot limit emergency response calls and prohibits evictions where local ordinance would require eviction after a specified number of emergency response calls in response to mental health or health crises.
- It gives tenants subject to or having gone through an eviction more rights; provides for additional eligibility for expungement (*eff. 30 days from enactment*).
- It details rights to tenants who do not have a social security number but an individual taxpayer identification number (ITIN) instead; prohibits landlords from denying an application based on this or if their credit report is insufficient because it is attached to an ITIN.
- It prohibits landlords from denying tenancy based on pending and expunged eviction cases; requires tenant reporting companies to check court records 24 hours within the report which can incur \$1,000 fines if in violation.
- It restricts landlords' ability to fees; includes late fees to rent assistance participants can only be applied to the tenant portion, and requires disclosure language of pet deposits and fees,
- It clarifies the effective date when a tenant terminates a lease and their responsibilities to vacate the premises and the termination of their rights of possession to the premises (*eff. 30 days from enactment*).
- It deletes and replaces statutory language on how and when summons and complaints must be served.
- It defines public housing in the right to counsel law as Section 9 of the US Housing Act and former Section 9 units repositioned through RAD.

Minnesota NAHRO introduced the right to counsel clarification bill, not including the RAD units, that was included in the final Senate bill. Minnesota NAHRO advocated and supported a source of income protection bill, also referred to as the Housing Stability Act which was supported in the House and in fact passed as a stand alone bill. It was also included in the House bill going into conference committee but was not included in the final agreed upon bill.

Minnesota NAHRO also introduced a bill for consistency in and reduction to the time required to hold abandoned personal property when tenants abandon and vacate an apartment. The bill was introduced in both bodies, but the House author received early opposition and this ultimately did not move forward.

Minnesota NAHRO opposed and provided written testimony in the housing committees on the denial based on pending cases, damages for ouster, and limitations on claim preclusion. The latter two items were deleted prior to conference committee. The prohibition of denying an applicant based on pending eviction cases is included in the final bill.



## HF 5242 – Transportation, Labor, and Housing Omnibus Bill

STATUS: The House and Senate approved this bill. The Governor is expected to sign.

The bill has some direct impact on HRAs. It includes both housing policy and supplemental budget provisions.

- It reappropriates \$18 million from fiscal year 2024 and spend \$28 million in fiscal year 2025, meeting the net housing budget target of \$10 million. Appropriations include:
  - \$30 million to community stabilization initiatives
  - \$8.68 million to Minnesota Housing: \$8.11 million for the Family Homeless Prevention and Assistance Program, \$471,000 to expedited rental assistance, and \$150,000 for the Wilder Foundation for the Minnesota homeless study
  - \$545,000 for the Supreme Court to expunge tenant eviction court cases
  - \$400,000 for long-term sustainability of affordable housing task force facilitation
  - \$225,000 for a feasibility of single-egress stairway apartment buildings report
- It expands energy conservation measures in Minnesota Housing loan programs to name decarbonization and climate resiliency.
- It streamlines the income eligibility requirements for Minnesota Housing programs to all pull from the same data source of the LIHTC program and that participants in income-based state and federal assistance programs have presumed income eligibility.
- It raises Minnesota Housing's bond fund debt ceiling to \$9 million. It authorizes up to \$50 million of additional housing infrastructure bonds.
- It expands eligibility for the Workforce Housing Development Program by eliminating population requirements.
- It modifies the Greater Minnesota Housing Infrastructure Grant program to include grants to counties and manufactured home developments and increases the maximum grant award.
- It amends the state Housing Tax Credit Contribution Fund by eliminating the set-aside percentages and clarifications to disqualified investors.
- It amends the Statewide and Local Affordable Housing Aid (SAHA & LAHA) programs. to include 3 more qualifying projects: support to financially distressed residential properties; supportive housing operations, services, and staff; and emergency shelter operations and services. It requires recipients to prioritize projects with lower income ranges. It provides for a "maintenance of effort" meaning that a city or county receiving funds cannot use the SAHA/LAHA as a replacement for existing local housing resources (i.e. HRA levy) and penalties for non-compliance effective for funds paid in 2024.



- It creates a new Housing Affordability Preservation Investment grant program to support recapitalization of distressed properties.
- It requires a number of studies and reports. It requires Minnesota Housing to expedite and report on FHPAP rental assistance.
- The labor portion of this bill includes applicability of prevailing wages to LIHTC funded developments.

Minnesota NAHRO provided written and verbal testimony during committee meetings and to the conference committee on two significant provisions that did not make it into the final bill. The source of income protections were also included in this bill up until the final conference committee approval of the housing section. Ultimately, the authors pulled the language because they did not have enough votes in the Senate which would have resulted in the whole bill being voted down and sent back to the conference committee.

Minnesota NAHRO spent a significant amount of time with legislators and staff moving the needle in regard to POHP funding and repositioning with a change in ownership. Rep. Fue Lee and Rep. Michael Howard along with Sen. Sandy Pappas and Sen. Lindsay Port introduced bills giving housing agencies the ability to create public corporations for the purpose of repositioning their public housing and being eligible for general obligation (GO) bonds was also included up until the final conference committee agreement. Members of Minnesota NAHRO testified in support of these bills and worked with the legislators to refine the language. We also met repeatedly with MMB and Minnesota Housing leadership; however, no agreement could be found. This was pulled during final negotiations with pressure from DFL leadership, who work closer with MMB. Conversations with MMB and Minnesota Housing will continue.

Minnesota NAHRO also introduced a bill empowering HRAs to create local housing trust funds. The bill was introduced in the Senate but not in the House and did not move forward. Minnesota NAHRO also advocated for an increase to the HRA levy rate; however, it was clear early on it would not be supported by the Senate tax committee chair and was never introduced.

### **SF 5251 – Bonding Bill**

STATUS: No bonds and no cash appropriations for capital projects were approved.

Minnesota NAHRO advocated for \$100 million in POHP funding with members testifying in support. The final conference committee reports included \$10 million for the Publicly Owned Housing Program (POHP) and \$4.5 million for Greater Minnesota Housing Infrastructure Grants. No cash appropriations for housing were included. Bonding requires a 2/3 majority vote and there was not enough support to pass the bonding bill. A cash bill was approved by the House in the final minutes of the session. The Senate was voting on the bill when the clock struck midnight, ending the session before the bill could be approved.



**RED WING HOUSING & REDEVELOPMENT AUTHORITY**

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WWW.REDWINGHRA.ORG

June 11, 2024

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

From: Corrine Stockwell, Finance Director

Re: Finance Report

**Reserves Adjusted**

Program	March 2024	April 2024
Public Housing	\$330,175	\$418,682
Housing Choice Vouchers (FSS and restricted included)	\$12,192	\$9,066
Redevelopment	\$814,201	\$777,986
AHTF	\$478,240	\$416,272
Bridges	\$0	\$0
Small Cities Program	\$359,984	\$362,797
Jordan Tower II	\$1,205,005	\$1,194,573
<b>Total</b>	<b>\$3,199,797</b>	<b>\$3,179,377</b>

**Operating Budget Update**

Category	YTD (April)	Budgeted	Variance
Revenues	\$1,396,508	\$1,789,066	-22%
Expenses	\$1,276,232	\$1,684,899	-24%
<b>Net Income</b>	<b>\$120,276</b>		

**Notes to Financial Statements**

- Public Housing has an increase because of drawdown of shortfall funding of \$60,416 and Revenue Recapture funds of \$7,232.
- Property Tax/PILOT- paid in April-will reduce balances for PH, Jordan Tower II, and RD
  - JI - \$46,412.79
  - JII - \$39,853.38
  - BV - \$9,637.76
  - RD - \$1,998

**Other Business**

- Office Closed June 19 for Juneteenth holiday
- Will have demo's with software providers to compare pricing and services to ensure we are receiving all services we need by fewer providers
- Currently working on beginning stages of 2025 Preliminary Budget. This will be presented in August to the Board

**Committee Reports**

No Finance Committee meeting in June

**RED WING HRA RESERVE ACCOUNTS**  
**April 30, 2024 Month End**

Program	Fund Account	31-Mar-2024	30-Apr-2024	30-Apr-2023
<b>Jordan Tower I &amp; Family Units</b>	Unrestricted - CDs	\$ 44,573	44,573	42,925
	Unrestricted	\$ 302,401	323,885	211,931
	Restricted - Sec Dep	\$ 49,831	51,132	48,902
	<b>Total</b>	<b>\$ 396,805</b>	<b>419,590</b>	<b>303,758</b>
	Due to/from Redevelopment	66,629.92	907.85	996.04
<b>Sec 8 Voucher</b>	Unrestricted Cash	\$ 14,368	13,462	5,024
	FSS Escrow	\$ 0	0	19,157
	HAP Reserve Acct	\$ 11,280	8,139	10,945
	<b>Total</b>	<b>\$ 25,648</b>	<b>21,601</b>	<b>35,125</b>
	Due to/from Redevelopment	13,455.76	12,534.86	5,773.42
<b>Redevelopment</b>	MURL Investments	\$ 116,680	117,067	111,705
	Transitional Housing	\$ 0	0	0
	Bluff View	\$ 74,943	76,343	64,093
	Twin Homes	\$ 13,984	12,368	13,169
	Hill Street	\$ 12,268	13,048	1,572
	Restricted - Sec Dep	\$ 14,062	14,062	12,800
	Restricted - CDG	\$ 36,000	36,000	36,000
	ILSP	\$ -1,154	-1,154	-2,785
	Unrestricted	\$ 456,544	485,446	338,420
	<b>Total</b>	<b>\$ 723,327</b>	<b>753,179</b>	<b>574,973</b>
<b>Bridges</b>	Unrestricted	10,568	11,144	13,562
	Front Funded HAP	\$ 0	0	0
	<b>Total</b>	<b>\$ 10,568</b>	<b>11,144</b>	<b>13,562</b>
	Due to/from Redevelopment	10,568.39	11,144.39	13,562.39
<b>AHTF</b>	Unrestricted AHTF	\$ 478,240	416,272	334,685
	Program Income	0	0	0
	<b>Total</b>	<b>\$ 478,240</b>	<b>416,272</b>	<b>334,685</b>
	Due to/from Redevelopment	0.00	0.00	0.00
<b>Small Cities</b>	Small Cities Program	\$ 359,984	362,797	334,558
	Program Income	0	0	0
	<b>Total</b>	<b>\$ 359,984</b>	<b>362,797</b>	<b>334,558</b>
	Due to/from Redevelopment	0.00	0.00	0.00
<b>Jordan II Tower</b>	Unrestricted	\$ 1,164,798	1,155,055	1,170,716
	Restricted - Sec Dep	\$ 40,427	39,738	37,983
	City Bond Debt Escrow	\$ 0	0	0
	<b>Total</b>	<b>\$ 1,205,225</b>	<b>1,194,793</b>	<b>1,208,699</b>
	Due to/from Redevelopment	219.53	219.53	-51,573.26
<b>Total Cash Reserves</b>		<b>3,199,797</b>	<b>3,179,377</b>	<b>2,805,360</b>

Financial Institution	Funds	Funds	Funds
Associated Bank	2,518,760	2,475,555	2,232,989
Edward D Jones	107,813	107,813	106,738
First Minnesota	151,997	151,997	147,844
Merchant's Bank	421,227	444,012	327,789
	<b>\$3,199,797</b>	<b>\$3,179,377</b>	<b>\$2,815,360</b>





# Housing Board Report

Month Ending May 2024

## Waiting List Numbers

	Jordan Tower I	Jordan Tower II	Family Public Housing	Housing Choice Voucher
April 2024	132	40	44	237
May 2024	136	60	45	266

## HRA Owned Properties

	Jordan Tower I	Jordan Tower II	Family Public Housing Units	Market Rate Rentals (13)
Move-outs	3	0	0	0
Move-ins	2	1	0	0
Lease Terminations or Evictions this month	0	0	0	0
Occupancy Rate	96%	100%	100%	100%

## Voucher Programs

<b>Housing Choice Voucher</b>		Monthly HAP Received	\$89,439
Allocated Vouchers	169	Monthly HAP Paid	\$101,093
Funded Vouchers	142	HAP Reserves	\$34,485
Leased Vouchers	143	Per Unit Cost	\$634
Utilization Rate for Vouchers	101%	Utilization Rate for Monthly Funding	113%
Move-ins	1	Shopping (includes PO)	29
Move-outs	3	Processing Applications	0

<b>Bridges Rental Assistance</b>	GY 2023-2025	Total Grant Awarded	\$225,792
Vouchers Leased	10	Available Balance	\$152,589
Awarded Vouchers	12	Grant Months remaining	13
Utilization of Vouchers	83%	Grant Funds Utilization	32%
Move-ins	1	Shopping	5
Move-outs	0	Processing Applications	4

## **Program/Project Updates**

- Jordan Tower I Electrical Project
  - All of the physical work on final inspections have been completed. Staff is now working on the final reports and paperwork.
- Family Units Concrete Project
  - Staff, architect and contractors had a preconstruction meeting on June 5, 2024 to go over the project details. The construction is projected to start in August 2024.

## **Homeless & Supportive Housing Updates**

- Hope & Harbor Shelter
  - <http://www.rwhopeandharbor.com/>
  - 651-764-4294
- Monthly meetings staff attend to review and update on local resources
  - Homeless Response Team
  - Continuum of Care



**RED WING HOUSING & REDEVELOPMENT AUTHORITY**

**428 WEST FIFTH STREET, RED WING, MN 55066**

TELEPHONE (651) 388-7571

FAX (651) 385-0551

TDD/TTY 711

WWW.REDWINGHRA.ORG

June 11, 2024

**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	April 2024
Notes Receivable	\$1,525,455
Forgivable	\$747,936
Reserves	\$359,984

**Small Cities Loan Servicing and Activities**

We have two potential applications pending at this time.

**Affordable Housing Trust Fund Activities and Reserves**

No pending applications at this time.

April reserves for AHTF are \$478,240.

**TIF (Housing) District No. 8**

No change. The certification process for the last phase continues slowly. We hope to have that wrapped up in the next couple of months and then transition to ongoing monitoring of the district.

**Housing & Redevelopment Related Update**

We continue to work with City staff on identifying a potential site for future multi-family tax credit development. The challenge is finding appropriately zoned parcels of sufficient size.

The City will be an applicant for some State funds on behalf of Goodhue County Habitat for Humanity to assist with the cost of needed infrastructure work on their Hope Heights development.