



HOUSING & REDEVELOPMENT AUTHORITY AGENDA

PUBLIC MEETING ROOM

MONDAY, AUGUST 12, 2024

6:00 PM

1. Call to Order
2. Approval of the Minutes
3. List of Claims to be Released
4. Program Reports
 - A. Healthy Communities Initiative Update
5. Property Reports
6. Public Hearings
7. Items for Discussion
 - A. Resolution 2024-10 Authorize the Payment of Certain HRA-Related Claims if the HRA Cannot Review and Approve Payment of the Claims Before They Are Due
 - B. Resolution 2024-15 Approve Financial Assistance to Habitat for Humanity to Help Offset Affordable Housing Development Costs
 - C. Resolution 2024-12 Approve Public Housing Closeout and ACC Termination
 - D. Resolution 2024-13 Approve Establishing Reserve for Replacement Bank Accounts for the HRA's Housing
 - E. Resolution 2024-14 Approve Preliminary FY2025 HRA Budget
8. Adjournment



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

PUBLIC MEETING ROOM

MONDAY, JULY 8, 2024

6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Housing and Redevelopment Authority was called to order by Chair Ahlers at 6:02 pm. Commissioners: Mandy Barnes, Sara Caron, Eric Delgado, and Chair Loni Ahlers were in attendance. Also in attendance were Director of Community and Economic Development, David Wanberg, Administrative Assistant II, Kari Casper, and City Administrator Jessica Kinser. Special guests this evening were Jamie Radtke and Rick Karow with Cornerstone Management and Jennifer Denmark.

A motion by Eric Delgado, seconded by Mandy Barnes to approve the agenda as presented. The motion passed unanimously.

2. Approval of the Minutes of June 10, 2024

Motion by Mandy Barnes, seconded by Eric Delgado to Approve. Motion Passed.

3. List of Claims to be Released

Jamie Radtke and Rick Karow were on Zoom to answer any questions. Wanberg began by stating that Cornerstone should be sending a list of all the claims to be paid and a check will be cut following approval by the HRA. In the beginning, Wanberg stated that for anything over \$1,000, accounting would need to be able to show the invoice on what was being paid. Anything over \$1,000 needs details. Casper mentioned that there are exceptions. For example, past due bills and bills that need to be paid timely have been approved by Wanberg for immediate payment. Cornerstone still needs to list the payment on the list of claims to be paid. Kinser stated that a resolution or something would need to be signed to approve those payables that need to be paid prior to HRA approval. Casper will check on the previous meetings' minutes for Radtke. A motion was made by Sara Caron, seconded by Eric Delgado to approve the list of claims to be paid as presented. The motion passed unanimously.

4. Program Reports

A. Healthy Communities Initiative Update

David Wanberg presented Jansen Gonzalez's report that Growing Up Healthy worked on 2 furnace/hvac systems, and 1 ductwork project. He will have a heat tape presentation at Cannon River Mobile Home Park on July 19th. There was no further discussion on this and a motion was made by Mandy Barnes, seconded by Sara Caron to receive and file the report as presented. The motion passed unanimously.

5. Property Reports

A. Robinwood Manor

Casper mentioned that in terms of work orders, she has been asking since day one whether work orders were being billed back to the tenant if there was negligence on the part of the tenant. She reports not having received any to date showing this. Karow will talk to Johnson about this. Radtke had many questions about the process. Casper added that NSPIRE inspection was done on May 29th and there were deficiencies that needed to be done within 30 days of the inspection that have not yet been completed.

Karow will look into that as well. Motion by Sara Caron, seconded by Mandy Barnes to receive and file the reports as presented. The motion passed unanimously.

B. Public Housing

Chair Ahler's stated that the HRA has asked for some things in the past and Cornerstone has not provided to date.

Motion by Eric Delgado, seconded by Mandy Barnes to receive and file the reports as presented. The motion passed unanimously.

6. Public Hearings - None

7. Items for Discussion

A. Discussion with Cornerstone Staff regarding Financial Reports

After much discussion, it was learned that there are several items that City Staff has requested of Cornerstone that have not been produced to date. There is an audit that has taken place in which Cornerstone has not been able to reconcile

B. Resolution 2024-10 Approve a Loan Agreement between the Housing and Redevelopment Authority of Faribault and Ellison Investment Group, LLC

After much discussion, the agreement will be to have the apartments remodeled as they become vacant. They will be awarded \$100,000 which amounts to \$20,000 for each of the five units. Paperwork will be signed as they work on the unit. A motion was made by Sara Caron, seconded by Mandy Barnes to Approve Resolution 2024-10 Approve a Loan Agreement between the Housing and Redevelopment Authority of Faribault and Ellison Investment Group, LLC as presented. The motion passed unanimously.

C. Review Draft Job Description for HRA Executive Director

Both Wanberg and Kinser presented this job description for review. After some discussion, a motion was made by Mandy Barnes, seconded by Sara Caron, to approve the job description as presented. The motion passed unanimously.

D. Resolution 2024-09 Establish the HRA Preliminary Tax Levy for Fiscal Year 2025

Wanberg presented that this is the preliminary request for the maximum tax levy for which the HRA has been awarded the maximum for several years in a row now. There will be more budget discussions at the next meeting in August. A motion was made by Sara Caron, seconded by Eric Delgado to receive and file as presented. The motion passed unanimously.

E. Resolution 2024-11 Designate Authorized Signatories for All Housing and Redevelopment Authority of Faribault, Minnesota Accounts

Wanberg stated that new signatories need to be assigned to these accounts, adding Jessica Kinser and the Mayor. A motion was made by Eric Delgado, seconded by Mandy Barnes to Approve Resolution 2024-11 Designate Authorized Signatories for All Housing and Redevelopment Authority of Faribault Minnesota Accounts as presented.

The motion passed unanimously.

8. Adjournment

Motion by Sara Caron, seconded by Eric Delgado to adjourn the meeting at 8:23 p.m.
Motion Passed.

By: _____
Kari Casper, Recording Secretary



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Director of Community and Economic Development
THROUGH:
MEETING DATE: August 12, 2024
SUBJECT: List of Claims to be Released

BACKGROUND:

Review the attached list of claims. City staff will be available to answer any questions regarding the claims.

REQUESTED ACTION:

Approve the list of claims to be released.

ATTACHMENTS:

1. 07.02.2024 - 08.07.2024 HRA Check Comparison Summary Report_Redacted
2. 07.02.2024 - 08.07.2024 Robinwood Check Comparison Summary Report

Payables Aging Report

Period: -07/2024

As of: 07/02/2024

Payee Name	Invoice Notes	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities		Public Housing	6/30/2024	6/30/2024	6212 Repairs & Mainten	PublicHRA8	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities							4,000.00	4,000.00	0.00	0.00	0.00	
City of Faribault		Public Housing	5/23/2024	5/23/2024	1330 Prepaid Expenses	0092821	1,107.84	0.00	1,107.84	0.00	0.00	Jan 2024 - April
City of Faribault							1,107.84	0.00	1,107.84	0.00	0.00	
Environmental Pest Management		Public Housing	6/10/2024	7/10/2024	6227 Pest Control	63097	89.00	89.00	0.00	0.00	0.00	
Environmental Pest Management		Public Housing	6/13/2024	6/13/2024	6227 Pest Control	63209	232.00	232.00	0.00	0.00	0.00	
							321.00	321.00	0.00	0.00	0.00	
HD Supply Facilities Maintenance, Ltd.		Public Housing	5/16/2023	5/16/2023	6216 Supplies - Mainten	1803421206	-56.88	0.00	0.00	0.00	-56.88	
HD Supply Facilities Maintenance, Ltd.		Public Housing	6/16/2023	6/16/2023	6216 Supplies - Mainten	1409366582	-312.53	0.00	0.00	0.00	-312.53	
							-369.41	0.00	0.00	0.00	-369.41	
		Public Housing	6/5/2024	6/5/2024	2250 Tenant Deposits	06/05/2024	634.00	634.00	0.00	0.00	0.00	
							634.00	634.00	0.00	0.00	0.00	
Property Pros of Faribault, LLC		Public Housing	6/3/2024	6/3/2024	6225 Grounds/Lawn Cai	7510	757.42	757.42	0.00	0.00	0.00	
Property Pros of Faribault, LLC		Public Housing	6/3/2024	6/3/2024	6225 Grounds/Lawn Cai	7511	3,792.00	3,792.00	0.00	0.00	0.00	
							4,549.42	4,549.42	0.00	0.00	0.00	
Virg's Appliance		Public Housing	6/11/2024	6/11/2024	1850 Machinery, Equip	19317	1,034.00	1,034.00	0.00	0.00	0.00	
Virg's Appliance							1,034.00	1,034.00	0.00	0.00	0.00	
Xcel Energy		Public Housing	4/8/2024	5/3/2024	6410 Electricity	872318196	117.39	0.00	0.00	117.39	0.00	
		Public Housing	4/8/2024	5/3/2024	6420 Gas	872318196	44.48	0.00	0.00	44.48	0.00	
		Public Housing	4/8/2024	5/3/2024	6511 Late Fees	872318196	2.10	0.00	0.00	2.10	0.00	
Xcel Energy							163.97	0.00	0.00	163.97	0.00	
Yardi Systems, Inc.		Public Housing	6/15/2024	6/15/2024	6853 Computer	4504766	294.00	294.00	0.00	0.00	0.00	
Yardi Systems, Inc.							294.00	294.00	0.00	0.00	0.00	
Grand Total							11,734.82	10,832.42	1,107.84	163.97	-369.41	

Summary Check Register

Period = 07/2024-08/2024

Date = 07/02/2024 - 08/07/2024

Period	Date	Person	Property	Amount	Payment#	Notes
07/2024	7/2/2024	FLOM Dispos:	HRA	612.12	263	06/05/2024
07/2024	7/9/2024	Advanced Faci	HRA	4,000.00	264	
07/2024	7/9/2024	City of Faribau	HRA	1,107.84	265	
07/2024	7/9/2024	Environmental	HRA	321.00	266	
07/2024	7/9/2024		HRA	634.00	267	
07/2024	7/9/2024	Property Pros of	HRA	4,549.42	268	
07/2024	7/9/2024	Virg's Appliance	HRA	1,034.00	269	
07/2024	7/9/2024	Yardi Systems,	HRA	294.00	270	
07/2024	7/9/2024	Fadmo Hassa	HRA	217.00	271	
07/2024	7/16/2024	Xcel Energy	HRA	46.08	1	One time ach
07/2024	7/16/2024	Xcel Energy	HRA	43.74	1	One time ach
07/2024	7/17/2024	Xcel Energy	HRA	4.71	1	One time ach
07/2024	7/17/2024	Xcel Energy	HRA	28.19	1	One time ach
08/2024	8/1/2024	Cornerstone M	HRA	5,500.00	272	
Total				18,392.10		

Check Run Comparison

07/02/2024 Check Authorization Total \$11,940.26

Checks Authorized From Aging Report \$11,940.26

Check Authorized not from Aging \$951.84

Cornerstone Management Fees \$5,500.00

Total \$18,392.10

Payables Aging Report
Period: -07/2024
As of: 07/02/2024

Payee Name	Invoice Notes	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Advanced Facilities		Robinwood	6/30/2024	6/30/2024	6212 Repairs & Maintenance	Robinwood8	4,000.00	4,000.00	0.00	0.00	0.00	
Advanced Facilities							4,000.00	4,000.00	0.00	0.00	0.00	
All Pro Cleaners, LLC.		Robinwood	6/1/2024	6/11/2024	6211 Contracted Labor - Mai	21532	1,317.48	0.00	1,317.48	0.00	0.00	
All Pro Cleaners, LLC.							1,317.48	0.00	1,317.48	0.00	0.00	
Cintas Corp		Robinwood	6/27/2024	6/27/2024	7246 Housekeeping Supplies	4197177217	19.74	19.74	0.00	0.00	0.00	
Cintas Corp							19.74	19.74	0.00	0.00	0.00	
Cintas Corp		Robinwood	6/13/2024	6/13/2024	7246 Housekeeping Supplies	4195803587	75.57	75.57	0.00	0.00	0.00	
Cintas Corp							75.57	75.57	0.00	0.00	0.00	
City of Faribault		Robinwood	5/23/2024	6/23/2024	6820 Management Fees	0092819	4,107.48	0.00	4,107.48	0.00	0.00	
City of Faribault		Robinwood	6/10/2024	7/5/2024	6430 Water and Sewer	014197-000 06/10/2024	635.44	635.44	0.00	0.00	0.00	
City of Faribault							4,742.92	635.44	4,107.48	0.00	0.00	
Culligan of Faribault		Robinwood	5/31/2024	6/20/2024	6214 Routine Maintenance -	119X01069900	101.20	0.00	101.20	0.00	0.00	
Culligan of Faribault							101.20	0.00	101.20	0.00	0.00	
Faribo Plumbing & Heating		Robinwood	6/5/2024	7/5/2024	6219 Purchased Services - M	63318	165.00	165.00	0.00	0.00	0.00	
Faribo Plumbing & Heating							165.00	165.00	0.00	0.00	0.00	
Flex Comm Security		Robinwood	2/1/2024	2/1/2024	6211 Contracted Labor - Mai	55800	70.54	0.00	0.00	0.00	70.54	
Flex Comm Security		Robinwood	6/1/2024	6/1/2024	6211 Contracted Labor - Mai	56632	70.54	0.00	70.54	0.00	0.00	
Flex Comm Security							141.08	0.00	70.54	0.00	70.54	
MEI Total Elevator Solutions		Robinwood	5/24/2024	5/24/2024	6257 Elevator Maintenance	1074118	369.00	0.00	369.00	0.00	0.00	
MEI Total Elevator Solutions							369.00	0.00	369.00	0.00	0.00	
Property Pros of Faribault, LLC		Robinwood	6/3/2024	6/3/2024	6225 Grounds/Lawn Care/Sn	7512	912.69	912.69	0.00	0.00	0.00	
Property Pros of Faribault, LLC							912.69	912.69	0.00	0.00	0.00	
Sherwin Williams Co		Robinwood	11/6/2023	11/6/2023	6216 Supplies - Maintenance	40996CB	-20.36	0.00	0.00	0.00	-20.36	
Sherwin Williams Co							-20.36	0.00	0.00	0.00	-20.36	
Virg's Appliance		Robinwood	6/17/2024	6/17/2024	6219 Purchased Services - M	19320	85.00	85.00	0.00	0.00	0.00	
Virg's Appliance							85.00	85.00	0.00	0.00	0.00	
Xcel Energy		Robinwood	6/18/2024	7/17/2024	6410 Electricity	882194081	2,501.12	2,501.12	0.00	0.00	0.00	
Xcel Energy							2,501.12	2,501.12	0.00	0.00	0.00	
Yardi Systems, Inc.		Robinwood	6/15/2024	6/15/2024	6853 Computer	4504766	306.00	306.00	0.00	0.00	0.00	
Yardi Systems, Inc.							306.00	306.00	0.00	0.00	0.00	
Grand Total							14,716.44	8,700.56	5,965.70	0.00	50.18	

Summary Check Register
Period: 07/2024-08/2024
Date: 07/02/2024 - 08/07/2024

Period	Date	Person	Property	Amount	Payment#	Notes
07/2024	7/9/2024	Advanced Facilities	Robinwood Manor	4,000.00	282	
07/2024	7/9/2024	All Pro Cleaners, LLC.	Robinwood Manor	1,317.48	283	
07/2024	7/9/2024	Cintas Corp	Robinwood Manor	75.57	284	
07/2024	7/9/2024	Cintas Corp	Robinwood Manor	19.74	285	
07/2024	7/9/2024	City of Faribault	Robinwood Manor	4,107.48	286	
07/2024	7/9/2024	Faribo Plumbing & Heating	Robinwood Manor	165.00	288	
07/2024	7/9/2024	Flex Comm Security	Robinwood Manor	141.08	289	
07/2024	7/9/2024	Property Pros of Faribault, LLC	Robinwood Manor	912.69	291	
07/2024	7/9/2024	Virg's Appliance	Robinwood Manor	85.00	292	
07/2024	7/9/2024	Yardi Systems, Inc.	Robinwood Manor	306.00	293	
07/2024	7/16/2024	Rental Research Services	Robinwood Manor	597.29	294	
08/2024	8/1/2024	Cornerstone Management Serv	Robinwood Manor	5,500.00	295	
Total				17,227.33		
07/02/2024 Check Authorization Total				\$11,130.04		
Checks Authorized From Aging Report				\$11,130.04		
Check Authorized not from Aging				\$597.29		
Cornerstone Management Fees				\$5,500.00		
Total				\$17,227.33		



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM:

THROUGH:

MEETING DATE: August 12, 2024

SUBJECT: Healthy Communities Initiative Update

BACKGROUND:

Please see attached the monthly update from Jansen Gonzalez. A to-date snapshot of the interactive dashboard showing what's been done is also provided for review.

REQUESTED ACTION:

Receive and file as presented.

ATTACHMENTS:

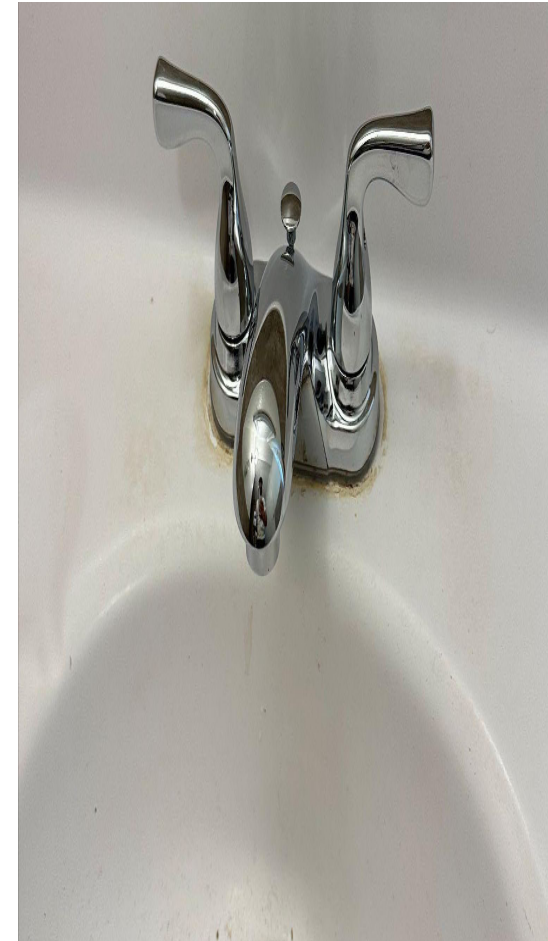
1. Jansen Update
2. 2024-08-08 HCI to date



July 2024 Faribault HRA Update*:

- 1 Furnace/hvac completed
- 1 faucet
- 1 toilet
- 1 roof patch
- Heat tape installed 1

* GUH's contract with the City of Faribault HRA began 6/15/2023 and runs through 6/15/2025. Funding prior to 6/15/2023 for work in Faribault was supported by the Rice County Family Services Collaborative.



Interactive dashboard can be found at this [LINK!](#)



Hearing from the Community

Residents wanting more funds/assistance to be able to afford major repairs.

Rough estimates have been between \$700 - \$2000.

Bathroom shower/bathtub replacements - costing between \$2,000.00 - \$5,000



Mobile Home Recovery

May 2022 through Present
(updates weekly)

Community

Faribault

Interactions

223

Households

81

Assessments

14

Assessments - Specialty Needs
Identified

Electrician	1
Electrician and Plumber	3
Pest Control	1
Plumber	1

Mobile Home Recovery

May 2022 through Present
(updates weekly)

Community

Northfield

Interactions

155

Households

38

Assessments

21

Assessments - Specialty Needs
Identified

Electrician	4
Plumber	1
Roofer	2



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, Director of Community and Economic Development
THROUGH:
MEETING DATE: August 12, 2024
SUBJECT: Property Reports

BACKGROUND:

Robinwood: Occupancy is at 99% for June. Cornerstone reports Robinwood's current balance as of June at \$1,098,396.97 in operating cash.

Larger expenditures for the month are Cornerstone at \$5,500, maintenance and contracted labor at \$7,117.05, Xcel Energy at \$2,429.22, and Rental Research Services, which came in at \$597.29 to do the background checks on potential tenants. Staff has not yet been able to complete the NSPIRE Inspection deficiencies due to a lack of the ability to get supplies.

Project-Based Scattered Sites: Occupancy is at 95% with four units vacant. Cornerstone reports a balance of \$454,754.82 in operating cash.

Larger expenditures for the month are Cornerstone at \$5,500, Admin Payroll Fee of \$3,902.85, and maintenance and contracted labor at \$9,010.01.

REQUESTED ACTION:

Receive and file as presented.

ATTACHMENTS:

1. Public Housing Vacancy Report_Redacted
2. Robinwood vacancy_Redacted

Faribault H.R.A.
Current Vacancy Report
Project Based Vouchers

Pgm-Prj-Unit-Sq	Previous Tenant Name	Address	Aptno	Bdrm Size	MoveOut Date	# Days Vacant	Notes
PB-001-0122-01		1522 Western Avenue Faribault, MN 55021		3	07/01/2024	42	
PB-001-0314-01		914 Sw 1st Street Faribault, MN 55021		2	02/12/2024	182	
PB-001-0321-01		20 Ne 14th Street Faribault, MN 55021		3	10/31/2023	286	
PB-001-0344-01		904 C Spring Road Sw Faribault, MN 55021		3	05/31/2024	73	

Project Based Vouchers-Project 001 Totals	# Units:	4	# Days:	583	Avg Days:	145.75	# Units Assigned but not Moved In:	0
All Projects:	# Units:	4	# Days:	583	Avg Days:	145.75	# Units Assigned but not Moved In:	0

Faribault H.R.A.
Current Vacancy Report
New Construction

Pgm-Prj-Unit-Sq	Previous Tenant Name	Address	Aptno	Bdrm Size	MoveOut Date	# Days Vacant	Notes		
K -001-0106-07		1324 Prairie Avenue Faribault, MN 55021	106	1	08/01/2024	11			
K -001-0107-03		1324 Prairie Avenue Faribault, MN 55021	107	1	08/01/2024	11			
K -001-0111-04		1324 Prairie Avenue Faribault, MN 55021	111	1	08/01/2024	11			
New Construction-Robinwood Manor Totals		# Units:	3	# Days:	33	Avg Days:	11.00	# Units Assigned but not Moved In:	0
All Projects:		# Units:	3	# Days:	33	Avg Days:	11.00	# Units Assigned but not Moved In:	0



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: August 12, 2024

SUBJECT: Resolution 2024-10 Authorize the Payment of Certain HRA-Related Claims if the HRA Cannot Review and Approve Payment of the Claims Before They Are Due

BACKGROUND:

Historically, the HRA provided the City with a pre-determined allocation of funds to have City Staff manage the HRA's housing. Due to staffing and other issues, the HRA transitioned its housing management to a property management firm.

When the City managed the HRA's housing-related claims, the City Council – not the HRA – met every two weeks to release the claims. Now that the property management firm is responsible for paying the claims, the HRA reviews and directs the property management firm to release the housing-related claims.

In part, because the HRA meets once a month, there have been instances where City Staff directed the property management firm to pay certain claims (before the HRA released the claims for payment) to avoid late fees and penalties or utility disconnects. The attached resolution outlines instances in which City Staff can direct the property management firm to pay the claims without the HRA's prior approval. The HRA would then review and reconcile the claims at the next scheduled HRA meeting.

REQUESTED ACTION:

Approve Resolution 2024-10.

ATTACHMENTS:

1. Resolution 2024-10

**HOUSING AND REDEVELOPMENT AUTHORITY OF FARIBAULT,
MINNESOTA**

RESOLUTION #2024-10

**AUTHORIZE THE PAYMENT OF CERTAIN HRA-RELATED CLAIMS IF THE HRA CANNOT
REVIEW AND APPROVE PAYMENT OF THE CLAIMS BEFORE THEY ARE DUE**

WHEREAS, the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") receives various claims that the HRA must pay from its various funds; and

WHEREAS, the HRA is intended to review all claims before authorizing the payment of claims from the appropriate HRA funds; and

WHEREAS, the HRA authorizes its property management firm to pay HRA-authorized claims associated with Fund 241, Public Housing (now known as Section 18/RAD Repositioned/Project-Based Housing) and Fund 898, Robinwood Manor, after the HRA's review and authorization; and

WHEREAS, the HRA must also pay claims associated with other HRA funds, including but not limited to Fund 280, which the HRA authorizes the Faribault City Council, on behalf of the HRA, to pay from the appropriate HRA funds; and

WHEREAS, the HRA intends to pay all bills and invoices within 30 days – not to exceed 45 days – of receipt; and

WHEREAS, the HRA may not be able to review and authorize payment of certain claims before the payments are due; and

WHEREAS, it is in the HRA's interest to authorize City Staff and its property management firm to pay certain claims from the appropriate HRA funds before the HRA can review and authorize the payments. Such claims include, but are not limited to, the following:

1. Outstanding utility bills that would result in the disconnection of the utilities if the HRA is unable to review and authorize the payments in a timely manner;
2. Taxes or payment in lieu of taxes if the HRA is unable to review and authorize the payments in a timely manner to avoid penalties; and
3. All other related bills or invoices that would incur a late fee or hardship to the payee if the HRA does not pay the bills or invoices in a timely manner.

NOW, THEREFORE, BE IT RESOLVED by the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") as follows:

1. The HRA hereby authorizes City Staff and the HRA's property management firm to pay the bills and invoices outlined in the above recitals if the HRA cannot review and authorize the payments before they are due.
2. In no case shall City Staff or the HRA's property management firm pay a bill or invoice exceeding \$10,000.00 without prior review and authorization from the HRA, which might require the HRA to call a special meeting to authorize the payment.
3. If City Staff or the HRA property management firm pays a bill or invoice without the HRA's prior review and approval as outlined in this Resolution, then the HRA must retroactively acknowledge, approve, and reconcile the payment at the HRA's next regular meeting.

ADOPTED: August 12, 2024

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice Chair/Secretary-Treasurer



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: August 12, 2024

SUBJECT: Resolution 2024-15 Approve Financial Assistance to Habitat for Humanity to Help Offset Affordable Housing Development Costs

BACKGROUND:

The HRA and Habitat for Humanity ("Habitat") have a long history of working together to provide affordable home ownership opportunities for area families. Habitat is partnering with Rice County HRA and Three Rivers Community Action Center to develop six (6) homes in the recently platted Twin Oaks Subdivision, north of the new Rice County Public Safety Center. Habitat requests the HRA provide \$5,000 per home to offset building permit, SAC, and WAC fees, and help ensure the affordability of the housing (see the attached memo from Habitat for Humanity).

Dayna Norvold, Executive Director of Rice County Habitat for Humanity, will provide the HRA with additional information at the August 12 HRA meeting. Danya will also provide a proposal for the creation of a down payment program (see the attached memo from Habitat for Humanity).

In the past, the HRA provided \$5,000 to Habitat for Humanity per house to offset development fees. City Staff is exploring if there is TIF surplus that can be used to pay the \$5,000 fee per house. If not, Staff recommends that the HRA pay the Habitat funding request from the HRA's Special Programs budget. Please note that the HRA budgeted \$100,000 for a Down Payment Assistance Program in 2024. However, the HRA has not adopted the program. Consequently, there are available funds in the Special Programs budget to cover the Habitat request. Presuming the HRA approves Habitat's request, Staff will prepare the appropriate documents to process the payment.

REQUESTED ACTION:

Approve Resolution 2024-15.

ATTACHMENTS:

1. Resolution 2024-15
2. Habitat for Humanity Memo

**HOUSING AND REDEVELOPMENT AUTHORITY OF
FARIBAULT, MINNESOTA**

RESOLUTION 2024-15

**APPROVE FINANCIAL ASSISTANCE TO HABITAT FOR HUMANITY TO HELP OFFSET
AFFORDABLE HOUSING DEVELOPMENT COSTS**

WHEREAS, Rice County Habitat for Humanity ("Habitat") intends to start construction on six (6) Habitat affordable houses in Twin Oaks Subdivision; and

WHEREAS, Habitat requests the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") provide \$5,000 for each of six (6) Habitat houses to be constructed in the Twin Oaks Subdivision; and

WHEREAS, the HRA finds that the requested funding from the HRA is required to help ensure the affordability of housing in the Twin Oaks Subdivision; and

WHEREAS, the requested funding is consistent with the HRA's vision and mission to promote affordable housing options.

NOW, THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") as follows:

1. The HRA hereby authorizes payment to Rice County Habitat for Humanity in the amount of \$5,000 per Habitat house in the Twin Oaks Subdivision for which the City of Faribault issues a building permit in 2024;
2. The maximum award from the HRA to Rice County Habitat for Humanity shall not exceed \$30,000 in 2024.
3. The HRA hereby authorizes City Staff to prepare the appropriate financial documents and hereby authorizes the Chair and the Vice Chair to execute the documents.

Adopted: August 12, 2024

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice Chair

TO: Faribault HRA
FROM: Rice County Habitat for Humanity
RE: Down Payment Assistance program and/or support for Habitat
DATE: August, 2024

I have two things I want to throw out to you:

1. Create a Down Payment Assistance program
2. Support Habitat's build of six houses in Faribault that are starting at the end of August, 2024.

WHY?

The price of houses is going up.

Lumber costs and other construction costs have increased.

The availability of land is becoming a challenge.

.... **And yet... the dream of homeownership is still a dream we want to make come**

true for more families in our community.



See pictures of all our houses since 1993 by click this with your camera.

Kids of parents who OWN their home (instead of renting):

- Do better in school, they have higher math and reading scores and have higher graduation rates from high school AND college.
- Have fewer behavioral problems and delinquency issues
- Are less likely to have teenage pregnancy

When a family owns their own home, it creates stability for the family and the neighborhood. Renters move frequently – looking for cheaper rent or more amenities. Homeowners STAY. They create roots and a foundation that will last for generations.

When I first started with Habitat for Humanity in 2007, we could build a house (cash construction costs, not including land) for \$65,000. Today, that price is over \$280,000 (or more for our larger houses). Our ability to serve low to moderate income households is becoming more challenging.

1st Request: We request that you consider creating a Down Payment Assistance (DPA) program that would be available to not just Habitat for Humanity families, but other applicants.

Here are some elements of a DPA program that could be incorporated:

1. Available to homebuyers at 80% of Area Media Income (\$80,700 for a family of four)
2. Up to \$25,000 is available in a zero interest, deferred loan that is payable in full when the homeowner sells, refinances the first mortgage or upon any future title transfer. This would essentially create a revolving fund.
3. You could set a maximum value of homes to be purchased. Examples are given by Minnesota Housing Finance Agency if interested.

Let me illustrate financing packages for 5 Habitat families that we built with in Northfield in 2021 to give you an idea of why a DPA program is critical.

	Household 1	Household 2	Household 3	Household 4	Household 5
Household Income	\$31,200	\$42,604	\$33,495	\$33,946	\$68,800
Household	2 senior adults	1 adult; 2 children	1 adult; 1 child	1 adult; 1 child	2 adults; 3 children (1 disabled)
Employment	1 adult works full time at floral shop; other adult retired and disabled	Personal care assistant	Works full time at grocery deli	Works full time as day care teacher	Dad works at car dealership; mom works at grocery store (both full time)
1 st Mortgage with USDA's Rural Development	77,876	140,143	123,898	249,083	240,000
2 nd Mortgage – with the HRA DPA Funds	25,000	25,000	25,000		
3 rd Mortgage – Three Rivers potential	10,000				
4 th Mortgage with Habitat MN	20,000	20,000	20,000		20,000
Sub-total	132,876	185,143	168,898	249,083	260,000
5 th Mortgage with Rice County Habitat (our “gap” financing)	92,124	39,857	56,102	0	40,000
TOTAL FINANCED (assumes this is the appraised value)	225,000	225,000	225,000	225,000	300,000

To be clear, a Down Payment Assistance program would not only be for Habitat applicants (although we would have all of our applicants apply).

The gap between what people can afford and how much it costs to build is only growing. The chart below shows household income. It's considered affordable if a household spends no more than 30% on housing. The chart shows what 30% of the incomes are.

How much can households afford?

	AMI	Hourly wage	annual income	monthly gross income	30% for Housing	13% for Debt	leaves what leftover (GROSS)	House price you can afford	House price you can afford	House price you can afford
AMI as of October 2023	\$ 93,000		<i>assuming 40 hours a week / 52 weeks a year</i>			<i>car payments, credit card minimum payments</i>	<i>health care, gas, student activities, savings, pension</i>	<i>assuming 7.25% interest, \$100/month insurance and \$300/month taxes</i>	<i>assuming 4.25% interest and 30 years, \$100/month insurance and \$300/month taxes</i>	<i>assuming 1% interest and 33 years, \$100/month insurance and \$300/month taxes</i>
		\$ 10.00	\$ 20,800	\$ 1,733	\$ 520	\$ 225	\$ 988			
		\$ 11.00	\$ 22,880	\$ 1,907	\$ 572	\$ 248	\$ 1,087			
		\$ 12.00	\$ 24,960	\$ 2,080	\$ 624	\$ 270	\$ 1,186			
	30% AMI	\$ 13.00	\$ 27,040	\$ 2,253	\$ 676	\$ 293	\$ 1,284			
Laura Baker, NRC, Three Links	27,900	\$ 14.00	\$ 29,120	\$ 2,427	\$ 728	\$ 315	\$ 1,383			
		\$ 15.00	\$ 31,200	\$ 2,600	\$ 780	\$ 338	\$ 1,482			\$ 120,000
		\$ 16.00	\$ 33,280	\$ 2,773	\$ 832	\$ 361	\$ 1,581			\$ 140,000
		\$ 17.00	\$ 35,360	\$ 2,947	\$ 884	\$ 383	\$ 1,680			\$ 150,000
		\$ 18.00	\$ 37,440	\$ 3,120	\$ 936	\$ 406	\$ 1,778			
		\$ 19.00	\$ 39,520	\$ 3,293	\$ 988	\$ 428	\$ 1,877		\$ 120,000	\$ 200,000
Aldi Dist. Ctr.		\$ 20.00	\$ 41,600	\$ 3,467	\$ 1,040	\$ 451	\$ 1,976		\$ 130,000	\$ 220,000
		\$ 21.00	\$ 43,680	\$ 3,640	\$ 1,092	\$ 473	\$ 2,075		\$ 140,000	
	50% AMI	\$ 22.00	\$ 45,760	\$ 3,813	\$ 1,144	\$ 496	\$ 2,174		\$ 150,000	
46,500		\$ 23.00	\$ 47,840	\$ 3,987	\$ 1,196	\$ 518	\$ 2,272		\$ 160,000	
		\$ 24.00	\$ 49,920	\$ 4,160	\$ 1,248	\$ 541	\$ 2,371	\$ 120,000	\$ 170,000	\$ 275,000
		\$ 25.00	\$ 52,000	\$ 4,333	\$ 1,300	\$ 563	\$ 2,470	\$ 130,000	\$ 180,000	
	60% AMI	\$ 26.00	\$ 54,080	\$ 4,507	\$ 1,352	\$ 586	\$ 2,569		\$ 200,000	
55,800		\$ 27.00	\$ 56,160	\$ 4,680	\$ 1,404	\$ 608	\$ 2,668	\$ 140,000		\$ 340,000
		\$ 28.00	\$ 58,240	\$ 4,853	\$ 1,456	\$ 631	\$ 2,766	\$ 150,000	\$ 220,000	
		\$ 29.00	\$ 60,320	\$ 5,027	\$ 1,508	\$ 653	\$ 2,865	\$ 160,000		
		\$ 30.00	\$ 62,400	\$ 5,200	\$ 1,560	\$ 676	\$ 2,964	\$ 170,000	\$ 240,000	
		\$ 31.00	\$ 64,480	\$ 5,373	\$ 1,612	\$ 699	\$ 3,063			
		\$ 32.00	\$ 66,560	\$ 5,547	\$ 1,664	\$ 721	\$ 3,162	\$ 180,000		
		\$ 33.00	\$ 68,640	\$ 5,720	\$ 1,716	\$ 744	\$ 3,260	\$ 190,000		
		\$ 34.00	\$ 70,720	\$ 5,893	\$ 1,768	\$ 766	\$ 3,359	\$ 200,000	\$ 275,000	
	80% AMI	\$ 35.00	\$ 72,800	\$ 6,067	\$ 1,820	\$ 789	\$ 3,458			
74,400		\$ 36.00	\$ 74,880	\$ 6,240	\$ 1,872	\$ 811	\$ 3,557	\$ 210,000		
		\$ 37.00	\$ 76,960	\$ 6,413	\$ 1,924	\$ 834	\$ 3,656			
		\$ 38.00	\$ 79,040	\$ 6,587	\$ 1,976	\$ 856	\$ 3,754	\$ 230,000		
		\$ 39.00	\$ 81,120	\$ 6,760	\$ 2,028	\$ 879	\$ 3,853			
		\$ 40.00	\$ 83,200	\$ 6,933	\$ 2,080	\$ 901	\$ 3,952	\$ 250,000		
	100% AMI	\$ 45.00	\$ 93,600	\$ 7,800	\$ 2,340	\$ 1,014	\$ 4,446	\$ 275,000		
93,000		\$ 50.00	\$ 104,000	\$ 8,667	\$ 2,600	\$ 1,127	\$ 4,940			
		\$ 55.00	\$ 114,400	\$ 9,533	\$ 2,860	\$ 1,239	\$ 5,434			
		\$ 56.00	\$ 116,480	\$ 9,707	\$ 2,912	\$ 1,262	\$ 5,533			

As of 8/6/2024, there are six properties listed for sale in Faribault that are three bedrooms and under \$300,000. With a 7.25% interest rate on a mortgage, a household would need income of over \$100K to have a \$300K house be affordable. We simply don't have households making that kind of household income.

2nd Request: So – the Down Payment Assistance program may be a longer-term goal for the HRA. A short term request we have is to provide financial assistance for the six single family homes we are building in Faribault starting at the end of August, 2024. In the past, the HRA has granted \$5K per house we’ve done in Faribault. **We request at least \$5K per unit (total of 30K) and we would happily accept more!**

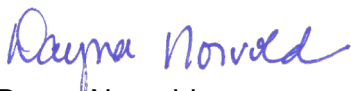
These six houses are being built in partnership with Rice County HRA, Three Rivers Community Action and Minnesota Housing Finance Agency (MHFA). Rice County is providing the land and Three Rivers and MHFA are providing funds for some down payment assistance. One of the houses is going to be built by the carpentry class at South Central.

I am expecting the cash costs for construction for these five bedroom, two bathroom homes (meant for bigger families) will cost \$340,000 each. That does not include the cost of land and reflects that much of the labor will be donated.

The MHFA down payment money will provide \$100K per unit. That will bring down the “cost” to 240K per unit. Even at 240K, at 7.25% interest, a household needs to make at least 80K to afford it. Any assistance you provide will help us reach lower income households.



I look forward to talking with you more at your HRA meeting on August 12, 2024.



Dayna Norvold
Executive Director with Rice County Habitat for Humanity

**HOUSING AND REDEVELOPMENT AUTHORITY OF
FARIBAULT, MINNESOTA**

RESOLUTION 2024-12

**APPROVE PUBLIC HOUSING CLOSEOUT
AND ACC TERMINATION**

WHEREAS, the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") is the Public Housing Authority (PHA) for the HRA's public housing, which the HRA recently converted to Project-Based Voucher/RAD/Section 18 Blend housing; and

WHEREAS, based in part on the legal opinion from the HRA's attorney (see Exhibit A), the PHA complied with all applicable requirements of Notice PIH 2019-13, the public housing annual contributions contract (ACC), the United States Housing Act of 1931, and 2 CFR part 200; and

WHEREAS, the PHA retains no real or personal public housing property, and no outstanding litigation claims, audits, debt, or civil rights obligations exist.

NOW, THEREFORE BE IT RESOLVED:

1. The PHA requests the closeout of the public housing from HUD through the termination of the ACC.
2. The Executive Director and the HRA's attorney are authorized to take all reasonable actions necessary to effect the HUD closeout of the public housing program.

Adopted: August 12, 2024

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice Chair

Exhibit A



Fifth Street Towers
150 South Fifth Street, Suite 700
Minneapolis MN 55402-1299
(612) 337-9300 telephone
(612) 337-9310 fax
<http://www.kennedy-graven.com>
Affirmative Action, Equal Opportunity Employer

SCOTT J. RIGGS
Attorney at Law
Direct Dial (612) 337-9260
Email: sriggs@kennedy-graven.com

July 26, 2024

VIA EMAIL

Board of Commissioners
Faribault Public Housing
208 1st Avenue NW
Faribault, MN 55021

Re: Faribault Public Housing closeout – Legal Opinion

Dear Commissioners:

I am writing in connection with the closeout of the public housing program for the PHA after conversion of all the PHA's remaining public housing units to RAD PBV housing. You have asked for my opinion whether the Board of Commissioners can state that all applicable public housing closeout requirements under U.S. Department of Housing and Urban Development (HUD) Notice PIH 2019-13 (HA), issued May 24, 2019 (the Notice), the Annual Contributions Contract between the PHA and HUD, the United States Housing Act of 1937 and 2 CFR Part 200, have been complied with. As a basis for my opinion, I have reviewed the Notice and information and documentation provided by the Executive Director and Board of Commissioners.

Based on that information, I conclude that the PHA is in compliance with all applicable closeout activities under the Notice. Please contact me if I may be of further assistance.

Sincerely,

KENNEDY & GRAVEN, CHARTERED

A handwritten signature in blue ink, appearing to read "Scott J. Riggs".

Scott J. Riggs

SJR:jms

cc: David Wanberg, Community & Economic Development Director

DOCSOPEN\FA155\87966137.v3-7/26/24



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: August 12, 2024

SUBJECT: Resolution 2024-13 Approve Establishing Reserve for Replacement Bank Accounts for the HRA's Housing

BACKGROUND:

As part of the closeout process associated with converting the HRA's public housing to a RAD/Section 18 blend, it was determined that the HRA must create a "Reserve for Replacement" bank account to hold funds to cover housing replacement costs. City Staff is clarifying with HUD if we need to have a similar account for Robinwood Manor. Staff requests the HRA approve the attached resolution authorizing the establishment of "Reserve for Replacement" bank accounts for the RAD/Section 18 blend housing and for Robinwood Manor, if needed.

REQUESTED ACTION:

Approve Resolution 2024-13.

ATTACHMENTS:

1. Resolution 2024-13

**HOUSING AND REDEVELOPMENT AUTHORITY OF
FARIBAULT, MINNESOTA**

RESOLUTION 2024-13

APPROVE RESERVE FOR REPLACEMENT BANK ACCOUNTS FOR THE HRA'S HOUSING

WHEREAS, as part of the closeout process associated with converting the HRA's public housing to a RAD/Section 18 blend, it was determined that the HRA must create a "Reserve for Replacement" bank account to hold funds to cover housing replacement costs; and

WHEREAS, the HRA may also need to create a "Reserve and Replacement" bank account for Robinwood Manor.

NOW, THEREFORE BE IT RESOLVED that the Housing and Redevelopment Authority of Faribault, Minnesota (the "HRA") hereby authorizes City Staff to create "Reserve for Replacement" bank accounts as needed for the HRA's housing.

Adopted: August 12, 2024

Loni Ahlers, Chair

ATTEST:

Travis McColley, Vice Chair

Exhibit A



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Direct Dial (612) 337-9260
Email: sriggs@kennedy-graven.com

July 26, 2024

VIA EMAIL

Board of Commissioners
Faribault Public Housing
208 1st Avenue NW
Faribault, MN 55021

Re: Faribault Public Housing closeout – Legal Opinion

Dear Commissioners:

I am writing in connection with the closeout of the public housing program for the PHA after conversion of all the PHA's remaining public housing units to RAD PBV housing. You have asked for my opinion whether the Board of Commissioners can state that all applicable public housing closeout requirements under U.S. Department of Housing and Urban Development (HUD) Notice PIH 2019-13 (HA), issued May 24, 2019 (the Notice), the Annual Contributions Contract between the PHA and HUD, the United States Housing Act of 1937 and 2 CFR Part 200, have been complied with. As a basis for my opinion, I have reviewed the Notice and information and documentation provided by the Executive Director and Board of Commissioners.

Based on that information, I conclude that the PHA is in compliance with all applicable closeout activities under the Notice. Please contact me if I may be of further assistance.

Sincerely,

KENNEDY & GRAVEN, CHARTERED

A handwritten signature in blue ink, appearing to read "Scott J. Riggs".

Scott J. Riggs

SJR:jms

cc: David Wanberg, Community & Economic Development Director

DOCSOPEN\FA155\87\966137.v3-7/26/24



Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM: David Wanberg, Community and Economic Development Director

THROUGH:

MEETING DATE: August 12, 2024

SUBJECT: Provide Direction regarding the Preliminary FY2025 HRA Budget

BACKGROUND:

The HRA annually approves a budget that reflects its work plan and priorities. Staff is working through the details of the FY 2025 budget and will prepare and present a detailed budget at a future HRA meeting for HRA consideration. However, at this meeting, Staff requests that the HRA provide preliminary feedback on FY 2025 spending programs.

Potential 2025 programs and associated funding include the following. Please note that the HRA's agreement with HCI/Growing Up Healthy to assist manufactured home residents expires in the spring of 2025. The 2025 budget does not include renewing the agreement. Also note that if the Robinwood Manor sale transpires, the HRA would have additional unrestricted funds starting in 2025.

PROPOSED PROGRAMS:

Mobile Home Heat Tape Program	\$ 10,000.00
Gateway/Single-Family Improvements	\$ 50,000.00
Mobile Home Buyout Program	\$ 20,000.00
Down payment Assistance/Habitat Assistance	\$ 100,000.00
Downtown Rehab (2nd Floor Apartments)	\$ 100,000.00
Unsheltered Vouchers	\$2,500.00

FUND BALANCES:

Revenue	\$ 235,825.28
Expenses	\$ 76,793.64
Fund Balance	\$1,102,462.15

REQUESTED ACTION:

Provide preliminary direction regarding proposed program funding in FY 2025.

ATTACHMENTS:

1. 2024 HRA Budget
2. 2024 280 Fund Balances

HRA Fund 280 2024 Budget

Fund 280

Faribault HRA

280-00000-461-31010	Current Ad Valorem Taxes	380,253.00
280-00000-461-34108	Administrative Fees	45,250.00
280-00000-461-36200	Other Miscellaneous Revenue	1,000.00
280-00000-461-36210	Interest on Investments	33,340.00
280-00000-461-36211	Interest Market Value	0.00
280-00000-461-36215	Loan Interest	580.00
280-00000-461-36400	Loan Principal	0.00
	Revenue Sub Totals:	460,423.00
280-46310-461-43040	Legal Fees - Civil Process	5,000.00
280-46310-461-43070	Management Services	60,000.00
280-46310-461-43080	Indirect Cost Allocation	0.00
280-46310-461-43090	Expert & Professional Services	65,000.00
280-46310-461-43095	Software Maintenance & Support	3,200.00
280-46310-461-43130	Mobile Home Heat Tape Program	10,000.00
280-46310-461-43130	Fix Up Program	50,000.00
280-46310-461-43130	Mobile Home Buyout Program	20,000.00
280-46310-461-43130	Downpayment Assistance	100,000.00
280-46310-461-43130	Downtown Rehab (2nd Floor Apartments)	100,000.00
280-46310-461-43140	Training & Education	1,000.00
280-46310-461-43310	Travel Expense	500.00
280-46310-461-43430	Advertising - Other	1,000.00
280-46310-461-43510	Legal Notices Publishing	500.00
280-46310-461-43520	Recording Fees	0.00
280-46310-461-43610	Insurance & Bonds	2,439.00
280-46310-461-44330	Dues & Subscriptions	500.00
	Expenses Sub Totals	419,139.00
	Fund Revenue Sub Totals:	460,423.00
	Fund Expense Sub Totals:	419,139.00
	Fund 280 Sub Totals:	-41,287.00

General Ledger

Summary Trial Balance

User: kcasper
Printed: 08/09/2024 - 12:52PM
Period: 01 to 12, 2024



Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Fund 280	Faribault HRA					
ASSETS						
280-00000-000-10100	Cash	0.00	966,619.62	246,660.80	134,800.49	1,078,479.93
280-00000-000-10120	Cash Escrow	0.00	0.00	0.00	0.00	0.00
280-00000-000-10410	Investments - Fair Value Adj	0.00	-122,736.23	1,983.91	2,393.73	-123,146.05
280-00000-000-10450	Interest Receivable	0.00	4,102.75	0.00	0.00	4,102.75
280-00000-000-10500	Taxes Receivable - Current	0.00	2,228.78	0.00	2,228.78	0.00
280-00000-000-10700	Taxes Receivable - Delinquent	0.00	3,224.77	0.00	0.00	3,224.77
280-00000-000-11500	Accounts Receivable	0.00	0.00	43,962.96	8,624.96	35,338.00
280-00000-000-13100	Due From Other Funds	0.00	250,000.00	0.00	0.00	250,000.00
280-00000-000-13200	Due From Other Governments	0.00	0.00	0.00	0.00	0.00
280-00000-000-13700	Loans Receivable	0.00	24,916.08	0.00	8,196.92	16,719.16
280-00000-000-13710	Loans Receivable-Deferred	0.00	406,666.06	0.00	0.00	406,666.06
280-00000-000-15500	Prepaid Items	0.00	1,465.00	0.00	1,465.00	0.00
280-00000-000-16250	Property Held for Resale	0.00	0.00	0.00	0.00	0.00
	ASSETS Totals:	0.00	1,536,486.83	292,607.67	157,709.88	1,671,384.62
LIABILITIES						
280-00000-000-20200	Accounts Payable	0.00	-24,133.85	134,800.49	110,666.64	0.00
280-00000-000-20800	Due To Other Governments	0.00	0.00	0.00	0.00	0.00
280-00000-000-20910	Advances From Primary Govt	0.00	0.00	0.00	0.00	0.00
280-00000-000-22200	Deferred Revenues	0.00	-3,224.77	0.00	0.00	-3,224.77
280-00000-000-22210	Loans Receivable - Deferred	0.00	-406,666.06	0.00	0.00	-406,666.06
	LIABILITIES Totals:	0.00	-434,024.68	134,800.49	110,666.64	-409,890.83
FUND BALANCE						
280-00000-000-25300	Unreserved Fund Balance	0.00	-1,102,462.15	0.00	0.00	-1,102,462.15

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	FUND BALANCE Totals:	0.00	-1,102,462.15	0.00	0.00	-1,102,462.15
REVENUE						
280-00000-461-31010	Current Ad Valorem Taxes	380,253.00	0.00	0.00	202,608.71	-202,608.71
280-00000-461-31020	Delinquent Ad Valorem Taxes	0.00	0.00	0.00	0.00	0.00
280-00000-461-31030	Mobile Home Taxes	0.00	0.00	0.00	0.00	0.00
280-00000-461-31035	Delinquent Mobile Home Taxes	0.00	0.00	0.00	0.00	0.00
280-00000-461-31040	Excess Tax Increment	0.00	0.00	0.00	0.00	0.00
280-00000-461-31500	PILOT	0.00	0.00	0.00	0.00	0.00
280-00000-461-31550	Green Acres	0.00	0.00	0.00	0.00	0.00
280-00000-461-33160	Federal Grants	0.00	0.00	0.00	0.00	0.00
280-00000-461-33402	Market Value Homestead Credit	0.00	0.00	0.00	0.00	0.00
280-00000-461-33422	Other State Grants & Aids	0.00	0.00	0.00	0.00	0.00
280-00000-461-34108	Administrative Fees	45,250.00	0.00	0.00	0.00	0.00
280-00000-461-34700	Application Fees	0.00	0.00	0.00	0.00	0.00
280-00000-461-36200	Other Miscellaneous Revenue	1,000.00	0.00	0.00	0.00	0.00
280-00000-461-36210	Interest on Investments	33,340.00	0.00	0.00	4,698.35	-4,698.35
280-00000-461-36211	Interest Market Value	0.00	0.00	2,393.73	1,983.91	409.82
280-00000-461-36215	Loan Interest	580.00	0.00	0.00	428.04	-428.04
280-00000-461-36240	Refunds & Reimbursements	0.00	0.00	0.00	0.00	0.00
280-00000-461-36400	Loan Principal	0.00	0.00	0.00	0.00	0.00
280-00000-461-39101	Sale of Capital Assets	0.00	0.00	0.00	28,500.00	-28,500.00
280-00000-461-39200	Transfer In	0.00	0.00	0.00	0.00	0.00
	REVENUE Totals:	460,423.00	0.00	2,393.73	238,219.01	-235,825.28
EXPENSE						
Department 46310	Urban Redevelopment & Housing					
280-46310-461-42115	Meeting	0.00	0.00	0.00	0.00	0.00
280-46310-461-43010	Auditing & Accounting Services	0.00	0.00	0.00	0.00	0.00
280-46310-461-43040	Legal Fees - Civil Process	5,000.00	0.00	7,192.20	0.00	7,192.20
280-46310-461-43070	Management Services	60,000.00	0.00	234.86	0.00	234.86
280-46310-461-43080	Indirect Cost Allocation	0.00	0.00	0.00	0.00	0.00
280-46310-461-43090	Expert & Professional Services	65,000.00	0.00	25.54	0.00	25.54
280-46310-461-43095	Software Maintenance & Support	3,200.00	0.00	1,465.00	0.00	1,465.00
280-46310-461-43130	Special Programs	283,500.00	0.00	56,000.00	0.00	56,000.00
280-46310-461-43140	Training & Education	1,000.00	0.00	896.76	0.00	896.76
280-46310-461-43310	Travel Expense	500.00	0.00	0.00	0.00	0.00
280-46310-461-43430	Advertising - Other	1,000.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
280-46310-461-43510	Legal Notices Publishing	500.00	0.00	0.00	0.00	0.00
280-46310-461-43520	Recording Fees	0.00	0.00	0.00	0.00	0.00
280-46310-461-43610	Insurance & Bonds	2,439.00	0.00	45,784.00	35,338.00	10,446.00
280-46310-461-43810	Electric Utilities	0.00	0.00	0.00	0.00	0.00
280-46310-461-43820	Water Utilities	0.00	0.00	0.00	0.00	0.00
280-46310-461-43830	Gas Utilities	0.00	0.00	0.00	0.00	0.00
280-46310-461-43840	Refuse Disposal	0.00	0.00	0.00	0.00	0.00
280-46310-461-43850	Sewer Utilities	0.00	0.00	0.00	0.00	0.00
280-46310-461-43860	Storm Water Utilities	0.00	0.00	0.00	0.00	0.00
280-46310-461-44010	Building Maintenance	0.00	0.00	0.00	0.00	0.00
280-46310-461-44040	Vehicle & Machinery Repairs	0.00	0.00	0.00	0.00	0.00
280-46310-461-44320	Bad Debt	0.00	0.00	0.00	0.00	0.00
280-46310-461-44330	Dues & Subscriptions	500.00	0.00	512.03	0.00	512.03
280-46310-461-44390	Taxes & Licenses	0.00	0.00	21.25	0.00	21.25
280-46310-461-44450	Claims & Damages	0.00	0.00	0.00	0.00	0.00
280-46310-461-45200	Building & Improvements	0.00	0.00	0.00	0.00	0.00
280-46310-461-45500	Vehicles	0.00	0.00	0.00	0.00	0.00
280-46310-461-46020	Other Long Term Obligation Pri	0.00	0.00	0.00	0.00	0.00
280-46310-461-46120	Other Long Term Obligation Int	0.00	0.00	0.00	0.00	0.00
280-46310-461-47200	Transfer Out	0.00	0.00	0.00	0.00	0.00
280-46310-461-49999	Prior Period Adjustment	0.00	0.00	0.00	0.00	0.00
	280-46310 EXPENSE Totals:	422,639.00	0.00	112,131.64	35,338.00	76,793.64
	EXPENSE Totals:	422,639.00	0.00	112,131.64	35,338.00	76,793.64
	Fund 280 Totals:	37,784.00	0.00	541,933.53	541,933.53	0.00
	Report Totals:	37,784.00	0.00	541,933.53	541,933.53	0.00