



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

3RD FLOOR
CONFERENCE ROOM

MONDAY, JANUARY 12, 2026

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

Chair John Rowan called the regular meeting of the Housing and Redevelopment Authority to order at 6:00 pm. Commissioners John Rowan, Mandy Barnes, Carrie Winjum, Loni Ahlers, and Travis McColley were in attendance. Also in attendance were Executive Director Thomas Furman, City Administrator Jessica Kinsinger, CED Director David Wanberg, and Administrative Assistant Kari Casper.

Special Guests: Jonathan King and Nort Johnson, Laura Helle, and Jansen Gonzalez.

A motion was made by Travis McColley, seconded by Mandy Barnes, to approve the agenda as presented.

2. Approval of the Minutes

A motion was made by Travis McColley, seconded by Mandy Barnes, to approve the meeting minutes as presented. Motion passed unanimously.

3. Program Reports

A. Three Rivers Action Mobile Home Rehab report

Laura Helle and Jansen Gonzalez gave the fourth quarter presentation of the program for the Motion Home Rehab program. Helle presented a 2-to-1 ratio as a presumption on the program's return on investment. McColley said that he'd like to see that expectation higher for next year. Barnes asked if there were programs that they would attend as they did before. Gonzalez did say that they will be at the Safe Summer Kick-off. Barnes made a motion, seconded by Winjim to approve signing the updated contract between Three Rivers and the HRA. The motion passed unanimously.

4. Property Reports

A. Robinwood and Scattered Sites

Furman stated that we are managing and taking care of these sites now. We are getting the finalized information from Cornerstone. Cornerstone did provide the November financials, which are in the packet.

Ahlers made a motion, seconded by McColley to pay the expenses as presented. Motion carried unanimously.

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY

5. Items for Discussion

A. Matt Drevlow - 229 Central

Mr. Drevlow did not attend this meeting. He did send in a preliminary pro forma for review. There is a gap. The board did make note that this property has already received assistance through FDC. Kinser stated that the HRA would have to subordinate, and they would have to decide if they were open to the idea of releasing the five-year rule. The board would not be getting in the way of anything, but would not be too interested in financially supporting it. Barnes said that she would like to see the applicant come in with more information.

B. Faribault Housing Needs Analysis – Key Findings & Discussion

Furman said that he does not yet have the finalized copy of the report. The report stated that Faribault does have a shortage in every area. The vacancy rate is at 2.5%. Five percent would be healthy. Affordable housing is at .6%. Furman stated that Maxfield will be doing a large presentation of their report in the future. Send the old Maxfield report to the board members for their review.

C. Operational Update: Transition of Property Management Functions

Furman went over some of the procedures that we have come up with in terms of paying the bills. Travis McColley made a motion, seconded by Carrie Winjim, to approve Resolution 2026-1 and 2026-02 as presented. Motion passed unanimously.

1 Resolution 2026-01 - Purchase of Printer

2 Resolution 2026-02 - Credit Card Authorization for HRA Operating Expenses

6. Strategic Planning / Board Development

A. Allyson Brunette – HRA Mission, Vision, and Governance Discussion

Brunette started with a recap of the last meeting. They are just looking for a bit of a roadmap for the next few years. Housing is the end goal. Reconnecting to the why of this organization. Last time, they discussed the types of projects they would like to cover. They would like to see a return on investment on the programs that they have. They would like to have recognition within the community. Mission is who we serve and what we do. She had asked what they are promising.

7. Director's Report

8. Adjournment

Travis McColley made a motion to adjourn at 7:54 p.m., seconded by Carrie Winjim. The motion carried unanimously.

By: Kari Casper