



HOUSING & REDEVELOPMENT AUTHORITY AGENDA

3RD FLOOR CONFERENCE
ROOM

MONDAY, JUNE 8, 2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes of the May 11, 2026, Meeting.
3. List of Claims to be Paid
4. Program Reports
5. Property Reports
 - A. April 2026- Scattered Sites Fund Financial Report
 - B. Hail Damage Report on Scattered Sites from League of Minnesota Cities
 - C. Property Management and Other Scattered Site Updates
6. Public Hearings
7. Items for Discussion
 - A. Housing Partner Presentation - Habitat for Humanity- Dayna Norvold
 - B. Resolution 2026-18 Authorize Closure of Bank Account
 - C. Strategic Priority 1 - Development of Housing
 - D. Housing Results Committee
8. Adjournment



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

3RD FLOOR
CONFERENCE ROOM

MONDAY, MAY 11, 2026

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

Chair Rowan called the meeting to order at 6:00 p.m. Commissioners in attendance were Mandy Barnes, Jonathan King, Deborah Lyzenga, Jeannie Michels, Travis McColley, and Chair John Rowan. Staff present were Kari Casper, David Wanberg, and Jessica Kinser,. Special guests include Laura Helle, Joy Watson, Jake Wiensch, Liz Drivdahl, Trevor Morris, Pam Heikkila Teri Menard and Christine Jensen.

One of our special guest were present and there was nothing on the agenda under which she could speak. Travis McColley asked if we could have her speak under an agenda item and the Chair did not allow it.

A motion to approve the agenda was made by Mandy Barnes, seconded by Deborah Lyzenga. The motion passed on a 6/0 vote

2. Approval of the Minutes

Travis McColley made a motion, seconded by Mandy Barnes, to approve the meeting minutes of April 13, 2026, as presented. The motion passed on a 6/0 vote.

3. List of Claims to be Paid

Mandy Barnes made a motion, seconded by Deborah Lyzenga to process the list of claims as presented. The motion passed on a 6/0 vote.

4. Program Reports

A. April 2026 - HRA Operating Fund Financial Report

Jessica Kinser presented the Operating Fund Financial report stating that after the Elderly Housing Corporation is dissolved and the lawyers are paid and all the bills are paid, she anticipated a balance of \$1,400,000 in that account. A motion was made by Mandy Barnes, seconded by Jonathan King. The motion passed on a 6/0 vote.

5. Property Reports

A. Resolution 2026-15 Approve Property Management and Maintenance Agreement and Accounting Services Agreement with Trekk

David Wanberg introduced Christine Jensen with Trekk Properties. McColley asked about the contract and Jensen said it is a one-year with a 30-day cancellation. Trekk

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will be on all three accounts and Chris Connelly will be one of the signors on the accounts. McColley mentioned the Marketing and Jensen stated that it is an addendum and in there, in case you want it. McColley asked for the numbers on the deferred maintenance. A motion was made by Travis McColley, seconded by Mandy Barnes to approve Resolution 2026-15 Approve Property Management and Maintenance Agreement and Accounts Services Agreement with Trekk.

B. Resolution 2026-16 Update Authorized Signers for the Scattered Sites Bank Accounts

A motion was made by Mandy Barnes, seconded by Travis McColley to approve Resolution 2026-16 Update Authorized Signers for the Scattered Sites Bank Accounts as presented. The motion passed on a 6/0 vote.

C. 2025 Year-End Financial Report- Scattered Sites - Fund 294

Motion by Mandy Barnes, seconded by Jeannie Michels to receive and file the 2025 Year-End Financial Report Scattered Sites — Fund 294 as presented. The motion passed on a 6/0 vote.

D. Occupancy for Scattered Sites

Kari Casper gave a quick update that the scattered sites are currently at 93% occupancy with three vacant units. Two of the units are ready for a June 1 move-in date. There will be two tenants vacating on June 1 as well.

6. Public Hearings

None.

7. Items for Discussion

A. Housing Partner Presentation - Rice County Community Land Trust - Teri Menard and Laura Helle

Laura Helley and Teri Menard gave this presentation about the introduction of the Rice County Community Land Trust. They are in the early stages of pulling all the necessary logistics together. The board is created, they are looking at their options for providing. They will be back in the future with a request for money.

B. Resolution 2026-17 Approve Financial Assistance to Support Affordable Housing in the Twin Oaks Subdivision

Joy Watson presented this matter to the board. Travis McColley make a motion to approve which was subsequently stricken following Chair Rowan suggesting that the amount be doubled. After some discussion, A motion was made by Travis McColley, seconded by Deborah Lyzenga to approve Resolution 2026-17 Approve Financial Assistance to Support Affordable Housing in the Twin Oaks Subdivision as presented. They may come back for more assistance in the future after they receive their bids on how they might be able to make this happen. The motion passed on a 6/0 vote.

C. Financial Assistance Request for a Proposed Supportive Housing Program for Young Men Ages 18-24

Jake Wiensch, Economic Development Coordinator, introduced Pam Heikkila to the board. She is hoping to open up a center at the Old Parrish House of the Congregational Church for young men ages 18-24 to guide them on the right path. She would like to request some financial support in the future as this comes together. The board will take this under advisement. No action taken at this time.

D. Review the HRA's Strategic Priorities in Relation to the HRA's Housing Needs Analysis

Jessica Kinser asked the board about their plans to involve revenue-generating programs as stated in the goals for the HRA in the Strategic Plan. Kinser wanted to know if that was still a main priority. After much discussion, they would like to have a model similar to Copaco, with maybe modular homes. Rowan recollected that we were

intending on building another Robinwood. Jessica asked if the board wanted to be the developer. She explained the bonding issue. Mandy asked if someone could come in and talk to them about starting up a coop? Kinser said that there was a person that had come in to talk to the board. Kinser said that affordable does not really align with revenue-generating, not impossible. Data says we need more rentals than ownership opportunities. Affordable homeownership is needed. McColley What deficit do you want us to work on? He asked to see what the ROI would be for each deficit.

You want a trailer park model where the lots and properties are owned or where there is something like a coop or HOA where common land is owned by the HRA. Lyzinga said that's correct that when the property is owned collectively by someone else, it has the automatic effect of stabilizing, but when the person owns the lot, it just keeps going up. Rowan asked Barnes about the tiny homes. Kinser said that on the western avenue property we could put three homes on that lot easily. There is another opportunity available where there is a lot of land behind the Lincoln Avenue properties. This would require purchasing some homes for access. McColley asked how many plats of land does the HRA own? Kinser said there are 12 or 13 lots, which include some single-family homes. We could do multifamily for like six homes to build on them. They would be interested in looking at land they already own. They would like to see the proposal for the land they currently own, adding six units. King made a point to talk about what income-generating is. He explained that it could be adding to the tax base by building tiny homes and selling them on subsidized land.

There is a mobile home coordinator for Three Rivers from July 1 to June 30th — do you want to do this again? Emergency rental assistance — there was also some conversation if we should give to them annually as well. Thinking about not using operating funds, how would you use your special project funds for housing stability? McColley said he would like to see the roof project. Barnes, mobile home coordinator, we want those numbers to go up and have more impact. Kinser wanted to know if they were to set something up or wait until someone comes to them for assistance. They want to hear other options but do not want staff to solicit other options. The existing house and rehab is the next one. We have down payment assistance and rehab loans. Is there a down payment assistance program for Twin Oaks? Rowan said yes. Barnes asked about the land trust. Kinser said that it's not waiting for homes to be built but on existing homes. That could be met in 2026 and also in 2027. Kinser said that there is a lot of money that's been allocated in the budget where programs don't exist. We have no staff to implement these programs. Lyzenga said that they would like to defer this until they get the proper staff. Rental housing rehab program that we have funds allocated to that. They discussed having a code enforcement person come in and discuss what the common issues are to see if we could develop a program to help this.

E. Robinwood Manor Closeout Update

Kinser reported that there was an EHC meeting earlier. Kinser passed out the account statement. With the dissolution of the EHC it will take about 60 to 90 days before that money gets transferred. She mentioned that there are still two 990's that need to be worked on. Big take is the HRA doesn't have access to those funds until the EHC is dissolved. For these funds, they might not be able to be used until 2027. She mentioned that Kennedy & Graven will be filing with the Secretary of State's office later this week.

F. Update on HRA Executive Director Position

This job description was approved by the HRA in July 2024. One of the things that it had was a big focus on public housing management. There is still a property management focus with a company in mind. The focus will be on program management from the strategic priorities. This will be partnered with Dave on Economic Development. We need less HUD stuff because we are no longer public housing. She was looking for comments to get the job description finalized. She said

that she remembered that Travis McColley and Mandy Barnes would like to be included in the interviews.

Rowan wanted to clear up that Furman was an employee of the HRA. He wanted to declare it on day one who the new person would report to. Kinser said that this job description did not change. She believes he was misunderstood in his role and wanted more independence. Rowan appreciated that document. Barnes asked for the pay rate. Kinser said the rate is Step K, and she will email that. The general HRA direct billing is for a management fee of \$50,000. She3 will let them know about potential interview dates.

8. Adjournment

Motion by Travis McColley, seconded by Deborah Lyzenga to adjourn the meeting at 8:52 p.m. The motion passed unanimously.

By: _____



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Kari Casper, Administrative Assistant II
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 8, 2026
SUBJECT: List of Claims to be Paid

BACKGROUND:

There is only one large bill this month, and that was for the flooring of the entire unit at 1524 Western. Faribault Interiors removed the old flooring and put in new plank flooring. The unit did require a complete rehab, including new appliances. Please review the bills and let us know if you have any questions.

REQUESTED ACTION:

Approval of claims.

ATTACHMENTS:

1. 6.8.26 claims PH

Vendor	Name	Remit	Document	Invoice	Payment M PO	Contract	Invoice Amt	Voucher	Status	Is Released	1099-G year	Dept
10756	Faribault Interiors		0 17273	47114	Normal		10,400.00		Held	No		2026 HRA

Vendor	Name	Remit	Document	Invoice	Payment Method	PO	Contract	Invoice Amt	Voucher	Status	Is Released	1099-G year	Dept	Paid
10713	City of Faribault	0	17276	005090-187 April	Normal			37.20		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17277	005090-190 April	Normal			32.68		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17278	005090-179 April	Normal			31.36		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17279	005090-189 April	Normal			31.74		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17280	005090-026 April	Normal			35.47		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17281	005090-016 April	Normal			6.83		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17282	005090-007 April	Normal			6.83		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17283	005090-006 April	Normal			6.83		Held	No	2026	HRA	6/4/2026
10713	City of Faribault	0	17284	005090-004 April	Normal			6.83		Held	No	2026	HRA	6/4/2026
10756	Faribault Interiors	0	17273	47114	Normal			10,400.00		Held	No	2026	HRA	
10973	Xcel Energy	0	17274	976873340	Normal			150.59		Held	No	2026	HRA	6/4/2026
11276	Bug Busters, Inc	0	17275	83753	Normal			650.00		Held	No	2026	HRA	6/4/2026
								11,396.36						
	BATCH 2556													
Vendor	Name	Remit	Document	Invoice	Payment Method	PO	Contract	Invoice Amt	Voucher	Status	Is Released	1099-G year	Dept	
10417	Faribo Plumbing & He	0	17592	67170	EFT			156.25		Held	No	2026	HRA	6/4/2026
10417	Faribo Plumbing & He	0	17594	67171	EFT			259.50		Held	No	2026	HRA	6/4/2026
10681	Amazon Capital Servi	0	17588	13KJ-WKRW-6TKP	EFT			77.10		Held	No	2026	HRA	6/4/2026
10681	Amazon Capital Servi	0	17589	16GC-XPTK-CKJD	EFT			24.99		Held	No	2026	HRA	6/4/2026
10756	Faribault Interiors	0	17591	51208	Normal			500.00		Held	No	2026	HRA	6/4/2026
11300	SafeRent Solutions	1	17596	IN0392693	Normal			23.90		Held	No	2026	HRA	6/4/2026
								1,041.74						
	BATCH 2624													
Vendor	Name	Remit	Document	Invoice	Payment Method	PO	Contract	Invoice Amt	Voucher	Status	Is Released	1099-G year	Dept	
10681	Amazon Capital Servi	0	17599	11LW-FPRJ-PR3J	EFT			-47.87		Apprd	Yes	2026	Fin	6/4/2026
								-47.87						
	BATCH 2627													
Vendor	Name	Remit	Document	Invoice	Payment Method	PO	Contract	Invoice Amt	Voucher	Status	Is Released	1099-G year	Dept	
10681	Amazon Capital Servi	0	17756	11VQ-RX16-XXR3	EFT			-24.99		Apprd	Yes	2026	Fin	6/4/2026
								-24.99						
	BATCH 2659													
Vendor	Name	Remit	Document	Invoice	Payment Method	PO	Contract	Invoice Amt	Voucher	Status	Is Released	1099-G year	Dept	
10278	Arrow Electric LLC	0	17811	3614	EFT			172.95		Held	No	2026	HRA	
10573	Property Pros	0	17780	8555	EFT			2,937.67		Held	No	2026	HRA	
10573	Property Pros	0	17781	8557	EFT			141.00		Held	No	2026	HRA	
10573	Property Pros	0	17783	8559	EFT			1,839.89		Held	No	2026	HRA	
10573	Property Pros	0	17784	8560	EFT			262.55		Held	No	2026	HRA	
10573	Property Pros	0	17787	8561	EFT			490.50		Held	No	2026	HRA	
10573	Property Pros	0	17790	8563	EFT			493.07		Held	No	2026	HRA	
10573	Property Pros	0	17794	8564	EFT			47.00		Held	No	2026	HRA	
10573	Property Pros	0	17797	8565	EFT			102.00		Held	No	2026	HRA	
10573	Property Pros	0	17798	8569	EFT			622.68		Held	No	2026	HRA	
10573	Property Pros	0	17800	8568	EFT			65.24		Held	No	2026	HRA	
10573	Property Pros	0	17803	8570	EFT			94.00		Held	No	2026	HRA	
10573	Property Pros	0	17804	8571	EFT			113.31		Held	No	2026	HRA	
10573	Property Pros	0	17806	8575	EFT			354.86		Held	No	2026	HRA	
10573	Property Pros	0	17807	8562	EFT			667.63		Held	No	2026	HRA	
10573	Property Pros	0	17808	8566	EFT			89.23		Held	No	2026	HRA	
10573	Property Pros	0	17809	8545	EFT			3,380.00		Held	No	2026	HRA	
10611	Tom's Lock & Key LL	0	17778	0015719	Normal			159.80		Held	No	2026	HRA	
11304	All Pro Cleaners LLC	1	17776	22418	Normal			598.81		Held	No	2026	HRA	
								12,632.19						
	BATCH 2666													

Vendor #	Vendor	Invoice	Document	Voucher	PO	Description	Type	Invoice Net	Due Date
10681	Amazon Capital Services	13KJ-WKRW-6TKP	17588			Range hood guards 1524 western and 404 13th St	EFT	\$77.10	06/11/2026
10681	Amazon Capital Services	16GC-XPTK-CKJD	17589			Kitchen Light for 1524 Western -- won't fit refun	EFT	\$24.99	06/11/2026
10681	Amazon Capital Services	11LW-FPRJ-PR3J	17599			Ret - Refrigerator Drawer	EFT	(\$47.87)	05/11/2026
10681	Amazon Capital Services	1JVQ-RX16-XX3	17756			Ret - 1524 Western Kitchen Lights	EFT	(\$24.99)	05/26/2026
11276	Bug Busters, Inc	83753	17275			Annual Preventative Maintenance for Pest Control	INV	\$650.00	06/07/2026
10713	City of Faribault	005090-187 April	17276			Pro-rated Bill for 404 13th	INV	\$37.20	06/05/2026
10713	City of Faribault	005090-190 April	17277			1524 Western Vacant	INV	\$32.68	06/05/2026
10713	City of Faribault	005090-179 April	17278			904C Vacant Unit	INV	\$31.36	06/05/2026
10713	City of Faribault	005090-189 April	17279			521 Lincoln -- Vacant	INV	\$31.74	06/05/2026
10713	City of Faribault	005090-026 April	17280			1526 Western -- Irrig Final	INV	\$35.47	06/05/2026
10713	City of Faribault	005090-016 April	17281			1814 Shumway -- Irrig Final	INV	\$6.83	06/05/2026
10713	City of Faribault	005090-007 April	17282			1806 Shumway Irrig Final	INV	\$6.83	06/05/2026
10713	City of Faribault	005090-006 April	17283			1810 Shumway Irrig Final	INV	\$6.83	06/05/2026
10713	City of Faribault	005090-004 April	17284			Final Irrigation Mtr for 1818 Shumway	INV	\$6.83	06/05/2026
10756	Faribault Interiors	51208	17591			Carpeting Steps for 900 C Spring Road	INV	\$500.00	06/20/2026
10417	Faribo Plumbing & Heating Inc	67170	17592			Clear Drain at 519 Lincoln	EFT	\$156.25	06/19/2026
10417	Faribo Plumbing & Heating Inc	67171	17594			Bathroom Repairs for 918 1st	EFT	\$259.50	06/19/2026
11300	SafeRent Solutions, LLC	IN0392693	17596			Tenant Screening for 404 13th	INV	\$23.90	04/30/2026
10973	Xcel Energy	976873340	17274			Electric and Heat for Vacant Units	INV	\$150.59	06/04/2026
								\$1,965.24	



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Jessica Kinser, City Administrator
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 8, 2026
SUBJECT: April 2026- Scattered Sites Fund Financial Report

BACKGROUND:

The Scattered Site fund (294) has been reconciled through April and a financial report is attached. Please note that because there was no budget for the Scattered Site fund for 2026, but there was a budget for the now-closed Public Housing fund, I cobbled together two different reports to show the budget that was adopted for Public Housing. A report for May was not available due to the early date of the HRA meeting in June. A May report and likely a June financial report will be presented at the July 13th HRA meeting.

While the cash balance as of 4/30/26 is high (\$1,868,587), liabilities like the payments due to the HRA and Robinwood funds hold the fund balance (or what is available) to \$1.477 million, which is a solid financial position to be in. These amounts are paid in the May financials.

There is not a lot of detail behind the 2026 budget that can be located, and this budget typically has not received a lot of attention in the past. Revenues are coming in slightly lower than budgeted (30% collected), while expenditures are coming in higher than projected at 40% spent. Through April, we anticipate 33% collections/spending. A budget amendment will be necessary during this fiscal year.

As a reminder, there will be upcoming expenses related to the portions of the hail damage claim not covered by insurance and for the Lumina Compliance contract. We believe that we have an adequate budget set for Trekk properties management fee, but will need to add additional budget for the maintenance portion of the contract.

REQUESTED ACTION:

Approve and place on file

ATTACHMENTS:

1. April 2026 Scattered Site Financial Report

Account Trial

2026 Period 1 to 4
All Accounts

Accounts	Description	Beginning Bal	Net Change	Ending Balance	
294 HRA Scattered					
294 10100	Cash	0.00	79.97	79.97	
294 10125	CashEscrow-Security	15,640.13	0.00	15,640.13	
294 10130	Cash Required Reserves	0.00	59,218.00	59,218.00	
294 10151	Cash - Scattered Site	0.00	0.00	0.00	
294 10152	Cash - Scattered Site	1,878,609.35	-84,960.69	1,793,648.66	
294 10155	Cash - SBF HRA Deposit	90.00	0.00	90.00	
294 10156	Cash - SS Replacement	0.00	0.00	0.00	
294 10410	Invest – FMV Adjustment	0.00	0.00	0.00	
294 10450	Interest Receivable on Invest	0.00	0.00	0.00	
294 11500	Accounts Receivable	9,226.61	0.00	9,226.61	
294 11520	AR – Collections	0.00	0.00	0.00	
294 11600	Accounts Receivable - Misc	20,398.64	-20,398.64	0.00	
294 13200	Due from Oth Governments	0.00	0.00	0.00	
294 13400	Due from Component Unit	0.00	0.00	0.00	
294 13600	Rent Receivable	0.00	-22,120.00	-22,120.00	
294 13610	Uncollectible Rents	0.00	0.00	0.00	
294 13710	Allow Uncollectible Loans	0.00	0.00	0.00	
294 15500	Prepaid Items	0.00	-39.99	-39.99	
294 20200	Accounts Payable	-18,565.89	-2,164.59	-20,730.48	
294 20201	ACI Accounts Payable	0.00	0.00	0.00	
294 20205	Accounts Payable	-26,696.64	26,696.64	0.00	
294 20210	Payment In Lieu Taxes	0.00	0.00	0.00	
294 20700	Due to Oth Funds	-339,170.00	0.00	-339,170.00	
294 20800	Due to Oth Governments	-42,969.60	42,969.60	0.00	
294 22000	Deposits	-15,605.95	0.00	-15,605.95	
294 22200	Deferred Revenues	-3,222.15	0.00	-3,222.15	
294 25300	Unreserved Fund Balance	-1,477,734.50	0.00	-1,477,014.80	
2026 Budget					
SSite 33160	Federal Grants	0.00	0.00	0.00	-
SSite 34108	Administrative Fees	0.00	0.00	0.00	-
SSite 36200	Oth Miscellaneous Revenue	0.00	-630.00	-630.00	-
SSite 36210	Interest on Invest	0.00	-666.59	-666.59	-
SSite 36211	Interest Market Value	0.00	0.00	0.00	-
SSite 36220	Rents	0.00	-227,136.97	-227,136.97	-763,870
SSite 36240	Refunds & Reimbursements	0.00	0.00	0.00	-
SSite 42010	Supplies	0.00	351.94	351.94	29,990
SSite 42120	Motor Fuels	0.00	0.00	0.00	
SSite 42230	Building Supplies	0.00	0.00	0.00	
SSite 42410	Minor Equipment & Small	0.00	2,920.49	2,920.49	2,080
SSite 43010	Auditing & Accounting	0.00	0.00	0.00	

Account Trial

2026 Period 1 to 4
All Accounts

Accounts	Description	Beginning Bal	Net Change	Ending Balance	
SSite 43040	Legal Fees – Civil Process	0.00	0.00	0.00	29,250
SSite 43060	Contract Labor	0.00	212.50	212.50	
SSite 43070	Management Services	0.00	39.99	39.99	25,000
SSite 43090	Expert & Professional	0.00	86.48	86.48	125,000
SSite 43095	Software Maintenance &	0.00	0.00	0.00	
SSite 43220	Postage & Shipping	0.00	0.00	0.00	
SSite 43410	Advertising	0.00	0.00	0.00	
SSite 43610	Insurance & Bonds	0.00	28,424.00	28,424.00	42,000
SSite 43810	Electric Utilities	0.00	935.11	935.11	1,500
SSite 43820	Water Utilities	0.00	2,829.06	2,829.06	1,100
SSite 43830	Gas Utilities	0.00	1,778.00	1,778.00	1,000
SSite 43840	Refuse Disposal	0.00	1,129.94	1,129.94	4,200
SSite 43850	Sewer Utilities	0.00	0.00	0.00	700
SSite 43860	Storm Water Utilities	0.00	0.00	0.00	700
SSite 44010	Building Maintenance	0.00	162,683.70	162,683.70	140,000
SSite 44050	Extraordinary Maintenance	0.00	0.00	0.00	150,000
SSite 44320	Bad Debt	0.00	0.00	0.00	-
SSite 44325	Bank Fees & Charges	0.00	32.49	32.49	-
SSite 44330	Dues and Subscriptions	0.00	0.00	0.00	-
SSite 44370	Miscellaneous Charges	0.00	0.00	0.00	-
SSite 44375	Utility Reimbursement	0.00	0.00	0.00	-
SSite 44390	Taxes & Licenses	0.00	27,729.56	27,729.56	23,400
SSite 44700	Interest	0.00	0.00	0.00	400
SSite 45200	Building & Improvements	0.00	0.00	0.00	-
SSite 99999	Temporary acct (please	0.00	0.00	0.00	-
Total Revenues			-228,433.56	-228,433.56	-763,870
Total Expenditures			229,153.26	229,153.26	576,320
(Surplus)/Deficit			719.70	719.70	-187,550

NOTES:

1. Balance Sheet - April fund balance is \$720 less than beginning of year balance
2. Balance Sheet - Pay off of Due to Other Funds happens in May (see yellow cell); fund balance decreases in May
3. Expenditures - Building Maintenance over budget, but Extraordinary Maintenance is for larger projects which are occurring
4. Budget 2026 - An budget amendment will likely be needed as expenditures are trending higher than anticipated



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: David Wanberg, CED Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 8, 2026
SUBJECT: Hail Damage Report on Scattered Sites from League of Minnesota Cities

BACKGROUND:

An agent from the League of Minnesota Cities came out on two occasions and evaluated the roofs and siding on all the units potentially affected by the storm on April 13, 2026. The agent concluded that 19 of the roofs will need to be replaced, five units will get the siding replaced on the effected sides along with six units needing the gutter guards replaced at 70 percent of the cost. See attached spreadsheet of affected properties.

Thankfully, the HRA's insurance views the HRA's scattered sites as one property claim with a single \$500 deductible that covers all properties. With the help of an architect or engineer, we will be requesting bids from qualified contractors to repair the HRA's hail-damaged properties. The architect or engineer will also manage the process to ensure the repairs are properly completed in a timely manner. Insurance will cover the cost of the architect or engineer. After we receive the qualified bids, the HRA will be asked to approve the lowest qualified bid, hopefully, at the July HRA meeting.

REQUESTED ACTION:

Receive and file as presented.

ATTACHMENTS:

1. Hail Damage of April 13th Storm

Faribault Scatter Sites Review of Hail Damage from LMC

Incident was 4/13/2026

	Location	
1	1319 NW 7th Street	Limits: \$ 572,755- - full roof replacement siding on back elevation of dwelling only (Aluminum siding will be covered at 70%)
2	1323 NW 7th Street	Limits: \$ 572,755- - full roof replacement siding on back elevation of dwelling only (Aluminum siding will be covered at 70%)
3	404 NW 13th Street	Full Roof Replacment
4	408 NW 13th Street	Full Roof Replacment
5	412 NW 13th Street	Full Roof Replacment
6	519 Lincoln Avenue	Limits: \$ 572,755- full roof replacement, siding on right elevation of dwelling only (Aluminum siding will be covered at 70%)
7	521 Lincoln Avenue	Limits: \$ 572,755- full roof replacement, siding on right elevation of dwelling only (Aluminum siding will be covered at 70%)
8	523 Lincoln Avenue	Limits: \$ 572,755- full roof replacement
9	523 W Division Street	Full roof replacement
10	527 Lincoln Avenue	Limits: \$ 572,755- full roof replacement
11	1225 NW 2nd Street	13ft of missing fascia not connected to storm, not covered. full roof replacement, siding on back elevation of dwelling only (Aluminum siding will be covered at 70%)
12	830 SW 9th Avenue	Full Roof Replacement
13	910 SW 1st Street	Limits: full roof replacement and gutter guard replacement (gutter guards will be covered at 70%)
14	912 SW 1st Street	Limits: full roof replacement and gutter guard replacement (gutter guards will be covered at 70%)
15	914 SW 1st Street	Limits: full roof replacement and gutter guard replacement (gutter guards will be covered at 70%)
16	916 SW 1st Street	Limits: full roof replacement and gutter guard replacement (gutter guards will be covered at 70%)
17	918 SW 1st Street	Limits: full roof replacement and gutter guard replacement (gutter guards will be covered at 70%)
18	920 SW 1st Street	Limits: full roof replacement and gutter guard replacement (gutter guards will be covered at 70%)
19	910-920 Garage	Full Roof Replacment



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Jessica Kinser, City Administrator
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 8, 2026
SUBJECT: Housing Partner Presentation - Habitat for Humanity- Dayna Norvold

BACKGROUND:

As part of Strategic Priority 4: Strategic Partnerships, Dayna Norvold with Rice County Habitat for Humanity will be at the meeting to talk about the role Habitat plays within Rice County and Faribault.

REQUESTED ACTION:

No action requested

ATTACHMENTS:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Jessica Kinser, City Administrator
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 8, 2026
SUBJECT: Resolution 2026-18 Authorize Closure of Bank Account

BACKGROUND:

The City, and consequently the HRA, had all financial accounts at CCF Bank, until CCF Bank closed the local branch in February 2025. City staff determined that a local bank would need to be utilized for the deposit of cash and checks (for the HRA), and opened accounts at the State Bank of Faribault for this purpose. At the time, the cash deposits related to the HRA were all from Robinwood and consisted mostly of quarters for the washing machines. Rent checks have also been deposited through SBF as well.

With the transition to Trekk Property Management, we determined that cash should not be a concern moving forward now that Robinwood has been sold. The account at SBF does not offer nearly the same interest rates as CCF, and CCF can provide a remote deposit scanner for Trekk staff to remotely deposit checks and money orders for rent payments. While the full transition to Trekk has yet to take place, the attached resolution gives the City Finance Director the ability to close the SBF account at a date when the deposit function is being fully handled by Trekk.

REQUESTED ACTION:

Approve Resolution 2026-18

ATTACHMENTS:

1. Resolution 2026-18 Authorize Closure of Bank Accounts

CITY OF FARIBAULT

RESOLUTION #2026-18

AUTHORIZE CLOSURE OF BANK ACCOUNT

WHEREAS, the Faribault Housing and Redevelopment Authority (the "HRA") through the City of Faribault maintains an account at the State Bank of Faribault for the purpose of depositing cash and checks; and

WHEREAS, this account was opened in February 2025, following the closure of the local CCF Bank branch where deposits of cash and checks were handled locally; and

WHEREAS, utilizing a property management company for the scattered site properties will result in only checks or money orders being acceptable payment methods for rent.

NOW, THEREFORE BE IT RESOLVED, the HRA account at the State Bank of Faribault is hereby authorized to be closed by the Finance Director of the City of Faribault at a time when the full transition to the property management company has taken effect.

Date Adopted: June 8, 2026

John Rowan, Chair

ATTEST:



Request for Action

TO: Faribault Housing & Redevelopment Authority
FROM: Jessica Kinser, City Administrator
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: June 8, 2026
SUBJECT: Strategic Priority 1 - Development of Housing

BACKGROUND:

Manufactured Home Subdivision Update

Following the May HRA meeting and the direction on the strategic priorities to move towards the development of a manufactured home subdivision. In looking at the City's zoning ordinance, we identified some interesting challenges that will need further review and changes at the City level. A manufactured home subdivision must be a minimum of 10 acres and must be located on an arterial roadway. Arterial roadways in Faribault include Highway 60, Highway 21, Highway 3, 7th Street, Central Avenue from Highway 60 to Highway 3, Willow Street from Highway 60 to Glynview Trail. Given the minimum acreage, there are very few properties that exist in an undeveloped state that even exist in the City (two were the most that could be identified). Property acquisition costs are also going to be of concern as this would be trying to purchase property on roadways with the highest traffic counts. Since the MH zoning does not exist in the community, a new subdivision will require a rezoning as well.

After speaking internally, we would recommend that if this is of continued interest to the HRA, that a request to amend the zoning ordinance should be brought forward to specifically address the acreage and location requirements.

17th Street/Western Avenue Property Development

The HRA currently owns 10 units with addresses ranging from 1518-1536 Western Avenue. The site is nearly 2 acres, and the north side of the property that fronts 17th Street is undeveloped. Through a Planned Unit Development (PUD), the HRA could increase the density on this property

through additional single family attached, or single family detached homes. Given that federal funds were used in the property acquisition, these would be rental properties that would expand the scattered site portfolio and not properties which the HRA could sell.

No project comes without challenges. As mentioned, there will be some planning and zoning-related approvals that would be necessary (City staff could do the actual work), infrastructure is a small challenge as the HRA would be responsible for paving a portion of the 17th Street frontage (water and sewer exist), and stormwater would need to be accounted for in any design as the site is more than one acre.

This could help address some specific housing needs that Rice County HRA has identified, including a need for one-bedroom units, or larger 5-bedroom units, as well as ADA-accessible housing to support a senior and disabled population in the community.

This is only provided as an update from information learned over the last month. No specific decisions need to be made, but any comments or feedback or additional direction will be helpful to continue progress on Strategic Priority 1 in the coming month(s).

REQUESTED ACTION:

ATTACHMENTS:

1. Beacon - Rice County, MN - Report_ 1826176001

Rice County, MN

Summary

Parcel ID 18.26.1.76.001
Property Address 1534 WESTERN AVE N (Primary Address)
1518 WESTERN AVE N
1520 WESTERN AVE N
1522 WESTERN AVE N
1524 WESTERN AVE N
1526 WESTERN AVE N
1528 WESTERN AVE N
1530 WESTERN AVE N
1532 WESTERN AVE N
1536 WESTERN AVE N
FARIBAULT, MN 55021

Sec/Twp/Rng
Brief Tax Description Lot 11 Block 1 of BIRN HILL 1ST ADD
(Note: Not to be used on legal documents)

Area N/A
Use Code PILT-Payment In-Lieu of Taxes
Tax Authority Group FARIBO-SD656-HSP-HRA-EDA

*Please contact the zoning authority for information regarding zoning.



Owners

Primary Owner
[Faribault Hra LLC](#)
208 1st Ave NW
Faribault MN 55021

Alternate Taxpayer

Fee Owner

Land

Lot Area 1.97 Acres ;85,697 SF

Residential Dwellings

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,280 SF
Attic Type None;
Number of Rooms 4 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type Full
Basement Area 640
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (24 SF);
Additions
Garages 1,100 SF - Det Frame (Built 1983);

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,080 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 540
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (48 SF);
Additions
Garages

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,080 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 540
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (40 SF);
Additions
Garages

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,080 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 540
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (40 SF);
Additions
Garages

Residential Dwelling
Style 1 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 900 SF
Attic Type None;
Number of Rooms 6 above; 0 below
Number of Bedrooms 4 above; 0 below
Basement Area Type Full
Basement Area 900
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt; 1 Toilet Room (1/2 Bath);
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (48 SF);
Additions
Garages

Residential Dwelling
Style 1 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 900 SF
Attic Type None;
Number of Rooms 6 above; 0 below
Number of Bedrooms 4 above; 0 below
Basement Area Type Full
Basement Area 900
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt; 1 Toilet Room (1/2 Bath);
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (48 SF);
Additions
Garages 1,100 SF - Det Frame (Built 1983);

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,080 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 540
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (21 SF);
Additions
Garages

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,080 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
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Basement Area 540
Basement Finished Area
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Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (24 SF);
Additions
Garages

Residential Dwelling
Style 2 Story Townhouse
Architectural Style N/A
Year Built 1983
Exterior Material Vinyl
Total Gross Living Area 1,200 SF
Attic Type None;
Number of Rooms 4 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type Full
Basement Area 600
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fixt;
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Enclosed (48 SF);
Decks Concrete Patio (24 SF);
Additions
Garages

Yard Extras

#1 - (1) Driveway Asphalt-Triple, Standard Good, Built 1983

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/28/2023	FARIBAULT CITY HRA	FARIBAULT HRA LLC	758523	NONE	GOVERNMENT OR EXEMPT PARTY SALE	Deed	Y	\$0.00
9/24/1998	RADEL ALLAN R	FARIBAULT CITY HRA	442874		GOVERNMENT OR EXEMPT PARTY SALE	Deed		\$0.00

Permits

Permit #	Date	Description	Amount
16.0526	06/23/2016	Ext-Remodel	3,500
08.0594	08/13/2008	Siding	1,795
08.0483	07/31/2008	Siding	1,795
08.0482	07/31/2008	Siding	1,795
08.0460	07/03/2008	Siding	1,795
08.0461	07/03/2008	Siding	1,798
08.0404	06/16/2008	Siding	1,795
06.0841	08/30/2006	Roof	9,360
97.4378	11/07/1997	Siding	70,000
83.3757	05/20/1983	New Bldg	180,279
83.3758	05/20/1983	New Bldg	180,279

Valuation

	Payable 2027 Values	Payable 2026 Values	Payable 2025 Values	Payable 2024 Values
EMV Improvement	\$1,375,100	\$1,365,500	\$1,353,400	\$1,244,300
EMV Land	\$110,000	\$110,000	\$110,000	\$110,000
EMV Machine	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$1,485,100	\$1,475,500	\$1,463,400	\$1,354,300
Green Acres Value	\$0	\$0	\$0	\$0
Homestead Exclusion	\$0	\$0	\$0	\$0

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$1,475,500	\$1,463,400	\$1,354,300	\$1,199,000
Taxable Market Value	\$0	\$0	\$0	\$0
Net Tax Amount	\$0.00	\$0.00	\$0.00	\$0.00
+ Special Assessments	\$1,207.72	\$240.00	\$240.00	\$240.00
= Total Taxes Due	\$1,207.72	\$240.00	\$240.00	\$240.00
+ Penalty	\$0.00	\$0.00	\$9.60	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$1,207.72	\$240.00	\$249.60	\$240.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Paid

Please note that it may take up to three days from the date of payment for tax payments to be posted.

Tax Year	Receipt	Payment Date	Tax Amount	Special Assessment	Penalty	Interest	Fees	Total Payment
2026	B26.2823	4/30/2026	\$0.00	(\$1,207.72)	\$0.00	\$0.00	\$0.00	(\$1,207.72)
2025	B25.11734	5/15/2025	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)
2024	U24.4813	6/17/2024	\$0.00	(\$240.00)	(\$9.60)	\$0.00	\$0.00	(\$249.60)
2023	U23.3428	4/26/2023	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)
2022	U22.3625	4/29/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	U22.3751	4/29/2022	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)
2021	U21.2972	4/16/2021	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)
2020	U20.3750	4/30/2020	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)
2019	U19.2215	4/11/2019	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)
2018	U18.4059	4/26/2018	\$0.00	(\$240.00)	\$0.00	\$0.00	\$0.00	(\$240.00)

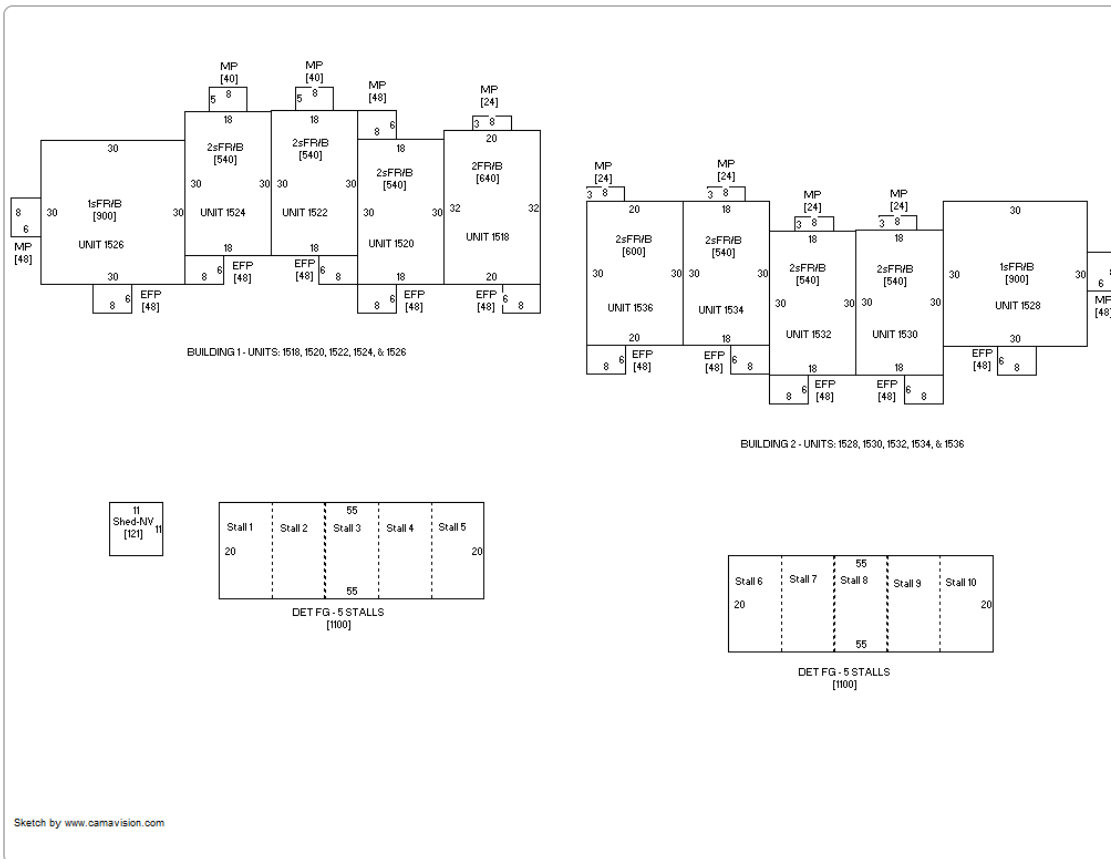
Photos

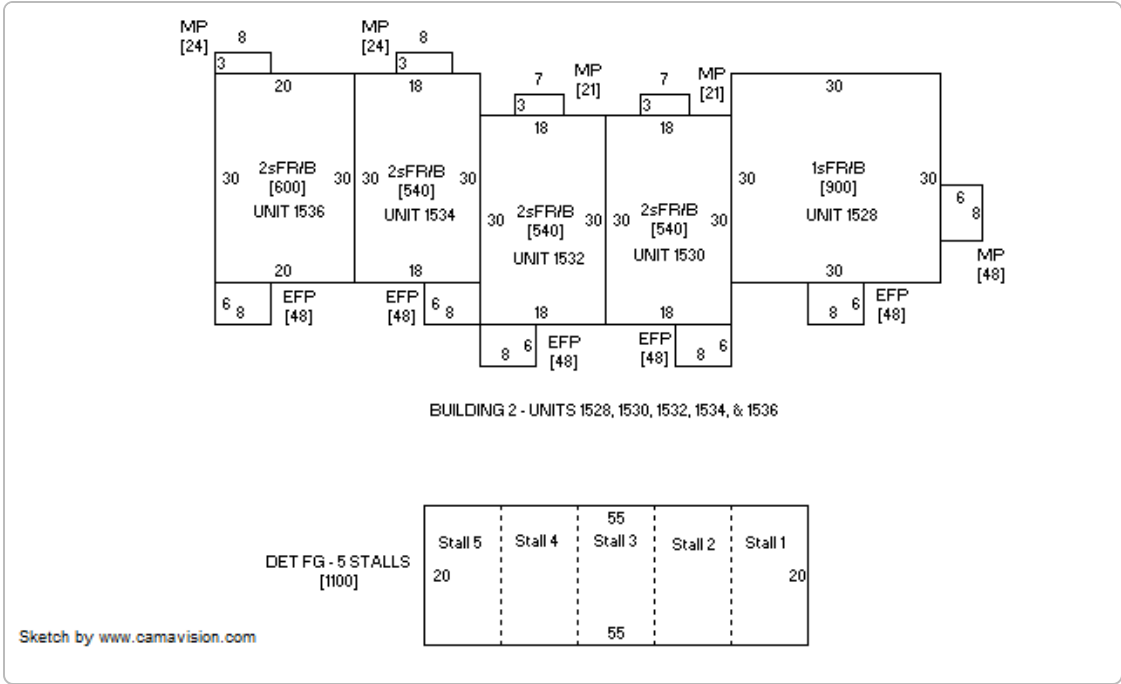
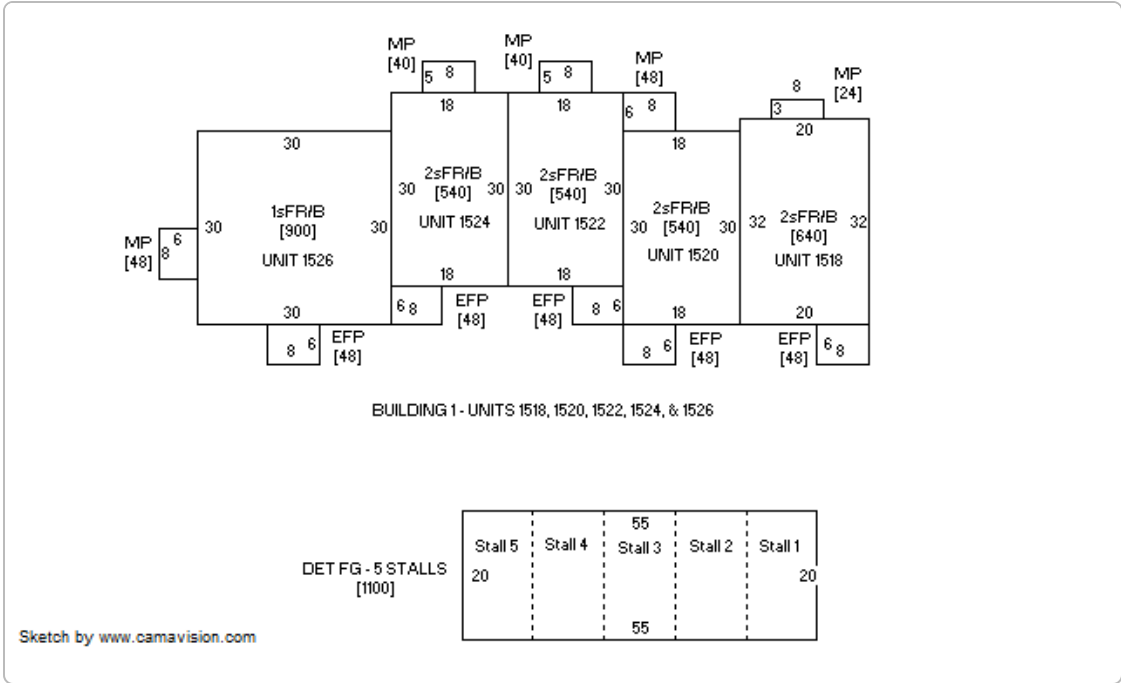




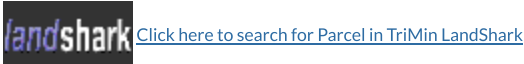


Sketches





TriMin LandShark



Original Tax Statements

[Click here to show a list of available documents](#)

Plats

[Click here to show a list of available documents](#)

No data available for the following modules: Condominiums, Mobile Home on Leased Land, Cell Towers, Cooperative, Divided Interest, Leased Land, Apartments, Billboards, Agricultural Land, Commercial Buildings, Agricultural Buildings, Tax Payment, Unpaid Taxes.

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Request for Action

TO: Faribault Housing & Redevelopment Authority

FROM:

THROUGH: David Wanberg, Director of Community and Economic Development

MEETING DATE: June 8, 2026

SUBJECT: Housing Results Committee

BACKGROUND:

The City Council is creating an ad hoc committee to monitor housing, real estate and demographic data, identify actions and activities occurring in the Faribault market, and recommend actions and activities for the Faribault market, known as the Housing Results Committee. The membership of this group will consist of the Mayor and two Council members, including Council member Barnes, as well as representatives from the real estate and financial institutions in Faribault. Housing partners like the Rice County HRA and Three Rivers and others are also included. A position for a Faribault HRA board member was also identified, and Deb Lyzenga has been selected for that position.

The group will meet quarterly, and updates will be provided at future HRA meetings.

REQUESTED ACTION:

No action requested; update only

ATTACHMENTS: