

**EXTRACTS FROM THE MINUTES OF A REGULAR MEETING
OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA
MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE
18th DAY OF JANUARY 2012**

The Commissioners of Southeastern Minnesota Multi-County Housing and Redevelopment Authority met in a regular meeting at the SEMMCHRA Main Office in Wabasha, MN, at the hour and date duly established for the holding of such meeting.

Commissioner Beniak called the regular meeting to order and on role call the following answered present:

Robert Beniak	Rich Hall	Doug Klevos
Laura Mielke	Robert Noah	Jack Roberts
Marcia Ward		

Excused Jim Bryant

Others Present: Fillmore County Commissioner Tom Kaase, Houston County
Commissioner Jack Miller, Buffy Beranek, Joseph P. Wheeler and Karen
DuCharme

The agenda and addendum were reviewed. Motion was made by Commissioner Noah and seconded by Commissioner Ward to approve the agenda and addendum. Passed unanimously.

OLD BUSINESS:

The minutes were reviewed and discussed from a regular meeting held on Wednesday, December 21, 2011. Motion was made by Commissioner Ward and seconded by Commissioner Klevos to approve the minutes from a regular meeting held on Wednesday, December 21, 2011. Passed unanimously.

Staff reviewed the Financial Summary Reports. Motion was made by Commissioner Noah and seconded by Commissioner Roberts to approve the Financial Summary Reports. Passed unanimously.

Staff reviewed the Section 8, Public Housing, Rivers Edge, Wabasha Apartments, Pepin Apartments, Lake Pepin Plaza, Lake Pepin Plaza II, Greenview Estates, Parkview Court, Holden Meadows, Countryside Way, Whispering Woods, Trailside Terrace, Rolling Hills, Fuller Estates, Heritage Hill, Nor-Plain Apartments, Nor-Stone Apartments, and Oak Court Apartments monthly reports.

Staff informed the Board, Fillmore County Commissioner Tom Kaase, and Houston County Commissioner Jack Miller on the history of the Section 8 Housing Choice Voucher program throughout the HRA's service area. Staff also informed the Board, Commissioner Kaase and Commissioner Miller regarding the requests that were sent to Dodge, Fillmore, and Houston

Counties in June 2011 for administrative shortfalls and stated Goodhue, Wabasha, and Winona Counties have paid their share of the shortfalls through the 2012 levy. The amounts of the individual county's requests were based on program usage. Fillmore County has twenty-eight (28) participants with ten (10) applicants on the waiting list. Houston County has eighty-nine (89) participants with twenty-four (24) applicants on the waiting list. Commissioner Kaase and Commissioner Miller asked questions to get additional information. Staff, the Board, Commissioner Kaase, and Commissioner Miller continued to have dialogue to address any questions and/or concerns related to the Section 8 Housing Choice Voucher Program.

Staff requested to extend the drop dead date of when applications from Dodge, Fillmore, and Houston Counties would no longer be accepted by thirty (30) days based on the dialogue earlier in the meeting. Motion was made by Commissioner Roberts and seconded by Commissioner Klevos to extend the drop dead date of when applications from Dodge, Fillmore, and Houston Counties would no longer be accepted by thirty (30) days.

Staff updated the Board on re-financing of Lake Pepin Plaza and Lake Pepin Plaza II in order to pay down the principal on the Eagle's Basin bonds and requested approval to begin dialogue with Wabasha County finance director and commissioners. Motion was made by Commissioner Klevos and seconded by Commissioner Hall to approve staff to begin dialogue with Wabasha County finance director and commissioners. Passed unanimously.

Staff informed the Board that a meeting was held with ACCRA Home Health to discuss home care services at Lake Pepin Plaza. Staff requested approval for the Executive Director to finalize negotiations and execute the services agreement with ACCRA Home Health. Motion was made by Commissioner Ward and seconded by Commissioner Mielke to approve the Executive Director to finalize negotiations, including checking references, and execute the services agreement with ACCRA Home Health. Passed unanimously.

Staff gave updates on the Dodge Center SCDP, Winona County SCDP, Dodge Center II SCDP, MIF Flood Recovery Grant – Wabasha County, and Revolving Loan Rehab Programs.

Staff requested approval of residential SCDP loans DCII-128, DCII-129, and DCII-130. Motion was made by Commissioner Noah and seconded by Commissioner Roberts to approve residential SCDP loans DCII-128, DCII-129, and DCII-130. Passed unanimously.

Staff reviewed the Satisfied Mortgages and the Public Housing Capital Improvement Project Reports.

Staff gave updates on the St. Charles, Elgin, Kenyon, Wabasha projects; the Minnesota City Participation Program (MCP); Wabasha County Public Health Building.

Staff requested approval to start the dialogue with the Wabasha County Board of Commissioners to determine if they have an interest in starting a countywide Economic Development Authority (EDA). Motion was made by Commissioner Klevos and seconded by Commissioner Roberts to begin the dialogue with the Wabasha County Board of Commissioners to determine if they have an interest in starting a countywide Economic Development Authority (EDA). Passed unanimously.

Staff informed the Board that they are having dialogue with Alliance Bank regarding the payments on the bonds for Eagles Basin. More information would be shared at the February meeting.

Staff gave updates the Board on the Flood 2007 recovery efforts and the September 2010 flood recovery efforts.

NEW BUSINESS:

Commissioner Ward reported that she attended her first Workforce Development Inc. meeting and said that it was a diverse group from various agencies and industries.

Staff requested approval of the 2012 Agency Budget. Motion was made by Commissioner Noah and seconded by Commissioner Mielke to approve the 2012 Agency Budget. Passed unanimously.

Staff informed the Board that there has been dialogue with the Winona HRA about ways to collaborate. Staff requested approval to formally send a letter to the Winona HRA, Red Wing HRA, and Dodge HRA begin the dialogue on ways to collaborate and potential merge. Motion was made by Commissioner Ward and seconded by Commissioner Roberts to formally send a letter to the Winona HRA, Red Wing HRA, and Dodge HRA begin the dialogue on ways to collaborate and potential merge. Passed unanimously.

Staff informed the Board that a meeting is held next week to set the 2012 legislative agenda. Motion information will be available at the February meeting.

Staff reviewed the memo regarding monitoring insurance for HRA rehabilitation loans. The consensus of the Board was to continue operating the programs as we have been without adding insurance monitoring to the process.

The Board discussed the meeting date and time. The general consensus was the meeting date and time would remain the same.

There being no further business to come before the Board, on motion duly made by Commissioner Noah and seconded by Commissioner Klevos, the meeting was adjourned.

I certify that the above is a true and correct record of the proceedings of the Southeastern Minnesota Multi-County Housing and Redevelopment Authority at a regular meeting on January 18, 2012, at which a majority of the members of said Board was present.

(SEAL)

Robert Noah, Secretary