

**EXTRACTS FROM THE MINUTES OF A REGULAR MEETING
OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA
MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE
21st DAY OF SEPTEMBER 2011**

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	Doug Klevos	Laura Mielke
Robert Noah	Jack Roberts	Marcia Ward

Excused: Jim Bryant and Rich Hall

Others Present: Jack Noll, Buffy Beranek, Joseph P. Wheeler and Karen DuCharme

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

The oath of office was read and signed by Laura Mielke and was notarized thereby swearing in Commissioner Mielke.

Motion was made by Commissioner Noah and seconded by Commissioner Roberts to close the regular meeting for the purpose of a public hearing. Passed unanimously. Motion was made by Commissioner Roberts and seconded by Commissioner Ward to open the public hearing. Passed unanimously. Staff briefed those in attendance on the amendment being made to the 5-Year PHA Plan. Commissioner Beniak asked if anyone had any comments or questions for staff and asked an additional two (2) times. With no further comments or questions, a motion was made by Commissioner Klevos and seconded by Commissioner Roberts to close the public hearing. Passed unanimously. Motion was made by Commissioner Roberts and seconded by Commissioner Ward to re-open the regular meeting. Passed unanimously.

OLD BUSINESS:

The minutes were reviewed and discussed from the annual meeting held on Wednesday, August 17, 2011. Motion was made by Commissioner Klevos and seconded by Commissioner Noah to approve the minutes from the annual meeting held on Wednesday, August 17, 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, and Nor-Stone Apartments monthly reports.

Staff reviewed the proposed legislative changes to the Section 8 Housing Choice Voucher Program.

Staff requested approval of a resolution authorizing the submission of the amendment to the 5-Year PHA Plan.

The resolution was introduced by Commissioner Beniak, read in full and considered:

11/09/21/01

Commissioner Roberts moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Ward and upon the roll call the AYES and NAYES were as follows:

AYES
Robert Beniak
Doug Klevos
Laura Mielke
Robert Noah
Jack Roberts
Marcia Ward

NAYES

The chairperson thereupon declared said motion carried and resolution adopted.

Staff gave updates on the HOME Rental Rehab, 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 commercial SCDP loans DC-105, DC106, WC-104, WC-105, and WC-106. Motion was made by Commissioner Roberts and seconded by Commissioner Klevos to approve commercial SCDP loans DC-105, DC106, WC-104, WC-105, and WC-106. Passed unanimously.

Staff reviewed Wab-108, Request to transfer Wabasha Commercial Grant. Motion was made by Commissioner Klevos and seconded by Commissioner Roberts to transfer the deferred mortgage to the new buyer. Passed unanimously.

Staff requested approval of residential SCDP loans WC-107 and WC-108. Motion was made by Commissioner Roberts and seconded by Commissioner Noah to approve residential SCDP loans WC-107 and WC-108. Passed unanimously.

Staff reviewed the Public Housing Capital Improvement Project Report.

Staff gave updates on the St. Charles, Elgin, Kenyon, Wabasha projects; Oak Court Apartments

and Wabasha Apartments; the Minnesota City Participation Program (MCPPE); Wabasha County Public Health Building.

Staff reviewed the proposed financing through Alliance Bank for a rambler in the Eagles Basin Development in Wabasha. The interest rate would be 3.5% with no end date. Ten (10) percent of principal must be paid every year the house does not sell with payments beginning after the first year. Motion was made by Commissioner Klevos and seconded by Commissioner Mielke to accept the proposed financing through Alliance Bank, as long as the total amount financed does not include the cost of the lot. AYES: Robert Beniak, Doug Klevos, Laura Mielke, Robert Noah and Jack Roberts. NAYES: Marcia Ward.

Staff informed the Board that there is a potential buyer for the split entry house in Eagles Basin.

Staff requested approval to construct another split entry house in Eagles Basin upon receiving a purchase agreement for the current split entry house. Motion was made by Commissioner Klevos and seconded by Commissioner Roberts to construct another split entry house in Eagles Basin upon receiving a solid purchase agreement for the current house. AYES: Robert Beniak, Doug Klevos, Laura Mielke, Robert Noah, and Jack Roberts. NAYES: Marcia Ward.

Staff reviewed the bids received for the construction of a rambler in Eagles Basin. The four (4) bids received were from Thiemann Construction, Inc. for \$120,898; Leonard Enterprises, LLC for \$142,787; Centerville Homes, Inc. for \$148,577; Bigelow Lennon Construction and Assoc. for \$119,750. Motion was made by Commissioner Klevos and seconded by Commissioner Noah to allow the Executive Director to choose between Thiemann Construction, Inc. and Bigelow Lennon Construction and Assoc. AYES: Robert Beniak, Doug Klevos, Laura Mielke, Robert Noah, and Jack Roberts. NAYES: Marcia Ward.

Staff informed the Board that the taxes on the Public Health Building will cost \$3,000 per year due to the building being classified as commercial despite being zoned residential.

Staff requested approval of a resolution authorizing an interfund loan for advance of certain costs in connection with tax increment financing district St. Charles TIF #1.

The resolution was introduced by Commissioner Beniak, read in full and considered:

11/09/21/02

Commissioner Noah moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Roberts and upon the roll call the AYES and NAYES were as follows:

AYES
Robert Beniak
Doug Klevos
Laura Mielke
Robert Noah
Jack Roberts
Marcia Ward

NAYES

The chairperson thereupon declared said motion carried and resolution adopted.

Staff requested approval of a resolution authorizing an interfund loan for advance of certain costs in connection with tax increment financing district Kenyon TIF #4-5.

The resolution was introduced by Commissioner Beniak, read in full and considered:

11/09/21/03

Commissioner Noah moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Roberts and upon the roll call the AYES and NAYES were as follows:

AYES	NAYES
Robert Beniak	
Doug Klevos	
Laura Mielke	
Robert Noah	
Jack Roberts	
Marcia Ward	

The chairperson thereupon declared said motion carried and resolution adopted.

Staff requested approval of a resolution authorizing an interfund loan for advance of certain costs in connection with tax increment financing district Eagles Basin (Wabasha) TIF #2-1.

The resolution was introduced by Commissioner Beniak, read in full and considered:

11/09/21/04

Commissioner Noah moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Roberts and upon the roll call the AYES and NAYES were as follows:

AYES	NAYES
Robert Beniak	
Doug Klevos	
Laura Mielke	
Robert Noah	
Jack Roberts	
Marcia Ward	

The chairperson thereupon declared said motion carried and resolution adopted.

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

NEW BUSINESS:

Executive Director Joseph Wheeler thanked Commissioner Ward for her comments regarding SEMMCHRA at the September 13th Winona County Board meeting.

Staff updated the Board on the status of the housing development in the City of Claremont. Motion was made by Commissioner Ward and seconded by Commissioner Noah to table until the City officially owned the land. AYES: Robert Beniak, Laura Mielke, Robert Noah, Jack Roberts and Marcia Ward. NAYES: Doug Klevos.

Staff asked the board about their thoughts on the demonstration levy legislation that sunsets in 2013. Motion was made by Commissioner Ward and seconded by Commissioner Klevos to table until the other two (2) county commissioners are able to discuss. Passed unanimously.

Staff reviewed the minutes from the September 13th Dodge County Board of Commissioner meeting where the commissioners denied the HRA's levy request.

There being no further business to come before the Board, on motion duly made by Commissioner Klevos and seconded by Commissioner Noah, 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 September 21, 2011, at which a majority of the members of said Board was present.

(SEAL)

Robert Noah, Secretary