



134 East Second Street • Wabasha, MN 55981 • phone (651) 565-2638 • fax (651) 565-3836 • www.semmchra.org

REGULAR HRA BOARD OF COMMISSIONERS MEETING AGENDA

Southeastern Minnesota Multi-County Housing and Redevelopment Authority

Official Location: 134 East Second Street, Wabasha, MN 55981

Time: Wednesday, October 15th, 2025, at 10:00 AM

COMMISSIONERS AND LOCATION ATTENDING:

Brad Anderson, 134 East Second Street, Wabasha, MN 55981

Rich Hall, 134 East Second Street, Wabasha, MN 55981

Robert Keehn, 134 East Second Street, Wabasha, MN 55981

Cheryl Key, 134 East Second Street, Wabasha, MN 55981

Laura Mielke, 134 East Second Street, Wabasha, MN 55981

Rodney Peterson, 134 East Second Street, Wabasha, MN 55981

Rhonda Toquam, 134 East Second Street, Wabasha, MN 55981

Marcia Ward, 134 East Second Street, Wabasha, MN 55981

Erik Sievers, 134 East Second Street Wabasha, MN 55981

GUESTS:

Buffy Beranek, Executive Director

Bobbi Willers, Rental Housing Director

Tammy Moyer, Rental Assistance Director

Sara Fuher, Grant Administrator

Patricia Heraty, Accountant

Andrew Londre, CD Administrator

REMOTE SIGN ON: <https://meet.goto.com/work>

OR CALLING: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 243-226-317

The public may also join the meeting remotely by logging on to or calling above access. Members of the public must be muted without cameras on.

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda & Addendum**
- 4. Consent Agenda**
 - A. Approval of Annual Meeting Minutes – Sept 17, 2025 (M)
 - B. Approval Apply for Family Self-Sufficiency (FSS) Grant (R)
 - C. Approval of Board Meeting Dates 2026 (R)

- D. Approval of Eagle's Basin TIF Interfund Loan Payment Use of Funds Restrictions (R)
- E. Approval of St. Charles TIF Interfund Loan Payment Use of Funds Restrictions (R)
- F. Approval of 2026 Payment Standards (R)
- G. Approval of an Additional Capital Project for River Valley Apartments-Lake City (M)
- H. Approval to Administer Bring It Home Rental Assistance Grant and Approval of Authorized Signors to Execute the Grant Contract Agreement (R)
- I. Acceptance of Retirement Plan Funds (M)

5. Agency Standards, Program Reports & Updates

- A. Grant/Capital Administration & Community Development
- B. Rental Housing
- C. Section 8 Rental Assistance

6. Review and Acceptance of Financial Statements, Commentary and Communications

- A. Acceptance of September 30, 2025, Financial Statements (M)

7. Public and Commissioners Comments

8. Report of the Executive Director

- A. Executive Summary: Strategic Analysis of the Housing Continuum in Goodhue County

9. Old Business

- A. Update on RRDL Wabasha Apartments Rehabilitation Work & 2026 Sidewalks
- B. Update on St. Charles TIF district Legal Follow-up

10. New Business

- A. Update on Salary Step Hiring Starts
- B. Approval to Accept Healthcare Insurance & SEMMCHRA Benefits Plans and Contributions (R)
 - a. Update on Changes to the SEMMCHRA Policy and Proc. Employee Handbook
- C. Discussion and Approval of 2026 Agency & Program Budget:
 - i. Resolution approving the SEMMCHRA 2026 agency and program operating budgets (R)
 - ii. Resolution approving the 2026 public housing and section 8 housing choice voucher program operating budgets (R)
 - iii. Resolution approving the 2026 Agency Budget– form HUD 52574 (R)
- D. Approval to Outsource Comptroller position, enter into a Consultant Contract and increasing the Community Development Administrator contract limit and Execute Contracts (R)
- E. Approval to Donate/Sell Lot to City of St. Charles for Park and Execute Documents to Transfer Ownership (R)
- F. Approval of Authority in Absence of Executive Director/CEO (R)

11. Adjourn

MEETING REMINDER:

SEMMCHRA Board, Wednesday, November 19, 2025, at 10:00 AM