



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 21st, 2026, at 10:00 AM

COMMISSIONERS AND LOCATION ATTENDING:

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

Mike Wobbe, 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:

Justin Stotts, Chief Operating Officer

Bobbi Willers, Rental Housing Director

Tammy Moyer, Rental Assistance Director

Sara Fuher, Grant Administrator

Patricia Heraty, Accountant

Gwen Bruegger, Finance Director

REMOTE SIGN ON: Microsoft Teams

[Join the meeting now](#)

Meeting ID: 220 146 980 475 88

Passcode: WP7Qe3Qg

Dial in by phone: +1 469-208-1810

Phone conference ID: 474 603 212#

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**

4. **Consent Agenda**
 - A. Approval of Annual Meeting Minutes – Sept 23, 2026 (M)
 - B. Approval of 2027 Payment Standards (R)
 - C. Approval to Set a Public Hearing for Changes to the ACOP (R)
 - D. Approval to Obligate Restricted Program Income to Public Housing in 2026 (M)
 - E. Approval of Write-off of Tenant Accounts Receivable (M)
 - F. Approval to Add Finance Director as a Signer on Bank Accounts (R)
 - G. Approval to Waive 40% Debt to income Requirement for Owner's Match Loan (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, 2026, Financial Statements (M)
7. **Public and Commissioners Comments**
8. **Executive Report**
9. **Old Business**
10. **New Business**
 - A. Discussion and Approval of 2027 Agency & Program Budget:
 - i. Resolution approving the SEMMCHRA 2027 agency and program operating budgets (R)
 - ii. Resolution approving the 2027 public housing and section 8 housing choice voucher program operating budgets (R)
 - iii. Resolution approving the 2027 Agency Budget– form HUD 52574 (R)
11. **Adjourn**

MEETING REMINDER:

SEMMCHRA Board, Wednesday, November 18, 2026, at 10:00 AM