EXTRACTS FROM THE MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE 21st DAY OF JANUARY 2026

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

Commissioner Key called the regular meeting to order and the following answered present:

Rich Hall	Robert Keehn	Rodney Peterson	Brad Anderson
Cheryl Key	Marcia Ward	Laura Mielke	

Absent: Rhonda Toquam and Erik Sievers

Others Present: Buffy Beranek, Bobbi Willers, Sara Fuher, Ashley Jergenson

Commissioners Laura Mielke, Marcia Ward, and Rob Keehn attended the meeting remotely for personal or professional reasons.

The agenda was reviewed and no addendums were brought forward. The Interim Executive Director and Chairperson Key recommended item 10A be removed. Motion was made by Commissioner Anderson and seconded by Commissioner Hall to approve the agenda and remove item 10A. Passed unanimously.

The minutes were reviewed from the regular meeting held on December 17, 2025. Motion was made by Commissioner Hall and seconded by Commissioner Anderosn to approve the minutes from the regular meeting held on Wednesday, December 17, 2025. Passed unanimously.

Staff requested Board approval by resolution to approve changes to the SEMMCHRA Policy and Procedures Employee Handbook. The resolution was introduced by Commissioner Key, read in full and considered:

26/01/21/01

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

AYES	NAYES
Rich Hall	
Cheryl Key	
Marcia Ward	
Rodney Peterson	
Brad Anderson	
Laura Mielke	
Rob Keehn	

The Chairperson there upon declared and said motion carried and resolution adopted.

Staff reviewed the monthly Rental Assistance, Rental Housing, and Community Development Program Reports, along with status on meeting agency standards. The Rental Housing Director shared the rental housing occupancy rates, staffing updates and preliminary 2025 agency standard outcomes. The Director noted the great work of staff and ability accomplish work and excel. The various Community Development grant status, capital projects, and housing trust fund activities were shared by the Grant Administrator. The Grant Administrator commented on the great planning that has been done and is paying off. Programs and projects are on track. Staff were commended for their work by the Board. The Consultant, Buffy Beranek, reviewed the Section 8 program report highlights due to the absence of the Rental Assistance Voucher Program Director. The Consultant also briefly discussed the status of the State's Bring It Home Voucher program contract.

Abdo staff reviewed and requested acceptance of the preliminary unaudited December 31, 2025, financial statements. The current financial notes and commentary were reviewed with the Board. Abdo staff shared a new report and discussed ideas for new reports. The Board commended fiscal staff for their work. Motion was made by Commissioner Anderson and seconded by Commissioner Peterson to accept the preliminary unaudited December 31, 2025, financial statements. Passed unanimously.

There were no Public or Commissioners updates.

Interim Executive Director Key reported on the meetings that took place since the last Board meeting, upcoming meetings, and staffing. The Board agreed the additional housing navigator and a position change funded by the 2026 levy be paused until a new CEO/Executive Director is hired. Consultant Beranek highlighted work with comptroller training and preparation work being completed for the new CEO/ED.

OLD BUSINESS:

Consultant Beranek reported that a meeting is scheduled for January 22nd with Winona County Habitat for Humanity, County staff, and Interim Executive Director Key. The goal of the meeting is to determine how to move forward. Once that meeting occurs, planning for the 2026 RFP can begin. Time is of the essence since the funding is SAHA and has State mandated use deadlines.

NEW BUSINESS:

Approval to ratify a decision to hire a SEMMCHRA CEO was removed from the agenda.

Interim Executive Director Key requested approval of reentering into a Personal Services Contract with Patrick Mitchener. Motion was made by Commissioner Anderson and seconded by Commissioner Peterson to approve reentering into a Personal Services Contract with Patrick Mitchener. Passed unanimously.

Interim Executive Director Key requested approval of extending the Employment Contract with Buffy Beranek as a Consultant. Motion was made by Commissioner Anderson and seconded by Commissioner Ward to approve extending the Employment Contract with Buffy Beranek as a Consultant. Passed unanimously.

Interim Executive Director Key requested approval of a staff's hiring level. Motion was made by Commissioner Peterson and seconded by Commissioner Anderson to approve of a staff's hiring level. Passed unanimously.

There being no further business to come before the Board, the Chair declared the meeting 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 the regular meeting on January 21, 2026, at which the majority of the members of said Board were present.

(SEAL)

Rodney R. Peterson (Feb 24, 2026 14:43:41 CST)

Rodney Peterson, Secretary

EXTRACTS FROM THE MINUTES OF THE SPECIAL MEETING OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE 29th DAY OF JANUARY 2026

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

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

Rich Hall	Robert Keehn	Rodney Peterson	Brad Anderson
Cheryl Key	Rhonda Toquam	Erik Sievers	

Absent: Marcia Ward and Laura Mielke

Others Present: Buffy Beranek (Consultant)

Commissioners Rob Keehn, Rodney Peterson, Rhonda Toquam, Erik Sievers attended the meeting remotely for personal or professional reasons.

The agenda and addendum were reviewed. Staff noted the error of Ms. Beranek's title on the agenda and noted the correct title of Consultant. This same copy/paste error had been made on the November and December agenda, and staff noted the correct title of Consultant should have been used. Motion was made by Commissioner Peterson and seconded by Commissioner Hall to approve the agenda and addendum. Passed unanimously.

NEW BUSINESS:

Interim Executive Director Key requested approval of the hiring of Justin Stotts as SEMMCHRA CEO/ED. Motion was made by Commissioner Key and seconded by Commissioner Peterson to approve the hiring of Justin Stotts as the SEMMCHRA CEO/ED. Passed unanimously.

Interim Executive Director Key requested approval to give permission to Consultant, Buffy Beranek, to submit the Family Self Sufficiency contract on her behalf. Motion was made by Commissioner Anderson and seconded by Commissioner Hall for the approval of the Interim Executive Director giving permission to Consultant Buffy Beranek to submit the Family Self Sufficiency contract. Passed unanimously.

There being no further business to come before the Board, the Chair declared the meeting 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 the special meeting on January 29, 2026, at which the majority of the members of said Board were present.

(SEAL)

Rodney R. Peterson
Rodney R. Peterson (Feb 24, 2026 10:23:53 CST)

Rodney Peterson, Secretary

EXTRACTS FROM THE MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE 18th DAY OF FEBRUARY 2026

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

Commissioner Key called the regular meeting to order and the following answered present:

Rich Hall	Robert Keehn	Brad Anderson
Cheryl Key	Marcia Ward	Erik Sievers

Absent: Rhonda Toquam, Rodney Peterson, Laura Mielke, Chris Germscheid

Others Present: Buffy Beranek

The agenda was reviewed and no addendums were brought forward. Motion was made by Commissioner Anderson and seconded by Commissioner Ward to approve the agenda. Passed unanimously.

There were no members present from public.

The minutes were reviewed from the regular meeting held on January 21, 2026. Motion was made by Commissioner Anderson and seconded by Commissioner Keehn to approve the minutes from the regular meeting held on Wednesday, January 21, 2026. Passed unanimously.

The minutes were reviewed from the special meeting held on January 29, 2026. Motion was made by Commissioner Anderson and seconded by Commissioner Keehn to approve the minutes from the special meeting held on Wednesday, January 29, 2026. Passed unanimously.

Staff requested Board approval by resolution to approve the Section 8 Housing 2026 Utility Allowance. The resolution was introduced by Commissioner Key, read in full and considered:

26/02/18/01

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

AYES	NAYES
Brad Anderson	
Rich Hall	
Cheryl Key	
Marcia Ward	
Erik Sievers	
Rob Keehn	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested Board approval by resolution to approve the Public Housing 2026 Utility Allowance. The resolution was introduced by Commissioner Key, read in full and considered:

26/02/18/02

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

AYES	NAYES
Brad Anderson	
Rich Hall	
Cheryl Key	
Marcia Ward	
Erik Sievers	
Rob Keehn	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested Board approval by resolution to approve the Fiscal Year End 2025 SEMAP Certification. The resolution was introduced by Commissioner Key, read in full and considered:

26/02/18/03

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

AYES	NAYES
Brad Anderson	
Rich Hall	
Cheryl Key	
Marcia Ward	
Erik Sievers	
Rob Keehn	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested approval of a Goodhue County 2007 Post Grant Deferred Forgivable Loan. Motion was made by Commissioner Anderson and seconded by Commissioner Keehn to approve a Goodhue County 2007 Post Grant Deferred Forgivable Loan. Passed unanimously.

The Consultant reviewed and answered questions regarding the monthly Rental Assistance, Rental Housing, and Community Development Program staff reports. The Interim Executive Director also shared that the State's Bring It Home Voucher program contract and software consultant contract were executed in February and the startup phased has started.

In absence of the Comptroller, Consultant Beranek asked the Board if they had any questions regarding final December 31, 2025, financial statements. Consultant Beranek noted they are subject to final audit review and adjusting or correcting entries may be made by the auditors. The Comptroller did not have any additional comments to share with the Board. Consultant Beranek discussed the types of entries that are typically made during the last month to arrive at the final unaudited financial statements. Motion was made by Commissioner Anderson and seconded by Commissioner Hall to accept the final December 31, 2025, financial statements, subject to final audit review. Passed unanimously.

Staff requested acceptance of January 31, 2026, financial statements. Consultant Beranek reviewed the report of the Comptroller. Consultant Beranek also noted the Board should expect to see the State Rental Assistance financial statements for startup and operations starting in February now that the contracts are executed.

Consultant Beranek agreed to follow up with the Comptroller to ensure all financial statements and summary activity are reported to the Board. The Motion was made by Commissioner Anderson and seconded by Commissioner Sievers to accept the January 31, 2026, financial statements. Passed unanimously.

Commissioner Ward shared updates from Winona County.

Interim Executive Director Key reported on the meetings that took place since the last Board meeting, upcoming meetings, and staffing.

Consultant Beranek highlighted work with comptroller training, preparation work being completed for and meetings planned with the new CEO/ED.

OLD BUSINESS:

Interim Executive Director Key and Consultant Beranek provided an update on the 2025 Winona County Habitat for Humanity award and their decision. Motion was made by Commissioner Ward and seconded by Commissioner Sievers to accept the reallocation of their 2025 award in the Winona Housing Trust Fund. Passed unanimously.

NEW BUSINESS:

Consultant Buffy Beranek provided an update on applying for Goodhue and Winona County 2026 local trust funds. Staff are reviewing capital plans and are planning to bring forward a request to the Board in March to apply to both housing trust funds during the open RFP timelines.

Interim Executive Director Key requested approval to award and execute a Wabasha Housing Trust Funding Agreement with the City of Lake City for Rental Rehabilitation. Motion was made by Commissioner Ward and seconded by Commissioner Anderson to approve the award and execution of Wabasha Housing Trust Funding Agreement with the City of Lake City for Rental Rehabilitation. Commissioner Roll Call Vote: Ayes: Hall, Anderson, Key, Sievers, Ward Nayes: None Abstained: Keehn. Motion passed.

The Agency 2025 Goal Outcomes were shared with the Board. The Board commented on the number of successes and thanked the staff for their work.

Staff requested Board approval by resolution to approve the Heritage Hill management fee. The resolution was introduced by Commissioner Key, read in full and considered:

26/02/18/04

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

AYES	NAYES
Brad Anderson	
Rich Hall	
Cheryl Key	
Marcia Ward	
Erik Sievers	
Rob Keehn	

The Chairperson thereupon declared said motion carried and resolution adopted.

Interim Executive Director Key requested approval of adding Justin Stotts as a bank signor on all bank accounts for SEMMCHRA properties as of his start date March 9, 2026. Motion was made by Commissioner Anderson and seconded by Commissioner Sievers to approve adding Justin Stotts as a signor on all SEMMCHRA bank accounts as of his start date March 9, 2026. Passed unanimously.

Interim Executive Director Key provided a staffing update on filled and open positions. Consultant Beranek reminded the Board of the additional .50 FTE of a housing navigator and a position change funded by the 2026 levy that has been paused until a new CEO/Executive Director starts.

There being no further business to come before the Board, the Chair declared the meeting 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 the regular meeting on February 18, 2026, at which the majority of the members of said Board were present.

(SEAL)

Rodney R. Peterson
Rodney R. Peterson (Mar 31, 2026 12:06:24 CDT)

Rodney Peterson, Secretary

EXTRACTS FROM THE MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE 18th DAY OF MARCH 2026

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

Commissioner Key called the regular meeting to order and the following answered present:

Rich Hall	Robert Keehn	Brad Anderson	Laura Mielke
Cheryl Key	Marcia Ward	Erik Sievers	Rodney Peterson

Absent: Rhonda Toquam

Others Present: Justin Stotts and Chris Germscheid

The agenda was reviewed and no addendums were brought forward. Motion was made by Commissioner Anderson and seconded by Commissioner Hall to approve the agenda. Passed unanimously.

There were no members present from public.

The minutes were reviewed from the regular meeting held on February 18, 2026. Motion was made by Commissioner Mielke and seconded by Commissioner Anderson to approve the minutes from the regular meeting held on Wednesday, February 18, 2026. Passed unanimously.

Staff requested approval write-off tenant accounts receivables. Motion was made by Commissioner Mielke and seconded by Commissioner Anderson to approve the write-off of tenant accounts receivables. Passed unanimously.

Staff requested Board approval by resolution to approve the Minnesota Housing Finance Agency borrowing resolution and the Secretary to certify organizational documents. The resolution was introduced by Commissioner Key, read in full and considered:

26/03/18/01

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

AYES	NAYES
Brad Anderson	
Rich Hall	
Cheryl Key	
Marcia Ward	
Erik Sievers	
Rob Keehn	
Laura Mielke	
Rodney Peterson	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested approval to apply for the Goodhue County Housing Trust Fund RFP. Motion was made by Commissioner Mielke and seconded by Commissioner Anderson to approve applying for the Goodhue County Housing Trust RFP. Passed unanimously.

Staff requested approval to apply for the Winona County Housing Trust RFP. Motion was made by Commissioner Mielke and seconded by Commissioner Anderson to approve applying for the Winona County Housing Trust Fund RFP. Passed unanimously.

Staff requested approval of an award to Habitat for Humanity from the Wabasha County Housing Trust Fund. Motion was made by Commissioner Mielke and seconded by Commissioner Anderson to approve an award to Habitat for Humanity from the Wabasha County Housing Trust Fund. Passed unanimously.

Staff requested Board approval by resolution to approve the security deposit increase at Skyview Apartments. The resolution was introduced by Commissioner Key, read in full and considered:

26/03/18/02

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

AYES	NAYES
Brad Anderson	
Rich Hall	
Cheryl Key	
Marcia Ward	
Erik Sievers	
Rob Keehn	
Laura Mielke	
Rodney Peterson	

The Chairperson thereupon declared said motion carried and resolution adopted.

The Executive Director/CEO reviewed and answered questions regarding the monthly Rental Assistance, Rental Housing, and Community Development Program staff reports.

Staff requested acceptance of the February 28, 2026, financial statements. The current financial notes and commentary were reviewed with the Board. Motion was made by Commissioner Anderson and seconded by Commissioner Peterson to accept the February 28, 2026, financial statements. Passed unanimously.

Commissioner Comments: Remote Meetings: The consensus of the board was that remote meetings would continue to be provided as an option, as it often is impractical or impossible for all members to meet in person.

Executive Director provided updates on the agency REAC unaudited submission, department staff presence at the April Board Meeting, the Abdo partnership, Dunlap and Seeger meeting and MN NAHRO plans.

OLD BUSINESS: None.

NEW BUSINESS: None.

There being no further business to come before the Board, the Chair declared the meeting 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 the regular meeting on March 18, 2026, at which the majority of the members of said Board were present.

(SEAL)

Rodney R. Peterson
Rodney R. Peterson (Apr 18, 2026 09:06:42 CDT)

Rodney Peterson, Secretary

EXTRACTS FROM THE MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE 15th DAY OF APRIL 2026

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

Commissioner Key called the regular meeting to order and the following answered present:

Mike Wobbe	Robert Keehn	Brad Anderson	Laura Mielke
Cheryl Key	Marcia Ward	Rodney Peterson	Rhonda Toquam

Absent: Erik Sievers

Others Present: Justin Stotts, Chris Germscheid, Bobbi Willers, Tammy Moyer and Sara Fuher

The agenda was reviewed and no addendums were brought forward. Motion was made by Commissioner Anderson and seconded by Commissioner Keehn to approve the agenda. Passed unanimously.

There were no members present from public.

The minutes were reviewed from the regular meeting held on March 18, 2026. Motion was made by Commissioner Anderson and seconded by Commissioner Keehn to approve the minutes from the regular meeting held on Wednesday, March 18, 2026. Passed unanimously.

Staff requested Board approval by resolution to approve of Bring It Home Rental Assistance Grant Authorized Signors. The resolution was introduced by Commissioner Key, read in full and considered:

26/04/15/01

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

AYES	NAYES
Brad Anderson	
Mike Wobbe	
Cheryl Key	
Marcia Ward	
Rob Keehn	
Laura Mielke	
Rodney Peterson	
Rhonda Toquam	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested acceptance of the March 31, 2026, financial statements. The current financial notes and commentary were reviewed with the Board. Motion was made by Commissioner Anderson and seconded by Commissioner Peterson to accept the March 31, 2026, financial statements. Passed unanimously.

The Housing Director, Community Development Department and the Housing Choice Voucher Program Director presented their quarterly department reports.

Commissioner Comments: Commissioner Mike Wobby was welcomed to the board.

CEO Comments: CEO Stotts and the board discussed and agreed on the need for a dedicated strategic strategy session to clarify the organization's focus and finances. High staff turnover among new employees was discussed as a persistent problem that needed to be addressed.

OLD BUSINESS: None.

NEW BUSINESS: 2027 Levy Requests Discussion – CEO Stotts discussed the need to determine the preferred presentation formats for county levy requests with each county. The board suggested that CEO Stotts reach out to county administrators directly to determine their preferred presentation format rather than automatically attending three meetings per county as was done historically.

There being no further business to come before the Board, the Chair declared the meeting 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 the regular meeting on April 15, 2026, at which the majority of the members of said Board were present.

(SEAL)

Rodney R. Peterson
Rodney R. Peterson (Jun 7, 2026 07:47:01 CDT)

Rodney Peterson, Secretary

EXTRACTS FROM THE MINUTES OF THE REGULAR MEETING OF THE COMMISSIONERS OF THE SOUTHEASTERN MINNESOTA MULTI-COUNTY HOUSING AND REDEVELOPMENT AUTHORITY HELD ON THE 20th DAY OF MAY 2026

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

Commissioner Key called the regular meeting to order and the following answered present:

Mike Wobbe	Brad Anderson	Laura Mielke	Erik Sievers
Cheryl Key	Rodney Peterson	Rhonda Toquam	

Absent: Robert Keehn and Marcia Ward

Others Present: Justin Stotts, Chris Germscheid and Sara Fuher

The agenda was reviewed and no addendums were brought forward. Motion was made by Commissioner Wobbe and seconded by Commissioner Anderson to approve the agenda. Passed unanimously.

There were no members present from public.

The minutes were reviewed from the regular meeting held on April 15, 2026. Motion was made by Commissioner Anderson and seconded by Commissioner Wobbe to approve the minutes from the regular meeting held on Wednesday, April 15, 2026. Passed unanimously.

Staff requested approval to submit a scope of work change for Pepin Apartments to Wabasha County. Motion was made by Commissioner Anderson and seconded by Commissioner Wobbe to approve the submission of a scope of work change for Pepin Apartments to Wabasha County. Passed unanimously.

Staff requested approval to waive the 40% debt-to-income requirement for Owner's Match Loan. Motion was made by Commissioner Anderson and seconded by Commissioner Wobbe to approve to waive the 40% debt-to-income requirement for Owner's Match Loan. Passed unanimously.

Staff requested acceptance of the April 30, 2026, financial statements. The current financial notes and commentary were reviewed with the Board. Motion was made by Commissioner Sievers and seconded by Commissioner Peterson to accept the April 30, 2026, financial statements. Passed unanimously.

Agency Standards, Program Reports & Updates:

Agency Standards: Staff notified the Board that SEMMCHRA received a substandard financial designation under the Public Housing Assessment System (PHAS) for the fiscal year ending December 31, 2024, based on the months-expendable-net-assets indicator within the public housing program. Past audits have been clean and there is no indication of mismanagement; the designation reflects low reserves relative to expenses. Staff has requested a detailed explanation from HUD and will bring a corrective action plan to the Board for approval upon receipt of HUD's official letter.

Staff reports were submitted in writing and included in the agenda packet.

Commissioner Comments: Brad Anderson-Housing Study; Erik Sievers-Sharing Positions

CEO Comments: CEO Stotts updated the Board on the required relocation of approximately $1.7 million in custodial funds currently held at Morgan Stanley, which can no longer maintain the account following its reclassification of SEMMCHRA as a government entity. The funds must be moved to an eligible institution by the end of July 2026, and staff will evaluate the MAGIC Fund and consult county finance contacts before bringing a recommendation back to the Board. CEO Stotts also discussed a plan to consolidate the agency's bank accounts to reduce administrative burden while maintaining separate ledgers, to be developed with the agency's accounting partners. Finally, CEO Stotts reviewed a strategic planning facilitation proposal and at the Board's request, will obtain additional quotes for comparison, with the executive committee to help shape an anticipated fall planning session.

OLD BUSINESS: None.

NEW BUSINESS:

Staff requested Board approval by resolution to approve the Preliminary 2027 Levy Budgets. The resolution was introduced by Commissioner Key, read in full and considered:

26/05/20/01

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

AYES	NAYES
Brad Anderson	
Mike Wobbe	
Cheryl Key	
Erik Sievers	
Laura Mielke	
Rodney Peterson	
Rhonda Toquam	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested Board approval by resolution to approve changes to the SEMMCHRA Salary Step Schedule-Attachment A. The resolution was introduced by Commissioner Key, read in full and considered:

26/05/20/02

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

AYES	NAYES
Brad Anderson	
Mike Wobbe	
Cheryl Key	
Erik Sievers	
Laura Mielke	
Rodney Peterson	
Rhonda Toquam	

The Chairperson thereupon declared said motion carried and resolution adopted.

Staff requested approval of the Goodhue Housing Trust Fund RFP Application Recommendations. Motion was made by Commissioner Anderson and seconded by Commissioner Sievers to approve the Goodhue Housing Trust Fund RFP Application Recommendations. Passed unanimously.

There being no further business to come before the Board, the motion was made by Commissioner Key to adjourn the meeting. Passed unanimously.

Motion was made by Governor Key to open Lake Pepin Plaza, LLC annual meeting. Passed unanimously.

Staff reviewed the 2025 Lake Pepin Plaza, LLC audit with the Board. Motion was made by Governor Anderson and seconded by Governor Peterson to accept the 2025 audit and report. Passed unanimously.

Staff requested approval to appoint the SEMMCHRA Board of Commissioners as the Lake Pepin Plaza, LLC Board of Governors. Motion was made by Governor Wobbe and seconded by Governor Anderson to appoint the SEMMCHRA Board of Commissioners as the Lake Pepin Plaza, LLC Board of Governors. Passed unanimously.

There being no further business to come before the Board, the motion was made by Governor Key to adjourn the Lake Pepin Plaza, LLC Meeting. Passed unanimously.

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 the regular meeting on May 20, 2026, at which the majority of the members of said Board were present.

(SEAL)

Rodney R. Peterson
Rodney R. Peterson (Jul 1, 2026 12:44:48 CDT)

Rodney Peterson, Secretary