



Southeastern Minnesota Multi-County Housing & Redevelopment Authority

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 20th, 2021 at 10:00 AM

COMMISSIONERS AND LOCATION ATTENDING:

Brad Anderson, 10679 375th Street Way Cannon Falls, MN 55009

Rich Hall, 22540 595th Street Kellogg, MN 55945

Robert Keehn, 205 W. Center Street, Lake City, MN

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

Laura Mielke, 1212 West Wabasha Street, Winona, MN 55987

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

Rhonda Toquam, 68707 130th Avenue, Blooming Prairie, MN 55917

Marcia Ward, 30987 Four Farms Road Dakota, MN 55925

GUESTS:

Buffy Beranek, Executive Director

Tammy Moyer, Section 8 Housing Director

Bobbi Willers, Rental Housing Director

Karen DuCharme, Administrative Development Director

Maggie Gallagher, Administrative Human Resources Director

Patricia Heraty, Accountant

REMOTE SIGN ON: <https://global.gotomeeting.com/join/848508821>

OR CALLING: 1 (646) 749-3335; Access Code; 848-508-821

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 22, 2021 (M)
 - B. Approval of Board Meeting Dates 2022 (R)
 - C. Approval of Rev Recap Policies (M)
 - D. Approval of Subordination 83018 (M)
 - E. Approval to Submit SCDP Preliminary Proposal for Cannon Falls (R)
 - F. Approval to Submit SCDP Preliminary Proposal for Mazeppa (R)
 - G. Approval to Submit SCDP Preliminary Proposal for Altura & Rollingstone (R)

- H. Approval of the Borrowing Resolution and for the Secretary to Certify the By-Laws for the Maple Grove “B” Building’s POHP Project (R)
- I. Approval of Closing Waiting List for Housing (M)
- J. Approval of Outsourcing Section 8 Utility Allowance (M)
- K. Approval by Resolution to Increase Interfund Loan Maximums with Interest (A)
- L. Approval to Write Off Tenant Accounts over 6yr Statute of Limitation (M)

5. Agency Standards, Program Reports & Updates

- A. Rental Assistance
- B. Rental Housing
- C. Community Development
- D. Administration/Human Resources

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

- A. September 30, 2021 Financials
- B. Presentation - 2022 Budget

7. Public and Commissioners Comments

8. Report of the Executive Director

9. Old Business

10. New Business

- A. Discussion and Approval of 2022 Health Care Premium Rates & Contributions
 - i. Approval of PEIP Health Care Premium Rates (A)
 - ii. Resolution approving Health Care Premium Contributions (R)
- B. Discussion and Approval of 2022 Agency & Program Budget:
 - i. Resolution approving the SEMMCHRA 2022 agency and program operating budgets (R)
 - ii. Resolution approving the 2022 public housing and section 8 housing choice voucher program operating budgets (R)
 - iii. Resolution approving the 2022 Agency Budget– form HUD 52574 (R)
- C. Approval of Sale of Outlot B in Eagle’s Basin
- D. Updates - TIF Bond Loans

11. Adjourn

**MEETING REMINDER:
Wednesday, November 17, 2021 at 10:00 AM**