



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

ANNUAL 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, September 25, 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, 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
 Erik Sievers, 134 East Second Street, Wabasha, MN 55981

GUESTS:

Buffy Beranek, CEO/CFO
 Bob Hawley, Executive Director of Habitat for Humanity

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**
4. **Election of Officers**
 - A. Current Officers:
 - i. Chair-Cheryl Key
 - ii. Vice-Chair-Laura Mielke
 - iii. Secretary-Rodney Peterson

5. **Close Annual Meeting**
 - A. Open Public Hearing for Public Housing Agency (PHA) Plans
 - B. Comment(s) if any
 - C. Close Public Hearing
 - D. Re-Open Annual Meeting
6. **Consent Agenda**
 - A. Approval of Minutes – August 20, 2025 (M)
 - B. Approval of the HUD Plans (R)
 - C. Approval to Change Policy for 457 Retirement Contributions and Update Section 3-11 Retirement Plan of the SEMMCHRA Policy and Procedure Employee Handbook (R)
7. **Department Updates: Agency Goals and Program Reports**
 - A. Grant/Capital & Community Development
 - B. Rental Housing
 - C. Rental Assistance
8. **Review and Acceptance of Financial Statements, Commentary and Communications**
 - A. August 31, 2025, Financials
 - B. Review of Investments & Financial Advisor Statement
 - C. Update: Interim Financial Coverage
9. **Public and Commissioners Comments**
10. **Executive Report**
11. **Old Business**
 - A. Discuss Wabasha Eagles Basin and South Fork TIF District Decertification
12. **New Business**
 - A. Request for Approval of Goodhue County Rural Rehab Loan Program from Housing Trust Fund (M)
 - B. Request for Re-Approval of Goodhue County Habitat for Humanity Grant from Wabasha County Housing Trust Fund (M)
 - C. Ratify Decision: Approval of the Hiring of David Drown and Associates (M)
 - D. Update on the New Phone System-Cytracom
13. **Adjourn**

Multi-County Builders (MCB) MEETING REMINDER
Wednesday, September 17th at 9:30 AM

SEMMCHRA Board Meeting Wednesday, October 15th at 10:00 AM