



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, May 20, 2026, at 10:00 AM

COMMISSIONERS:

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, 1212 West Wabasha Street, Winona, MN 55987
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
Eric Sievers, 134 East Second Street, Wabasha, MN 55981

GUESTS:

Justin Stotts-CEO
Chris Germscheid-Comptroller

REMOTE SIGN ON: Microsoft Teams

[Join the meeting now](#)

Meeting ID: 276 339 868 837 2

Passcode: W6AE2LP3

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

Phone conference ID: 256 538 704#

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. Public Forum**
- 5. Consent Agenda**
 - A. Approval of Regular Meeting Minutes – April 15, 2026 (M)
 - B. Approval to Submit a Scope of Work Change for Pepin Apts. to Wabasha County (M)

- C. Approval to Waive 40% Debt-to-Income Requirement for Owner's Match Loan (M)
- 6. **Review and Acceptance of Financial Statements, Commentary and Communications**
 - A. Acceptance of April 30, 2026, Financial Statements (M)
- 7. **Agency Standards, Program Reports & Updates**
 - A. Rental Housing
 - B. Grant/Capital Administration & Community Development
 - C. Section 8 Rental Assistance
- 8. **Commissioners' Comments**
- 9. **Executive Report**
- 10. **Old Business**
- 11. **New Business**
 - A. Approval of Preliminary 2027 Levy Budgets (R)
 - B. Approval of Changes to the SEMMCHRA Salary Step Schedule-Attachment A (R)
 - C. Approval of Goodhue Housing Trust Fund Application Recommendations (M)
- 12. **Adjourn**
- 13. **Lake Pepin Plaza LLC Meeting**
 - A. Open Lake Pepin Plaza, LLC Meeting
 - B. 2025 Lake Pepin Plaza, LLC Audit
 - C. Elect Board of Governors – Re-Appointment of SEMMCHRA Board (M)
- 14. **Adjourn Lake Pepin Plaza, LLC Meeting**
- 15. **Adjourn**

MEETING REMINDER:
Wednesday, June 17, 2026, at 10:00 AM