



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 27, 2023, 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, 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

GUESTS:

Buffy Beranek, Executive Director

REMOTE SIGN ON: <https://meet.goto.com/work>

OR CALLING: +1 (872) 240-3412

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 – Brad Anderson
 - iii. Secretary – Laura Mielke
5. **Public Hearing: 2024 HUD PLANS- 10:05 AM**
 - A. Close Annual Meeting
 - B. Open Public Hearing
 - C. Comment(s)if any
 - D. Close Public Hearing
 - E. Re-Open Annual Meeting

6. **Consent Agenda**
 - A. Approval of Minutes – August 16, 2023 (M)
 - B. Approval of the HUD PHA Annual Plan, Family Self Sufficiency and Capital Fund Program (CFP) Plans (R)
 - C. Approval of VCS Technologies IT RFP (M)
 - D. Approval of an Artificial Intelligence (AI) Policy addition to the Policy and Procedures Handbook (R)
7. **Department Updates: Agency Goals and Program Reports**
 - A. Rental Assistance
 - B. Rental Housing
 - C. Community Development
8. **Review and Acceptance of Financial Statements, Commentary and Communications**
 - A. August 31, 2023, Financial Summary
9. **Public and Commissioners Comments**
10. **Report of the Executive Director**
 - A. 2023 County Profiles
 - B. 2024 Legislative Changes – Tenant Rights
11. **Old Business**
 - A. Update on Active RFPs
12. **New Business**
 - A. 2024 Budget Updates & Approvals
 - i. Discuss & determine compensation & benefits options
 - ii. Approval of Rent Increases (R)
 - iii. Approval of the 2024 Capital Improvement Budget (M)
13. **Adjourn**

MEETING REMINDER:

SEMMCHRA Finance Committee Meeting Wednesday, September 27th at 8:30-9:30 AM

SEMMCHRA Finance Committee Meeting Wednesday, October 18th at 8:30-9:50 AM

SEMMCHRA Board Meeting Wednesday, October 18th at 10:00 AM