



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 23, 2026, at 10:00 AM

COMMISSIONERS AND LOCATION ATTENDING:

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, 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:

Justin Stotts-CEO
Chris Germerscheid-Comptroller

REMOTE SIGN ON: Microsoft Teams

[Join the meeting now](#)

Meeting ID: 220 146 980 475 88
Passcode: WP7Qe3Qg
Dial in by phone: +1 469-208-1810
Phone conference ID: 474 603 212#

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. **Public Hearing: 2027 HUD PLAN- 10:05 AM**
 - A. Close Annual Meeting
 - B. Open Public Hearing for Public Housing Agency (PHA) Plans
 - C. Comment(s)if any
 - D. Close Public Hearing
 - E. Re-Open Annual Meeting
6. **Consent Agenda**
 - A. Approval of Minutes – August 19, 2026 (M)
 - B. Approval of the 2027 Annual PHA Plan (R)
 - C. Approval of the 2027 Capital Improvement Budget (M)
 - D. Approval of IT Services RFP Proposal (M)
 - E. Approval of Changes to the SEMMCHRA Positions and Salary Step Schedule- Attachement A and a Job Description Addition (M)
 - F. Approval to Submit an Application to the MH Lead Safe Home Grant Prog. (M)
 - G. Approval of Borrowing Resolution and for Secretary to Certify Organizational Documents (R)
 - H. Approval to Waive 40% Debt to income Requirement for Owner's Match Loan (M)
7. **Department Updates: Agency Goals and Program Reports**
 - A. Rental Housing
 - B. Grant/Capital & Community Development
 - C. Rental Assistance
8. **Review and Acceptance of Financial Statements, Commentary and Communications**
 - A. Acceptance of August 31, 2026, Financial Statements
9. **Public and Commissioners Comments**
10. **Executive Report**
11. **Old Business**
12. **New Business**
 - A. Approval of Audit Services RFP Proposal (R)
13. **Adjourn**

SEMMCHRA Board Meeting Wednesday, October 21st at 10:00 AM