

PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
APRIL 15, 2020

ROLL CALL

PRESENT: Commissioners Scudder, Halbert*, Eisenbraun*, and Podhradsky*.

ABSENT: Commissioner DuBray.

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina* – Controller, Troy Fenenga – I.T. Specialist.

* Participated via GoToMeeting conference call.

APPROVAL OF AGENDA

Chairman Scudder entertained a motion for approval of the agenda. Commissioner Podhradsky so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

APPROVAL OF MINUTES. Chairman Scudder asked if there were any additions or corrections to the minutes of the regular Board meeting of March 18, 2020. Hearing none, she entertained a motion for approval. Commissioner Podhradsky so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

APPROVAL OF EXPENDITURES. Chairman Scudder asked if there were any questions on the expenditures. Hearing none, she entertained a motion for approval. Commissioner Podhradsky so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports. Controller Slanina stated that returns on new investments were very low, and he did not think they would get better anytime soon.

ITEMS FROM THE RESIDENT ADVISORY PANEL

No one from the Resident Advisory Panel was in attendance.

DISCUSSION ITEMS

(A) Resolution No. 908 – Write-off of Uncollectible Tenant Accounts Receivable – Chairman Scudder noted that the amount to be written off was \$17,090.24. She entertained a

motion for approval of Resolution No. 908. Commissioner Podhradsky so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(B) Resolution No. 909 – Write-off of Uncollectible Tenant Accounts Receivable – Chairman Scudder stated that this item was to write-off uncollectible accounts under the Section 8 program in the amount of \$11,647.00. She entertained a motion for approval of Resolution No. 909. Commissioner Podhradsky so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(C) Resolution No. 910 – Approval of Public Housing Operating Budgets – The Executive Director stated that these budgets were previously approved by the Board, he had neglected to include the required resolution. Chairman Scudder entertained a motion for approval of Resolution No. 910. Commissioner Halbert so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(D) Bulk Cable Contracts – The Executive Director stated that he had attempted to negotiate a more favorable bulk cable contract to allow the PCHRC to continue to offer reduced rate cable television to residents. He stated that he had been unable to negotiate a contract that he felt comfortable with. He stated that the rates charged to residents would have to be increased substantially and he felt that this would cause even more residents to drop the service, leaving the PCHRC stuck in a multi-year contract. The stated that the cable company had agreed to extend the current contract on a month to month basis, which would allow the PCHRC to adjust the rate charged to residents in order to break even on the arrangement. He stated that while these rate increases were necessary, he felt that this was a bad time to implement them due to the COVID-19 virus forcing residents to stay in their apartments. He suggested notifying residents of the increase, but not having it be effective until July 1, 2020. He stated that in addition to giving residents plenty of notice of the increase, he would rather not have maintenance staff go into every unit to disconnect the cable boxes. Chairman Scudder entertained a motion to increase the cable tv rates to a break-even point, effective July 1, 2020. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

DDI - Non-Profit Entity – Commissioner Podhradsky stated that DDI was able to get a quorum of their Board together and was ready to discuss transfer of the non-profit to the PCHRC. Discussion followed on the issue. The Board decided to postpone action until a meeting could be set up with the DDI Board after the COVID-19 restrictions are lifted.

NEW BUSINESS

(A) COVID-19 Virus Precautions – The Executive Director stated that HUD had issued a notice of regulatory waivers to help PHAs cope with the COVID-19 crisis. He stated that the waivers were wide-ranging, and the PCHRC may not need to implement all of them, but he would like the Board to authorized him to utilize any or all of them as needed. Chairman Scudder entertained a motion to authorize the Executive Director to implement the HUD issued waivers. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

MONTHLY REPORTS AND INFORMATIONAL ITEMS

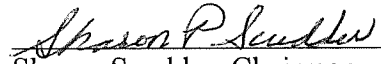
The Board reviewed and discussed the monthly reports.

ITEMS FROM THE PUBLIC


None

ADJOURNMENT

With no further action before the Board, Chairman Scudder entertained a motion for adjournment. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 4:28 PM.


Sharon Scudder, Chairman

(SEAL)
ATTEST


Douglas D. Wells, Executive Director

