

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
SPECIAL BOARD MEETING  
APRIL 27, 2022**

**ROLL CALL**

**PRESENT:** Commissioners Hadcock, Halbert, Little Bear, Eisenbraun\* and Rossknecht

**ABSENT:** None

**ALSO PRESENT:** Bryan Achbach – Executive Director, Rebecca Eisenbraun – Deputy Executive Director, Robert Slanina – Controller, Troy Fenenga – I.T., Jonathon Hinton, Construction/Modernization Coordinator, and Jonathan McCoy – Housing Authority Attorney

\* Participated via GoToMeeting conference call.

**APPROVAL OF AGENDA**

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

**DISCUSSION ITEMS**

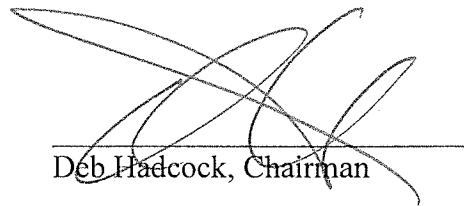
**(A) Approval to proceed with Public Housing Repositioning** – The Executive Director advised Board members that following two informational talks with Mike Andrews as well as additional training for the commissioners and staff, he was recommending that the housing authority move forward in the investigative process of determining if repositioning is the correct move for Pennington County Housing and Redevelopment Commission. He further advised Board members that he was of the opinion that the best, most efficient way to accomplish this decision would be for the housing authority to enter into a professional relationship with a consultant. He further advised that because the housing authority was dealing with Federal dollars, it was in the interest of the housing authority that a consultant, with experience, be selected who would be able to navigate the complexities of the Federal Regulation. He further stated that he was presenting the Board a Draft version of the Request for Proposal (RFP) he would like to send requesting consulting work be performed in two phases. Commissioner Rossknecht stated that he liked the idea of having two phases so that the housing authority would be able to maintain its flexibility in identifying any and all benefits before moving forward with phase two of the plan. Commission Little Bear inquired of the Executive Director as to who the proposals would be submitted. He responded that he would submit the RFP to Mike Andrews and Greg Byrne. He advised that the proposal would be advertised in the newspaper. Commissioner Hadcock offered that she thought it was a good idea to base any future award of contract on several evaluation criteria and not just price. The Executive Director noted for the Board the evaluation criteria he had identified in selecting a consultant. Jonathan McCoy noted a

couple of language changes he recommended to the draft RFP. The Executive Director concluded that he would put together a committee of people to evaluate the RFPs before bringing back to the Board a recommendation for their approval. Chairman Rossknecht made a motion to proceed with two phase investigative work for Public Housing Asset Repositioning by authorizing the Executive Director to seek a consultant through the Request for Proposal; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(B) Disposition of undeveloped land** – Jonathan McCoy engaged the Board in a discussion concerning the disposition of undeveloped land. He provided the Board with the legal opinion that, based on his analysis of how the land was acquired, the housing authority could move forward with a disposition under South Dakota Codified Law Chapter 11 instead of Chapter 6. He advised that the administrative/regulatory would be lessened with this change. No Board action was required.

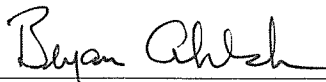
### ADJOURNMENT

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Little Bear so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 2:45 PM.



Deb Hadcock, Chairman

(SEAL)  
ATTEST



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Bryan Achbach, Executive Director