

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
DECEMBER 16, 2020**

ROLL CALL

PRESENT: Commissioners Scudder, Halbert, and DuBray*

ABSENT: Commissioners Eisenbraun and Hadcock

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina – Controller*, Troy Fenenga – I.T. Specialist, Sergeant Darren Soucy – Rapid City Police Department*, Bryan Achbach – PCHRC Program Supervisor, Ron Rossknecht – Pennington County Commission.

* Participated via GoToMeeting conference call.

APPROVAL OF AGENDA

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

PUBLIC HEARING ON 2021 PHA PLAN

No one was in attendance for the Public Hearing.

APPROVAL OF MINUTES. Chairman Scudder entertained a motion for approval of the minutes of the regular Board meeting of November 18, 2020. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners, Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.** Chairman Scudder entertained a motion to approve the minutes of the Special Board meeting of November 30, 2020 and the Special Board meeting of December 9, 2020. Commissioner Halbert so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

APPROVAL OF EXPENDITURES. Chairman Scudder entertained a motion for approval of the expenditures. Commissioner Halbert so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports.

DISCUSSION ITEMS

(A) Fiscal Year End March 31, 2022 Operating Budget – Sunny Haven Apartments – The Executive Director stated that this was one of nine Operating Budgets and it needed to be

submitted earlier than the others. He stated that it needed to be submitted to the Rural Development office. He stated that the remaining budgets would be brought to the Board in the next few months. Chairman Scudder asked if this property received rent subsidy. The Executive Director stated that twenty-two of the twenty-five units had subsidy. He stated that additional subsidies could be requested from the Rural Development office. Chairman Scudder entertained a motion to approve the Fiscal Year End March 31, 2022 Operating Budget for Sunny Haven Apartments. Commissioner Halbert so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(B) Approval of 2021 PHA Plan – Chairman Scudder noted that a Public Hearing on the Plan was held earlier in the meeting. She stated that the Plan included some comments which had been received. The Executive Director stated that letters had been sent to residents, other agencies and the Resident Advisory Panel asking for comments on the Plan. He stated that in-person meetings were not held this year due to COVID-19 and that very few comments were received. He noted that this was an annual update to the PHA Five-year plan. He reviewed and discussed various aspects of the Plan with the Board. The Board agreed on the following revisions and additions to the draft presented to them: a) inclusion of a statement that the PCHRC will work with the VA to determine if a homeownership program under the VASH voucher program is feasible and if so, pursue implementation; b) include a comment received requesting that the PCHRC implement an admission preference for applicants who are homeless or victims of domestic violence along with a statement that the PCHRC will further investigate the need for these preferences and consider implementing them for a limited number of Housing Choice Vouchers; c) include a response to the request for recycling dumpsters stating that the PCHRC will investigate options for recycling dumpsters at additional locations but has concerns about the feasibility of providing them at all properties; d) respond to the comment stating the need for additional assisted housing with a statement that the Plan includes several options for development of additional housing. Chairman Scudder entertained a motion to approve the 2021 PHA Plan with the revisions and additions noted. Commissioner Halbert so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(C) Resolution 914 – Certification of Compliance with PHA Plans and Related Regulations – The Executive Director stated that this was simply a certification that the PHA would follow the rules and regulations related to the Plan. Chairman Scudder entertained a motion to approve Resolution No. 914. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

None.

NEW BUSINESS

No new business was brought before the Board.

MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

ITEMS FROM THE PUBLIC

Ron Rossknecht asked questions about the Occupancy Report and the Police Report, which the Executive Director answered. Mr. Rossknecht stated that the County recently purchased the former Lamplighter motel. He stated they purchased the property to address future land needs and raised the possibility that the County and the PCHRC could work together to utilize the property for affordable housing until such time as the County needed the property. The Board discussed this possibility.

EXECUTIVE SESSION – PERSONNEL MATTERS


Chairman Scudder entertained a motion to enter into Executive Session for personnel matters. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Chairman Scudder entertained a motion to end Executive Session. Commissioner Halbert so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**


Chairman Scudder entertained a motion to close the PCHRC at noon on Christmas Eve and give employees bonuses of \$300.00; prorated for part time employees, and \$800.00 for the Executive Director. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

ADJOURNMENT

With no further action before the Board, Chairman Scudder entertained a motion for adjournment. Commissioner Halbert so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:02 PM.


Sharon Scudder, Chairman

(SEAL)
ATTEST

 Executive Director
Douglas D. Wells, Executive Director