

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
DECEMBER 18, 2019**

**ROLL CALL**

**PRESENT:** Commissioners Scudder, Nalls (participated by telephone), Eisenbraun, Podhradsky, and DuBray.

**ABSENT:** None.

**ALSO PRESENT:** Doug Wells – Executive Director, Robert Slanina – Controller, Alice Bentley – Resident Advisory Panel Liaison, Judi Koscak – A Plus Payee Services, Ron Rossknecht – Pennington County Commission, Deb Hadcock – Pennington County Commission, Barry Tice – Pennington County HHS, and Darren Soucy – Rapid City Police Department.

**APPROVAL OF AGENDA**

Chairman Scudder entertained a motion for approval of the agenda. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, 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 November 20, 2019. Hearing none, she entertained a motion for approval. Commissioner DuBray so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, 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 Eisenbraun so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**Financial reports.** The Board reviewed the financial reports. Controller Slanina noted that several of the investments had been called and reinvested in bonds.

**ITEMS FROM THE RESIDENT ADVISORY PANEL**

Chairman Scudder welcomed Alice Bentley, Resident Advisory Panel liaison. Ms. Bentley reported that staff and five Panel members attended the last meeting. She stated that the Executive Director had reported on the major work items in progress. She stated that they again discussed the 2020 PHA Plan and reviewed some of the policy items discussed. Chairman Scudder thanked Ms. Bentley for her report.

## DISCUSSION ITEMS

**(A) Development for the Disabled Non-profit Entity** – Chairman Scudder stated that Bruce Rampelberg had not yet arrived so this item would be moved to later in the meeting.

**(B) Fiscal Year End March 31, 2021 Operating Budget – Sunny Haven Apartments** – Chairman Scudder noted that Sunny Haven was in New Underwood, and asked if the project had a subsidy attached to it. The Executive Director stated that it received subsidy through Rural Development. He stated that Rural Development required earlier submission of annual budgets than HUD, which was why only this budget was brought before the Board at this time. Chairman Scudder asked if all units were subsidized. The Executive Director stated that 22 of the 25 units currently had subsidy, and that the PCHRC could request additional subsidy if an applicant for one of the unsubsidized units qualified. He stated that the proposed budget included a rent increase, but only the few residents who did not receive subsidy would be affected. He noted that the only extraordinary item being proposed was a ventilation system for the hallways. Chairman Scudder entertained a motion for approval of the proposed budget. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**(C) Discussion of 2020 PHA Five-year Plan and Annual Statement** – The Executive Director stated that this was the first draft of the Plan and that the final Plan would be approved at the January Board meeting. Discussion followed on various elements of the Plan including, mixed finance development, conversion of Public Housing units, project based vouchers, denial and termination of assistance for felony convictions, termination of assistance from Federally assisted programs and/or debts owed to PHAs, repeated late payment of rent, admission preferences, new development of affordable housing, and use of Public Housing Operating Funds for capital improvements. The Executive Director stated that resident meetings and a Public Hearing would be held to receive input on the Plan, and that those comments would be summarized and included, along with PCHRC responses, in the final Plan.

**(A) Development for the Disabled Non-profit Entity (DDI)** – Chairman Scudder stated that the Board would now take up discussion of Development for the Disabled non-profit entity. Commissioner Podhradsky introduced Bruce Rampelberg, Chairman of Development for the Disabled. Mr. Rampelberg gave a brief history of the entity. Discussion followed on Development for the Disabled and the possibility of it being taken over by the PCHRC. The Board agreed to pursue discussions with the DDI Board.

## OLD BUSINESS

**PCHRC participation in LIEAP program.** – Chairman Scudder stated that the PCHRC had been working with the South Dakota Department of Social Services on this issue. She stated that the Executive Director had recently had a telephone discussion with the LIEAP office and asked him to give the details of that conversation. The Executive Director stated that he had spoken with David Gall and Carrie Johnson from the LIEAP office. He stated that they had questions on how rents were calculated under PCHRC programs. He stated that he felt they were undecided on whether LIEAP assistance should be provided to applicants who receive housing subsidy, and

whether LIEAP assistance should require the participation of landlords. Discussion followed on the PCHRC decision not to participate in the program.

**PCHRC Development of Additional Affordable Housing** – County Commissioner Hadcock asked questions about potential PCHRC development. Discussion followed on development options and potential problems.

### **NEW BUSINESS**

None

### **MONTHLY REPORTS AND INFORMATIONAL ITEMS**

The Board reviewed and discussed the monthly reports.

County Commissioner Rossknecht asked if the PCHRC website was up and running. The Executive Director stated that the PCHRC website was up and running, but not where he would like it to be. He stated that the PCHRC would work to make improvements. Commissioner Rossknecht asked for and received an explanation of acronyms used in the PHA Plan. He also requested that a copy of the PCHRC by-laws could be sent to him.

### **EXECUTIVE SESSION**

Chairman Scudder entertained a motion to enter into Executive Session to discuss personnel issues. Commissioner DuBray so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The Board entered into Executive Session at 5:42pm. The Board ended Executive Session and resumed the regular meeting at 5:59pm.


Commissioner Eisenbraun moved to authorize a staff reorganization to place supervision of maintenance staff under the duties of the Construction and Modernization Coordinator and increase the salary of the that employee to the midpoint of the current pay scale for that position. Commissioner Podhradsky seconded the motion. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Chairman Scudder entertained a motion to authorize employee Christmas bonuses. Commissioner Scudder made a motion to increase bonuses by \$50.00. She noted that they had not been raised in many years. Commissioner Podhradsky seconded the motion. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

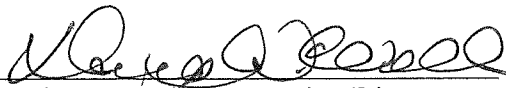
### **ADJOURNMENT**

With no further action before the Board, Chairman Scudder entertained a motion for adjournment. Commissioner Nalls so moved; seconded by Commissioner DuBray. **VOTING**

**AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 6:02 PM.

  
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Sharon Scudder, Chairman

(SEAL)  
ATTEST

  
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Douglas D. Wells, Executive Director