

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
FEBRUARY 16, 2022**

**ROLL CALL**

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

**ABSENT:**

**ALSO PRESENT:** Bryan Achbach – Executive Director, Robert Slanina – Controller, Troy Fenenga – I.T., Jonathon Hinton – Construction/Modernization Coordinator, Mike Andrews\* – Structure, and Lt. Darren Soucy\* – Rapid City Police Department

\* Participated via GoToMeeting conference call.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Chairman Hadcock entertained a motion for approval of the minutes of the regular Board meeting of January 19, 2022. Commissioner Little Bear so moved; seconded by Commissioner Rossknecht. **VOTING AYE by Roll Call Vote; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**ITEMS FROM THE PUBLIC**

No items from the public

**APPROVAL OF EXPENDITURES**

Commissioner Little Bear asked the Executive Director to clarify for the Board why there are two distinct payments to Black Hills Energy. The Executive Director advised that each of the payments was for multiple projects/properties. The Controller stated that the reasoning for the two payments was because the bills received by the housing authority have different due dates. Chairman Hadcock entertained a motion for approval of expenditures; Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE by Roll Call Vote; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

## REVIEW OF FINANCIAL AND INVESTMENT REPORTS

The Board reviewed the financial reports for all projects and programs. The Executive Director advised the Board the housing authority had a \$250,000 CD that matured. He noted that the CD has already been reinvested in a new CD and that transaction will be reflected on next month's Board report. Commissioner Rossknecht asked that with there being upward pressure on interest rates, could the housing authority begin seeing that benefit on its investments. The Controller responded that due to the restrictive nature of what is allowable for a housing authority to invest, that was somewhat unknown at this time. The Executive Director advised that there was 17% of the fiscal year remaining and that overall were within a couple of percentage points of budget.

## MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

The Executive Director advised the Board that staff was working toward finishing up with the current and transitioning into the new fiscal year.

The Executive Director advised that dates for the annual audit have been agreed to.

The Executive Director stated that he signed the contract for full plan and development services with UpperDeck Architects and the process was moving forward.

The Executive Director advised that the Section 8 Supervisor resigned her position and he is now handling the day to day until a replacement could be found.

The Executive Director invited Board members to participate in the training in Las Vegas.

## DISCUSSION ITEMS

**(A) Public Housing Repositioning for Pennington County Housing and Redevelopment Commission presented by Mike Andrews, Structure** – After the Executive Director gave the back story on how the housing authority came to know him, Mr. Andrews presented to the Board the first of two talks. He explained that the purpose of his talk during this meeting was to lay the framework for his future presentation in March 2022. Board members engaged in a back-and-forth conversation with Mr. Andrews.

**(B) Draft Budget Discussion – Section 8 Housing Choice Voucher, Memorial Park Apartments, Harney View Apartments, Hillyo Manor Apartments, Public Housing AMP 11, Public Housing AMP 16, and Central Administration** – The Executive Director stated to the Board that these budgets continued to be in Draft form. He advised that he will bring these budgets back to the Board for formal approval at the March meeting and will note any changes between the drafts and what will be submitted for approval. After giving a brief overview of the financial condition of the properties, the Executive Director answered questions.

**(C) Approval of Job Classification – Property Manager and Tenant Services –** The Executive Director stated that this was a continuation of the process where staff continues to bring to the Board, for approval, those Job Classifications that need editing to reflect the work of the employees in those positions. Chairman Hadcock entertained a motion for **Approval of Job Classification – Property Manager and Tenant Services**. Commissioner Eisenbraun so moved; seconded by Commissioner Rossknecht. **VOTING AYE by Roll Call Vote; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**OLD BUSINESS**

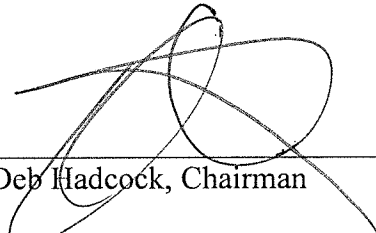
Commissioner Eisenbraun discussed with the Board his experience attending the annual conference in San Diego. He found the conference to be informative and reinforced his belief that the Pennington County Housing and Redevelopment Commission is a well-run housing authority.

**NEW BUSINESS**


No New Business.

**ADJOURNMENT**

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Little Bear so moved; seconded by Commissioner Eisenbraun. **VOTING AYE by Roll Call Vote; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 6:41 PM.

  
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Deb Hadcock, Chairman

(SEAL)  
ATTEST

  
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Bryan Achbach, Executive Director

