

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

**ROLL CALL**

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

**ABSENT:** None.

**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, with the deletion of Item 6, Items From Tenant Advisory Panel. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**APPROVAL OF MINUTES.** Chairman Scudder entertained a motion for approval of the minutes of the regular Board meeting of June 17, 2020. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

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

**Financial reports.** The Board reviewed the financial reports. Chairman Scudder asked questions on a few items in the reports. Answers were provided by staff.

**DISCUSSION ITEMS**

**(A) Resolution No. 911 – Write-off of Uncollectible Tenant Accounts Receivable –** Chairman Scudder noted that Commissioners had been provided with a list of the individual accounts to be written off. Chairman Scudder read Resolution No. 911 and entertained a motion for approval. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**(B) Discussion of Employee Health Insurance and Health Savings Accounts** – Chairman Scudder stated that this was discussed briefly at the last meeting and that she had requested that the Executive Director bring information back to the Board for further discussion. The Executive Director explained that when the employee health insurance policy came up for renewal a few months ago, the employee deductible, as well as the premium were increased substantially. He stated that due to this a different policy was selected, which increased the employee deductible and maximum out of pocket, but lowered the premium paid by the PCHRC. He stated that if the Board choose to, they could increase the PCHRC contribution to the employee's Health Savings Accounts (HSA) to help offset the increase in potential out of pocket cost to employees. He stated that the current HSA contribution was \$50.00 per pay period. Discussion followed on the savings from the change in plans and potential increase in HSA contributions. The consensus of the Board was to leave the HSA contributions at \$50.00 per pay period. Chairman Scudder entertained a motion to do so. Commissioner Podhradsky so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**(C) Roof Replacement Bids** – The Executive Director stated that this project was for roof replacement for seven shingled roofs and three gravel roofs. Chairman Scudder entertained a motion for acceptance of the low bid of \$59,450.00 from Dakota Concept Construction. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**(D) Election of Officers** – Commissioner Eisenbraun nominated Commissioner Scudder for Chairman; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Commissioner Eisenbraun nominated Commissioner Podhradsky for Vice-Chairman/Treasurer; seconded by Commissioner DuBray. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Commissioner Eisenbraun nominated Commissioner Halbert for Secretary; seconded by Commissioner DuBray. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Chairman Scudder stated that she had been asked to serve on the newly formed Black Hills Housing Trust Committee. She explained the purpose of the committee.

**MONTHLY REPORTS AND INFORMATIONAL ITEMS**


The Board reviewed and discussed the monthly reports. Chairman Scudder stated that she felt that the PCHRC was operating very well in light of the Coronavirus pandemic. She commended staff for their work. She asked the Executive Director to comment on HUDs inspection waivers. The Executive Director stated that HUD had suspended their inspections of Public Housing properties. He stated that the PCHRC had suspended inspection of occupied units and that he expected a backlog of maintenance work when they were resumed. He also answered questions on the HUD moratorium on evictions for non-payment of rent and other issues.

**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 Halbert. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 4:29 PM.

  
Sharon Scudder, Chairman

(SEAL)  
ATTEST

  
Douglas D. Wells, Executive Director

