

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
JUNE 15, 2022**

ROLL CALL

PRESENT: Commissioners Halbert, Eisenbraun, and Rossknecht

ABSENT: Commissioners Hadcock and Little Bear

ALSO PRESENT: Bryan Achbach – Executive Director, Rebecca Eisenbraun – Deputy Executive Director, and Troy Fenenga – I.T.

* Participated via GoToMeeting conference call.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Vice-Chairman Eisenbraun entertained a motion for approval of the minutes of the regular Board meeting of May 18, 2022. Commissioner Halbert so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

ITEMS FROM THE PUBLIC

No items from the public

APPROVAL OF EXPENDITURES

Commissioners Halbert and Rossknecht asked the Executive Director to clarify for the Board the nature of the services and/or products obtained from some of the vendors on the list. The Executive Director responded to each of the inquiries. Vice-Chairman Eisenbraun entertained a motion for approval of the expenditures; Commissioner Rossknecht so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, 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 that there were no Investment Transactions in May. He further stated that a number of

investments had been made already in June due to the improved interest rate environment and that those would be reflected on next month's report.

MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

The Executive Director stated that Black Hills Works had accepted the housing authority's counter-off for the land on Kathryn Avenue and the appraisal work would be commencing.

The Executive Director advised that he had received an updated probability of construction costs for the (70) unit development of \$197.00 per square foot. He stated that this is quite a bit inflated over the original analysis received at the end of last year. He advised that staff would continue to move forward with the development until we have real costs to evaluate which will only be seen with a bid opening.

The Executive Director stated that he is continuing to work with Carver Insurance to evaluate options for health insurance for the purpose of improving the benefit for employees and realizing a savings on the monthly premium for the housing authority.

The Executive Director advised that he had met with a commercial banker with Black Hills Community Bank concerning the needed financing for North Pointe.

The Executive Director stated that the housing authority was going to receive \$1,473,842.00 from HUD for the Capital Fund Grant.

The Executive Director advised that he had met with representatives of the VASH program concerning the success of the local program.

The Executive Director stated that he had received notification from Wellmark that the housing authority's premiums would be increasing 15%. He had asked representatives of Carver Insurance to evaluate a partial self-funded, underwritten policy.

DISCUSSION ITEMS

(A) Discussion and Decision on the Request for Proposal for Public Housing Asset Management – The Executive Director advised that he had received a Request for Proposal (RFP) from Greg Byrne Consulting for work on the housing authority's Public Housing repositioning. He stated that while he felt that Mr. Byrnes would do a good job, the proposal advises that Mr. Byrnes would not be involved with the repositioning past a couple of months and that the housing authority would have to contract with another consultant at a later date. The Executive Director advised that he reached out to Mike Andrews to gauge his interest in doing the work and Mr. Andrews stated that he would be agreeable. Time constraints prevented Mr. Andrews from responding to the RFP. The Executive Director advised the Board that he is leaving the time open ended for the RFP in order to get the best qualified consultant for the housing authority's work.

(B) Approval of Voucher Payment Standard – The Executive Director stated that he had been notified that there were a number of local veterans who preferred to reside in Fall River County due to the services they receive from the VA in Hot Springs. As a result, the housing authority is being asked to set the Voucher Payment Standards at 110% of HUD’s published Fair Market Rent in Fall River County for the Section 8 vouchers it administers there. Vice-Chairman Eisenbraun entertained a motion for approval of the Voucher Payment Standard schedule; Commissioner Halbert so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(C) Resolution No. 932 – The Executive Director stated that he has found instances where a resolution authorizing him as the signatory of the housing authority is needed. The most recent instance has been in preparation for the closing on the sale of the land. He advised the Board that he is only authorized to sign documents, contracts, etc. in accordance with established agency policies. Vice-Chairman Eisenbraun entertained a motion for approval of Resolution No. 932 – Authorized Signer; Commissioner Halbert so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Rossknecht. VOTING NAY; None. RESOLUTION PASSED.**

OLD BUSINESS

No Old Business.

NEW BUSINESS

No New Business.


ADJOURNMENT

With no further action before the Board, Vice-Chairman Eisenbraun entertained a motion for adjournment. Commissioner Rossknecht so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 4:43 PM.



Deb Hadeock, Chairman

(SEAL)
ATTEST



Bryan Achbach, Executive Director

