

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
MAY 15, 2019**

ROLL CALL

PRESENT: Commissioners Scudder, Nalls, DuBray, Eisenbraun, and Podhradsky.

ABSENT: None

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina – Controller, Alice Bentley – Resident Advisory Panel Liaison, Sergeant Darren Soucy – Rapid City Police Department, David Lusk – Black Hills Community Foundation.

CONSENT AGENDA

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

Approval of minutes. Vice-Chairman Scudder asked if there were any additions or corrections to the minutes of the regular Board meeting of April 17, 2019. Hearing none, she entertained a motion for approval. Commissioner Nalls so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Nalls, DuBray, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Approval of expenditures. Vice-Chairman Scudder asked for, and received, clarification on various expenditures. She asked if there were any other questions on the expenditures. Hearing none, she entertained a motion for approval of the expenditures. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, DuBray, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports.

ITEMS FROM THE RESIDENT ADVISORY PANEL

Vice-Chairman Scudder welcomed Alice Bentley, the Resident Advisory Panel liaison. Ms. Bentley stated that six Panel members were present at their last meeting. She stated that the Executive Director reviewed the major projects in progress, and expressed concern that new environmental review issues could delay other planned work items. She reviewed items brought up by the Panel and noted that applications for new Panel members would be sought in the next few weeks. Commissioner DuBray asked for additional information on the environmental review concerns. The Executive Director stated that HUD was taking a much more aggressive position on what projects were subject to environmental reviews. He stated that they were now requiring

them for minor items such as furnace or shingle replacement on single family homes even if it was for a single unit funded under the Operating Budget. He stated that in addition, the City of Rapid City, who has performed the environmental reviews for the PCHRC in the past, was no longer willing to do so. He stated that the Black Hills Council of Local Governments was willing to perform the reviews, but there would be a significant fee. He also explained that the PCHRC was not allowed to sign the reviews as the responsible entity and he was working to determine who could, and would, sign the reviews.

DISCUSSION ITEMS

(A) David Lusk – Black Hills Community Foundation – Vice-Chairman Scudder introduced David Lust, from the Black Hills Area Community Foundation. Mr. Lust explained the Foundation’s interest in affordable housing and their desire to work with the PCHRC on development and preservation of affordable housing units.

(B) Common Area Flooring Bids – Jackson Heights – The Executive Director stated that the low bidder, Freed’s Flooring, had asked that they be allowed to withdraw their bid due to an error in calculating his bid. He stated that staff believed that there was an obvious error in the bid, and recommended that the contractor be allowed to withdraw it. Vice-Chairman Scudder entertained a motion for approval of the next lowest bid of \$44,048.67 from Black Hills Flooring. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Nalls, DuBray, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(C) Resolution No. 902 – Section 8 Management Assessment Program Certification – The Executive Director explained that this resolution certified information to be submitted to HUD for use in scoring the PCHRC’s management of the Section 8 program. Vice-Chairman Scudder entertained a motion for approval of Resolution No. 902. Commissioner DuBray so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, DuBray, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(D) Employee Health Insurance – The Executive Director stated that the current PCHRC employee health insurance policy was being discontinued due to changes in coverage requirements of the Affordable Care Act. He stated that it was being replaced by a policy with similar coverage, but a higher deductible. He stated that there were also other coverage options available to the PCHRC, which were included in the Board packet. Discussion followed on the employee health insurance coverage. Vice-Chairman Scudder entertained a motion to approve the recommended employee health insurance coverage. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, DuBray, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

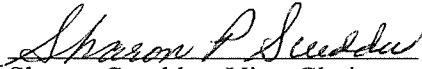
Commissioner Podhradsky stated that he would like the Board to consider establishing a non-profit entity to apply for funding that the PCHRC is not eligible to receive. The Board elected to schedule a Special Board meeting to discuss this issue. The Executive Director was instructed to schedule a Special Meeting for 4:00 on June 5, 2019.

MONTHLY REPORTS AND INFORMATIONAL ITEMS


The Board reviewed and discussed the monthly reports.

ADJOURNMENT

With no further action before the Board, Vice-Chairman Scudder entertained a motion for adjournment. Commissioner Nalls so moved; seconded by Commissioner DuBray **VOTING AYE; Commissioners Nalls, DuBray, Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:00 PM.


Sharon Scudder, Vice-Chairman

(SEAL)
ATTEST


Douglas D. Wells, Executive Director

