

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
MAY 20, 2020**

**ROLL CALL**

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

**ABSENT:** None.

**ALSO PRESENT:** Doug Wells – Executive Director, Robert Slanina\* – Controller, Troy Fenenga – I.T. Specialist, Alice Bentley – Resident Advisory Panel Liaison.

\* Participated via GoToMeeting conference call.

**APPROVAL OF AGENDA**

Chairman Scudder entertained a motion for approval of the agenda. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Eisenbraun, 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 April 15, 2020. Hearing none, she entertained a motion for approval. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Eisenbraun, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

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

**Financial reports.** The Board reviewed the financial reports. Controller Slanina stated that returns on new investments were very low.

Commissioner DuBray joined the meeting telephonically.

**ITEMS FROM THE RESIDENT ADVISORY PANEL**

Alice Bentley, Resident Advisory Panel Liaison, stated that the Resident Advisory Panel did not meet this month due to COVID-19 concerns. She stated that her term on the Panel was expiring next month and she was not going to reapply. She thanked the Commission for allowing her to serve on the Panel and for the treatment she has received as a housing resident for the past 22 years.

Commissioner Halbert arrived at the meeting.

## **DISCUSSION ITEMS**

**(A) Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan Revisions** – The Executive Director stated that the PCHRC had contracted with Nan McKay, a national housing consulting company, for a complete review and update of the PCHRC Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan. He stated that both policies were completely re-written, but the re-write was not meant to change discretionary policies of the PCHRC, but rather to make sure the plans were up to date with HUD requirements. He briefly reviewed a few aspects of the plans. He stated that staff was comfortable with the plans as written, but it was up to the Board whether or not they wanted to approve them or further review and discuss them before voting on approval. Commissioner Eisenbraun made a motion to approve the revised policies; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**(B) Employee Health Insurance** – The Executive Director stated that he had received the renewal notice for the employee health insurance policy. He stated that the premium increased by 9.25% and added additional out-of-pocket cost to the employees. He stated that another policy was offered; myBlue Bronze, that he felt was a much better option for the PCHRC. He stated that it had a higher deductible than the current policy, but the same maximum out-of-pocket cost to the employee. He stated that rather than a 9.25% increase, this policy would decrease premiums by approximately \$2,040.00 per month. He stated that if the Board chose to do so, the savings could be used to increase the PCHRC contribution to employees Health Saving Accounts, to offset some of the increased deductible cost to employees. Chairman Scudder entertained a motion for approval of the myBlue Bronze policy. Commissioner Podhradsky so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

**(C) Rapid City Police Department Contract** – The Executive Director stated that this was the same contract that has been in place for many years. Chairman Scudder entertained a motion for approval of the Rapid City Police Department Contract. Commissioner Eisenbraun so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners Halbert, Eisenbraun, Podhradsky, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.**

## **OLD BUSINESS**

**COVID-19 Response** – The Executive Director stated that antibody testing was offered to PCHRC employees. He stated that thirty of thirty-three employees participated with no positive tests. He reviewed additional precautions that had been implemented due to the recent increase in COVID cases reported in the area. Chairman Scudder inquired about additional HUD funding. The Executive Director stated that the PCHRC received an additional \$163,500.00 in Public Housing funds and \$166,870.00 for Section 8. He stated that there was still some confusion as to exactly what the funds could be used for, but they could certainly be used for COVID-19 related

expenses. Discussion followed on potential uses of the funding and safety precautions for staff and residents.

### NEW BUSINESS

**(A) Environmental Reviews/LBP testing** – The Executive Director stated that modernization work on PCHRC units was mostly on hold at this time. He stated that this was primarily due to concerns with the COVID virus, but there were also issues with the required environmental reviews. He stated that the City was the entity required to sign the reviews, and that they were going to require additional lead-based paint testing for several properties. He stated that they had accepted the documentation that the PCHRC had in the past, but he agreed that documentation was lacking for the testing at some properties and the City was within their rights to require it. He stated that this testing would be difficult to get done in occupied units until the COVID concerns eased and that would further delay modernization work.

### MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

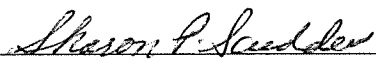
The Executive Director stated that a privately owned, subsidized, housing property in town was opting out of their contract for rental assistance and the PCHRC would be receiving thirty-four additional Vouchers to serve these residents. He also stated that HUD had approved nine Foster Youth clients for participation in the PCHRC Foster Youth Voucher program.

### 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 Halbert, Eisenbraun, Podhradsky, DuBray, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 4:45 PM.

  
Sharon Scudder, Chairman

(SEAL)  
ATTEST

  
Douglas D. Wells, Executive Director

