

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
NOVEMBER 18, 2020**

ROLL CALL

PRESENT: Commissioners Scudder, Halbert, and Eisenbraun.

ABSENT: Commissioners DuBray and Hadcock.

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. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners, Halbert, Eisenbraun 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 October 21, 2020, the Special Board Meeting of October 28, 2020, and the Special Board Meeting of November 10, 2020. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

APPROVAL OF EXPENDITURES. Chairman Scudder asked for and received clarification of various expenditures. She entertained a motion for approval. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports. Controller Slanina answered questions from the Board.

DISCUSSION ITEMS

(A) Interior Painting Bids – Valley View Apartments – Chairman Scudder noted that four bids were received, and the low bid was from JC’s Painting. The Executive Director stated that the low bid met the bid requirements and staff recommended award of the contract to JC’s painting. Chairman Scudder entertained a motion to approve the low bid from JC’s Painting. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(B) Discussion of 2021 PHA Plan – The Executive Director stated that this was an annual update to the Five-year plan submitted last year. He stated that this was a first draft of the Plan and it contained no major changes from last year. He stated that input would be sought from the Resident Advisory Panel, PCHRC residents and other local agencies. He stated that a Public Hearing would also be held in conjunction with the December Board meeting, prior to final approval of the Plan and submission to HUD. He stated that no action was required at this time.

(C) Election of Treasurer/Vice Chairman – Commissioner Eisenbraun nominated Commissioner Hadcock for Treasurer/Vice Chairman. Commissioner Halbert seconded the motion. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

(A) Update on COVID-19 Response – The Executive Director stated that with the recent spike in COVID-19 cases in the area, the PCHRC is continuing the precautions put in place. He stated that the exceptions were Lead-based paint inspections being conducted and annual UPCS inspections which were scheduled for early December. He explained that the PCHRC was required by HUD regulations to perform UPCS inspections on all Public Housing units each year. He stated that this requirement has been waived by HUD due to COVID, however the waiver expires at the end of the year. He stated that while the waiver may be extended, staff felt it was important to conduct the inspections. He stated that it was expected that there would be a significant maintenance backlog when staff was able to get back into occupied units.

NEW BUSINESS

No new business was brought before the Board.

MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

ITEMS FROM THE PUBLIC

None.


EXECUTIVE SESSION – PERSONNEL MATTERS

Chairman Scudder entertained a motion to enter into Executive Session for personnel matters. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.** The Board entered into Executive Session at 4:29pm. The Board ended Executive Session and resumed the regular meeting at 4:47 PM. Chairman Scudder entertained a motion to reconsider negotiations for the Executive Director position with Scott Engmann and open negotiations with Bryan Achbach. Commissioner Eisenbraun so moved; seconded by

Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

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, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:02 PM.



Sharon Scudder, Chairman

(SEAL)
ATTEST



Douglas D. Wells, Executive Director

