

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
NOVEMBER 20, 2019**

ROLL CALL

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

ABSENT: None.

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina – Controller, Alice Bentley – Resident Advisory Panel Liaison, Carol Qualm – Access Payee Services, Judi Koscak – A Plus Payee Services, Ron Rossknecht – Pennington County Commission, Kelly and Carol Boland, Gary and Carleen Mahan, Barry Tice – Pennington County HHS, and Lois Wuestewald.

APPROVAL OF AGENDA

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

Approval of minutes. Commissioner Nalls and Chairman Scudder pointed out needed corrections to the minutes of the regular Board meeting of October 16, 2019. Chairman Scudder entertained a motion for approval of the minutes, as corrected. Commissioner DuBray so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Approval of expenditures. Chairman Scudder asked for and received clarification on an expenditure. Commissioner DuBray noted that one of the expenditures was a reimbursement to her for airfare to the NAHRO Conference. She stated that she booked the flight through her travel agent and it may have been more expensive than those booked by staff. She asked for the difference in cost so she could reimburse the PCHRC for any additional cost. Chairman Scudder asked if there were any further questions. Hearing none, she entertained a motion for approval of the expenditures. Commissioner Podhradsky so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

Financial reports. The Board reviewed the financial reports.

ITEMS FROM THE RESIDENT ADVISORY PANEL

Chairman Scudder welcomed Alice Bentley, Resident Advisory Panel liaison. Ms. Bentley reported that staff and four Panel members attended the last meeting. She reported that one Panel member had moved, leaving six on the Panel. She stated that the Executive Director had reported on the major work items in progress. She stated that he also told them that it was time to begin

discussion of the PHA Annual Plan, and that they could discuss anything that they felt would benefit residents. She stated that the Panel expressed concerns over residents who let unauthorized people into the buildings or have guests that do not follow PCHRC rules. She stated that they also had concerns that some residents were unable to care for themselves and needed assistance with personal hygiene and other issues. She stated that they asked if there were rules against residents drinking alcohol in common areas and were told that there were not. Commissioner Nalls stated that the question of alcohol in common areas had come up in her building as well. Chairman Scudder thanked Ms. Bentley for her report.

DISCUSSION ITEMS

(A) National Book Foundation – Book Rich Environments – The Executive Director stated that he had been contacted by the National Book Foundation about participation in the Book Rich Environments program. He stated that the program distributes books to children in Public Housing. He stated that they were interested in expanding the program and felt that Rapid City would be a good location. He stated that PHAs set up partnerships with the local library and possibly other agencies that promote literacy and that the primary responsibility of the PCHRC would be to distribute the books. He stated that staff felt the program would be a benefit to PCHRC residents and was feasible to administer. Chairman Scudder entertained a motion to approve participation in the program. Commissioner Eisenbraun so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(B) Vehicle Bids – The Executive Director stated that bids were received for three vehicles. He stated that two of the vehicles were replacements and the bids were net of trade in allowance. He stated that there would also be some additional cost to equip the new vehicles with shelving for the van and a tailgate lift for the pickup. He stated that all three bids were within budget, and that Liberty Superstores was the low bid for each of the three. Chairman Scudder entertained a motion for acceptance of the bids from Liberty Superstores. Commissioner Eisenbraun so moved; seconded by Commissioner Podhradsky. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

PCHRC participation in LIEAP program. – Chairman Scudder stated that she and the Executive Director had met with the Department of Social Services in Pierre to discuss the PCHRC's concerns with the LIEAP program. She stated that the Executive Director had additional communication with DSS and asked him to explain. The Executive Director stated that he had been contacted by David Gall from the LIEAP office. He stated that Mr. Gall had some questions on how rents were calculated under PCHRC programs. He stated that he answered Mr. Gall's questions and provided him with some examples of rent calculations. He stated that Mr. Gall told him that his office was still discussing the issue and at this point all options were on the table. Discussion followed between the Board and those in attendance who want the PCHRC to participate in the program.

NEW BUSINESS

Commissioner Podhradsky asked if the Board would like to invite Bruce Rampelberg, chairman of Development for the Disabled, to the next Board meeting to continue discussions on the possibility of the PCHRC taking over that non-profit entity. The Board was in favor of inviting Mr. Rampelberg to attend.


MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

County Commissioner RossKnecht asked for an update on resolution of tenant issues at a PCHRC owned unit. Discussion followed on the lease termination process and other PCHRC policies.

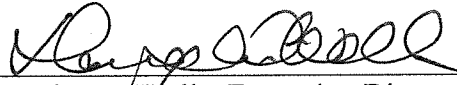
ADJOURNMENT

With no further action before the Board, Chairman Scudder entertained a motion for adjournment. Commissioner DuBray so moved; seconded by Commissioner Nalls. **VOTING AYE; Commissioners Nalls, Eisenbraun, DuBray, Podhradsky, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:05 PM.



Sharon Scudder, Chairman

(SEAL)
ATTEST



Douglas D. Wells, Executive Director

