

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
SEPTEMBER 16, 2020**

ROLL CALL

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

ABSENT: Commissioner Podhradsky.

ALSO PRESENT: Doug Wells – Executive Director, Robert Slanina – Controller*, Troy Fenenga – I.T. Specialist, Sergeant Darren Soucy – Rapid City Police Department*, DeShayne Hoag – Casey Peterson LTD*.

* 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 August 19, 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 if there were any questions on the expenditures. Hearing none, 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.**

Commissioner DuBray joined the meeting.

Financial reports. The Board reviewed the financial reports. Controller Slanina stated that operating budget revisions would be brought to the October meeting. He also discussed the investment transactions for the month.

DISCUSSION ITEMS

(A) Presentation of Fiscal Year End March 31, 2020 Audit Report – Chairman Scudder noted that the audit report had been sent to Board members in advance. DeShayne Hoag from Casey Peterson, LTD presented the report to the Board. She reviewed various documents and significant statements included in the report. She reviewed a list of financial performance measures that reflect the financial condition of the PCHRC. She stated that there were no internal control or compliance findings noted during the audit and that they issued an unmodified

opinion on the financial statements, which is the best opinion that can be received. Chairman Scudder entertained a motion to acknowledge receipt of the audit report. Commissioner Eisenbraun so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

(B) Approval of Voucher Payment Standards – The Executive Director stated that the Voucher Payment Standards (VPS) were the maximum amount that could be paid for rent and utilities under the Section 8 Voucher program. He stated that each year HUD published Fair Market Rents (FMRs) for each area of the country and PHAs could establish VPS from 90% to 110% of those FMRs. He stated that staff was proposing a VPS for one-bedroom units in Fall River County at the maximum of 110% of FMR. He stated that this was still a significant decrease from the current VPS. He stated that staff was evaluating whether or not to apply for a waiver to allow an increase to 120% of FMR for these units. Chairman Scudder entertained a motion for approval of the proposed Voucher Payment Standards. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

(A) Update on COVID-19 Response – The Executive Director stated that PCHRC offices were still closed to the public, community rooms remained closed, inspections were only being done for unoccupied units, and only limited maintenance was being performed in occupied units. He stated that two employees had been in self quarantine due to exposure to COVID-19. He stated that neither had developed the disease. He stated that a new moratorium on evictions for non-payment of rent had been issued, this time by the CDC. He stated that this only applied to residents who certified that they have lost income due to COVID and that they meet various other criteria. He stated that the PCHRC has quite a few residents who are behind on their rent. He stated that staff felt that the PCHRC needed to move forward with termination notices. He stated that staff would still work with those residents to try to avoid evictions, and that he hoped that the termination letter would prompt residents to work with the PCHRC to get their balances paid. The Board agreed that the PCHRC needed to move forward with enforcement of leases. The Executive Director stated that staff also felt it was time to get back into occupied units for inspections. He noted that lead-based paint inspections were going to be conducted in the near future, and inspections would be done in conjunction with those. He stated that precautions would be taken for the safety of residents and staff. The Board agreed with this approach.

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

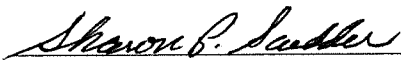
None.

EXECUTIVE SESSION – LEGAL AND PERSONNEL MATTERS

Chairman Scudder entertained a motion to enter into Executive Session for legal and personnel matters. Commissioner Eisenbraun so moved; seconded by Commissioner DuBray. **VOTING AYE; Commissioners DuBray, Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.** The Board entered into Executive Session at 4:42 PM. The Board ended Executive Session and returned to the regular meeting at 5:03 PM. Chairman Scudder entertained a motion to accept Executive Director’s resignation. Commissioner DuBray so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners DuBray, 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 DuBray, Halbert, Eisenbraun, and Scudder. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:04 PM.


Sharon Scudder, Chairman

(SEAL)
ATTEST


Douglas D. Wells, Executive Director

