

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
AUGUST 17, 2022**

**ROLL CALL**

**PRESENT:** Commissioners Hadcock, Little Bear, and Eisenbraun

**ABSENT:** Commissioners Halbert and Rossknecht

**ALSO PRESENT:** Bryan Achbach – Executive Director, Rebecca Eisenbraun – Deputy Executive Director, Robert Slanina – Controller, Troy Fenenga – I.T., and Jonathon Hinton – Construction/Modernization Coordinator

\* Participated via GoToMeeting conference call.

**APPROVAL OF AGENDA**

Chairman Hadcock entertained a motion for approval of the agenda; Commissioner Little Bear so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. MOTION CARRIED.**

**APPROVAL OF MINUTES**

Chairman Hadcock entertained a motion for approval of the minutes of the regular Board meeting of July 20, 2022. Commissioner Eisenbraun so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. MOTION CARRIED.**

**ITEMS FROM THE PUBLIC**

No items from the public

**APPROVAL OF EXPENDITURES**

Following an opportunity for Board members to inquire about expenditures on the list, Chairman Hadcock entertained a motion for approval of the expenditures; Commissioner Eisenbraun so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. MOTION CARRIED.**

**REVIEW OF FINANCIAL AND INVESTMENT REPORTS**

The Board reviewed the financial reports for all projects and programs with the Controller and Executive Director.

## MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

The Executive Director advised that the housing authority's unaudited financial information had now been conditionally accepted by HUD. He stated that it was his assumption that the audit would be ready to present to the Board at the September regular meeting.

The Executive Director advised that he had signed a contract with NAHRO to bring Section 8 Housing Choice Voucher training to Rapid City in January 2023. He stated that this training will be required of each of the Section 8 compliance staff.

The Executive Director stated that the housing authority was still in the pre-bid stage for the development of (70) dwelling units north of the city.

## DISCUSSION ITEMS

**(A) Approve Budget Revision for Memorial Park Apartments** – The Executive Director advised that in preparation for modernization work on the elevator at Memorial Park Apartments next fiscal year, staff was recommending that chair lifts be installed in two of the stair towers. He stated that staff had been advised that \$50,000 would be sufficient for the work on both stair towers. The Executive Director asked the Board to revise Memorial Park Apartments' budget to add this \$50,000 as a Capital Expenditure. Chairman Hadcock entertained a motion to approve a budget revision for Memorial Park Apartments. Commissioner Eisenbraun so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. MOTION CARRIED.**

**(B) Acceptance of Property Appraisal and approval to complete the sale of the Kathryn Avenue lot** – The Executive Director stated that he had received the appraisal report from Craig Steinley. Based on Mr. Steinley's analysis, the appraised value for the lot on Kathryn Avenue is \$175,000. Chairman Hadcock entertained a motion to accept the property appraisal and approve the completion of the sale of the Kathryn Ave lot. Commissioner Eisenbraun so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. MOTION CARRIED.**

**(C) Resolution No. 934 – Civil Rights Certification** – The Executive Director advised that the housing authority was required to have an annual civil rights certification to submit with documentation pertaining to the Public Housing Capital Fund Grant. Chairman Hadcock entertained a motion to pass Resolution No. 934 – Civil Rights Certification. Commissioner Little Bear so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. RESOLUTION PASSED.**

**(D) Resolution No. 935 – Authorization of Bank Signers** – The Executive Director stated that based on the Board's decision in the election of its officers, this resolution was now needed to authorize bank signers. Chairman Hadcock entertained a motion to pass Resolution No. 935 –

Authorization of Bank Signers. Commissioner Little Bear so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. RESOLUTION PASSED.**

**OLD BUSINESS**

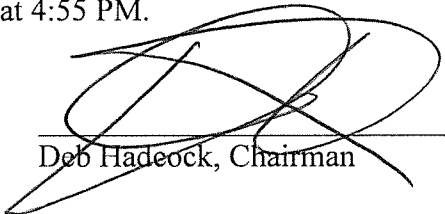
No Old Business.

**NEW BUSINESS**

No New Business.

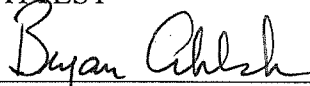
**ADJOURNMENT**

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Little Bear so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Hadcock, Little Bear, and Eisenbraun. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 4:55 PM.



Deb Hadeock, Chairman

(SEAL)  
ATTEST



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Bryan Achbach, Executive Director

