

PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
SEPTEMBER 21, 2022

**ROLL CALL**

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

**ABSENT:** None

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

\* Participated via GoToMeeting conference call.

Following Roll Call at 4:00 p.m., Commissioners took a forty-five minutes recess.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Chairman Hadcock entertained a motion for approval of the minutes of the regular Board meeting of August 17, 2022. Commissioner Little Bear so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. 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 Rossknecht so moved; seconded by Commissioner Eisenbraun. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. 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 bid opening for the 70-unit development (North Pointe) will be October 4, 2022. He further stated that he has been in contact concerning, Bond financing, HUD construction loans, and conventional financing. He advised that the project would be a good candidate for some bridge financing through the Rapid City Housing Trust Fund.

The Executive Director advised that he was going to re-open the Request for Proposals for consultant work pertaining to Public Housing Repositioning (RAD). He stated that he had been, so far, unsuccessful in obtaining the interest from proposers for the work. He did advise that ongoing RAD training of staff and other community conversations were continuing in preparation of repositioning.

The Executive Director stated that it had been his intention to have the annual audit presented at the September Board meeting but because of a change in the process with Rural Development, it will be presented at the October Board meeting.

The Executive Director advised that the housing authority remains fully staffed. He discussed with Board members and produced for them documentation concerning the lack of overall experience of the staff. He also advised that his ongoing work to find a more affordable option for Health Insurance had hit a snag due to underwriting concerns. He stated that two additional health insurance companies were going to begin offering policies in South Dakota beginning in January.

The Executive Director stated that the housing authority received an additional increment of Vouchers from HUD beginning in October, 2022. These new vouchers would increase the budget authority and allow the housing authority to spending an additional \$48,129.04 for rental assistance.

The Executive Director advised that staff will bring the first of the draft budgets for Board review in October.

The Executive Director stated that the sale of the property located on Kathryn Avenue had been completed and that the housing authority had realized proceeds of \$174,079.76.

## DISCUSSION ITEMS

**(A) Approval of Voucher Payment Standards** – The Executive Director advised that HUD had recently published their Fair Market Rents (FMR) and as a result the housing authority was now responsible for setting the local Voucher Payment Standard (VPS). He further stated that it was his recommendation to set the VPS at 110% of the FMR which was allowable by HUD. The Executive Director concluded by advising Board members that he had also added a VPS for five and six bedroom units. Chairman Hadcock entertained a motion to approve the Voucher Payment Standards as presented. Commissioner Rossknecht so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(B) PHA Plan Discussion** – The Executive Director handed out to individual Board members the Draft version of the PHA Plan. He advised that the plan reflected his understanding that the Board wanted the housing authority to move forward with development, asset repositioning, and the project basing vouchers. After a brief discussion, Board members were advised to review the plan on their own for future discussions.

**(C) Award of contract for Prairie Village Apartments exterior upgrades** – The Executive Director advised that it was staff recommendation to award the contract for siding, roofing, and gutter replacement to the low bidder, Freedom Construction, for \$194,500.00. Chairman Hadcock entertained a motion to award the contract for Prairie Village Apartments exterior upgrades to Freedom Construction. Commissioner Eisenbraun so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(D) Award of contract for Highrise roofing replacement** – The Executive Director advised that it was staff recommendation to award the contract for roofing replacement for three highrises to the low bidder, Wegner Roofing & Solar, for \$772,422.00. Chairman Hadcock entertained a motion to award the contract for Highrise roofing replacement to Wegner Roofing & Solar. Commissioner Halbert so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(E) Award of contract for Jackson Height Highrise wireless and security access** - The Executive Director advised that it was staff and A/E's recommendation to award the contract for wireless and security access for Jackson Heights to the low bidder, Sonnel Technologies, for \$224,251.00. Chairman Hadcock entertained a motion to award the contract for Jackson Heights wireless and security access. Commissioner Eisenbraun so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

## OLD BUSINESS

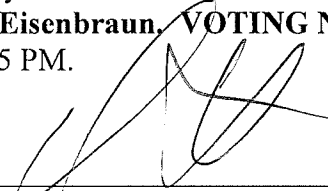
No Old Business.

**NEW BUSINESS**

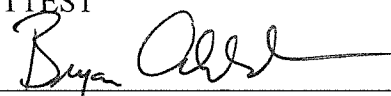
No New Business.

**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 6:05 PM.

  
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Deb Hadcock, Chairman

(SEAL)  
ATTEST

  
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Bryan Achbach, Executive Director