

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

ROLL CALL

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

ABSENT: Commissioner Halbert

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

* 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, 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 October 19, 2022. Commissioner Eisenbraun so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

ITEMS FROM THE PUBLIC

During this part of the meeting, the Executive Director introduced to the Board three employees of the housing authority who had been hired since December of 2021. Board members engaged with the employees in conversation in each of their roles and responsibilities with the housing authority.

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, 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 he was in receipt of two solid proposals for the Public Housing Asset Repositioning. The evaluation committee will get through the proposals and the Board will be asked to formally award a contract at the December Board meeting.

The Executive Director stated that he had exhausted all efforts in obtaining a more favorable health insurance option for the employees.

The Executive Director advised that he was working with Commissioner Rossknecht in facilitating service awards for long-term employees.

The Executive Director stated that the Board will be asked to evaluate him in conjunction with the December Board meeting.

DISCUSSION ITEMS

(A) Discussion of 2023 PHA Plan and Capital Fund Plan – The Executive Director advised that no one or organization showed up to the Public Hearing the prior week. He stated that included in the Board packet was a letter from Black Hills Works and an email from the Wall Economic Development Committee. He further advised that the only request of the housing authority was for Prairie Village in Wall to be designated elderly. Following conversation with Board member no action was taken.

(B) Approval of Public Housing Flat Rents – The Executive Director advised the Board that the Public Housing Flat Rents are to be established by the housing authority within 90 days of HUD publishing the Fair Market Rents (FMR). He further stated that it was his recommendation to set the Flat Rents for all of Public Housing at 100% of the FMR except for Prairie Village in Wall and Edwards Manor. For those two properties, he recommended the Flat Rents be set at 80% of FMR. Commissioner Eisenbraun moved to approve the Public Housing Flat Rents as presented; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(C) Draft Budget Discussion –Sunny Haven Apartments, Memorial Park Apartments, Harney View Apartments, and Hillyo Manor Apartments – The Executive Director and Board discussed the draft budgets for Sunny Haven Apartments, Memorial Park Apartments, Harney View Apartments, and Hillyo Manor Apartments. The Executive Director and Controller answered questions from Board members. The Executive Director advised that he will be bringing these budgets back at a later time for the Board's approval.

OLD BUSINESS

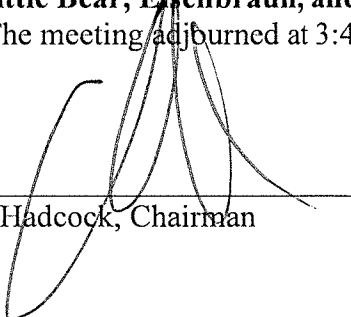
No Old Business.

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; VOTING AYE; Commissioners Hadcock, Little Bear, Eisenbraun, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 3:45 PM.



Deb Hadcock, Chairman

(SEAL)
ATTEST



Bryan Achbach, Executive Director

