

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
JUNE 21, 2023**

**ROLL CALL**

**PRESENT:** Commissioners Hadcock, Halbert\*, Jones, Little Bear, and Rossknecht

**ABSENT:** None

**ALSO PRESENT:** Bryan Achbach – Executive Director, Robert Slanina – Controller, Jonathon Hinton – Construction/Modernization Coordinator, Troy Fenenga – I.T., and Lt. 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 Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, 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 May 17, 2023. Commissioner Jones so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**ITEMS FROM THE PUBLIC**

Residents Marlene Althaus and Susan Farr from Memorial Park Apartments asked the Board that the hill behind the building be mowed and for an update on the modernization of the elevator. The Executive Director advised the residents on why the hillside was not mowed and presented the elevator update.

**APPROVAL OF EXPENDITURES**

Following an opportunity for Board members to inquire about expenditures on the list, Chairman Hadcock entertained a motion for approval of expenditures. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, 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 with the Executive Director, the Construction/Modernization Coordinator, and Rapid City Police Department liaison.

The Executive Director stated that he, Mr. Hinton, and the Housing Authority attorney had met with the Bonding company of a local contractor to discuss the delayed completion of the Adams and Blaine project. He advised that staff agreed to delay the completion date until 9/30/2023. As part of this negotiation, staff also agreed to an amended completion date for Prairie Village of 7/31/2023.

The Executive Director advised that he had received a response from Black Hills Works (BHW) to his correspondence concerning how the Housing Authority was portrayed by BHW during a recent presentation in front of housing partners.

The Executive Director stated that the auditors will be on site again next week for further fieldwork.

## DISCUSSION ITEMS

**(A) Approve award of bid for purchase of Administrative Vehicle** – The Executive Director stated staff recommendation was to award the bid for the purchase of the vehicle to McKie Ford. Chairman Hadcock entertained a motion to award the bid for the purchase of the vehicle to McKie Ford for \$33,854.00. Commissioner Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(B) Public Housing Asset Repositioning Draft Report** – The Executive Director discussed with Board members the “Draft” report as well as Dominion Due Diligence’s initial findings as part of Phase 1 of their consulting work. He stated that the goals are a true representation of conversations between the housing authority and Dominion. He advised that his review of the “Draft” report, included in the Board packet, has only resulted in a single edit that will be communicated back to Dominion. He further advised that more review and work will need to be completed on the Proformas. In conclusion, he stated that Dominion will be on site at some point to make a formal presentation to the Board.

## OLD BUSINESS

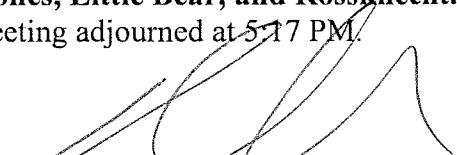
No Old Business.

**NEW BUSINESS**

No New Business

**ADJOURNMENT**

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:17 PM.



Deb Hadcock, Chairman

(SEAL)  
ATTEST



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Bryan Achbach, Executive Director

