

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
AUGUST 16, 2023**

ROLL CALL

PRESENT: Commissioners Hadcock, Halbert (arrived at 4:11 p.m.), Jones, Little Bear, and Rossknecht

ABSENT: None

ALSO PRESENT: Bryan Achbach – Executive Director, Rebecca Eisenbraun – Deputy 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 Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, 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 July 19, 2023. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, 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 expenditures. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, 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 the monthly reports and informational items. Commissioner Halbert showed up to the meeting during this portion of the Board meeting.

The Executive Director stated that he had participated in two meetings with Dominion Due Diligence to facilitate the work of repositioning as directed by the Board. He advised that Environmental Review work would be starting soon and that the Board would be asked to award a contract for appraisal work.

The Executive Director advised Board members of the progress being made on elevator work at Memorial Park Apartments and River Ridge Highrise.

DISCUSSION ITEMS

(A) Approve appointment of the Resident Advisory Panel – The Executive Director advised that he was recommending that the Board approve the appointment of all the individuals who had expressed interest in serving on the Resident Advisory Panel. He further stated that the names of those interested residents are included for the Board's review. Chairman Hadcock entertained a motion to approve the appointment of the 10 residents to serve on the Resident Advisory Panel. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(B) Approve award of contract for appraisal work for non-contiguous scattered site dwelling units – The Executive Director stated that as part of the Section 18 application the housing authority was putting together to submit to HUD, an appraisal was necessary to establish Market Value for the dwelling units. He further advised that he had received two bids for the work and recommended that the Board award to the low bidder, Kopplin Appraisals. Chairman Hadcock entertained a motion to approve the award of the contract for appraisal work for non-contiguous scattered site dwelling units to Kopplin Appraisals for \$19,500.00. Commissioner Rossknecht so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(C) Approve Franconia Claim for Sunny Haven Apartments – The Executive Director advised Board members that there might be an opportunity to make a Franconia Claim against the Federal government due to their amending the pre-payment opportunities for Rural Development mortgages following closing. He stated that if it was the wish of the Board, he would facilitate a claim with the help of a consultant. Chairman Hadcock entertained a motion to approve a Franconia Claim for Sunny Haven Apartments. Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. RESOLUTION PASSED.**

OLD BUSINESS

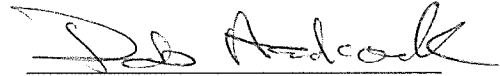
No Old Business.

NEW BUSINESS

No New Business

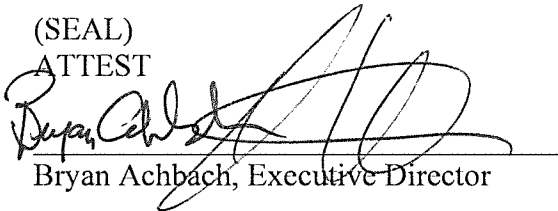
ADJOURNMENT

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Halbert 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 4:55 PM.



Deb Hadcock, Chairman

(SEAL)
ATTEST



Bryan Achbach, Executive Director

