

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
SEPTEMBER 20, 2023**

**ROLL CALL**

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

**ABSENT:** Commissioner Jones

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

\* Participated via GoToMeeting conference call.

**APPROVAL OF AGENDA**

Chairman Hadcock entertained a motion for approval of the agenda; Commissioner Halbert so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, 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 August 16, 2023. Commissioner Rossknecht so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, 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 Little Bear so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, 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.

The Executive Director stated the audit committee had met together concerning the draft audit. He advised that the completed audit report will be presented to the board at the October meeting.

The Executive Director advised that staff was looking at the pay scale for maintenance workers. He further stated that a final product will be presented to the board in the future.

## DISCUSSION ITEMS

**(A) Approval of Voucher Payment Standards** – The Executive Director advised that HUD’s published Fair Market Rents had increased more than 16%. He stated that the program could not absorb that kind of increase if applied to the Voucher Payment Standard. He advised that gross rents had increased 2.5%. Therefore, he was recommending that the Voucher Payment Standard be increased by 2.5%. Chairman Hadcock entertained a motion to approve the Voucher Payment Standard. Commissioner Rossknecht moved to approve the Voucher Payment Standard with a 2.5% increase; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(B) Approve award of contract for Elevator Inspection & Maintenance Services** – The Executive Director stated that Request for Proposals had been sent to the three national companies who do elevator work. He advised that the evaluation committee’s recommendation was to award the contract to Kone Elevators. Chairman Hadcock entertained a motion to approve the award of the contract for elevator inspection and maintenance services to Kone Elevators. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(C) PHA Plan Discussion** – The Executive Director advised Board members that the multi-month process of completing the PHA Plan would begin. He laid out for board members the timeframe for plan approval.

## OLD BUSINESS

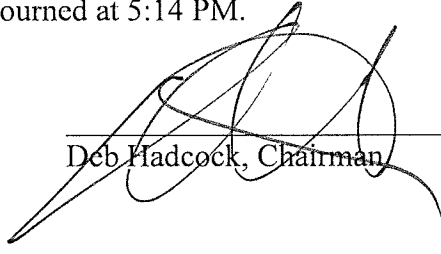
No Old Business.

## 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 Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:14 PM.

  
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Deb Hadcock, Chairman

(SEAL)  
ATTEST

  
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Bryan Achbach, Executive Director

