

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
AUGUST 21, 2024**

ROLL CALL

PRESENT: Commissioners Hadcock, Halbert, Jones, and Little Bear

ABSENT: Commissioner Rossknecht

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

* Participated via GoToMeeting conference call.

APPROVAL OF AGENDA

Chairman Hadcock entertained a motion for approval of the modified agenda, adding Executive Session as Item 2a. per SDCL 1-25-2; Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

EXECUTIVE SESSION PER SDCL 1-25-2

Moved by Commissioner Jones and seconded by Commissioner Little Bear to go into Executive Session pursuant to SDCL 1-25-2(3) to review communication from legal counsel about contractual matters. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

The Board remained in Executive Session from 4:01 p.m. until 4:12 p.m. Moved by Commissioner Jones and seconded by Commissioner Little Bear to come out of Executive Session. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

The Board made no motions as a result of the Executive Session.

APPROVAL OF MINUTES

Chairman Hadcock entertained a motion for approval of the minutes of the regular Board meeting of July 17, 2024. Commissioner Halbert so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

ITEMS FROM THE PUBLIC

Mary Williams (Mayor of Wall South Dakota) expressed to the Board her evaluation on how Prairie Village Apartments is currently being managed. She asked that consideration be given to which applicants receive a preference and how disabled applicants are determined eligible for Prairie Village.

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 Jones so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. 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 with the Executive Director.

The Executive Director stated that he was pleased to inform the Board that the Section 8 Housing Choice Voucher program achieved an overall High Performer rating from HUD. He further advised that this was expected after seeing how well the program did during the compliance review (audit) this past May.

The Executive Director advised that all Public Housing properties as well as Hillyo Manor Apartments received phenomenal scores during HUD's inspections. AMP 11 received a 97, AMP 16 received a 94, and Hillyo Manor received a 99. These scores are out of 100.

DISCUSSION ITEMS

(A) Public Housing Repositioning and Development Discussion – The Executive Director presented a recap of the process since the Board took action in July 2023 to move forward with Public Housing Asset Repositioning. He utilized the original timeframe/plan, as submitted by Dominion Due Diligence, as a point of reference for the repositioning work that has been carried out for the past thirteen months. The plan also gave Board members a refresher on what could be expected going forward. No Board action was taken.

(B) Approve Regular Board Meeting Day and Time – The Executive Director stated that he was recommending a change in the time of the regular Board meeting to 12:00 p.m. on the third Wednesday. He advised that because some people have longer drive distances, a noon meeting would be beneficial in alleviating driving after dark, especially in inclement weather during winter months. Because the meeting would be over the hour when people normally eat lunch, he

concluded that the housing authority would have a lunch ready prior to each meeting at 11:30 a.m. Chairman Hadcock entertained a motion for the regular board meeting to be moved to 12:00 p.m. on the third Wednesday of each month, following a lunch at 11:30 a.m. for those that want something to eat prior to the meeting. Commissioner Little Bear so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

OLD BUSINESS

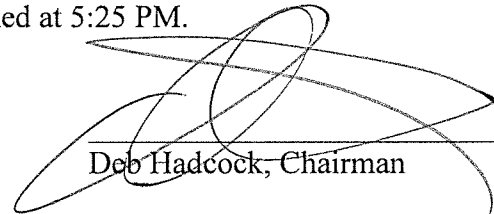
No Old Business.

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 Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 5:25 PM.



Deb Hadcock, Chairman

(SEAL)
ATTEST



Bryan Achbach, Executive Director

