

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
SEPTEMBER 30, 2024**

ROLL CALL

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

ABSENT: Commissioner Halbert

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., and Lt. Darren Soucy - RCPD

* Participated via GoToMeeting conference call.

APPROVAL OF AGENDA

Chairman Hadcock entertained a motion for approval of the agenda; Commissioner Jones so moved; seconded by Commissioner Little Bear. **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 August 21, 2024. Commissioner Little Bear so moved; seconded by Commissioner Rossknecht. **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 to table approval of expenditures until later in the meeting, giving staff an opportunity to clarify a contract amount. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

Following review of Financial and Investment Reports, Chairman Hadcock entertained a motion to consider approval of expenditures. Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

Following further clarification, 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 with the Executive Director.

The Executive Director shared with Board members an email from the Mayor of Wall concerning Prairie Village Apartments.

DISCUSSION ITEMS

(A) Approval of Voucher Payment Standards – The Executive Director advised that HUD’s published Fair Market Rents had decreased in the housing authority’s jurisdiction. He advised that in working to assist the most families possible, he recommended approving the Voucher Payment Standards as presented by staff. Chairman Hadcock entertained a motion to approve the Voucher Payment Standard. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(B) Award of Bid for Purchase of Maintenance Vehicle – The Executive Director stated that because the bids for a maintenance vehicle came in much greater than what staff budgeted, he recommended rejecting the bids and not awarding the purchase. Chairman Hadcock entertained a motion for the bids to be rejected in the purchase of a maintenance vehicle. Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(C) Approval of Change Order for Mechanical Upgrades at Valley View Highrise – The Executive Director advised that it was staff’s recommendation to approve the change order for mechanical upgrades in the amount of \$83,442.00. He stated that this work would be a repair on two Boilers and replacement of another one. Chairman Hadcock entertained a motion for approval of the change order for Mechanical Upgrades at Valley View Highrise for \$83,442.00. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(D) Award of Contract for Co-Developer – The Executive Director stated that through working with the housing authority’s consultant, Dominion Due Diligence, they had advised that

contracting with a co-developer would be an important step to take building out the needed capacity for future redevelopment and development. He further advised that staff had completed a Request for Proposal that two developers participated in. Following the evaluation of the proposals, a recommendation was made that the contract should be awarded to Good Housing Partnership out of Bozeman, Montana. Following an opportunity for Board members to inquire about the process, Chairman Hadcock entertained a motion to award a contract for a co-developer to Good Housing Partnership. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(E) 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

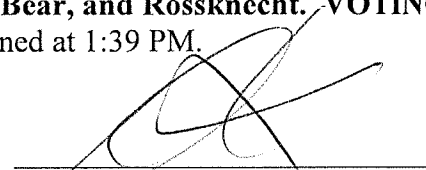
No Old Business.

NEW BUSINESS

No New Business

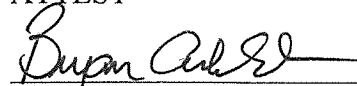
ADJOURNMENT

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 1:39 PM.



Deb Hadcock, Chairman

(SEAL)
ATTEST



Bryan Achbach, Executive Director

