

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
DECEMBER 18, 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., and Lt. Darren Soucy\* - RCPD

\* Participated via GoToMeeting conference call.

**APPROVAL OF AGENDA**

Chairman Hadcock entertained a motion to approval of the agenda; Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

**APPROVAL OF MINUTES**

Chairman Hadcock entertained a motion for approval of the minutes of the regular Board meeting of November 20, 2024. Commissioner Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. 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 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.

The Executive Director advised that progress was being made with the housing authority's development partners in developing a strategy for the next 18 months.

The Executive Director stated that the housing authority had sent correspondence to the management of Sundial Square Apartments advising that no further, new HAP contracts will be approved due to ongoing inspection concerns at the property.

## DISCUSSION ITEMS

**(A) Fiscal Year End March 31, 2026, Operating Budget – Sunny Haven Apartments –** The Executive Director stated that the budget being presented to the Board for approval reflects a negative cash flow because management desired to complete further modernization work at the property. He further advised that the project has reserves to support the negative cash flow. Chairman Hadcock entertained a motion for approval of the Fiscal Year End March 31, 2026, Operating Budget – Sunny Haven Apartments. Commissioner Little Bear so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

**(B) Approval of Utility Allowances –** The Executive Director stated that HUD regulation requires that utility allowances for Public Housing and the Section 8 Housing Choice Voucher program be updated on an annual basis at a minimum. He further advised that the housing authority contracts with UAPro for consumption and rate data needed in the calculation of the utility allowances. Chairman Hadcock entertained a motion for approval of utility allowances. Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

**(C) Resolution 962 – A resolution authorizing the sale of real property to the Black Hills Works Foundation, Inc. -** The Executive Director stated that as part of the documents needed by HUD to authorize the release of declaration of trusts, a resolution by the Board authorizing the sale was required. He further advised that the Board would be presented purchase agreements for each property at a later date to formally approve each sale. Chairman Hadcock entertained a motion for approval of Resolution 962 – A resolution authorizing the sale of real property to the Black Hills Works Foundation, Inc. Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. RESOLUTION PASSED.**

**(D) Draft Budget Discussion – Public Housing AMP 11 and Public Housing AMP 16 –** The Executive Director stated to the Board that these budgets being presented were in Draft form. He directed Board members to review “Explanations and Calculations” for information on specific line items of the budgets. He advised that he would bring these budgets back to the Board for formal approval at a later time and will note any changes between the drafts and what

will be submitted for approval. After giving a brief overview of the financial condition of the two properties, the Executive Director answered questions.

**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, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 1:00 PM.

*Hermaine Little Bear*  
for Deb Hadcock, Chairman

(SEAL)  
ATTEST

*Bryan Achbach*  
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Bryan Achbach, Executive Director

