

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA
JANUARY 15, 2025**

ROLL CALL

PRESENT: Commissioners Hadcock (left meeting at 1:20 p.m.), Halbert, Jones, Little Bear, and Rossknecht (in attendance at 1:00 p.m.)

ABSENT:

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

* 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, 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 December 18, 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 the 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 staff and Executive Director.

MONTHLY REPORTS AND INFORMATIONAL ITEMS

The Board reviewed and discussed the monthly reports.

EXECUTIVE SESSION PER SDCL 1-25-2

Moved by Commissioner Little Bear and seconded by Commissioner Jones to go into Executive Session pursuant to SDCL 1-25-2(5) to discuss pricing strategy by a commission of a business owned by a political subdivision, when public discussion may be harmful to the competitive position of the business. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, and Little Bear. VOTING NAY; None. MOTION CARRIED.**

The Board remained in Executive Session from 12:30 p.m. until 1:16 p.m. Moved by Commissioner Little Bear and seconded by Commissioner Halbert to come out of Executive Session. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

DISCUSSION ITEMS

Approval of Salary Adjustment for the Executive Director – Because she needed to leave the meeting to attend to another matter, Chairman Hadcock asked the board to consider the matter of increasing the Executive Director’s annual salary. This was originally Item 12 on the agenda. After discussion, Commissioner Little Bear made a motion to increase the Executive Director’s annual salary to \$108,000; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(A) Discussion, decision, and/or direction on Black Hills Works Foundation, Inc’s inquiry about purchase price negotiations – The Executive Director advised Board members that the Black Hills Works Foundation was inquiring about the possibility of negotiating the price of scattered site homes as they were inspected, and deficiencies were noted. The Executive Director reminded Board members that they had agreed to sell the homes at a 2023 Appraised Value. Following discussion among the Board, Chairman Hadcock entertained a motion to communicate to the Black Hills Works Foundation, Inc. that the Pennington County Housing and Redevelopment Commission would sell the homes in question based on the 2023 Appraised Value at an As Is condition. Commissioner Little Bear so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(B) Resolution 963 – Write-off of Uncollectible Tenant Accounts Receivable – The Executive Director stated that it was the process to bring to the Board once a quarter those accounts deemed uncollectible to better reflect a more accurate balance of the housing authority’s account receivables. Vice-Chairman Little Bear entertained a motion for approval of Resolution 963 – Write-off of uncollectible tenant accounts receivable. Commissioner Jones so

moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. RESOLUTION PASSED.**

(C) Resolution No. 964 – Write-off of Uncollectible Participant Accounts Receivable for Section 8 – The Executive Director advised that it was the process to bring to the Board once a quarter those accounts deemed uncollectible to better reflect a more accurate balance of the housing authority’s account receivables for Section 8. Vice-Chairman Little Bear entertained a motion to adopt Resolution No. 964. Commissioner Rossknecht so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. RESOLUTION PASSED.**

(B) Draft Budget Discussion – Central Administration – The Executive Director and Board discussed the draft budget for Central Administration. The Executive Director answered questions from Board members. The Executive Director advised that he will be bringing this budget back at a later time for the Board’s approval.

OLD BUSINESS

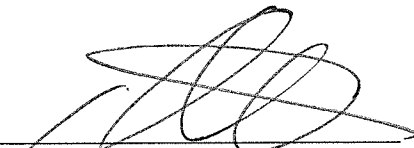
No Old Business.

NEW BUSINESS

No New Business.


ADJOURNMENT

With no further action before the Board, Vice-Chairman Hadcock entertained a motion for adjournment. Commissioner Jones so moved; seconded by Commissioner Halbert. **VOTING AYE; Commissioners Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**The meeting adjourned at 1:32 PM.



Deb Hadcock, Chairman

(SEAL)
ATTEST



Bryan Achbach, Executive Director

