

**PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION  
1805 WEST FULTON STREET, SUITE 101, RAPID CITY, SOUTH DAKOTA  
FEBRUARY 19, 2025**

**ROLL CALL**

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

**ABSENT:** None

**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., Jonathan McCoy (Attorney) – Costello and Porter, Darren Soucy\* – RCPD, and Tim Doyle\* – 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, Halbert, 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 January 15, 2025, and Special Board Meeting of January 17, 2025. Commissioner Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, 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 for approval of expenditures. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, 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 Executive Director stated that he is working closely with HUD to facilitate rental assistance at Black Fox Manor.

The Executive Director advised that he had been contacted by the Keystone Elderly Housing Commission to inquire about whether the housing was willing and/or able to assist with the management of a Rural Development project in Keystone. He further advised that while he had concerns about the housing authority's capacity in assisting, he would continue to have conversations with Keystone to see if there were any areas whereby staff could help out.

The Executive Director gave an update on the process of the sale of single family dwelling units to the Black Hills Works Foundation.

The Executive Director stated that he would be beginning the process of procuring a Real Estate Broker.

## DISCUSSION ITEMS

**(A) Resolution No. 965 – Resolution Honoring Robert Slanina on His Retirement –** Commissioner Little Bear read the resolution honoring Mr. Robert Slanina on his retirement. Chairman Hadcock entertained a motion for approval of the resolution. Commissioner Rossknecht so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. RESOLUTION ADOPTED.**

**(B) Resolution No. 966 – Resolution Authorizing Bank Signers –** The Executive Director stated that with Mr. Robert Slanina's retirement, it was necessary to update the authorized bank signers so that Jenise Higaki would be added as an authorized signer. Chairman Hadcock entertained a motion for approval of Resolution 966 – Resolution Authorizing Bank Signers. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. RESOLUTION ADOPTED.**

**(C) Approval of FYE 2026 Employee Wages and Salaries –** The Executive Director presented to the Board a comprehensive list of all employees of the housing authority with their wage/salary adjustment for Fiscal Year End 2026 based on adjustment to the scale as well as merit. Following Board discussion, Chairman Hadcock entertained a motion to accept the following wage and salary adjustments for FYE 2026.

Jonathon Hinton	\$ 81,088.02
Becky Eisenbraun	\$ 79,877.75
Troy Fenenga	\$ 72,616.14
Jenise Higaki	\$ 69,497.28
Bill Wimp	\$ 68,730.70
Russ Boehler	\$ 58,476.14
Lisa Fischer	\$ 23.54
Marcy Remington	\$ 26.67
Cayley Wimp	\$ 24.25
Malaika Haangala	\$ 24.14
Trevor Blackburn	\$ 23.32
Mackenzie Grimes	\$ 23.20
Cathy Little Bull	\$ 24.14
Dylan O'Shea	\$ 17.73
April O'Shea	\$ 16.79
Rosella Marshall	\$ 16.21
Brett Wells	\$ 27.85
Royle Ackerman	\$ 19.28
Eric Barney	\$ 19.28
David Smallbrock	\$ 25.09
Dana Rojo	\$ 21.89
Bernard Donner	\$ 21.67
Steven Moody	\$ 21.33
Mike Jones	\$ 20.58
Scott Remington	\$ 26.52
Charlee Keller	\$ 31.28
Nathan Gerlick	\$ 27.54
Dayle Horton	\$ 26.00
Kimberly Diaz	\$ 25.73
Sherri Jacobs	\$ 23.47
Tona Hand	\$ 17.23
Carol Red Bird	\$ 23.67
Angela Hanson	\$ 26.09

Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(D) Award of Mechanical Equipment Service Contract** – The Executive Director advised that following an evaluation of potential contractors, through a Request for Proposal, staff was recommending that the Board award the service contract to Rasmussen Mechanical Services. Chairman Hadcock entertained a motion to award the mechanical equipment service contract to Rasmussen Mechanical Services. Commissioner Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

**(E) Discussion and approval to move forward with the formation of a non-profit organization** – Jonathan McCoy advised the Board that any of the upcoming Public Housing repositioning transactions and/or acquisition would need to be transacted through a non-profit. He stated that due to the requirements of repositioning and any tax credit deals, it was his analysis that two non-profits should be created to handle the unique requirements of each transaction. Following Board conversation, Chairman Hadcock entertained a motion for approval of the creation of two non-profit organizations. Commissioner Jones so moved; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

#### **OLD BUSINESS**

No Old Business.

#### **NEW BUSINESS**

No New Business

#### **EXECUTIVE SESSION PER SDCL 1-25-2**

Chairman Hadcock entertained a motion to go into Executive Session, Per SDCL 1-25-2(3) to consult with legal counsel. Commissioner Little Bear so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

The Board remained in Executive Session from 2:04 p.m. until 2:30 p.m.


Commissioner Jones made a motion to come out of Executive Session; seconded by Commissioner Little Bear. **VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

No formal action was taken by the Board as a result of the Executive Session.

#### **ADJOURNMENT**

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Jones so moved; seconded by Commissioner Little Bear.

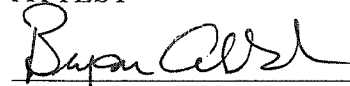
**VOTING AYE; Commissioners Hadcock, Halbert, Jones, Little Bear, and Rossknecht.**  
**VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 2:30 PM.



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Deb Hadcock, Chairman

(SEAL)  
ATTEST



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Bryan Achbach, Executive Director

