

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

ROLL CALL

PRESENT: Commissioners Hadcock, Jones, and Rossknecht

ABSENT: Commissioner Little Bear

ALSO PRESENT: Bryan Achbach – Executive Director, Rebecca Eisenbraun – Deputy Executive Director, Jenise Higaki – Controller, Jonathon Hinton – Construction/Modernization Coordinator, Troy Fenenga – I.T., Jonathan McCoy (Attorney) – Costello and Porter, 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 Rossknecht. **VOTING AYE; Commissioners Hadcock, Jones, 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 February 19, 2025. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

ITEMS FROM THE PUBLIC

Casey McNulty, Chairman of the Keystone Elderly Housing Commission, described for the Board the many challenges that the Keystone Housing Commission was up against in its ownership of the property. He asked the Board to consider management and/or ownership of the Keystone Elderly Housing project as he believed the PCHRC would have the capacity to be more successful in providing sustainable, affordable housing in Keystone.

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, Jones, 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 had been in contact with representatives of the Keystone Elderly Housing Commission for the purpose of identifying areas whereby the Pennington County Housing and Redevelopment Commission could aid in the management of the project in Keystone.

The Executive Director advised that he had sent out Requests for Proposals to local Real Estate Brokers for the purpose of selecting a firm to provide Real Estate Brokerage services for the single-family scattered site units.

The Executive Director stated that staff were busy readying the authority for its fiscal year end on March 31, 2025.

The Executive Director advised that no participant in the housing authority's services had come forward as an interested candidate to serve in the capacity of a Board member on the Commission. He stated that he will soon be seeking interested candidates for the Resident Advisory Panel and that maybe there will be a potential Commission candidate as part of that group.

DISCUSSION ITEMS

(A) Fiscal Year End March 31, 2026, Operating Budgets – Section 8 Housing Choice Voucher Program, Memorial Park Apartments, Harney View Apartments, Black Fox Manor, Hillyo Manor Apartments, Public Housing AMP 11, Public Housing AMP 16, and Central Administration - The Executive Director stated to the Board that after having a prior opportunity to consider project and programs budgets for the next fiscal year, he was asking the Board for approval. Chairman Hadcock entertained a motion to approve Fiscal Year End March 31, 2026, Operating Budgets –Section 8 Housing Choice Voucher, Memorial Park Apartments, Harney View Apartments, Black Fox Manor, Hillyo Manor Apartments, Public Housing AMP 11, Public Housing AMP 16, and Central Administration. Commissioner Jones so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

(B) Resolution No. 967 – Approval of Public Housing Operating Budgets - The Executive Director stated that with the Board's determination to approve annual budgets, HUD requires a resolution whereby the housing authority certifies compliance with HUD-52574. Chairman Hadcock entertained a motion to approve Resolution No. 967 – Approval of Public Housing Operating Budgets. Commissioner Jones so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. RESOLUTION PASSED.**

(C) Award of Property and Liability Insurance for Public Housing – The Executive Director advised the Board that State Farm was terminating the property insurance policy for Public Housing. He recommended that the Board award the policy to Housing Authority Insurance Group for an annual premium of \$188,294 with a \$25,000 per occurrence deductible. Chairman Hadcock entertained a motion to award the policy to Housing Authority Insurance Group for an annual premium of \$188,294 with a \$25,000 per occurrence deductible. Commissioner Jones so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Jones, 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 Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

The Board remained in Executive Session from 1:08 p.m. until 1:45 p.m.

Chairman Hadcock entertained a motion to come out of Executive Session. Commissioner Rossknecht so moved; seconded by Commissioner Jones. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

MOTION REGARDING KEYSTONE ELDERLY HOUSING PROJECT

Commissioner Jones entertained a motion to undertake the process of due diligence and negotiate the potential of transfer of management and ownership of Rural Development units owned by the Keystone Commission on Housing for the Elderly. Chairman Hadcock so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. MOTION CARRIED.**

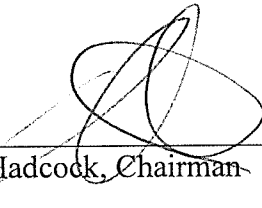
ADJOURNMENT

With no further action before the Board, Chairman Hadcock entertained a motion for adjournment. Commissioner Jones so moved; seconded by Commissioner Rossknecht. **VOTING AYE; Commissioners Hadcock, Jones, and Rossknecht. VOTING NAY; None. MOTION CARRIED.** The meeting adjourned at 1:53 PM.

(SEAL)
ATTEST



Bryan Achbach, Executive Director



Deb Hadcock, Chairman