

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
January 14, 2025

Board Members Present: Scott Erickson, Chairman
Preston Steele, Vice-Chairman
Alex Jensen, Treasurer
Jonathan Guenther, Commissioner
Bill Hansen, Commissioner
Rick Hohn, Commissioner
Mark Roby, Commissioner

Board Members Absent: Bill Hansen, Commissioner

Staff Present: Chas Olson, Executive Director
Amanda Weisgram, Director of Marketing and Research
Todd Hight, Director of Finance and Administration
Tasha Jones, Director of Rental Housing Management
Michele Bodurtha, Executive/Development Assistant
Beverly Katz, Housing Infrastructure Officer
Rebecca Whidby, Housing Development Officer
Jennifer Rattling Leaf, Loan Officer
Denise Albertson, ESG & HMIS Administrator
Dawn Boyle, CES Housing Assessment Specialist
Andy Fuhrman, Construction Management Officer
Sheila Olson, Marketing Assistant
Andrew Gilkerson, System Administrator

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD Housing
Quinn Reimers, Colliers Securities
Toby Morris, Collier Securities
Bronson Martin, Caine Mitter

I. *CALL TO ORDER/CONFLICTS OF INTEREST*

The meeting was called to order at 11:00 a.m. and roll was called. Chairman Erickson called for conflicts of interest, and none were noted.

II. *PUBLIC COMMENT*

None.

III. *APPROVAL OF AGENDA*

It was moved by Commissioner Jensen and seconded by Commissioner Roby that the agenda be adopted as presented, reserving the right to make further changes during the meeting.

Motion passed by a voice vote.

IV. APPROVAL OF MINUTES

It was moved by Commissioner Hohn and seconded by Commissioner Jensen that the Minutes of the Board of Commissioners' Meeting held on December 10, 2024, be adopted as presented.

Motion passed by a voice vote.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Olson reported that a group of Directors and staff are currently attending the HFA Institute in Washington DC. It covers many subjects and has HUD leadership and staff presenting sessions, which is a good learning opportunity for staff. He also mentioned that the Mountain Plains Housing Summit is being held May 5-7, 2025, in Jackson Hole, WY, and asked Commissioners to let him or Michele know they plan on attending. Executive Director Olson added the SD Legislative Session has begun, and the Authority will be monitoring the process and paying attention to any bills that may impact housing. He also announced that the annual Point in Time homeless count is on January 28, 2025. The Homeless Consortium partners with organizations across South Dakota to count the sheltered and unsheltered households. In closing he also gave an update on the Grant for Grads program, which assists recent graduates in purchasing homes and is now at 652 grants totaling almost \$7.8 million in grant funds and continues to be well received. He stated that the Authority is on track to make its goal of 1,000 grants.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Resolution No. 25-01-01: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Westgate Rd & Cheyenne Blvd Development

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Steele that the above Resolution be adopted as follows:

WHEREAS, the following application has been reviewed and evaluated in accordance with SDCL Chapter 11-15 and the Housing Infrastructure Financing Program (HIFP) Administrative Rules; and

WHEREAS, based on information provided, the Applicant is eligible to receive HIFP funds and has agreed to comply with all HIFP requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to issue a Conditional Commitment of HIFP funds to the following Applicant:

Project Name: Westgate Rd. & Cheyenne Blvd. Development
Project Location: Box Elder
Applicant: City of Box Elder

HIFP General Loan Fund-Rural: \$1,999,000

Motion passed by a voice vote.

B. Resolution No. 25-01-02: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Aberdeen Housing Authority Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Guenther and seconded by Commissioner Jensen that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Aberdeen Housing Authority SDAP
Project Location: Aberdeen
Applicant: Aberdeen Housing Authority

SDAP Amount: \$27,500

Motion passed by a voice vote.

C. Resolution No. 25-01-03: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Brookings County Housing and Redevelopment Commission Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Hohn and seconded by Commissioner Roby that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Brookings County Housing & Redevelopment Commission SDAP
Project Location: Brookings County
Applicant: Brookings County Housing & Redevelopment Commission

SDAP Amount: \$27,500

Motion passed by a voice vote.

D. Resolution No. 25-01-04: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Calm Waters Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Steele and seconded by Commissioner Guenther that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Calm Waters SDAP
Project Location: Sioux Falls
Applicant: Calm Waters

SDAP Amount: \$22,000

Motion passed by a voice vote.

E. Resolution No. 25-01-05: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Housing and Redevelopment Commission of Pierre Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Jensen and seconded by Commissioner Hohn that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Housing and Redevelopment Commission of Pierre SDAP
Project Location: Pierre
Applicant: Housing and Redevelopment Commission of Pierre

SDAP Amount: \$24,200

Motion passed by a voice vote.

F. Resolution No. 25-01-06: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Huron Housing and Redevelopment Commission Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Guenther and seconded by Commissioner Roby that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Huron Housing and Redevelopment Commission SDAP
Project Location: Huron
Applicant: Huron Housing and Redevelopment Commission

SDAP Amount: \$27,500

Motion passed by a voice vote.

G. Resolution No. 25-01-07: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Inter-Lakes Community Action Partnership, Inc Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Hohn and seconded by Commissioner Jensen that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Inter-Lakes Community Action Partnership, Inc (ICAP) SDAP
Project Location: Scattered sites in ICAP's 14-county service area
Applicant: Inter-Lakes Community Action Partnership, Inc (ICAP)

SDAP Amount: \$16,500

Motion passed by a voice vote.

H. Resolution No. 25-01-08: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Mitchell Area Safehouse Inc. DBA Safe Place of Eastern South Dakota Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Guenther and seconded by Commissioner Roby that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Mitchell Area Safehouse Inc. dba Safe Place of Eastern South Dakota
SDAP
Project Location: Davison and 8 surrounding counties
Applicant: Safe Place of Eastern South Dakota

SDAP Amount: \$11,000

Motion passed by a voice vote.

I. Resolution No. 25-01-09: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Mobridge Housing & Redevelopment Commission Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Jensen and seconded by Commissioner Hohn that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Mobridge Housing & Redevelopment Commission SDAP
Project Location: Mobridge
Applicant: Mobridge Housing & Redevelopment Commission

SDAP Amount: \$27,500

Motion passed by a voice vote.

J. Resolution No. 25-01-10: Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Pathways Shelter for the Homeless Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Steele and seconded by Commissioner Guenther that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Pathways Shelter for the Homeless SDAP
Project Location: Yankton
Applicant: Pathways Shelter for the Homeless, Inc.

SDAP Amount: \$16,500

Motion passed by a voice vote.

K. Resolution No. 25-01-11 Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Rural Office of Community Services (ROCS) Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Jensen and seconded by Commissioner Hohn that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Rural Office of Community Services (ROCS) SDAP
Project Location: Twenty county service area in Southeastern South Dakota
Applicant: Rural Office of Community Services (ROCS)

SDAP Amount: \$16,500

Motion passed by a voice vote.

L. Resolution No. 25-01-12 Resolution Commit Home Program Funds Under the Security Deposit Assistance Program for Western Resources for Independent Living Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Guenther that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME funds from the SDAP set-aside for the following:

Project Name: Western Resources for Independent Living SDAP
Project Location: Seventeen counties in Western and Central South Dakota
Applicant: Western Resources for Independent Living

SDAP Amount: \$27,500

Motion passed by a voice vote.

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for January 17, 2025, and will be telephonic. It was moved by Commissioner Jensen and seconded by Commissioner Steele that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 11:23 p.m.

Respectfully submitted,



Chas Olson
Secretary