

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
JANUARY 16, 2024

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

Board Members Absent: None.

Staff Present: Chas Olson, Executive Director
Brent Adney, Director of Homeownership Programs
Amy Eldridge, Director of Rental Housing Development
Mike Harsma, Director of Single Family Development
Todd Hight, Director of Finance and Administration
Tasha Jones, Director of Rental Housing Management
Amanda Weisgram, Director of Marketing and Research
Beverly Katz, Housing Infrastructure Officer
Bridgette Loesch, Housing Development Officer
Sheila Olson, Marketing Assistant
Scott Rounds, Housing Development Officer
Rebecca Whidby, Housing Development Officer
Michele Bodurtha, Executive/Development Assistant
Andy Fuhrman, Construction Management Officer
Dawn Boyle, CES Housing Assessment Specialist
DeNeil Hosman, Accountant
Denise Albertson, Program Coordinator
Travis Dammann, Business Analyst
Joseph Tielke, Continuum of Care Administrator

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD
Housing
Doyle Estes, DTH
Jason Hubbard, Stifel, Nicolaus & Company, Inc.
Andy Coyle, Sourdough Road Development
Ryan Tobin, Camden Heights
Dave Bonde, City of Fort Pierre
Sonny Hannum, City of Fort Pierre
Rick Hahn, City of Fort Pierre
Quinn Reimers, Colliers Securities
Chris Spelke, Elmington Capital
John Hult, South Dakota Searchlight
Nicole Gordon, Central South Dakota Enhancement District
Paul Mehlhaff, Central South Dakota Enhancement District
Nicole Jensen, LifeScape

Brandon Cordell, American Contracting and Consulting LLC
Forest Sainsbury, Sourdough Road Development
Shane Waterman, IMEG Corp
Erik Barnes, South Eastern Council of Governments
Danielle Franco, South Eastern Council of Governments

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 2:00 p.m. and roll was called. Chairman Erickson called for conflicts of interest. Commissioner Jensen stated that he had a conflict of interest with respect to Old and New Business items 24-01-01 through 24-01-16 and would be abstaining from discussion and vote, due to his service as a Sioux Falls City Council member.

II. PUBLIC COMMENT

None.

III. APPROVAL OF AGENDA

The distributed agenda was amended to remove Resolution No. 24-01-G8 and 24-01-G9 under New Business. It was moved by Commissioner Guenther and seconded by Commissioner Hohn that the Agenda be adopted as amended, but 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 Hansen and seconded by Commissioner Roby that the Minutes of the Board of Commissioners' Meeting held on December 12, 2023, be adopted as presented.

Motion passed by a voice vote.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Olson reported that staff attended the HFA Institute in Washington, DC on January 7-12. He reported public meetings will be held in January for drafting of the 2024 Action Plan and the 2024-2025 Allocations Plans. Executive Director Olson stated the SDHHC will be conducting their annual statewide homeless count on January 23. He announced the Authority will be sponsoring the Sioux Empire Home Show February 23- 25 in Sioux Falls and the Black Hills Home Show March 22-24 in Rapid City. 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 provided a Housing Infrastructure Financing Program (HIFP) update. The Authority has received 95 applications in total requesting just over \$139 million of the \$198 million that is available. To date, just under \$96 million has been awarded to 57 projects. The Board Agenda includes 10 applications requesting approximately \$10.6 million. Seventeen additional applications have been withdrawn or denied due to being

incomplete or ineligible. The Authority currently has six applications remaining to consider, requesting approximately \$6.7 million.

VI. OLD BUSINESS

A. Resolution No. 24-01-01: Resolution to Conditionally Commit Additional Housing Infrastructure Financing Program Funds for Aurora's Addition

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

WHEREAS, per Resolution 23-11-100, a conditional commitment in the amount of \$746,701 of Housing Infrastructure Financing Program (HIFP) was previously awarded to the following Applicant;

WHEREAS, due to eligible land costs, the Applicant is requesting additional HIFP funds;

WHEREAS, the following application has been reviewed and evaluated in accordance 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 additional 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 additional HIFP funds to the following Applicant:

Applicant: South Eastern Development Foundation (SEDF)
Project Name: Aurora's Addition
Project Location: Sioux Falls, SD

HIFP General Grant – Urban: \$439,083

Motion passed by a voice vote.

VII. NEW BUSINESS

A. Resolution No. 24-01-02: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Abbey Road Apartments

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

WHEREAS, the following application has been reviewed and evaluated in accordance 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:

Applicant: Stencil Group II, LLC
Project Name: Abbey Road Apartments
Project Location: Pierre, SD

HIFP General Grant – Rural: \$522,435

Motion passed by a voice vote.

B. Resolution No. 24-01-03: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Camden Heights

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 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:

Applicant: ECG Rapid City, LP
Project Name: Camden Heights
Project Location: Rapid City, SD

HIFP General Fund Loan – Urban: \$2,207,539

Motion passed by a voice vote.

C. Resolution No. 24-01-04: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for East 20th Street and South Gary Drive

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 application has been reviewed and evaluated in accordance 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:

Applicant: Affordable Housing Solutions, Inc.
Project Name: East 20th Street and South Gary Drive
Project Location: Sioux Falls, SD

HIFP General Grant – Urban: \$115,000

Motion passed by a voice vote.

D. Resolution No. 24-01-05: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Eastside Addition – Phase 1

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

WHEREAS, the following application has been reviewed and evaluated in accordance 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:

Applicant: City of Estelline
Project Name: Eastside Addition – Phase 1
Project Location: Estelline, SD

HIFP General Grant – Rural: \$300,000

Motion passed by a voice vote.

E. Resolution No. 24-01-06: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Ennen Housing Development

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

WHEREAS, the following application has been reviewed and evaluated in accordance 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:

Applicant: Ennen Development, LLC
Project Name: Ennen Housing Development
Project Location: Rapid City, SD

HIFP General Grant – Urban: \$3,535,707

Motion passed by a voice vote.

F. Resolution No. 24-01-07: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Homestead Vista – Phase 1

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

WHEREAS, the following application has been reviewed and evaluated in accordance 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:

Applicant: DTH, LLC
Project Name: Homestead Vista – Phase 1
Project Location: Rapid City, SD

HIFP General Grant – Urban: \$784,410

Motion passed by a voice vote.

G. Resolution No. 24-01-08: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Homestead Vista – Phase 2

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

WHEREAS, the following application has been reviewed and evaluated in accordance 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:

Applicant: DTH, LLC
Project Name: Homestead Vista – Phase 2
Project Location: Rapid City, SD

HIFP General Grant – Urban: \$1,039,222

Motion passed by a voice vote.

H. Resolution No. 24-01-09: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Sourdough Road 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 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:

Applicant: American Contracting & Consulting, LLC
Project Name: Sourdough Road Development
Project Location: Belle Fourche, SD

HIFP General Grant – Rural: \$1,028,393

Motion passed by a voice vote.

I. Resolution No. 24-01-10: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Stanley Township

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the American Rescue Plan Act of 2021, 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:

Applicant: City of Ft. Pierre
Project Name: Stanley Township
Project Location: Ft. Pierre, SD

HIFP ARPA Grant – Rural: \$705,000

Motion passed by a voice vote.

J. Resolution Nos. 24-01-11, 24-01-12, 24-01-13, 24-01-14, 24-01-15, 24-01-16: Resolutions to Commit Home Program Funds Under the Security Deposit Assistance Program for Aberdeen Housing Authority SDAP, Huron Housing and Redevelopment Commission, Mitchell Area Safehouse DBA Safe Place of Eastern South Dakota, Pathways Shelter for the Homeless, ROCS Security Deposit Assistance Program, and Western Resources for Independent Living, respectively.

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

Resolution No. 24-01-11: Resolution to Commit Home Program Funds Under the Security Deposit Assistance Program for Aberdeen Housing Authority Security Deposit Assistance Program

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:

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

SDAP Amount: \$27,500

Resolution No. 24-01-12: Resolution to Commit Home Program Funds Under the Security Deposit Assistance Program for Huron Housing and Redevelopment Commission Security Deposit Assistance Program

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:

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

SDAP Amount: \$27,500

Resolution No. 24-01-13: Resolution to Commit Home Program Funds Under the Security Deposit Assistance Program for Mitchell Area Safehouse Inc. DBA Safe Place of Eastern South Dakota

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:

Applicant: Mitchell Area Safehouse Inc. dba Safe Place of Eastern South Dakota
Project Name: Safe Place of Eastern South Dakota SDAP
Project Location: Mitchell, SD
SDAP Amount: \$16,500

Motion passed by a voice vote.

Resolution No. 24-01-14: Resolution to Commit Home Program Funds Under the Security Deposit Assistance Program for Pathways Shelter for the Homeless Security Deposit Assistance Program

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:

Applicant: Pathways Shelter for the Homeless SDAP
Project Name: Pathways Shelter for the Homeless SDAP
Project Location: Yankton, SD
SDAP Amount: \$27,500

Resolution No. 24-01-15: Resolution to Commit Home Program Funds Under the Security Deposit Assistance Program for ROCS Security Deposit Assistance Program

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:

Applicant: Rural Office of Community Services, Inc. (ROCS)
Project Name: ROCS SDAP
Project Location: Southeast, SD

SDAP Amount: \$24,750

Resolution No. 24-01-16: Resolution to Commit Home Program Funds Under the Security Deposit Assistance Program for Western Resources for Independent Living Security Deposit Assistance Program

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:

Applicant: Western Resources for Independent Living
Project Name: Western Resources for Independent Living SDAP
Project Location: Rapid City, SD

SDAP Amount: \$27,500

Motions passed by a voice vote.

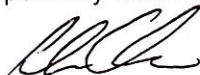
VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for February 13, 2024. It was moved by Commissioner Hansen and seconded by Commissioner Roby that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 2:31 p.m.

Respectfully submitted,



Chas Olson
Secretary