

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
March 4, 2025

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

Board Members Absent: Shauna Sheets, Commissioner

Staff Present: Chas Olson, Executive Director
Amy Eldridge, Director of Rental Housing Development
Amanda Weisgram, Director of Marketing and Research
Todd Hight, Director of Finance and Administration
Tammy Jund, Director of homeownership
Tasha Jones, Director of Rental Housing Management
Mike Harsma, Director of Single Family Development
Michele Bodurtha, Executive/Development Assistant
Beverly Katz, Housing Infrastructure Officer
Scott Rounds, Housing Development Officer
Andy Furman, Construction Management Officer
Bridgette Loesch, Housing Opportunity Fund Officer
Dawn Boyle, CES Housing Specialist
Denise Albertson, ESG and HMIS Administrator
Joseph Tielke, Continuum of Care Administrator
Rebecca Whidby, Housing Development Officer

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD Housing
Jason Boal, Blueline Development, Inc

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 Guenthner and seconded by Commissioner Jensen 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 Guentner that the Minutes of the Board of Commissioners' Meeting held on February 11, 2025, be adopted as presented.

Motion passed by a voice vote.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Olson announced that the Draft 2025 Annual Action Plan and Citizen Participation Plan are currently open for public comment. A public meeting was held February 25, and it was well attended. The final plan will be presented at the next Board meeting. Executive Director Olson mentioned our upcoming annual Housing Conference on June 24-25 and that we will send out more information as it comes available. He also mentioned the Mountain Plains Housing Summit coming up in May and that SD Housing will have a strong presence there with 4 Board Members, their spouses, and 6 SD Housing Directors attending. In closing Executive Director Olson gave an update on the Grants for Grads program, which is now at 800 committed grants totaling \$9.6 million in grant funding.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Resolution No. 25-03-16: Resolution to Approve and Authorize the Release of the Draft 2024 Consolidated Annual Performance Evaluation Report for Public Comment

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

WHEREAS, South Dakota Housing Development Authority (SDHDA) is responsible for the development of the 2024 Consolidated Annual Performance Evaluation Report (Report); and

WHEREAS, such Report, which has been reviewed by the Board of Commissioners, must be made available for public comment for a 15-day period;

NOW, THEREFORE, BE IT RESOLVED that the Draft 2024 Consolidated Annual Performance Evaluation Report is hereby approved, and the Executive Director is authorized to release the Report for the purpose of taking public comment; and

BE IT FURTHER RESOLVED that the Executive Director incorporate the public comments received into the Report and submit the final Report to the U.S. Department of Housing and Urban Development (HUD).

Motion passed by a voice vote

B. Resolution No. 25-03-17: Resolution to Grant Preliminary Approval to the Issuance of Multifamily Housing Revenue Bonds or Notes in One or More Series in an Aggregate Principal Amount not to Exceed \$7,000,000 for Sun Ridge Apartments

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

WHEREAS, the South Dakota Housing Development Authority (the "Authority") is authorized by the South Dakota Housing Development Authority Act, South Dakota Codified Laws, Chapter 11-11, as amended (the "Act") to issue its revenue bonds or notes to provide financing for the acquisition, construction or rehabilitation of "Housing Developments" as that term is defined in the Act;

WHEREAS, Blue Line Development, Inc. (the "Sponsor") has requested that the Authority indicate its willingness to issue its revenue bonds or notes in an amount not to exceed \$7,000,000 (the "Bonds") and use the proceeds thereof to finance a loan to the Sponsor or an affiliate thereof, presently expected to be Sun Ridge Apartments, LLLP, a South Dakota limited liability limited partnership, or another affiliate of the Sponsor (the "Borrower"), for the purpose of acquiring, constructing and equipping a multifamily housing development comprised of 38 housing units all to be known as Sun Ridge Apartments, located in Rapid City, South Dakota at TBD North Street (the "Project");

WHEREAS, in furtherance of the purposes of the Act, the Authority is preliminarily considering the issuance of the Bonds, the proceeds of which will be used to finance a loan to the Borrower to assist the Borrower in the acquisition, construction and equipping of the Project; and

WHEREAS, it is intended that the Authority take "official action" within the meaning of the applicable provisions of the Internal Revenue Code of 1986, as amended, and any regulations promulgated thereunder for the purpose of issuing the Bonds in an amount not to exceed \$7,000,000 for the purpose of acquiring, constructing and equipping the Project.

NOW, THEREFORE, BE IT RESOLVED, by the South Dakota Housing Development Authority that:

Section 1. **Preliminary Approval.** The issuance of the Bonds for the purpose of financing a loan to the Borrower to allow the Borrower to acquire, construct and equip the Project is hereby preliminarily approved, and, pursuant to Section 1.150-2 of the Internal Revenue Code Regulations, the Authority hereby states its intention to reimburse itself or the Borrower from Bond proceeds for any advances of funds prior to the issuance of any such Bonds.

Section 2. **Conditions.** The preliminary approval of Section 1 does not obligate the Authority to finally approve the issuance of said Bonds. Final approval of the issuance of the Bonds can only be authorized by subsequent Authority action, which may contain such conditions thereto as the Authority may deem appropriate. The Authority in its absolute discretion may refuse to finally authorize the issuance of the Bonds and shall not be liable to the Borrower or any other person for its refusal to do so. In addition, the issuance of the Bonds is also subject to an

allocation of South Dakota private activity volume cap, which allocation shall be separately requested by the Borrower and separately considered by the Authority at such time as determined by the Authority.

Section 3. **Public Hearing.** The Executive Director or designee thereof is hereby authorized to conduct a public hearing, as required by applicable federal tax law, with respect to the proposed financing.

Section 4. **Prior Resolutions.** All provisions of prior resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflicts, hereby repealed.

Section 5. **Effectiveness.** This Resolution shall be effective immediately.

Adopted by the South Dakota Housing Development Authority this 4th day of March, 2025.

Motion passed by a voice vote.

C. Resolution No. 25-03-18: Resolution to Approve an Update to the Sustainable Housing Incentive Program and Ratify Awards

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

WHEREAS, per Resolution No. 24-04-43, South Dakota Housing Development Authority (SDHDA) staff were directed to update the Sustainable Housing Incentive Program (SHIP) Administrative Plan and application and begin accepting new applications;

WHEREAS, SDHDA staff completed such updates, and the SHIP Selection Committee made awards under SHIP;

WHEREAS, the SHIP Administrative Plan is now being updated to clarify that SHIP awards may be determined and granted by the SHIP Selection Committee without further action by the Board of Commissioners; and

WHEREAS, the Board wishes to ratify all SHIP awards made to date by the SHIP Selection Committee;

NOW, THEREFORE, BE IT RESOLVED, that the Sustainable Housing Incentive Program Administrative Plan provide that SHIP applications be reviewed and SHIP awards be determined by the SHIP Selection Committee, which Committee shall be appointed by the Executive Director, and which shall include SDHDA staff and members of the South Dakota Homeless Consortium; and

BE IT FURTHER RESOLVED, that the awards made to date by the SHIP Selection Committee are hereby ratified and approved.

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for April 8, 2025, and will be telephonic. It was moved by Commissioner Jensen and seconded by Commissioner Hohn that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 11:15 a.m.

Respectfully submitted,

Chas Olson
Secretary