

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
March 9, 2022

Board Members Present: Bill Hansen, Chairman
Scott Erickson, Vice-Chairman
Preston Steele, Treasurer
Rick Hohn, Commissioner
Steve Kolbeck, Commissioner
Mark Puetz, Commissioner
David Pummel, Commissioner

Board Members Absent: None

Staff Present: Lorraine Polak, Executive Director
Brent Adney, Director of Homeownership Programs
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
Sheila Olson, Marketing/Executive Assistant
Karen Callahan, SD Cares Housing Assistance Program Manager
Tina Freeman, SD Cares Housing Assistance Program Specialist
Andy Fuhrman, Construction Management Officer
DeNeil Hosman, Housing Development Officer
Robin Auch, Accountant
Julie Anderson, Housing Management Officer
Nichole Hahn, HERO State Coordinator

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SDHDA
Holly Engelhart, Eide Bailly

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 2:00 p.m. and roll was called. Chairman Hansen called for conflicts of interest and none were noted.

II. PUBLIC COMMENT

None.

III. APPROVAL OF AGENDA

It was moved by Commissioner Kolbeck and seconded by Commissioner Puetz that the Agenda be adopted as presented, but reserving the right to make further changes during the meeting.

Via roll call vote, the following votes were recorded:
Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Kolbeck, Puetz, Pummel and Steele

IV. APPROVAL OF MINUTES

It was moved by Commissioner Erickson and seconded by Commissioner Puetz that the Minutes of the Board of Commissioners' Meeting held on March 1, 2022, be adopted as presented.

Via roll call vote, the following votes were recorded:
Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Kolbeck, Puetz, Pummel and Steele

V. EXECUTIVE DIRECTOR'S REPORT

None.

VI. OLD BUSINESS

A. Resolution No. 22-03-12: Resolution to Accept Payment in Satisfaction of FLEX-Rural Site Development Loan for The Estates at Cheyenne Pass

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

WHEREAS, per Resolution No. 07-12-126, the South Dakota Housing Development Authority (the Authority) approved a commitment of a FLEX-Rural Site Development loan (the Loan) to Cheyenne Pass Development Co., Inc. (Developer) for The Estates at Cheyenne Pass Development in Box Elder, South Dakota;

WHEREAS, per Resolution No. 09-12-140, an additional \$364,000 commitment of FLEX-Rural Site Development funds was provided for a total Loan amount of \$864,000;

WHEREAS, per Resolution No. 12-05-42, terms of the Loan were modified to extend the due date to the earlier of June 1, 2014 or the date on which the first mortgage was paid in full or refunded;

WHEREAS, per Resolution No. 14-09-58, terms of the Loan were modified to extend the due date to June 1, 2017;

WHEREAS, per Resolution No. 15-08-45, terms of the Loan were modified to agree to subordinate the Authority's mortgage to that of another lender providing financing for infrastructure improvements to the next phase of the development;

WHEREAS, per Resolution No. 19-12-127, terms of the Loan were modified to agree to subordinate the Authority's mortgage to that of another lender providing financing for infrastructure improvements and a large apartment complex and to extend the payment due date to January 1, 2023;

WHEREAS, per Resolution No. 19-12-127, terms of the Loan were modified to require a debt service payment on or before August 1, 2020 and quarterly thereafter;

WHEREAS, per Resolution No. 21-10-66, terms of the Loan were modified to provide that the Authority would accept \$770,000 in full satisfaction of the Loan; and

WHEREAS, Developer has made a payment on the Loan of \$775,000;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to accept the payment of \$775,000 in full satisfaction of the Loan; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to release all mortgages and security interests securing the Loan.

Via roll call vote, the following votes were recorded:
Voting AYE: Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Kolbeck, Puetz, Pummel and Steele

VII. NEW BUSINESS

None.

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is tentatively scheduled for April 19, 2022. It was moved by Commissioner Hohn and seconded by Commissioner Pummel that the meeting adjourn.

Via roll call vote, the following votes were recorded:
Voting AYE: Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Kolbeck, Puetz, Pummel and Steele

The meeting adjourned at 2:07 p.m.

Respectfully submitted,

Lorraine Polak
Secretary