

**MINUTES**  
**SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY**  
**BOARD OF COMMISSIONER'S MEETING**  
**TELEPHONIC**  
**April 8, 2025**

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

**Board Members Absent:** None

**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 Fuhrman, Construction Management Officer  
Bridgette Loesch, Housing Development Officer  
Dawn Boyle, CES Housing Specialist  
Denise Albertson, ESG and HMIS Administrator  
Joseph Tielke, Continuum of Care Administrator  
Rebecca Whidby, Housing Development Officer  
Sheila Olson, Marketing Assistant  
Shanna Brech, Mortgage Purchase Officer  
Ashlee Hemminger, Single Family Development Assistant  
Andrew Gilkerson, System Administrator

**Guests Present:** Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD Housing  
Bronson Martin, Caine Mitter & Associates Incorporated  
Cody Spann, City of Bonesteel  
Mike Novotny, Oglala Sioux Lakota Housing Authority  
Janelle Price, Oglala Sioux Lakota Housing Authority  
Noah Holder, Oglala Sioux Lakota Housing Authority  
Billy Lummus, RTHawk Housing Alliance LLC  
Rob Oquendo, RTHawk Housing Alliance LLC  
Lorna Fogg, RTHawk Housing Alliance LLC  
Bob Mercer, Keloland  
John Hult, South Dakota Searchlight  
Hope Brudvig, Homes Are Possible, Inc.  
Rob Pyatt, Ferguson Pyatt Architecture

**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**

The distributed agenda was amended to remove Resolution No. 25-04-E under Old Business. It was moved by Commissioner Jensen and seconded by Commissioner Roby 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 Guenther and seconded by Commissioner Jensen that the Minutes of the Board of Commissioners' Meeting held on March 4, 2025, be adopted as presented.

Motion passed by a voice vote.

**V. EXECUTIVE DIRECTOR'S REPORT**

Executive Director Olson announced that on March 26 the HR Manager organized two First Aid/CPR sessions with 32 staff in attendance. On April 2 Executive Director Olson presented to a group of economic development professionals at the Governor's Office of Economic Development's Meet the State event and provided information and updates on SD Housing programs. Executive Director Olson also mentioned that registration is now open for the Annual Conference on June 24-25 in Pierre, and Commissioners planning to attend should contact Sheila Olson. Executive Director Olson also gave an update on the Grants for Grads program, stating that the program is now at 897 committed grants totaling \$10.8 million in grant funding and that the program will close on May 30. In closing he welcomed Shauna Sheets to the Board as the new Republican Commissioner replacing Bill Hansen.

**VI. OLD BUSINESS**

**A. Resolution No. 25-04-19: Resolution to Approve Proposed Significant Changes to the Project, Reservation of Housing Tax Credits and the Rescission of the Conditional Commitment of HOME Funds for Oglala Lakota Housing Authority SD LIHTC #1**

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

WHEREAS, per Resolution No. 23-12-158, Oglala Lakota Housing Authority (OLHA) received a Reservation of Housing Tax Credits (HTC) under the HTC Program Qualified Allocation Plan (HTC QAP) and a Conditional Commitment of HOME funds under the HOME Program Allocation Plan (HOME Plan) for OLHA SD LIHTC#1 (Project); and

WHEREAS, per Resolution No. 24-11-95, OLHA was granted a waiver of the HTC QAP requirements regarding the ten percent test and an extension to November 15, 2025, to submit required documentation;

WHEREAS, OLHA was required to submit updated project plans, updated bids, and draft construction contracts for the Project to document adherence to the HTC QAP's and HOME Plan's construction standards and to identify significant changes to the Project;

WHEREAS, the HOME Allocation Plan specifies that HOME funds are intended to be used as gap financing, covering the difference between total project costs and total available financing resources; and

WHEREAS, the updated documentation submitted by OLHA demonstrates that adequate financing resources are available to ensure the project's financial feasibility without an award of HOME funds;

NOW, THEREFORE, BE IT RESOLVED that based on updated information provided by OLHA, the proposed changes to the Project are hereby accepted and the prior reservation of Housing Tax Credits remains in its original amount; and

BE IT FURTHER RESOLVED that, recognizing the financing resources available to the Project, the previous Conditional Commitment of \$1,000,000 of HOME funds is hereby rescinded.

Motion passed by a voice vote.

**B. Resolution No. 25-04-20: Resolution to Approve the 2025 Annual Action Plan**

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

WHEREAS, Title 24, Code of Federal Regulations, Part 91, requires that a Consolidated Plan be adopted for the Community Planning and Development Programs;

WHEREAS, on February 11, 2025, the Board of Commissioners approved the Draft 2025 Annual Action Plan and authorized the Executive Director to make it available for public comment; and

WHEREAS, as required by Federal regulations, a Public Meeting was held on February 25, 2025, and comments received at the Public Meeting and during the written comment period, which ended February 27, 2025, were considered;

NOW, THEREFORE, BE IT RESOLVED that the 2025 Annual Action Plan, dated April 8, 2025, is hereby adopted; and  
BE IT FURTHER RESOLVED that the Executive Director is authorized to submit the 2025 Annual Action Plan to HUD and, upon notification of approval, distribute it to the public.

Motion passed by a voice vote

**C. Resolution No. 25-04-21: Resolution to Approve the Citizen Participation Plan**

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

WHEREAS, Federal Regulations require a Citizen Participation Plan be adopted relative to the Consolidated Plan and Annual Performance Reporting processes;

WHEREAS, on February 11, 2025, the Board of Commissioners approved the Draft Citizen Participation Plan and authorized the Executive Director to make it available for public comment; and

WHEREAS, no public comments were received during the public comment period, which ended February 27, 2025;

NOW, THEREFORE, BE IT RESOLVED that the Citizen Participation Plan, dated April 8, 2025, is hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to distribute it to the public.

Motion passed by a voice vote.

**VII. NEW BUSINESS**

**A. Resolution No. 25-04-22: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Sioux Gardens-Phase 3**

After review and discussion, it was moved by Commissioner Steele and seconded by Commissioner Jensen 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: Sioux Gardens-Phase 3  
Project Location: Mapleton Township

Applicant: Glammeier Enterprises LLC

HIFP General Loan Fund-Rural: \$272,247

Motion passed by a voice vote.

**B. Resolution No. 25-04-23: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Bonesteel Railway Housing Development**

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 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: Bonesteel Railway Housing Development  
Project Location: Bonesteel  
Applicant: City of Bonesteel

HIFP General Loan Fund-Rural: \$153,073  
HIFP General Grant Fund-Rural: \$70,927

Motion passed by a voice vote.

**C. Resolution No. 25-04-24: Resolution to Approve American Neighborhood Mortgage Acceptance Company, LLC. dba AnnieMac Home Mortgage as a Participating Lender**

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

WHEREAS, the Board of Commissioners approved Participating Lender requirements pursuant to resolution 17-11-60, including the requirement that in order to be eligible as a Participating Lender, the lender shall have operated a mortgage origination office in South Dakota for three years or the Lender must have operated a mortgage origination office in South Dakota for at least two years and employ staff with experience originating, processing, and underwriting South Dakota Housing Development Authority (SDHDA) loans;

WHEREAS, American Neighborhood Mortgage Acceptance Company, LLC, dba AnnieMac Home Mortgage (AnnieMac Home Mortgage) has not operated a mortgage

origination office in South Dakota for two years but does employ staff with experience in origination, processing, underwriting and closing of SDHDA loans;

WHEREAS, the majority of AnnieMac Home Mortgage employees have transitioned from Unify Home Lending, which is currently a SDHDA Participating Lender;

WHEREAS, AnnieMac Home Mortgage has certified that all other requirements with respect to approval as a Participating Lender have or will be met prior to originating any loans;

WHEREAS, the Director of Homeownership programs has recommended approval of AnnieMac Home Mortgage as a Participating Lender; and

WHEREAS, given the prior experience of AnnieMac Home Mortgage in originating, processing, and underwriting SDHDA loans, the Board of Commissioners has determined it is appropriate to waive the requirement that the Lender shall have operated a mortgage originating office in South Dakota for two years;

NOW, THEREFORE, BE IT RESOLVED that the application of American Neighborhood Mortgage Acceptance Company, LLC, dba AnnieMac Home Mortgage to act as an SDHDA Participating Lender is hereby approved.

Motion passed by a voice vote.

#### **VIII. *DATE OF NEXT MEETING AND ADJOURNMENT***

The next Board of Commissioners' Meeting is scheduled for May 13, 2025, and will be face to face in Pierre. It was moved by Commissioner Jensen and seconded by Commissioner Guenther that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 11:35 a.m.

Respectfully submitted,



Chas Olson  
Secretary