

**MINUTES**  
**SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY**  
**BOARD OF COMMISSIONER'S MEETING**  
**TELEPHONIC**  
**April 14, 2026**

**Board Members Present:** Scott Erickson, Chairman  
Preston Steele, Vice-Chairman  
Alex Jensen, Treasurer  
Jonathan Guenthner, Commissioner (joined at 11:02 a.m.)  
Sara Hornick, Commissioner  
Mark Roby, Commissioner  
Shauna Sheets, Commissioner

**Board Members Absent:** None

**Staff Present:** Chas Olson, Executive Director  
Amanda Weisgram, Director of Marketing and Research  
Todd Hight, Director of Finance and Administration  
Tammy Jund, Director of Homeownership  
Mike Harsma, Director of Single Family Development  
Michele Bodurtha, Executive/Development Assistant  
Rebecca Whidby, Housing Development Officer  
Andy Fuhrman, Construction Management Officer  
Dawn Boyle, HMIS Administrator  
Doug Mahowald, Senior System Administrator  
Andrew Gilkerson, System Administrator  
Vicki Arhart, Housing Management Officer  
Ben Merrill, Mortgage Purchase Officer

**Guests Present:** Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to  
SD Housing  
Ajay Srivastava, Caine Mitter & Associates Incorporated  
Kevin Case, Superintendent, Douglas School District  
Quinn Reimers, Colliers Securities  
Joshua Haiar, South Dakota Searchlight

**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 26-04-E under Old Business. It was moved by Commissioner Sheets 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 Guenther and seconded by Commissioner Steele that the Minutes of the Board of Commissioners' Meeting held on March 10, 2026, be adopted as presented.

Motion passed by a voice vote.

#### **V. EXECUTIVE DIRECTOR'S REPORT**

Executive Director Olson reported that the Consolidated Annual Performance Evaluation Report (CAPER) was presented to the public for comment and no comments were made and the CAPER was submitted to HUD on March 31. He further shared that SD Housing has brought back to summer intern program. Executive staff has selected two interns, and they have accepted the positions that will focus on the construction and finance areas. In closing he mentioned that the Annual Housing Conference will be held June 16-17 in Pierre for those interested in attending.

#### **VI. OLD BUSINESS**

None

#### **VII. NEW BUSINESS**

##### **A. Resolution No. 26-04-06: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Douglas School**

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Sheets that the above amended 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: Douglas School  
Project Location: Box Elder  
Applicant: Douglas School District

HIFP General Loan Fund: \$15,000,000

Motion passed by a voice vote

**B. Resolution No. 26-04-07: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Harvest Meadows Phase 2**

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 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:

Project Name: Harvest Meadows Phase 2  
Project Location: Sturgis  
Applicant: PIVOT Development Group, LLC

HIFP ARPA Grant Fund-Rural: \$319,710

Motion passed by a voice vote

**C. Resolution No. 26-04-08: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for The Pines at Elkhorn Ridge**

After review and discussion, it was moved by Commissioner Jensen and seconded by Commissioner Hornick that the above amended 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: The Pines at Elkhorn Ridge  
Project Location: Spearfish  
Applicant: Elkhorn Ridge Apartments, LLC

HIFP General Loan Fund: \$1,880,000

Motion passed by a voice vote

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

The next Board of Commissioners' Meeting is scheduled for May 12, 2026, and will be telephonic. It was moved by Commissioner Roby and seconded by Commissioner Steele that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 11:24 a.m.

Respectfully submitted,

Chas Olson  
Secretary