

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 item 26-04-E under Old Business. It was moved by Commissioner Sheets and seconded by Commissioner Roby that the agenda be adopted as amended, 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, no comments were received, and the CAPER was submitted to HUD on March 31. He further shared that SD Housing has brought back its summer intern program. Executive staff has selected two interns, and they have accepted the positions which 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**

Chairman Erickson stated Resolution No. 26-04-F1 and Resolution No. 26-04-F3 should be corrected to Resolution No. 26-04-G1 and Resolution No. 26-04-G3.

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 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 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.

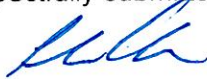
VIII. DATE OF NEXT MEETING AND ADJOURNMENT

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