MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
AUGUST 11, 2026

Board Members Present:	Scott Erickson, Chairman Preston Steele, Vice-Chairman Jonathan Guenthner, Commissioner (joined at 11:12 a.m.) Sara Hornick, Commissioner Mark Roby, Commissioner Shauna Sheets, Commissioner
Board Members Absent:	Alex Jensen, Treasurer
Staff Present:	Chas Olson, Executive Director Amy Eldridge, Director of Rental Housing Development Tammy Jund, Director of Homeownership Tasha Jones, Director of Rental Housing Management Mike Harsma, Director of Single Family Development Todd Hight, Director of Finance and Administration Amanda Weisgram, Director of Marketing and Research Michele Bodurtha, Executive/Development Assistant Rebecca Whidby, Housing Development Officer Bridgette Loesch, Housing Development Officer Scott Rounds, Housing Development Officer Denise Albertson, ESG Administrator Dawn Boyle, HMIS Administrator Sheila Olson, Marketing Assistant Matt Kelley, Coordinator of Technical Services Renae Kueter, ERA/HAF Program Manager Andrew Gilkerson, System Administrator Vicki Arhart, Housing Management Officer
Guests Present:	Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD Housing Ajay Srivastava, Caine Mitter & Associates Incorporated Bronson Martin, Caine Mitter & Associates Incorporated Julie Johnson, South Dakota SCORE Meghan O'Brien, South Dakota Searchlight Traci Stein, High Five Development, LLC Steve Thorson, Hometown Building Center Bob Mercer, Keloland News

I. *CALL TO ORDER/CONFLICTS OF INTEREST*

The meeting was called to order at 11:01 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 Sheets and seconded by Commissioner Hornick 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 Steele and seconded by Commissioner Roby that the Minutes of the Board of Commissioners' Meeting held on July 15, 2026, be adopted as presented.

Motion passed by a voice vote.

V. *EXECUTIVE DIRECTOR'S REPORT*

Executive Director Olson reported that Eide Bailly conducted the single audit on the Section 8 program the week of July 13-17 and will be on-site for the financial audit September 1-4, and that the Housing Opportunity Fund and Housing Infrastructure Financing Program reports were presented to the Government Operations Audit Committee on July 21 and were accepted. He further shared that he, along with Amy Eldridge, Director of Housing Development, and Scott Rounds, Housing Development Officer, attended the ribbon cutting ceremony for Presentation Heights in Aberdeen. In closing, Executive Director Olson gave a final mention of the NCSHA Housing Conference and Showplace happening October 3-6 in Detroit and if interested in attending to contact him or Michele.

VI. *PROGRAM REPORTS*

VII. *OLD BUSINESS*

A. Resolution No. 25-08-35: Resolution to Approve the South Dakota Housing Employee Handbook

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

WHEREAS, the Board has reviewed the proposed changes to the Employee Handbook as presented;

NOW, THEREFORE, BE IT RESOLVED that the South Dakota Housing Employee Handbook is hereby approved.

Motion passed by a voice vote.

VIII. *NEW BUSINESS*

A. Resolution No. 26-08-36: Resolution to Approve the Fiscal Year 2027 Budget

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

WHEREAS, the Board has reviewed the proposed fiscal year 2027 budget as presented;

NOW, THEREFORE, BE IT RESOLVED that the proposed budget for fiscal year 2027 is hereby adopted.

Motion passed by a voice vote.

B. Resolution No. 26-08-37: Resolution to Elect Officers for Fiscal Year 1027

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

WHEREAS, pursuant to Resolution No. 19-08-58, the Authority established the following officer positions: Chairman, Vice-Chairman, Secretary, Treasurer, and Assistant Treasurer;

WHEREAS, pursuant to the same resolution, the position of Secretary shall be filled by the Authority's Executive Director in accordance with SDCL 11-11-21 and the position of Assistant Treasurer shall be filled by the Authority's Director of Finance;

WHEREAS, pursuant to the same resolution all other officer positions shall be filled by nomination made by the commissioners from the floor; and

Whereas, the following Slate of Officers has been nominated;

NOW, THEREFORE, BE IT RESOLVED, that the following are elected as officers of the Authority's Board of Commissioners for fiscal year 2027:

Chairman – Preston Steele
Vice-Chairman – Alex Jensen
Secretary – Chas Olson
Treasurer – Shauna Sheets
Assistant Treasurer – Todd Hight

Motion passed by a voice vote.

C. Resolution No. 26-08-38: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Prairie Haven Phase II

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:	Prairie Haven Phase II
Project Location:	Watertown
Applicant:	High Five Development, LLC

HIFP General Loan Fund-Rural: $1,607,315

Motion passed by a voice vote.

D. Resolution No. 26-08-39: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Willow St. and 272nd St.

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Guenthner 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:	Willow Street and 272nd Street
Project Location:	Harrisburg
Applicant:	City of Harrisburg

HIFP General Loan Fund-Rural: $8,331,650

Motion passed by a voice vote.

IX. *DATE OF NEXT MEETING AND ADJOURNMENT*

The next Board of Commissioners' Meeting is scheduled for September 8, 2026, and will be telephonic. It was moved by Commissioner Sheets and seconded by Commissioner Steele that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 12:05 p.m.

Respectfully submitted,

Chas Olson
Secretary