

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
August 12, 2025

Board Members Present: Scott Erickson, Chairman
Preston Steele, Vice-Chairman
Alex Jensen, Treasurer (present at 11:07a.m.)
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
Michele Bodurtha, Executive/Development Assistant
Rebecca Whidby, Housing Development Officer
Scott Rounds, Housing Development Officer
Andy Fuhrman, Construction Management Officer
Dawn Boyle, HMIS Administrator
Denise Albertson, ESG Administrator
Jennifer Rattling Leaf, Loan Officer
Andrew Gilkerson, System Administrator
Matt Kelley, Coordinator of Technical Services

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD Housing
Bronson Martin, Caine Mitter & Associates Incorporated
Ajay Srivastava, Caine Mitter & Associates Incorporated
Hope Brudvig, Homes Are Possible, Inc.
Floyd Simunek, Bella Vista LLC
Julie Johnson, SCORE
Sheena Larsen, Lake Francis Case Development Corporation
Kelsea Sutton, Fitness on Main, Inc.

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 11:03 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 Hohn 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 Sheets and seconded by Commissioner Guenthner that the Minutes of the Board of Commissioner's Meeting held on July 8, 2025, be adopted as presented.

Motion passed by a voice vote.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Olson reported on recent audits, program updates, and project milestones. A compliance audit was completed in July, with the financial audit scheduled for early September. Administrative rule changes for the Housing Infrastructure Financing Program were approved, enabling a \$15M loan to the Douglas School District. The annual report for the Housing Opportunity Fund was presented to the Government Operations and Audit Committee. Executive Director Olson stated the on July 22 interviews were held and underwriters for the single-family bond program were selected. On July 29 he attended the Abbey Road Apartments ribbon cutting in Pierre and on August 1 submitted the Housing Infrastructure Financing Program annual report to the Interim Joint Committee on Appropriations. In closing, Executive Director Olson announced that funding applications for multiple housing programs close on August 29.

VI. OLD BUSINESS

A. Resolution No. 25-08-42: Resolution to Conditionally Commit Additional Home Program Funds Under the Security Deposit Assistance Program for Aberdeen Housing Authority Security Deposit Assistance Program

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

WHEREAS, per Resolution No. 24-01-11, a commitment in the amount of \$27,500 of HOME Funds under the Security Deposit Assistance Program was previously awarded to the following Applicant;

WHEREAS, per Resolution No. 24-07-54, a commitment in the amount of an additional \$27,500 of HOME Funds under the Security Deposit Assistance Program was previously awarded to the following Applicant;

WHEREAS, the applicant has disbursed most of the previously awarded funds and is seeking additional funds to continue assisting South Dakotans;

WHEREAS, the following HOME Program application has been received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of additional HOME funds from the SDAP set-aside for the following:

Applicant: Aberdeen Housing Authority
Project Name: Aberdeen Housing Authority SDAP
Project Location: Aberdeen

SDAP Amount: \$27,500

Motion passed by a voice vote.

B. Resolution No. 25-08-43: Resolution to Conditionally Commit Additional Home Program Funds Under the Security Deposit Assistance Program for Western Resources for Independent Living Security Deposit Assistance Program

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

WHEREAS, per Resolution No. 24-01-16, a commitment in the amount of \$27,500 of HOME Funds under the Security Deposit Assistance Program was previously awarded to the following Applicant;

WHEREAS, per Resolution No. 24-07-55, a commitment in the amount of an additional \$27,500 of HOME Funds under the Security Deposit Assistance Program was previously awarded to the following Applicant;

WHEREAS, the applicant has disbursed most of the previously awarded funds and is seeking additional funds to continue assisting South Dakotans;

WHEREAS, the following HOME Program application has been received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of additional HOME funds from the SDAP set-aside for the following:

Applicant: Western Resources for Independent Living
Project Name: Western Resources for Independent Living SDAP
Project Location: Rapid City

SDAP Amount: \$27,500

Motion passed by a voice vote.

C. Resolution No. 25-08-44: Resolution to Approve Housing Infrastructure Financing Program Waiver Request for Stoney Creek Reserve

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

WHEREAS, per Resolution 24-12-98, a conditional commitment in the amount of \$625,000 of Housing Infrastructure Financing Program (HIFP) funds was previously awarded to Bella Vista LLC (the "Applicant") for Stoney Creek Reserve;

WHEREAS, the Applicant has submitted a request for additional HIFP funds;

WHEREAS, in connection with the loan request, the Applicant has requested a waiver of ARSD 20:09:26:10, which places a twenty-five thousand dollar limit on the amount of HIFP funds that may be awarded per single family lot;

WHEREAS, per ARSD 20:09:26:21, an applicant unable to meet one or more of the HIFP requirements set forth in Chapter 20:09:26 of the South Dakota Administrative Rules may submit a waiver request; provided, however, that no restriction imposed by SDCL Chapter 11-15 may be waived; and

WHEREAS, the funding limitation of ARSD 20:09:26:10 is not a restriction imposed by SDCL Chapter 11-15 and may thus be waived;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Stoney Creek Reserve.

Motion passed by a voice vote.

D. Resolution No. 25-08-45: Resolution to Conditionally Commit Additional Housing Infrastructure Financing Program Funds for Stoney Creek Reserve

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

WHEREAS, per Resolution 24-12-98, a conditional commitment in the amount of \$625,000 of Housing Infrastructure Financing Program (HIFP) was previously awarded to Bella Vista LLC (the applicant) for Stoney Creek Reserve;

WHEREAS, the Applicant has submitted a request for additional HIFP fund;

WHEREAS, per Resolution 25-08-F1, the Applicant has requested and been granted a waiver of the funding limitation set forth in ARSD 20:09:26:10;

WHEREAS, the following application has been reviewed and evaluated in accordance with SDCL Chapter 11-15 and HIFP Administrative Rules; and

WHEREAS, based on information provided, the Applicant is eligible to receive additional 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: Stoney Creek Reserve
Project Location: Rapid City
Applicant: Bella Vista LLC

HIFP General Loan Fund-Urban: \$143,440

Motion passed by a voice vote.

VII. NEW BUSINESS

A. Resolution No. 25-08-46: Resolution to Conditionally Commit Housing Opportunity Fund funds for Fitness on Main Apartment Rehab Project

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 the 2024-2025 Housing Opportunity Fund (HOF) Allocation Plan; and

WHEREAS, based on information provided, the Applicant is eligible to receive HOF funds and has agreed to comply with all HOF requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of HOF funds to the following Applicant:

Project Name: Fitness on Main Apartment Rehab Project
Project Location: Burke
Applicant: Fitness on Main, Inc.

HOF Rural Program: \$130,000

Motion passed by a voice vote.

B. Resolution No. 25-08-47: Resolution to Conditionally Commit Housing Opportunity Fund funds for Lake Francis Case Governors House

After review and discussion, it was moved by Commissioner Roby 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 2024-2025 Housing Opportunity Fund (HOF) Allocation Plan; and

WHEREAS, based on information provided, the Applicant is eligible to receive HOF funds and has agreed to comply with all HOF requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of HOF funds to the following Applicant:

Project Name: Lake Francis Case Governors House
Project Location: Oacoma
Applicant: Lake Francis Case Development Corporation

HOF Rural Program: \$121,000

Motion passed by a voice vote.

C. Resolution No. 25-08-48: Resolution to Conditionally Commit Housing Opportunity Fund funds for TJN Properties 4 Plex

After review and discussion, it was moved by Commissioner Hohn 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 the 2024-2025 Housing Opportunity Fund (HOF) Allocation Plan; and

WHEREAS, based on information provided, the Applicant is eligible to receive HOF funds and has agreed to comply with all HOF requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of HOF funds to the following Applicant:

Project Name: TJN Properties 4 Plex
Project Location: Watertown
Applicant: TJN Properties

HOF Rural Program: \$470,000

Motion passed by a voice vote.

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for September 9, 2025, and will be face to face in Sioux Falls. It was moved by Commissioner Roby and seconded by Commissioner Jensen that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 11:26 a.m.

Respectfully submitted,

Chas Olson
Secretary