

**MINUTES**  
**SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY**  
**BOARD OF COMMISSIONER'S MEETING**  
**DEADWOOD MOUNTAIN GRAND**  
**September 11, 2023**

**Board Members Present:** Scott Erickson, Chairman  
Preston Steele, Vice-Chairman  
Bill Hansen, Treasurer  
Jonathan Guenthner, Commissioner (via telephone)  
Rick Hohn, Commissioner  
Alex Jensen, Commissioner (via telephone)  
Mark Roby, Commissioner

**Board Members Absent:** None

**Staff Present:** Chas Olson, Executive Director  
Brent Adney, Director of Homeownership Programs  
Amy Eldridge, Director of Rental Housing Development  
Mike Harsma, Director of Single Family Development  
Todd Hight, Director of Finance and Administration  
Tasha Jones, Director of Rental Housing Management  
Amanda Weisgram, Director of Marketing and Research  
Beverly Katz, Housing Infrastructure Officer (via telephone)  
Doug Mahowald, Network Administrator

**Guests Present:** Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SD Housing  
Daene Boomsma, Boom Construction Inc.  
Doyle Estes, Estes Law Firm  
Kyle Hibbs, Indigo Design  
Steve Likes, Kutak Rock  
Toby Morris, Colliers  
Quinn Reimers, Colliers  
Darin Beckius, Homes are Possible Inc (via telephone)  
John Hult, SD SearchLight (via telephone)  
Julie Johnson, Absolutely!Aberdeen (via telephone)  
Rod Sullivan, West Edge (via telephone)  
Nancy Wenade, Yankon Thrive (via telephone)

**I. CALL TO ORDER/CONFLICTS OF INTEREST**

The meeting was called to order at 1:30 p.m. and roll was called. Chairman Erickson called for conflicts of interest. Commissioner Jensen stated that he had a conflict of interest with respect to Old Business items 23-09-58 through 23-09-60 and New Business items 23-09-61 through 23-09-73 and would be abstaining from discussion and vote, due to his service as a Sioux Falls city councilman.

**II. PUBLIC COMMENT**

None.

### **III. APPROVAL OF AGENDA**

It was moved by Commissioner Roby and seconded by Commissioner Steele that the Agenda be adopted as presented, 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 Hansen and seconded by Commissioner Hohn that the Minutes of the Board of Commissioners' Meeting held on August 15, 2023, be adopted as presented.

Motion passed by a voice vote.

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

Executive Director Olson reported that he presented the annual report on the operations and results of the Housing Opportunity Fund to the Government Operations and Audit Committee on August 25. Olson thanked the HIFP Task Force for their assistance in reviewing the first seven HIFP applications. Executive Director Olson stated that pricing for the 2023 Series D, E and F bonds occurred on September 5, 2023. Executive Director Olson introduced Amy Eldridge as the new rental housing development director and introduced Alex Jensen (Republican) and Jonathan Guenthner (Independent) as new commissioners replacing Mark Puetz and David Pummel, whose terms had ended.

### **VI. OLD BUSINESS**

#### **A. Resolution No. 23-09-58: Resolution to Commit HOME-ARP Funds for Our Unsheltered Relatives Housing Opportunities Maintained Equitably (OUR HOME)**

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

WHEREAS, per Resolution 22-12-129, a Reservation in the amount of \$691,970 of HOME-ARP funds was previously awarded to the following Applicant;

WHEREAS, the Applicant has agreed to comply with all HOME-ARP requirements; and

WHEREAS, the environmental review has been completed and Applicant has submitted all of the required documentation;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Commitment of HOME-ARP funds for the following Applicant:

OWNER/APPLICANT  
Wambli Ska Okolakiciye

DEVELOPMENT/  
LOCATION  
Our Unsheltered  
Relatives Housing  
Opportunities Maintained  
Equitably (OUR HOME)  
Scattered Sites, SD

HOME-ARP FUNDS  
\$691,970

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**B. Resolution No. 23-09-59: Resolution to Commit HOME and Housing Trust Fund Funds for Peak View Apartments**

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

WHEREAS, per Resolution 22-11-90, a Reservation in the amount of \$602,098 of HOME funds and \$600,000 of Housing Trust Fund (HTF) funds was previously awarded to the following Applicant;

WHEREAS, per Resolution 23-08-51, a Reservation in the amount of \$1,247,902 of Additional HOME funds was previously awarded to the following Applicant;

WHEREAS, the Applicant has agreed to comply with all HOME and HTF requirements; and

WHEREAS, the environmental review has been completed and Applicant has submitted most of the required documentation;

NOW, THEREFORE, BE IT RESOLVED that, upon receipt of satisfactory documentation, the Executive Director is hereby authorized to issue a Commitment of HOME and HTF Funds for the following:

OWNER/APPLICANT  
Buxton Enterprises, LLC

DEVELOPMENT/  
LOCATION  
Peak View Apartments  
Spearfish, SD

HOME FUNDS  
GENERAL POOL  
\$1,850,000

HOUSING  
TRUST FUNDS  
\$600,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**C. Resolution No. 23-09-60: Resolution to Commit Additional HOME Program Funds Under the Security Deposit Assistance Program for Western Resources for Independent Living**

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

WHEREAS, per Resolution 23-01-03, a conditional commitment in the amount of \$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 seeks additional funds to continue assisting South Dakotans;

WHEREAS, the following HOME Program application was 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:

<u>APPLICANT/LOCATION</u>	<u>SECURITY DEPOSIT ASSISTANCE PROGRAM AMOUNT</u>
Western Resources for Independent Living Rapid City, SD	\$27,500

Motion passed by a voice vote, with Commissioner Jensen abstaining.

## **VII. NEW BUSINESS**

### **F. Resolution No. 23-09-61: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Freedom Landing – Phase 5**

After review and discussion, it was moved by Commissioner Hohn and seconded by Commissioner Steele 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:

OWNER/APPLICANT

Jaennis, LLC

DEVELOPMENT/  
LOCATION

Freedom Landing -  
Phase 5  
Box Elder, SD

HOUSING  
INFRASTRUCTURE  
FINANCING  
PROGRAM  
GENERAL FUND  
GRANT - RURAL

\$950,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**G. Resolution No. 23-09-62: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for West Edge**

After review and discussion, it was moved by Commissioner Hansen 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 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:

OWNER/APPLICANT

S&S Rentals, LLC

DEVELOPMENT/  
LOCATION

West Edge  
Aberdeen, SD

HOUSING  
INFRASTRUCTURE  
FINANCING  
PROGRAM  
ARPA GRANT -  
RURAL

\$1,080,000

HOUSING  
INFRASTRUCTURE  
FINANCING  
PROGRAM  
LOAN – RURAL

\$575,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**H. Resolution No. 23-09-63: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Northern Lights Subdivision – Phase 4**

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Steele 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:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>HOUSING INFRASTRUCTURE FINANCING PROGRAM GENERAL FUND GRANT - RURAL</u>
Northern Lights Community, LLC	Northern Lights Subdivision – Phase 4 Box Elder, SD	\$1,225,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**I. Resolution No. 23-09-64: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for South East Development**

After review and discussion, it was moved by Commissioner Hansen and seconded by Commissioner Hohn 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:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>HOUSING INFRASTRUCTURE FINANCING PROGRAM GENERAL FUND GRANT – RURAL</u>
Lake Preston Development Corporation	South East Development Lake Preston, SD	\$448,746

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**J. Resolution No. 23-09-65: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Branch Creek**

After review and discussion, it was moved by Commissioner Hohn 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:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>HOUSING INFRASTRUCTURE FINANCING PROGRAM GENERAL FUND GRANT - RURAL</u>
Branch Creek, LLC	Branch Creek Brookings, SD	\$1,688,695

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**K. Resolution No. 23-09-66: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Pierre Downtown Redevelopment**

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Hansen 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 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:

		<u>HOUSING</u> <u>INFRASTRUCTURE</u> <u>FINANCING</u> <u>PROGRAM</u>
<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/</u> <u>LOCATION</u>	<u>GENERAL FUND</u>
Chapelle Investments, LLC	Pierre Downtown Redevelopment Pierre, SD	<u>GRANT - RURAL</u> \$600,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**L. Resolution No. 23-09-67: Resolution to Conditionally Commit Housing Infrastructure Financing Program Funds for Alpha Omega Subdivision – Phase 1 and 2**

After review and discussion, it was moved by Commissioner Hansen and seconded by Commissioner Steele 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:



<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>HOUSING INFRASTRUCTURE FINANCING PROGRAM ARPA GRANT - RURAL</u>
Alpha Land Company, LLC	Alpha Omega Subdivision – Phase 1 and 2 Box Elder, SD	\$3,004,858

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**M. Resolution No. 23-09-68: Resolution to Commit HOME Program Funds Under the Homeowner Rehabilitation Program for Homes are Possible, Inc. Home Rehab**

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

WHEREAS, the following HOME Program application was received for the Homeowner Rehabilitation Program 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 commitment of HOME funds from the Homeowner Rehabilitation Program set-aside for the following:

<u>APPLICANT/LOCATION</u>	<u>HOMEOWNER REHABILITATION PROGRAM AMOUNT</u>
Homes Are Possible, Inc. Scattered Sites, SD	\$214,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**N. Resolution No. 23-09-69: Resolution to Commit HOME Program Funds Under the Homeowner Rehabilitation Program for Huron Housing Rehab Program – Home**

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

WHEREAS, the following HOME Program application was received for the Homeowner Rehabilitation Program 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 commitment of HOME funds from the Homeowner Rehabilitation Program set-aside for the following:

APPLICANT/LOCATION

Huron Housing Authority  
Huron, SD

HOMEOWNER  
REHABILITATION  
PROGRAM AMOUNT

\$171,200

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**O. Resolution No. 23-09-70: Resolution to Commit HOME Program Funds Under the Homeowner Rehabilitation Program for Inter-Lakes Community Action Partnership, Inc. (ICAP) Homeowner Rehabilitation Program**

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

WHEREAS, the following HOME Program application was received for the Homeowner Rehabilitation Program 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 commitment of HOME funds from the Homeowner Rehabilitation Program set-aside for the following:

APPLICANT/LOCATION

Inter-Lakes Community  
Action Partnership, Inc. (ICAP)  
Scattered Sites, SD

HOMEOWNER  
REHABILITATION  
PROGRAM AMOUNT

\$214,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**P. Resolution No. 23-09-71: Resolution to Commit HOME Program Funds Under the Homeowner Rehabilitation Program for Mitchell Area Housing, Inc. Home Rehab**

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

WHEREAS, the following HOME Program application was received for the Homeowner Rehabilitation Program 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 commitment of HOME funds from the Homeowner Rehabilitation Program set-aside for the following:

<u>APPLICANT/LOCATION</u>	<u>HOMEOWNER REHABILITATION PROGRAM AMOUNT</u>
Mitchell Area Housing, Inc. Davison County, SD	\$214,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**Q. Resolution No. 23-09-72: Resolution to Commit HOME Program Funds Under the Homeowner Rehabilitation Program for NeighborWorks Dakota Home Resources Rehabilitation Program**

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

WHEREAS, the following HOME Program application was received for the Homeowner Rehabilitation Program 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 Commitment of HOME funds from the Homeowner Rehabilitation Program set-aside for the following:

<u>APPLICANT/LOCATION</u>	<u>HOMEOWNER REHABILITATION PROGRAM AMOUNT</u>
Neighborhood Housing Services of the Black Hills, Inc. Western, SD	\$214,000

Motion passed by a voice vote, with Commissioner Jensen abstaining.

**R. Resolution No. 23-09-73: Resolution to Commit HOME Program Funds Under the Security Deposit Assistance Program for Inter-Lakes Community Action Partnership, Inc.**

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

WHEREAS, the following HOME Program application was 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/LOCATION  
Inter-Lakes Community  
Action Partnership, Inc.  
Scattered Sites, SD

SECURITY DEPOSIT  
ASSISTANCE  
PROGRAM AMOUNT  
\$10,725

Motion passed by a voice vote, with Commissioner Jensen abstaining.

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

The next Board of Commissioners' Meeting is scheduled for October 10, 2023. It was moved by Commissioner Hanson and seconded by Commissioner Hohn that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 2:13 p.m.

Respectfully submitted,

Chas Olson  
Secretary