

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
RAMKOTA CONFERENCE CENTER
October 28, 2019

Board Members Present: David Pummel, Chairman
Brent Dykstra, Vice-Chair
Bill Hansen, Treasurer
Scott Erickson, Commissioner
Rick Hohn, Commissioner
Steve Kolbeck, Commissioner (via telephone)
Mark Puetz, Commissioner

Board Members Absent: None

Staff Present: Mark Lauseng, Executive Director
Brent Adney, Director of Homeownership Programs
Tasha Jones, Director of Rental Housing Management
Lorraine Polak, Director of Rental Housing Development
Mike Harsma, Director of Single Family Development
Scott Rounds, Housing Development Officer

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SDHDA
Joe Sazue, Crow Creek Housing Authority
Joe Shields, Crow Creek Housing Authority
Lester Thompson, Crow Creek Tribal Council
Adam Rose, Travois (via telephone)
Ashley Bland, Travois (via telephone)
Casey Cline, Travois (via telephone)
Ben Eide, G.A. Haan (via telephone)

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 2:33 p.m. and roll was called. Chairman Pummel called for conflicts of interest and none were noted.

II. PUBLIC COMMENT

None.

III. APPROVAL OF AGENDA

It was moved by Commissioner Dykstra and seconded by Commissioner Hohn that the Agenda be adopted as presented, but reserving the right to make further changes during the meeting.

Via roll call, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn, Kolbeck and Puetz.

IV. APPROVAL OF MINUTES

Attorney Hieb noted that there had been a wording error in Resolution No. 19-10-79, which has been corrected in the minutes. It was moved by Commissioner Erickson and seconded by Commissioner Puetz that the Minutes of the Board of Commissioners' Meeting held on October 15, 2019.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn, Kolbeck and Puetz.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Lauseng thanked the Commissioners for attending the Annual Housing Conference. He stated there are over 300 attendees registered.

VI. OLD BUSINESS

A. Resolution No. 19-10-82: Resolution to Approve Housing Tax Credit Program Appeal Request for Crow Creek Homes I

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

WHEREAS, per Resolution No. 19-10-81, SDHDA postponed consideration of the Housing Tax Credit Program Appeal Request for Crow Creek Homes I;

WHEREAS, Crow Creek Homes Limited Partnership #1 (Owner) submitted an application for consideration in the August Application Cycle of a Reservation of Housing Tax Credits (HTC) for Crow Creek Homes 1;

WHEREAS, per the Amended 2018-2019 Housing Tax Credit Program Qualified Allocation Plan (QAP), SDHDA reserves the right to reject any application that it determines to have excessive total project costs;

WHEREAS, Owner's application includes total project costs of \$5,476,680, which amount exceeds the SDHDA Project Cost Limit of \$3,339,600 by 63.99%;

WHEREAS, SDHDA staff has determined the submitted project costs to be excessive and has sent a letter to Owner stating that SDHDA will not consider Owner's application due to project costs; and

WHEREAS, Owner has appealed this decision and has requested that SDHDA accept, review, and score Owner's application in its entirety for consideration of a Reservation of Housing Tax Credits (HTC);

NOW, THEREFORE, BE IT RESOLVED that the appeal request is hereby approved, and the Executive Director is authorized to notify Owner of such decision.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn, Kolbeck and Puetz.

B. Resolution No. 19-10-83: Resolution to Approve Housing Tax Credit Waiver Request for Madison Park Townhomes

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

WHEREAS, per Resolution No. 18-11-76, Vermillion Madison Park Apartments II LLC (Owner) received a Reservation of Housing Tax Credits (HTC) for Madison Park Townhomes;

WHEREAS, per Resolution No. 19-05-32, a waiver request with an extension to November 15, 2019 with respect to the 10% Test and related certification was approved;

WHEREAS, due to delays caused by an unforeseen increase in costs, the Owner has requested an additional extension to December 13, 2019 with respect to the 10% Test and related certification; and

WHEREAS, the federal requirements allow such a waiver and extension;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves the request, and the Executive Director is authorized to notify Owner that if the remaining Carryover documentation is submitted to the satisfaction of SDHDA by the extended date, a Carryover Allocation Agreement may be issued for the housing tax credits originally reserved or in an amount determined to be financially necessary by SDHDA.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn, Kolbeck and Puetz.

VII. NEW BUSINESS

A. Resolution No. 19-10-84: Resolution to Conditionally Commit HOME Program Funds under the Security Deposit Assistance Program for Mobridge Housing and Redevelopment Commission

After review and discussion, it was moved by Commissioner Hohn and seconded by Commissioner Dykstra 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 be authorized to issue a conditional commitment of HOME funds from the SDAP set-aside for the following:

APPLICANT
Mobridge Housing and
Redevelopment Commission
Mobridge, SD

SECURITY DEPOSIT
ASSISTANCE
PROGRAM AMOUNT
\$27,500

Via roll call, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn, Kolbeck and Puetz.

B. Resolution No. 19-10-85: Resolution to Conditionally Commit HOME Program Funds under the Security Deposit Assistance Program for Brookings County Housing and Redevelopment Commission

After review and discussion, it was moved by Commissioner Dykstra 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 be authorized to issue a conditional commitment of HOME funds from the SDAP set-aside for the following:

APPLICANT
Brookings County Housing and
Redevelopment Commission
Brookings, SD

SECURITY DEPOSIT
ASSISTANCE
PROGRAM AMOUNT
\$27,500

Via roll call, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn, Kolbeck and Puetz.

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for Thursday, November 26, 2019. It was moved by Commissioner Puetz and seconded by Commissioner Dykstra that the meeting adjourn.

Via roll call, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Dykstra, Erickson, Hansen, Hohn,
Kolbeck and Puetz.

The meeting adjourned at 3:14 p.m.

Respectfully submitted,

Mark Lauseng
Secretary

DRAFT