

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
Telephonic
February 16, 2021

Board Members Present: David Pummel, Chairman
Bill Hansen, Vice-Chair
Scott Erickson, Treasurer
Rick Hohn, Commissioner
Steve Kolbeck, Commissioner
Mark Puetz, Commissioner
Preston Steele, Commissioner

Board Members Absent: None

Staff Present: Lorraine Polak, Executive Director
Todd Hight, Director of Finance and Administration
Brent Adney, Director of Homeownership Programs
Mike Harsma, Director of Single Family Development
Chas Olson, Director of Rental Housing Development
Tasha Jones, Director of Rental Housing Management
Amanda Weisgram, Director of Marketing and Research
Sheila Olson, Marketing/Executive Assistant
Amy Eldridge, Housing Development Officer
Scott Rounds, Housing Development Officer
Travis Dammann, Business Analyst
Nichole Hahn, HERO State Coordinator

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SDHDA
Holly Engelhart, Eide Bailly

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 10:00 a.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 Puetz and seconded by Commissioner Steele that the Agenda be adopted as presented, but reserving the right to make further changes during the meeting.

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

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 January 19, 2021, be adopted as presented.

Via roll call vote, the following votes were recorded:

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

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Polak reported passage of Bill 61, the clean-up bill that had been proposed by SDHDA, and provided a report on other bills that could have an impact on the activities of SDHDA. She stated on February 8, 2021 the application round opened for the \$200 million Federal funds for emergency rental assistance. Executive Director Polak mentioned with the application round opening, SDHDA hired two full-time temporary SD CARES Housing Assistance Program Specialists, and one, Carroll Forsch, has started. She reported SDHDA was permitted to carryover the remaining \$3 million of the CARES Act funding which will only be used for mortgages and households above 80% AMI.

VI. OLD BUSINESS

A. Resolution No. 21-02-04: Resolution to Deny Community Housing Development Program and Housing Opportunity Fund Program Waiver Request for Britton Apartment Renovation

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

WHEREAS, per resolution No. 20-11-80, SLH Holdings, LLC (Applicant) was granted a Conditional Commitment of Community Housing Development Program (CHDP) and Housing Opportunity Fund (HOF) funds for Britton Apartment Renovation; and

WHEREAS, the Applicant has requested a waiver of the CHDP Plan and 2020-2021 HOF Allocation Plan requirements with regard to the required installation of playground equipment;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby denied for Britton Apartment Renovation.

Via roll call vote, the following votes were recorded:

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

B. Resolution No. 21-02-05: Resolution to Increase the Purchase Price for the Governor's House, Governor's Daycare Facility and DakotaPlex

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 last price increase to the Governor's House and DakotaPlex was in February 2020; and

WHEREAS, construction material costs have recently increased;

NOW, THEREFORE, BE IT RESOLVED that effective for purchase agreements signed on or after March 1, 2021, the purchase price for the 1,008 sq. ft. Governor's House will increase from \$50,200 to \$57,700; the purchase price for the 1,200 sq. ft. Governor's House will increase from \$57,900 to \$68,900; the purchase price for the 1,200 sq. ft. Governor's Daycare Facility will increase from \$57,900 to \$68,900; the purchase price for the one-bedroom DakotaPlex will increase from \$56,700 to \$61,700; the purchase price for the two-bedroom DakotaPlex will increase from \$61,700 to \$68,700; and the purchase price for the three-bedroom DakotaPlex will increase from \$68,700 to \$78,700.

Via roll call vote, the following votes were recorded:

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

VII. NEW BUSINESS

A. Resolution No. 21-02-06 Resolution to Conditionally Commit Community Housing Development Program Funds for Arlington DakotaPlex

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the Community Housing Development Program (CHDP) Plan; and

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

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

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>COMMUNITY HOUSING DEVELOPMENT PROGRAM</u>
SLH Holdings, LLC	Arlington DakotaPlex Arlington, SD	\$740,000

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

B. Resolution No. 21-02-07 Resolution to Conditionally Commit Housing Opportunity Fund Funds for Franklin Street Apartments

After review and discussion, it was moved by Commissioner Puetz 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 the 2020-2021 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:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>HOF RURAL DEVELOPMENT</u>
Central State Properties, LLC	Franklin Street Apartments Pierre, SD	\$260,000

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

C. Resolution No. 21-02-08 Resolution to Conditionally Commit Housing Opportunity Fund Funds for Habitat for Humanity of Greater Sioux Falls Millard Acres Twin-home

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2020-2021 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:

OWNER/APPLICANT
Habitat for Humanity
of Greater Sioux Falls

DEVELOPMENT/
LOCATION
Habitat for Humanity
of Greater Sioux Falls
Millard Acres Twin-Home
Sioux Falls, SD

HOF
URBAN
DEVELOPMENT
\$110,000

Via roll call vote, the following votes were recorded:

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

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is tentatively scheduled for March 9, 2021. It was moved by Commissioner Hohn and seconded by Commissioner Puetz that the meeting adjourn.

Via roll call vote, the following votes were recorded:

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

The meeting adjourned at 10:48 a.m.

Respectfully submitted,



Lorraine Polak
Secretary