

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
Telephonic
March 9, 2021

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

Board Members Absent: Steve Kolbeck, Commissioner
Mark Puetz, Commissioner

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
Travis Dammann, Business Analyst
Nichole Hahn, HERO State Coordinator

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SDHDA
Holly Englehart, Eide Bailly
Mike Mulwani, First International Bank & Trust
Jordan Olson, First International Bank & Trust
Jeff Waggoner, First International Bank & Trust
Rondi Deaver, First International Bank & Trust
Brent VanderGriend, First International Bank & Trust
Wes Hunt, Homestar Mortgage
Silvia Contreras, Homestar Mortgage
Robbie Novak, Homestar Mortgage

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 Hohn 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 and Steele.
Excused: Commissioners Kolbeck and Puetz.

IV. APPROVAL OF MINUTES

It was moved by Commissioner Hansen and seconded by Commissioner Erickson that the Minutes of the Board of Commissioners' Meeting held on February 16, 2021, be adopted as presented.

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

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Polak reported Mark Lauseng's retirement party has been postponed. She mentioned it is the last week of Legislative Session and there are no additional bills that SDHDA needs to monitor. Executive Director Polak stated there are 1,600 applications submitted for the Emergency Rental Assistance funding. She had Mike Harsma, Director of Single Family Development report there were 41 Governor's House orders submitted prior to the price increase.

VI. OLD BUSINESS

A. Resolution No. 21-03-09: Resolution to Approve and Authorize Release of the Draft Amended 2020 Annual Action Plan for Public Comment

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

WHEREAS, the 2018-2022 Five-Year Consolidated Housing and Community Development Plan (Consolidated Plan) has previously been approved by the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, annually HUD requires an action plan with respect to the Consolidated Plan to enable the State to access the HOME, Emergency Solutions Grants, Housing Trust Fund and Community Development Block Grant Program funds;

WHEREAS, the Board adopted the 2020 Annual Action Plan per Resolution No. 20-04-19; and

WHEREAS, substantial amendments to the 2020 Annual Action Plan have been incorporated in the Draft Amended 2020 Annual Action Plan to include projects selected for funding during the program year and other administrative updates;

NOW, THEREFORE, BE IT RESOLVED that the above referenced Draft Amended 2020 Annual Action Plan dated March 9, 2021, is hereby approved for public distribution, and the Executive Director is authorized to give the required public notice for a final 30-day comment period.

Via roll call vote, the following votes were recorded:

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

Excused: Commissioners Kolbeck and Puetz.

VII. NEW BUSINESS

A. Resolution No. 21-03-10 Resolution to Approve and Authorize Release of the Draft 2021 Annual Action Plan for Public Comment

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

WHEREAS, the 2018-2022 Five-Year Consolidated Housing and Community Development Plan (Consolidated Plan) has previously been approved by the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, annually HUD requires an action plan with respect to the Consolidated Plan to enable the State to access the HOME, Emergency Solutions Grants, Housing Trust Fund and Community Development Block Grant Program funds; and

WHEREAS, the required public hearing has been held and public comments have been considered in formulating the Draft 2021 Annual Action Plan;

NOW, THEREFORE, BE IT RESOLVED that the above referenced Draft 2021 Annual Action Plan dated March 9, 2021, is hereby approved for public distribution, and the Executive Director is authorized to give the required public notice for a final 30-day comment period.

Via roll call vote, the following votes were recorded:

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

Excused: Commissioners Kolbeck and Puetz.

B. Resolution No. 21-03-11 Resolution to Approve First International Bank & Trust as a Participating Lender

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 Board of Commissioners approved Participating Lender requirements pursuant to resolution 17-11-60, including the requirement that the lender has operated a mortgage origination office in South Dakota for at least two years;

WHEREAS, First International Bank & Trust has not operated a mortgage origination office in South Dakota for two years but does employ staff with experience in origination, processing, underwriting and closing of SDHDA loans;

WHEREAS, First International Bank & Trust has agreed that its staff will attend a refresher training session with SDHDA staff prior to originating any loans; and

WHEREAS, First International Bank & Trust has certified that all other requirements with respect to approval as a Participating Lender have or will be met prior to originating any loans;

WHEREAS, the Director of Homeownership Programs has recommended approval of First International Bank & Trust as a Participating Lender;

WHEREAS, the Board of Commissioners believes the staff of First International Bank & Trust have sufficient expertise and experience to successfully act as a Participating Lender, and the Board will therefore waive the requirements regarding two years of operation as a mortgage lender in South Dakota;

NOW, THEREFORE, BE IT RESOLVED that the application of First International Bank & Trust to act as an SDHDA Participating Lender is hereby approved, pending approval from SDHDA's Master Servicer.

Via roll call vote, the following votes were recorded:

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

Excused: Commissioners Kolbeck and Puetz.

C. Resolution No. 21-03-12 Resolution to Approve Homestar Financial Corporation DBA Homestar Mortgage as a Participating Lender

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

WHEREAS, the Board of Commissioners approved Participating Lender requirements pursuant to resolution 17-11-60, including the requirement

that the lender has operated a mortgage origination office in South Dakota for at least two years;

WHEREAS, Homestar Financial Corporation DBA Homestar Mortgage (Homestar) has not operated a mortgage origination office in South Dakota for two years but does employ staff with experience in origination, processing, underwriting and closing of SDHDA loans;

WHEREAS, Homestar has agreed that its staff will attend a refresher training session with SDHDA staff prior to originating any loans; and

WHEREAS, Homestar has certified that all other requirements with respect to approval as a Participating Lender have or will be met prior to originating any loans;

WHEREAS, the Director of Homeownership Programs has recommended approval of Homestar as a Participating Lender;

WHEREAS, the Board of Commissioners believes the staff of Homestar have sufficient expertise and experience to successfully act as a Participating Lender, and the Board will therefore waive the requirements regarding two years of operation as a mortgage lender in South Dakota;

NOW, THEREFORE, BE IT RESOLVED that the application of Homestar to act as an SDHDA Participating Lender is hereby approved, pending approval from SDHDA's Master Servicer.

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

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is tentatively scheduled for April 20, 2021. It was moved by Commissioner Erickson and seconded by Commissioner Hansen that the meeting adjourn.

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

The meeting adjourned at 10:40 a.m.

Respectfully submitted,

Lorraine Polak

Secretary

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