



## **Minnehaha County Housing and Redevelopment Commission** **Regular Meeting Minutes**

Wednesday, May 20, 2026

10 a.m.

Safe Home 320 W. 3<sup>rd</sup> St

### **Housing and Redevelopment Commissioners**

Cole Robbins, Chair

Tyler Klatt, Secretary/Treasurer

Gerald Beninga, Commissioner

Tiffany Butler, Commissioner

Aspen Thorstenson, Commissioner

### **Commissioners Present**

Cole Robbins, Gerald Beninga, Tiffany Butler, and Aspen Thorstenson. Also present were Meredith Jarchow, Shannon Hemenway, Joy West, and Josh Day.

### **Meeting Agenda**

1. Approval of Agenda  
Motion by Thorstenson, seconded by Butler. Unanimous Vote to approve.
2. Public input for items not on the agenda  
There was no public input.
3. Minutes
  - a. February 18, 2026, HRC meeting  
Motion by Beninga, seconded by Thorstenson. Unanimous Vote to approve.
4. Bills and Communications
  - a. MC HRC Account Balance as of May 13, 2026: \$25,267
  - b. Financial Report (January and February 2026, March 2026, April 2026)  
Josh Day gave an update on the financials. There are some areas of the budget that are slightly over or slightly under, but overall the budget numbers are on track with what is to be expected at this point in the year.  
Motion by Beninga, seconded by Thorstenson. Unanimous Vote to accept the reports.
5. Old Business
  - a. Upcoming Commissioner Appointment  
Meredith Jarchow gave an update on Commissioner Butler's term ending and the appointment of a new Commissioner to the HRC in the coming weeks at a County Commission meeting.
6. New Business
  - a. Building Walk Through with Llyod Companies  
Joy West, Shannon Hemenway, and Josh Day gave an update on the annual

building walk through. On Thursday, May 14 Llyod Companies did a facility walk through with the Safe Home team. Items that were noted were areas of the façade that need slight repairs, the need for rocking to help with erosion outside, the floor lifting in some of the residents' rooms, and the tree out front needing trimming. The team will keep the HRC apprised of future projects to address these items, and how they play a role in the replacement reserve funds.

b. Tax Credit Transition Updates

Meredith Jarchow gave an update on the tax credit transition. She worked with Josh Day to identify which accounts will need to have the name changed/open a new account after the partnership ends. Josh and Meredith will be contacting Citi Housing and the general partners to identify what closing costs are necessary, and will look into if the buyout fees are negotiable.

7. Adjourn

Motion by Beninga, seconded by Butler. Unanimous Vote to adjourn. The meeting adjourned at 10:17 a.m.

**Future Meetings:**

August 19, 2026

November 18, 2026