Minnehaha County Housing and Redevelopment Commission
Special Meeting minutes

Tuesday, July 21, 2026
4 p.m.
Safe Home 320 W. 3rd St

Housing and Redevelopment Commissioners

Cole Robbins, Chair
Tyler Klatt, Secretary/Treasurer
Gerald Beninga, Commissioner
Troy Schmeling, Commissioner
Aspen Thorstenson, Commissioner

Commissioners Present

Cole Robbins, Gerald Beninga, Troy Schmeling, and Aspen Thorstenson. Also present were Meredith Jarchow, Joy West, and Shannon Hemenway.

Meeting Agenda

1. Approval of Agenda
   Motion by Beninga, seconded by Thorstenson. Unanimous vote to approve.
2. Public input for items not on the agenda
   There was no public input.
3. Consider a Motion to authorize expenditures in excess of $5,000 for the purpose of replacing an air conditioning unit
   Shannon Hemenway, Joy West, and Meredith Jarchow gave a brief overview of the situation. There is a room with an air conditioning unit that is broken. Currently the unit is still being cooled, but the unit could give out any day. It was recommended that the HRC approve a purchase of a new unit from Central Heating and Air for $6,605.
   Motion by Thorstenson, seconded by Beninga to approve the purchase of a new AC unit from Central Heating and Air. Unanimous vote to approve.
4. Consider a Motion to authorize expenditures in excess of $5,000 for the purpose of purchasing back up air conditioning units
   Shannon Hemenway informed the HRC that she had discussed with the Central Heating and Air representative the possibility of purchasing additional AC units as back ups, since there is such a long lead time on them. We were informed that the warranty would be 18 months after manufacture date, if the unit was not installed upon purchase. The HRC discussed how necessary the warranty was, and weighed the cost-benefit analysis of ordering a unit that may have a warranty lapse before install, versus what we may pay purchasing a unit months or years later as the cost will likely increase. The question of where to store the additional units also came

up. The HRC decided not to consider a motion to purchase additional units at this time, and instead requested that for the August 19th meeting that the agenda include information concerning where additional units could be stored and what the equipment reserve balance is to determine our financial capacity to order back up units.

5. Adjourn
   Motion by Thorstenson, seconded by Beninga to adjourn. Unanimous vote to adjourn. The meeting adjourned at 4:16pm.

Future Meetings:
August 19, 2026
November 18, 2026