Minnehaha County Housing and Redevelopment Commission
Regular Meeting Agenda

Wednesday, August 19, 2026
10 a.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, Tyler Klatt, Troy Schmeling, and Aspen Thorstenson. Also present were Meredith Jarchow, Joy West, Shannon Hemenway, Josh Day, Kari Benz, and Lori Montis.

Meeting Agenda

1. Approval of Agenda
   Motion by Thorstenson, seconded by Schmeling. Unanimous Vote to approve.
2. Public input for items not on the agenda
   There was no public input.
3. Minutes
   a. May 20, 2026, HRC Meeting
   b. June 10, 2026, Special Meeting
   c. July 21, 2026, Special Meeting
      Motion by Thorstenson, seconded by Schmeling. Unanimous Vote to approve.
4. Bills and Communications
   a. MC HRC Account Balance as of August 12, 2026: $25,267
   b. Financial Report (May 2026, June 2026)
      Josh Day gave a brief update on the financials as of July. For the most part, Safe Home is staying within the budget, with the only overages being related to the fixes needed following the lightning strike event. Slightly over on utilities due to the heat wave this summer. Normally utility budgets are increased 5% YOY, but may be worth discussing increasing that slightly to account for the hot summers we have been having recently.
      Motion by Schmeling, seconded by Thorstenson to accept the financial reports. Unanimous Vote to approve.
5. Old Business

a. Lightning Strike Event Update – Insurance Claim
   Meredith Jarchow gave a brief update on the status of the insurance claim related to the lightning strike event. The last bill to come in was fix for the elevator camera. The fix was included in the warranty/regular service so there was no additional cost for repair. Given the total amount accrued from fixes it would not be beneficial financially to file a claim, as our premium would increase.

6. New Business
   a. Tax Credit Transition Update
      Meredith Jarchow and Josh Day gave an update on the tax credit transition process, with the intended goal of having the documents ready to be approved and signed at the November 18 HRC meeting. Meredith mentioned the potential need to retain legal counsel for the process, and that Citi Housing will be reaching out with what fees are due at closing.
   b. Consider a motion to authorize the Executive Director to retain legal counsel for the tax credit transition
      Motion by Thorstenson, seconded by Klatt to authorize the Executive Director to retain legal counsel if necessary for the tax credit transition process. Unanimous Vote to approve.
   c. Review of the Replacement Reserve
      Meredith Jarchow and Josh gave an overview of the current replacement reserve balance per the Commission's request at the last meeting. The replacement reserve is healthy at this point in time.
   d. Consider a motion to purchase additional air conditioning units
      At the last special meeting it was requested that the conversation of purchasing an additional air conditioning unit be held at the August 19 meeting so that the replacement reserve balance may be reviewed. Meredith shared information about a potential backup unit's warranty, and that Safe Home would be able to store one additional unit. During the discussion it was explained by Shannon Hemenway and Joy West that the units also provide heat. With that in mind, the Commission was in favor of placing an order for a backup unit now, as opposed to waiting until the spring since the unit also delivers heat.
      Motion by Klatt, seconded by Thorstenson to purchase one additional Vtech air conditioning/heating unit from Central Heating & Air. Unanimous Vote to approve.
   e. Consider a motion to approve an expenditure to Llyod from the Replacement Reserve
      Josh Day gave a brief review of the replacement reserve request. The work has already been completed and paid for by Llyod, so the request is a routine item to reimburse Llyod.
      Motion by Klatt, seconded by Thorstenson to approve. Unanimous Vote to approve.

f. Building Updates
   Shannon Hemenway gave a brief update about the projects happening around Safe Home including the landscaping that was recently completed and some water leakage issues that have been addressed.

7. Adjourn
   Motion by Thorstenson, seconded by Schmeling. Unanimous Vote to adjourn. The meeting adjourned at 10:33 a.m.

Future Meetings:
November 18, 2026