

Mobridge Housing Authority Meeting

April 14, 2026

Mobridge Housing Authority Office

1) Called Meeting to order at 4:01pm

Present: Board Members: Amy Cerney, Christ Fried, Misti Helm, Jodi Madison joined the meeting at 4:21.

Executive Director Rich Galbraith via telephone from 4:01 to 4:22. Also present Jamie Dietterle, Mobridge Housing Director.

Absent: Rylae Jensen

Quorum present.

- 2) No one here from the community to speak
- 3) Agenda approved as there was not a motion to amend the agenda.
- 4) Motion made by Helm to approve January 13, 2026 minutes and the February 18, 2026 special meeting minutes; second by Cerney. Motion passed unanimously.
- 5) Special Requests/Staff Reports:

Executive Director/RAM:

- a. Galbraith presented the financials through March 2026. A hard copy of the financials is kept at the Housing Authority Office.
Motion made by Cerney to approve the financials as presented; second by Helm. Motion carried unanimously.

Housing Director:(Please see attached update from the Housing Director)

- a. Dietterle met with the County Commission. They agreed to split tipping fees for one house per year. City of Mobridge crews tore the house down without cost. Total fees for Housing Authority will be \$2028.25 for tipping fees.
- b. Dietterle applied for an AARP grant for \$15,000.00 to assist with upgrading homes with handicap accessibility.
- c. A new contractor needed to be approved for the HOME Rehab program, as the previous one was unable to complete the project. He has been approved and is just waiting for a timeline.
- d. Dietterle is currently taking online training through INSPIRE for certification.
- e. Purchase price was discussed based on discussions with local realtor. No formal action taken.

Finance Subcommittee:

- a. CD- Was renewed on 3/23/26 for another 3 months. Will mature on June 23rd, 2026 @ 3.5%. Total as of March 23rd on this is \$353,063. No action needed.

b. Our loan fund is at \$79,621.60 borrowed/interest accrued. We would still have around \$272,000 available for loan funds. No action needed.

Unfinished Business:

- a. Update given on the BCB outfitters/Jacobson property. The title is not free and clear, so this property is on hold right now.
- b. Sellers are not interested in selling this property currently. Will take this matter off the agenda for now.

New Business:

- a. Election of Officers: Motion made by Helm; second by Cerney to keep the current officers of Fried as President, Madison as Vice President, and Cerney as Secretary. Motion passed unanimously.
- b. Dietterle presented a very early blueprint for the North Main St property. Board discussed whether they would like to continue a partnership with the school for this property. Motion made by Madison, second by Helm to continue a partnership with the school for this North Main St. property. Motion passed unanimously.
- c. Governor homes are ready immediately. No action taken.

Discussion:

- a. **Quarterly meeting at Housing Authority office July 14, 2026 at 4:00pm.**

Motion by Madison; seconded by Helm to adjourn. Meeting adjourned.

Meeting adjourned at 5:29 pm.

Respectfully submitted,

Amy Cerney

Housing Director Updates April 14, 2026 –

County Commission Meeting: Update on my progress with the County Commission and getting them to go half on the tipping fees for the tear down of the one home that we just completed. Our share will be only \$2,028.25, which is cheaper than what was estimated!!! We removed the one home and shed on the Mix Property. The other home will be torn down early next year. (timing and availability of street dept was a factor on this decision to just do one at this time, along with extra expense) **-AARP Grant:** I applied for a \$15,000 AARP Grant that I came across after visiting with GROW SD reps, to get home

accessibility equipment for handicap/elderly in the community (handrails/grab bars, accessible ramps, railings) to help keep people in their homes that need assistance. 10 homes with bathroom grab bars, 4 homes with WC ramps, and 6 homes with exterior guard railings. **-HOME Rehab Program:** The two HOME Rehab projects that we have been approved for, we are still waiting on the projects to get started. Blankartz Construction has been approved, and I have all their contractor agreement documents and verification approved, so we are just waiting on them to get started on them. I would like to get these ones done and completed, so we can then do more of them. -I'm also working on getting the **NSPIRE** (National Standards For Physical Inspection of Real Estate) Training completed and will have the certification and knowledge of completing inspections. -I'm also going to Sturgis on April 23rd to visit with them (Meade-Lawrence-Butte County Housing Authority) – **202 3rd Ave West House Project.** Interior house walls are all painted, liner panel put up in the garage, and flooring is 90% complete, with just a small portion in the kitchen area to be finished once we get the counters/cabinets put in. Cabinets should be here in two weeks, but the counter tops might not be in until mid-May. Jeffrey Piatt is going to install the bathroom flooring, which will be completed soon. Electricians have majority of the lights put in now, and plumbing will just be getting the main fixtures put in when we are ready. We are working on getting patio pavers for the front and backyard patios, these will all be installed by the school. Also getting landscape pavers to go around the house, with a plan for river-rock for landscaping. They will also be working on interior trim and then move to the outside to do the siding, driveway, and sidewalks. Faehnrich's will do the curb and gutter, and we are still waiting for engineer to get the grade set on the property before they can start. Troyer will have to install the rain gutters, and I reached out to him today. Still pushing forward for completion at the end of May. To date, our expenses on everything paid to date is \$161,496. Remaining expenses that are out there should get us to around \$325,000-\$330,000. -202 3rd Ave West House Project- Discussion/Direction For Sale: What would we like to see for a profit to carry over to other projects? Talking to Rylae, she suggested the list price to be on the higher side, but no higher than \$400,000. We will want to try and keep it on the lower end of all that, but with also getting a little return to create some cash flow. I've had 9 total inquiries so far, ranging from young to old. Also talked to Rylae about doing an open house, and some advertising if needed. Maybe we can put it on our City of Mobridge & Mobridge Aquatic Center Facebook pages, or even the MPHS Facebook page. Word will travel fast that it's up for sale. **-Finance Committee:** Update on CD- Was renewed on 3/23/26 for another 3 months. Will mature on June 23rd, 2026 @ 3.5%. Total as of March 23rd on this is \$353,063, with expected interest over the next 3 months to be \$3,114.70. Our loan fund is at \$79,621.60 borrowed/interest accrued. We would still have around \$272,000 available for loan funds. **-Jacobson Property:** I was finally able to get in touch with Clint Jacobson this past week, and he apologizes for the lack of follow through, as he's been busy, but said he is still working on the title issues on his property and would still like to sell the property to us. Clint did reach out to our City Attorney, Justin Scott then, and asked him if he would help him resolve the title impediment regarding the last recorded deed being to BCB Outfitters. Clint also asked Justin if MHRC would be interested in splitting this cost with him. I told Justin that I could speak for the board and we would not be interested in splitting the cost, as we are already paying him more for the lots than we've purchased others for. (\$3.833 a piece for the 3 lots) I said that we would be willing to reduce the selling price to \$8,000 and then share in the expenses to resolve the impediment. Justin thought that those expenses would be around \$1,000. This is all still in the works and Clint was going to reach out to me, but I haven't heard back from him. I feel this would be a great piece of property to tie into our adjacent lots, so I think we should continue to work with him as he resolves the title issues. **-Sauer Property:** I visited with Don

Sauer this past week on their lot directly behind Filler's Bakery, that borders our two lots. He said that maybe they sell in a year or so, just not ready to sell it at this point as they utilize it for snow removal and landscape dirt. I told him that we are still working on the adjacent property, which may take a little time, so our timeline might fit their point of selling the property. I told him that I would keep in touch and also told him to let me know if they changed their mind at all. **-Next project with the school?** I would really like to keep this going, and I do have house plans Risa put together already for the lot across from the MPHS weight room on N. Main Street. I do think it's a win/win for the community and a great partnership and collaboration that we are going to want to continue. It is a great way though to get new homes built, well below \$100,000 in final price. MPHS & Mr. Goehring are interested in doing the next project, so I really hope this is something we can continue. -Governor's Home possibility from Herried that they don't need? I was made aware this past week that Herreid has a couple Governor's homes that they ordered that they are no longer planning to take, so I had this added to the agenda. I did get in touch with Dick Werner to get some more information and the homes are ready to be delivered now, so this might not work for us at this moment. They were ordered as a pair, to do a duplex with. He said that Centerville is interested in them. For your information and a property update, we purchased those two lots just south of the Oak Keg from Bartholomew Newton for \$4,000.00 at the end of January, early February. This would be a great location for a Governor's home or small home to be built in the future. SD Housing Opportunity Funds become available for application soon, so this is something we could apply for in hopes of using funds towards Governor's Homes or Dakota Plex. I'm very happy with the prices we've acquired some of these lots for, as two lots just to the south of Filler's Bakery recently sold for \$10,000 and are now being sold for a listing price of \$14,000.