

Mobridge Housing Authority Meeting

January 13, 2026

Mobridge Housing Authority Office

1) Called Meeting to order at 4:00 pm

Present: Board Members: Amy Cerney, Christ Fried, Misti Helm, Jodi Madison, Rlyae Jensen

Executive Director Rich Galbraith via telephone

Absent: all present

Quorum present.

- 2) Katelynn Edelman present to speak from the community but requests to speak at the end of the meeting.
- 3) Motion by Helm; second by Madison to approve agenda. Motion passed unanimously.
- 4) Motion made by Madison to approve October 2025 minutes and the November 2025 special meeting minutes; second by Helm. Motion passed unanimously with Cerney Abstaining from vote.
- 5) Special Requests/Staff Reports:

Executive Director/RAM:

- a. Galbraith presented the financials through November 2025. A hard copy of the financials is kept at the Housing Authority Office. A question was posed to the Board about having an annual audit as the Federal thresholds have increased and this Housing Board no longer reaches this threshold. Galbraith stated there is another type of audit which is not as thorough as previous audits. He will check on the cost savings and report back to the Board. 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. Report was discussed by Board.

Finance Subcommittee:

- a. Helm gave an update on the short term loan which was taken to pay bills on housing project while awaiting CD maturity date. Loan was paid off in entirety with the option to extend as needed.
- b. Checking account has a balance of roughly 26,000.00 at Dakota Community Bank.
- c. Helm paid the invoice for the City of Mobridge in the amount of 23,513.74 for portion of Dietterle's salary.

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. Dietterle made an offer to Sauer's to buy the remaining small lot on 9<sup>th</sup> Ave E.

New Business:

a. Cerney reported on discussions held with Mayor Cox from the City of Mobridge regarding the possibility of City Crews removing structures on the newly acquired properties on 1<sup>st</sup> Ave W. Motion made by Madison to approve a collaboration with the City of Mobridge to remove structures on 1<sup>st</sup> Ave W by City Crews with no cost to the Housing Authority; second by Jensen. Motion approved unanimously.

b. Letter read drafted by Dietterle to send to the Walworth County Commissioners requesting waiving tipping fees at the Landfill. Motion by Madison to approve Dietterle to send letter and approach the Commission; second by Jensen. Motion approved unanimously.

Discussion:

a. Discussion update on the State's Homeless Study. Dietterle has already made contact with the State.

b. Ms. Edelman presented information about changes in Costello properties and funding. She had questions regarding Section 8 Housing. She was referred to Roxanna Bradford in the Housing Office.

c. **Quarterly meeting at Housing Authority office April 14, 2026 at 4:00pm.**

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

Meeting adjourned at 5:00 pm.

Respectfully submitted,

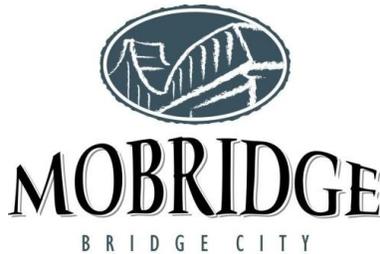
Amy Cerney

**Housing Director Update:**

Housing Director Updates for 1-13-2026 Board Meeting -Update on HOME REHAB Program \*I am currently working with two families on the HOME REHAB Program. Both have been approved for \$24,000 of Forgivable Loan Funds. Bids from contractors have also been approved and we are waiting to get the work started, once they are ready. I just had the main contractor tell me that he can't do the work, so currently looking for another – UGH! One of the rehabs for accessible walk-in shower, home accessibility, gutters on the rear of home for drainage, and windows on the main living area. The other is for flooring in the kitchen & main floor, new tub/shower, one electrical fixture, chimney leak, and windows for the entire home. One more current application with financials waiting for approval. -202 3rd Ave West Property/House Project CTE Program House Project \*Liability insurance on the property and all housing owned properties through Bridgemark Insurance Solutions. Annual premium is \$924.08 for all properties we own. We can add/delete properties from the policy at any time. \*Electricians and

Plumbers are working in the home currently. Both electrical and plumbing inspections are getting completed by state inspectors. Boiler system has been up and running since just before Christmas break and is keeping the home at a pleasant temp. School will be insulating and starting to sheet rock now. \*Working on flooring and getting that ordered now, I am working with Riverside on that. Price range from \$5,800-\$6,400. I had a budget for flooring around \$6,000. Risa is getting cabinet and counter tops coordinated with flooring, and will be ordering that stuff as well. \*All bills are current and paid. Our total with everything into the home at this point is \$116,990.47. Risa said that on her end with all supplies, we are about \$5,000 over, but we had added foundation insulation and a few other items that we hadn't planned for or received estimates on. We are less on expenses in some other areas, so doing very well. To this point. \*I did send out letters to all contractors we are working with to ask for a considered donation or discount. We have received some good response and have received some discounts to this point. \$500 discount from Gregg's Drilling, reduced labor from JRS on foundation excavation, and verbal commitment from M & M Electric on some labor costs. \*\*\*I had a very good inquiry on someone who would like to purchase the home, so that is very exciting! -Lots & Property Purchases (Covers item 6- Unfinished Business) \*Since I last reported on properties at the October meeting, we have now purchased and own the properties from Lorraine Mix, located on 1st Ave West. Empty lot on the end of the block and the two dilapidated homes to the north of the empty lot. These will need to be tore down, and we are hoping to coordinate with the City to have removed. This would be a great location for a duplex or something similar. I think it would be beneficial to get these homes removed sooner than later. \*I have also continued to work with Clint Jacobson on his property behind Filler's Bakery. He is working on the title issues. And I have also sent a second letter to Don and Noreen Sauer, to purchase the small lot directly behind the bakery to tie into our lots that we own there. \*Just before Christmas, I sent out 7 other letters to property owners that are either delinquent on taxes or have properties of interest. I have received phone calls back from 3 of them to this point. I made offers to 2 of them, but they didn't want to sell for the price offered. The other one that I received a call from left me a message stating that he is interested in selling, so I will be following up. I feel that the more property we can acquire, the better position we are going to be in with opportunities to build, move in homes, or sell to developers. \*I still plan to approach the Walworth County Commission to see if we can get an agreement in place to waive tipping fees on removal of dilapidated structures when working towards redevelopment. Brown County waives fees for the City of Aberdeen and now HAPI as well. This would be a huge cost savings for us and the City, if we can get something worked out. -Building relationship with Costello Property Management \*I had a conference call with Jacob Macks, Regional Manager, and Joan Franken, Owner/MD of Costello Property Management, on Wednesday January 7th. Very good discussion on their Section 8 Program and their dedication to improving their properties and their reputation for effective management within our community. Joan let me know that the River Ridge complex is for sale-she wondered if we would be interested in this? Something to think about or consider... I've also reached out to some local property owners/managers to let them know about it. Would be great to have an owner with local ties and would hate to see it fall into the wrong hands. I will continue to have conversations with Joan and Costello Property Management, and we plan to meet again in February. -2026 Projects to consider \*Continue partnership with the MPHS CTE Program and build a home on the 1109 N. Main St Property across from MPHS. Risa and I are planning to start putting a floor plan and design together. Would be ideal to start foundation excavation late June/early July to have ready by August and the start of the school year. .\*\*Removal of homes on Mix Properties and start working on development of that property

Finance Committee - \$350,000 CD for 3 months at 3.55% Dakota Community Bank - Checking Account is open at Dakota Community Bank -Unsecured line of credit \$50,000 prime rate – Current 6.75% -Secured Loan 6.39% (\$145,000 of CD used as collateral) - \$350,000 loan



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January 12, 2026

Walworth County Landfill  
12925 SD Hwy 1804  
Glenham, SD 57631-0242

**RE: Proposal for Agreement Between the City of Moberidge/Moberidge Housing & Redevelopment Commission and Walworth County Landfill to Waive Tipping Fees for Redevelopment Projects**

The City of Moberidge and the Moberidge Housing & Redevelopment Commission are actively working to improve the quality of housing, promote public safety, and support economic development through the removal of unsafe or uninhabitable structures. The clearing of these properties is a key step toward creating shovel-ready lots for new housing, business development, and public use.

A significant portion of the cost associated with these efforts stems from the disposal of construction and demolition of debris (rubble). Tipping fees for such material poses a financial burden on limited redevelopment budgets. By waiving these fees, Walworth County can directly support these community improvement efforts, enhancing the overall quality of life for its residents, and benefit from developed properties re-entering the tax base.

This proposal outlines an agreement between the City of Moberidge, Moberidge Housing & Redevelopment Commission (MHRC), and the Walworth County Landfill, to support community revitalization and development by waiving tipping fees on rubble resulting from the removal of dilapidated structures and the clearing of lots intended for redevelopment.

**Proposal:**

The City of Moberidge / Moberidge HRC respectfully proposes that Walworth County Landfill:

1. **Waive tipping fees** for rubble and non-hazardous construction/demolition debris resulting from the removal of condemned or dilapidated structures within the City of Moberidge.
2. **Limit this waiver** to projects sponsored or approved by the Moberidge Housing & Redevelopment Commission or the Moberidge City Council.
3. **Apply this waiver** exclusively to materials that originate from properties designated for redevelopment, including but not limited to residential demolition, lot clearing, and preparation for new housing or commercial construction.
4. **Require proper documentation** for each project, including:
  - Proof of City or MHRC sponsorship or approval
  - Project location/address
  - Estimated volume and type of material
  - Timeline for disposal

## **Benefits to Walworth County:**

- **Encourages economic growth** by reducing redevelopment costs, leading to increased property values and tax revenue.
- **Supports public safety** through the removal of unsafe and abandoned structures.
- **Fosters regional cooperation** and demonstrates the County's commitment to community development.

## **Term of Agreement:**

We propose that this waiver agreement be in effect for a period of three years, subject to review and renewal upon mutual consent of both parties.

This partnership offers a cost-effective way to accelerate the revitalization of Mobridge while promoting broader county-wide development goals. We believe this proposal represents a mutually beneficial arrangement that will strengthen community ties and contribute to long-term sustainability.

We welcome the opportunity to meet and discuss the details further at your convenience.

Sincerely,

Jamie Dietterle, Director of Housing  
City of Mobridge / Mobridge Housing & Redevelopment Commission  
(605) 845-2683

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