

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, July 9, 2025, 7:30 a.m.**

Pursuant to the due call and notice thereof, a regular meeting of the Accessible Housing Advisory Board (AHAB) was duly held at the Sioux Falls Development Foundation Briefing Center – 200 North Phillips Avenue, Suite 301, on Wednesday, July 9, 2025.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, July 9, 2025, at 7:30 a.m. by Vice-Chair Aspen Thorstenson. There were sufficient members for a quorum.

A. Members Present:	Kari Benz	Logan Penfield
	Joan Franken	Aspen Thorstenson
	Jennifer Bleyenbergh	Gregg Gohl
	Kris Denevan	Jim Schmidt
	Dawn Marie Johnson	Rich Merkouris

B. Members Absent: Bill O'Connor

C. City Staff Present:	Michelle Treasure	Jeff Eckhoff
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D. Others Present:	Kenley Lamberty	Mike Gray
	Larissa Deidrich	

2. Approval of Minutes of May 7, 2025, Meeting

The minutes from the May AHAB Meeting were approved without changes.

Motion to Approve Minutes: Dawn Marie Johnson

Second: Joan Franken

Motion carried unanimously.

3. Approval of Regular Agenda

The regular agenda was approved without changes.

Motion to Approve the regular agenda: Gregg Gohl

Second: Kari Benz

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- Larissa Deidrich updated the board on SFHRC's landlord lunch and learn.

5. Community Housing Updates

- Gregg Gohl gave an update on the housing market and new RASE Sales Data.
- Dawn Marie Johnson gave an update on school board meetings – including the opt out that was recently passed as well as upcoming budget cuts.
- Rich Merkouris gave an update on items pending or being finalized by the City Council – including setting the election date to the June Primary Date and the upcoming budget meetings.

6. Minnehaha County Updates (Kari Benz)

Kari gave an update on Just Home, which County has completed the final transition of the intake role of the program to Sioux Falls Housing.

7. City of Sioux Falls General Housing Update (Logan Penfield)

Logan gave an overview to the board on the following:

1. 600 Plaza Project – 9% Tax Credit with SEBH
2. Big Red Development's 4% Tax Credit Application – Approved at SDHDA

8. Housing Hub Update (Logan Penfield)

Logan shared with the board the status of the Housing Hub; including timeline, a recent presentation, and next steps.

9. 5 – Year Comprehensive Plan Overview and Solicitation (Logan Penfield)

Logan announced the public meeting and opportunity for board feedback on the 5 – Year Comprehensive Plan. Additionally, the housing division sent out a survey (and posted publicly) for the 5-year housing needs.

10. August Meeting Discussion (Logan Penfield)

The board discussed a potential housing tour to see some recent housing partnerships around the community. The board agreed to have this in place of the August board meeting – as they have done in the past.

11. Adjournment

Vice-Chair Aspen Thorstenson adjourned the meeting at approximately 8:30 a.m.

Kari Benz, Secretary