

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, September 2, 2026, 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 September 2, 2026.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, September 2, 2026, at 7:31 a.m. by Chair Gregg Gohl. There were sufficient members for a quorum.

A. Members Present:	Kari Benz	Logan Penfield
	Jennifer Bleyenber	Bill O'Connor
	Dawn Marie Johnson	Gregg Gohl
	Kris Denevan	Councilor James Oppenheimer
B. Members Absent:	Jim Schmidt	Sharon Chontos
	Mark Quasney	
C. City Staff Present:	Randy West	Michelle Treasure
D. Others Present:	Michelle Erpenbach	Jessica Balazar
	Travis Heiter	Jeff Nelson
	Larissa Deedrich	

2. Approval of Minutes of July 1, 2026, Meeting

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

Motion to Approve Minutes: Kari Benz

Second: Dawn Marie Johnson

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Kris Denevan

Second: Bill O'Connor

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- Michelle Erpenbach shared a few items that are of note from the Community Foundation's perspective.

5. New Staff and Member Introductions

- Councilor James Oppenheimer is joining the board replacing Councilor Ryan Spellerberg.
- Randy West was introduced to the board as the newly hired Housing and Transit Programs Manager

6. Community Housing Updates

- Bill O'Connor gave a banking outlook, which noted that rates have been sticky. Highlighted that no one really knows for sure which way rates are headed.
- Gregg Gohl gave a report on the monthly RASE Data. Gregg highlighted that nationally we are on pace for the slowest housing market in 12 years.
- Dawn Marie Johnson gave an update on the school district. This is the back-to-school time and this year's theme is "our kids, our future."
- Councilor Oppenheimer gave an update on the recent city council meetings, of which the highlights were budget, rezones, joint meetings with both counties and other hot topics that came up.

7. Minnehaha County Updates (Kari Benz)

- Kari shared with the group that the meetings and facilitation of the new Strategic plan is ongoing.
- Mobile Market is back and is working to have discounted groceries.
- Just Home is ending with the county and being transitioned over to Sioux Falls Housing Redevelopment Commission.

8. City of Sioux Falls Updates (Randy West and Logan Penfield)

Logan and Randy updated the board on the following:

1. Housing Budget Overview
2. Updates on the 600 Plaza/Mercato Project with Southeastern Behavioral Health
3. Housing Dashboard Updates
4. Update on the Habitat for Humanity Partnership on North Cliff Ave.

9. Adjournment

Chair Gregg Gohl adjourned the meeting at approximately 8:46 a.m.

Kari Benz, Secretary