

MORTON COUNTY HOUSING AUTHORITY

MEETING MINUTES

MARCH 19, 2026

The special meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by DeNae Kautzmann, Chairwoman, on Thursday, March 19, 2026, at 3:00 p.m., at the Morton County Commission Room at the Morton County Courthouse in Mandan. In attendance, in addition to DeNae were Commissioners Paul Tokach, Steve Maershbecker, Carly Retterath and Rory Anderson. Also, in attendance was Rick Horn of the Management Firm.

The Morton County Investigative Report was provided to the board members. Paul wanted to discuss the recommendations listed in the report. Item #2 relates to the function of the housing authority board is oversight over operations. It is essential that the Board exercise rigorous due diligence in their roles.

Recommendation 2D - The report recommended that an independent forensic audit be conducted to make sure that public dollars have been appropriately expended. Paul would like to table to a later date.

Recommendation 2E – The report recommended that the Authority obtain independent legal representation from another attorney. The individual should have public sector experience.

Recommendation 2F – The report recommended that the Authority board engage in training on roles, duties, and responsibilities of members of a public board. This training should be repeated every time a new board member is appointed. All board members have been sent links to online HUD board member training.

Recommendation 2G – The report recommended that the process for seeking and selecting Authority board members be reviewed further to ensure a completely neutral process that is not reliant on the relationship with the Director. The Morton County Commission appoints new members and determines if they are independent.

Recommendation 2H – The report recommended that the information in the report be provided to the Department of Housing and Urban Development (HUD) to clarify whether there are any conflict-of-interest concerns on their part and to seek a waiver if there are.

Recommendation 3 – The report recommended that the Authority contract with an independent auditor moving forward, a firm without a previous employment relationship with the Director. DeNae and Paul also expressed concerns over the employment of Ashley Kelsch (Morton County Housing Corporation Board Member) with Brady Martz.

Recommendation 4 – The report recommended that the Housing board exercise control and oversight over the posting and notice of meetings, the preparation of and distribution of minutes as well as the information contained on the Authority website in order to assure appropriate record keeping, legal compliance and full transparency. The board minutes, agenda, and board packets are currently being posted on the housing authority and Morton County websites.

Recommendation 5 – The report recommended that the Authority revamp their Request for Proposal, bid award and contract renewal process to assure the public that the most competitive contractor possible is performing management services under an appropriate management agreement. This work should be done with the guidance of an independent legal counsel representing the Housing Authority.

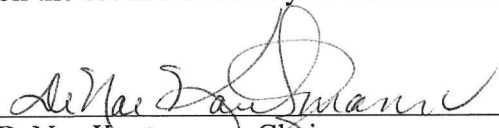
Paul made a motion to adopt recommendations #3, #5 and #2H with Rory seconding. On a roll call vote, all members present voted Yes. Motioned passed 5-0.

A letter of attorney/client privileged communication was presented to the Board. The Bakke Grinolds Wiederholt legal firm has been retained to represent Morton County and the Morton County Housing Authority. The attorney is to review the management agreement between Morton County Housing Authority and Morton County Housing Corporation. Steve made a motion to agree to the engagement of the attorney with Rory seconding. On a roll call vote, all members present voted Yes. Motioned passed 5-0. DeNae would like to sit down with the Morton County Housing Corporation to discuss management contract and office lease.

Steve made a motion to authorize DeNae Kautzmann, Chairwoman, as an authorized signor on the bank accounts along with the current authorized signors, Carly Retterath and Rick Horn (Director) with Rory seconding. On a roll call vote, all members present voted Yes. Motioned passed 5-0.

DeNae presented an amendment to the current management contract. Effective March 19, 2026, Section 2.27 (1) is hereby amended to correct a typographical error which caused conflict with language contained in the RFP and shall be amended to read as follows: MCHA will provide any hardware necessary to run the MCHA software. Paul made a motion to amend the Executive Services Agreement with Rory seconding. On a roll call vote, all members present voted Yes. Motioned passed 5-0.

A listing of possible future 2026 meeting dates was presented. The monthly meetings will be held on the second Thursday of each month unless there is a possible conflict due to holidays.



DeNae Kautzmann, Chairwoman

4/15/2026
Date



Rick Horn, Management Agent

4/15/26
Date