

Western Iowa Community Improvement Regional Housing Trust Fund

Board of Directors

Minutes

Thursday, March 28, 2026

11:15 a.m.

6401 Gordon Drive, Sioux City, Iowa & via TEAMS

MEMBERS PRESENT:

Devlun Whiteing, Ida County – Vice Chairman

Shane Bellefy, Cherokee County

Scott Brekke, Woodbury County

Rita Frahm, Ida County

Doug Manley, Plymouth County

Robert Meyer, Monona County

Jason Rasmus, Woodbury County

SIMPCO STAFF:

Michelle Bostinelos, Executive Director, SIMPCO

Joshua Bush, Finance Director, SIMPCO

Jenny Anderson, Housing Manager, SIMPCO

Emily Guthrie, Executive Assistant, SIMPCO

GUESTS:

Katie Rozell, USD Student

The WICIRHTF Board of Directors met on Thursday, March 28, 2026, via TEAMS and in person in the SIMPCO Board Room, 6401 Gordon Drive, Sioux City, Iowa. A quorum was present. The meeting was called to order at 11:15 a.m. by Vice-Chairman Devlun Whiteing.

1. **Approval of the Agenda** –Vice-Chairman, Devlun Whiteing, asked the board if there were any additions or corrections to the March 28, 2026, meeting agenda.

Scott Brekke moved to approve the agenda as presented, seconded by Rita Frahm. Motion carried all ayes.

2. **Approval of the Minutes** – Vice-Chairman, Devlun Whiteing, asked the board if there were any additions or corrections to the January 22, 2026, meeting minutes as presented.

Robert Meyer moved to approve the minutes as presented, seconded by Scott Brekke. Motion carried all ayes.

3. **Updates** –

a. **Housing Updates** - SIMPCO Housing Manager Jenny Anderson updated the board on the current project and applicant status within the service areas of Cherokee, Ida, Monona, Plymouth, and rural Woodbury counties since the January meeting. She reported:

- Projects:
 - 8 projects under construction
 - 0 projects out for bid
 - 1 project completed since January
- Applications:
 - 34 applications in process
 - 62 applicants on the waitlist
- Jenny also noted the following grant balances:
 - 24-LHTF-25: \$127,998 remaining; 11 homes assisted so far
 - 25-LHTF-06: \$404,323; 1 home assisted so far

b. **Financial Updates** – Finance Director, Joshua Bush, presented the board with the financials through January 1, 2026 & February 28, 2026, included in the agenda packet. He reported that total revenue YTD was \$369,914 and total expenditure was \$313,834 for a net of \$56,080.

Robert Meyer moved to approve the financial update provided, seconded by Rita Frahm. Motion carried all ayes.

4. **Other Comments** – Board discussed the current contractor bidding process. Jenny Anderson noted that the process remains consistent, with the same pool of contractors typically submitting bids for each project. Recently, new contractors have been added to the pool, including AMB Handyman Services and Absolute Gutter Solutions, a new contractor who recently started a project.

Upcoming meeting dates:

- May 28, 2026
- June 25, 2026
- September 9, 2026

5. **Adjournment** –Vice-Chairman, Devlun Whiteing, adjourned the meeting at 11:36 a.m.

Minutes prepared by Tonia Abell, (not in attendance) on March 31, 2026.