Western Iowa Community Improvement Regional Housing Trust Fund
Board of Directors
Minutes
Thursday, July 9, 2026
12:00 a.m.
6401 Gordon Drive, Sioux City, Iowa & via TEAMS

MEMBERS PRESENT:
Vince Phillips, Monona County - Chairman
Bill Anderson, Cherokee County
Scott Brekke, Cherokee County
Rita Frahm, Ida County
Doug Manley, Plymouth County
Robert Meyer, Monona County
Jason Rasmus, Woodbury County

APPELLANT:
Stephen Allen

SIMPCO STAFF PRESENT:
Michelle Bostinelos, Executive Director, SIMPCO
Joshua Bush, Finance Director, SIMPCO
Jenny Anderson, Housing Manager, SIMPCO
Emily Guthrie, Executive Assistant, SIMPCO

The WICIRHTF Board of Directors met on Thursday, July 9, 2026, via TEAMS and in person in the SIMPCO Board Room, 6401 Gordon Drive, Sioux City, Iowa. A quorum was present. The appeal hearing meeting was called to order at 12:00 p.m. by Chairman Vince Phillips.

1. **Approval of the Agenda** –Chairman, Vince Phillips, asked the board if there were any additions or corrections to the July 9, 2026, meeting agenda.

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

2. **Approval of the Minutes** - Chairman, Vince Phillips, asked the board if there were any additions or corrections to the May 28, 2026, meeting minutes as presented.

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

3. **Client Appeal Hearing and Board Decision –** Chairman Vince Phillips stated that the purpose of the hearing was to consider an appeal regarding SIMPCO's decision to close Stephen Allen's home rehabilitation project.

   Housing Manager Jenny Anderson presented information regarding the project status and SIMPCO's decision to close the project. Ms. Anderson reviewed actions taken by SIMPCO, communications with the appellant, and the status of the remaining rehabilitation work. She stated that completion of the project would require an approved change order and noted that the appellant had not signed the proposed change order.

   Appellant Stephen Allen presented information regarding his concerns with the rehabilitation work and stated that, in his opinion, portions of the work did not meet project specifications. Mr. Allen indicated that he had additional concerns regarding project items that remained unresolved and stated that he was unwilling to sign the proposed change order without further agreement regarding specifications.

   The Board received information from both parties, reviewed the documentation presented, and discussed the appeal. Board members considered the project history, work completed to date, remaining disputed items, and the feasibility of continuing the project.

   Vince Phillips moved to uphold the decision to close the rehabilitation project. Scott Brekke seconded the motion. Motion carried all ayes.

4. **Adjournment** – *Scott Brekke moved to adjourn the meeting, seconded by Rob Meyer. Motion carried all ayes.* Chairman, Vince Phillips adjourned the meeting at 1:50 p.m.

Minutes prepared by Tonia Abell (not in attendance).