

Dakota County Nebraska Housing Trust Fund (DCNHTF)
Board of Directors
Minutes

Thursday, January 15, 2026

1:00 PM

Northeast Community College, 1001 College Way, South Sioux City & via TEAMS

VOTING MEMBERS PRESENT:

CHAIR: Lisa Harral – Village of Emerson (Public)

VICE CHAIR: Brian Van Berkum – Dakota County (Public)

Jerry Yacevich – Dakota City (Public)

Dustin Wenger – Village of Jackson (Public)

Amber Barclay – Village of Homer (Public)

Lori Warner – South Sioux City Chamber of Commerce & Tourism (Private)

Pam Adam – Long Lines (Private)

Angela Klemmensen – Siouxland Bank (Private)

NON-VOTING MEMBERS PRESENT / GUESTS:

Lance Hedquist – City of South Sioux City

Oscar Gomez – City of South Sioux City

SIMPCO STAFF:

Michelle Bostinelos, Executive Director, SIMPCO

Jenny Anderson, Housing Manager, SIMPCO

Emily Guthrie, Executive Assistant, SIMPCO

The DCNHTF Board of Directors met on Thursday, January 15, 2026, via Zoom and in person located at Northeast Community College, 1001 College Way, South Sioux City, Nebraska. A quorum was present. The meeting was called to order at 1:00 PM by DCNHTF Chairman, Lisa Harral.

1. Call to Order / Introductions

- 2. Approval of the Agenda** – Lisa Harral asked the board if there were any additions or corrections to the January 15, 2026, meeting agenda.

Pamela Adams moved to approve the agenda as presented, seconded by Lori Warner. Motion carried all ayes.

- 3. Approval of the Minutes** – Lisa Harral asked the board if there were any additions or corrections to the October 16, 2025, meeting minutes as presented.

Lori Warner moved to approve the minutes as presented, seconded by Angela Klemmensen. Motion carried all ayes.

4. 501(c)(3) Status Update – Emily Guthrie informed the Board that the IRS has approved the organization's 501(c)(3) tax-exempt status and that the official determination letter has been received. Emily also reported that, in accordance with Nebraska State law, a Notice of Incorporation was required to be published in the county newspaper for three consecutive weeks. This publication requirement has been completed to ensure full compliance with Nebraska law.

5. DCNHTF Policies and Procedures – Emily Guthrie and Jenny Anderson presented the Board with the final DCNHTF Policies and Procedures for approval.

Lori Warner moved to approve the Policies and Procedures as presented, seconded by Pamela Adams.

6. SIMPCO & DCNHTF Contract – Emily Guthrie presented the Board with the agreement between SIMPCO and DCNHTF for administration and management of housing services. SIMPCO's role will include supervision of the ECNHTF employees, project management/oversight and all duties outlined in agreement.

Lori Warner moved to approve the agreement presented, seconded by Pamela Adams. Motion carried all ayes.

7. Additional Comment & Next Steps – Jenny Anderson noted that the next steps for the grant application would be to collect letters of support from local governments, organizations and stakeholders as well as prepare match documentation.

Next Meeting: February 19, 2026, at 1:00 PM

8. Adjournment – *Angela Klemmensen moved to adjourn, seconded by Jerry Yacevich. Chair Lisa Harral adjourned the meeting at 1:33 PM.*