

**Western Iowa Community Improvement Regional Housing Trust Fund  
Board of Directors  
Minutes  
Thursday, January 22, 2026  
11:15 a.m.  
6401 Gordon Drive, Sioux City, Iowa & via Zoom**

**MEMBERS PRESENT:**

Vince Phillips Monona County - Chair  
Devlun Whiteing, Ida County – Vice Chairman  
Shane Bellefy, Cherokee County  
Rita Frahm, Ida County  
Doug Manley, Plymouth County  
Robert Meyer, Monona County

**SIMPCO STAFF:**

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, January 22, 2026, via Zoom 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 Chairman, Vince Phillips.

1. **Approval of the Agenda** –Chairman, Vince Phillips, asked the board if there were any additions or corrections to the January 22, 2026, meeting agenda.

*Devlun Whiting moved to approve the agenda as presented, seconded by Shane Bellefy.  
Motion carried all ayes.*

2. **Approval of the Minutes** –Chairman, Vince Phillips, asked the board if there were any additions or corrections to the September 25, 2025, meeting minutes as presented.

*Shane Bellefy moved to approve the minutes as presented, seconded by Robert Meyer.  
Motion carried all ayes.*

3. **Officer Elections** –

- a. Current Chair – Vince Phillips
- b. Current Vice Chair – Devlun Whiteing

*Doug Manley moved to retain current officers as Vince Phillips, Chair and Devlun Whiteing as Vice Chair. Motion seconded by Shane Bellefy. Motion carried all ayes*

4. **Code of Conduct/ Ethics** - Jenny Anderson presented the board with the annual code of conduct & ethics form to be signed by voting members who were not in attendance at the September meeting.

*Devlun Whiteing moved to approve the Code of Conduct and Ethics, seconded by Doug Manley. Motion carried all ayes.*

5. **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:
  - 5 projects under construction
  - 5 projects out for bid
  - 5 projects completed since October
- Applications:
  - 1 application in process
  - 82 applicants on the waitlist
- Jenny also noted the following grant balances:
  - 24-LHTF-25: \$137,894 remaining; 9 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 August 30, 2025, through December 31, 2025, included in the agenda packet. He reported that total revenue YTD was \$349,691 and total expenditure was \$263,357 for a net of \$86,334.

*Devlun Whiting moved to approve the financial update provided, seconded by Doug Manley. Motion carried all ayes.*

6. **Other Comments** – Jenny Anderson reported that the WICIRHTF received a new grant award for \$518,969, which includes local match. This grant will not begin until an open grant is closed out.

Upcoming meeting dates:

- March 26, 2026
- May 28, 2026
- June 25, 2026

- September 9, 2026

7. **Adjournment** –Chairman, Vince Phillips, adjourned the meeting at 11:42 a.m.

*Minutes prepared by Tonia Abell. (not in attendance) on January 27, 2026.*