

Dakota County Nebraska Housing Trust Fund (DCNHTF)

Board of Directors

Minutes

Thursday, October 16, 2025

1:00 PM

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

VOTING MEMBERS PRESENT:

CHAIR: Lisa Harral – Village of Emerson (Public)

VICE CHAIR: Brian Van Berkum – Dakota County (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:

Lisa Bousquet – Village of Hubbard (Non-voting Advisory Member)

SIMPCO STAFF:

Michelle Bostinelos, Executive Director, SIMPCO

Joshua Bush, Finance Director, SIMPCO

Jenny Anderson, Housing Manager, SIMPCO

Emily Guthrie, Executive Assistant, SIMPCO

The DCNHTF Board of Directors met on Thursday, October 16, 2025, 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 October 16, 2025, meeting agenda.

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

- 3. Approval of the Minutes** – Lisa Harral asked the board if there were any additions or corrections to the September 18, 2025, meeting minutes as presented.

Dustin Wenger moved to approve the minutes as presented, seconded by Pam Adams. Motion carried all ayes.

4. **501(c)(3) Status Update** – Emily Guthrie informed the board that the EIN application has been accepted and the registration of foreign nonprofit status in the State of Nebraska has been approved. She noted that the 501(c)(3) designation is still pending and may take longer than expected due to the current government shutdown.
5. **DCNHTF Housing Assistance Plan** – Jenny Anderson and Emily Guthrie presented on the final HAP for discussion and approval. The board agreed to include language regarding downpayment assistance for first-time homebuyers on the program priorities list.

Pamela Adams moved to approve the HAP as presented, seconded by Brian Van Berkum. Motion carried all ayes.
6. **DCNHTF Policies and Procedures** – Jenny Anderson and Emily Guthrie presented the policies and procedures manual to the board for discussion and informational purposes only, with a request for members to provide comments prior to the January board meeting. The discussion included suggestions for adding and removing language that may not align with the program's priorities or goals when applying for funding.
7. **Additional Comments** – Next meeting: January 15, 2026, at 1:00 PM.
8. **Adjournment** – *Brian Van Berkum moved to adjourn, seconded by Lori Warner. Chair Lisa Harral adjourned the meeting at 1:47 PM.*