

**Western Iowa Community Improvement Regional Housing Trust Fund**  
**Board of Directors**  
**Minutes**  
**Thursday, January 28, 2021**  
**11:15 a.m.**  
**Held via Zoom**

**MEMBERS PRESENT:**

Keith Radig, Woodbury County - Chair  
Gary Horton, Plymouth County – Vice Chair  
Rhett Leonard, Ida County  
Bryan Petersen, Cherokee County  
Robert Meyer, Bank First  
Vince Phillips, Monona County  
Terry Mulder, Wells Fargo  
Clint Weaver, Onawa Economic Development  
Bill Anderson, Cherokee Area Economic Development

**SIMPCO STAFF:**

Michelle Bostinelos, Executive Director, SIMPCO  
Amanda Harper, Housing Manager, SIMPCO  
Emily Coppock, Administrative Assistant, SIMPCO

The WICIRHTF Board of Directors met on Thursday, January 28, 2021, at 11:15 a.m., via Zoom. A quorum was present. The meeting was called to order at 11:15 a.m. by Chair Keith Radig.

The members of the WICIRHTF Board held this meeting by electronic means pursuant to the provisions of the Iowa Open Meetings Law, Sections 21.8 & 21.4 Code of Iowa. The meeting was held by conference call (Zoom) originating from the SIMPCO office at 1122 Pierce Street, Sioux City, Iowa. It was open to the public via conference call only (Zoom). Those on the call could hear the proceedings. An in-person meeting was not possible due to the Covid-19 declared pandemic and subsequent order to maintain social distancing when and where possible.

1. **Approval of the Agenda** – Chair Keith Radig asked the board if there were any additions or correction to be made to the January 28, 2021, agenda as presented.

*Keith Radig moved to approve the agenda presented, seconded by Vince Phillips. Motion carried all ayes.*

2. **Approval of the September 2020 Minutes** - Chair Keith Radig asked the board if there were any additions or corrections to be made to the September 24, 2020, minutes as presented.

*Rhett Leonard moved to approve the minutes presented, seconded by Gary Horton. Motion carried all ayes.*

3. **Appointments** – Current Chair: Keith Radig; Current Vice Chair: Gary Horton. Appointments to board: Bryan Petersen (Cherokee County and Vince Phillips (Monona County).

*Rhett Leonard moved to retain current officers, seconded by Bryan Petersen. Motion carried all ayes.*

*Keith Radig moved to approve the appointments of Bryan Petersen and Vince Phillips to the HTF Board, seconded by Gary Horton. Motion carried all ayes.*

4. **Recommendations for Additional WICIRHTF Board Members** – Discussion held. No additional board member recommendations brought forward at this time.
5. **Iowa Finance Authority (IFA) Grant Contract** – Amanda noted the contract has not yet been received from IFA to approve at this meeting. Contract will be brought forward at March meeting. No action.
6. **Authorized Signatories for HTF** – Amanda Harper noted Chair Keith Radig is the current signatory for the HTF. Keith has retained his seat as Chair therefore no action needed at this time.
7. **SIMPCO & HTF Contract 20-LHTF-13** – Amanda Harper noted this contract is brought forward to the board every year for approval. This allows SIMPCO to administer the 20-LHTF-13 contract.

*Bill Anderson moved to approve the contract presented, seconded by Bryan Petersen. Motion carried all ayes.*

8. **USDA Application** – Amanda Harper noted she would like the HTF to submit an application to USDA for rental rehab with a 50% match from landlord.

*Gary Horton moved to approve the HTF to apply for USDA funds, seconded by Bryan Petersen. Motion carried all ayes.*

9. **Set March 25, 2021 as Public Hearing for USDA Application** – Amanda Harper asked the board to approve March 25, 2021 as the public hearing date for comments on the USDA application.

*Keith Radig moved to approve March 25, 2021 as the Public Hearing date, seconded by Terry Mulder. Motion carried all ayes.*

10. **Homes for Iowa** – Amanda Harper informed the board she has received interest in this program from a contractor who is interested in starting a project in Akron, Iowa using Homes for Iowa. Amanda noted Homes for Iowa is now charging for delivery (first 150 miles free) as of February, 2021. Amanda noted this project could be something supported by down-payment assistance through HTF in the future.
11. **Grants Update** – Amanda Harper updated the board on the progress of the current and previous grants that have been underway this past year. Amanda noted since the WICIRHTF program started, there has been \$2,522,367 put back into the communities and residents homes. Amanda also noted grant 21-22 awarded the WICIRHTF \$233,810 in funds to administer the owner-occupied repair/rehab program. Grant 19-LHTF-25 is currently underway with 4 completed emergency repairs in Woodbury, Monona, Ida and Cherokee. HOME down-payment assistance program has closed on 2 projects with 3 in progress. 16 projects completed with 5 projects remaining for the FHLB program.
12. **Governor's Budget** – Amanda Harper noted the HTF fund increase is likely to happen this year. She asked the board for direction on where they would like to see the funds allocated. Discussion held.
13. **Other Comments** – Next Meeting: \*USDA Application Public Hearing\* March 25<sup>th</sup>
14. **Adjournment** – Chair Radig adjourned at 12:00 p.m.