

**Western Iowa Community Improvement Regional Housing Trust Fund  
Board of Directors  
Minutes  
Thursday, March 25, 2021  
11:15 a.m.  
Held In Person and via Zoom  
SIMPCO office, Meisner Conference Room  
1122 Pierce Street, Sioux City, Iowa**

**MEMBERS PRESENT:**

Keith Radig, Woodbury County - Chair  
Gary Horton, Plymouth County – Vice Chair  
Bryan Petersen, Cherokee County  
Robert Meyer, Bank First  
Vince Phillips, Monona County  
Clint Weaver, Onawa Economic Development  
Bill Anderson, Cherokee Area Economic Development  
Julie Colling, Mid-Sioux Opportunity  
Scott Brekke, Great Southern Bank

**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, March 24, 2021, at 11:15 a.m., via Zoom and in person in the Meisner Conference Room, 1122 Pierce Street, Sioux City, Iowa. A quorum was present. The meeting was called to order at 11:15 a.m. by Chair Keith Radig.

1. **Approval of the Agenda** – Chair Keith Radig asked the board if there were any additions or correction to be made to the March 25, 2021, agenda as presented.

*Keith Radig moved to approve the agenda presented, seconded by Bryan Petersen. 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 January 28, 2021, minutes as presented.

*Keith moved to approve the minutes as presented, seconded by Julie Colling. Motion carried all ayes.*

3. **Open Public Hearing: USDA Application** – Chair Radig opened the public hearing at 11:15 a.m. No public comment. *Keith Radig moved to close the public hearing, seconded by Robert Meyer. Motion carried all ayes.* Public hearing closed at 11:17 a.m.
4. **Support for Older Adult Homes Modification Program** – Amanda Harper provided an overview of the program to the board for discussion and approval. Amanda noted this program will be rehabbed homes for applicants 62years old and older. Amanda also noted there will be no cost sharing or match required with \$5,000 for home. An option to match on some level will be an option. Amanda is requiring letters of support from the board if approved to move forward.

*Bryan Petersen moved to approve the program presented, seconded by Vince Phillips. Motion carried all ayes.*

5. **HOME Down-Payment Assistance Match** – Amanda Harper noted the SIMPCO HOME application will be \$175,000 for direct assistance plus admin costs. She also noted the program application will change this year to the max assistance being \$14,999 per applicant. And is requesting a local match be provided by the WICIRHTF for \$15,000 or \$1,500 per approved applicant.

*Scott Brekke moved to approve providing match for SIMPCOs HOME DPA program application with a change that each approved applicant only receive 10% of the DPA need from the WICIRHTF, maximum match \$15,000. Motion seconded by Robert Meyer. Motion carried all ayes.*

6. **FHLB Match** – Amanda Harper noted she will be applying for FHLB for \$750,000. Match request will be \$190,000 of HTF over two years.

*Scott Brekke moved to approve the request presented, seconded by Julie Colling. Motion carried all ayes.*

7. **Home for Iowa Update** – Amanda Harper updated the board on progress of the Home for Iowa program. Amanda noted the project in Plymouth County will happen due to moving costs increasing as well as home cost increasing due to material costs. Amanda did note she will be talking with contractor in Ida County to consider this program. More information will be updated to the board as it comes.
8. **Legislative Update** – Amanda Harper updated the board on legislative activity pertaining to the HTF.
9. **Other Comments** – Next meeting: May 27<sup>th</sup>
10. **Adjournment**