

**Western Iowa Community Improvement Regional Housing Trust Fund  
Board of Directors**

**Minutes**

**Thursday, June 27, 2024**

**11:15 a.m.**

**6401 Gordon Drive, Sioux City, Iowa**

**MEMBERS PRESENT:**

Keith Radig, Woodbury County - Chair  
Gary Horton, Plymouth County – Vice Chair  
Devlun Whiteing, Ida County  
Rita Frahm, Ida County  
Robert Meyer, Monona County  
Vince Phillips, Monona County  
Charlie Persinger, Monona County

**SIMPCO STAFF:**

Michelle Bostinelos, Executive Director, SIMPCO  
Josh Bush, Finance Director, SIMPCO  
Jenny Anderson, Housing Manager, SIMPCO  
Emily Guthrie, Executive Assistant, SIMPCO

The WICIRHTF Board of Directors met on Thursday, June 27, 2024, 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 Chair, Keith Radig.

1. **Approval of the Agenda** – Chair Radig asked the board if there were any additions or corrections to the June 27, 2024, meeting agenda.

*Chair Radig moved to approve the agenda as presented, seconded by Gary Horton.  
Motion carried all ayes.*

2. **Approval of the Minutes** – Chair Radig asked the board if there were any additions or corrections to the January 25, 2024 meeting minutes as presented.

*Vince Phillips moved to approve the minutes as presented, seconded by Gary Horton.  
Motion carried all ayes.*

3. **Updates** –

- a. Housing Manager Report – Jenny Anderson, Housing Manager, updated the board on current project and applicant status within the service area of Woodbury, Plymouth, Cherokee, Monona, and Ida counties. She reported 6 projects have been completed since the January 25, 2024 meeting in Woodbury,

Ida, and Monona counties. Jenny reported on the 22-LHTF-22 grant noting the HTF grant balance is \$15,479 with \$11,154 being allocated to 30% AMI households stating so far, 20 homes have been rehabbed. Jenny reported on the 22-LHTF-11 grant noting the HTF grant balance is \$240,088 with \$114,070 being allocated to 30% AMI households stating so far, 15 homes have been rehabbed. Jenny also noted the HTF has been awarded \$381,698 in funding for the 24-LHTF-25 grant, however unable to access until the close of 22-LHTF-11 finding another 30% of projects.

- b. Board Composition Changes/Bylaws – Jenny Anderson, Housing Manager updated with Gary Horton retirement the committee will then be within the maximum amount of members allowable by current bylaws. Next meeting on action to update bylaws on amounts of members and public/private compositions.
- c. Financial Updates - Josh Bush, Finance Director, presented the board with the housing trust financials through May 31, 2024 and from January 1-May 31, 2024, noting 92% through the fiscal year. Josh reported total revenue YTD at \$461,742 with total expenditures down (\$27,554) compared to last year due to closing 2 grants with more activity.

*Chair Radig moved to approve the financials presented, seconded by Gary Horton.  
Motion carried all ayes.*

4. **Other Comments** – Next meeting: September 26, 2024, at 11:15 a.m.

Tentative upcoming meeting dates:

- a. November 21, 2024
- b. January 23, 2025
- c. March 27, 2025
- d. May 22, 2025
- e. June 26, 2025

5. **Adjournment** – Chair Radig closed the meeting at 11:30 a.m.