

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

**Minutes**

**Thursday, January 25, 2024**

**11:15 a.m.**

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

**MEMBERS PRESENT:**

Keith Radig, Woodbury County - Chair  
Gary Horton, Plymouth County – Vice Chair  
Bryan Petersen, Cherokee County  
Robert Meyer, Monona County  
Vince Phillips, Monona County  
Clint Weaver, Monona County  
Jason Rasmus, Woodbury County  
Scott Brekke, Woodbury County

**GUESTS PRESENT:**

Wes Fopma, Congressman Feenstra

**SIMPCO STAFF:**

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

The WICIRHTF Board of Directors met on Thursday, January 25, 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 Vice Chair, Gary Horton.

1. **Approval of the Agenda** – Chair Radig asked the board if there were any additions or corrections to the January 25, 2024, meeting agenda.

*Scott Brekke 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 September 28, 2023, meeting minutes as presented.

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

3. **Board Appointments –**
  - a. Bryan Petersen – term end 1/28/2024
  - b. Vince Phillips – term end 1/28/2024
  - c. Bill Anderson – new appointment

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

4. **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 8 projects have been completed since the September 2023 meeting in Woodbury, Cherokee, and Monona counties. Jenny reported on the 22-LHTF-22 grant noting the HTF grant balance is \$19,246 with \$13,215 being allocated to 30% AMI households stating so far, 16 homes have been rehabbed. Jenny reported on the 22-LHTF-11 grant noting the HTF grant balance is \$266,023 with \$101,216 being allocated to 30% AMI households stating so far, 9 homes have been rehabbed. Jenny also noted the HTF has been awarded \$381,698 in funding for the 24-LHTF-25 grant.
  - b. Josh Bush, Finance Director, presented the board with the housing trust financials through December 31, 2023, and from September 1-December 31, 2023, noting 50% through the fiscal year. Josh reported total revenue YTD at \$237,019 with total expenditures at \$173,728 for a net of \$63,291.

*Bryan Petersen moved to approve the financial presented, seconded by Scott Brekke. Motion carried all ayes.*

5. **Other Comments –** Next meeting: March 28, 2024, at 11:15 a.m.
6. **Adjournment –** Keith Radig moved to adjourn, seconded by Vince Phillips. Chair Radig closed the meeting at 11:40 a.m.