

Southwest Iowa Housing Trust Fund, Inc.
Meeting Minutes
February 21, 2017 SWIPCO Conference Room, Atlantic, IA

Call to Order. Wright called the meeting to order at 10:10 A.M.

Roll Call. The following members were present: Marty Barnett (teleconference), Wendy Mueller (teleconference), Mahlon Sorensen, Brad Wright, and Sharon Yahnke. A quorum was present. Staff present: Amber Carcel and Tammy DeBord.

Approve Agenda. Sorensen moved to approve the agenda, and Barnett seconded. Motion passed with all ayes.

Approve Minutes of November 15, 2016. Barnett moved to approve the minutes and Yahnke seconded. Motion passed with all ayes.

Discuss and Approve Representative for Open Board Position. Carcel said staff has two individuals in mind. Don Gross, former planner for the City of Council Bluffs, who now works for MAPA or Brienne Duede from the City of Carson. Wright asked if Duede was able to be on the board per the bylaws. DeBord will check the bylaws. Carcel will have someone at the May meeting ready for appointment. No action was taken.

Election of Officers. Current officers are Brad Wright, President; Wendy Mueller, Vice President; Marty Barnett, Secretary/Treasurer. Sorensen moved to retain the current slate of officers. Yahnke seconded. The motion passed with all ayes.

Discuss Current Programs. Carcel presented:

- CDBG
 - Missouri Valley project is nearly complete. SWIPCO has completed six homes, and requested and received permission from IEDA for a seventh. Bid openings for the seventh home is tomorrow and it is currently going through the SHPO process.
 - Elk Horn was granted permission to expand the target area to include everything within city limits. 3 are currently in the process and 2 more have been approved by the housing committee and waiting for work to start. 3 have been verified and are waiting for approval from the housing committee.
 - Red Oak has three homes in progress and seven approved. The city also has an alternate waiting to be approved. A status of funds meeting is scheduled for the city council meeting this evening.
 - Woodbine has five homes verified and waiting for the housing committee. The housing committee will meet Wednesday February 22. A second press release was published and more applications have been sent out.
 - Anita has eight applicants verified and waiting for the housing committee. The committee will meet Thursday Feb. 23.
 - SWIPCO submitted four applications for CDBG housing in January for the cities of Lewis, Harlan, Walnut, and Malvern.
- FHLB
 - The project is now closed and funds drawn down.
 - FHLB did not award any owner-occupied projects within the state of Iowa
 - Previous forgivable loans were up to \$5,000 per project. FHLB would now like the target cost per project to be \$10-15,000.
 - Pre-applications for 2017 are due in March, final applications in August, and awarded in December.
- IFA
 - The 2015 IFA grant was extended until the PRR home is sold.
 - The 1200 Miller home (PRR) is still on the market.
 - Staff are working on additional marketing opportunities
 - Basement is fixed and no longer has a water issue

- Wright asked if it is possible to sell to someone willing to rent the property.
 - As long as the tenant was LMI for the first five years, this is a possibility.
- The 2016 IFA grant has \$30,796 left for 30% repairs and \$40,815 left for 80% repairs.
- The 2017 IFA grant is open and funding has started for homeownership assistance and demolition.
- Carcel discussed changing the amounts allocated for the various programs funded through IFA. All were in agreement to allocate more money to demolition.
 - Demolition funds are only for residential properties, not commercial.
 - Commercial properties could apply for a DNR/Keep Iowa Beautiful grant aimed at reducing landfill waste.
- NSP
 - The state is closing out the grant.
 - The city of Shenandoah still owns the property.
 - The plan is to transfer management to a non-profit to help the city with the property.
 - McCurdy will meet with the city administrator Wednesday.
- Jumpstart
 - Last multi-family unit is completed.
 - Once the property is sold, the grant will be closed.
- Stanton PRR
 - The project is currently out for bid.
 - SWIPCO will assist through the bidding process, income verifications, etc.
 - This process is the way all PRR's will be handled moving forward

Other Business. None presented.

Adjourn. Yahnke moved to adjourn the meeting at 10:45 AM and Sorensen seconded. Motion passed with all ayes.

Marty Barnett
Secretary/Treasurer