

Southwest Iowa Housing Trust Fund, Inc.
Meeting Minutes
August 22, 2019, SWIPCO, Atlantic, IA

Call to Order. Wright called the meeting to order at 10:02 A.M.

Roll Call. The following members were present: Stephanie Bowden, teleconference; Paula Danker, teleconference; Pat McCurdy; Wendy Mueller; Mahlon Sorensen; Trent Svendsen, teleconference; Brad Wright; and Sharon Yahnke. A quorum was present. Staff present: Tammy DeBord, Sandy Hansen, John McCurdy, and Rhonda Oliphant.

Approve Agenda. Wright added item Approve FY2020 Budget to the agenda and moved Discuss and Approve Amendment to By-Laws up to the beginning of the agenda immediately following Approve Minutes of May 21. Mueller moved to approve the agenda as amended, and P. McCurdy seconded. Motion passed with all ayes.

Approve Minutes of May 21, 2019. P. McCurdy moved to approve the minutes and Mueller seconded. Motion passed with all ayes.

Discuss and Approve Amendment to the By-Laws. J. McCurdy explained to the board that Pottawattamie County had voted to withdraw from Southwest Iowa Housing Trust Fund and join Council Bluffs Housing Trust Fund. The cities could choose to stay with SWIHTE, however, IFA will not divide the money up and all of it would go to CBHTF. By-Laws section 1 explicitly include Pottawattamie County as a member. The by-laws need amended to remove them. In addition, J. McCurdy wondered if the board wanted to move from 9 board members to 8 due to the recession of Pottawattamie County. After much discussion it was decided to remove Pottawattamie County from the By-Laws but to keep a 9 member board. P. McCurdy moved to amend the By-Laws to remove Pottawattamie County as a member of the Southwest Iowa Housing Trust Fund. Mueller seconded the motion. A roll call vote was taken. Ayes: Bowden, Danker, P. McCurdy, Mueller, Sorensen, Svendsen, Wright, and Yahnke. Nays: none. Motion passed.

Review and Approve Financials. Oliphant presented the financials for review. The financials covered the period of July 1, 2018 to June 30, 2019. Mueller moved to approve the financials. Sorensen seconded. The motion passed with all ayes.

Review and Approve Check List. Oliphant presented the check list for review. P. McCurdy moved to approve the check list. Bowden seconded the motion. The motion passed with all ayes.

Approve FY2020 Budget. Oliphant presented the budget for review. Sorensen moved to approve the FY20 budget as presented. Yahnke seconded the motion. The motion passed with all ayes.

Public Hearing – Application to Iowa Finance Authority Local Housing Trust Fund. P. McCurdy moved to open the public hearing at 10:38 a.m. Mueller seconded the motion. No public comments were received. Sorensen moved to close the public hearing at 10:40 a.m. and Bowden seconded.

Discuss and Approve Amendment to 501c3. No action was taken on this agenda item.

Discuss and Approve Housing Assistance Plan. DeBord presented the plan for review to the board. Changes include the removal of Pottawattamie County as a location served and the removal of rental assistance language. Mueller moved to approve the HAP as presented and P. McCurdy seconded the motion. The motion passed with all ayes.

Discuss and Approve Iowa Finance Authority Local Housing Trust Fund Application. DeBord presented the application for review. SWIHTE is applying for \$235,712 with matching funds of \$58,928. Sorensen moved to approve the application as presented. P. McCurdy seconded the motion. The motion passed with all ayes.

Discuss and Approve Membership Dues for FY21. Sorensen moved to approve the dues for counties remain the same at \$5,000 per county. Mueller seconded the motion. The motion passed with all ayes.

Discuss Current Programs. See Attached.

Other Business. DeBord shared November would be Mueller and Yahnke's last meeting on the board. We need to find replacements for them.

Adjourn. Sorensen moved to adjourn the meeting and at 10:59 AM and Yahnke seconded. Motion passed with all ayes.

Mahlon Sorensen
Secretary/Treasurer