MEETING Minutes

Southwest Iowa Housing Trust Fund, Inc.
Board of Directors
May 12, 2026, at 10:00am
ZOOM
Meeting ID: 235 538 3523
Passcode: 507088

1. **Call to Order.** Chair Rob Claussen called the meeting to order at 10:00 a.m.

2. **Roll Call.** Rhodes took roll call. Members present were: Rob Claussen, Kelly Mahlberg, Kristian Nielsen, Renee Riedel, Karen Schlueter, Debbie Waterbury, and a quorum was present. Staff attending were: Ann Anstey, John McCurdy, Phil Richter and Nicole Rhodes.

3. **Approve Agenda.** Riedel moved to approve the agenda and Schlueter seconded. The motion passed with all ayes.

4. **Approve Minutes of February 17, 2026, Meeting.** Mahlberg moved to approve the minutes and Schlueter seconded. The motion passed with all ayes.

5. **Review and Approve Check List and Financials.** McCurdy reviewed the checklist and financial revenue reports. Waterbury moved to approve the checklist and financials and Schlueter seconded. The motion passed with all ayes.

6. **Review and Approve Demo Applications.** McCurdy briefly reviewed the demolition program with the board and how we have handled approving multiple applications in the past. Richter and McCurdy discussed the 4 applications that were sent out prior to this meeting. Waterbury moved to approve the Mondamin and Essex demo applications today as well as accepting the two applications from Red Oak pending the available dollar amount of funds following the approved applications and receiving the estimates, and Riedel seconded. The motion passed with all ayes.

7. **Discuss Open Board Positions.** McCurdy discussed the possibility of a new board member with the group. Ben Lundgren from Montgomery County Development Corporation has discussed the position with McCurdy and is willing to serve on the board. McCurdy discussed Lundgren's role with his organization and his work history. Waterbury moved to nominate and approve Lundgren to the board and Mahlberg seconded. The motion passed with all ayes.

8. **Current Programs.** McCurdy and Anstey reviewed the Housing report with the board members. See attached report.

9. **Other Business.** McCurdy discussed with the board that he has attended several meetings recently where housing trust funds were discussed and some of those

discussions included homeownership assistance programs, etc. McCurdy informed the board that we will tentatively plan on having a work session in the fall to brainstorm new funding ideas and initiatives.

10. **Adjourn.** Mahlberg moved to adjourn the meeting at 10:30 a.m. and Schlueter seconded. The motion passed with all ayes.