

Northeast Iowa Regional Housing Trust Fund

Serving Allamakee, Clayton, Howard and Winneshiek Counties

NEIRHTF Meeting Minutes

April 21, 2022

MEMBERS PRESENT: Adam Wiegand, Shirley Vermace, Stephanie Fromm, Joseph Pisney, Barb Prochaska, Karli Schmelzer, Dan Ollendick, Spiff Slifka, Val Reinke, Marty Stanbrough, Sandie Graf; via Zoom: Kristie Wiltgen, Darla Kelchen

MEMBERS ABSENT: Gus Johnson, Mark Reiser, Ray Peterson, Nancy Tegtmeier, Mallory Hanson

STAFF PRESENT: Carrie Courtney, Rachelle Howe, Lori Quam, Karen Cooper

CALL TO ORDER: The Northeast Iowa Regional Housing Trust Fund meeting was called to order at 1:38 p.m. by Chair Spiff Slifka.

AGENDA APPROVAL: A motion to approve was made by Joe Pisney and seconded by Marty Stanbrough. The motion was carried unanimously.

APPROVE MEETING MINUTES 2/15/22: A motion to approve was made by Adam Wiegand and seconded by Dan Ollendick. The motion was carried unanimously.

PROJECT STATUS UPDATES-Progress Report: Carrie shared there are 90 projects on the list with 29 working files. Three are contracted and 12 are waiting on estimates.

CONSIDER APPROVAL OF FINANCIAL REPORT OF NEIHTF-Current Financial Status: Karen shared attached financial reports. She explained that forgivable loans are an asset because they do not show as an expense.

Loan Payment Updates: Carrie shared that we have called or sent letters to those on the delinquent list every month and we have received some payments as a result. A discussion was had about who should be written off. It was agreed that we should wait, give it time and keep calling and sending letters. The bigger picture is aiding home improvements in our communities. It was also mentioned that the Baades have both passed away.

DISCUSSION OF RLF PROJECTS AND STATUS-Request for emergency funds: \$50,000: Howe shared that RLF will run out of money very early this year. She proposed holding back \$10,000 of the \$50,000 from each county. Spiff suggested a proposal at the next meeting for emergency funds. These funds would not be allocated and would be used when needed.

Spiff suggested we go back to the projects discussed earlier. Carrie shared the following 3 projects:

1. Shurtluff – well (approved)
2. Westendorf – structure repairs (approved)
3. Ossian Apts. – fire damage (delayed at this time)

A motion was made by Shirley Vermace to approve the first two projects and to move the third project down on the list. Val Reinke seconded. The motion was carried unanimously.

CONSIDER APPROVAL OF 2022 MANAGEMENT AGREEMENT:

Howe shared the 2022 Management Agreement. A motion to approve was made by Adam Wiegand and seconded by Dan Ollendick. The motion was carried unanimously.

UPDATED HOUSING ASSISTANCE PLAN: Howe asked if the terms of the bank loan were working out. Adam Wiegand said it was fine for both sides. Spiff suggested everyone should look it over.

SCHEDULE NEXT HTF MEETING: The next board meeting is scheduled for September 22, 2022, at 1:30 p.m.

FLOOR ITEMS: Spiff, Darla and Val wanted to share a YouTube video from Iowa Tourism called The Soul of Iowa, which features Decorah.

ADJOURNMENT:

A motion to adjourn was made at 2:52 p.m. by Dan Ollendick and seconded by Barb Prochaska. The motion was carried unanimously.

Lori Quam, NEIRHTF Secretary