

Minutes for:

**EASTERN IOWA REGIONAL HOUSING CORPORATION
HOUSING TRUST FUND (EIRHC HTF)
Board Meeting**

DATE: Thursday, February 19, 2026

TIME: 9:00 a.m.

PLACE Zoom/Phone Meeting

Present:

City/County

☐ Vacant
City of Manchester
Delaware County

☐ Nin Flagel
Board of Supervisors
Jackson County

☐ Brian Wagner
City of Tipton
Cedar County

☒ Sandra Gassman
City of Epworth
Dubuque County

☒ Steve Lindner (chair)
City of DeWitt
Clinton County

Private

☒ Sarah Maurer
Delaware County

☒ Matt Tranel (vice-chair)
Maquoketa State Bank
Jackson County

☒ Lynne Pinegar
Fidelity Bank & Trust
Cedar County

☐ Carla Hughes
Dubuque County

☐ Vacant
Clinton County

Economic Development

☒ Donna Boss
Del County Economics Dev.
Delaware County

☒ Teresa Weinschnek
City of Bellevue
Jackson County

☐ Angela Rheingans
Clinton County

☒ Brad Ludwig
Cascade Economic Development
Dubuque County

☒ Holly McPherson
Cedar County

Others Present:

Staff Present: Carl Reimer, Michelle Schnier, Sarah Berning, Mae Hingtgen

**** A Quorum was present***

Call to Order

Chair Lindner called the Eastern Iowa Regional Housing Corporation Housing Trust Fund (EIRHC HTF) Board meeting to order at 9:00 a.m.

The members of the EIRHC HTF are holding this session by electronic means pursuant to the provisions of the Iowa Open Meetings Law, Section 21.8, Code of Iowa, and due to the limited agenda for this meeting, relatively short period of time that this meeting is expected to be held, the expense of transporting the board members in person is impractical. The meeting is being held by phone or internet means originating from the ECIA offices in Dubuque. It is open to the public and those in attendance can hear the proceedings. Public notice of the meeting has been issued in accordance with Iowa Code Section 21.4.

Review and Approve the Agenda for the EIRHC Housing Trust Fund (HTF) February 19, 2026 Board Meeting

Motion by Boss, second by Weinschnek to approve the agenda for the EIRHC HTF February 19, 2026 board meeting. The motion passed unanimously.

Review and Approve the Minutes of the EIRHC Housing Trust Fund (HTF) December 18, 2025 Board Meeting

Motion by Ludwig, second by Gassman to approve the minutes from the EIRHC HTF December 18, 2025 board meeting. The motion passed unanimously.

Review and Approve EIRHC Housing Trust Fund (HTF) program expenditures for November 2025 – January 2026

Reimer presented the EIRHC HTF expenditures for November 2025 – January 2026 for approval, explaining the expenditures are normal and routine. Reimer did note high payments to Tranel Development Inc. and explained that was for rehab projects.

Motion by Weinschenek, second by Pinegar to approve the program expenditures for November 2024 – January 2025. The motion passed unanimously.

Report on 2024 EIRHC Housing Trust Fund (HTF) Project Activities

Reimer stated the 2024 projects must be completed with funds fully expended by December 31, 2025. Reimer stated all projects have been completed and one hundred and eighteen (118) households were assisted through HTF funds.

Report on 2025 EIRHC Housing Trust Fund (HTF) Project Activities

Reimer stated the 2025 projects must be completed with funds fully expended by December 31, 2026. Some projects have started and will be starting slowly. Reimer noted there is down payment assistance and requested the board to spread the word to anyone looking for assistance.

Report on 2026 EIRHC Housing Trust Fund (HTF) Project Activities

Reimer stated the 2026 projects must be completed with funds fully expended by December 31, 2027. Reimer stated there is no down payment assistance in this round of assistance. All other funds have been allocated to projects and projects should start soon.

Other Business

HTF 2027 Funds

Reimer noted the rules for match of the HTF funds for 2027 have been changed, the match went from 25% to 10%.

New Board Member

Reimer informed the board that Carla Hughes has filled the private Dubuque County position and welcomed her to the board. Reimer did note there are still vacant positions to be filled.

Next Board Meetings Scheduled:

The next EIRHC HTF Board meetings are listed on the agenda.

May 21, 2026 – 9:00 am

August 20, 2026 - 9:00 am

November 19, 2026 – 9:00 am

February 18, 2027 - 9:00 am

Adjournment

Motion by Boss, second by Ludwig to adjourn the EIRHC HTF meeting at 9:10 a.m. The motion passed unanimously.

Respectfully submitted,

Michelle Schnier
Director of Housing and Support Services