

North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday August 26, 2025, 9:00 A.M.
Minutes

1. Opening of Meeting.

- A. Chairperson Helgeson called the North Iowa Regional Housing Authority regular board meeting to order at 9:00 a.m. via conference call and in office. Public access to the meeting was available via phone and in office.

Board Members: Present: Delegates: Bruce Helgeson, Gary Gelner, Beth Johnson, Yvonne Krukow, Enos Loberg, Jessy Willadsen, and Dona Nielsen. By Phone: Ashley Rosendahl.

Alternate: None. **Absent:** None. **Staff:** Justin Stotts **Guest:** John Olson by phone.

- B. Determination of Quorum.
A quorum was determined.
- C. Recognition of Visitor.
John Olson of Kronlage and Olson, P.C.
- D. Approval of Agenda and Request for Changes/Recording of Agenda.
Willadsen moved to approve the agenda as presented. Nielsen seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

2. Open Forum.

None.

3. Consent Agenda.

Krukow moved to approve the consent agenda as presented. Loberg seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

4. Old Business.

- A. Minutes
Johnson moved to approve the minutes, financial statements, and bills. Nielsen seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.
- B. Financial Statements
- C. Bills
- D. Miscellaneous Communication
None

5. New Business.

- A. Selection of Nominating Committee.
Chairperson Helgeson appointed Enos Loberg to join Yvonne Krukow and Gary Gelner on the nominating committee. No motion necessary.
- B. Iowa Sunshine Law Training.
Director Stotts informed the board of new sunshine training requirements per state law. Per board request, NIRHA staff will coordinate with all board members required to complete the Iowa Sunshine Law Training and track the completion status for each commissioner. No motion necessary.

C. Resolution 2025-06 FY2026 Agency Operating Budget.
Willadsen moved to approve the budget as presented. Johnson seconded. Roll call vote unanimous.

E. Repositioning Plan and Update.
Director Stotts gave a repositioning update and asked for a board motion approving the preliminary plan as stated in the agenda. Willadsen made a motion to approve the repositioning plan presented with the addition of project-based vouchers for at least 50% of units will be included with any property sold.

6. **Adjourn.**
Loberg moved to adjourn. Johnson seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 11:10 AM. Next Meeting September 23, 2025.

Bruce Helgeson, Chairperson

Date

Justin Stotts, Executive Director

Date