

**NORTH IOWA REGIONAL HOUSING AUTHORITY  
202 First Street SE, Ste. 203, Mason City, IA 50401**

**February 26, 2026, 9:00 AM**

**In person in the conference room or access the conference by calling in to  
617-793-8470 or toll free at 844-855-4444. Access code is 5204446.**

**Commissioners:** Bruce Helgeson, Gary Gelner, Beth Johnson, Yvonne Krukow,  
Enos Loberg, Jessy Willadsen, Dona Nielsen, and Kayla Zimmerman.

**AGENDA**

- |           |  | <b>Pages</b> |
|-----------|--|--------------|
| <b>1.</b> | <b>Opening of Meeting</b>  |              |
|           | A. Call to Order   |              |
|           | B. Determination of Quorum   |              |
|           | C. Recognition of Visitor  |              |
|           | D. Approval of Agenda and Request for Changes  |              |
| <b>2.</b> | <b>Open Forum</b>  |              |
|           | Audience Note: If you desire to speak to the board, please read and complete the Open Forum Request form provided at the sign-in table and give it to the Board Secretary.             |              |
| <b>3.</b> | <b>Consent Agenda</b>  |              |
|           | All items under this section are routine and may be enacted by one motion. Any item may be removed from the Consent Agenda at the request of a commissioner and considered separately. |              |
|           | A. Executive Director's Report   | 2            |
|           | B. Approval of Consent Items or Request for Removal and Discussion   |              |
| <b>4.</b> | <b>Old Business</b>  |              |
|           | A. Minutes   | 3            |
|           | B. Financial Statements  |              |
|           | C. Bills   | 4-5          |
|           | D. Miscellaneous Communications  |              |
| <b>5.</b> | <b>New Business</b>  |              |
|           | A. Executive Director Search   | 6            |
| <b>6.</b> | <b>Adjourn.</b>  |              |

Next Scheduled Regular Meeting March 24, 2026.

## Consent Agenda – Executive Director’s Report

### a. Public Housing Unit Status

Unit Turnover					
	Month of February 2026	Total Units at Site	Leased as of January 31, 2025	HUD Removed	Vacant Units
«	Algona	14	14	0	0
«	Britt	6	6	0	0
«	Clear Lake	10	10	0	0
«	Forest City	16	16	0	0
«	Hampton	27	27	0	0
«	Manly	12	12	0	0
«	Northwood	8	8	0	0
«	Osage	10	10	0	0
«	Rockford	10	10	0	0
«	Sheffield	8	8	0	0
	<b>Total</b>	<b>121</b>	<b>121</b>	<b>0</b>	<b>0</b>
«	<i>indicates that property is full</i>				

**North Iowa Regional Housing Authority**  
**202 First Street SE, Ste. 203, Mason City, IA 50401**  
Tuesday January 27, 2026, 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, Enos Loberg and Yvonne Krukow. **Alternate:** None. **Absent:** Jessy Willadsen. **By phone:** Beth Johnson, Dona Nielsen and Kayla Zimmerman. **Staff:** Justin Stotts **Guest:** None.

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

**2. Open Forum.**

**3. Consent Agenda.**

Gelner 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  
Loberg 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. None.

**6. Adjourn.**

Krukow moved to adjourn. Gelner seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:15 AM. Next Meeting February 26, 2026.

\_\_\_\_\_  
Bruce Helgeson, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Justin Stotts, Executive Director

\_\_\_\_\_  
Date

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

January 1, 2026 - January 31, 2026

Check Number	Check Date	Payee	Amount
<b>Payroll Direct Deposit</b>			
10167	01/02/26	Carballo, Carmen N	1,610.66
10168	01/02/26	Gansen, Karri S	1,609.62
10169	01/02/26	Heiny, Daniel L	1,645.98
10170	01/02/26	McBride, Carrie L	1,345.75
10171	01/02/26	Stotts, Justin	2,782.58
10172	01/02/26	Urbatsch, Gregg A	1,628.81
10192	01/16/26	Carballo, Carmen N	1,616.62
10193	01/16/26	Gansen, Karri S	1,638.63
10194	01/16/26	Heiny, Daniel L	1,585.37
10195	01/16/26	McBride, Carrie L	1,345.76
10196	01/16/26	Stotts, Justin	2,687.15
10197	01/16/26	Urbatsch, Gregg A	1,628.81
10234	01/30/26	Boos, Logan J	1,483.38
10235	01/30/26	Carballo, Carmen N	1,666.72
10236	01/30/26	Gansen, Karri S	1,729.77
10237	01/30/26	Heiny, Daniel L	1,671.19
10238	01/30/26	McBride, Carrie L	1,394.88
10239	01/30/26	Stotts, Justin	2,687.14
10240	01/30/26	Urbatsch, Gregg A	1,705.60
10241	01/30/26	Wright, Gary C	1,438.63
<b>Payroll Direct Deposit Total</b>			<b>34,903.05</b>
<b>Vendor Checks</b>			
10173	01/06/26	Access Systems Leasing	5.20
10174	01/06/26	Algona Plumbing & Heating, LLC	531.60
10175	01/06/26	Alliant Energy/IPL	34.06
10176	01/06/26	Black Hills Energy	88.28
10177	01/06/26	City of Forest City	90.00
10178	01/06/26	City of Rockford	146.97
10179	01/06/26	CITY OF SHEFFIELD	54.02
10180	01/06/26	Gary Sheppard	745.00
10181	01/06/26	Hogen Lawn Care	1,580.00
10182	01/06/26	Karri Gansen	192.50
10183	01/06/26	Kronlage & Olson PC	3,100.00
10184	01/06/26	Menards - Mason City	907.71
10185	01/06/26	Mid American Energy Company	60.26
10186	01/06/26	Northwood Sanitation, LLC	410.00
10187	01/06/26	Osage Municipal Utilities	6.50
10188	01/06/26	Skyblue Solutions	235.98
10189	01/06/26	Steven Giles	100.00
10191	01/12/26	Tyler Bueford	2,047.50
10198	01/21/26	Access Systems Leasing	362.23
10199	01/21/26	Alliant Energy/IPL	444.21
10200	01/21/26	Brett A Austin	340.00
10201	01/21/26	BRIC MC LLC	2,642.94
10202	01/21/26	City of Forest City	59.85
10203	01/21/26	City of Osage	36,999.55
10204	01/21/26	D&L Sanitation	160.00
10205	01/21/26	David Harms	700.00
10206	01/21/26	Eileen Holm	300.00
10207	01/21/26	Gary Wright	81.93
10208	01/21/26	Hawkins Ash CPAs	2,005.00
10209	01/21/26	HDSUPPLY	25.88
10210	01/21/26	Joes Collision & Performance	430.00
10211	01/21/26	Mid American Energy Company	58.90
10212	01/21/26	Nuehring's Lawn & Tree Service Inc.	60.00
10213	01/21/26	Online Information Services Inc	486.50
10214	01/21/26	Paymentus	75.90

# North Iowa Regional Housing Authority

## Check Register

All Bank Accounts

January 1, 2026 - January 31, 2026

Check Number	Check Date	Payee	Amount
10215	01/21/26	Pollard Pest Control & Lawn Care Co.	125.00
10216	01/21/26	Randel Hiscocks	1,030.00
10217	01/21/26	Reliable1	1,058.25
10218	01/21/26	River City Communications, Inc	59.00
10219	01/21/26	Scharper Services LLC	278.71
10220	01/21/26	Scott's Towing & Auto Body	580.00
10221	01/21/26	Shell Rock Valley Landscapes, LLC	320.00
10222	01/21/26	Simpson, Jensen, Abels, Fischer, & Bouslog, PC	4,585.00
10223	01/21/26	Sunde Services, LLC	1,380.00
10224	01/21/26	Todd Rothore	700.00
EFT	01/21/26	Clear Lake Sanitary District	24.90
EFT	01/21/26	Clear Lake Sanitary District	24.58
EFT	01/21/26	Clear Lake Sanitary District	30.66
EFT	01/21/26	Clear Lake Sanitary District	31.94
EFT	01/21/26	Clear Lake Sanitary District	28.10
EFT	01/21/26	Clear Lake Sanitary District	31.62
EFT	01/21/26	Clear Lake Sanitary District	28.10
EFT	01/21/26	Clear Lake Sanitary District	24.90
EFT	01/21/26	Clear Lake Sanitary District	27.14
EFT	01/21/26	Clear Lake Sanitary District	26.18
EFT	01/21/26	Mid American Energy Company	2,013.27
EFT	01/21/26	Wellmark	194.95
EFT	01/06/26	Aflac	106.86
EFT	01/06/26	Capital One	1,382.11
EFT	01/06/26	City of Hampton	1,320.87
EFT	01/06/26	City of Manly Utility	849.94
EFT	01/06/26	Principal Life Insurance Company	648.41
EFT	01/06/26	Verizon	292.89
<b>Vendor Check Total</b>			<u>72,771.85</u>
<b>Check List Total</b>			<u><u>107,674.90</u></u>

Check count = 83

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**DATE:** February 26, 2026

**RE:** Executive Director Search

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**COMMENTS:** The Executive Committee and the Executive Director will provide an update on the Executive Director search.