North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday July 28, 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, Kayla Zimmerman, Gary Gelner, Enos Loberg, and Yvonne Krukow. **Alternate:** None. **Absent**: Dona Nielsen. **By phone:** Beth Johnson and Jessie Willadsen **Staff:** Rick Toney and Carrie McBride **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.
   Zimmerman moved to approve the agenda as presented. Loberg seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

2. **Open Forum.**

3. **Consent Agenda.**
   Willadsen moved to approve the consent agenda as presented. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

4. **Old Business.**
   A. Minutes
   Zimmerman moved to approve the minutes, financial statements, and bills. Loberg 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. Repositioning Update.
   Holly Knight was unable to be on the phone conversation. So, there are no new updates at this time.

   B. Updated Procurement Policy Resolution No. 2026-06.
   Loberg motioned to approve Resolution Updating the Procurement Policy Resolution No. 2026-06. Krukow seconded the motion. **Roll Call Vote:** Loberg, Zimmerman, Gelner, Krukow, Willadsen, Johnson, and Helgeson. All were in favor; none opposed; and none abstained. The motion carried.

   C. Updated Closed office Policy Resolution No. 2026-07.
   Loberg motioned to approve the Resolution No.2026-07 Updated Closed Office Policy. Zimmerman Seconded the motion. **Roll Call Vote:** Loberg, Zimmerman, Krukow, Gelner, Willadsen, Johnson,

and Helgeson. All were in favor; none opposed; and none abstained. The motion carried.

D. Update of Legal Counsel for LIHTC Transactions.
Executive Director Rick Toney Updated the Board on the two major law firms who responded and who he would like to use. He stated that Fox Rothschild has far more experience in LIHTC transaction and is who he would like to use.

6. Adjourn.
Zimmerman moved to adjourn. Loberg seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 9:50 AM. Next Meeting August 25, 2026.

Bruce Helgeson, Chairperson	Date
Rick Toney, Executive Director	Date