North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday June 23, 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, Beth Johnson, Gary Gelner, Enos Loberg, and Kayla Zimmerman. **Alternate:** None. **Absent**: Jessie Willadsen and Dona Nielsen. **By phone:** Yvonne Krukow **Staff:** Rick Toney and Carrie McBride **Guest:** John Olson

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

   Yvonne Krukow joined the meeting at 9:15 AM

2. **Open Forum.**

3. **Consent Agenda.**
   Zimmerman moved to approve the consent agenda as presented. Johnson 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. Johnson 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. Executive Director Rick Toney gave update on the Repositioning update.

   B. Resolution No. 2026-01 updating utility allowances for the Section 8 Housing Choice Voucher program effective August 1, 2026.
   Loberg moved to approve Resolution 2026-01 updating utility allowances for Section 8 Housing Choice Vouchers. Zimmerman seconded the motion. **Roll Call Vote:** Loberg, Johnson, Zimmerman, Gelner, Krukow, and Helgeson were in favor; none opposed; and none abstained. The motion carried.

C. Resolution No. 2026-02 updating the utility allowances for the LIPH program effective August 1, 2026
Zimmerman motioned to approve Resolution No. 2026-02 updating the utility allowances for the LIPH Program effective August 1, 2026. Johnson seconded the motion. **Roll Call Vote:** Loberg, Johnson, Zimmerman, Gelner, Krukow, and Helgeson were in favor; none opposed; and none abstained. The motion carried.

D. Resolution No.2026-03 Five-year PHA Plan.
Loberg motioned to approve Resolution No. 2026-03 Five-year PHA Plan. Zimmerman seconded the motion. **Roll Call Vote:** Loberg, Johnson, Zimmerman, Gelner, Krukow, and Helgeson were in favor; None opposed; and none abstained. The motion carried

E. Resolution No. 2026-04 Audit for FYE September 30, 2025.
Loberg motioned to approve Resolution No. 2026-04 Audit for FYE September 30, 2025. Zimmerman seconded the motion. **Roll Call Vote:** Loberg, Johnson, Zimmerman, Gelner, Krukow, and Helgeson were in favor; none opposed; and none abstained. The motion carried.

F. Postponement of Resolution No. 2026-05 SAC Disposition Actions.
Loberg motioned to approve the postponement of Resolution No.2026-05 SAC Disposition Actions for till September 22, 2026. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

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 10:10 AM. Next Meeting July 28, 2026.

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Bruce Helgeson, Chairperson	Date
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Rick Toney, Executive Director	Date