

**North Iowa Regional Housing Authority**  
**202 First Street SE, Ste. 203, Mason City, IA 50401**

Tuesday May 26, 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, and Jesse Willadsen. **Alternate:** None. **Absent:** Enos Loberg. **By phone:** Dona Nielsen, Kayla Zimmerman, and Yvonne Krukow **Staff:** Rick Toney **Guest:** by Phone Holly Knight.

- B. Determination of Quorum.  
A quorum was determined.
- C. Recognition of Visitor.  
Holly Knight of Knight Development via phone
- D. Approval of Agenda and Request for Changes/Recording of Agenda.  
Gelner moved to approve the agenda as presented. Willadsen 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. Johnson 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. Gelner 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. Resolution No. 2026-01 updating utility allowances for the Section 8 Housing Choice Voucher program effective July 1, 2026, is not ready yet from Zeffert & Associates so will be scheduled for next Board Meeting on June 24,2026.
- B. Resolution No.2026-02 updating the utility allowances for the LIPH program effective July 1, 2026, is not ready yet from Zeffert & Associates will be scheduled for next Board Meeting on June 24,2026.
- C. Annual review of Investment Policy.  
Zimmerman motioned to approve the Annual review of Investment Policy. Nielsen seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

**6. Adjourn.**

Krukow moved to adjourn. Johnson seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:26 AM. Next Meeting June 24, 2026.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rick Toney, Executive Director

\_\_\_\_\_  
Date