

North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday November 25, 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, Kayla Zimmerman, and Yvonne Krukow. **Alternate:** None. **Absent:** Enos Loberg and Jessy Willadsen. **By phone:** Beth Johnson and Dona Nielsen. **Staff:** Justin Stotts **Guest:** Mark Ebeling and John Olson by phone.

- B. Determination of Quorum.
A quorum was determined.
- C. Recognition of Visitor.
John Olson of Kronlage and Olson, P.C. and Mark Ebeling of Edwards-Brandt & Associates.
- D. Approval of Agenda and Request for Changes/Recording of Agenda.
Krukow moved to approve the agenda as presented. Zimmerman 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. 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. Employee Health Insurance for the policy year 2026.
Zimmerman motioned to approve Employee Health Insurance UHC Level- Funded HP500025B PPO and the HSA account starting February 1, 2026. Gelner seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

B. Resolution 2025-09 SEMAP Submission.
Gelner moved to approve Resolution 2025-09 SEMAP Submission. Johnson seconded the motion.
Roll Call Vote: Johnson, Nielsen, Zimmerman, Gelner, Krukow, and Helgeson were in favor; none opposed; and none abstained. The motion carried.

C. Master Development Agreement
Gelner motion to approve executive director Justin Stotts to negotiate and execute the master development agreement with Knight Consulting. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried

6. **Adjourn.**
Gelner moved to adjourn. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:48 AM. Next Meeting December 23, 2025.

Bruce Helgeson, Chairperson

Date

Justin Stotts, Executive Director

Date