

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

October 27, 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 or accepting TEAMS invite**

AGENDA

- | | | Pages |
|-----------|--|--------------|
| 1. | Opening of Meeting | |
| | A. Call to Order | |
| | B. Determination of Quorum | |
| | C. Recognition of Visitor | |
| | D. Approval of Agenda and Request for Changes | |
| 2. | Open Forum | |
| | 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. | |
| 3. | Consent Agenda | |
| | 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. RAD/Development Update | |
| | C. Approval of Consent Items or Request for Removal and Discussion | |
| 4. | Old Business | |
| | A. Minutes | 3-4 |
| | B. Financial Statements | |
| | C. Bills | 5-15 |
| 5. | New Business | |
| | A. Approval of updated HCV Payment Standard | 16-17 |
| | B. RFP For LIHTC developer services | |
| | C. Office lease renewal | 18 |
| 6. | Adjourn | |
| | Next Scheduled Regular Meeting, November 24, 2026. | |

Consent Agenda – Executive Director’s Report

a. Public Housing Unit Status

Unit Turnover					
	Month of October 2026	Total Units at Site	Leased as of September 30, 2026	HUD Removed	Vacant Units
«	Algona	14	14	0	0
«	Britt	6	6	0	0
«	Clear Lake	10	10	0	0
	Forest City	16	15	0	1
	Hampton	27	26	0	1
	Manly	12	11	0	1
«	Northwood	8	8	0	0
«	Osage	10	10	0	0
	Rockford	10	8	0	2
	Sheffield	8	6	0	2
	Total	121	114	0	7
«	<i>indicates that property is full</i>				

- Rick met with the Board of Directors of Iowa NAHRO to explain to them the hurdles we are facing with utilizing the 4% LIHTC program and requesting their support to remove these obstacles specifically for all public housing authorities.
- Both maintenance men attended a training on the updated NSPIRE standards and protocols.
- All HUD submissions have been completed for 2026-27 fiscal year with the exception of SEMAP which is due by 11/30/26.
- Non-profit entity – charitable contributions – set-up procedures (website, accounting/reporting, operating accounts, handouts, etc.)

North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday August 25, 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:** Beth Johnson and Dona Nielsen. **By phone:** Jessie Willadsen **Staff:** Rick Toney and Carrie McBride **Guest:** Holly Knight and Jennifer Croxton of Knight Development.

- B. Determination of Quorum.
A quorum was determined.
- C. Recognition of Visitor.
Holly Knight and Jennifer Croxton of Knight Development via phone.
- D. Approval of Agenda and Request for Changes/Recording of Agenda.
Zimmerman 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.

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

4. Old Business.

- A. Minutes
Krukow 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.
Executive Director Rick Toney gave a update on the repositing update.
- B. Approving Operating Budget Resolution No. 2026-08
Zimmerman motioned to approve Resolution No. 2026-08 Operating Budget. Loberg seconded the Motion. **Roll Call Vote:** Loberg, Zimmerman, Gelner, Krukow, Willadsen, and Helgeson. All were in Favor; none opposed; and none abstained. The motion carried.

- C. Updated ACOP Plan Resolution No. 2026-09.
Zimmerman motioned to approve the Resolution No.2026-09 Updated ACOP plan. Willadsen Seconded the motion. **Roll Call Vote:** Loberg, Zimmerman, Krukow, Gelner, Willadsen, and Helgeson. All were in favor; none opposed; and none abstained. The motion carried
- D. Updated ADMIN plan Resolution No. 2026-10.
Loberg motioned to approve Resolution No. 2026-10 ADMIN plan. Gelner seconded the motion. **ROLL CALL VOTE:** Loberg, Zimmerman, Krukow, Gelner, Willadsen, and Helgeson. All were in favor; none opposed; and none abstained. The motion carried.
- E. Executive Director interim review Resolution No. 2026-11.
Loberg motioned to approve \$5000.00 retroactive raise from 90 days for the Executive Director Rick Toney. Zimmerman seconded the motion. ROLL CALL VOTE: Loberg, Zimmerman, Krukow, Gelner, Willadsen, and Helgeson. All were in favor; none opposed; and none abstained. The Motioned carried.
- F. Holly Knight and Jennifer Croxton were able to attend the meeting at 10:30 and gave more of an update on the repositioning of our public housing units.

6. Adjourn.

Krukow moved to adjourn. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 11:10 AM. Next Meeting September 22, 2026.

Bruce Helgeson, Chairperson

Date

Rick Toney, Executive Director

Date

North Iowa Regional Housing Authority

Check Register

All Bank Accounts

September 20, 2026

Check Number	Check Date	Payee	Amount
Vendor Checks			
10837	09/20/26	Access Systems Leasing	431.78
10838	09/20/26	Algona Plumbing & Heating, LLC	364.70
10839	09/20/26	Alliant Energy/IPL	26.04
10840	09/20/26	Black Hills Energy	18.63
10841	09/20/26	Bomgaars	359.06
10842	09/20/26	BRIC MC LLC	2,842.00
10843	09/20/26	Carmen Carballo	200.00
10844	09/20/26	City of Northwood	116.24
10845	09/20/26	D&L Sanitation	185.00
10846	09/20/26	Eileen Holm	300.00
10847	09/20/26	Floyd County Sheriff's Office	76.00
10848	09/20/26	Fo Concrete and Construction	490.00
10849	09/20/26	Fox Rothschild LLP	2,171.00
10850	09/20/26	Gary Sheppard	720.00
10851	09/20/26	Gary Wright	200.00
10852	09/20/26	Hawkins Ash CPAs	1,856.00
10853	09/20/26	HDSUPPLY	150.00
10854	09/20/26	JJ's Hardware	29.94
10855	09/20/26	Mason City Glass Service	1,259.88
10856	09/20/26	Paymentus	20.00
10857	09/20/26	Pollard Pest Control & Lawn Care Co.	125.00
10858	09/20/26	Printing Services Inc.	485.10
10859	09/20/26	RICK TONEY	1,112.46
10860	09/20/26	Roethler Electric	97.00
10861	09/20/26	Zilges Appliance Center	1,656.00
EFT	09/20/26	First Citizens Bank	1,567.19
EFT	09/20/26	First Citizens Bank	2,484.64
EFT	09/20/26	First Citizens Bank	1,500.55
EFT	09/20/26	First Citizens Bank	240.57
EFT	09/20/26	Clear Lake Sanitary District	26.96
EFT	09/20/26	Clear Lake Sanitary District	25.29
EFT	09/20/26	Clear Lake Sanitary District	31.95
EFT	09/20/26	Clear Lake Sanitary District	31.28
EFT	09/20/26	Clear Lake Sanitary District	35.28
EFT	09/20/26	Clear Lake Sanitary District	31.28
EFT	09/20/26	Clear Lake Sanitary District	30.95
EFT	09/20/26	Clear Lake Sanitary District	29.29
EFT	09/20/26	Clear Lake Sanitary District	30.29
EFT	09/20/26	Clear Lake Sanitary District	25.96
EFT	09/20/26	United Healthcare	4,810.60
EFT	09/20/26	Mid American Energy Company	1,642.83
EFT	09/20/26	Wellmark	272.93
Vendor Check Total			<u>28,109.67</u>
Check List Total			<u><u>28,109.67</u></u>

Check count = 42

North Iowa Regional Housing Authority

Purchases Journal - Condensed

September 1, 2026 - September 30, 2026

Account	Account Description	Amount
	Fox Rothschild LLP	
4590.00	OTHER GENERAL EXPENSE	2,171.00
	Total for Fox Rothschild LLP	<u>2,171.00</u>
2986996640	Alliant Energy/IPL	
4320.060	Electricity - Manly	247.91
4320.070	Electricity - Northwood	86.33
4330.020	Gas - Britt	26.04
4330.060	Gas - Manly	80.93
4330.070	Gas - Northwood	33.52
	Total for Alliant Energy/IPL	<u>474.73</u>
ACCESS	Access Systems Leasing	
1295.002	Inter-Program with Voucher	215.89
4190.90	ADMIN SERVICE CONTRACT	215.89
	Total for Access Systems Leasing	<u>431.78</u>
Algona Plum	Algona Plumbing & Heating, LLC	
4430.70	PLUMBING CONTRACT	364.70
	Total for Algona Plumbing & Heating, LLC	<u>364.70</u>
Algona Publ	Algona Publishing Co	
4190.13	ADVERTISING & MARKETING	580.00
	Total for Algona Publishing Co	<u>580.00</u>
BLACKHILL	Black Hills Energy	
4330.040	Gas - Forest City	43.02
	Total for Black Hills Energy	<u>43.02</u>
BOMGAARS	Bomgaars	
4420.00	MAINTENANCE MATERIALS	1,476.50
	Total for Bomgaars	<u>1,476.50</u>
BRIC MC LLC	BRIC MC LLC	
1295.002	Inter-Program with Voucher	1,421.00
4180.00	OFFICE RENT EXPENSE	1,421.00
	Total for BRIC MC LLC	<u>2,842.00</u>
BROthers Ac	Brothers Ace Mason City	
4420.00	MAINTENANCE MATERIALS	98.53
	Total for Brothers Ace Mason City	<u>98.53</u>
BUsy Bee Dr	BUsy Bee Drain Cleaning	
4430.70	PLUMBING CONTRACT	319.93
	Total for BUsy Bee Drain Cleaning	<u>319.93</u>
CAleb Whirt	Caleb White	
4430.40	LANDSCAPE & GROUNDS CONTRACT	590.00
	Total for Caleb White	<u>590.00</u>
Carmen Carb	Carmen Carballo	
1295.002	Inter-Program with Voucher	200.00
4150.00	TRAVEL	200.00
	Total for Carmen Carballo	<u>400.00</u>
CITYOFFOR	City of Forest City	
4310.040	Water - Forest City	14.98
4320.040	Electricity - Forest City	79.39
4390.040	Sewer - Forest City	44.49

North Iowa Regional Housing Authority

Purchases Journal - Condensed

September 1, 2026 - September 30, 2026

Account	Account Description	Amount
4431.00	GARBAGE & TRASH REMOVAL	10.25
	Total for City of Forest City	<u>149.11</u>
CITYOFMAN	City of Manly Utility	
4310.060	Water - Manly	136.50
4390.060	Sewer - Manly	235.58
4431.00	GARBAGE & TRASH REMOVAL	168.00
	Total for City of Manly Utility	<u>540.08</u>
CITYOFNOR	City of Northwood	
4310.070	Water - Northwood	29.72
4390.070	Sewer - Northwood	14.00
4431.00	GARBAGE & TRASH REMOVAL	72.52
	Total for City of Northwood	<u>116.24</u>
CITYOFROCK	City of Rockford	
4310.090	Water - Rockford	10.19
4320.090	Electricity - Rockford	84.41
4390.090	Sewer - Rockford	14.17
4431.00	GARBAGE & TRASH REMOVAL	43.00
	Total for City of Rockford	<u>151.77</u>
D&L	D&L Sanitation	
4431.00	GARBAGE & TRASH REMOVAL	185.00
	Total for D&L Sanitation	<u>185.00</u>
DAVIDHARMS	David Harms	
4430.40	LANDSCAPE & GROUNDS CONTRACT	460.00
	Total for David Harms	<u>460.00</u>
EILEENHOLM	Eileen Holm	
4430.90	JANITORIAL CONTRACT	300.00
	Total for Eileen Holm	<u>300.00</u>
FINLEYLAW	Finley Law Firm, P.C.	
1295.002	Inter-Program with Voucher	434.75
4130.00	LEGAL EXPENSE	434.75
	Total for Finley Law Firm, P.C.	<u>869.50</u>
Floyd Count	Floyd County Sheriff's Office	
4190.00	SUNDRY-OTHER ADMIN EXPENSE	76.00
	Total for Floyd County Sheriff's Office	<u>76.00</u>
FOCONCRETE	Fo Concrete and Construction	
4430.00	CONTRACT COSTS-MISC MAINT	825.00
4430.40	LANDSCAPE & GROUNDS CONTRACT	490.00
	Total for Fo Concrete and Construction	<u>1,315.00</u>
GARYGEIner	Gary Gelner	
1295.002	Inter-Program with Voucher	23.56
4150.00	TRAVEL	23.56
	Total for Gary Gelner	<u>47.12</u>
GARYSHEP	Gary Sheppard	
4430.00	CONTRACT COSTS-MISC MAINT	720.00
	Total for Gary Sheppard	<u>720.00</u>
GaryWright	Gary Wright	
4150.00	TRAVEL	200.00

North Iowa Regional Housing Authority

Purchases Journal - Condensed

September 1, 2026 - September 30, 2026

Account	Account Description	Amount
	Total for Gary Wright	<u>200.00</u>
HAMPTONHARD	Hampton Hardware	
4420.00	MAINTENANCE MATERIALS	<u>51.48</u>
	Total for Hampton Hardware	<u>51.48</u>
HAWKINS	Hawkins Ash CPAs	
1295.002	Inter-Program with Voucher	<u>858.00</u>
4170.00	FEE ACCOUNTANT	<u>998.00</u>
	Total for Hawkins Ash CPAs	<u>1,856.00</u>
HDSUPPLY	HDSUPPLY	
4420.00	MAINTENANCE MATERIALS	<u>934.27</u>
	Total for HDSUPPLY	<u>934.27</u>
H0me Depot	Home Depot Credit Services	
4420.00	MAINTENANCE MATERIALS	<u>72.76</u>
	Total for Home Depot Credit Services	<u>72.76</u>
JJ's Hardwa	JJ's Hardware	
4420.00	MAINTENANCE MATERIALS	<u>29.94</u>
	Total for JJ's Hardware	<u>29.94</u>
JOESCOLLISI	Joes Collision & Performance	
4430.29	CONTRACT COST-VEHICLE	<u>79.34</u>
	Total for Joes Collision & Performance	<u>79.34</u>
KARRIGANSEN	Karri Gansen	
4150.00	TRAVEL	<u>199.38</u>
	Total for Karri Gansen	<u>199.38</u>
KOSSUTHCTYT	Kossuth County Treasurer	
4190.00	SUNDRY-OTHER ADMIN EXPENSE	<u>11.77</u>
	Total for Kossuth County Treasurer	<u>11.77</u>
LARon's Har	Larson's Hardware Hank	
4420.00	MAINTENANCE MATERIALS	<u>1.45</u>
	Total for Larson's Hardware Hank	<u>1.45</u>
MASONCITYGL	Mason City Glass Service	
4430.00	CONTRACT COSTS-MISC MAINT	<u>1,259.88</u>
	Total for Mason City Glass Service	<u>1,259.88</u>
MENARDS	Menards - Mason City	
4420.00	MAINTENANCE MATERIALS	<u>1,494.48</u>
	Total for Menards - Mason City	<u>1,494.48</u>
MIDAMERICAN	Mid American Energy Company	
4330.01	Gas - Algona	<u>18.86</u>
	Total for Mid American Energy Company	<u>18.86</u>
NORTHIOWATE	North Iowa Telecom	
4190.90	ADMIN SERVICE CONTRACT	<u>1,829.10</u>
	Total for North Iowa Telecom	<u>1,829.10</u>
NORTHWOOD	Northwood Sanitation, LLC	
4431.00	GARBAGE & TRASH REMOVAL	<u>410.00</u>
	Total for Northwood Sanitation, LLC	<u>410.00</u>

North Iowa Regional Housing Authority

Purchases Journal - Condensed

September 1, 2026 - September 30, 2026

Account	Account Description	Amount
OSAGEMUNICI	Osage Municipal Utilities	
4320.080	Electricity - Osage	6.50
	Total for Osage Municipal Utilities	<u>6.50</u>
Paymentus	Paymentus	
4190.00	SUNDRY-OTHER ADMIN EXPENSE	46.00
	Total for Paymentus	<u>46.00</u>
Pittsburgh	Pittsburgh Paints	
4420.00	MAINTENANCE MATERIALS	565.86
	Total for Pittsburgh Paints	<u>565.86</u>
PLUMBSUPPLY	Plumb Supply Company	
4420.00	MAINTENANCE MATERIALS	89.47
	Total for Plumb Supply Company	<u>89.47</u>
POLLARD	Pollard Pest Control & Lawn Care Co.	
4430.80	EXTERMINATION CONTRACT	125.00
	Total for Pollard Pest Control & Lawn Care Co.	<u>125.00</u>
PRINTINGSER	Printing Services Inc.	
1295.002	Inter-Program with Voucher	242.55
4190.10	OFFICE EXPENSES	242.55
	Total for Printing Services Inc.	<u>485.10</u>
Reliable	Reliable1	
4430.10	HEATING & COOLING CONTRACT	274.29
4430.70	PLUMBING CONTRACT	1,713.88
	Total for Reliable1	<u>1,988.17</u>
RICK TONEY	RICK TONEY	
1295.002	Inter-Program with Voucher	556.23
4150.00	TRAVEL	556.23
	Total for RICK TONEY	<u>1,112.46</u>
RIVERCITY	River City Communications, Inc	
4430.00	CONTRACT COSTS-MISC MAINT	59.00
	Total for River City Communications, Inc	<u>59.00</u>
ROethler EI	Roethler Electric	
4430.60	ELECTRICAL CONTRACT	195.44
	Total for Roethler Electric	<u>195.44</u>
SkyBlue by	Skyblue Solutions	
1295.002	Inter-Program with Voucher	118.94
4191.00	Telephone	118.94
	Total for Skyblue Solutions	<u>237.88</u>
STEVEEn Gile	Steven Giles	
4430.40	LANDSCAPE & GROUNDS CONTRACT	80.00
	Total for Steven Giles	<u>80.00</u>
SUNDE	Sunde Services, LLC	
4430.40	LANDSCAPE & GROUNDS CONTRACT	1,925.00
	Total for Sunde Services, LLC	<u>1,925.00</u>
TQ TECH	TQ Technologies	
1295.002	Inter-Program with Voucher	37.50
4160	Software	37.50

North Iowa Regional Housing Authority

Purchases Journal - Condensed

September 1, 2026 - September 30, 2026

Account	Account Description	Amount
	Total for TQ Technologies	<u>75.00</u>
Trading Pos	Trading Post	
4420.00	MAINTENANCE MATERIALS	<u>25.52</u>
	Total for Trading Post	<u>25.52</u>
WCTA	WCTA	
4191.00	Telephone	<u>90.74</u>
	Total for WCTA	<u>90.74</u>
YvonneK	Yvonne Krukow	
4150.00	TRAVEL	<u>45.60</u>
	Total for Yvonne Krukow	<u>45.60</u>
Zilges Appl	Zilges Appliance Center	
4420.00	MAINTENANCE MATERIALS	<u>2,520.00</u>
	Total for Zilges Appliance Center	<u>2,520.00</u>
	Total Purchases	<u>32,843.46</u>

North Iowa Regional Housing Authority

Payable and Payment List - Condensed

September 1, 2026 - September 30, 2026

Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
Fox Rothschild LLP									
09/20/26	09/20/26			1,575.00	0.00	1,575.00	0.00	(1,575.00)	0.00
09/20/26	09/20/26			596.00	0.00	596.00	0.00	(596.00)	0.00
Totals for Fox Rothschild LLP				<u>2,171.00</u>	<u>0.00</u>	<u>2,171.00</u>	<u>0.00</u>	<u>(2,171.00)</u>	<u>0.00</u>
2986996640 Alliant Energy/IPL									
09/09/26	09/09/26		65155941000	297.39	0.00	297.39	0.00	(297.39)	0.00
09/09/26	09/09/26		2986996640	151.30	0.00	151.30	0.00	(151.30)	0.00
09/20/26	09/20/26		722223100	26.04	0.00	26.04	0.00	(26.04)	0.00
Totals for Alliant Energy/IPL				<u>474.73</u>	<u>0.00</u>	<u>474.73</u>	<u>0.00</u>	<u>(474.73)</u>	<u>0.00</u>
ACCESS Access Systems Leasing									
09/20/26	09/20/26			431.78	0.00	431.78	0.00	(431.78)	0.00
Totals for Access Systems Leasing				<u>431.78</u>	<u>0.00</u>	<u>431.78</u>	<u>0.00</u>	<u>(431.78)</u>	<u>0.00</u>
Algona Plum Algona Plumbing & Heating, LLC									
09/20/26	09/20/26			364.70	0.00	364.70	0.00	(364.70)	0.00
Totals for Algona Plumbing & Heating, LLC				<u>364.70</u>	<u>0.00</u>	<u>364.70</u>	<u>0.00</u>	<u>(364.70)</u>	<u>0.00</u>
Algona Publ Algona Publishing Co									
09/09/26	09/09/26			580.00	0.00	580.00	0.00	(580.00)	0.00
Totals for Algona Publishing Co				<u>580.00</u>	<u>0.00</u>	<u>580.00</u>	<u>0.00</u>	<u>(580.00)</u>	<u>0.00</u>
BLACKHILL Black Hills Energy									
09/09/26	09/09/26			24.39	0.00	24.39	0.00	(24.39)	0.00
09/20/26	09/20/26			18.63	0.00	18.63	0.00	(18.63)	0.00
Totals for Black Hills Energy				<u>43.02</u>	<u>0.00</u>	<u>43.02</u>	<u>0.00</u>	<u>(43.02)</u>	<u>0.00</u>
BOMGAARS Bomgaars									
09/09/26	09/09/26			1,117.44	0.00	1,117.44	0.00	(1,117.44)	0.00
09/20/26	09/20/26			359.06	0.00	359.06	0.00	(359.06)	0.00
Totals for Bomgaars				<u>1,476.50</u>	<u>0.00</u>	<u>1,476.50</u>	<u>0.00</u>	<u>(1,476.50)</u>	<u>0.00</u>
BRIC MC LLC BRIC MC LLC									
09/20/26	09/20/26			2,842.00	0.00	2,842.00	0.00	(2,842.00)	0.00
Totals for BRIC MC LLC				<u>2,842.00</u>	<u>0.00</u>	<u>2,842.00</u>	<u>0.00</u>	<u>(2,842.00)</u>	<u>0.00</u>
BROthers Ac Brothers Ace Mason City									
09/09/26	09/09/26			98.53	0.00	98.53	0.00	(98.53)	0.00
Totals for Brothers Ace Mason City				<u>98.53</u>	<u>0.00</u>	<u>98.53</u>	<u>0.00</u>	<u>(98.53)</u>	<u>0.00</u>
BUSy Bee Dr BUSy Bee Drain Cleaning									
09/09/26	09/09/26			319.93	0.00	319.93	0.00	(319.93)	0.00
Totals for BUSy Bee Drain Cleaning				<u>319.93</u>	<u>0.00</u>	<u>319.93</u>	<u>0.00</u>	<u>(319.93)</u>	<u>0.00</u>
CAleb Whirt Caleb White									
09/09/26	09/09/26			590.00	0.00	590.00	0.00	(590.00)	0.00
Totals for Caleb White				<u>590.00</u>	<u>0.00</u>	<u>590.00</u>	<u>0.00</u>	<u>(590.00)</u>	<u>0.00</u>
Carmen Carb Carmen Carballo									
09/09/26	09/09/26			200.00	0.00	200.00	0.00	(200.00)	0.00
09/20/26	09/20/26			200.00	0.00	200.00	0.00	(200.00)	0.00
Totals for Carmen Carballo				<u>400.00</u>	<u>0.00</u>	<u>400.00</u>	<u>0.00</u>	<u>(400.00)</u>	<u>0.00</u>
CITYOFFOR City of Forest City									
09/09/26	09/09/26		11451600-1	35.46	0.00	35.46	0.00	(35.46)	0.00
09/09/26	09/09/26		11452900-1	37.54	0.00	37.54	0.00	(37.54)	0.00
09/09/26	09/09/26		1145150000	76.11	0.00	76.11	0.00	(76.11)	0.00

North Iowa Regional Housing Authority

Payable and Payment List - Condensed

September 1, 2026 - September 30, 2026

Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
			Totals for City of Forest City	<u>149.11</u>	<u>0.00</u>	<u>149.11</u>	<u>0.00</u>	<u>(149.11)</u>	<u>0.00</u>
CITYOFMAN			City of Manly Utility						
09/09/26	09/09/26			<u>540.08</u>	<u>0.00</u>	<u>540.08</u>	<u>0.00</u>	<u>(540.08)</u>	<u>0.00</u>
			Totals for City of Manly Utility	<u>540.08</u>	<u>0.00</u>	<u>540.08</u>	<u>0.00</u>	<u>(540.08)</u>	<u>0.00</u>
CITYOFNOR			City of Northwood						
09/20/26	09/20/26		893	<u>22.37</u>	<u>0.00</u>	<u>22.37</u>	<u>0.00</u>	<u>(22.37)</u>	<u>0.00</u>
09/20/26	09/20/26		50	<u>33.51</u>	<u>0.00</u>	<u>33.51</u>	<u>0.00</u>	<u>(33.51)</u>	<u>0.00</u>
09/20/26	09/20/26		2	<u>60.36</u>	<u>0.00</u>	<u>60.36</u>	<u>0.00</u>	<u>(60.36)</u>	<u>0.00</u>
			Totals for City of Northwood	<u>116.24</u>	<u>0.00</u>	<u>116.24</u>	<u>0.00</u>	<u>(116.24)</u>	<u>0.00</u>
CITYOFROCK			City of Rockford						
09/09/26	09/09/26			<u>26.15</u>	<u>0.00</u>	<u>26.15</u>	<u>0.00</u>	<u>(26.15)</u>	<u>0.00</u>
09/09/26	09/09/26			<u>125.62</u>	<u>0.00</u>	<u>125.62</u>	<u>0.00</u>	<u>(125.62)</u>	<u>0.00</u>
			Totals for City of Rockford	<u>151.77</u>	<u>0.00</u>	<u>151.77</u>	<u>0.00</u>	<u>(151.77)</u>	<u>0.00</u>
D&L			D&L Sanitation						
09/20/26	09/20/26			<u>185.00</u>	<u>0.00</u>	<u>185.00</u>	<u>0.00</u>	<u>(185.00)</u>	<u>0.00</u>
			Totals for D&L Sanitation	<u>185.00</u>	<u>0.00</u>	<u>185.00</u>	<u>0.00</u>	<u>(185.00)</u>	<u>0.00</u>
DAVIDHARMS			David Harms						
09/09/26	09/09/26			<u>460.00</u>	<u>0.00</u>	<u>460.00</u>	<u>0.00</u>	<u>(460.00)</u>	<u>0.00</u>
			Totals for David Harms	<u>460.00</u>	<u>0.00</u>	<u>460.00</u>	<u>0.00</u>	<u>(460.00)</u>	<u>0.00</u>
EILEENHOLM			Eileen Holm						
09/20/26	09/20/26			<u>300.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>	<u>0.00</u>
			Totals for Eileen Holm	<u>300.00</u>	<u>0.00</u>	<u>300.00</u>	<u>0.00</u>	<u>(300.00)</u>	<u>0.00</u>
FINLEYLAW			Finley Law Firm, P.C.						
09/09/26	09/09/26			<u>869.50</u>	<u>0.00</u>	<u>869.50</u>	<u>0.00</u>	<u>(869.50)</u>	<u>0.00</u>
			Totals for Finley Law Firm, P.C.	<u>869.50</u>	<u>0.00</u>	<u>869.50</u>	<u>0.00</u>	<u>(869.50)</u>	<u>0.00</u>
Floyd Count			Floyd County Sheriff's Office						
09/20/26	09/20/26			<u>76.00</u>	<u>0.00</u>	<u>76.00</u>	<u>0.00</u>	<u>(76.00)</u>	<u>0.00</u>
			Totals for Floyd County Sheriff's Office	<u>76.00</u>	<u>0.00</u>	<u>76.00</u>	<u>0.00</u>	<u>(76.00)</u>	<u>0.00</u>
FOCONCRETE			Fo Concrete and Construction						
09/09/26	09/09/26			<u>825.00</u>	<u>0.00</u>	<u>825.00</u>	<u>0.00</u>	<u>(825.00)</u>	<u>0.00</u>
09/20/26	09/20/26			<u>490.00</u>	<u>0.00</u>	<u>490.00</u>	<u>0.00</u>	<u>(490.00)</u>	<u>0.00</u>
			Totals for Fo Concrete and Construction	<u>1,315.00</u>	<u>0.00</u>	<u>1,315.00</u>	<u>0.00</u>	<u>(1,315.00)</u>	<u>0.00</u>
GARYGEIner			Gary Gelner						
09/09/26	09/09/26			<u>47.12</u>	<u>0.00</u>	<u>47.12</u>	<u>0.00</u>	<u>(47.12)</u>	<u>0.00</u>
			Totals for Gary Gelner	<u>47.12</u>	<u>0.00</u>	<u>47.12</u>	<u>0.00</u>	<u>(47.12)</u>	<u>0.00</u>
GARYSHEP			Gary Sheppard						
09/20/26	09/20/26			<u>720.00</u>	<u>0.00</u>	<u>720.00</u>	<u>0.00</u>	<u>(720.00)</u>	<u>0.00</u>
			Totals for Gary Sheppard	<u>720.00</u>	<u>0.00</u>	<u>720.00</u>	<u>0.00</u>	<u>(720.00)</u>	<u>0.00</u>
GaryWright			Gary Wright						
09/20/26	09/20/26			<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>(200.00)</u>	<u>0.00</u>
			Totals for Gary Wright	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>	<u>0.00</u>	<u>(200.00)</u>	<u>0.00</u>
HAMPTONHARD			Hampton Hardware						
09/09/26	09/09/26			<u>51.48</u>	<u>0.00</u>	<u>51.48</u>	<u>0.00</u>	<u>(51.48)</u>	<u>0.00</u>
			Totals for Hampton Hardware	<u>51.48</u>	<u>0.00</u>	<u>51.48</u>	<u>0.00</u>	<u>(51.48)</u>	<u>0.00</u>

North Iowa Regional Housing Authority

Payable and Payment List - Condensed

September 1, 2026 - September 30, 2026

Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
HAWKINS									
			Hawkins Ash CPAs						
09/20/26	09/20/26		1505094.2	518.00	0.00	518.00	0.00	(518.00)	0.00
09/20/26	09/20/26		1505094.00	340.00	0.00	340.00	0.00	(340.00)	0.00
09/20/26	09/20/26		1505094.1	998.00	0.00	998.00	0.00	(998.00)	0.00
			Totals for Hawkins Ash CPAs	<u>1,856.00</u>	<u>0.00</u>	<u>1,856.00</u>	<u>0.00</u>	<u>(1,856.00)</u>	<u>0.00</u>
HDSUPPLY									
			HDSUPPLY						
09/09/26	09/09/26			89.72	0.00	89.72	0.00	(89.72)	0.00
09/09/26	09/09/26			150.00	0.00	150.00	0.00	(150.00)	0.00
09/09/26	09/09/26			447.45	0.00	447.45	0.00	(447.45)	0.00
09/09/26	09/09/26			97.10	0.00	97.10	0.00	(97.10)	0.00
09/20/26	09/20/26			150.00	0.00	150.00	0.00	(150.00)	0.00
			Totals for HDSUPPLY	<u>934.27</u>	<u>0.00</u>	<u>934.27</u>	<u>0.00</u>	<u>(934.27)</u>	<u>0.00</u>
Home Depot									
			Home Depot Credit Services						
09/09/26	09/09/26			72.76	0.00	72.76	0.00	(72.76)	0.00
			Totals for Home Depot Credit Services	<u>72.76</u>	<u>0.00</u>	<u>72.76</u>	<u>0.00</u>	<u>(72.76)</u>	<u>0.00</u>
JJ's Hardware									
			JJ's Hardware						
09/20/26	09/20/26			29.94	0.00	29.94	0.00	(29.94)	0.00
			Totals for JJ's Hardware	<u>29.94</u>	<u>0.00</u>	<u>29.94</u>	<u>0.00</u>	<u>(29.94)</u>	<u>0.00</u>
JOESCOLLISI									
			Joes Collision & Performance						
09/09/26	09/09/26			79.34	0.00	79.34	0.00	(79.34)	0.00
			Totals for Joes Collision & Performance	<u>79.34</u>	<u>0.00</u>	<u>79.34</u>	<u>0.00</u>	<u>(79.34)</u>	<u>0.00</u>
KARRIGANSEN									
			Karri Gansen						
09/09/26	09/09/26			199.38	0.00	199.38	0.00	(199.38)	0.00
			Totals for Karri Gansen	<u>199.38</u>	<u>0.00</u>	<u>199.38</u>	<u>0.00</u>	<u>(199.38)</u>	<u>0.00</u>
KOSSUTHCTYT									
			Kossuth County Treasurer						
09/09/26	09/09/26			11.77	0.00	11.77	0.00	(11.77)	0.00
			Totals for Kossuth County Treasurer	<u>11.77</u>	<u>0.00</u>	<u>11.77</u>	<u>0.00</u>	<u>(11.77)</u>	<u>0.00</u>
LARon's Har									
			Larson's Hardware Hank						
09/09/26	09/09/26			1.45	0.00	1.45	0.00	(1.45)	0.00
			Totals for Larson's Hardware Hank	<u>1.45</u>	<u>0.00</u>	<u>1.45</u>	<u>0.00</u>	<u>(1.45)</u>	<u>0.00</u>
MASONCITYGL									
			Mason City Glass Service						
09/20/26	09/20/26			1,259.88	0.00	1,259.88	0.00	(1,259.88)	0.00
			Totals for Mason City Glass Service	<u>1,259.88</u>	<u>0.00</u>	<u>1,259.88</u>	<u>0.00</u>	<u>(1,259.88)</u>	<u>0.00</u>
MENARDS									
			Menards - Mason City						
09/09/26	09/09/26			1,494.48	0.00	1,494.48	0.00	(1,494.48)	0.00
			Totals for Menards - Mason City	<u>1,494.48</u>	<u>0.00</u>	<u>1,494.48</u>	<u>0.00</u>	<u>(1,494.48)</u>	<u>0.00</u>
MIDAMERICAN									
			Mid American Energy Company						
09/09/26	09/09/26			18.86	0.00	18.86	0.00	(18.86)	0.00
			Totals for Mid American Energy Company	<u>18.86</u>	<u>0.00</u>	<u>18.86</u>	<u>0.00</u>	<u>(18.86)</u>	<u>0.00</u>
NORTHIOWATE									
			North Iowa Telecom						
09/09/26	09/09/26			1,829.10	0.00	1,829.10	0.00	(1,829.10)	0.00
			Totals for North Iowa Telecom	<u>1,829.10</u>	<u>0.00</u>	<u>1,829.10</u>	<u>0.00</u>	<u>(1,829.10)</u>	<u>0.00</u>
NORTHWOOD									
			Northwood Sanitation, LLC						
09/09/26	09/09/26			190.00	0.00	190.00	0.00	(190.00)	0.00
09/09/26	09/09/26			110.00	0.00	110.00	0.00	(110.00)	0.00
09/09/26	09/09/26			110.00	0.00	110.00	0.00	(110.00)	0.00

North Iowa Regional Housing Authority

Payable and Payment List - Condensed

September 1, 2026 - September 30, 2026

Date	Due Date	Discount Exp Date	Reference	Gross Amount	Discount Amount	Net Amount	Discount Taken	Paid Amount	Open Amount
Totals for Northwood Sanitation, LLC				410.00	0.00	410.00	0.00	(410.00)	0.00
OSAGEMUNICI Osage Municipal Utilities									
09/09/26	09/09/26			6.50	0.00	6.50	0.00	(6.50)	0.00
Totals for Osage Municipal Utilities				6.50	0.00	6.50	0.00	(6.50)	0.00
Paymentus Paymentus									
09/09/26	09/09/26			26.00	0.00	26.00	0.00	(26.00)	0.00
09/20/26	09/20/26			20.00	0.00	20.00	0.00	(20.00)	0.00
Totals for Paymentus				46.00	0.00	46.00	0.00	(46.00)	0.00
Pittsburgh Pittsburgh Paints									
09/09/26	09/09/26			565.86	0.00	565.86	0.00	(565.86)	0.00
Totals for Pittsburgh Paints				565.86	0.00	565.86	0.00	(565.86)	0.00
PLUMBSUPPLY Plumb Supply Company									
09/09/26	09/09/26			49.65	0.00	49.65	0.00	(49.65)	0.00
09/09/26	09/09/26			39.82	0.00	39.82	0.00	(39.82)	0.00
Totals for Plumb Supply Company				89.47	0.00	89.47	0.00	(89.47)	0.00
POLLARD Pollard Pest Control & Lawn Care Co.									
09/20/26	09/20/26			125.00	0.00	125.00	0.00	(125.00)	0.00
Totals for Pollard Pest Control & Lawn Care Co.				125.00	0.00	125.00	0.00	(125.00)	0.00
PRINTINGSER Printing Services Inc.									
09/20/26	09/20/26			485.10	0.00	485.10	0.00	(485.10)	0.00
Totals for Printing Services Inc.				485.10	0.00	485.10	0.00	(485.10)	0.00
Reliable Reliable1									
09/09/26	09/09/26			172.17	0.00	172.17	0.00	(172.17)	0.00
09/09/26	09/09/26			274.29	0.00	274.29	0.00	(274.29)	0.00
09/09/26	09/09/26			432.17	0.00	432.17	0.00	(432.17)	0.00
09/09/26	09/09/26			95.00	0.00	95.00	0.00	(95.00)	0.00
09/09/26	09/09/26			842.37	0.00	842.37	0.00	(842.37)	0.00
09/09/26	09/09/26			172.17	0.00	172.17	0.00	(172.17)	0.00
Totals for Reliable1				1,988.17	0.00	1,988.17	0.00	(1,988.17)	0.00
RICK TONEY RICK TONEY									
09/20/26	09/20/26			682.30	0.00	682.30	0.00	(682.30)	0.00
09/20/26	09/20/26			230.16	0.00	230.16	0.00	(230.16)	0.00
09/20/26	09/20/26			200.00	0.00	200.00	0.00	(200.00)	0.00
Totals for RICK TONEY				1,112.46	0.00	1,112.46	0.00	(1,112.46)	0.00
RIVERCITY River City Communications, Inc									
09/09/26	09/09/26			59.00	0.00	59.00	0.00	(59.00)	0.00
Totals for River City Communications, Inc				59.00	0.00	59.00	0.00	(59.00)	0.00
ROethler EI Roethler Electric									
09/09/26	09/09/26			98.44	0.00	98.44	0.00	(98.44)	0.00
09/20/26	09/20/26			97.00	0.00	97.00	0.00	(97.00)	0.00
Totals for Roethler Electric				195.44	0.00	195.44	0.00	(195.44)	0.00
SkyBlue by Skyblue Solutions									
09/09/26	09/09/26			237.88	0.00	237.88	0.00	(237.88)	0.00
Totals for Skyblue Solutions				237.88	0.00	237.88	0.00	(237.88)	0.00
STEVEN Gile Steven Giles									
09/09/26	09/09/26			80.00	0.00	80.00	0.00	(80.00)	0.00

North Iowa Regional Housing Authority

Payable and Payment List - Condensed

September 1, 2026 - September 30, 2026

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Totals for Steven Giles				80.00	0.00	80.00	0.00	(80.00)	0.00
SUNDE			Sunde Services, LLC						
09/09/26	09/09/26			1,925.00	0.00	1,925.00	0.00	(1,925.00)	0.00
Totals for Sunde Services, LLC				1,925.00	0.00	1,925.00	0.00	(1,925.00)	0.00
TQ TECH			TQ Technologies						
09/09/26	09/09/26			75.00	0.00	75.00	0.00	(75.00)	0.00
Totals for TQ Technologies				75.00	0.00	75.00	0.00	(75.00)	0.00
Trading Pos			Trading Post						
09/09/26	09/09/26			25.52	0.00	25.52	0.00	(25.52)	0.00
Totals for Trading Post				25.52	0.00	25.52	0.00	(25.52)	0.00
WCTA			WCTA						
09/09/26	09/09/26			90.74	0.00	90.74	0.00	(90.74)	0.00
Totals for WCTA				90.74	0.00	90.74	0.00	(90.74)	0.00
YvonneK			Yvonne Krukow						
09/09/26	09/09/26			45.60	0.00	45.60	0.00	(45.60)	0.00
Totals for Yvonne Krukow				45.60	0.00	45.60	0.00	(45.60)	0.00
Zilges Appl			Zilges Appliance Center						
09/09/26	09/09/26			864.00	0.00	864.00	0.00	(864.00)	0.00
09/20/26	09/20/26			775.00	0.00	775.00	0.00	(775.00)	0.00
09/20/26	09/20/26			30.00	0.00	30.00	0.00	(30.00)	0.00
09/20/26	09/20/26			851.00	0.00	851.00	0.00	(851.00)	0.00
Totals for Zilges Appliance Center				2,520.00	0.00	2,520.00	0.00	(2,520.00)	0.00
Company Totals				32,843.46	0.00	32,843.46	0.00	(32,843.46)	0.00

DATE: October 28, 2025

RE: HCV payment standards

REQUESTED ACTION: Approve revised payment standards to be effective January 1, 2027 for the Section 8 Housing Choice Voucher program.

COMMENTS: Payment standards are used to calculate the housing assistance payments (HAP) paid to landlords on behalf of assisted families. HUD publishes fair market rents (FMR) annually, most recently in October 2026. HUD determines the FMRs on the 40th percentile of rents charged for standard rental housing in the FMR area. Public housing authorities have the flexibility to establish the payment standards for each county and bedroom size within 90% – 110% of the HUD published FMRs.

We are recommending setting the payment standards to 110% of FMR as allowed under regulation, which is shown in the proposed payment standard chart below (the second table).

CURRENT PAYMENT STANDARDS Effective 01-01-2026					
	0 BR	1 BR	2 BR	3 BR	4 BR
Cerro Gordo	820	825	1043	1348	1590
Floyd	750	770	1010	1311	1338
Franklin	750	770	1010	1284	1696
Hancock	750	819	1010	1287	1696
Kossuth	750	770	1010	1212	1338
Mitchell	750	851	1010	1271	1349
Winnebago	750	804	1010	1344	1531
Worth	750	770	1010	1405	1500

PROPOSED PAYMENT STANDARDS Effective 01-01-2027

	0 BR	1 BR	2 BR	3 BR	4 BR
Cerro Gordo	851	823	1019	1339	1633
Floyd	756	779	1019	1249	1494
Franklin	756	779	1019	1257	1703
Hancock	756	825	1019	1232	1703
Kossuth	779	892	1049	1250	1379
Mitchell	756	881	1019	1309	1339
Winnebago	756	899	1019	1412	1511
Worth	756	779	1019	1412	1422

Rick Toney

From: David Heyes <dheyes@bricmanagement.net>
Sent: Tuesday, October 20, 2026 10:25 AM
To: Rick Toney
Cc: Paula Heyes
Subject: Lease renewal

Good Morning Rick-

Your lease at Petersen Plaza has an expiration date of 11/30/2026. In looking through our files, it looks like NIRHA has been a valued tenant of Petersen Plaza since at least 2002.

Your lease has always been triple net which means that you pay a base rental charge plus all operating expenses. Expenses (especially taxes and insurance) have been increasing rapidly and the anticipated expenses for this year are \$6.58 per square foot. Your total rent (including the base rent) will come out to be \$13.28/per square foot.

What I would like to propose is to renew your lease for another 5 years but instead of splitting the rent into base rent plus expense reimbursements, make it a fixed total rent for the entire 5-year term. The rent would come out to \$3,106.84 per month for the next 60 months.

Please let me know if you would like to extend your lease and I will prepare proper documentation.
Thank you

David Heyes
641-590-6941