North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday October 28, 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, Enos Loberg, Kayla Zimmerman, and Yvonne Krukow. **Alternate:** None. **Absent**: Beth Johnson and Jessy Willadsen. **By phone:** Dona Nielsen. **Staff:** Justin Stotts **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.
Loberg 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.
None.

Dona Nielsen joined the board meeting at 9:11 am by phone.

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

B. Financial Statements
None currently.

C. Bills

D. Miscellaneous Communication
None

5. New Business.

A. HCV payment standards
Loberg moved to approve the HCV payment standards to be effective January 1, 2026, for Section 8 Housing Choice Voucher program. Nielsen seconded the motion. All were in favor; none opposed; and none abstained. The motion carried.

B. Resolution 2025-08 Nonprofit Creation Authorization.

Zimmerman moved to approve Resolution 2025-08 Nonprofit Creation Authorization. Gelner seconded the motion. **Roll Call Vote:** Nielsen**,** Loberg, Zimmerman, Gelner, Krukow, and Helgeson in favor; none opposed; and none abstained. The motion carried.

6. Adjourn.
Loberg moved to adjourn. Zimmerman seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:50 AM. Next Meeting November 25, 2025.

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Bruce Helgeson, Chairperson Date

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Justin Stotts, Executive Director Date