

North Iowa Regional Housing Authority
202 First Street SE, Ste. 203, Mason City, IA 50401
Tuesday September 22, 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, Kayla Zimmerman, Enos Loberg, Gary Gelner, and Yvonne Krukow. **Alternate:** None. **Absent:** Jessie Willadsen and Dona Nielsen. **By phone:** None **Staff:** Rick Toney. **Guest:** Holly Knight and Alec Stone via phone.

- B. Determination of Quorum.
A quorum was determined.
- C. Recognition of Visitor.
Holly Knight from Knight development and Alec Stone from Fox Rothschild.
- 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.

2. Open Forum.

3. Consent Agenda.

Loberg moved to approve the consent agenda as presented. Krukow 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 an update on the repositioning of Sheffield with Holly Knight and Attorney Alec Stone
- B. Resolution No. 2026-13 Write Off of Uncollectable Receivables.
Krukow motioned to approve Resolution No. 2026-13 Write Off of Uncollectable Receivables. Zimmerman seconded the Motion. **Roll Call Vote:** Loberg, Johnson, Zimmerman, Gelner, Krukow, and Helgeson. All were in Favor; none opposed; and none abstained. The motion carried.
- C. Resolution No. 2026-05 Revisit Approve SAC Disposition Actions. Johnson moved

to approve Resolution No. 2026-05, Approve SAC Disposition Actions. Zimmerman Seconded the motion. **Roll Call Vote:** Loberg, Johnson, Zimmerman, Krukow, Gelner, and Helgeson. All were in favor; none opposed; and none abstained. The motion carried

- D. Resolution No. 2026-12. Approval of salary increase for Executive Director Rick Toney. Loberg motioned to approve \$2000.00 salary increase for the Executive Director Rick Toney. Zimmerman seconded the motion. ROLL CALL VOTE: Loberg, Johnson, Zimmerman, Krukow, Gelner, and Helgeson. All were in favor; none opposed; and none abstained. The Motioned carried.

6. Adjourn.

Krukow moved to adjourn. Gelner seconded the motion. All were in favor; none opposed; and none abstained. The motion carried. Meeting adjourned at 10:30 AM. Next Meeting October 27, 2026.

Bruce Helgeson, Chairperson

Date

Rick Toney, Executive Director

Date