IOWA FINANCE AUTHORITY

IOWA FINANCE AUTHORITY
TELEPHONIC BOARD MEETING AGENDA

April 1, 2020

11:00 a.m.

****Conference Call Number: 515-348-6300**
Conference ID: 310 465 338#

I. Miscellaneous

- Receive Comments from General Public – 5 min/person: 30 minutes total time

II. Consent Agenda

- March 4, 2020 IFA Board Meeting Minutes
- AG 20-010 Brian R. and Lauren England
- AG 20-011 Robbie M. and Angela M. Bissen
- AG 20-012 Parker K. and Holly M. Merrit
- AG 20-013 Elyssa and Ethan Smidt McFarland
- AG 20-014 Lucas and Nicole Plendl
- 04455 Kyle S. and Ellen M. Chesnut, Boone
- 04583 Nathan I. and Tamara L. Gebel, Lansing
- AF-TC #20-02, Beginning Farmer Tax Credit Program
- PAB 20-01A, New Kahl Project
- WQ 20-05, SRF Planning and Design Loans
- WQ 20-06, SRF Construction Loans

III. Administration

- February Financial Statement — Steve Harvey
- FIN 20-07, Single Family Reimbursement Resolution — Cindy Harris
- FIN 20-08, Single Family Mortgage Bonds – Authorizing Resolution — Cindy Harris
- FIN 20-09, Single Family Line of Credit — Cindy Harris
- FIN 20-10, Multi-Family Housing Bonds and Line of Credit — Cindy Harris
- FIN 20-11, SRF Amendment to Master Trust Agreement — Cindy Harris

IV. Private Activity Bonds — Lori Beary

- PAB 11-30B-1, Enseva-Hiawatha Project
- PAB 17-18B-1, Hotel Maytag Project

V. Executive Director's Report — Director Durham

VI. Adjournment – Next meeting is May 6, 2020

Items on the consent agenda may be removed from the consent agenda for separate consideration at the request of any Board member. Agenda items may be taken out of order at the discretion of the Board Chair.
***This Board meeting will be held telephonically. Members of the public who wish to attend the meeting may do so by calling in to the Conference Line shown above.*

BOARD MEETING MINUTES

Iowa Finance Authority
Des Moines, Iowa
March 4, 2020

Board Members Present

Ashley Aust
Jane Bell
John Eisenman
Amy Reasner
Michael Van Milligen
Darlys Baum
Lyle Borg
Michel Nelson
Gilbert Thomas
Randi McLaughlin

Board Members Absent

Ruth Randleman

Staff Members Present

Debi Durham, Executive Director
Lori Beary, Chief Bond Programs Director
Derek Folden, Multifamily Underwriter
Steve Harvey, Accounting Director
Cindy Harris, Chief Financial Officer
Brad Benson, Financial and Investment Manager
Rob Christensen, Chief Information Officer
Rick Peterson, Chief Operations & Cultural Officer
Nicki Howell, IFA Office Assistant
Ashley Jared, Communications Director
Tim Morlan, Multifamily Underwriter
Brian Sullivan, Chief Programs Officer
Katie Kulisky, LIHTC Analyst
Mark Fairley, Finance & Investment Manager
Michelle Thomas, Accounting Manager
Rita Grimm, Chief Legal Counsel

Others Present

David Grossklaus, Dorsey & Whitney
Steven Manus, Shyft Collective
James Smith, Dorsey & Whitney
Jessie Kintz, Shyft Collective

Call to Order

Chair Nelson called to order the March 4, 2020 meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:00 a.m. Roll call was taken, and a quorum was established. The following Board members were present: Aust, Baum, Bell, Borg, Eisenman, Nelson, Reasner, Thomas, and Van Milligen. The following Board members were absent: Randleman.

Consent Agenda

Chair Nelson introduced the consent agenda and asked if anyone wanted to request items be removed. No items were removed.

MOTION: Mr. Thomas made a motion to approve the items on the consent agenda, which included the following:

Approval of Minutes of the February 5, 2020 IFA Board Meeting
AG 20-006 Kyle J. and Shaebriel Pollema
AG 20-007 Gregg R. and Meg Ann Nagel
AG 20-008 Andrew J. and Ann M. Bock
AG 20-009 Rodney Steven and Lacey Nicole Peters
AG 14-045 Paul N. and Michelle M. Reicks, Lawler
AG-LP #20-01, Loan Participation Program
AG-TC #20-01, Beginning Farmer Tax Credit Program
WQ 20-04, SRF Construction Loans

On a second by Ms. Reasner, the Board unanimously approved the items on the consent agenda.

Miscellaneous

Receive Comments from General Public

Chair Nelson opened the public comment period and asked if anyone in the audience would like to address the Board. No members of the audience requested to speak. Chair Nelson closed the public comment period.

Administration

January Financial Statement

Mr. Harvey presented highlights of the January 2020 financial statement that was included in the board packet.

MOTION: On a motion by Mr. Thomas and a second by Ms. Aust, the board unanimously accepted the January 2020 Financial Statement.

First Floor Project Budget

Mr. Harvey presented the board with the first-floor project budget, as estimated by Shyft Collective, to provide tenant improvements on the first floor of 1963 Bell Avenue in anticipation of a 10-year market rate lease agreement with the Iowa Insurance Division. Lease commencement is planned for August 1, 2020. Staff requests board action to approve $2.7 million for the project.

MOTION: On a motion by Mr. Eisenman and a second by Mr. Van Milligen, the Board unanimously approved the budget of $2.7 million for the first-floor construction project.

Iowa Title Guaranty Transfer of Funds

Mr. Harvey stated that the Iowa Title Guaranty Board approved a transfer of $250,000 in excess cash from Iowa Title Guaranty to Iowa Finance Authority. Mr. Harvey requested that the Board accept the transfer.

MOTION: On a motion by Ms. Reasner and a second by Mr. Thomas, the Board unanimously approved the Iowa Title Guaranty Transfer of Funds.

FIN 20-05 HOME Loan Forgiveness Blairs Ferry

Mr. Folden stated that staff recommends forgiving the remaining $235,135 HOME loan for Blairs Ferry in Cedar Rapids, Iowa. The project has met its HOME affordability end date and has no cash flow to support payoff of the HOME loan. Mr. Folden requested board action on FIN 20-05.

MOTION: On a motion by Mr. Van Milligen and a second by Ms. Reasner, the Board unanimously approved FIN 20-05.

FIN 20-06 Main Street Loan 116 West Main St

Mr. Folden stated that the property at 116 West Main Street in Marshalltown, Iowa needs rehabilitation due to tornado damage. Staff recommends providing the project with a Main Street Loan of $105,000 to refinance and reimburse costs to repair the damaged building. Mr. Folden requested Board action on FIN 20-06.

MOTION: On a motion by Ms. Reasner and a second by Ms. Aust, the Board unanimously approved FIN 20-06.

Sale of 2015 Grand Ave and 1923 Grand Ave – Amendments to Purchase Agreement

Director Durham reported that the buyer, We Can Build It, LC, has requested another amendment to the purchase agreement by extending the closing date to Friday, March 6th, 2020. The Board and Director Durham had a lengthy discussion regarding the purchase agreement and sale of 2015 Grand and 1923 Grand. Director Durham and Ms. Guerrero recommend extending the closing date to March 31st in order to finalize financing of the purchase.

MOTION: On a motion by Ms. Reasner and a second by Ms. Aust, the Board authorizes moving the closing date from March 6th, 2020 to March 31st, 2020 and gives Director Durham authority to sign the agreement. The motion passed 8-1, with Mr. Thomas voting no.

Executive Directors Report

Director Durham provided the Board with an update on the Legislative session. The Disaster Recovery Homeowner Assistance Program is making its way through session. The disaster recovery homeowner assistance fund would be set up for both IFA and IEDA to put money into. IFA was following the manufactured home bill, but it did not make it through session. Director Durham also gave an update on Iowa Title Guaranty's Qualia trainings and announced four new positions opening for the ITG department.

Mr. Van Milligen presented the Board with handouts regarding several topics that he would like to include in the upcoming IFA board retreat.

Adjournment

On a motion by Ms. Baum and a second by Ms. Aust, the March 4, 2020 meeting of the IFA Board of Directors adjourned at 12:10 p.m.

Dated this 4th day of March 2020.

Respectfully submitted:

Deborah Durham
Executive Director

Approved as to form:

Michel Nelson, Chair
Iowa Finance Authority

IOWA FINANCE AUTHORITY

To: IFA Board of Directors
From: Tammy Nebola, Iowa Ag Program Specialist
Lori Beary, Community Development Director
Date: March 23, 2020
Re: Iowa Agricultural Division Beginning Farmer Loan and Tax Credit Programs

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Consent Agenda

Iowa Agricultural Development Division

Authorizing Resolutions

AG 20-010 Brian R. and Lauren England

This is a resolution authorizing the issuance of $200,000 for Brian R. and Lauren England. The bond will be used: To purchase approximately 50 acres of agricultural land and out-buildings in Ringgold County. The lender is Great Western Bank in Mount Ayr.

- **Need Board action on Resolution AG 20-010B**

AG 20-011 Robbie M. and Angela M. Bissen

This is a resolution authorizing the issuance of $459,355 for Robbie M. and Angela M. Bissen. The bond will be used: To purchase approximately 84.15 acres of agricultural land and an undivided 1/2 interest in another 80 acres of agricultural land in Shelby County. The lender is First State Bank in Webster City.

- **Need Board action on Resolution AG 20-011B**

AG 20-012 Parker K. and Holly M. Merritt

This is a resolution authorizing the issuance of $270,000 for Parker K. and Holly M. Merritt. The bond will be used: To purchase approximately 98 acres of agricultural land and out-buildings in Butler County. The lender is First National Bank in Waverly.

- **Need Board action on Resolution AG 20-012B**

AG 20-013 Elyssa and Ethan Smidt McFarland

This is a resolution authorizing the issuance of $438,000 for Elyssa and Ethan Smidt McFarland. The bond will be used: To purchase approximately 80 acres of agricultural land in Louisa County. The lender is Hills Bank and Trust Company in Washington.

- **Need Board action on Resolution AG 20-013B**

AG 20-014 Lucas and Nicole Plendl

This is a resolution authorizing the issuance of $295,000 for Lucas and Nicole Plendl. The bond will be used: To purchase approximately 3 acres of agricultural land and out-buildings including a 2,000 Hd Hog Barn in Sioux County. The lender is American State Bank in Orange City.

- **Need Board action on Resolution AG 20-014B**

Amending Resolutions

04455 Kyle S. and Ellen M. Chesnut, Boone

This is a resolution amending a $318,400 Beginning Farmer Loan to Kyle S. and Ellen M. Chesnut issued 3/1/2010 to lower the interest rate from 5.10% to 4.01% until March 15, 2030 at which time the rate will adjust to the original index of 85% of 2.50% over the 5 year Treasury Rate and be adjustable every five years thereafter. Due to the rate decrease the annual payment amount will decrease from $20,949.08 to $19,287.32 beginning on March 15, 2021. Remove the rate floor. All other loan terms will remain the same. The lender is U.S. Bank, N.A. in Boone.

- **Need Board action on Resolution 04455M**

04583 Nathan I. and Tamara L. Gebel, Lansing

This is a resolution amending a $85,800 Beginning Farmer Loan to Nathan I. and Tamara L. Gebel issued 12/27/2010 to lower the interest rate from 4.75% variable to 3.75% fixed until maturity of December 27, 2040. Due to the rate decrease the annual payment amount will decrease from $5,467.04 to $4,903.02 beginning on December 27, 2021 with an irregular payment of $5,517.56 on December 27, 2020. Decrease the rate floor from 4.50% to 3.75%. All other loan terms will remain the same. The lender is Luana Savings Bank in Luana.

- **Need Board action on Resolution 04583M**

Beginning Farmer Tax Credit Program

AG-TC #20-02, Beginning Farmer Tax Credit Program

The Agricultural Assets Transfer Tax Credit commonly referred to as the Beginning Farmer Tax Credit (BFTC) program allows agricultural asset owners to earn tax credits for leasing their land, equipment and/or breeding livestock to beginning farmers. Leases must be for terms of 2-5 years. The tax credit for cash rent leases is 5% of the amount of the rent. The tax credit for crop share leases and the flex portion is 15%. The maximum amount of tax credits allocated cannot be more than $12 million in any one year. Attached are the BFTC applications reviewed last month. The IADD Board has recommended approval.

RESOLUTION
AG 20-010B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the "Authority") is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the "Act") to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the "Beginning Farmer") to issue its Agricultural Development Revenue Bond (the "Bond") in the principal amount identified on Exhibit A hereto (the "Principal Amount") to finance the acquisition of the Project identified on Exhibit A hereto (the "Project"); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the "Lender") and the Beginning Farmer (the "Agreement"), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning

Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

EXHIBIT A

1.	**Project Number:**	**AG 20-010**
2.	**Beginning Farmer:**	**Brian R. and Lauren England** **2348 140th St** **Mount Ayr, IA 50854-8800**
3.	**Bond Purchaser:**	**Great Western Bank** **100 E South St** **Mount Ayr, IA 50854-2113**
4.	**Principal Amount:**	**$200,000**
5.	**Initial Approval Date:**	**3/26/2020**
6.	**Public Hearing Date:**	**3/26/2020**
7.	**Bond Resolution Date:**	**4/1/2020**
8.	**Project:**	**To purchase approximately 50 acres of agricultural land and out-buildings**

RESOLUTION
AG 20-011B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the "Authority") is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the "Act") to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the "Beginning Farmer") to issue its Agricultural Development Revenue Bond (the "Bond") in the principal amount identified on Exhibit A hereto (the "Principal Amount") to finance the acquisition of the Project identified on Exhibit A hereto (the "Project"); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the "Lender") and the Beginning Farmer (the "Agreement"), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

EXHIBIT A

1.	**Project Number:**	**AG 20-011**
2.	**Beginning Farmer:**	**Robbie M. and Angela M. Bissen** **1427 Lowell Cir** **Boone, IA 50036-1676**
3.	**Bond Purchaser:**	**First State Bank** **505 2nd St, PO Box 70** **Webster City, IA 50595-1507**
4.	**Principal Amount:**	**$459,355**
5.	**Initial Approval Date:**	**3/26/2020**
6.	**Public Hearing Date:**	**3/26/2020**
7.	**Bond Resolution Date:**	**4/1/2020**
8.	**Project:**	**To purchase approximately 84.15 acres of agricultural land and an undivided 1/2 interest in another 80 acres of agricultural land**

RESOLUTION
AG 20-012B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

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WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the "Beginning Farmer") to issue its Agricultural Development Revenue Bond (the "Bond") in the principal amount identified on Exhibit A hereto (the "Principal Amount") to finance the acquisition of the Project identified on Exhibit A hereto (the "Project"); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the "Lender") and the Beginning Farmer (the "Agreement"), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

EXHIBIT A

1.	**Project Number:**	**AG 20-012**
2.	**Beginning Farmer:**	**Parker K. and Holly M. Merritt** **30548 160th St** **Clarksville, IA 50619-9303**
3.	**Bond Purchaser:**	**First National Bank** **316 E Bremer Ave, PO Box 837** **Waverly, IA 50677-0837**
4.	**Principal Amount:**	**$270,000**
5.	**Initial Approval Date:**	**3/26/2020**
6.	**Public Hearing Date:**	**3/26/2020**
7.	**Bond Resolution Date:**	**4/1/2020**
8.	**Project:**	**To purchase approximately 98 acres of agricultural land and out-buildings**

RESOLUTION
AG 20-013B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the "Authority") is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the "Act") to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the "Beginning Farmer") to issue its Agricultural Development Revenue Bond (the "Bond") in the principal amount identified on Exhibit A hereto (the "Principal Amount") to finance the acquisition of the Project identified on Exhibit A hereto (the "Project"); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the "Lender") and the Beginning Farmer (the "Agreement"), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

EXHIBIT A

1.	**Project Number:**	**AG 20-013**
2.	**Beginning Farmer:**	**Elyssa and Ethan Smidt McFarland** **141 Emerald Ln** **Fruitland, IA 52749-9301**
3.	**Bond Purchaser:**	**Hills Bank and Trust Company** **2481 Hwy 92 E, PO Box 886** **Washington, IA 52353**
4.	**Principal Amount:**	**$438,000**
5.	**Initial Approval Date:**	**3/26/2020**
6.	**Public Hearing Date:**	**3/26/2020**
7.	**Bond Resolution Date:**	**4/1/2020**
8.	**Project:**	**To purchase approximately 80 acres of agricultural land**

RESOLUTION
AG 20-014B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the "Authority") is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the "Act") to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the "Beginning Farmer") to issue its Agricultural Development Revenue Bond (the "Bond") in the principal amount identified on Exhibit A hereto (the "Principal Amount") to finance the acquisition of the Project identified on Exhibit A hereto (the "Project"); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the "Lender") and the Beginning Farmer (the "Agreement"), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and

conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

EXHIBIT A

1.	**Project Number:**	**AG 20-014**
2.	**Beginning Farmer:**	**Lucas and Nicole Plendl** **3636 470th St** **Orange City, IA 51041**
3.	**Bond Purchaser:**	**American State Bank** **901 8th St SE** **Orange City, IA 51041-7458**
4.	**Principal Amount:**	**$295,000**
5.	**Initial Approval Date:**	**3/26/2020**
6.	**Public Hearing Date:**	**3/26/2020**
7.	**Bond Resolution Date:**	**4/1/2020**
8.	**Project:**	**To purchase approximately 3 acres of agricultural land and out-buildings including a 2,000 Hd Hog Barn**

RESOLUTION
04455M

A Resolution amending an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Agricultural Development Authority, or its successor, the Iowa Finance Authority (the "Authority"), heretofore took action to authorize the issuance of an Agricultural Development Revenue Bond, Project No. 04455 (the "Bond") pursuant to Resolution B relating thereto (the "Bond Resolution") for the purpose of financing the acquisition of the Project (as defined in the Bond Resolution) by the Beginning Farmer (as defined in the Bond Resolution); and

WHEREAS, the Beginning Farmer has requested to change the current interest rate and payment amount on the Bond.

NOW, THEREFORE, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Authority hereby approves lowering the current interest rate on the Bond from 5.10% to 4.01% until March 15, 2030 at which time the rate will adjust to the original index of 85% of 2.50% over the 5 year Treasury Rate and be adjustable every five years thereafter. Due to the rate decrease the annual payment amount will decrease from $20,949.08 to $19,287.32 beginning on March 15, 2021. Remove the rate floor. All other loan terms will remain the same. Eff. 03/04/2020.

Section 2. That the Staff and Officers of the Authority are hereby authorized to amend any and all loan documents as necessary to reflect the aforementioned amendments.

Section 3. That except as amended herein, the Bond and other loan documents are hereby confirmed in all other respects.

Section 4. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall become effective immediately upon adoption.

Passed and approved on this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

IOWA FINANCE AUTHORITY

April 1, 2020

Amy Landas
U.S. Bank, N.A.
724 Story St, PO Box 518
Boone, IA 50036-0518

Re: Kyle S. and Ellen M. Chesnut – Project No. 04455

Dear Ms. Landas:

The Iowa Agricultural Development Division (IADD) Board held its monthly meeting on March 26, 2020 and the above project change was recommended for approval to the Iowa Finance Authority (IFA). The IFA Board held its monthly meeting on April 1, 2020, and the above project was approved for the proposed loan changes. The changes approved were as follows:

Lower the interest rate from 5.10% to 4.01% until March 15, 2030 at which time the rate will adjust to the original index of 85% of 2.50% over the 5 year Treasury Rate and be adjustable every five years thereafter. Due to the rate decrease the annual payment amount will decrease from $20,949.08 to $19,287.32 beginning on March 15, 2021. Remove the rate floor. All other loan terms will remain the same. Eff. 03/04/2020

Attached is a copy of the official board resolution for the above Beginning Farmer Loan Program project. This resolution was recently approved by the Iowa Finance Authority (IFA) board of directors and prepared by our bond attorney.

If you have any questions, please do not hesitate to contact me at 515.452.0468 or Tammy.Nebola@IowaFinance.com.

Sincerely,

Tammy Nebola

Tammy Nebola
Agricultural Development Program Specialist

Enclosure: Board Resolution
cc: Kyle S. and Ellen M. Chesnut

RESOLUTION
04583M

A Resolution amending an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Agricultural Development Authority, or its successor, the Iowa Finance Authority (the "Authority"), heretofore took action to authorize the issuance of an Agricultural Development Revenue Bond, Project No. 04583 (the "Bond") pursuant to Resolution B relating thereto (the "Bond Resolution") for the purpose of financing the acquisition of the Project (as defined in the Bond Resolution) by the Beginning Farmer (as defined in the Bond Resolution); and

WHEREAS, the Beginning Farmer has requested to change the current interest rate and payment amount on the Bond.

NOW, THEREFORE, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Authority hereby approves lowering the current interest rate on the Bond from 4.75% variable to 3.75% fixed until maturity of December 27, 2040. Due to the rate decrease the annual payment amount will decrease from $5,467.04 to $4,903.02 beginning on December 27, 2021 with an irregular payment of $5,517.56 on December 27, 2020. Decrease the rate floor from 4.50% to 3.75%. All other loan terms will remain the same. Eff. 02/28/2020.

Section 2. That the Staff and Officers of the Authority are hereby authorized to amend any and all loan documents as necessary to reflect the aforementioned amendments.

Section 3. That except as amended herein, the Bond and other loan documents are hereby confirmed in all other respects.

Section 4. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall become effective immediately upon adoption.

Passed and approved on this 1st day of April, 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

IOWA FINANCE AUTHORITY

April 1, 2020

Steven J. Ruzicka
Luana Savings Bank
100 Harvest Drive, PO Box 68
Luana, IA 52156-0068

Re: Nathan I. and Tamara L. Gebel – Project No. 04583

Dear Mr. Ruzicka:

The Iowa Agricultural Development Division (IADD) Board held its monthly meeting on March 26, 2020 and the above project change was recommended for approval to the Iowa Finance Authority (IFA). The IFA Board held its monthly meeting on April 1, 2020, and the above project was approved for the proposed loan changes. The changes approved were as follows:

Lower the interest rate from 4.75% variable to 3.75% fixed until maturity of December 27, 2040. Due to the rate decrease the annual payment amount will decrease from $5,467.04 to $4,903.02 beginning on December 27, 2021 with an irregular payment of $5,517.56 on December 27, 2020. Decrease the rate floor from 4.50% to 3.75%. All other loan terms will remain the same. Eff. 02/28/2020

Attached is a copy of the official board resolution for the above Beginning Farmer Loan Program project. This resolution was recently approved by the Iowa Finance Authority (IFA) board of directors and prepared by our bond attorney.

If you have any questions, please do not hesitate to contact me at 515.452.0468 or Tammy.Nebola@IowaFinance.com.

Sincerely,

Tammy Nebola

Tammy Nebola
Agricultural Development Program Specialist

Enclosure: Board Resolution
cc: Nathan I. and Tamara L. Gebel

RESOLUTION
AG-TC 20-02

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, has established the Iowa Agricultural Development Division ("IADD") to administer the Beginning Farmer Tax Credit Program; and

WHEREAS, the Authority offers tax credits under the Beginning Farmer Tax Credit Program as a means of encouraging the execution of assets transfer agreements with beginning farmers; and

WHEREAS, the Authority has received applications seeking tax credit allocations from the Beginning Farmer Tax Credit Program; and

WHEREAS, the IADD has determined the applications meet the eligibility requirements of Chapter 16; and

WHEREAS, the IADD Board has recommended approval of the tax credit applications set forth on Exhibit A; and

WHEREAS, the Authority desires to authorize the allocation of tax credits set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes allocating tax credits to the asset owners set forth on Exhibit A, attached hereto, against taxes imposed in chapter 422, division II, as provided in section 422.11M, and in chapter 422, division III, as provided in section 422.33, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to certify said tax credits in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this lst day of April 2020.

_____
Michel Nelson, Board Chairman

ATTEST:

_____
Deborah Durham, Secretary (Seal)

Exhibit A

Beginning Farmer Tax Credit Program

Project #	Owner Name	County	Beginning Farmer	Rental Type	Rent/%	Term(Years)	Total Award
3928	Larry Loftin	Poweshiek	Joseph Schmidt	Cash Rent	$293	2	$ 10,606.60
3929	Greg Rinehart	Boone	Daniel Rinehart	Share Crop	50%	5	$ 127,094.80
3930	County Line Grain Inc.	Mahaska	Daniel Schipper	Cash Rent	50%	4	$ 7,355.28
3931	Anthony Kriegel	Poweshiek	Daniel Schipper	Share Crop	50%	4	$ 61,980.12
3932	Monte Eggers	Tama	Tanner & Jordan Greiner	Cash Rent	$300	2	$ 22,929.00
3934	Harold Hoffman	Pottawattamie	Keanan Martin	Share Crop	50%	5	$ 43,267.25
3936	Graybill Valley Family Farms LLC	Pottawattamie	Keanan Martin	Share Crop	50%	5	$ 31,121.45
3937	John Wells	Pocahontas	Brent Wells	Share Crop	50%	5	$ 16,120.60
3938	Dale Ludwig	Carroll	Brett Ludwig	Share Crop	50%	5	$ 99,325.70
3940	Bruce Schlichting	Cerro Gordo	Tom Wede	Share Crop	50%	3	$ 16,428.93
3941	Lentz Family Farm Trust	Hamilton	Kent Thelke	Share Crop	50%	5	$ 30,838.60
3942	Michael T Ford Trust	Palo Alto	Heath DeYoung	Cash Rent	$250	2	$ 9,334.50
3944	Mary Asher	Grundy	Jacob Ascher	Share Crop	50%	5	$ 35,241.75
3946	GK Christiansen LLC	Crawford	Nolan Staley	Cash Rent	$260	3	$ 29,913.00
3948	Alpine LLC	Hardin	Parker Krause	Share Crop	50%	5	$ 7,619.85
3949	Kent Krause	Hardin	Parker Krause	Share Crop	50%	5	$ 63,649.55
3950	Lyle Roudabush	Poweshiek	Christian Calderwood	Share Crop	50%	5	$ 33,310.85
3953	Dennis Dahl	Worth	Joshua Enderson	Share Crop	50%	5	$ 65,293.75
3955	Dennis Denker	Crawford	Tate Denker	Cash Rent	$208.36	5	$ 4,000.00
3967	James Schroer	Pottawattamie	Keanan Martin	Cash Rent	$250	2	$ 4,100.00
3970	Don Croghan	Harrison	Tyler Schaben	Cash Rent	$215	2	$ 2,328.45
3972	Nielsen Family Partnership LLLP	Hancock	Zachery Nielsen	Cash Rent	$211.78	5	$ 31,968.90
3973	Enoch Hanson	Clayton	Geordan Hanson	Cash Rent	$137.5	2	$ 2,750.00
3974	Charles Argo	Appanoose	Daniel Teno	Cash Rent	$154.79	3	$ 2,542.50
3980	Kelley Smith-Larson	Humboldt	Jon Tilton	Cash Rent	$250	2	$ 1,975.00
							$ 761,096.43

To: IFA Board of Directors

From: Lori Beary, Chief Bond Programs Officer

Date: 3/25/20

Re: Consent Agenda

Private Activity Bond Program

PAB #20-01 New Kahl Project

This is an application for $10,000,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds for the New Kahl Project in Davenport. The bonds will be used for the historic rehabilitation of college and office space into 55 affordable units. This project will require an allocation of Private Activity Bond Cap.

State Revolving Fund

SRF Planning and Design Loans - WQ 20-05

This is a resolution to approve an SRF Planning and Design Loan of $591,000 for Maxwell in Story County. P&D loans have 0% interest for up to 3 years to help communities with the costs during the planning and design phase of their wastewater or drinking water project.

SRF Construction Loans - WQ 20-06

This is a resolution to approve SRF Construction Loans totaling 17,899,000 for Auburn, Colfax, Emerson, Johnson, Oskaloosa and West Union. SRF loans have an interest rate of 1.75% for 20 years or 2.75% for 30 years.

RESOLUTION
PAB 20-01A

Approving an Application for $10,000,000
Iowa Finance Authority Multifamily Housing Revenue Bonds
(New Kahl Project), in one or more series
For New Kahl, LLC (the "Borrower")

And Evidencing the Intent to Proceed with the Issuance of
$10,000,000 Multifamily Housing Revenue Bonds

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa duly organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa (the "Act") to issue bonds and notes for the purpose of financing or refunding the cost of certain projects defined in the Act that further the development and expansion of family farming, soil conservation, housing, and business in the State; and

WHEREAS, the Authority has received the Private Activity Bond Program Application set forth in Exhibit A attached hereto (the "Application") which Application is incorporated herein as though set out here in full; and

WHEREAS, the Application is a request that the Authority issue its revenue bonds in an amount not to exceed $10,000,000 (the "Bonds") and loan the proceeds from the sale of the Bonds to the Borrower listed in the Application for the purposes stated therein (the "Project"); and

WHEREAS, the Authority and the Borrower desire to comply with the requirements of Treasury Regulation 1.150-2 (the "Regulations") with respect to the Project;

NOW, THEREFORE, Be It Resolved by the Board of the Authority, as follows:

Section 1. Approval of Application. The Application is hereby approved, and the Executive Director, the Chief Financial Officer, the Chief Operating Officer or the Chief Bond Programs Director of the Authority (each an "Authorized Officer") are authorized to notify the Borrower of such approval.

Section 2. Reimbursement from Bond Proceeds. Based upon representations of the Borrower, the Authority declares (a) that the Borrower proposes to undertake the Project, (b) that except for (i) expenditures aggregating no more than the lesser of $100,000 or 5% of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20% of the issue price of the Bonds, and (iii) other expenditures made not earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Borrower and no expenditures will be made by the Borrower until after the date hereof, and (c) the Borrower reasonably expects to reimburse the expenditures made for costs of the Project with the proceeds of the Bonds. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. Intent to Issue Bonds. It is hereby determined necessary and advisable that the Authority proceed with the issuance and sale of the Bonds as permitted by the Act and that the Authority hereby declares its intent to issue the Bonds to finance the Project, and that such actions will be taken by the Authority as may be required by the Act to authorize, issue and sell the Bonds.

Section 4. Execution and Approval of Agreements. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bonds. The Authority's counsel shall approve all agreements to be entered into in connection with the issuance of the Bonds, and such agreements shall be authorized and approved after due consideration by the Authority prior to their execution by the Authority.

Section 5. Notice and Governor Approval. Any Authorized Officer and the staff of the Authority are directed, on behalf of the Authority, to publish notice of the proposal to issue the Bonds, to conduct a public hearing on such proposal and, following such hearing, obtain the approval of the Governor as the chief elected executive officer, all as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 6. Preliminary Official Statement. Any Authorized Officer and the staff of the Authority are authorized to cooperate in the preparation of a preliminary official statement with respect to the Bonds, and that any Authorized Officer is authorized to execute and deliver such certificates to comply with SEC Rule 15c2-12 in connection with the offer, sale and issuance of the Bonds.

Section 7. Further Actions. Any Authorized Officer and counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and purpose of this Resolution, the accomplishment of the Project and the sale and issuance of the Bonds.

Section 8. Not Obligations of the Authority. The Bonds, when issued, shall be limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Borrower. The Bonds, the interest thereon and any other payments or costs incident thereto do not constitute an indebtedness or a loan of the credit of the Authority, the State of Iowa or any political subdivision thereof within the meaning of any constitutional or statutory provisions. The Authority does not pledge its faith or credit nor the faith or credit of the State of Iowa nor any political subdivision of the State of Iowa to the payment of the principal of, the interest on or any other payments or costs incident to the Bonds. The issuance of the Bonds and the execution of any documents in relation thereto do not directly, indirectly or contingently obligate the State of Iowa or any political subdivision of the State of Iowa to apply money from or levy or pledge any form of taxation whatever to the payment of the principal of or interest on the Bonds or any other payments or costs incident thereto. The Authority has no taxing power.

Section 9. Costs. It is to be understood that the Borrower shall pay all reasonable and necessary costs, including costs of counsel, and expenses of the Authority related to the Bonds and the Project.

Section 10. Repealer. All resolutions, parts of resolutions, and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Chairperson

ATTEST:

(SEAL)

_____
Deborah Durham, Secretary

Exhibit A

IOWA FINANCE AUTHORITY

Brian D. Sullivan, Chief Programs Officer
1963 Bell Avenue, Suite 200
Des Moines, Iowa 50315
(515) 725-4900 - (800) 432-7230

FOR IFA USE ONLY
Project No. PAB 20-01
Application Received 2/28/20
Application Fee Received? ✓ Yes __ No
Volume Cap? ✓ Yes __ No
Amount of Request $ 10,000,000

Application forms can be obtained from the Authority's website at www.IowaFinanceAuthority.gov

ECONOMIC DEVELOPMENT BOND APPLICATION

Part A - Borrower Information

1. **Project Name:** New Kahl, LLC
2. **Contact Person/Title:** Chris Ales/Project Manager

   Company: Ales, PC

   Address: 1101 W 9th St

   City, State, Zip: Davenport, IA 52804

   Telephone: 4172480044

   E-mail: Chris@alespc.com
3. **Principals: (If a partnership, list partners; if a corporation, list officers/directors and state of incorporation; if a nursing facility, list directors and principal staff.) Attach separate list if necessary.**

   James Bergman
4. **If Borrower is a nonprofit corporation, provide copy of IRS determination letter or date of application for determination letter and state purpose.**
5. **Is the Borrower currently qualified to transact business within the State of Iowa?** Yes
6. **If project is a Nursing Facility, is state certificate of need required?** No

   If yes, attach copy.
7. **Total current FTE's of Borrower:** 0

   Number of permanent FTE's created by the project: 2

Part B - Project Information

1. **Amount of Bond Request:** $10,000,000.00

   Amount to be used for refunding: $0.00
2. **Location of Project**

   Address: 326 W 3rd St

   City/State: Davenport, IA

   County: SCOTT

3. **General Project Description:**

Historic Rehabilitation, Adaptive Reuse of college and office space as 55 or older affordable housing.

4. **Does the Borrower expect to use bond proceeds to reimburse capital expenditures already made?** No

If yes, specify $ amount: $0.00

5. **Parties related to the Project:**

a. **Principal User will be:** New Kahl, LLC and its residents

b. **Seller (if any) of the Project:** Not Applicable

c. **Purchaser (if any) or Owner or Lessee of the Project:** Residents

d. **Relationship of Project Seller and Purchaser, if any:** None

6. **Sources and Uses of Project Funds (Sum of Sources and Uses must match):**

Source	Type	Amount	Use	Amount
Tax Exempt Bond	Construction	$10,000,000.00	Construction	$8,898,400.00
Deferred Developer Fee	Permanent	$1,591,000.00	Developer Fee	$1,591,000.00
Tax Credit Equity (Syndicator)	Permanent	$671,662.00	Contingency	$794,500.00
Total		$12,262,662.00	Soft Costs	$683,762.00
			Reserves	$150,000.00
			Abatement	$120,000.00
			Equipment and Fixture	$25,000.00
			Total	$12,262,662.00

8. **Type of Bond Sale:** Private Placement

Part C - Professionals Participating in the Financing

Applications must have either Bond Counsel or Underwriter/Financial Institution identified

1. **Bond Counsel: (an attorney hired by the borrower to ensure the bonds can be issued on a tax-exempt basis)**

Name: David D Grossklaus

Firm Name: Dorsey and Whitney, LLP

Address: 226 W River St, PO Box 404

City/State/Zip Code: Des Moines, IA 50309

Telephone: 5156993287

E-mail: Grossklaus.david@dorsey.com

2. **Counsel to the Borrower:**

Name: Matthew M Keegan

Firm Name: Ward, Murray, Pace and Johnson, P.C.

Address: 226 W River St, PO Box 404

City/State/Zip Code: Dixon, IL 61201

Telephone: 8156258200

E-mail: Keegan@wmpj.com

3,. **Underwriter or Financial Institution purchasing the bonds:**

Name: Dan Metz

Firm Name: Wells Fargo, NA

Address: 301 S College, 17th Floor

City/State/Zip Code: Charlotte, NC 28288-0170

Telephone: 7047150130

E-mail: Dan.metz@wellsfargo.com

4. **Counsel to the Underwriter:**

Name: Holly Stocker

Firm Name: Winthrop and Weinstein, P.A.

Address: 225 South 6th St, Capella Tower, Suite 3500

City/State/Zip Code: Minneapolis, MN 55402-4629

Telephone: 6126046490

E-mail: Hstocker@winthrop.com

5. **Trustee: (if needed)**

Name: Bill Sharp

Firm Name: Rock Island County Abstract and Title Company

Address: 211 18th Street, Suite 300

City/State/Zip Code: Rock Island, IL 61201

Telephone: 3197865476

E-mail: Wsharp@ricatitle.com

Part D - Fees and Charges

1. **A non-refundable application fee must accompany this form at the time of submission to the Authority. For applications up to $10 million, the application fee is $1,000. For applications over $10 million, the application fee is $2,500. The application fee is subtracted from the Issuer's fee at closing.**

   Applications will expire if the bonds are not issued within 18 months.

   Submit application to the Authority at the following address:

   Lori Beary

   Community Development Director

   Iowa Finance Authority

   1963 Bell Avenue, Suite 200

   Des Moines, IA 50315

2. An Issuer's fee will be due at the time of closing. The fee is 10 basis points for the first $10 million and declines after that. Please contact Lori Beary at 515-725-4965 or lori.beary@iowafinance.com for more information.

3. Borrower is required to pay the fees and expenses of Dorsey & Whitney, who serve as Issuer's Counsel. Bond documents should be sent to David Claypool (claypool.david@dorsey.com) or David Grossklaus (Grossklaus.David@dorsey.com) at Dorsey & Whitney and the Authority's Community Development Director (lori.beary@iowafinance.com).

Dated this 27th day of February, 2020

Borrower: New Kahl, LLC

By: James Bergman

Title: Managing Member

RESOLUTION
WQ 20-05

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the "SRF Program"); and

WHEREAS, the Authority offers loans under the SRF Program for planning and design expenses associated with clean water and drinking water projects (the "Planning and Design Loans"); and

WHEREAS, the Authority offers the Planning and Design Loans as zero interest loans maturing no later than three years from execution; and

WHEREAS, the communities listed on Exhibit A have applied to the Authority for financial assistance through Planning and Design Loans; and

WHEREAS, the Authority desires to approve Planning and Design Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding Planning and Design Loans to the communities and in the amounts set forth on Exhibit A attached hereto, each with an interest rate of 0%, with a maturity of not to exceed three years, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 1st day of April, 2020.

_____
Michel Nelson, Chairperson

ATTEST:

(SEAL)

_____
Deborah Durham, Secretary

Exhibit A
Planning and Design Loans

Borrower	County	Pop.	Amount	CW/DW	Description
Maxwell	Story	920	$591,000	CW	Treatment Improvements

RESOLUTION
WQ 20-06

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources (the "Department"), to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the "SRF Program"); and

WHEREAS, the Authority offers loans under the SRF Program as a means of financing all or part of the construction of certain drinking water or wastewater treatment facilities; and

WHEREAS, the construction activities being undertaken meet the requirements of the SRF Program and have been approved by the Department; and

WHEREAS, the Authority offers the SRF loans at below market interest maturing no later than thirty years from execution; and

WHEREAS, the Authority desires to approve SRF Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding SRF Loans to the communities and in the approximate amounts set forth on Exhibit A attached hereto, each with an interest rate of 1.75% for a maturity of twenty years or an interest rate of 2.75% with a maturity of not to exceed thirty years, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 1st day of April, 2020.

_____
Michel Nelson, Chairperson

ATTEST:

(SEAL)

_____
Deborah Durham, Secretary

Exhibit A

SRF Construction Loans

Borrower	County	Population	Amount	CW/ DW	Description
Auburn	Sac	322	$271,000	CW	Treatment Improvements
Colfax	Jasper	2,093	$2,834,000	DW	Transmission Improvements
Emerson	Mills	438	$345,000	CW	Transmission Improvements
Johnston	Polk	17,278	$4,550,000	DW	Transmission Improvements
Oskaloosa	Mahaska	11,463	$1,269,000	CW	Transmission Improvements
West Union	Fayette	2,486	$8,630,000	DW	Treatment Improvements

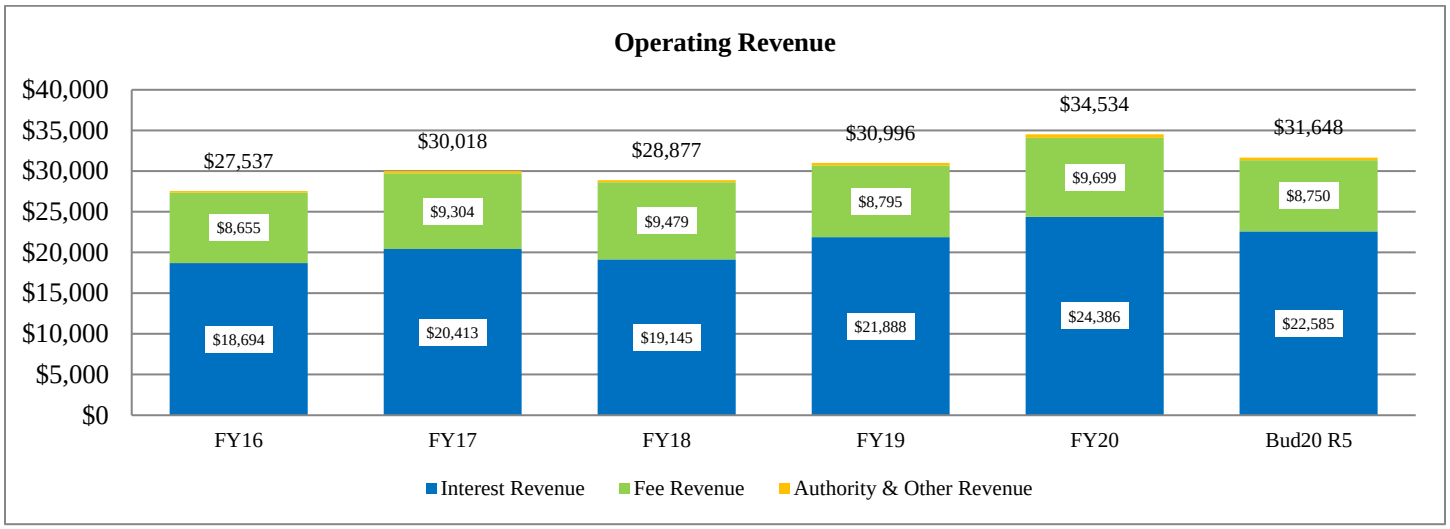
$17,899,000

To: IFA Board of Directors
From: Steven E Harvey
Date: March 16, 2020
Re: February 2020 Financial Results

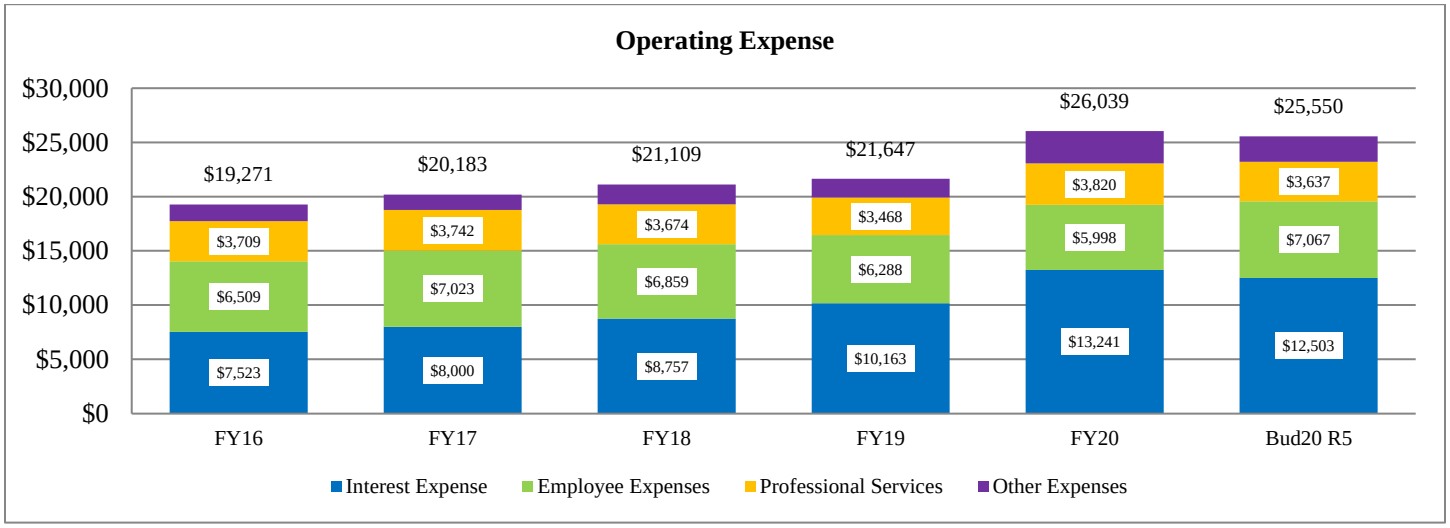
YTD Housing Authority Results ($ in thousands)

The original FY20 budget has been updated for the Homes for Iowans grant, 1963 Bell purchase & improvements, and LIHTC fee timing.

Through February, the Housing Authority operated favorably to budget; revenue exceeded plan and expenses were below plan.

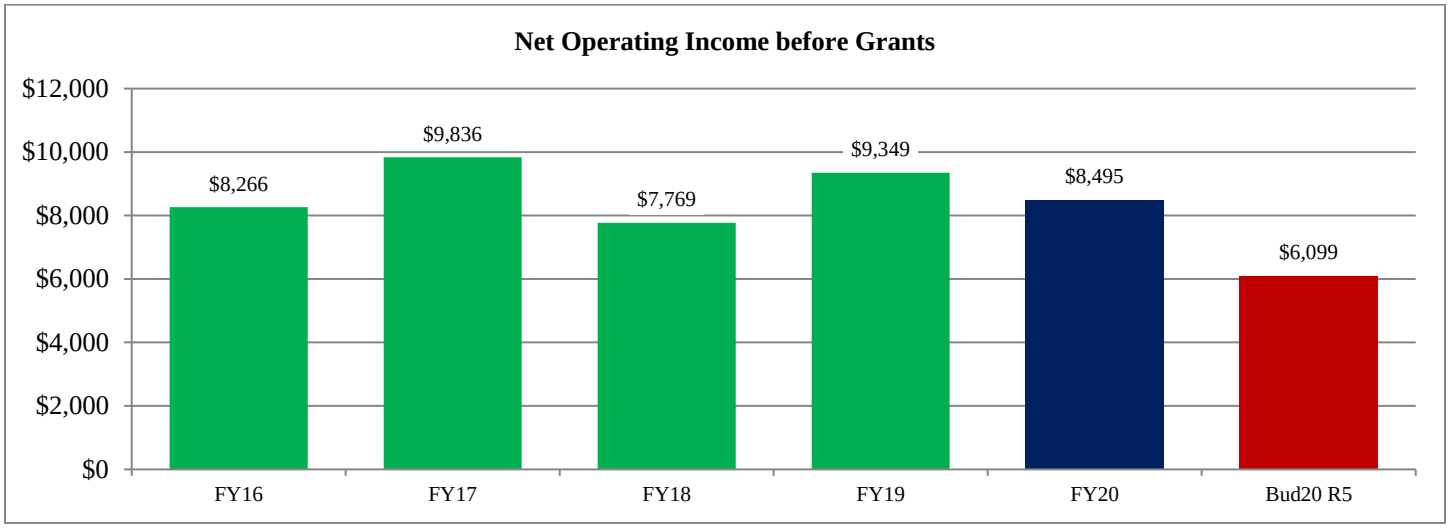


Operating Revenue was $2,886 or 9.1% above budget and 11.4% above last year. MBS interest revenue and the gain on the sale of MBS, due to strong MBS production along with Title Guaranty fees account for this favorable variance.

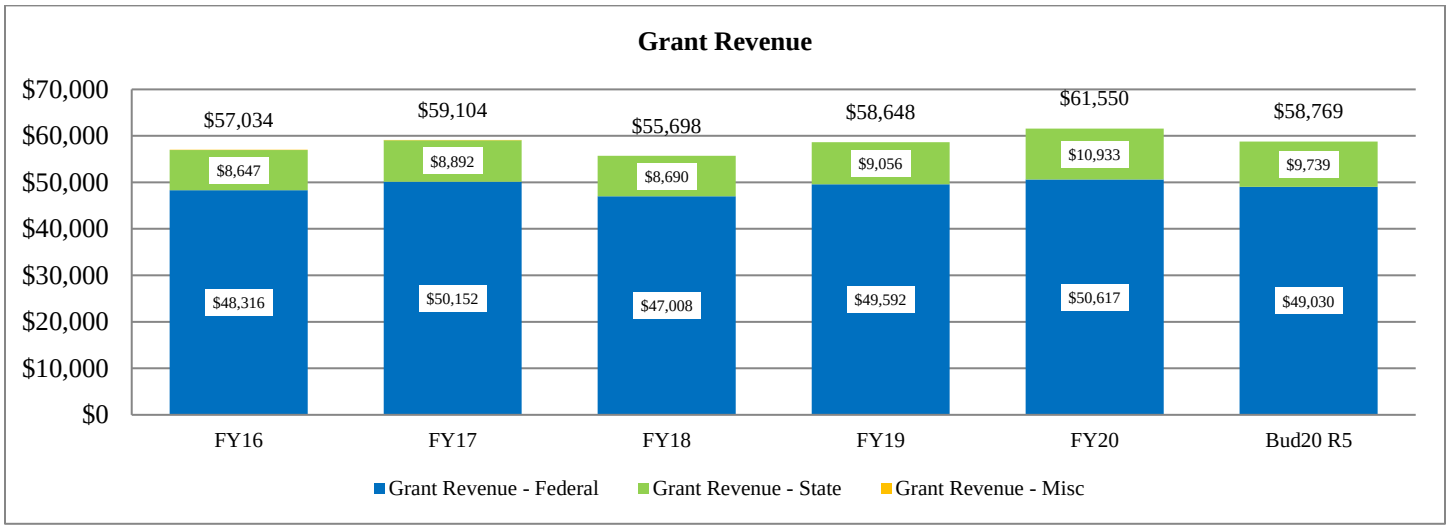


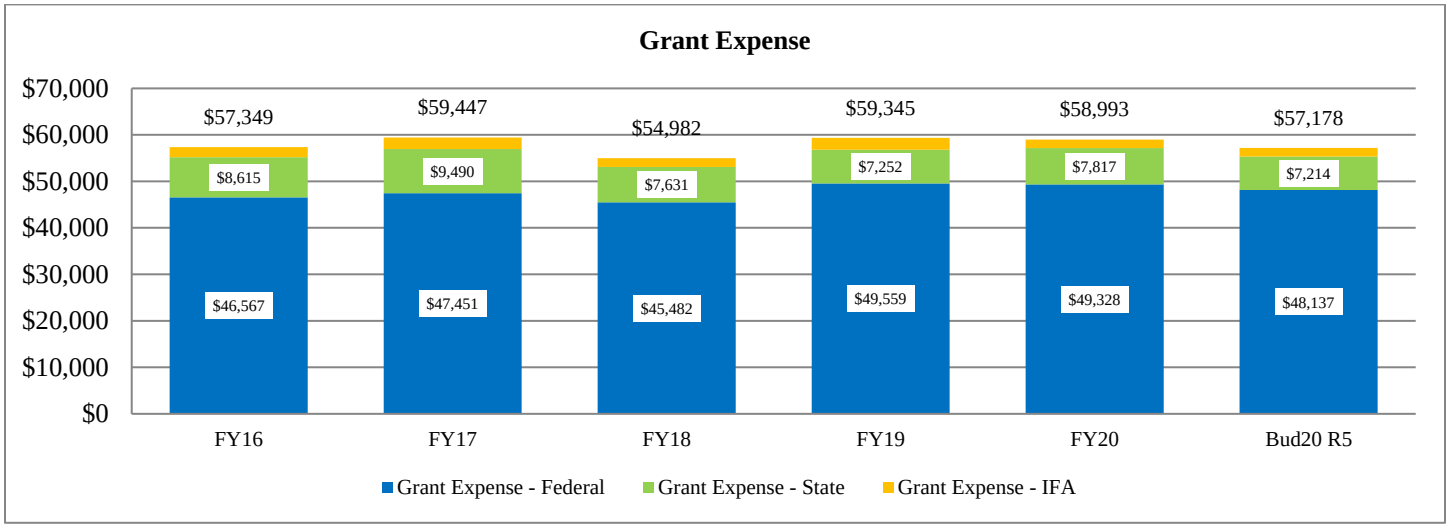
Operating Expense now exceeds budget by $489 or 1.9% and is 20.3% above last year. Interest expense, primarily cost of bond issuance, and larger than planned bond issues have caused this. After reviewing our

methods of estimating TG known claims reserve; we increased the estimate by $391 in February. Employee expenses are $1,069 below budget.

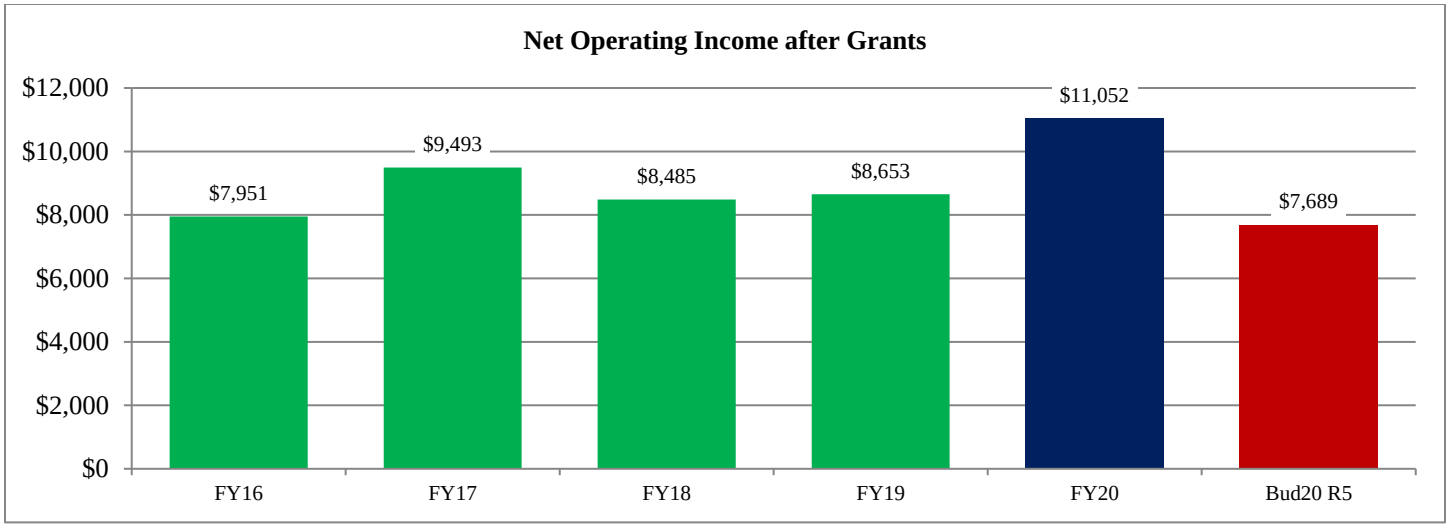


As a result, NOI was $2,396 or 39.3% favorable to budget.

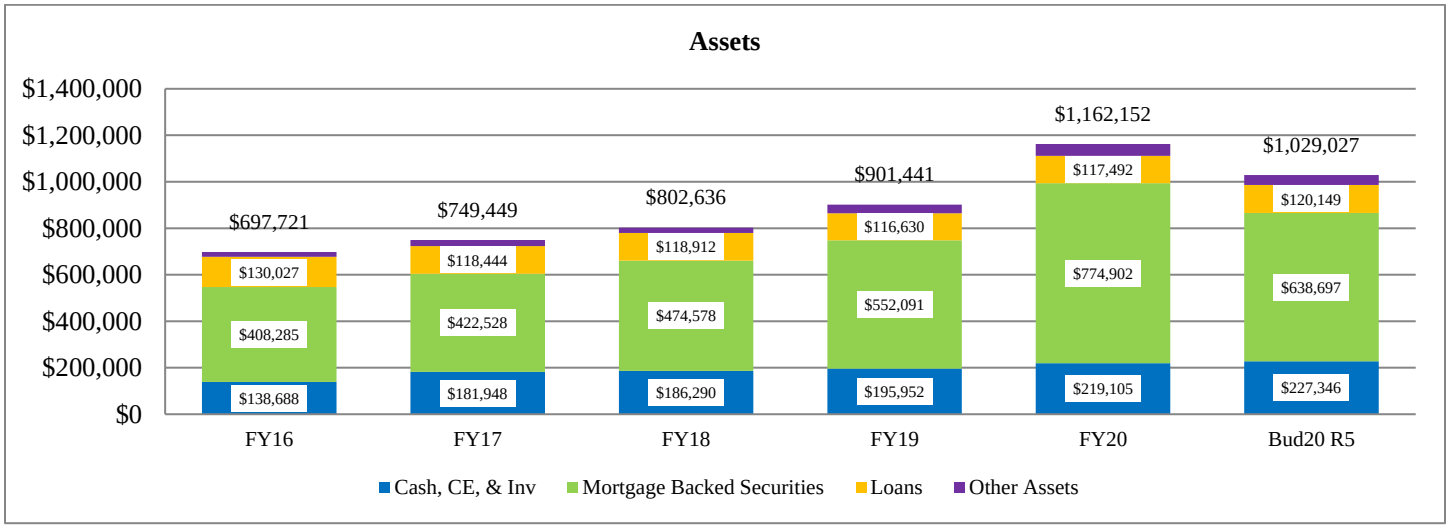




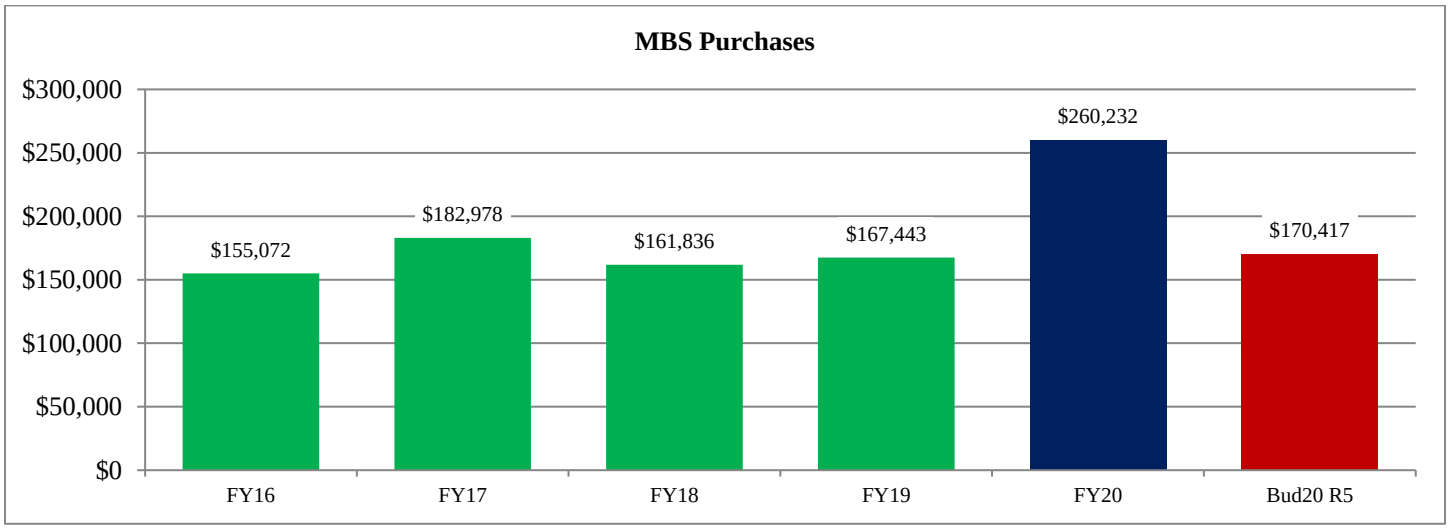
Net grant income is now favorable to budget by $966 due to timing of receipts & disbursements.



As a result, NOIAG was $3,363 or 43.7% favorable to budget.

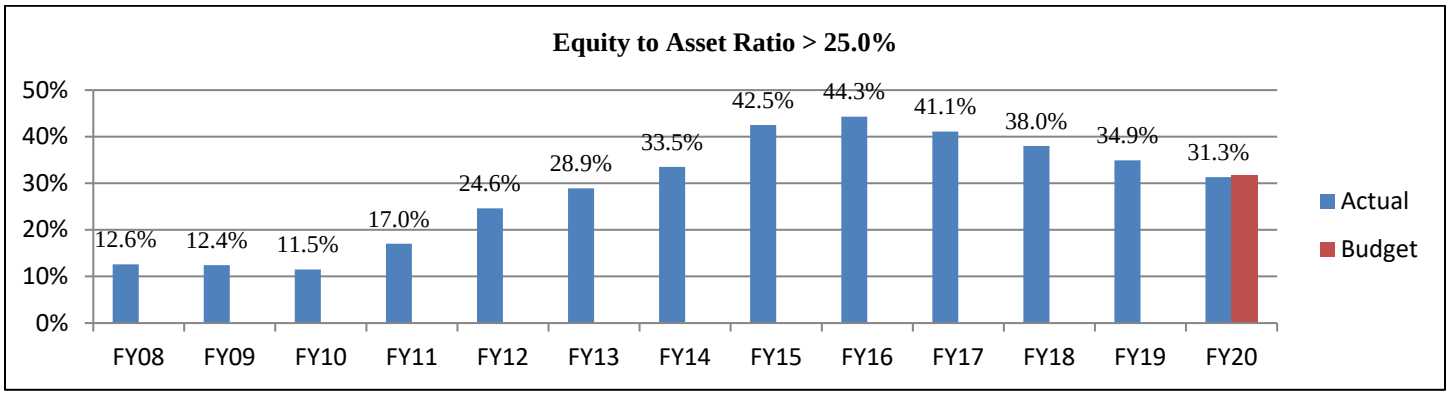


Total Assets have increased $260,711 since last year. IFA issued Single Family mortgage bonds in June, September, and February in the amounts of $81,965, $89,993, and $101,369 respectively.

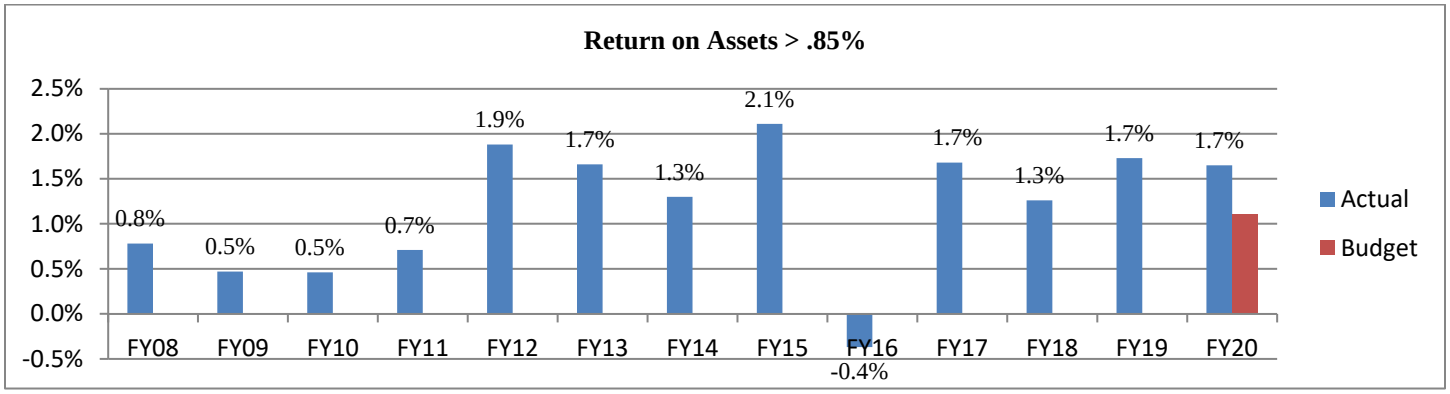


MBS purchases exceed budget by $89,815. Contributing factors are increased fees paid to loan originators, the new $5,000, 0% second mortgage DPA loan program, and the low interest rate environment.

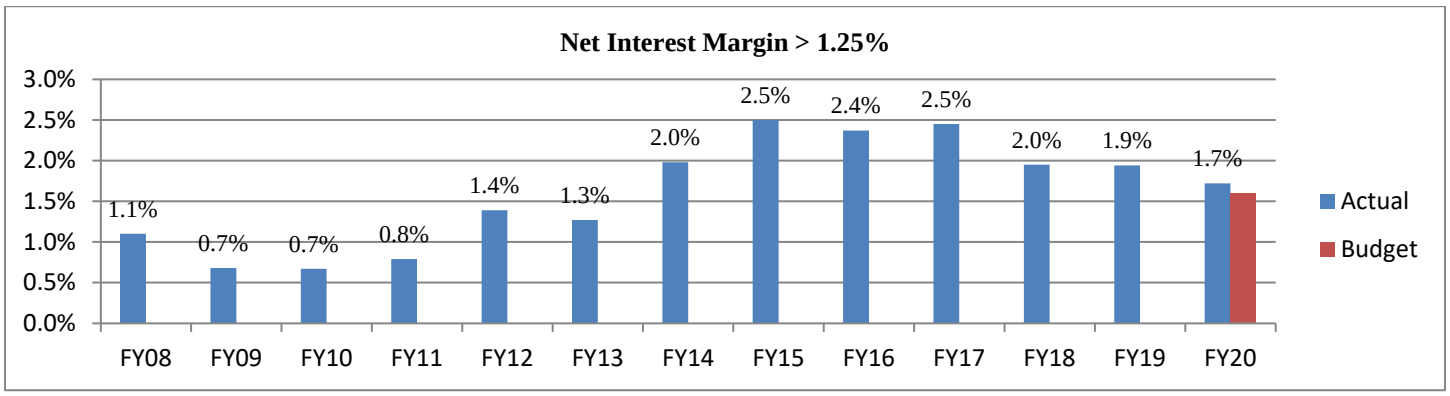
Housing Authority Long-Term Measures



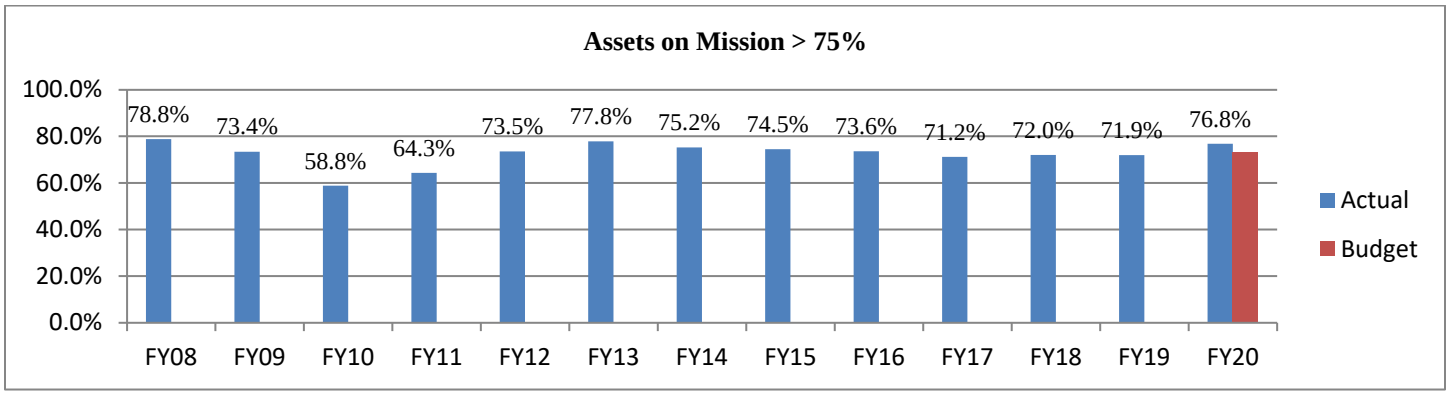
This ratio is an indicator of the Housing Authority's financial strength and ability to increase debt to acquire assets



This ratio represents the rate of return on the Housing Authority's assets.



This is the rate of interest earned, after interest expense is deducted, on the Housing Authority's cash, cash equivalents, investments, MBS, and loans.



This ratio is the percentage of MBS and Loans (Mission Assets) to the Housing Authority's total assets

Income Statement	Housing Authority (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	3,087,757	2,935,521	152,237	5.2	2,886,656	201,102	7.0	24,385,744	22,584,554	1,801,189	8.0	21,888,043	2,497,701	11.4
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,403,454	955,510	447,943	46.9	944,012	459,441	48.7	9,698,721	8,750,463	948,258	10.8	8,794,984	903,736	10.3
Other Revenue	70,483	7,650	62,833	821.3	4,054	66,429	1638.8	449,836	313,200	136,636	43.6	313,214	136,621	43.6
Total Operating Revenue	4,561,694	3,898,681	663,013	17.0	3,834,721	726,972	19.0	34,534,300	31,648,217	2,886,083	9.1	30,996,241	3,538,059	11.4
Operating Expense														
Interest Expense	2,595,847	1,568,413	1,027,434	65.5	1,244,878	1,350,969	108.5	13,240,755	12,502,510	738,245	5.9	10,162,932	3,077,823	30.3
Authority Expense	-	-	-	0.0	-	-	0.0	0	-	0	0.0	(0)	0	-150.0
Employee Expenses	711,293	814,901	(103,608)	-12.7	686,788	24,505	3.6	5,997,783	7,066,874	(1,069,091)	-15.1	6,287,736	(289,953)	-4.6
Common Expenses	264,007	186,689	77,319	41.4	244,196	19,811	8.1	1,742,415	1,830,886	(88,471)	-4.8	1,524,177	218,238	14.3
Marketing Expense	36,864	23,023	13,840	60.1	37,153	(290)	-0.8	551,126	513,137	37,989	7.4	464,590	86,535	18.6
Professional Services	596,077	336,657	259,420	77.1	335,883	260,194	77.5	3,819,922	3,637,181	182,741	5.0	3,468,041	351,881	10.1
Claim and Loss Expenses	520,465	6,392	514,072	8042.1	(13,722)	534,187	-3892.9	725,687	76,358	649,328	850.4	(249,200)	974,887	-391.2
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	15,402	7,275	8,127	111.7	4,599	10,803	234.9	76,353	58,200	18,153	31.2	57,758	18,595	32.2
Overhead Allocation	(14,790)	(15,961)	1,172	-7.3	(7,712)	(7,078)	91.8	(114,955)	(135,541)	20,586	-15.2	(69,178)	(45,777)	66.2
Total Operating Expense	4,725,164	2,927,388	1,797,776	61.4	2,532,062	2,193,102	86.6	26,039,086	25,549,605	489,481	1.9	21,646,856	4,392,230	20.3
Net Operating Income (Loss) Before Grants	(163,470)	971,293	(1,134,763)	-116.8	1,302,659	(1,466,130)	-112.5	8,495,214	6,098,612	2,396,602	39.3	9,349,385	(854,171)	-9.1
Net Grant (Income) Expense														
Grant Revenue	(7,428,161)	(6,664,987)	(763,174)	11.5	(7,028,962)	(399,199)	5.7	(61,549,770)	(58,768,646)	(2,781,125)	4.7	(58,648,481)	(2,901,289)	4.9
Grant Expense	6,354,486	7,091,722	(737,235)	-10.4	6,868,250	(513,764)	-7.5	58,993,291	57,178,021	1,815,270	3.2	59,345,236	(351,944)	-0.6
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	(1,073,675)	426,735	(1,500,410)	-351.6	(160,712)	(912,962)	568.1	(2,556,479)	(1,590,625)	(965,855)	60.7	696,755	(3,253,234)	-466.9
Net Operating Income (Loss) After Grants	910,205	544,558	365,647	67.1	1,463,372	(553,167)	-37.8	11,051,693	7,689,237	3,362,456	43.7	8,652,630	2,399,063	27.7
Other Non-Operating (Income) Expense	(6,925,770)	-	(6,925,770)	0.0	(8,484,728)	(18,477,250)	217.8	(18,477,250)	-	(18,477,250)	0.0	(3,099,600)	(15,377,650)	496.1
Net Income (Loss)	7,835,974	544,558	7,291,416	1339.0	(95,586)	-	0.0	29,528,943	7,689,237	21,839,706	284.0	11,752,230	17,776,713	151.3
IFA Home Dept Staff Count	75	88	(13)	-14.3	76	(1)	-1.3	75	88	(13)	-15.0	80	(5)	-6.6
FTE Staff Count	75	87	(12)	-13.7	75	(0)	-0.2	75	87	(11)	-13.2	81	(6)	-7.0

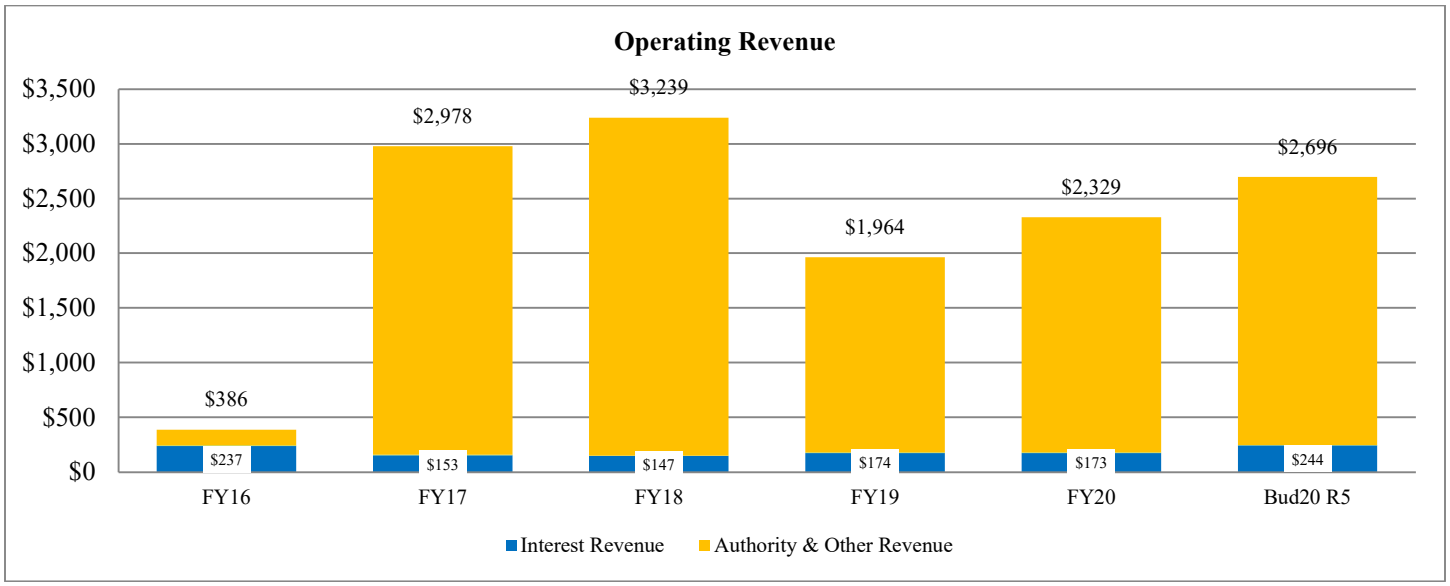
Balance Sheet	Housing Authority (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	215,700,873	221,129,944	(5,429,071)	-2.5	189,067,347	26,633,526	14.1
Investments	3,403,767	6,215,681	(2,811,914)	-45.2	6,884,557	(3,480,790)	-50.6
Mortgage Backed Securities	751,962,016	623,697,311	128,264,705	20.6	542,417,514	209,544,502	38.6
Line of Credit	22,939,511	15,000,000	7,939,511	52.9	9,673,189	13,266,322	137.1
Loans - net of reserve for losses	117,491,709	120,149,158	(2,657,449)	-2.2	116,630,376	861,333	0.7
Capital Assets (net of accumulated depreciation)	14,577,905	11,366,097	3,211,807	28.3	7,386,300	7,191,605	97.4
Other Assets	27,167,227	24,805,698	2,361,529	9.5	22,976,741	4,190,487	18.2
Deferred Outflows	8,909,025	6,663,000	2,246,024	33.7	6,404,660	2,504,364	39.1
Total Assets and Deferred Outflows	1,162,152,032	1,029,026,890	133,125,142	12.9	901,440,684	260,711,349	28.9
Liabilities, Deferred Inflows, and Equity							
Debt	747,833,269	658,164,645	89,668,623	13.6	538,665,226	209,168,043	38.8
Interest Payable	2,779,682	3,951,561	(1,171,879)	-29.7	2,256,073	523,609	23.2
Unearned Income	1,861,836	1,837,657	24,180	1.3	2,054,528	(192,692)	-9.4
Escrow Deposits	10,829,761	9,848,172	981,589	10.0	9,080,048	1,749,712	19.3
Reserves for Claims	2,077,462	1,561,977	515,485	33.0	1,354,203	723,259	53.4
Accounts Payable & Accrued Liabilities	4,150,630	3,474,177	676,453	19.5	3,458,675	691,955	20.0
Other liabilities	11,387,710	8,604,839	2,782,870	32.3	8,268,532	3,119,177	37.7
Deferred Inflows	2,674,003	2,369,743	304,260	12.8	4,293,439	(1,619,436)	-37.7
Total Liabilities and Deferred Inflows	783,594,353	689,812,771	93,781,581	13.6	569,430,725	214,163,628	37.6
Equity							
YTD Earnings(Loss)	29,528,943	7,689,237	21,839,706	284.0	11,752,230	17,776,713	151.3
Prior Years Earnings	349,010,999	331,524,882	17,486,117	5.3	320,257,729	28,753,270	9.0
Transfers	17,738	-	17,738	0.0	-	17,738	0.0
Total Equity	378,557,680	339,214,119	39,343,561	11.6	332,009,959	46,547,721	14.0
Total Liabilities, Deferred Inflows, and Equity	1,162,152,032	1,029,026,890	133,125,142	12.9	901,440,684	260,711,349	28.9

IOWA FINANCE AUTHORITY

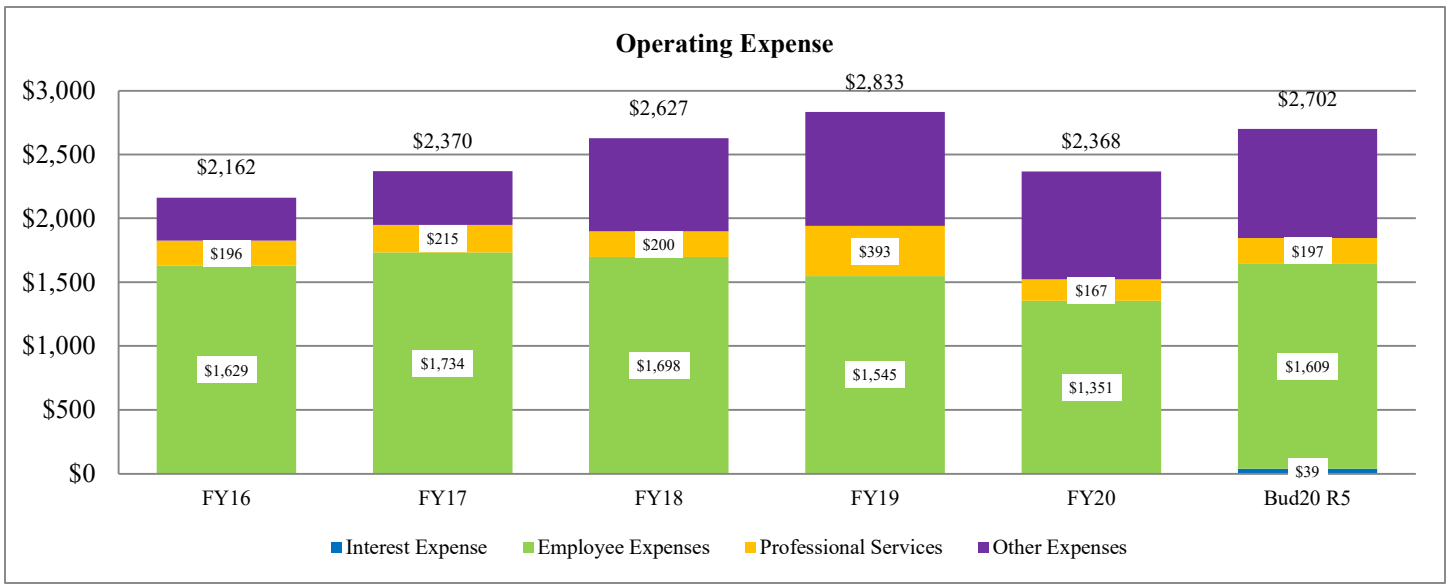
To: IFA Board of Directors
From: Karen Klinkefus
Date March 6, 2020
Re: YTD February 2020 Financial Results

Overhead Departments ($ in thousands)

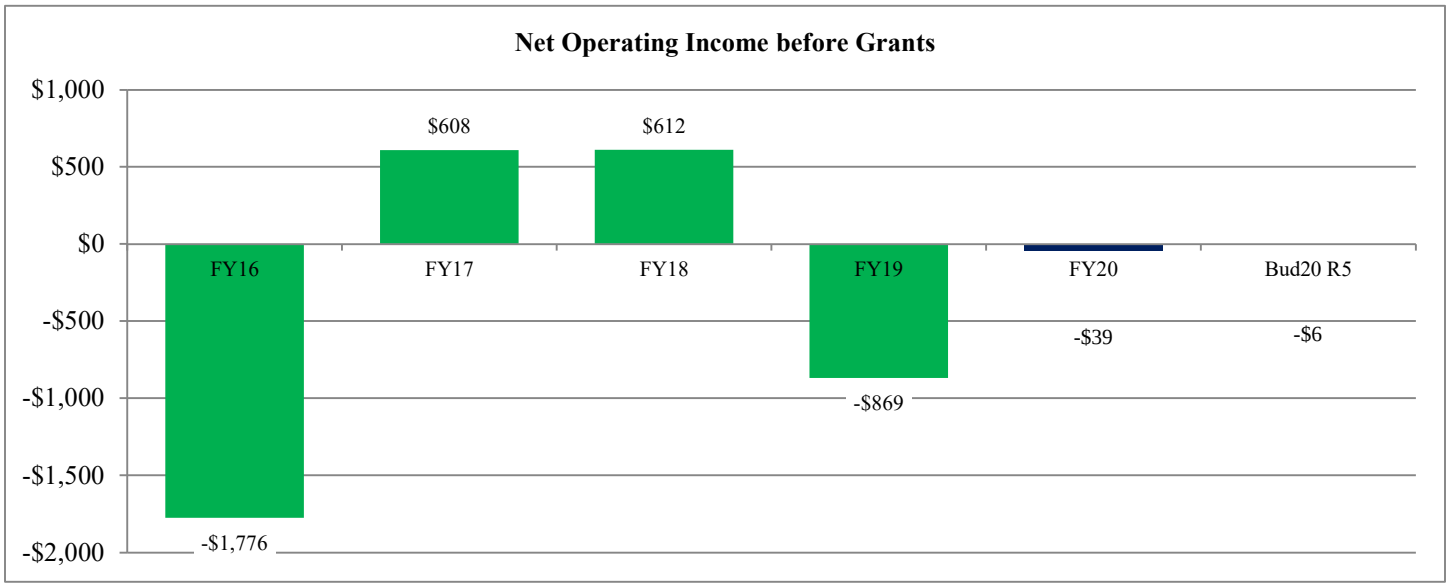
With the middle of third quarter FY20, the Overhead departments are operating unfavorable to budget.



Operating Revenue was $367 or 13.6% unfavorable to budget but 18.6% favorable to last year. Authority fees account for most of this unfavorable variance. No Authority Fees were taken in FY16.



Operating Expense was $334 or 12.4% favorable to budget and 16.4% favorable to last year. Employee, common, interest and professional expense were all favorable to budget.



As a result NOIBG was $33 or 593.9% unfavorable to budget but 95.5% favorable to last year.

General Fund Liquidity

The GF short term and long term liquidity goals of $2.6 million and $10.4 million were $9.7 million and $10.6 million for February.

Income Statement	Overhead (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	12,387	30,195	(17,808)	-59.0	23,586	(11,199)	-47.5	173,313	243,820	(70,508)	-28.9	174,314	(1,002)	-0.6
Authority Revenue	-	-	-	0.0	-	-	0.0	1,825,214	2,199,017	(373,803)	-17.0	1,553,030	272,185	17.5
Fee Revenue	-	417	(417)	-100.0	400	(400)	-100.0	5,802	3,336	2,466	73.9	4,764	1,038	21.8
Other Revenue	39,812	-	39,812	0.0	-	39,812	0.0	324,610	250,000	74,610	29.8	231,752	92,859	40.1
Total Operating Revenue	52,199	30,612	21,587	70.5	23,986	28,213	117.6	2,328,939	2,696,174	(367,235)	-13.6	1,963,859	365,080	18.6
Operating Expense														
Interest Expense	883	800	83	10.4	1,126	(243)	-21.6	3,203	38,600	(35,397)	-91.7	3,002	201	6.7
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	151,323	189,099	(37,776)	-20.0	169,251	(17,928)	-10.6	1,351,125	1,609,387	(258,261)	-16.0	1,544,916	(193,790)	-12.5
Common Expenses	178,693	169,246	9,447	5.6	78,829	99,864	126.7	1,304,420	1,522,702	(218,283)	-14.3	716,969	587,450	81.9
Marketing Expense	18,028	12,917	5,111	39.6	30,890	(12,862)	-41.6	439,015	403,333	35,681	8.8	384,232	54,783	14.3
Professional Services	24,485	18,433	6,051	32.8	17,670	6,815	38.6	167,214	197,467	(30,253)	-15.3	393,461	(226,247)	-57.5
Claim and Loss Expenses	(1,000)	-	(1,000)	0.0	-	(1,000)	0.0	(2,000)	-	(2,000)	0.0	(1,000)	(1,000)	100.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	27	(27)	-100.0
Overhead Allocation	(116,591)	(128,543)	11,952	-9.3	(23,354)	(93,236)	399.2	(895,288)	(1,069,731)	174,443	-16.3	(209,075)	(686,213)	328.2
Total Operating Expense	255,821	261,952	(6,131)	-2.3	274,412	(18,591)	-6.8	2,367,688	2,701,758	(334,070)	-12.4	2,832,531	(464,842)	-16.4
Net Operating Income (Loss) Before Grants	(203,622)	(231,341)	27,718	-12.0	(250,426)	46,804	-18.7	(38,750)	(5,585)	(33,165)	593.9	(868,671)	829,922	-95.5
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	(2,000,000)	2,000,000	-100.0	(9,000,000)	(11,000,000)	2,000,000	-18.2	(3,000,000)	(6,000,000)	200.0
Total Net Grant (Income) Expense	-	-	-	0.0	(2,000,000)	2,000,000	-100.0	(9,000,000)	(11,000,000)	2,000,000	-18.2	(3,000,000)	(6,000,000)	200.0
Net Operating Income (Loss) After Grants	(203,622)	(231,341)	27,718	-12.0	1,749,574	(1,953,196)	-111.6	8,961,250	10,994,415	(2,033,165)	-18.5	2,131,329	6,829,922	320.5
Other Non-Operating (Income) Expense	(4,860)	-	(4,860)	0.0	(21,128)	(3,591)	17.0	(3,591)	-	(3,591)	0.0	29,472	(33,063)	-112.2
Net Income (Loss)	(198,762)	(231,341)	32,578	-14.1	1,733,306	-	0.0	8,964,842	10,994,415	(2,029,574)	-18.5	2,101,857	6,862,985	326.5
IFA Home Dept Staff Count	22	26	(4)	-13.7	22	-	0.0	22	26	(4)	-14.1	23	(0)	-1.7
FTE Staff Count	14	19	(5)	-25.0	18	(4)	-22.0	17	19	(2)	-12.4	20	(3)	-16.5

Income Statement	010 - Admin													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue (a)	12,387	30,195	(17,808)	-59.0	23,586	(11,199)	-47.5	173,313	243,820	(70,508)	-28.9	174,314	(1,002)	-0.6
Authority Revenue	-	-	-	0.0	-	-	0.0	1,825,214	2,199,017	(373,803)	-17.0	1,553,030	272,185	17.5
Fee Revenue	-	-	-	0.0	-	-	0.0	600	-	600	0.0	-	600	0.0
Other Revenue	(125)	-	(125)	0.0	-	(125)	0.0	(125)	-	(125)	0.0	21,182	(21,307)	-100.6
Total Operating Revenue	12,262	30,195	(17,933)	-59.4	23,586	(11,324)	-48.0	1,999,002	2,442,838	(443,836)	-18.2	1,748,525	250,477	14.3
Operating Expense														
Interest Expense	883	800	83	10.4	1,126	(243)	-21.6	3,203	38,600	(35,397)	-91.7	3,002	201	6.7
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	42,926	63,872	(20,945)	-32.8	54,981	(12,054)	-21.9	434,791	559,959	(125,168)	-22.4	596,530	(161,739)	-27.1
Common Expenses	5,428	2,900	2,528	87.2	25,957	(20,529)	-79.1	68,335	109,725	(41,390)	-37.7	415,679	(347,345)	-83.6
Marketing Expense	-	417	(417)	-100.0	-	-	0.0	-	3,333	(3,333)	-100.0	2,252	(2,252)	-100.0
Professional Services	4,069	6,267	(2,197)	-35.1	2,258	1,812	80.3	31,394	50,133	(18,740)	-37.4	244,374	(212,980)	-87.2
Claim and Loss Expenses	(1,000)	-	(1,000)	0.0	-	(1,000)	0.0	(2,000)	-	(2,000)	0.0	(1,000)	(1,000)	100.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	27	(27)	-100.0
Overhead Allocation	(14,500)	(15,456)	956	-6.2	(23,354)	8,855	-37.9	(135,728)	(140,009)	4,281	-3.1	(209,075)	73,347	-35.1
Total Operating Expense	37,807	58,799	(20,992)	-35.7	60,967	(23,161)	-38.0	399,995	621,742	(221,747)	-35.7	1,051,789	(651,794)	-62.0
Net Operating Income (Loss) Before Grants	(25,545)	(28,604)	3,059	-10.7	(37,382)	11,837	-31.7	1,599,007	1,821,096	(222,089)	-12.2	696,737	902,270	129.5
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	(2,000,000)	2,000,000	-100.0	(9,000,000)	(11,000,000)	2,000,000	-18.2	(3,000,000)	(6,000,000)	200.0
Total Net Grant (Income) Expense	-	-	-	0.0	(2,000,000)	2,000,000	-100.0	(9,000,000)	(11,000,000)	2,000,000	-18.2	(3,000,000)	(6,000,000)	200.0
Net Operating Income (Loss) After Grants	(25,545)	(28,604)	3,059	-10.7	1,962,618	(1,988,163)	-101.3	10,599,007	12,821,096	(2,222,089)	-17.3	3,696,737	6,902,270	186.7
Other Non-Operating (Income) Expense	(4,860)	-	(4,860)	0.0	(21,128)	(3,591)	17.0	(3,591)	-	(3,591)	0.0	29,472	(33,063)	-112.2
Net Income (Loss)	(20,685)	(28,604)	7,919	-27.7	1,946,350	-	0.0	10,602,598	12,821,096	(2,218,497)	-17.3	3,667,265	6,935,333	189.1
IFA Home Dept Staff Count	4	7	(3)	-38.5	6	(2)	-33.3	5	7	(1)	-21.2	7	(2)	-29.3
FTE Staff Count	3	7	(3)	-51.5	6	(3)	-45.7	6	7	(1)	-16.6	8	(2)	-28.2

(a) Interest Revenue - Both rates and balances are lower than planned.

Income Statement	011 - Acctg & Finance													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	-	417	(417)	-100.0	400	(400)	-100.0	5,202	3,336	1,866	55.9	4,764	438	9.2
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	-	417	(417)	-100.0	400	(400)	-100.0	5,202	3,336	1,866	55.9	4,764	438	9.2
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	62,709	79,146	(16,437)	-20.8	54,561	8,148	14.9	536,476	702,689	(166,212)	-23.7	463,990	72,486	15.6
Common Expenses	13,512	12,300	1,212	9.9	22,587	(9,076)	-40.2	157,524	162,360	(4,836)	-3.0	136,847	20,677	15.1
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	1,094	(1,094)	-100.0
Professional Services (a)	7,450	4,500	2,950	65.5	6,849	600	8.8	39,452	36,000	3,452	9.6	46,645	(7,193)	-15.4
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	10,605	11,685	(1,080)	-9.2	-	10,605	0.0	78,903	96,066	(17,163)	-17.9	-	78,903	0.0
Total Operating Expense	94,276	107,631	(13,355)	-12.4	83,998	10,278	12.2	812,355	997,114	(184,759)	-18.5	648,577	163,778	25.3
Net Operating Income (Loss) Before Grants	(94,276)	(107,214)	12,938	-12.1	(83,598)	(10,678)	12.8	(807,154)	(993,778)	186,625	-18.8	(643,813)	(163,340)	25.4
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(94,276)	(107,214)	12,938	-12.1	(83,598)	(10,678)	12.8	(807,154)	(993,778)	186,625	-18.8	(643,813)	(163,340)	25.4
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(94,276)	(107,214)	12,938	-12.1	(83,598)	-	0.0	(807,154)	(993,778)	186,625	-18.8	(643,813)	(163,340)	25.4
IFA Home Dept Staff Count	13	14	(1)	-7.1	10	3	30.0	12	14	(2)	-14.3	9	3	29.7
FTE Staff Count	7	8	(1)	-16.5	7	0	0.6	7	8	(1)	-15.1	7	0	3.0

(a) Professional Services - Timing of bank fees and additional audit fees make up the variance.

Income Statement	014 - Information Technology													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (a)	30,194	28,035	2,159	7.7	22,978	7,216	31.4	224,019	177,699	46,320	26.1	190,745	33,273	17.4
Common Expenses	151	-	151	0.0	9,360	(9,210)	-98.4	84,661	114,000	(29,339)	-25.7	86,876	(2,215)	-2.5
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	457	(457)	-100.0
Professional Services	26	1,000	(974)	-97.4	8,563	(8,536)	-99.7	4,898	58,000	(53,102)	-91.6	43,742	(38,843)	-88.8
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	2,300	2,546	(246)	-9.7	-	2,300	0.0	17,112	20,934	(3,823)	-18.3	-	17,112	0.0
Total Operating Expense	32,671	31,581	1,090	3.5	40,901	(8,230)	-20.1	330,690	370,634	(39,944)	-10.8	321,821	8,869	2.8
Net Operating Income (Loss) Before Grants	(32,671)	(31,581)	(1,090)	3.5	(40,901)	8,230	-20.1	(330,690)	(370,634)	39,944	-10.8	(321,821)	(8,869)	2.8
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(32,671)	(31,581)	(1,090)	3.5	(40,901)	8,230	-20.1	(330,690)	(370,634)	39,944	-10.8	(321,821)	(8,869)	2.8
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(32,671)	(31,581)	(1,090)	3.5	(40,901)	-	0.0	(330,690)	(370,634)	39,944	-10.8	(321,821)	(8,869)	2.8
IFA Home Dept Staff Count	3	3	-	0.0	2	1	50.0	3	3	-	0.0	2	1	50.0
FTE Staff Count	2	2	0	5.6	2	(0)	-5.9	2	2	0	4.9	2	(0)	-9.7

(a) Employee Expenses - IEDA staff charges not planned.

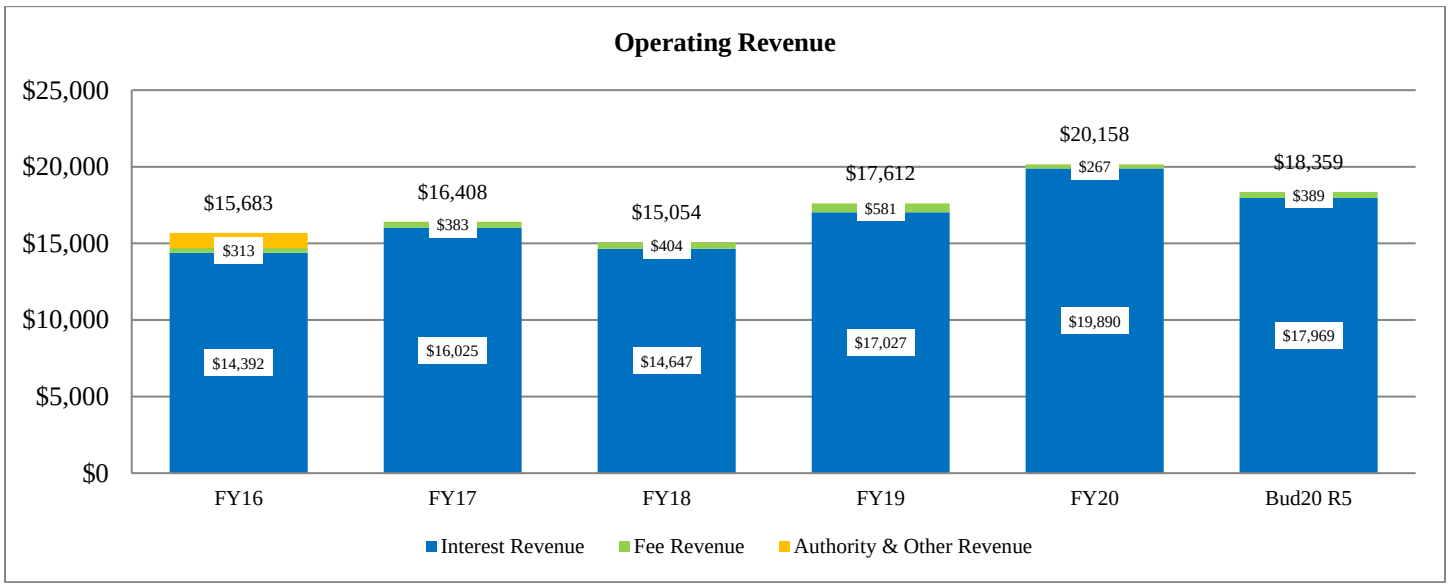
Income Statement	019 - Marketing													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Other Revenue	-	-	-	0.0	-	-	0.0	216,518	250,000	(33,482)	-13.4	210,570	5,948	2.8
Total Operating Revenue	-	-	-	0.0	-	-	0.0	216,518	250,000	(33,482)	-13.4	210,570	5,948	2.8
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	15,494	18,047	(2,553)	-14.1	18,037	(2,543)	-14.1	155,839	169,040	(13,201)	-7.8	155,421	418	0.3
Common Expenses	2,037	1,050	987	94.0	7,041	(5,004)	-71.1	15,572	17,900	(2,328)	-13.0	33,521	(17,949)	-53.5
Marketing Expense	18,028	12,500	5,528	44.2	30,890	(12,862)	-41.6	439,015	400,000	39,015	9.8	380,249	58,766	15.5
Professional Services	12,761	6,667	6,094	91.4	-	12,761	0.0	85,091	53,333	31,758	59.5	58,700	26,391	45.0
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	2,811	2,829	(18)	-0.6	-	2,811	0.0	20,914	26,299	(5,384)	-20.5	-	20,914	0.0
Total Operating Expense	51,131	41,093	10,038	24.4	55,967	(4,837)	-8.6	716,431	666,572	49,859	7.5	627,891	88,540	14.1
Net Operating Income (Loss) Before Grants	(51,131)	(41,093)	(10,038)	24.4	(55,967)	4,837	-8.6	(499,913)	(416,572)	(83,341)	20.0	(417,321)	(82,592)	19.8
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(51,131)	(41,093)	(10,038)	24.4	(55,967)	4,837	-8.6	(499,913)	(416,572)	(83,341)	20.0	(417,321)	(82,592)	19.8
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(51,131)	(41,093)	(10,038)	24.4	(55,967)	-	0.0	(499,913)	(416,572)	(83,341)	20.0	(417,321)	(82,592)	19.8
IFA Home Dept Staff Count	2	2	-	0.0	2	-	0.0	2	2	(0)	-11.1	2	-	0.0
FTE Staff Count	2	2	-	0.0	2	(0)	-2.4	2	2	(0)	-3.8	2	0	7.8

Balance Sheet	Overhead (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	9,696,756	13,853,694	(4,156,938)	-30.0	9,098,109	598,647	6.6
Investments	-	363,816	(363,816)	-100.0	364,216	(364,216)	-100.0
Mortgage Backed Securities	925,922	938,448	(12,527)	-1.3	1,186,564	(260,642)	-22.0
Line of Credit	1,334,700	2,120,000	(785,300)	-37.0	1,000,000	334,700	33.5
Loans - net of reserve for losses	485,170	390,370	94,800	24.3	401,705	83,465	20.8
Capital Assets (net of accumulated depreciation)	14,577,905	10,366,097	4,211,807	40.6	7,386,300	7,191,605	97.4
Other Assets	790,082	514,317	275,765	53.6	1,087,961	(297,880)	-27.4
Deferred Outflows	1,368,390	1,790,941	(422,551)	-23.6	1,542,331	(173,941)	-11.3
Total Assets and Deferred Outflows	29,178,925	30,337,683	(1,158,759)	-3.8	22,067,187	7,111,737	32.2
Liabilities, Deferred Inflows, and Equity							
Debt	89,801	98,000	(8,199)	-8.4	3,900,728	(3,810,927)	-97.7
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Income	1,090,587	879,521	211,067	24.0	1,235,392	(144,805)	-11.7
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	1,625,180	1,605,856	19,324	1.2	1,633,616	(8,436)	-0.5
Other liabilities	5,501,630	5,843,556	(341,926)	-5.9	5,605,843	(104,213)	-1.9
Deferred Inflows	401,051	228,418	172,633	75.6	256,704	144,347	56.2
Total Liabilities and Deferred Inflows	8,708,250	8,655,350	52,899	0.6	12,632,283	(3,924,034)	-31.1
Equity							
YTD Earnings(Loss)	8,964,842	10,994,415	(2,029,574)	-18.5	2,101,857	6,862,985	326.5
Prior Years Earnings	12,498,685	12,005,010	493,675	4.1	7,677,906	4,820,779	62.8
Transfers	(992,852)	(1,317,092)	324,240	-24.6	(344,859)	(647,993)	187.9
Total Equity	20,470,675	21,682,333	(1,211,658)	-5.6	9,434,904	11,035,771	117.0
Total Liabilities, Deferred Inflows, and Equity	29,178,925	30,337,683	(1,158,759)	-3.8	22,067,187	7,111,737	32.2

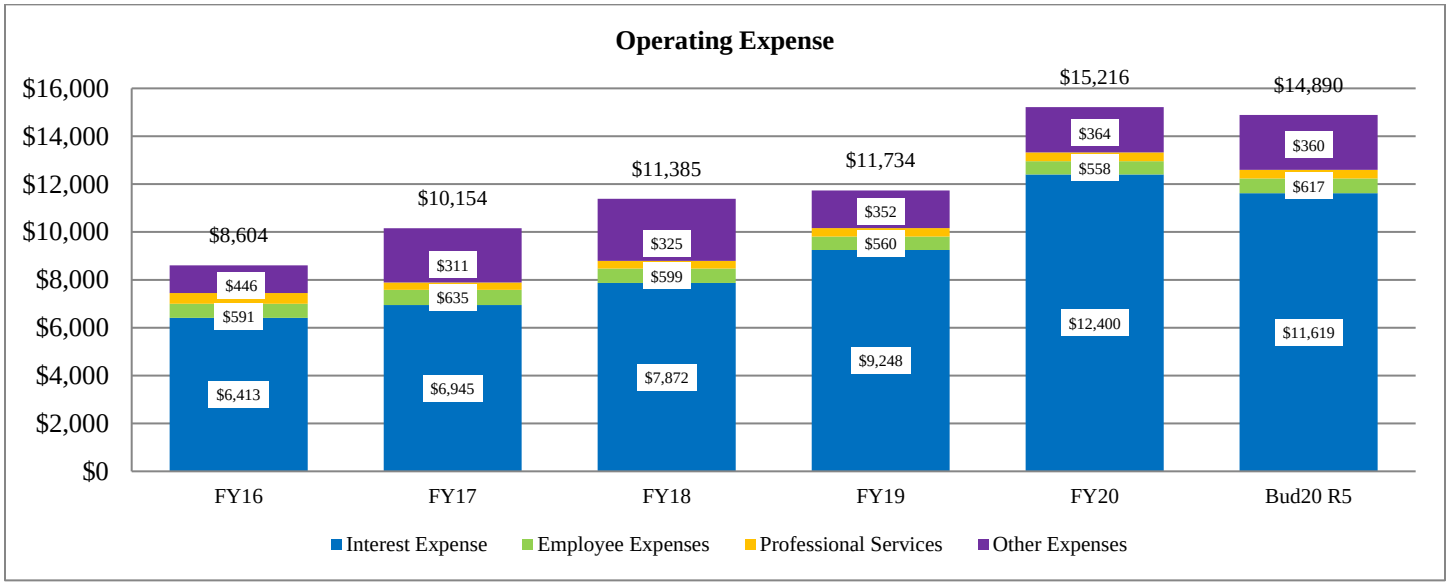
To: IFA Board Members
From: Joshua Kasibbo
Date March 12, 2020
Re: February 2020 YTD Single Family Financial Results

Single Family Results ($ in thousands)

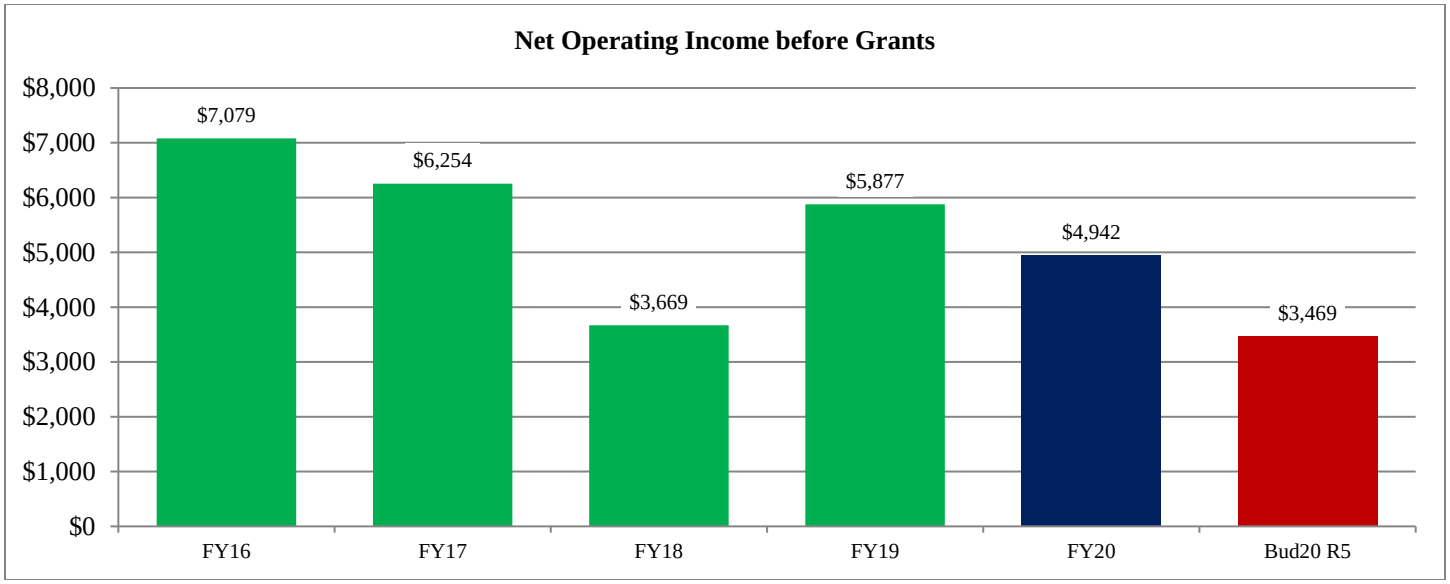
With four months to the end of FY20, the Single-Family program continued to perform favorable to budget.



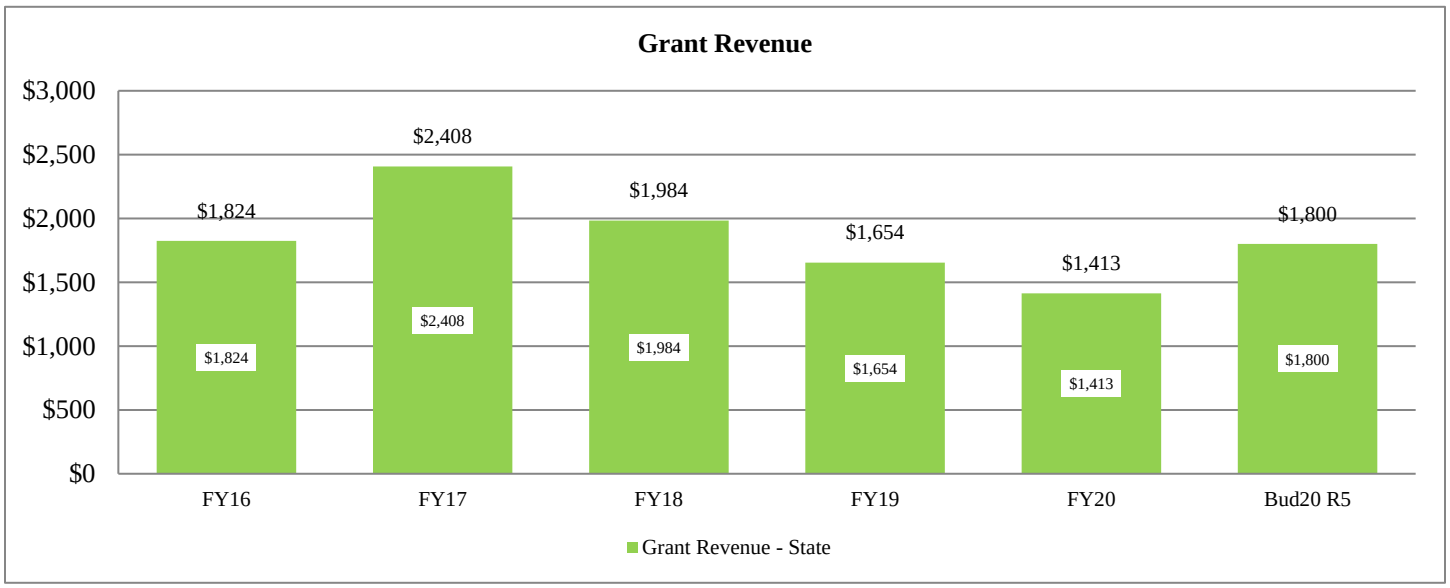
Operating Revenue was $1,799 or 9.8% above budget and $2,546 or 14.5% above last year. Interest Revenue was $1,921 or 10.7% above budget due to gains on MBS sales. Fee Revenue was $123 or 31.5% unfavorable to budget mainly due to net service acquisition revenue which was $160 below budget.



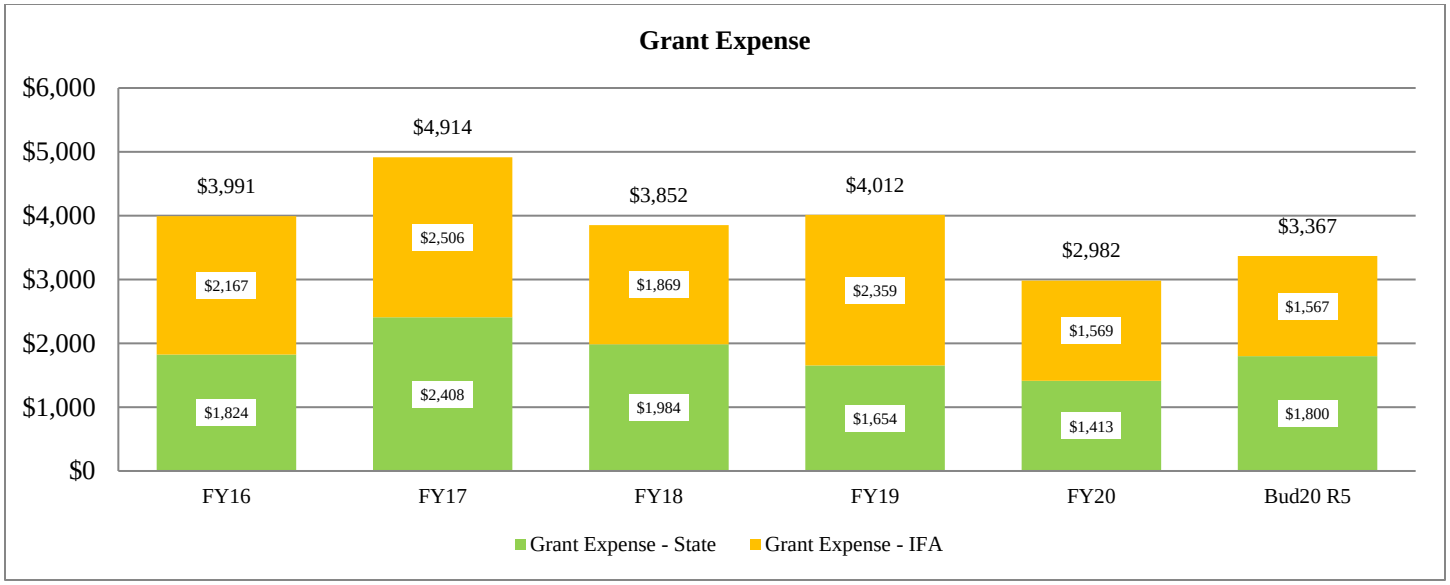
Operating Expense was $326 or 2.2% unfavorable to budget and $3,482 or 29.7% above last year. All expense categories are favorable to budget except for Interest Expense; Cost of Issuance is $670 above budget due to larger than planned bond issuance.



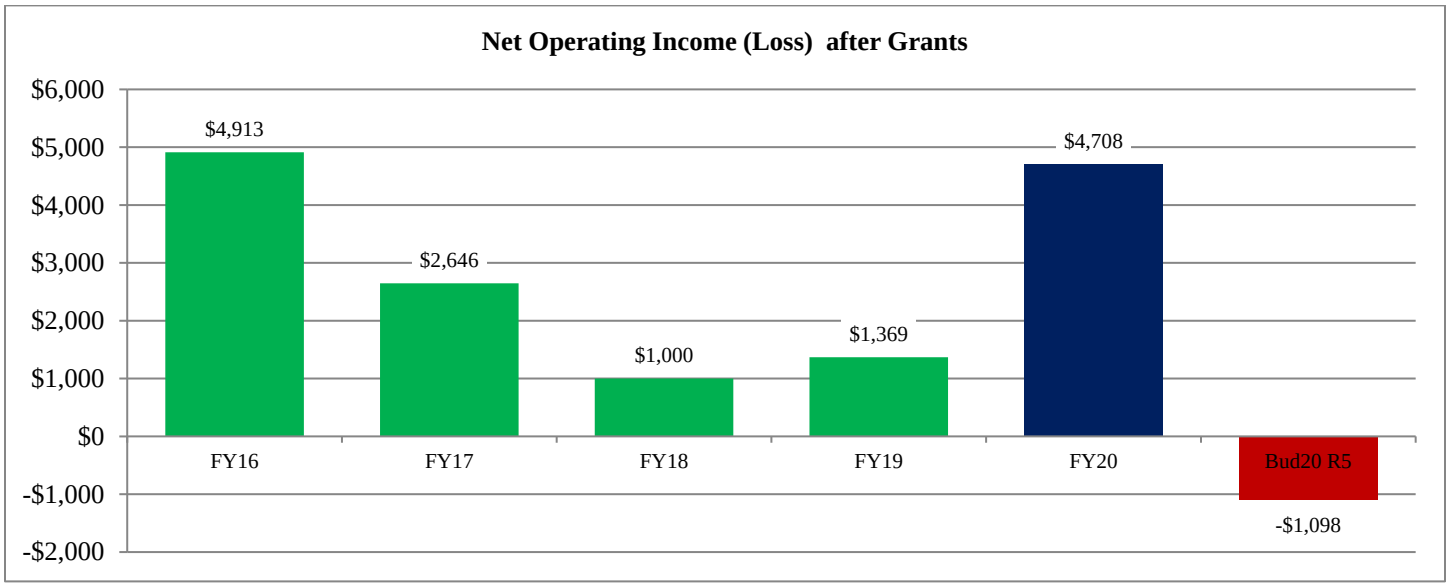
NOIBG was favorable to budget by $1,473 or 42.5% but below last year by $936 or 15.9%.



Grant Revenue was $387 or 21.5% below budget as well as last year by $241 or 14.6%. Grant Revenue is solely made up of military DPA. About $500 of FY20 grants was disbursed in FY2019, this explains the variance.



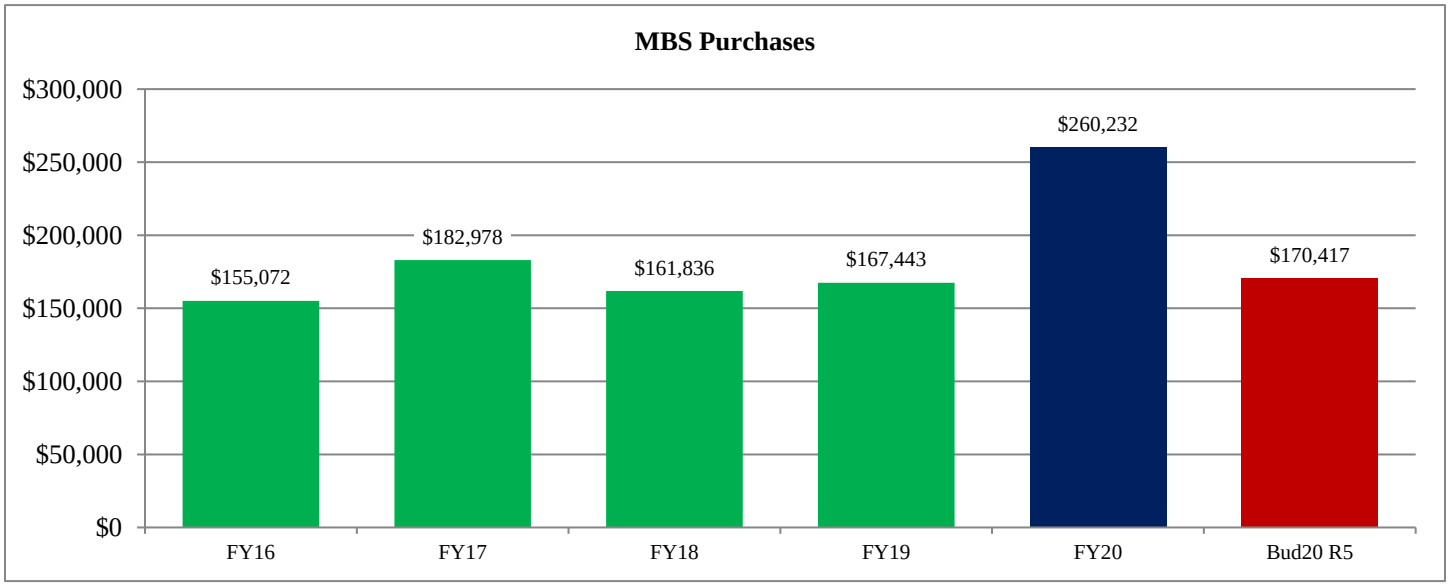
Grant Expense was favorable to budget by $385 or 11.4% as well as last year by $1,031 or 25.7%. The budget variance is primarily due to Military DPA of $500 disbursed in FY2019.



Net Operating Income after grants was favorable to budget by $5,806 as well as last year by $3,339. This is due to a $3,000 budgeted funds transfer to General Fund which has not yet been made. In addition, $1,300 was received from Housing Assistance Fund for DPA.

MBS Activity ($ in thousands)

Series	Purchased	Sold	Net	DPA Grant	Funds Available
RHF Security (034)	6,809	-	6,809	-	8,203
RHF Program (053)	-	-	-	714	3,494
Retired MBS (058)	3,721	-	3,721	-	7,188
2017 AB (062)	-	-	-	-	1,159
2017 CD (063)	-	-	-	-	2,099
2018 AB (064)	-	-	-	-	1,672
2018 CDE (065)	-	-	-	-	1,041
2019 ABC (066)	71,258	-	71,258	1,148	1,157
2019 DEF (067)	92,027	-	92,027	1,110	872
2020 ABC (068)	36,215			367	63,351
SF Warehouse Acct (054)	50,202	(58,250)	(8,048)	-	10,846
Total Single Family	260,232	(58,250)	165,767	3,338	101,082
General Fund	-	-	-	-	-

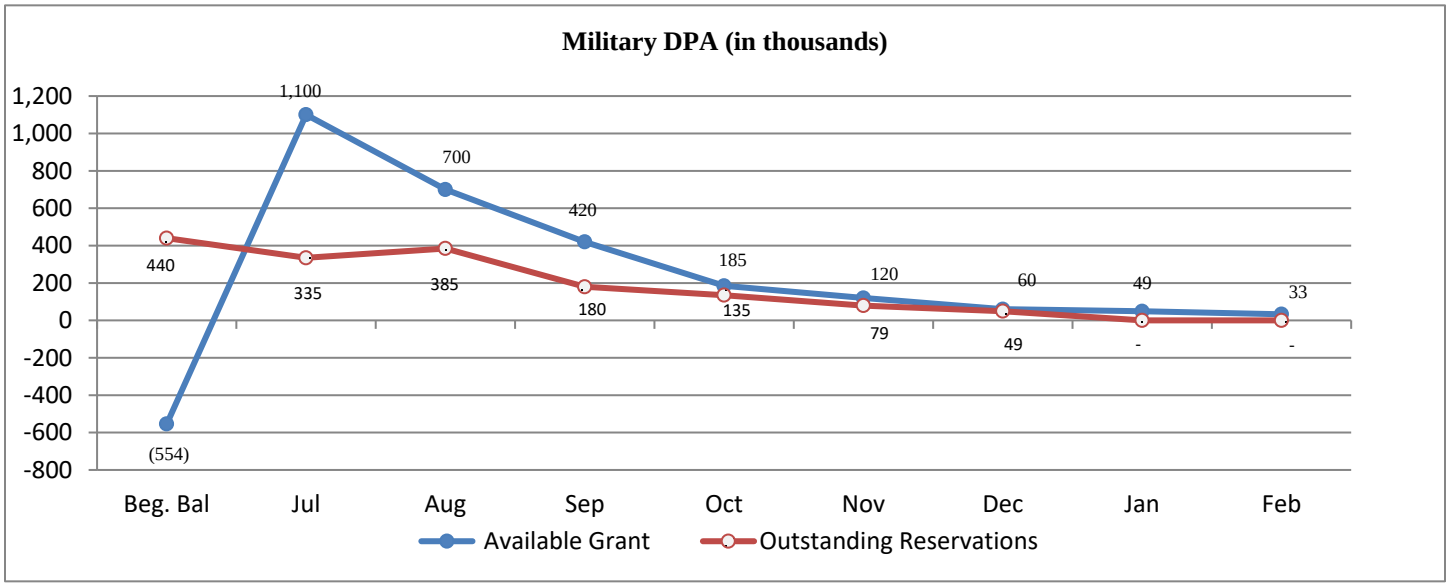


MBS Purchase were $89,815 or 52.7% above budget. This is due to prevailing lower interest rates as well as the introduction of second mortgage DPA product.

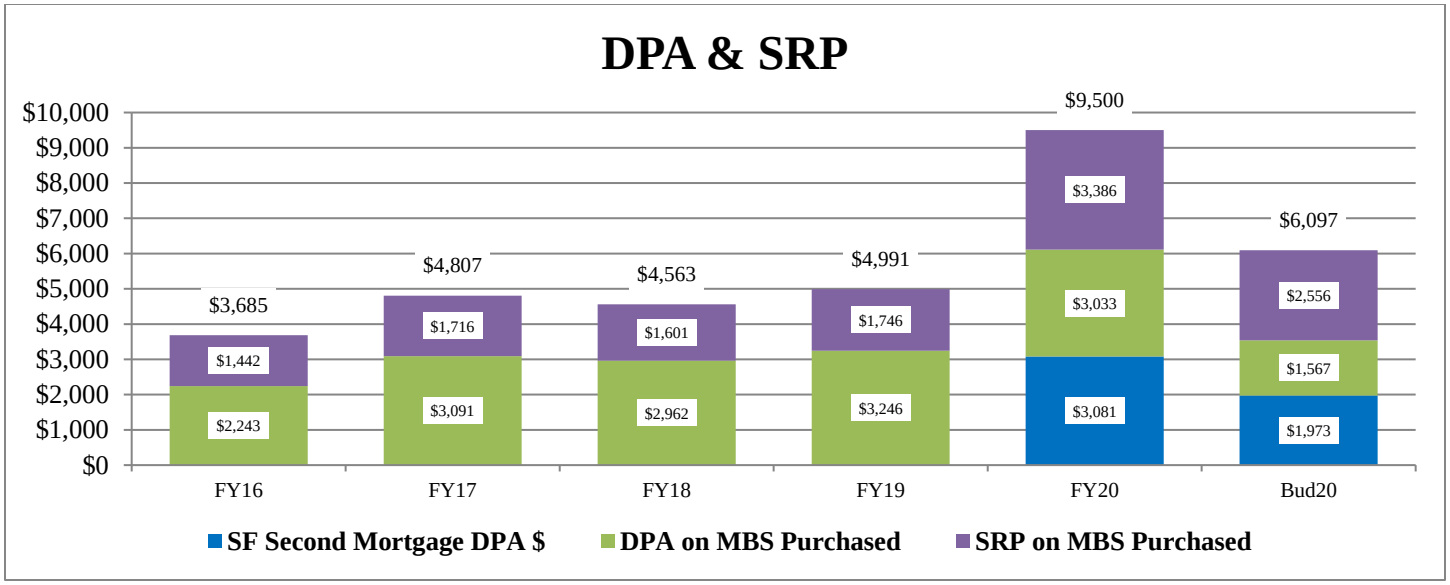
SF Portfolio Analysis ($ in thousands)

Description	6/30/19 Balance	Additions	Reduction	Feb 2020	
				Balance	Chg
Mortgage Backed Sec - Cost	553,554	173,815	(16,509)	710,859	28%
Other SF Loans (net of reserve)	2,486		(318)	2,168	-13%
SF Second Mortgage DPA	47	3,083	(2)	3,129	6504%
Warehouse Loans - LOC	23,197			22,940	-1%
Subtotal	579,283	176,898	(16,828)	739,095	28%
MBS - FMVA	21,619	18,558		40,177	86%
Total Portfolio	600,902	195,455	(16,828)	779,272	30%

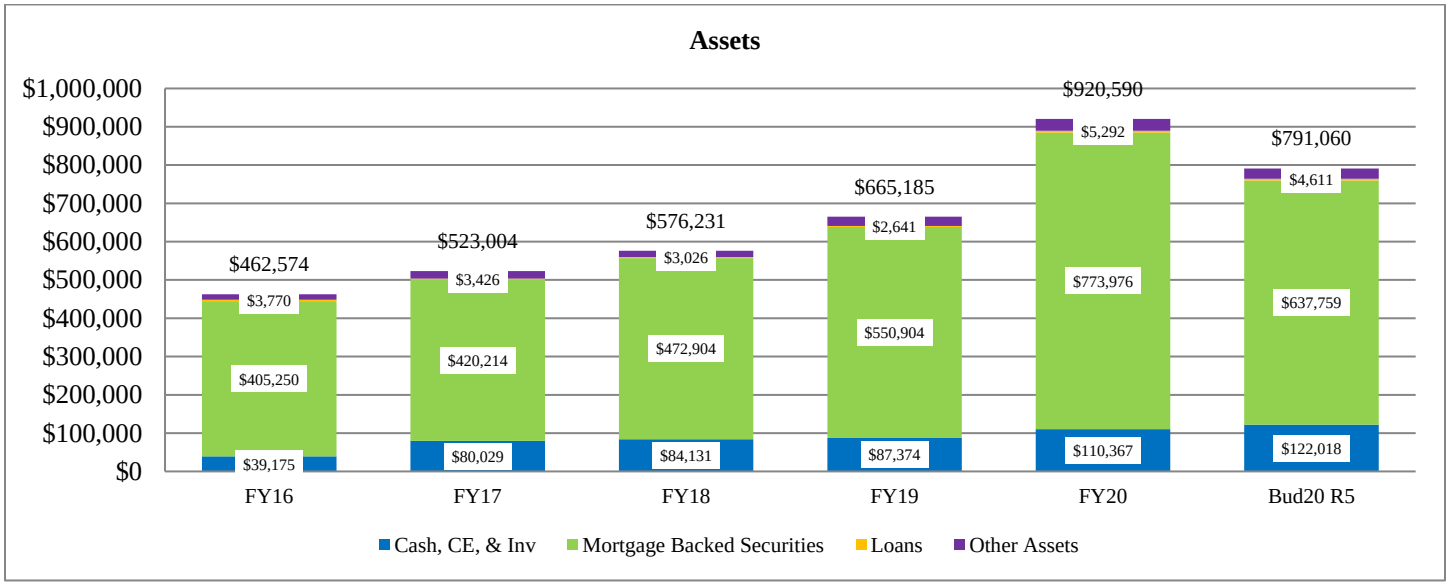
Other Activity



Available grant funds for FY20 are $33 due to cancelations.



All DPAs and SRPs are above budget.



Total assets and deferred outflows were 16.4% favorable to budget. Mortgage backed securities account for most of this favorable variance.

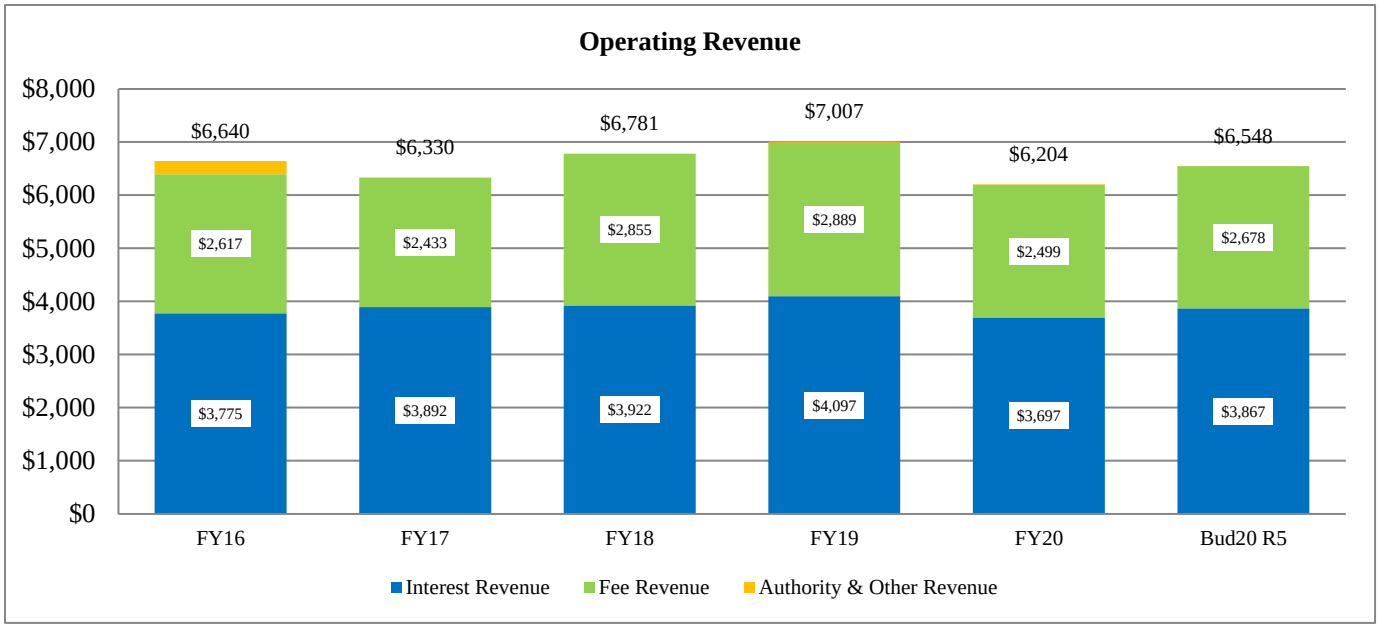
Balance Sheet	Single Family (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	107,859,441	119,030,973	(11,171,531)	-9.4	83,882,944	23,976,497	28.6
Investments	2,507,830	2,987,039	(479,209)	-16.0	3,491,195	(983,365)	-28.2
Mortgage Backed Securities	751,036,094	622,758,862	128,277,232	20.6	541,230,950	209,805,145	38.8
Line of Credit	22,939,511	15,000,000	7,939,511	52.9	9,673,189	13,266,322	137.1
Loans - net of reserve for losses	5,291,626	4,610,528	681,099	14.8	2,640,856	2,650,771	100.4
Other Assets	24,141,238	22,606,217	1,535,021	6.8	20,129,104	4,012,134	19.9
Deferred Outflows	6,814,699	4,066,875	2,747,824	67.6	4,136,991	2,677,708	64.7
Total Assets and Deferred Outflows	920,590,440	791,060,494	129,529,945	16.4	665,185,228	255,405,211	38.4
Liabilities, Deferred Inflows, and Equity							
Debt	711,501,899	621,725,077	89,776,822	14.4	496,759,675	214,742,223	43.2
Interest Payable	2,606,321	3,569,558	(963,237)	-27.0	2,057,033	549,288	26.7
Unearned Income	55,416	245,803	(190,387)	-77.5	80,803	(25,387)	-31.4
Accounts Payable & Accrued Liabilities	881,398	861,046	20,352	2.4	769,305	112,092	14.6
Other liabilities	4,200,126	882,821	3,317,305	375.8	882,821	3,317,305	375.8
Deferred Inflows	2,182,800	2,075,820	106,980	5.2	3,954,890	(1,772,090)	-44.8
Total Liabilities and Deferred Inflows	721,427,960	629,360,125	92,067,835	14.6	504,504,529	216,923,431	43.0
Equity							
YTD Earnings(Loss)	23,172,991	(1,098,041)	24,271,032	-2210.4	4,542,932	18,630,058	410.1
Prior Years Earnings	175,349,764	162,031,222	13,318,543	8.2	155,540,146	19,809,618	12.7
Transfers	639,725	767,189	(127,464)	-16.6	597,621	42,104	7.0
Total Equity	199,162,480	161,700,369	37,462,111	23.2	160,680,699	38,481,781	23.9
Total Liabilities, Deferred Inflows, and Equity	920,590,440	791,060,494	129,529,945	16.4	665,185,228	255,405,211	38.4

Income Statement	Single Family (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	2,558,189	2,354,756	203,433	8.6	2,271,618	286,571	12.6	19,889,997	17,969,263	1,920,734	10.7	17,026,892	2,863,105	16.8
Fee Revenue	65,612	53,345	12,267	23.0	94,411	(28,799)	-30.5	266,907	389,428	(122,522)	-31.5	580,710	(313,804)	-54.0
Other Revenue	-	-	-	0.0	-	-	0.0	1,000	-	1,000	0.0	4,000	(3,000)	-75.0
Total Operating Revenue	2,623,801	2,408,101	215,700	9.0	2,366,028	257,772	10.9	20,157,904	18,358,692	1,799,212	9.8	17,611,602	2,546,301	14.5
Operating Expense														
Interest Expense	2,496,913	1,463,965	1,032,948	70.6	1,129,975	1,366,938	121.0	12,400,142	11,619,382	780,761	6.7	9,247,910	3,152,232	34.1
Authority Expense	-	-	-	0.0	-	-	0.0	1,692,512	2,066,475	(373,963)	-18.1	1,418,208	274,305	19.3
Employee Expenses	66,772	70,360	(3,588)	-5.1	63,796	2,976	4.7	557,639	616,855	(59,216)	-9.6	560,135	(2,495)	-0.4
Common Expenses	2,855	2,300	555	24.1	21,032	(18,177)	-86.4	71,165	71,005	160	0.2	112,725	(41,561)	-36.9
Marketing Expense	10,419	5,500	4,919	89.4	4,773	5,647	118.3	42,663	48,000	(5,337)	-11.1	24,440	18,223	74.6
Professional Services	39,876	13,735	26,142	190.3	13,509	26,367	195.2	364,431	360,326	4,105	1.1	352,013	12,418	3.5
Claim and Loss Expenses	(1,000)	-	(1,000)	0.0	-	(1,000)	0.0	(1,000)	-	(1,000)	0.0	18,674	(19,674)	-105.4
Miscellaneous Operating Expense	20	-	20	0.0	-	20	0.0	40	-	40	0.0	10	30	300.0
Overhead Allocation	11,883	13,128	(1,245)	-9.5	-	11,883	0.0	88,409	107,929	(19,519)	-18.1	-	88,409	0.0
Total Operating Expense	2,627,739	1,568,988	1,058,751	67.5	1,233,085	1,394,654	113.1	15,216,002	14,889,971	326,031	2.2	11,734,115	3,481,887	29.7
Net Operating Income (Loss) Before Grants	(3,938)	839,113	(843,051)	-100.5	1,132,943	(1,136,881)	-100.3	4,941,902	3,468,720	1,473,181	42.5	5,877,488	(935,586)	-15.9
Net Grant (Income) Expense														
Grant Revenue	21,905	(200,000)	221,905	-111.0	(35,000)	56,905	-162.6	(1,412,887)	(1,800,000)	387,113	-21.5	(1,653,899)	241,012	-14.6
Grant Expense	178,969	397,814	(218,845)	-55.0	289,355	(110,387)	-38.1	2,981,529	3,366,761	(385,233)	-11.4	4,012,441	(1,030,912)	-25.7
Intra-Agency Transfers	-	-	-	0.0	2,000,000	(2,000,000)	-100.0	(1,335,000)	3,000,000	(4,335,000)	-144.5	2,150,000	(3,485,000)	-162.1
Total Net Grant (Income) Expense	200,874	197,814	3,060	1.5	2,254,355	(2,053,482)	-91.1	233,642	4,566,761	(4,333,120)	-94.9	4,508,542	(4,274,900)	-94.8
Net Operating Income (Loss) After Grants	(204,812)	641,299	(846,111)	-131.9	(1,121,412)	916,600	-81.7	4,708,260	(1,098,041)	5,806,301	-528.8	1,368,946	3,339,314	243.9
Other Non-Operating (Income) Expense	(6,920,236)	-	(6,920,236)	0.0	(8,459,434)	(18,487,231)	218.5	(18,487,231)	-	(18,487,231)	0.0	(3,173,987)	(15,313,244)	482.5
Net Income (Loss)	6,715,424	641,299	6,074,125	947.2	(2,660,610)	-	0.0	23,195,491	(1,098,041)	24,293,532	-2212.4	4,542,932	18,652,558	410.6
IFA Home Dept Staff Count	7	8	(1)	-12.5	7	-	0.0	7	8	(1)	-17.2	6	1	15.2
FTE Staff Count	9	9	(0)	-5.2	8	1	10.0	8	9	(1)	-11.9	7	1	16.7

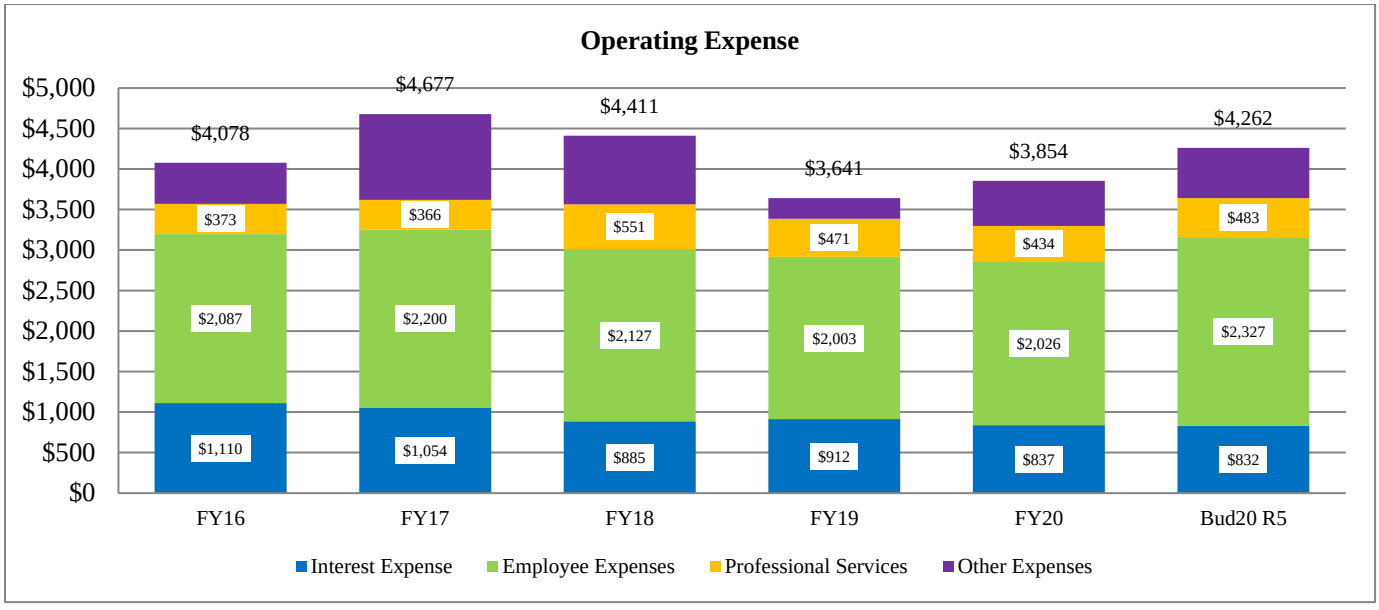
To: IFA Board Members
From: Jennifer Pulford
Date March 11, 2020
Re: February 2020 YTD Multi-Family Financial Results

Multi-Family Results ($ in thousands)

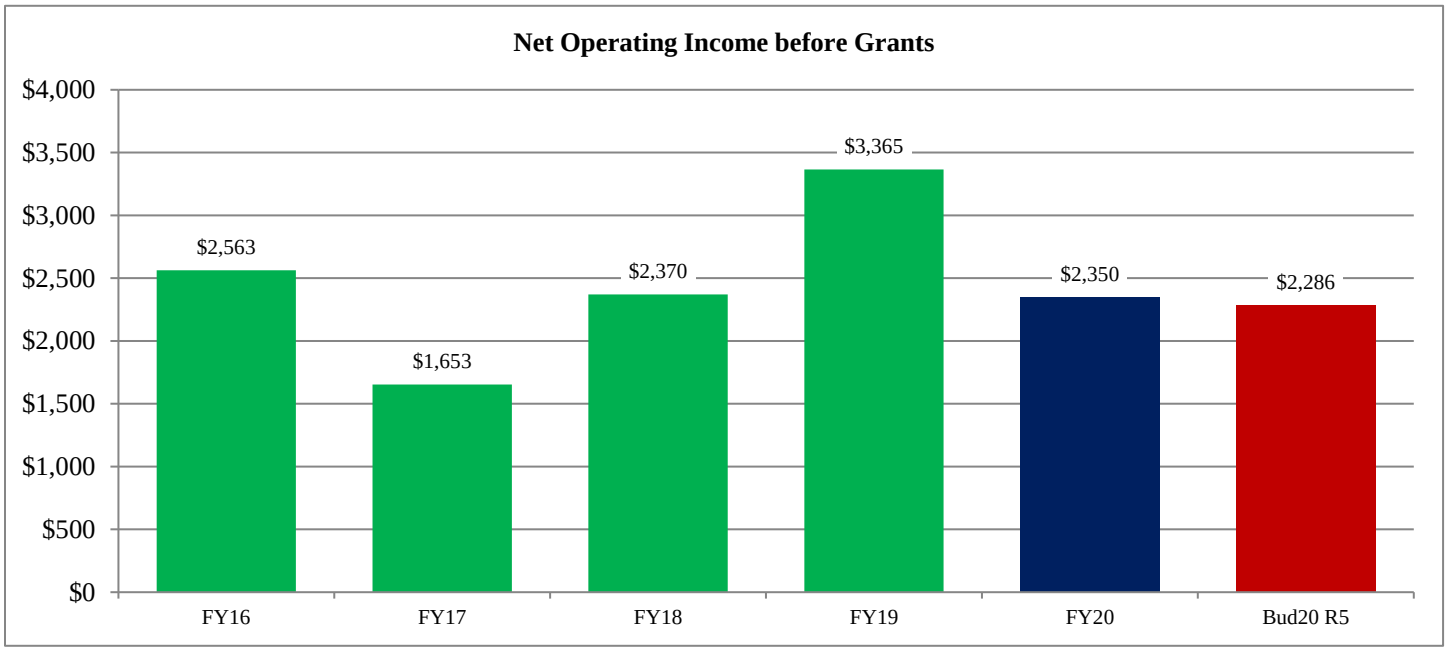
Multi-Family programs are operating favorable to budget through the end of February.



Operating Revenue was $344 or 5.2% below budget and $803 or 11.5% below last year. Fee revenue was $180 below budget mostly due to lower than expected LIHTC fees. Interest revenue was $170 below budget due to lower loan and investment balances and lower interest rates than budgeted.



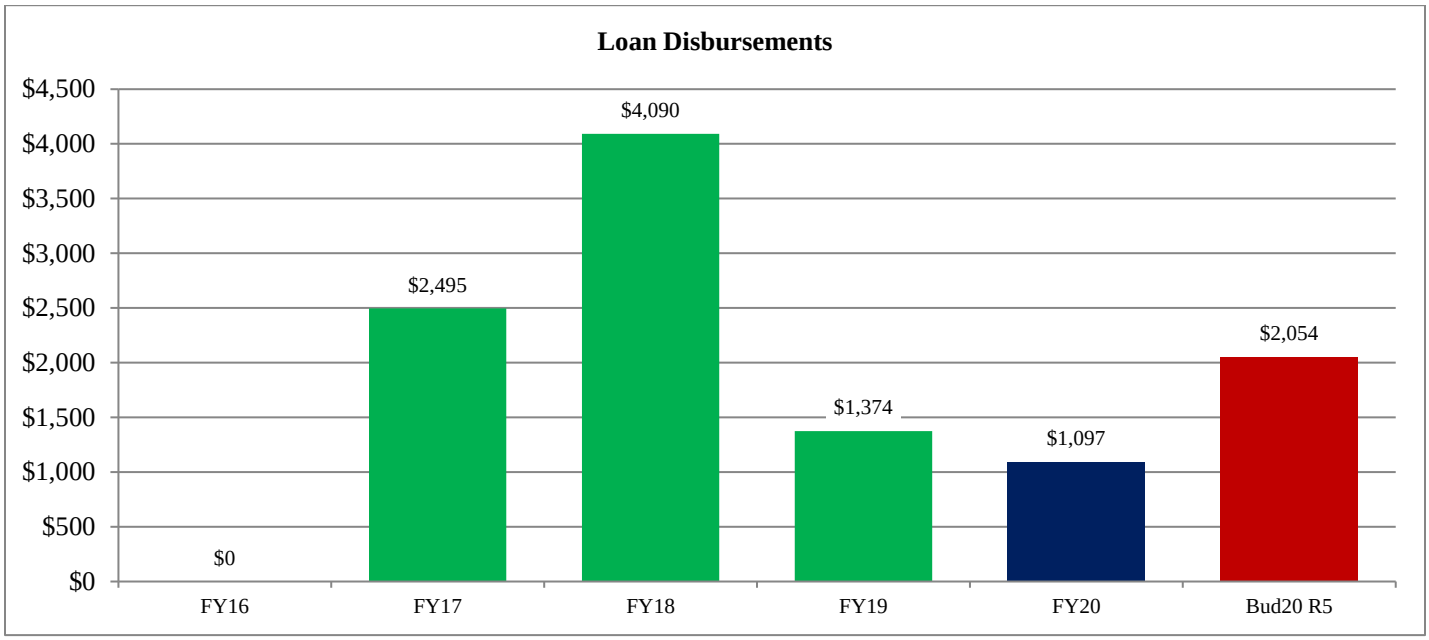
Operating Expense was $408 or 9.6% below budget and $213 or 5.9% above last year. Employee Expenses, Overhead Allocation, Professional Services, and Provision for Loan Losses were all below budget.



NOIBG was $64 or 2.8% above budget and $1,015 or 30.2% below last year.

MF Portfolio Analysis ($ in whole dollars)

	#	6/30/2019	Additions	Transfers	Reductions	End Bal	CHG	#
Multifamily Program Loans	39	23,252,183	1,097,019	0	(542,741)	23,806,461	2%	44
Multifamily Real Estate Owned	0	0	0	0	0	0	N/A	0
Multifamily Loans	6	34,879,773	0	0	(384,566)	34,495,207	-1%	6
	45	58,131,956	1,097,019	0	(927,307)	58,301,668		50
Loan Reserves		(1,579,000)	0	0	36,000	(1,543,000)	-2%	
Capitalized Interest Reserves		(24,000)	0	0	5,000	(19,000)	-21%	
Total Portfolio		56,528,956	1,097,019	0	(886,307)	56,739,668	0%	



MF Commitments ($ in whole dollars)

	Commitment Date	Original Commitment	1/31/20120 Balance	Monthly Activity	2/29/2020 Balance	Remaining Commitment
Grants						
Homes for Iowa, Inc	6/5/2019	1,200,000	240,000	0	240,000	960,000
Total Grants		1,200,000	240,000	0	240,000	960,000
Construction Loans						
MF-20-001 - Champions Ridge	11/6/2019	250,000	0	16,154	16,154	233,846
MF-20-002 - ECDC/Bear Creek	5/1/2019	300,000	0	25,000	25,000	275,000
Total Construction		550,000	0	41,154	41,154	508,846
Permanent Loans						
WF-19-001 - City of Garner	11/7/2018	360,000	104,747	8,118	112,865	247,135
MF-XX-XXX - Hotel Maytag	3/14/2018	2,300,000	0	0	0	2,300,000
MF-XX-XXX - Urban Crossing	8/1/2018	850,000	0	0	0	850,000
MF-XX-XXX - CHI North Bay	11/7/2018	964,000	0	0	0	964,000
MF-XX-XXX - Latitude Lofts	10/2/2019	2,040,000	0	0	0	2,040,000
Total Permanent		6,514,000	104,747	8,118	112,865	6,401,135
Totals		8,264,000	344,747	49,272	394,019	7,869,981

xxx = no loan agreement signed

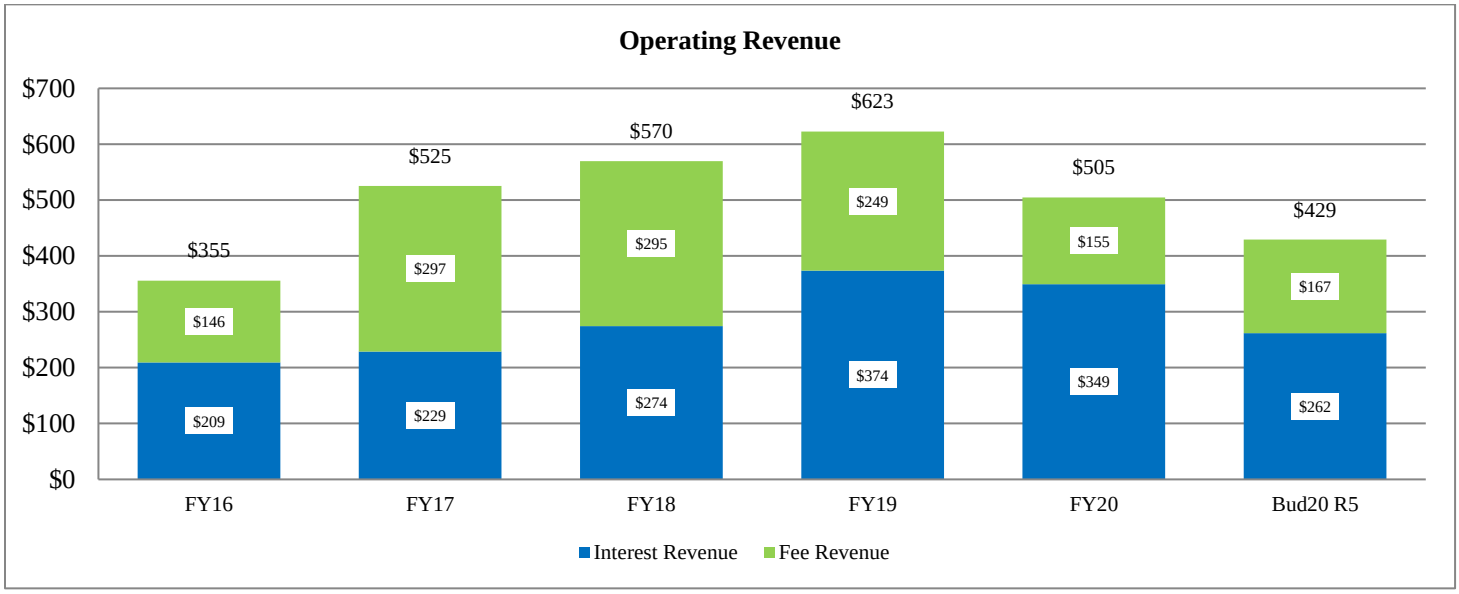
Income Statement	Multi Family (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	443,762	484,234	(40,471)	-8.4	496,584	(52,822)	-10.6	3,697,013	3,867,307	(170,293)	-4.4	4,097,312	(400,298)	-9.8
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	289,147	278,000	11,147	4.0	276,521	12,626	4.6	2,499,084	2,678,389	(179,305)	-6.7	2,889,178	(390,094)	-13.5
Other Revenue	-	-	-	0.0	-	-	0.0	8,000	2,000	6,000	300.0	20,061	(12,061)	-60.1
Total Operating Revenue	732,909	762,233	(29,324)	-3.8	773,105	(40,196)	-5.2	6,204,097	6,547,696	(343,599)	-5.2	7,006,550	(802,453)	-11.5
Operating Expense														
Interest Expense	98,050	101,881	(3,830)	-3.8	113,776	(15,725)	-13.8	837,410	831,912	5,498	0.7	912,021	(74,610)	-8.2
Authority Expense	-	-	-	0.0	-	-	0.0	132,702	132,542	160	0.1	134,822	(2,120)	-1.6
Employee Expenses	233,196	265,836	(32,640)	-12.3	222,417	10,780	4.8	2,025,814	2,327,314	(301,500)	-13.0	2,002,938	22,876	1.1
Common Expenses	29,411	92	29,318	31706.7	64,574	(35,163)	-54.5	127,638	93,190	34,449	37.0	295,335	(167,697)	-56.8
Marketing Expense	-	-	-	0.0	-	-	0.0	4,012	-	4,012	0.0	4,116	(104)	-2.5
Professional Services	57,599	37,610	19,988	53.1	58,412	(813)	-1.4	433,931	482,594	(48,662)	-10.1	471,268	(37,337)	-7.9
Claim and Loss Expenses	(1,000)	-	(1,000)	0.0	(1,000)	-	0.0	(41,000)	-	(41,000)	0.0	(261,000)	220,000	-84.3
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	365	(365)	-100.0	70	-	70	0.0	410	(340)	-82.9
Overhead Allocation	43,392	47,321	(3,929)	-8.3	9,513	33,878	356.1	333,829	394,393	(60,564)	-15.4	81,169	252,660	311.3
Total Operating Expense	460,648	452,740	7,907	1.7	468,056	(7,409)	-1.6	3,854,407	4,261,944	(407,537)	-9.6	3,641,079	213,328	5.9
Net Operating Income (Loss) Before Grants	272,262	309,493	(37,231)	-12.0	305,049	(32,787)	-10.7	2,349,690	2,285,751	63,939	2.8	3,365,471	(1,015,781)	-30.2
Net Grant (Income) Expense														
Grant Revenue	(5,478,970)	(5,000,000)	(478,970)	9.6	(5,521,527)	42,558	-0.8	(43,614,017)	(40,000,000)	(3,614,017)	9.0	(42,255,416)	(1,358,601)	3.2
Grant Expense	5,478,970	5,000,000	478,970	9.6	5,521,527	(42,558)	-0.8	43,893,480	40,260,000	3,633,480	9.0	42,431,416	1,462,063	3.4
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	9,000,000	8,000,000	1,000,000	12.5	-	9,000,000	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	9,279,463	8,260,000	1,019,463	12.3	176,000	9,103,463	5172.4
Net Operating Income (Loss) After Grants	272,262	309,493	(37,231)	-12.0	305,049	(32,787)	-10.7	(6,929,773)	(5,974,249)	(955,524)	16.0	3,189,471	(10,119,243)	-317.3
Other Non-Operating (Income) Expense	(674)	-	(674)	0.0	(4,166)	13,572	-325.8	13,572	-	13,572	0.0	44,915	(31,343)	-69.8
Net Income (Loss)	272,936	309,493	(36,557)	-11.8	301,557	-	0.0	(6,943,345)	(5,974,249)	(969,096)	16.2	3,144,555	(10,087,900)	-320.8
IFA Home Dept Staff Count	25	28	(3)	-10.7	26	(1)	-3.8	25	28	(3)	-11.6	26	(1)	-4.8
FTE Staff Count	24	26	(3)	-10.6	23	0	0.4	24	26	(3)	-9.9	24	(1)	-2.7

Balance Sheet	Multi Family (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	54,019,845	51,898,806	2,121,039	4.1	63,473,085	(9,453,240)	-14.9
Investments	895,937	2,864,826	(1,968,889)	-68.7	2,791,371	(1,895,434)	-67.9
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	56,739,668	58,884,136	(2,144,468)	-3.6	57,765,146	(1,025,478)	-1.8
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	1,557,284	1,149,120	408,164	35.5	1,641,310	(84,026)	-5.1
Deferred Outflows	418,267	332,158	86,109	25.9	332,158	86,109	25.9
Total Assets and Deferred Outflows	113,631,001	115,129,046	(1,498,045)	-1.3	126,003,070	(12,372,069)	-9.8
Liabilities, Deferred Inflows, and Equity							
Debt	36,241,569	36,341,569	(100,000)	-0.3	38,004,822	(1,763,253)	-4.6
Interest Payable	173,362	363,970	(190,608)	-52.4	199,040	(25,679)	-12.9
Unearned Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	8,237,035	8,003,589	233,446	2.9	8,119,368	117,667	1.4
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	203,199	77,025	126,173	163.8	297,444	(94,245)	-31.7
Other liabilities	418,267	332,158	86,109	25.9	332,158	86,109	25.9
Deferred Inflows	1,309	-	1,309	0.0	16,703	(15,394)	-92.2
Total Liabilities and Deferred Inflows	45,274,740	45,118,312	156,428	0.3	46,969,535	(1,694,795)	-3.6
Equity							
YTD Earnings(Loss)	(6,943,345)	(5,974,249)	(969,096)	16.2	3,144,555	(10,087,900)	-320.8
Prior Years Earnings	74,916,950	75,391,316	(474,366)	-0.6	75,963,666	(1,046,716)	-1.4
Transfers	382,656	593,667	(211,011)	-35.5	(74,686)	457,342	-612.4
Total Equity	68,356,261	70,010,734	(1,654,473)	-2.4	79,033,535	(10,677,274)	-13.5
Total Liabilities, Deferred Inflows, and Equity	113,631,001	115,129,046	(1,498,045)	-1.3	126,003,070	(12,372,069)	-9.8

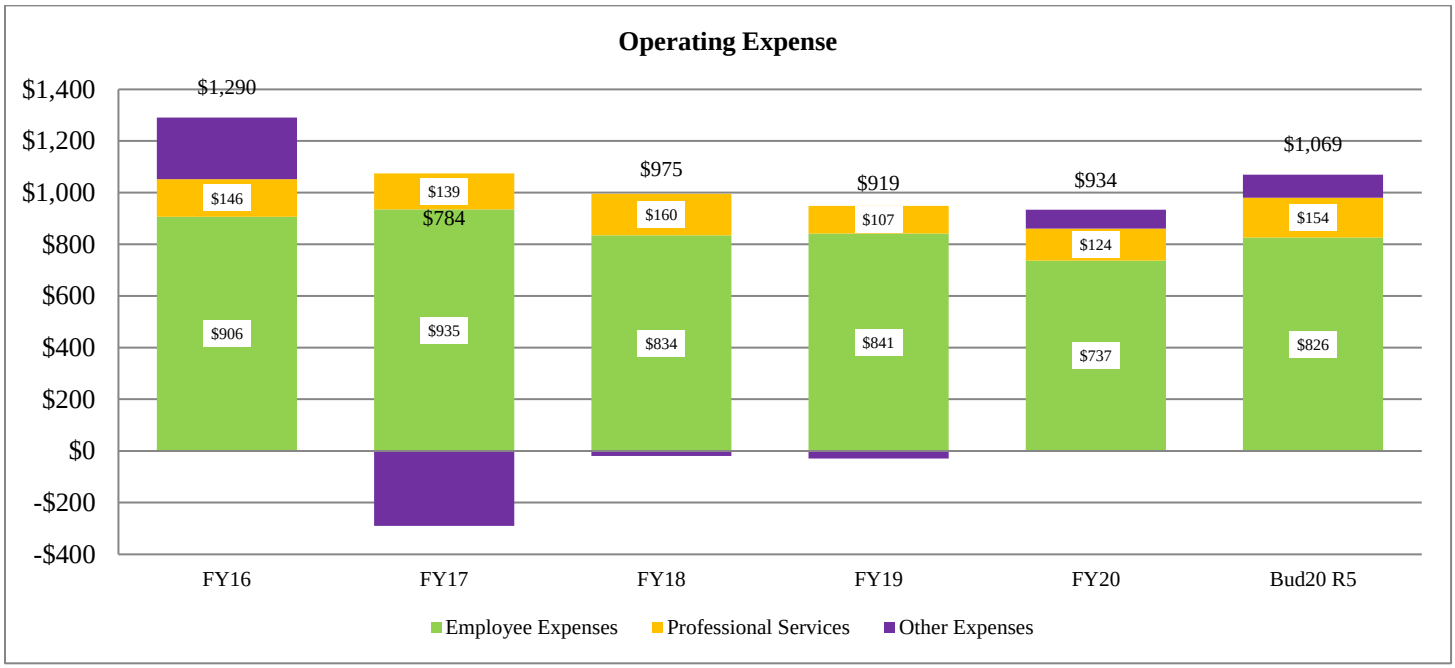
To: IFA Board Members
From: Jennifer Pulford
Date March 13, 2020
Re: February 2020 YTD Financial Results

Federal and State Programs ($ in thousands)

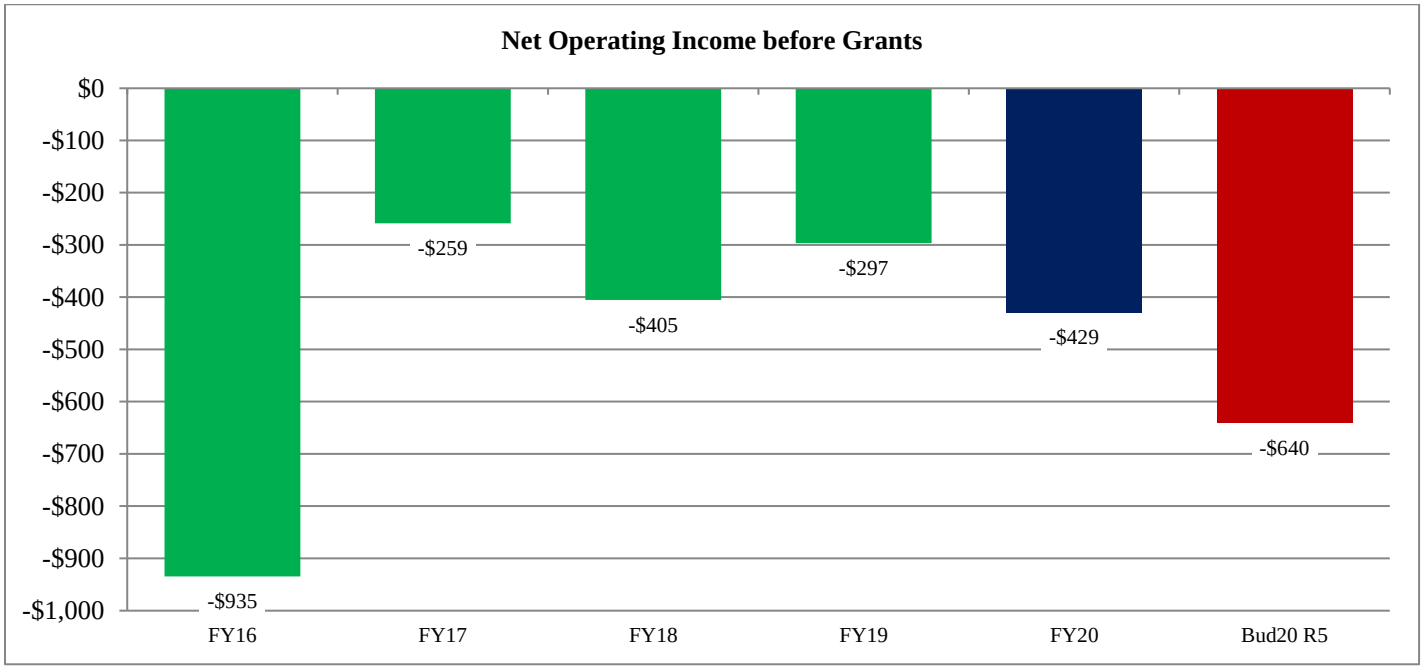
Federal and State programs are operating slightly unfavorable to budget through February.



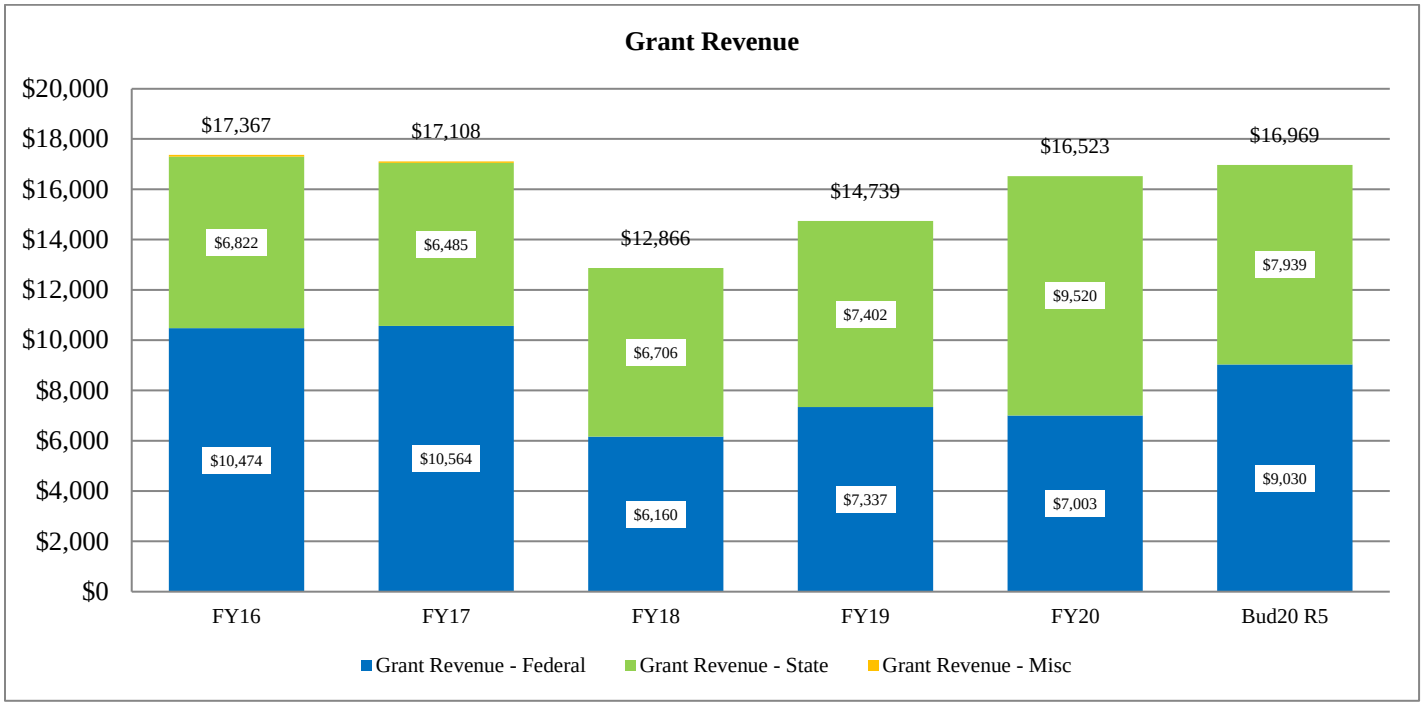
Operating Revenue was above budget by $76 or 17.6% but below last year by $118 or 18.9%. Interest Revenue is above budget by $87 due to interest received on larger cash balances in the State Housing Trust Fund and other new funds now held at the state. Fee Revenue is below budget by $12 due to timing of closings in the Private Activity Bond program.



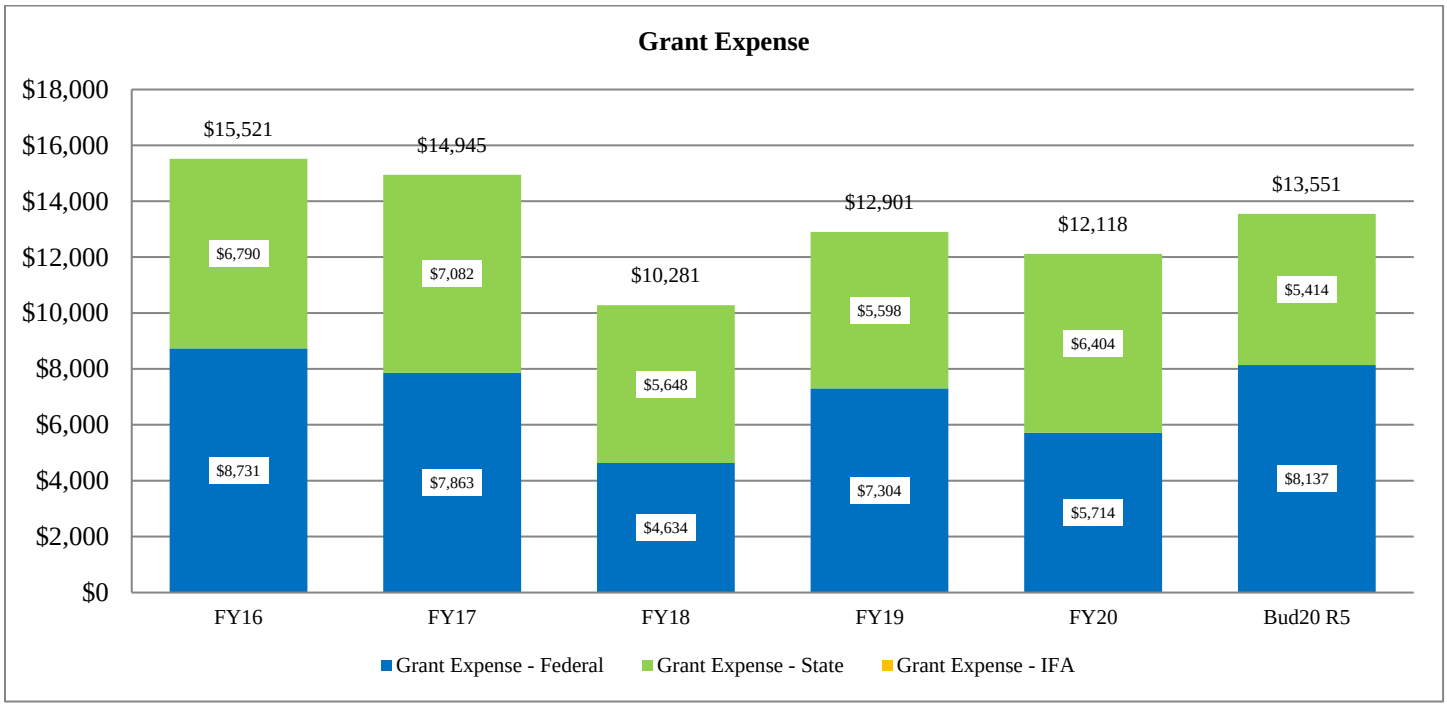
Operating Expense was $135 or 12.7% below budget but $15 or 1.6% above last year. Employee expenses, Professional services, and Overhead Allocation are all below budget.



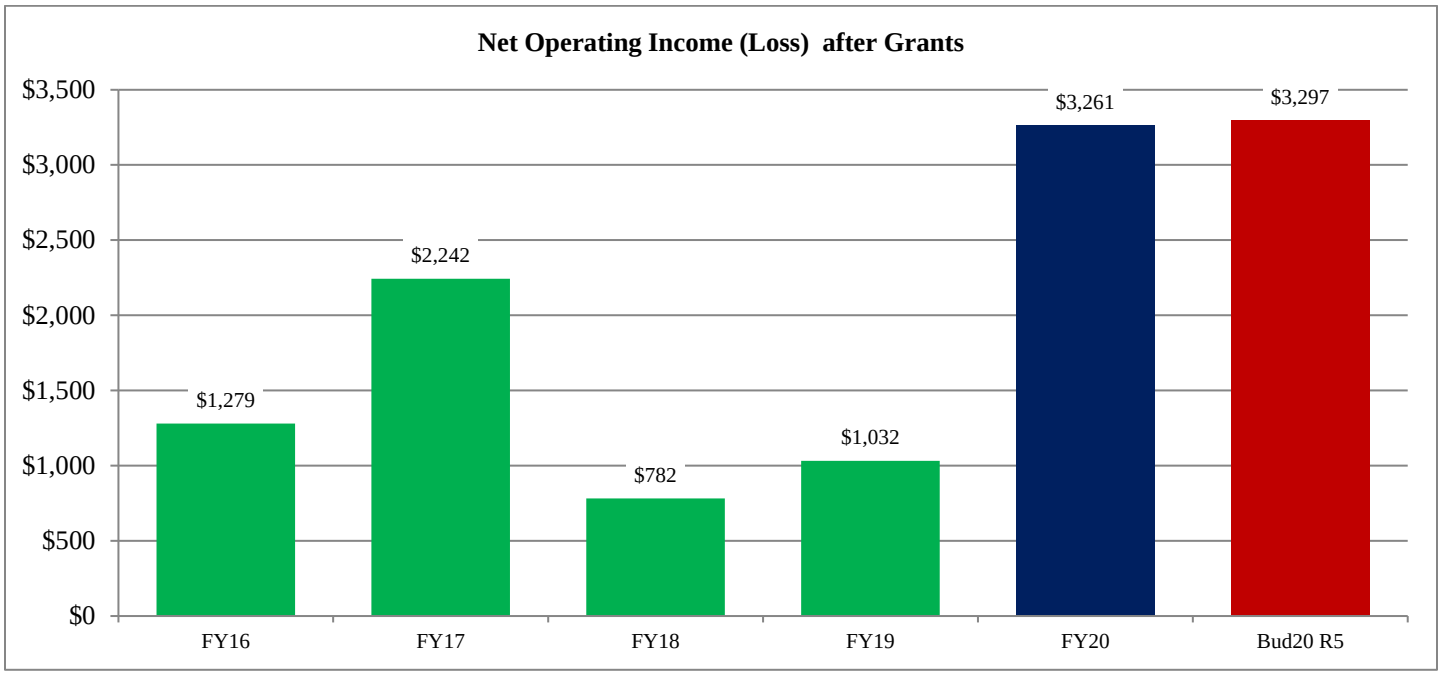
NOIBG was favorable to budget by $211 or 33.0% but unfavorable to last year by $132 or 44.7%



Grant Revenue was unfavorable to budget by $446 or 2.6% but favorable to last year by $1,784 or 12.1%. This is explained by timing differences in budget and actual receipts, mostly in the HOME and NHTF programs.

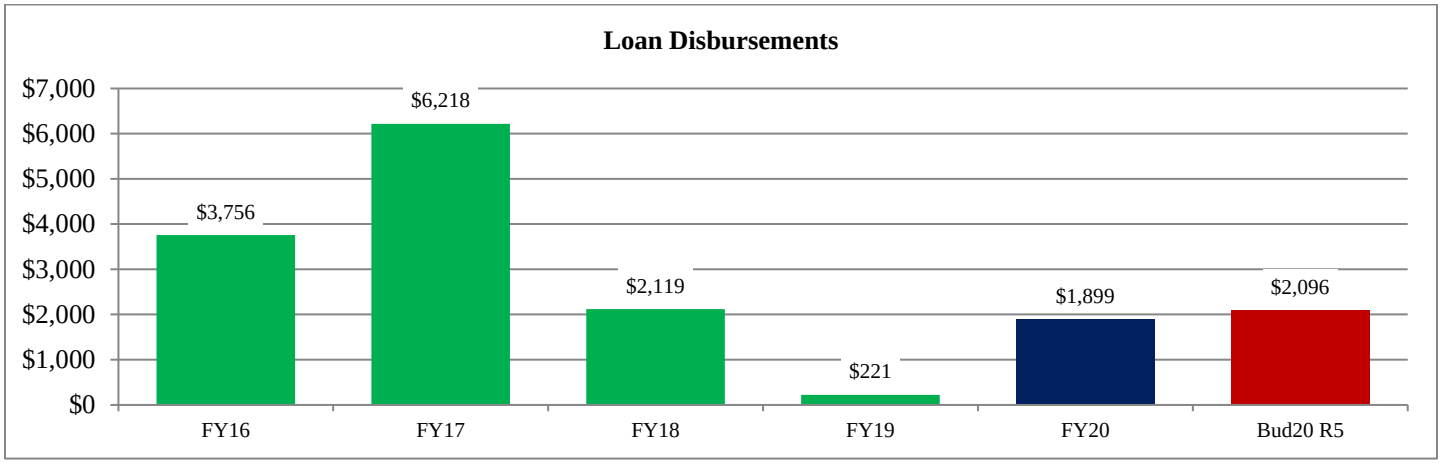


Grant Expense was favorable to budget by $1,433 or 10.6% and favorable to last year by $783 or 6.1%. Variances are explained by timing differences between budget and actual disbursements.

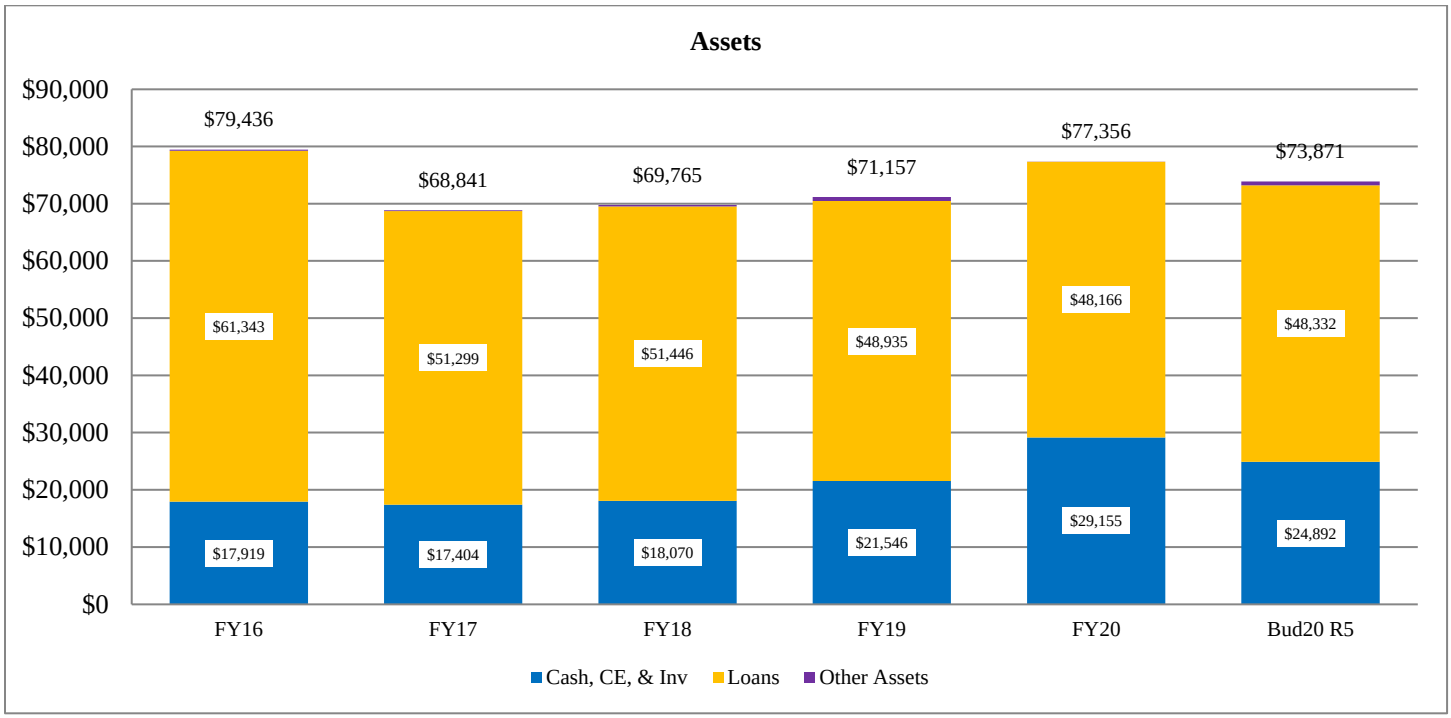


NOIAG was unfavorable to budget by $36 or 1.1% but favorable to last year by $2,229 or 215.9%. In January, $1,335 was transferred to Single Family for down payment assistance, which was not originally budgeted.

FSP Loan Portfolio by Series	June 30, 2019				Ending Balance		
	#	Balance	Additions	Payments	Balance	Chg	#
500-047 SHTF - Loans	12	2,353,514	-	(226,836)	2,126,678	-9.6%	11
500-047 SHTF - Cash Flow Loans	6	886,033	-	2,940	888,974	0.3%	6
500-049 Senior Living Trust Lns	11	6,095,216	-	(2,621,751)	3,473,465	-43.0%	10
500-050 Home & Comm Tr Lns	9	2,069,973	-	(192,061)	1,877,912	-9.3%	8
500-051 Transitional Housing Lns	3	2,160,699	-	(1,291,407)	869,292	-59.8%	2
500-057 TCAP Loans	12	18,416,711	-	(2,878)	18,413,833	0.0%	12
500-058 HOME Loans	231	129,532,977	1,582,421	(5,002,201)	126,113,197	-2.6%	223
500-062 CHS Loans	9	534,166	316,445	(153,001)	697,611	30.6%	8
Total Portfolio before Cap Int & Reserves		162,049,290	1,898,866	(9,487,195)	154,460,961	-4.7%	
Loan Capitalized Interest Reserve		(9,748,000)	-	-	(8,741,000)	-10.3%	
Loan Reserves		(100,624,000)	-	3,070,000	(97,554,000)	-3.1%	
Total Portfolio	293	51,677,290	1,898,866	(6,417,195)	48,165,961	-6.8%	280



Revolving Loan Fund Commitments ($ in whole dollars)							
Cash, Cash Equiv & Investments							State Loan Funds
	SLT 049						3,547,581
	HCBS 050						510,055
	THF 051						1,337,936
	CHS 062						2,138,624
							7,534,196
		Commitment Date	Original Commitment	1/31/2020 Balance	Monthly Activity	2/29/20120 Balance	Remaining Commitment
Loan Commitments							
	Spencer Manor (CHI)	5/1/2019	1,000,000	-	-	-	1,000,000
	Hope Haven	4/11/2019	555,500	438,324	32,746	471,070	84,430
	Sunset Spencer LLLP	3/30/2017	1,000,000	-	-	-	1,000,000
Total Commitments			2,555,500				2,084,430
Net Funds Available							5,449,766


Assets
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
$79,436
$68,841
$69,765
$71,157
$77,356
$73,871
$61,343
$51,299
$51,446
$48,935
$48,166
$48,332
$17,919
$17,404
$18,070
$21,546
$29,155
$24,892
FY16
FY17
FY18
FY19
FY20
Bud20 R5
Cash, CE, & Inv
Loans
Other Assets

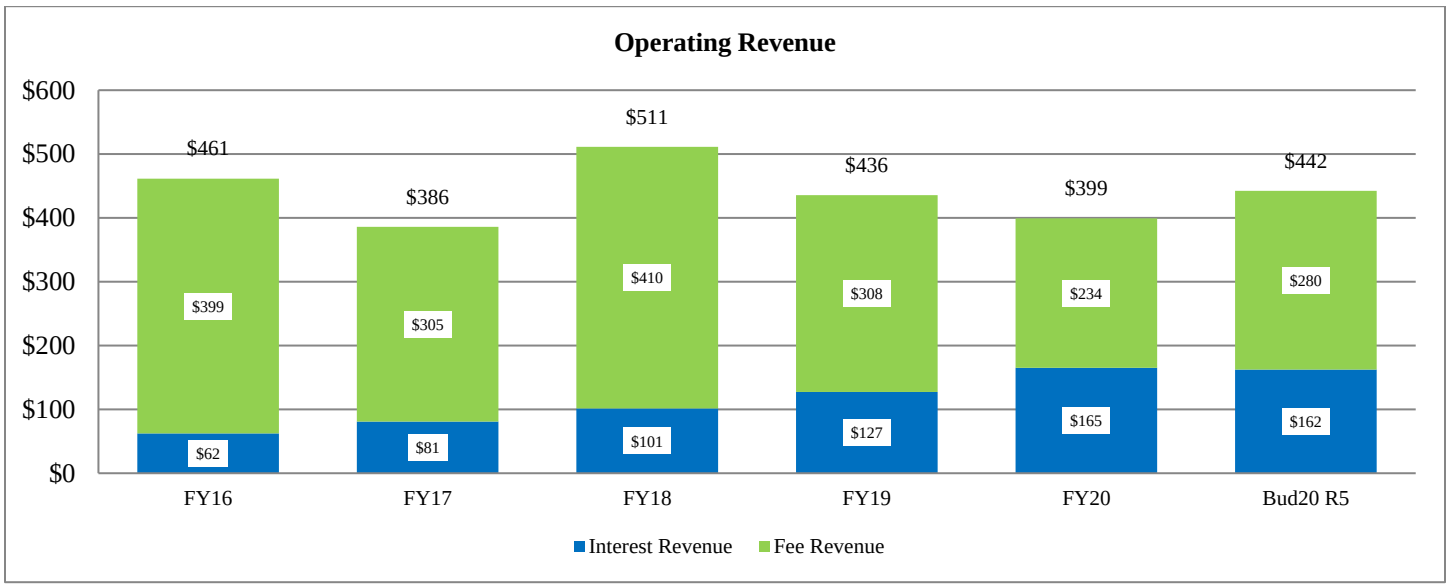
Income Statement	Federal and State Grant Programs (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	42,227	35,186	7,042	20.0	63,978	(21,750)	-34.0	349,219	261,759	87,460	33.4	373,649	(24,430)	-6.5
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,150	20,917	(19,767)	-94.5	12,500	(11,350)	-90.8	155,405	167,333	(11,928)	-7.1	248,939	(93,534)	-37.6
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	43,377	56,102	(12,725)	-22.7	76,478	(33,100)	-43.3	504,624	429,092	75,532	17.6	622,588	(117,964)	-18.9
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	99,605	94,620	4,984	5.3	97,979	1,626	1.7	736,527	825,656	(89,130)	-10.8	841,092	(104,565)	-12.4
Common Expenses	282	138	144	104.6	19,090	(18,808)	-98.5	9,544	6,304	3,240	51.4	84,895	(75,352)	-88.8
Marketing Expense	-	-	-	0.0	395	(395)	-100.0	-	-	-	0.0	4,974	(4,974)	-100.0
Professional Services	12,771	10,667	2,104	19.7	631	12,141	1925.1	124,291	154,150	(29,860)	-19.4	107,443	16,848	15.7
Claim and Loss Expenses	26,223	(12,000)	38,223	-318.5	(48,000)	74,223	-154.6	(87,777)	(96,000)	8,223	-8.6	(178,000)	90,223	-50.7
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	25	(25)	-100.0	-	-	0.0	265	200	65	32.5	34	231	679.4
Overhead Allocation	18,672	21,350	(2,678)	-12.5	6,129	12,543	204.6	150,855	178,794	(27,939)	-15.6	58,728	92,128	156.9
Total Operating Expense	157,553	114,800	42,753	37.2	76,224	81,329	106.7	933,705	1,069,105	(135,400)	-12.7	919,165	14,539	1.6
Net Operating Income (Loss) Before Grants	(114,176)	(58,698)	(55,478)	94.5	254	(114,429)	-45123.7	(429,081)	(640,012)	210,932	-33.0	(296,577)	(132,503)	44.7
Net Grant (Income) Expense														
Grant Revenue	(1,971,097)	(1,464,987)	(506,110)	34.5	(1,472,435)	(498,661)	33.9	(16,522,867)	(16,968,646)	445,779	-2.6	(14,739,166)	(1,783,701)	12.1
Grant Expense	696,548	1,693,907	(997,359)	-58.9	1,057,368	(360,819)	-34.1	12,118,283	13,551,260	(1,432,977)	-10.6	12,901,378	(783,096)	-6.1
Intra-Agency Transfers	(12,507)	(10,000)	(2,507)	25.1	(14,606)	2,099	-14.4	714,514	(520,000)	1,234,514	-237.4	509,031	205,483	40.4
Total Net Grant (Income) Expense	(1,287,055)	218,921	(1,505,976)	-687.9	(429,673)	(857,382)	199.5	(3,690,069)	(3,937,386)	247,316	-6.3	(1,328,756)	(2,361,314)	177.7
Net Operating Income (Loss) After Grants	1,172,880	(277,618)	1,450,498	-522.5	429,927	742,953	172.8	3,260,989	3,297,373	(36,385)	-1.1	1,032,179	2,228,810	215.9
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	1,172,880	(277,618)	1,450,498	-522.5	429,927	-	0.0	3,260,989	3,297,373	(36,385)	-1.1	1,032,179	2,228,810	215.9
IFA Home Dept Staff Count	5	7	(2)	-28.6	7	(2)	-28.6	6	7	(1)	-16.1	8	(3)	-29.9
FTE Staff Count	8	11	(3)	-28.9	10	(2)	-24.4	8	11	(2)	-22.6	11	(3)	-24.7

Balance Sheet	Federal and State Grant Programs (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	29,154,795	24,892,127	4,262,669	17.1	21,546,109	7,608,686	35.3
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	48,165,961	48,331,729	(165,768)	-0.3	48,934,735	(768,774)	-1.6
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	35,258	646,888	(611,630)	-94.5	675,791	(640,533)	-94.8
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	77,356,014	73,870,743	3,485,271	4.7	71,156,635	6,199,380	8.7
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Income	738,333	712,333	26,000	3.6	738,333	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	463,824	463,824	-	0.0	463,824	-	0.0
Accounts Payable & Accrued Liabilities	-	236,713	(236,713)	-100.0	571,186	(571,186)	-100.0
Other liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	1,202,156	1,412,869	(210,713)	-14.9	1,773,343	(571,186)	-32.2
Equity							
YTD Earnings(Loss)	3,260,989	3,297,373	(36,385)	-1.1	1,032,179	2,228,810	215.9
Prior Years Earnings	72,922,398	69,204,265	3,718,134	5.4	68,529,190	4,393,209	6.4
Transfers	(29,529)	(43,764)	14,234	-32.5	(178,076)	148,547	-83.4
Total Equity	76,153,858	72,457,874	3,695,984	5.1	69,383,292	6,770,566	9.8
Total Liabilities, Deferred Inflows, and Equity	77,356,014	73,870,743	3,485,271	4.7	71,156,635	6,199,380	8.7

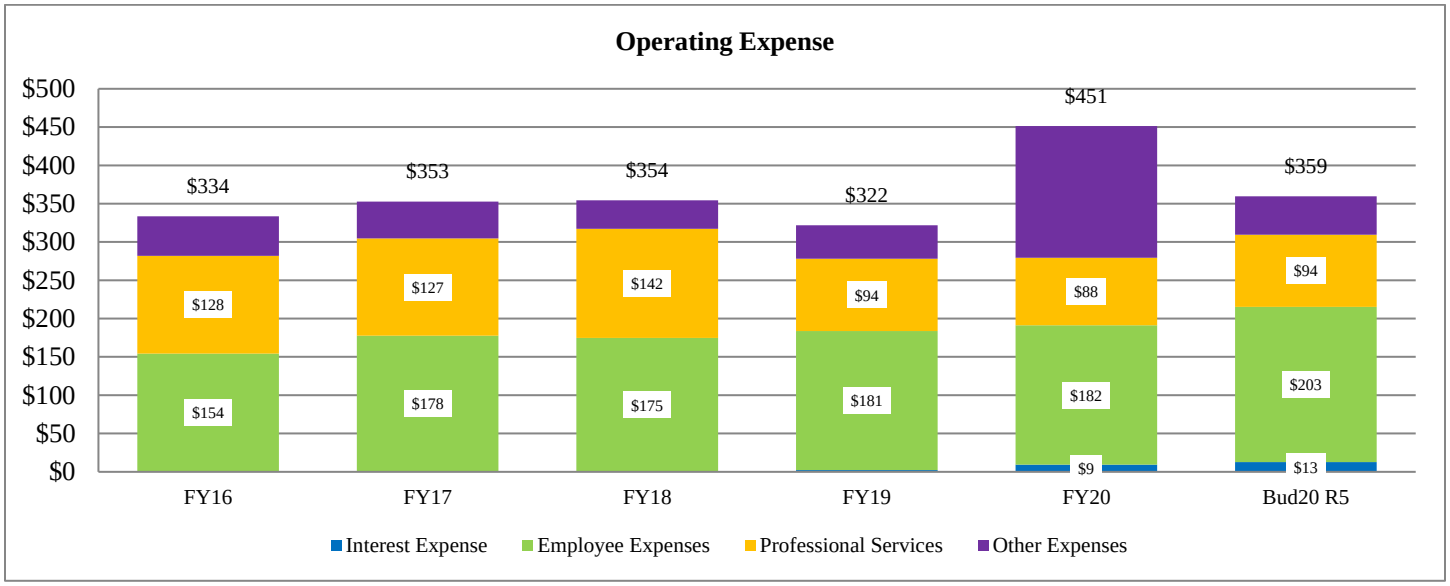
To: IFA and IADD Board Members
From: Becky Wu
Date March 9, 2020
Re: February 2020 YTD IADD Financial Results

Iowa Agricultural Development Division Results ($ in thousands)

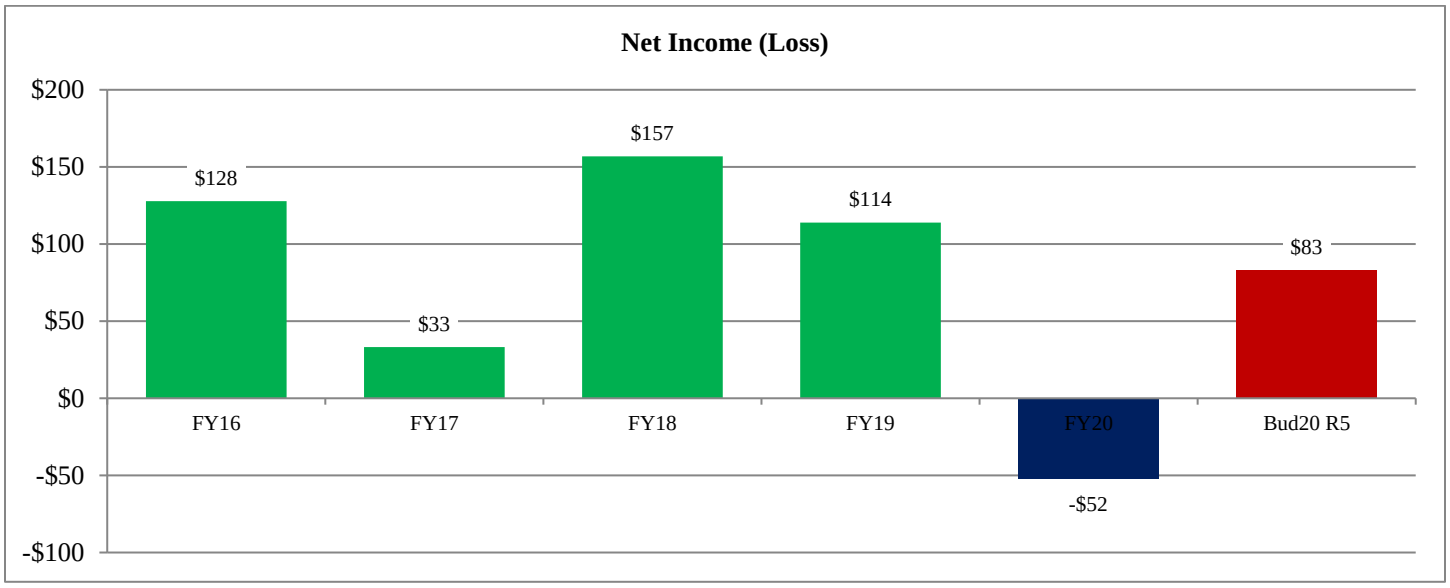
As of the end of February 2020, IADD operated unfavorable to budget.



Operating Revenue was $43 or 9.8% unfavorable to budget and $37 or 8.3% unfavorable to last year. Primarily due to BFLP and LPP Fee Income being unfavorable to budget.



Operating Expense was $92 or 25.5% unfavorable to budget and $129 or 40.3% unfavorable to last year. Primarily due to loan P0275 loss reserve of $139 for the lender at Northwest Bank in Le Mars.



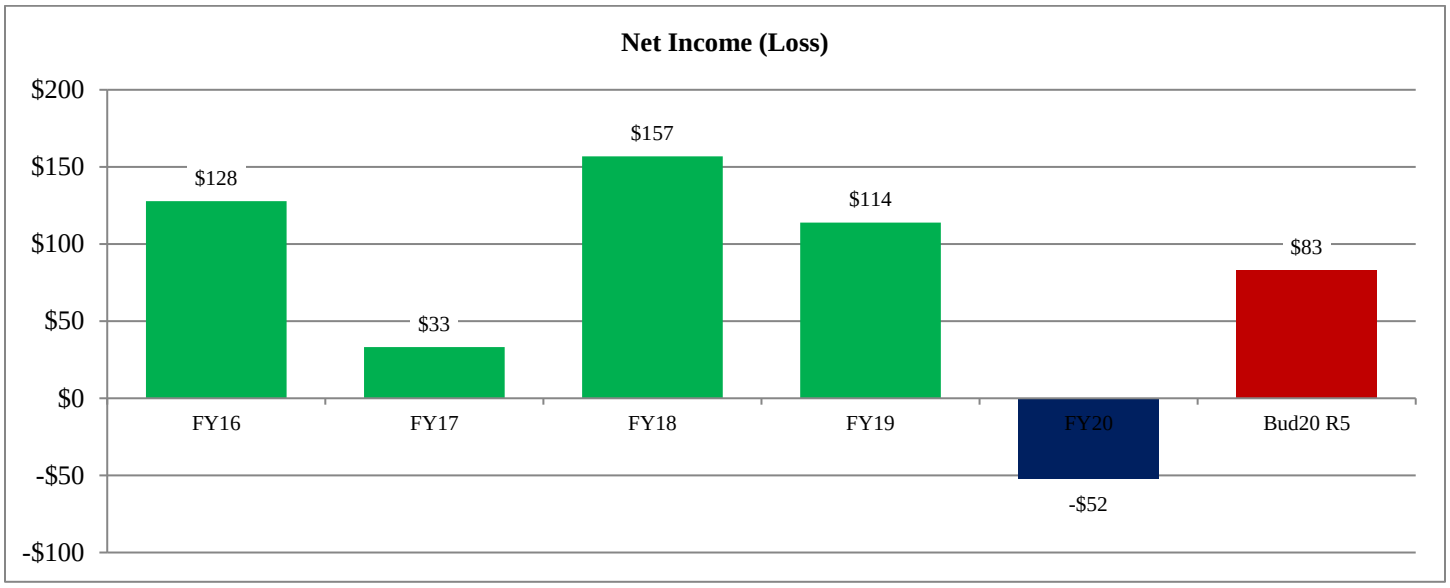
Net Income (Loss) was $135 or 162.8% unfavorable to budget and $166 or 145.7% unfavorable to last year.

Notes:

- There was $545 available for administrative expenses.
- Restricted Rural Rehab Trust funds (includes cash, cash equivalents, investments, and funds due from MF) balance was $562.
- LPP loan disbursements of $1,335 from the IFA Line of Credit.
- The LPP loan balance net of reserves was $6,809.

LPP Loan Commitments

LPP	Bank	Commitment Date	Original Commitment ($ in actual)
P0287	American Bank, NA	07/10/19	200,000
P0288	American State Bank	09/04/19	110,749
P0289	Premier Bank	11/6/2019	200,000
Total Commitment			510,749



Net Income (Loss) was $135 or 162.8% unfavorable to budget and $166 or 145.7% unfavorable to last year.

Notes:

- There was $545 available for administrative expenses.
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- LPP loan disbursements of $1,335 from the IFA Line of Credit.
- The LPP loan balance net of reserves was $6,809.

LPP Loan Commitments

LPP	Bank	Commitment Date	Original Commitment ($ in actual)
P0287	American Bank, NA	07/10/19	200,000
P0288	American State Bank	09/04/19	110,749
P0289	Premier Bank	11/6/2019	200,000
Total Commitment			510,749

Balance Sheet	Agriculture Development Division (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	1,030,153	780,024	250,129	32.1	406,807	623,347	153.2
Investments	-	-	-	0.0	237,775	(237,775)	-100.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	6,809,283	7,932,396	(1,123,112)	-14.2	6,887,934	(78,650)	-1.1
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	60,238	89,219	(28,981)	-32.5	75,598	(15,360)	-20.3
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	7,899,675	8,801,639	(901,964)	-10.2	7,608,114	291,562	3.8
Liabilities, Deferred Inflows, and Equity							
Debt	1,334,700	2,120,000	(785,300)	-37.0	1,000,000	334,700	33.5
Interest Payable	-	18,033	(18,033)	-100.0	-	-	0.0
Unearned Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	16,531	59,112	(42,581)	-72.0	90,793	(74,262)	-81.8
Other liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	1,351,231	2,197,145	(845,914)	-38.5	1,090,793	260,438	23.9
Equity							
YTD Earnings(Loss)	(52,053)	82,905	(134,958)	-162.8	113,882	(165,935)	-145.7
Prior Years Earnings	6,600,498	6,521,589	78,909	1.2	6,403,439	197,059	3.1
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	6,548,445	6,604,494	(56,049)	-0.8	6,517,321	31,124	0.5
Total Liabilities, Deferred Inflows, and Equity	7,899,675	8,801,639	(901,964)	-10.2	7,608,114	291,562	3.8

Income Statement	Agriculture Development Division (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	19,760	21,151	(1,391)	-6.6	16,984	2,776	16.3	164,948	162,405	2,543	1.6	127,182	37,766	29.7
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	43,331	35,000	8,331	23.8	86,627	(43,296)	-50.0	234,304	280,000	(45,696)	-16.3	308,385	(74,081)	-24.0
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	63,091	56,151	6,940	12.4	103,611	(40,520)	-39.1	399,252	442,405	(43,153)	-9.8	435,567	(36,315)	-8.3
Operating Expense														
Interest Expense	1,075	1,767	(691)	-39.1	699	376	53.8	9,232	12,617	(3,384)	-26.8	2,275	6,958	305.9
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	19,908	23,565	(3,656)	-15.5	27,403	(7,494)	-27.3	181,997	202,546	(20,549)	-10.1	181,388	609	0.3
Common Expenses	2,832	365	2,467	676.0	5,510	(2,677)	-48.6	4,459	2,265	2,194	96.9	21,936	(17,477)	-79.7
Marketing Expense	4,292	1,667	2,625	157.5	84	4,208	5016.4	7,817	13,333	(5,517)	-41.4	8,703	(886)	-10.2
Professional Services	13,171	11,792	1,379	11.7	33,983	(20,812)	-61.2	88,084	94,334	(6,250)	-6.6	94,384	(6,300)	-6.7
Claim and Loss Expenses	(1,000)	192	(1,192)	-622.1	6,000	(7,000)	-116.7	135,000	4,632	130,368	2814.6	13,000	122,000	938.5
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	3,322	3,622	(299)	-8.3	-	3,322	0.0	24,717	29,773	(5,057)	-17.0	-	24,717	0.0
Total Operating Expense	43,600	42,968	633	1.5	73,678	(30,078)	-40.8	451,306	359,500	91,806	25.5	321,686	129,620	40.3
Net Operating Income (Loss) Before Grants	19,491	13,183	6,308	47.8	29,933	(10,442)	-34.9	(52,053)	82,905	(134,958)	-162.8	113,882	(165,935)	-145.7
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	19,491	13,183	6,308	47.8	29,933	(10,442)	-34.9	(52,053)	82,905	(134,958)	-162.8	113,882	(165,935)	-145.7
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	19,491	13,183	6,308	47.8	29,933	-	0.0	(52,053)	82,905	(134,958)	-162.8	113,882	(165,935)	-145.7
IFA Home Dept Staff Count	2	2	-	0.0	2	-	0.0	2	2	-	0.0	2	-	0.0
FTE Staff Count	3	3	(0)	-2.3	3	(0)	-15.5	2	3	(0)	-5.3	2	0	1.4

Income Statement	Agriculture Development Division (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Income														
Interest Revenue - Loans	18,686	19,948	(1,262)	-6.3%	15,746	2,940	19%	154,372	153,180	1,192	1%	119,310	35,062	29%
Interest Revenue - CE & Inv	1,074	1,203	(129)	-10.7%	1,238	(164)	-13%	10,576	9,225	1,351	15%	7,872	2,704	34%
Fee Inc - BFLP	19,231	25,000	(5,769)	-23.1%	52,672	(33,441)	-63%	142,554	200,000	(57,446)	-29%	209,855	(67,301)	-32%
Fee Inc - LPP	200	1,500	(1,300)	-86.7%	11,055	(10,855)	-98%	3,500	12,000	(8,500)	-71%	18,680	(15,180)	-81%
Fee Inc - BFTC	23,900	8,500	15,400	181.2%	22,900	1,000	4%	88,250	68,000	20,250	30%	79,850	8,400	11%
Fee Inc - BFCH TC	-	-	-	0.0%	-	-	0%	-	-	-	0%	-	-	0%
Total Operating Income	63,091	56,151	6,940	12.4%	103,611	(40,520)	-39%	399,252	442,405	(43,153)	-10%	435,567	(36,315)	-8%
Operating Expense														
Employee Expenses	19,908	23,565	(3,656)	-15.5%	27,403	(7,494)	-27%	181,997	202,546	(20,549)	-10%	181,388	609	0%
Common Expenses	2,832	365	2,467	676.0%	5,510	(2,677)	-49%	4,459	2,265	2,194	97%	21,936	(17,477)	-80%
Marketing Expense	4,292	1,667	2,625	157.5%	84	4,208	5016%	7,817	13,333	(5,517)	-41%	8,703	(886)	-10%
Professional Services	13,171	11,792	1,379	11.7%	33,983	(20,812)	-61%	88,084	94,334	(6,250)	-7%	94,384	(6,300)	-7%
Claim and Loss Expenses	(1,000)	192	(1,192)	-622.1%	6,000	(7,000)	-117%	135,000	4,632	130,368	2815%	13,000	122,000	938%
Operating Expense	43,600	42,968	633	1.5%	73,678	(30,078)	-41%	451,306	359,500	91,806	26%	321,686	129,620	40%
Net Grant (Income) Expense	-	-	-	0.0%	-	-	0%	-	-	-	0%	-	-	0%
Net Income (Loss)	19,491	13,183	6,308	47.8%	29,933	(10,442)	-35%	(52,053)	82,905	(134,958)	-163%	113,882	(165,935)	-146%

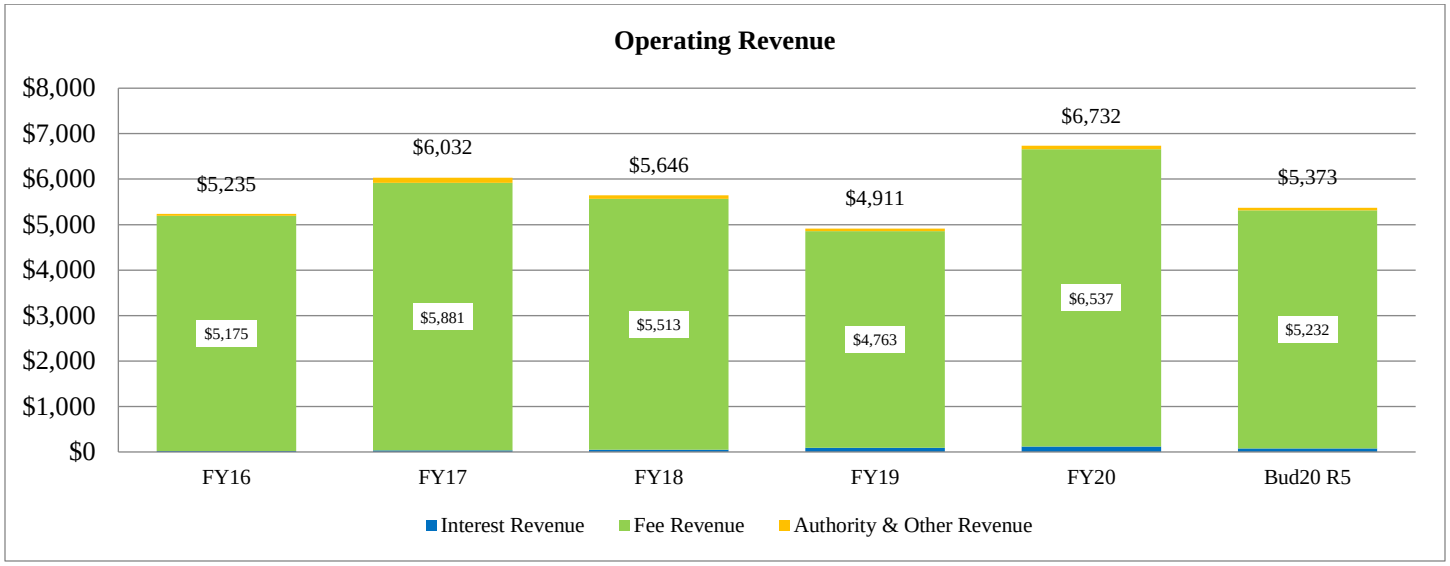
Balance Sheet	Admin	RRTF	Total
Assets			
Cash & Cash Equivelents	528,668	501,486	1,030,153
Investments	-	-	-
Loans - net of reserves	1,538,412	5,270,871	6,809,283
Other Assets	(17,417)	77,656	60,238
Total Assets	2,049,663	5,850,012	7,899,675
Liabilities and Equity			
A/P - STATE	-	-	-
A/P - IFA	-	-	-
A/P - MISC	16,531	-	16,531
Total Liabilities	1,351,231	-	1,351,231
Current Years Earnings	(26,577)	(25,476)	(52,053)
Prior Years Earnings	725,010	5,875,488	6,600,498
Equity	698,432	5,850,012	6,548,445
Total Liabilities and Equity	2,049,663	5,850,012	7,899,675

IOWA TITLE GUARANTY
A DIVISION OF IOWA FINANCE AUTHORITY

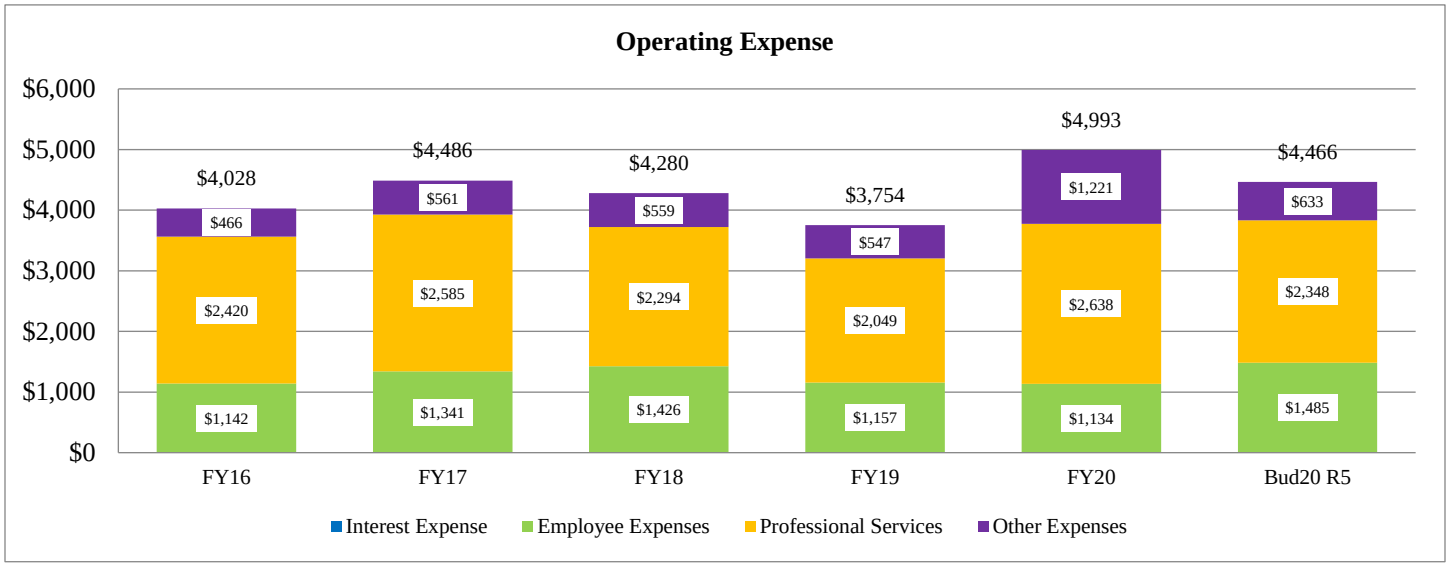
To: IFA & ITG Board Members
From: David Morrison
Date: March 10, 2020
RE: February 2020 YTD Financial Results

Iowa Title Guaranty Financial Results ($ in thousands)

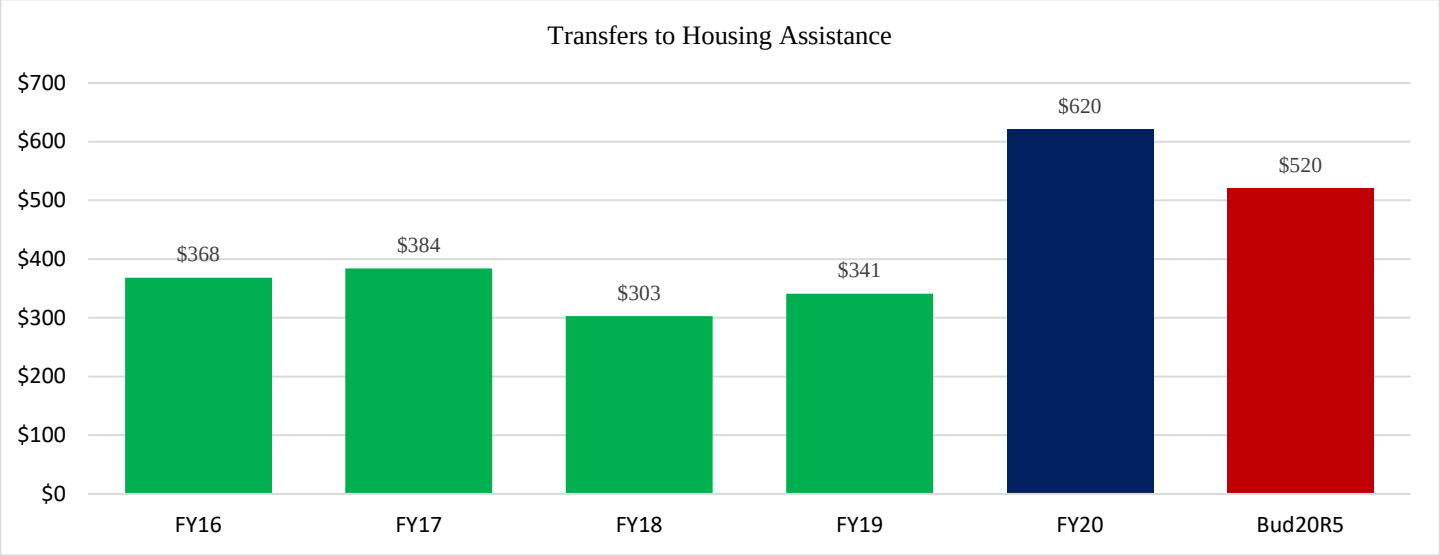
ITG operated favorably to budget for the first eight months of FY2020.



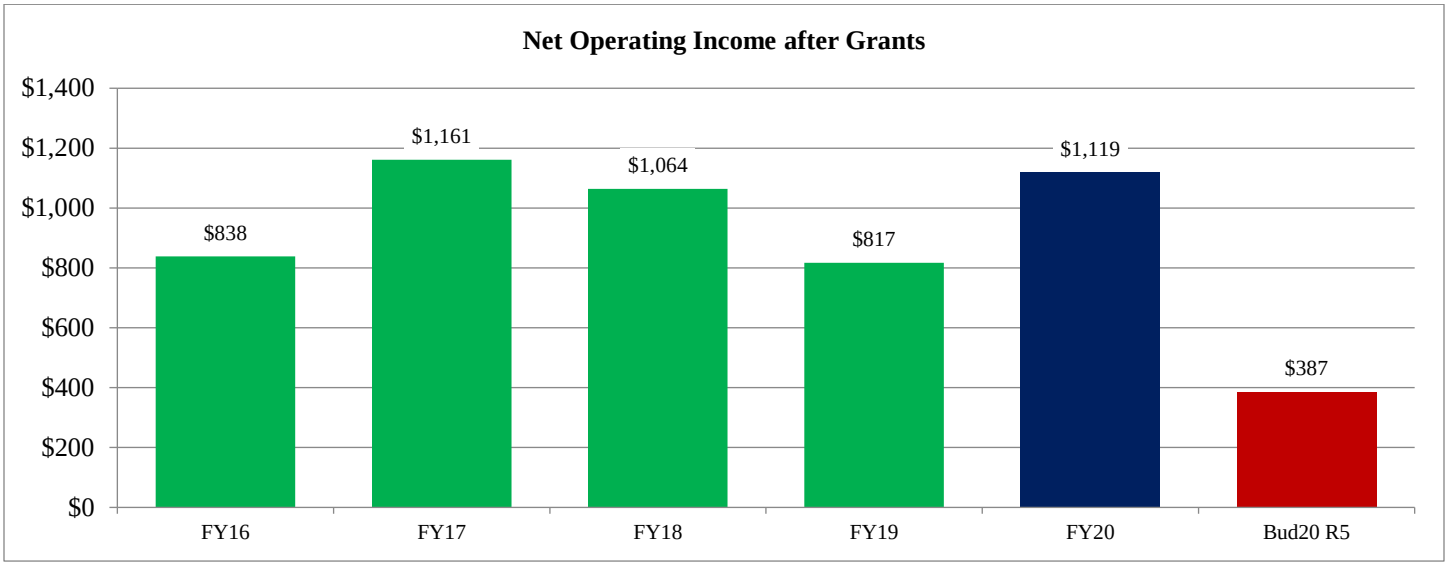
Operating revenue was $1,359, or 25.3% above budget and 37.1% above last year.



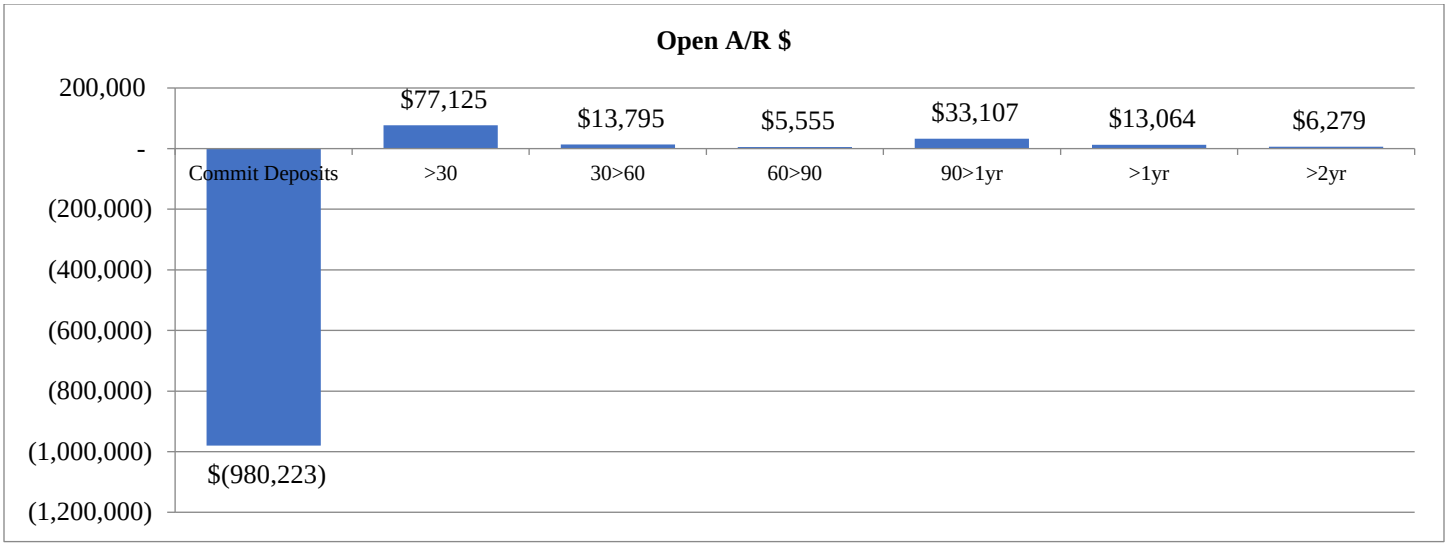
Operating expense was $527, or 11.8% unfavorable to budget and 33.0% unfavorable to last year. Employee expense $351 favorable offset by professional services ($290) – primarily related to higher incentive payments, and other unfavorable accounts for ($588) primarily related to higher Known Claim Reserve estimate $391 and increased Statutory Reserve estimate $200, making the total unfavorable variance to budget.



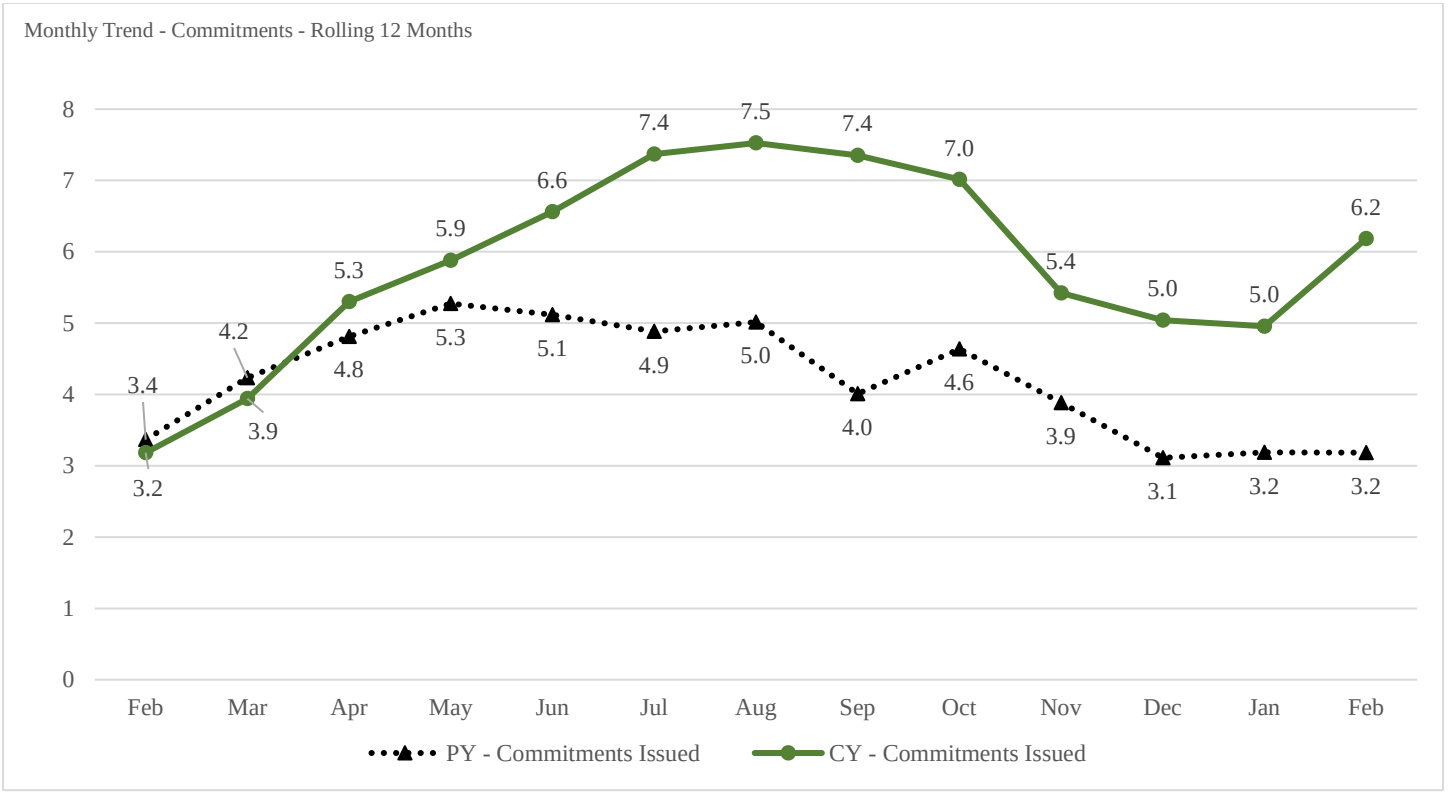
Transfers to Housing Assistance Fund exceeded budget by $100.



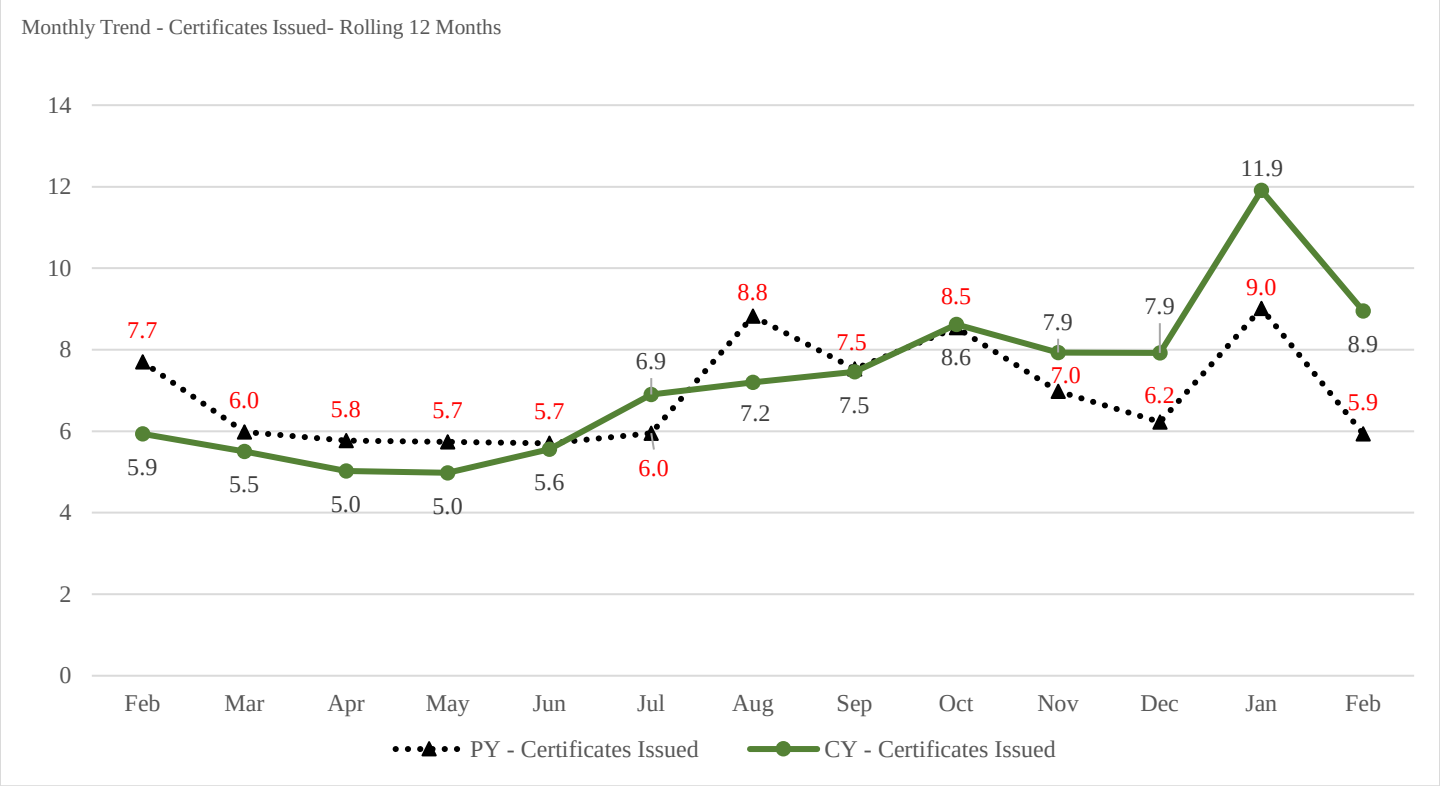
As a result, NOIAG is $732 favorable to budget and $302 favorable to last year.



Commitments decreased 16% ($0.98M vs $1.16M) compared to January, while outstanding receivables decreased 36% ($233k to $149k primarily in >30 days aging).



Iowa Title Guaranty issued 50.9 commitments FYTD February compared to 31.9 in FY19.



Iowa Title Guaranty issued 66.9 certificates FYTD February compared to 59.0 in FY19 (in red font).

Income Statement	Iowa Title Guaranty Division (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	12,507	10,000	2,507	25.1	14,606	(2,099)	-14.4	120,486	80,000	40,486	50.6	90,969	29,517	32.4
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	1,004,214	567,832	436,382	76.9	473,553	530,661	112.1	6,537,219	5,231,976	1,305,243	24.9	4,763,008	1,774,211	37.2
Other Revenue	15,190	7,650	7,540	98.6	4,054	11,136	274.7	74,277	61,200	13,077	21.4	57,402	16,875	29.4
Total Operating Revenue	1,031,911	585,482	446,429	76.2	492,212	539,698	109.6	6,731,982	5,373,176	1,358,806	25.3	4,911,379	1,820,604	37.1
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	134,403	171,421	(37,017)	-21.6	105,942	28,462	26.9	1,133,661	1,485,116	(351,455)	-23.7	1,157,267	(23,606)	-2.0
Common Expenses	28,311	14,547	13,763	94.6	55,161	(26,850)	-48.7	182,404	135,420	46,984	34.7	292,317	(109,913)	-37.6
Marketing Expense	4,125	2,940	1,185	40.3	1,012	3,113	307.6	57,619	48,470	9,149	18.9	38,126	19,493	51.1
Professional Services	448,176	244,420	203,756	83.4	211,679	236,497	111.7	2,638,171	2,348,310	289,861	12.3	2,049,473	588,699	28.7
Claim and Loss Expenses	498,242	18,201	480,041	2637.5	29,278	468,964	1601.8	722,464	167,727	554,737	330.7	159,126	563,337	354.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	15,382	7,250	8,132	112.2	4,234	11,148	263.3	75,978	58,000	17,978	31.0	57,277	18,701	32.6
Overhead Allocation	24,533	27,161	(2,629)	-9.7	-	24,533	0.0	182,523	223,301	(40,778)	-18.3	-	182,523	0.0
Total Operating Expense	1,153,171	485,940	667,231	137.3	407,305	745,865	183.1	4,992,819	4,466,343	526,476	11.8	3,753,585	1,239,234	33.0
Net Operating Income (Loss) Before Grants	(121,260)	99,542	(220,802)	-221.8	84,907	(206,167)	-242.8	1,739,163	906,833	832,331	91.8	1,157,794	581,369	50.2
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	12,507	10,000	2,507	25.1	14,606	(2,099)	-14.4	620,486	520,000	100,486	19.3	340,969	279,517	82.0
Total Net Grant (Income) Expense	12,507	10,000	2,507	25.1	14,606	(2,099)	-14.4	620,486	520,000	100,486	19.3	340,969	279,517	82.0
Net Operating Income (Loss) After Grants	(133,767)	89,542	(223,309)	-249.4	70,302	(204,069)	-290.3	1,118,677	386,833	731,845	189.2	816,825	301,852	37.0
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(133,767)	89,542	(223,309)	-249.4	70,302	-	0.0	1,118,677	386,833	731,845	189.2	816,825	301,852	37.0
IFA Home Dept Staff Count	14	17	(3)	-17.6	12	2	16.7	13	17	(4)	-22.1	15	(2)	-13.1
FTE Staff Count	17	19	(2)	-10.4	13	5	36.4	16	19	(3)	-15.9	17	(0)	-2.3

Income Statement	800-020 Residential													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	12,507	10,000	2,507	25.1	14,606	(2,099)	-14.4	120,486	80,000	40,486	50.6	90,969	29,517	32.4
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	904,661	520,160	384,501	73.9	449,901	454,760	101.1	6,083,818	4,850,600	1,233,218	25.4	4,430,216	1,653,602	37.3
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	917,168	530,160	387,008	73.0	464,507	452,661	97.4	6,204,303	4,930,600	1,273,703	25.8	4,521,185	1,683,119	37.2
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	107,018	136,536	(29,518)	-21.6	87,822	19,195	21.9	890,893	1,180,791	(289,898)	-24.6	915,058	(24,165)	-2.6
Common Expenses	17,835	14,127	3,707	26.2	48,072	(30,237)	-62.9	169,222	131,445	37,777	28.7	259,311	(90,088)	-34.7
Marketing Expense	3,350	2,740	610	22.3	912	2,438	267.3	53,049	43,920	9,129	20.8	34,156	18,893	55.3
Professional Services	448,176	244,320	203,856	83.4	211,679	236,497	111.7	2,638,044	2,347,510	290,534	12.4	2,049,381	588,664	28.7
Claim and Loss Expenses	481,429	16,974	464,455	2736.3	22,085	459,343	2079.9	704,864	157,912	546,952	346.4	144,350	560,514	388.3
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	280	-	280	0.0	4,039	(3,759)	-93.1	2,829	-	2,829	0.0	5,449	(2,620)	-48.1
Overhead Allocation	19,294	21,375	(2,082)	-9.7	-	19,294	0.0	143,546	175,733	(32,187)	-18.3	-	143,546	0.0
Total Operating Expense	1,077,380	436,072	641,308	147.1	374,609	702,771	187.6	4,602,448	4,037,311	565,137	14.0	3,407,704	1,194,744	35.1
Net Operating Income (Loss) Before Grants	(160,212)	94,088	(254,300)	-270.3	89,898	(250,110)	-278.2	1,601,856	893,289	708,566	79.3	1,113,480	488,375	43.9
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	12,507	10,000	2,507	25.1	14,606	(2,099)	-14.4	620,486	520,000	100,486	19.3	340,969	279,517	82.0
Total Net Grant (Income) Expense	12,507	10,000	2,507	25.1	14,606	(2,099)	-14.4	620,486	520,000	100,486	19.3	340,969	279,517	82.0
Net Operating Income (Loss) After Grants	(172,719)	84,088	(256,807)	-305.4	75,292	(248,011)	-329.4	981,370	373,289	608,080	162.9	772,512	208,858	27.0
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(172,719)	84,088	(256,807)	-305.4	75,292	-	0.0	981,370	373,289	608,080	162.9	772,512	208,858	27.0
IFA Home Dept Staff Count	10	13	(3)	-23.1	9	1	11.1	10	13	(4)	-26.9	12	(2)	-19.1
FTE Staff Count	13	15	(2)	-11.3	11	3	26.5	13	15	(2)	-16.4	13	(1)	-5.6

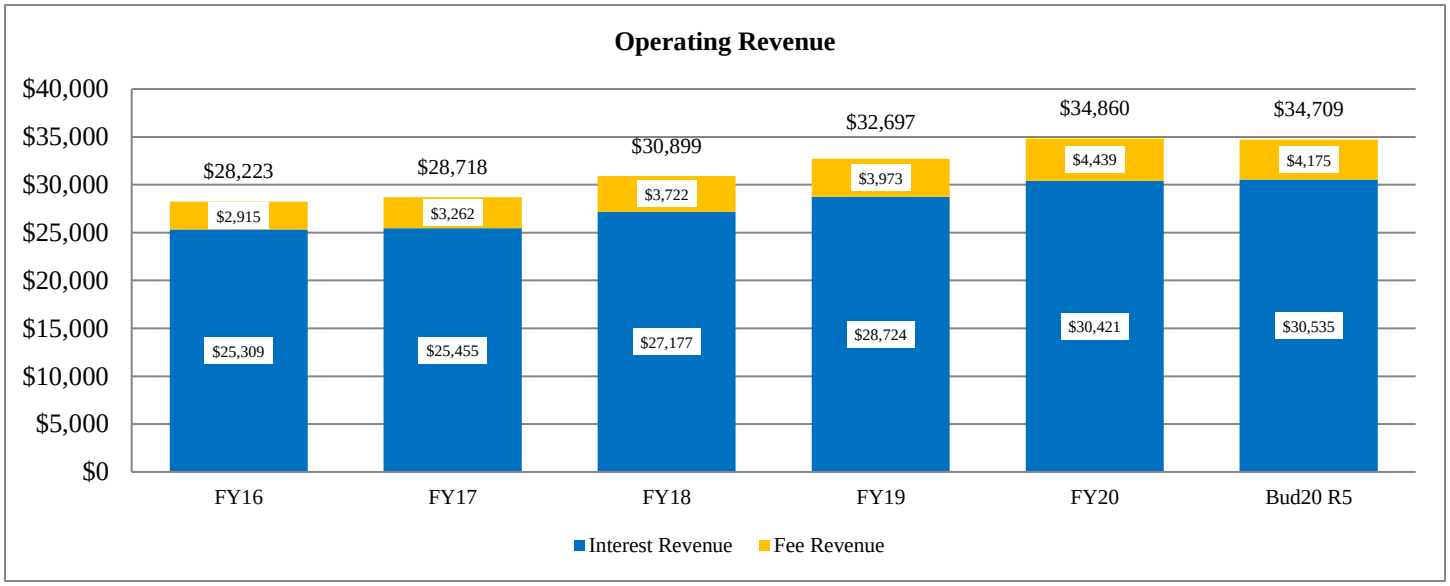
Income Statement	800-030 Commercial													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	99,553	47,672	51,881	108.8	23,652	75,901	320.9	453,402	381,376	72,026	18.9	332,792	120,610	36.2
Other Revenue	15,190	7,650	7,540	98.6	4,054	11,136	274.7	74,277	61,200	13,077	21.4	57,402	16,875	29.4
Total Operating Revenue	114,743	55,322	59,421	107.4	27,706	87,037	314.1	527,679	442,576	85,103	19.2	390,194	137,485	35.2
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	27,386	34,885	(7,499)	-21.5	18,119	9,266	51.1	242,769	304,325	(61,556)	-20.2	242,209	560	0.2
Common Expenses	10,476	420	10,056	2394.4	7,089	3,387	47.8	13,181	3,975	9,206	231.6	33,006	(19,825)	-60.1
Marketing Expense	775	200	575	287.5	100	675	675.0	4,570	4,550	20	0.4	3,970	600	15.1
Professional Services	-	100	(100)	-100.0	-	-	0.0	127	800	(673)	-84.2	92	35	38.2
Claim and Loss Expenses	16,813	1,227	15,586	1270.4	7,193	9,620	133.8	17,600	9,815	7,785	79.3	14,776	2,824	19.1
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	15,102	7,250	7,852	108.3	195	14,907	7644.5	73,149	58,000	15,149	26.1	51,828	21,321	41.1
Overhead Allocation	5,239	5,786	(547)	-9.5	-	5,239	0.0	38,976	47,568	(8,592)	-18.1	-	38,976	0.0
Total Operating Expense	75,790	49,868	25,923	52.0	32,696	43,094	131.8	390,371	429,033	(38,661)	-9.0	345,881	44,491	12.9
Net Operating Income (Loss) Before Grants	38,952	5,454	33,498	614.2	(4,990)	43,943	-880.6	137,308	13,543	123,764	913.8	44,314	92,994	209.9
Net Grant (Income) Expense														
Grant Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	38,952	5,454	33,498	614.2	(4,990)	43,943	-880.6	137,308	13,543	123,764	913.8	44,314	92,994	209.9
Other Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	38,952	5,454	33,498	614.2	(4,990)	-	0.0	137,308	13,543	123,764	913.8	44,314	92,994	209.9
IFA Home Dept Staff Count	4	4	-	0.0	3	1	33.3	4	4	(0)	-6.3	4	0	7.1
FTE Staff Count	4	4	(0)	-7.1	2	2	88.1	4	4	(1)	-13.9	3	0	11.9

Balance Sheet	Iowa Title Guaranty Division (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	13,939,882	10,674,322	3,265,560	30.6	10,660,294	3,279,588	30.8
Investments	-	-	-	0.0	-	-	0.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	-	-	-	0.0	-	-	0.0
Capital Assets (net of accumulated depreciation)	-	1,000,000	(1,000,000)	-100.0	-	-	0.0
Other Assets	581,046	253,129	327,917	129.5	216,961	364,085	167.8
Deferred Outflows	307,669	473,026	(165,357)	-35.0	393,180	(85,511)	-21.7
Total Assets and Deferred Outflows	14,828,597	12,400,477	2,428,120	19.6	11,270,435	3,558,162	31.6
Liabilities, Deferred Inflows, and Equity							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Unearned Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	2,592,726	1,844,583	748,143	40.6	960,681	1,632,045	169.9
Reserves for Claims	1,613,638	1,098,153	515,485	46.9	890,379	723,259	81.2
Accounts Payable & Accrued Liabilities	1,424,323	1,087,618	336,705	31.0	946,315	478,008	50.5
Other liabilities	1,267,687	1,546,304	(278,617)	-18.0	1,447,710	(180,023)	-12.4
Deferred Inflows	88,843	65,505	23,338	35.6	65,142	23,701	36.4
Total Liabilities and Deferred Inflows	6,987,217	5,642,163	1,345,053	23.8	4,310,227	2,676,989	62.1
Equity							
YTD Earnings(Loss)	1,118,677	386,833	731,845	189.2	816,825	301,852	37.0
Prior Years Earnings	6,722,703	6,371,481	351,222	5.5	6,143,382	579,321	9.4
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	7,841,380	6,758,314	1,083,067	16.0	6,960,207	881,173	12.7
Total Liabilities, Deferred Inflows, and Equity	14,828,597	12,400,477	2,428,120	19.6	11,270,435	3,558,162	31.6

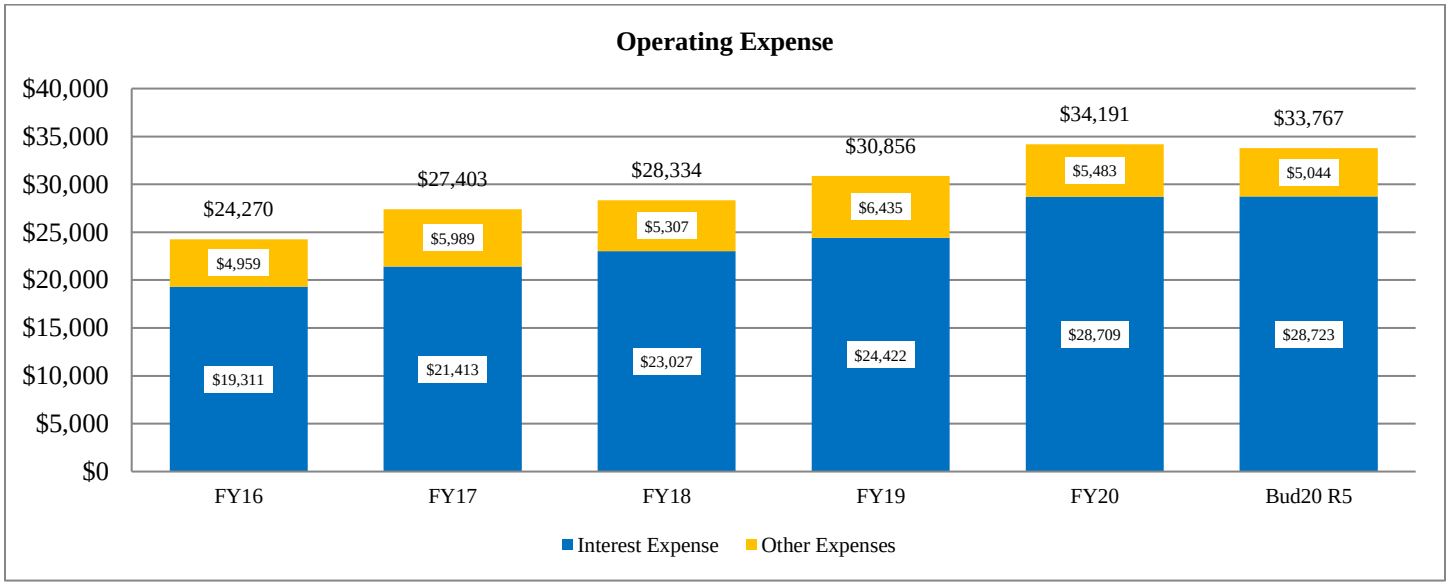
To: IFA Board Members
From: Michelle Thomas
Date March 19, 2020
Re: February 2020 YTD Financial Results

State Revolving Fund Results ($ in thousands)

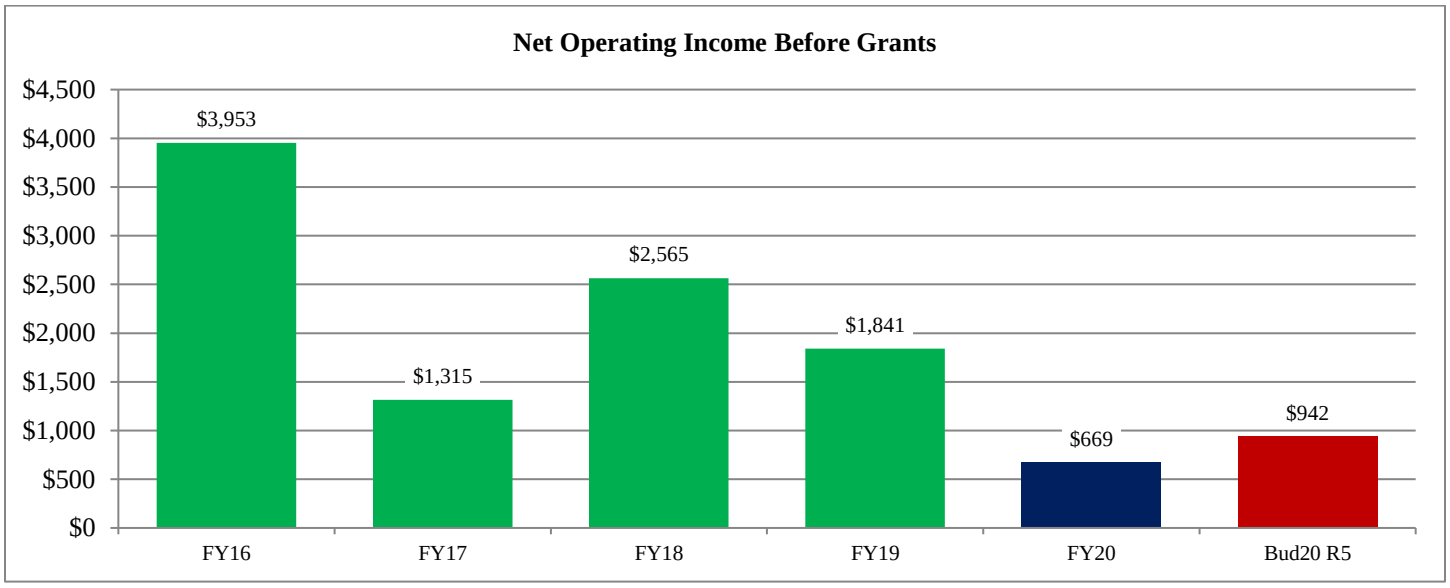
With the third quarter of FY20 underway, SRF was operating favorable to budget. The FY20 Budget was adjusted for the $201,825,000 SRF 2020A Bond issue dated February 27, 2020.



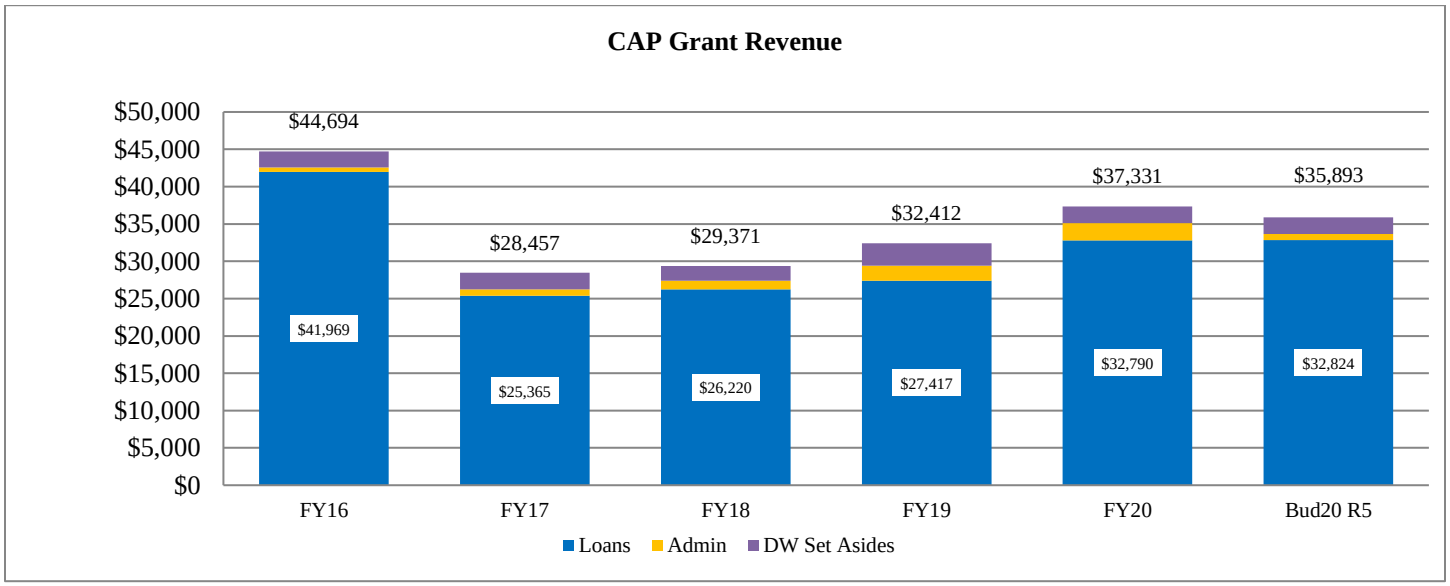
Operating Revenue was $151 or 0.4% favorable to budget and 6.6% favorable to last year.



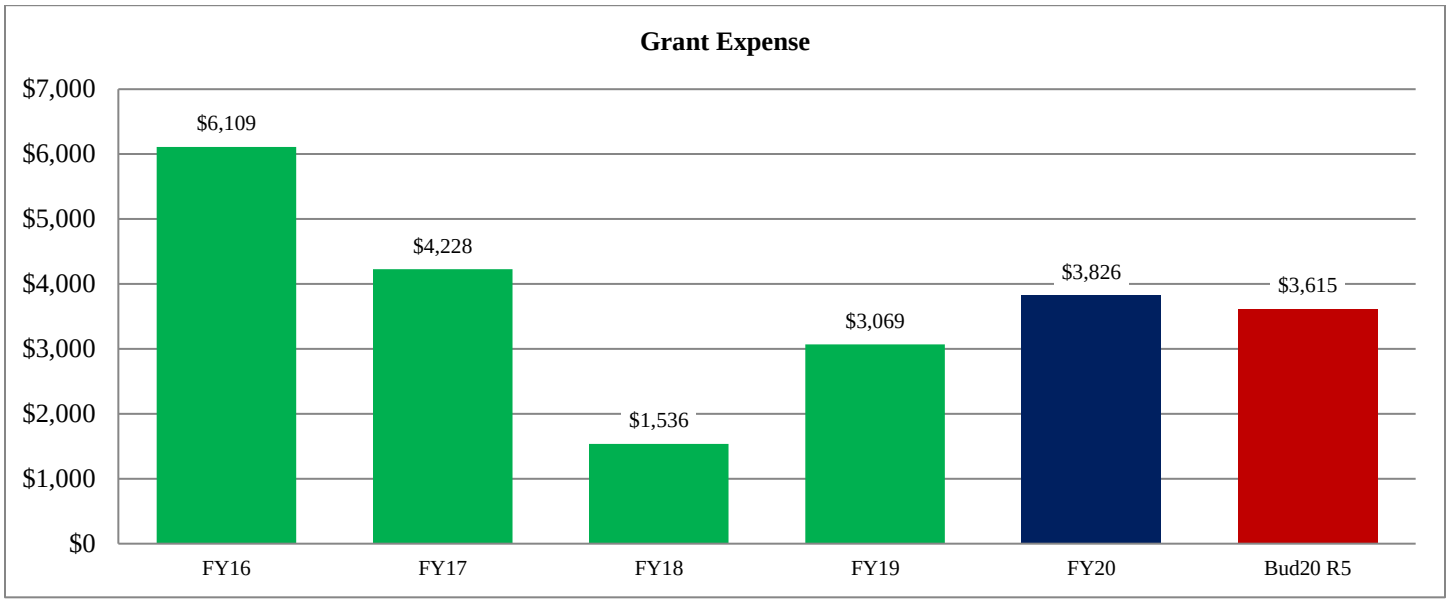
Operating Expense was $424 or 1.3% unfavorable to budget and 10.8% unfavorable to last year. Interest Expense relating to bonds was favorable to budget by $14. Common Expenses, Marketing Expense, and Overhead Allocation were also favorable to budget. Miscellaneous Operating Expense which accounts for DNR administrative expenses was unfavorable to budget by $489.



NOIBG was $273 or 29.0% unfavorable to budget and 63.7% unfavorable to last year.

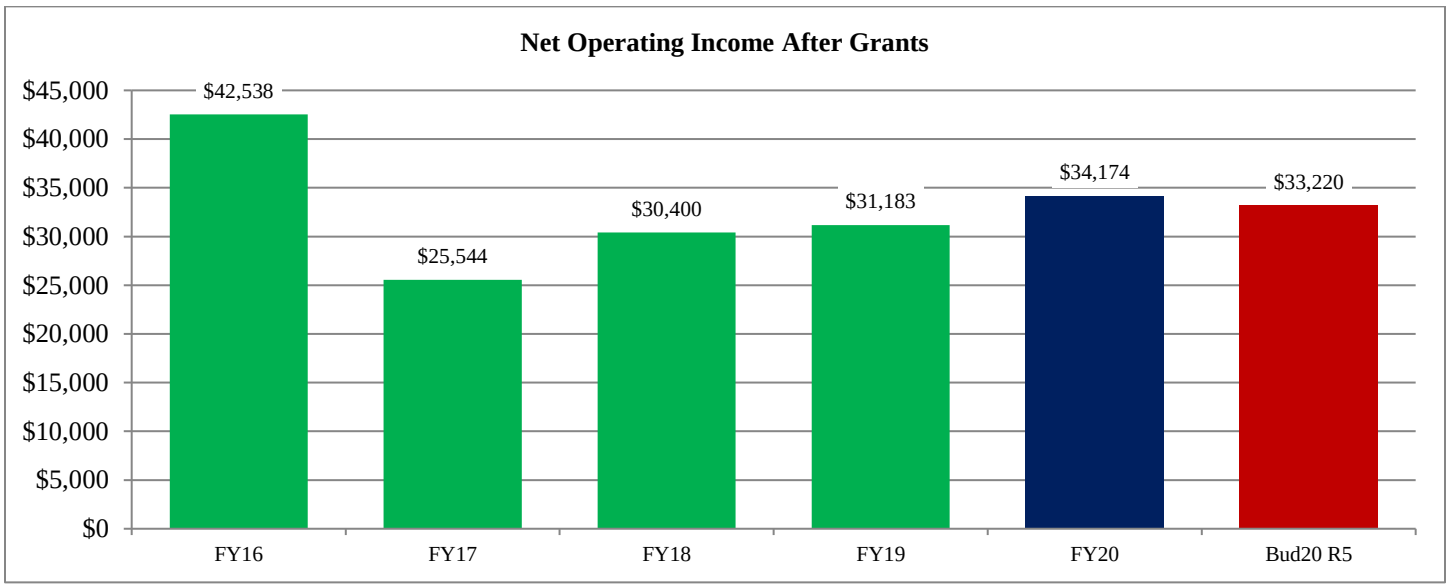


CAP Grant Revenue was $1,438 or 4.0% favorable to budget and 15.2% favorable to last year.

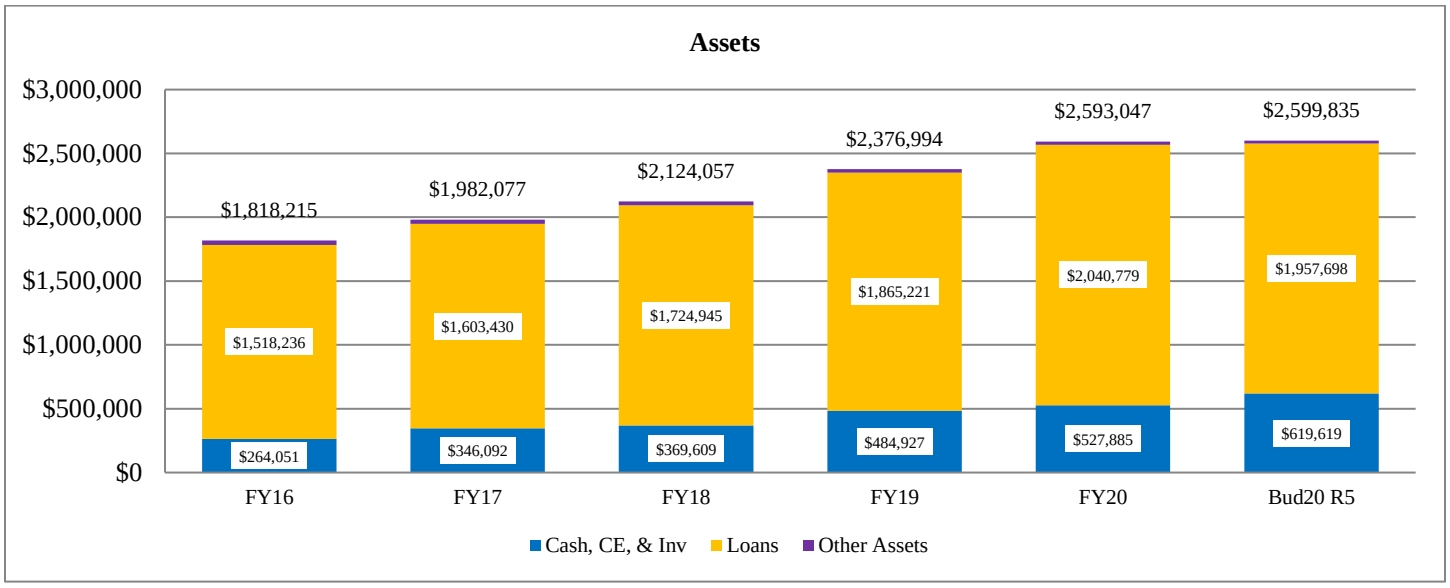


Grant Expense was $211 or 5.8% unfavorable to budget and 24.7% unfavorable to last year.

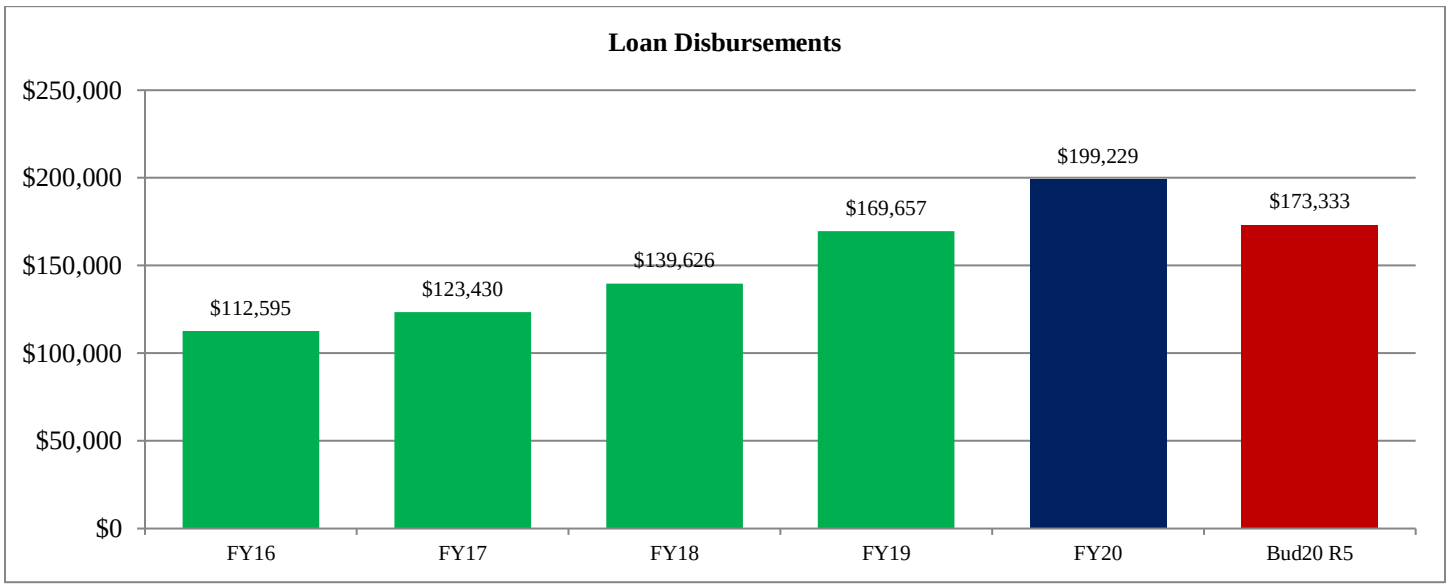
Grant Expense relates to the forgivable portion of specific SRF loans. The forgivable portion exceeded budget as of the end of February 2020.



NOIAG was $954 or 2.9% favorable to budget and 9.6% favorable to last year.



Assets were $6,788 or 0.3% unfavorable to budget but 9.1% favorable to last year.



- Loan commitments were $313,324.

Equity/Program/Admin Fund Balances

Program	Uses	Account	Balance at 6/30/2019	Net Cash Inflows (Outflows)	Balance at 2/29/2020
Equity Fund	Construction Loans				
Clean Water		12069250/1	160,632	57,724	218,356
State Match		82410104	0	10,000	10,000
Leveraged		82644011/82410105	4,835	32,665	37,500
Drinking Water		12069253/4	115,636	1,270	116,906
State Match		82644012/82410106	447	7,553	8,000
Leveraged		82644014/82410107	4,344	8,656	13,000
			285,893	117,869	403,762
Program Fund	P&D, CW GNPS, DW SWP				
Clean Water		22546000	34,832	399	35,231
Drinking Water		22546001	12,225	2,216	14,440
			47,057	2,614	49,672
Administration Fund	Administrative Expenses				
Clean Water		22546002	11,855	491	12,345
Drinking Water		22546003	14,885	857	15,742
			26,739	1,348	28,087

Federal Capitalization Grants

As of 2/29/20

	Clean Water		Drinking Water		Total SRF	
Grant Award Year	EPA Awards	Remaining	EPA Awards	Remaining	EPA Awards	Remaining
Prior Years	536,251	-	284,755	-	821,006	-
2016	18,083	-	12,382	69	30,465	69
2017	17,944	-	12,206	-	30,150	-
2018	21,723	-	17,348	1,192	39,071	1,192
2019	21,505	-	17,348	5,006	38,853	5,006
	615,506	-	344,039	6,267	959,545	6,267

Total federal capitalization grants received to date: $ 953,278

Available for Loan Draws	Clean Water	Drinking Water	Total
2018	-	-	-
2019	-	-	-
	-	-	-

Available for Set-asides	
Clean Water	-
Drinking Water	6,267
	6,267

SRF Loan Portfolio	6/30/2017	6/30/2018	6/30/2019	2/29/2020	YTD Increase
Clean Water	1,152,472	1,245,967	1,393,736	1,545,849	10.9%
Drinking Water	464,826	483,827	481,218	513,875	6.8%
Total SRF Loan Portfolio	1,617,298	1,729,794	1,874,954	2,059,724	9.9%

Income Statement	State Revolving Fund (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	3,616,357	3,858,528	(242,171)	-6.3	3,534,681	81,677	2.3	30,420,945	30,534,594	(113,648)	-0.4	28,723,655	1,697,290	5.9
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	529,921	534,494	(4,573)	-0.9	436,408	93,513	21.4	4,439,423	4,174,742	264,681	6.3	3,973,442	465,981	11.7
Other Revenue	-	-	-	0.0	-	-	0.0	4	-	4	0.0	4	(0)	-2.0
Total Operating Revenue	4,146,279	4,393,022	(246,743)	-5.6	3,971,089	175,190	4.4	34,860,373	34,709,336	151,037	0.4	32,697,101	2,163,271	6.6
Operating Expense														
Interest Expense	4,502,284	4,542,307	(40,024)	-0.9	4,408,926	93,358	2.1	28,708,697	28,723,467	(14,769)	-0.1	24,421,840	4,286,857	17.6
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	62,700	57,017	5,684	10.0	53,111	9,589	18.1	508,814	498,419	10,395	2.1	487,894	20,920	4.3
Common Expenses	8,315	4,095	4,220	103.0	15,891	(7,576)	-47.7	14,979	40,760	(25,781)	-63.3	83,581	(68,602)	-82.1
Marketing Expense	-	4,500	(4,500)	-100.0	390	(390)	-100.0	16,120	36,000	(19,880)	-55.2	6,495	9,626	148.2
Professional Services	50,772	44,903	5,869	13.1	32,252	18,520	57.4	363,986	358,170	5,817	1.6	294,189	69,797	23.7
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	(25,000)	(25,000)	-	0.0	(25,000)	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	629,150	500,000	129,150	25.8	687,037	(57,887)	-8.4	4,488,879	4,000,000	488,879	12.2	5,518,248	(1,029,369)	-18.7
Overhead Allocation	14,790	15,961	(1,172)	-7.3	7,712	7,078	91.8	114,955	135,541	(20,586)	-15.2	69,178	45,777	66.2
Total Operating Expense	5,268,010	5,168,783	99,227	1.9	5,205,317	62,693	1.2	34,191,430	33,767,356	424,074	1.3	30,856,424	3,335,007	10.8
Net Operating Income (Loss) Before Grants	(1,121,732)	(775,762)	(345,970)	44.6	(1,234,229)	112,497	-9.1	668,942	941,980	(273,037)	-29.0	1,840,678	(1,171,735)	-63.7
Net Grant (Income) Expense														
Grant Revenue	(350,149)	(352,410)	2,261	-0.6	(2,768,563)	2,418,415	-87.4	(37,331,461)	(35,893,480)	(1,437,981)	4.0	(32,412,182)	(4,919,279)	15.2
Grant Expense	29,795	451,894	(422,099)	-93.4	530,166	(500,371)	-94.4	3,826,163	3,615,152	211,011	5.8	3,069,368	756,796	24.7
Intra-Agency Transfers	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	(320,353)	99,484	(419,837)	-422.0	(2,238,397)	1,918,044	-85.7	(33,505,298)	(32,278,328)	(1,226,970)	3.8	(29,342,814)	(4,162,484)	14.2
Net Operating Income (Loss) After Grants	(801,379)	(875,246)	73,867	-8.4	1,004,169	(1,805,547)	-179.8	34,174,240	33,220,308	953,932	2.9	31,183,492	2,990,749	9.6
Other Non-Operating (Income) Expense	(219,262)	-	(219,262)	0.0	(214,675)	(314,766)	146.6	(314,766)	-	(314,766)	0.0	(229,686)	(85,080)	37.0
Net Income (Loss)	(582,117)	(875,246)	293,129	-33.5	1,008,756	-	0.0	34,489,006	33,220,308	1,268,699	3.8	31,413,178	3,075,828	9.8
IFA Home Dept Staff Count	4	4	-	0.0	4	-	0.0	4	4	-	0.0	4	-	0.0
FTE Staff Count	6	5	0	8.1	5	1	9.3	5	5	(0)	-0.3	6	(0)	-3.6

Balance Sheet	State Revolving Fund (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	456,112,148	589,964,823	(133,852,676)	-22.7	439,146,093	16,966,054	3.9
Investments	71,773,129	29,654,077	42,119,052	142.0	45,780,821	25,992,308	56.8
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	2,040,779,133	1,957,697,919	83,081,214	4.2	1,865,220,722	175,558,411	9.4
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	13,442,690	11,513,166	1,929,524	16.8	13,082,278	360,412	2.8
Deferred Outflows	10,939,768	11,004,677	(64,909)	-0.6	13,763,982	(2,824,214)	-20.5
Total Assets and Deferred Outflows	2,593,046,867	2,599,834,662	(6,787,795)	-0.3	2,376,993,897	216,052,970	9.1
Liabilities, Deferred Inflows, and Equity							
Debt	1,595,028,677	1,607,035,079	(12,006,402)	-0.7	1,419,603,937	175,424,741	12.4
Interest Payable	4,672,322	4,799,631	(127,310)	-2.7	3,994,361	677,960	17.0
Unearned Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	1,303,924	1,774,472	(470,549)	-26.5	1,408,391	(104,467)	-7.4
Other liabilities	515,310	640,502	(125,192)	-19.5	493,705	21,605	4.4
Deferred Inflows	37,110	28,547	8,563	30.0	23,611	13,499	57.2
Total Liabilities and Deferred Inflows	1,601,557,343	1,614,278,232	(12,720,890)	-0.8	1,425,524,005	176,033,337	12.3
Equity							
YTD Earnings(Loss)	34,489,006	33,220,308	1,268,699	3.8	31,413,178	3,075,828	9.8
Prior Years Earnings	957,000,518	952,336,122	4,664,396	0.5	920,056,714	36,943,804	4.0
Transfers	(0)	(0)	(0)	0.0	(0)	(0)	0.0
Total Equity	991,489,524	985,556,429	5,933,095	0.6	951,469,892	40,019,633	4.2
Total Liabilities, Deferred Inflows, and Equity	2,593,046,867	2,599,834,662	(6,787,795)	-0.3	2,376,993,897	216,052,970	9.1

Income Statement	Clean Water Programs (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	2,668,653	2,780,551	(111,898)	-4.0	2,516,239	152,414	6.1	22,032,115	22,072,254	(40,139)	-0.2	20,480,144	1,551,972	7.6
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	367,364	411,315	(43,951)	-10.7	313,937	53,427	17.0	3,214,694	3,213,790	904	0.0	3,029,056	185,639	6.1
Other Revenue	-	-	-	0.0	-	-	0.0	4	-	4	0.0	4	(0)	-2.0
Total Operating Revenue	3,036,017	3,191,866	(155,849)	-4.9	2,830,176	205,841	7.3	25,246,814	25,286,044	(39,231)	-0.2	23,509,204	1,737,610	7.4
Operating Expense														
Interest Expense	3,745,902	3,770,063	(24,161)	-0.6	3,367,059	378,842	11.3	22,068,962	21,992,782	76,180	0.3	18,128,587	3,940,374	21.7
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	41,649	39,332	2,318	5.9	36,474	5,175	14.2	344,264	343,796	468	0.1	328,650	15,614	4.8
Common Expenses	7,682	2,925	4,757	162.6	11,302	(3,620)	-32.0	12,918	29,118	(16,200)	-55.6	59,620	(46,702)	-78.3
Marketing Expense	-	3,215	(3,215)	-100.0	279	(279)	-100.0	9,871	25,718	(15,847)	-61.6	4,963	4,907	98.9
Professional Services	37,593	31,884	5,709	17.9	23,501	14,092	60.0	237,939	253,347	(15,409)	-6.1	198,048	39,891	20.1
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	348,523	220,000	128,523	58.4	285,312	63,212	22.2	2,047,139	1,760,000	287,139	16.3	2,368,028	(320,889)	-13.6
Overhead Allocation	10,139	11,157	(1,017)	-9.1	5,296	4,843	91.5	79,461	94,696	(15,235)	-16.1	46,586	32,875	70.6
Total Operating Expense	4,191,489	4,078,575	112,914	2.8	3,729,224	462,266	12.4	24,800,553	24,499,457	301,096	1.2	21,134,482	3,666,071	17.3
Net Operating Income (Loss) Before Grants	(1,155,472)	(886,709)	(268,763)	30.3	(899,047)	(256,425)	28.5	446,260	786,587	(340,327)	-43.3	2,374,721	(1,928,461)	-81.2
Net Grant (Income) Expense														
Grant Revenue	-	(72,410)	72,410	-100.0	(284,186)	284,186	-100.0	(22,328,588)	(21,433,360)	(895,228)	4.2	(20,149,460)	(2,179,129)	10.8
Grant Expense	29,795	83,333	(53,538)	-64.2	-	29,795	0.0	2,857,249	666,667	2,190,582	328.6	78,633	2,778,615	3533.6
Intra-Agency Transfers	-	-	-	0.0	(4,104,148)	4,104,148	-100.0	4,104,148	-	4,104,148	0.0	(4,104,148)	8,208,297	-200.0
Total Net Grant (Income) Expense	29,795	10,923	18,872	172.8	(4,388,335)	4,418,130	-100.7	(15,367,191)	(20,766,693)	5,399,502	-26.0	(24,174,975)	8,807,783	-36.4
Net Operating Income (Loss) After Grants	(1,185,268)	(897,633)	(287,635)	32.0	3,489,287	(4,674,555)	-134.0	15,813,452	21,553,281	(5,739,829)	-26.6	26,549,696	(10,736,244)	-40.4
Other Non-Operating (Income) Expense	(103,121)	-	(103,121)	0.0	(101,111)	(156,504)	154.8	(156,504)	-	(156,504)	0.0	(129,071)	(27,433)	21.3
Net Income (Loss)	(1,082,146)	(897,633)	(184,514)	20.6	3,491,298	-	0.0	15,969,956	21,553,281	(5,583,325)	-25.9	26,678,767	(10,708,811)	-40.1
IFA Home Dept Staff Count	4	4	-	0.0	4	-	0.0	4	4	-	0.0	4	-	0.0
FTE Staff Count	4	4	0	0.8	4	0	3.2	4	4	0	1.0	4	(0)	-3.1

Balance Sheet	Clean Water Programs (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	325,276,848	424,761,244	(99,484,396)	-23.4	303,731,692	21,545,156	7.1
Investments	33,901,331	15,643,491	18,257,840	116.7	28,665,787	5,235,544	18.3
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	1,539,057,716	1,459,159,429	79,898,287	5.5	1,377,814,804	161,242,913	11.7
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	9,762,413	8,148,880	1,613,533	19.8	9,229,338	533,075	5.8
Deferred Outflows	7,416,072	7,438,148	(22,076)	-0.3	9,197,543	(1,781,471)	-19.4
Total Assets and Deferred Outflows	1,915,414,380	1,915,151,191	263,189	0.0	1,728,639,163	186,775,217	10.8
Liabilities, Deferred Inflows, and Equity							
Debt	1,235,527,567	1,234,793,422	734,145	0.1	1,067,322,982	168,204,585	15.8
Interest Payable	3,563,901	3,618,394	(54,494)	-1.5	2,952,687	611,213	20.7
Unearned Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	906,870	1,244,667	(337,797)	-27.1	843,871	62,999	7.5
Other liabilities	360,522	365,688	(5,166)	-1.4	341,177	19,345	5.7
Deferred Inflows	26,000	14,814	11,186	75.5	15,824	10,176	64.3
Total Liabilities and Deferred Inflows	1,240,384,860	1,240,036,986	347,874	0.0	1,071,476,542	168,908,319	15.8
Equity							
YTD Earnings(Loss)	15,969,956	21,553,281	(5,583,325)	-25.9	26,678,767	(10,708,811)	-40.1
Prior Years Earnings	659,059,564	653,560,925	5,498,639	0.8	630,483,854	28,575,710	4.5
Transfers	(0)	(0)	(0)	0.0	-	(0)	0.0
Total Equity	675,029,520	675,114,205	(84,685)	0.0	657,162,621	17,866,898	2.7
Total Liabilities, Deferred Inflows, and Equity	1,915,414,380	1,915,151,191	263,189	0.0	1,728,639,163	186,775,217	10.8

Income Statement	Drinking Water Programs (Rollup)													
	Feb-2020							YTD as of Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Operating Revenue														
Interest Revenue	947,704	1,077,977	(130,273)	-12.1	1,018,441	(70,737)	-6.9	8,388,830	8,462,340	(73,510)	-0.9	8,243,511	145,318	1.8
Authority Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Revenue	162,558	123,179	39,379	32.0	122,471	40,086	32.7	1,224,729	960,952	263,777	27.4	944,386	280,343	29.7
Other Revenue	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Revenue	1,110,262	1,201,156	(90,894)	-7.6	1,140,912	(30,651)	-2.7	9,613,559	9,423,292	190,268	2.0	9,187,898	425,661	4.6
Operating Expense														
Interest Expense	756,382	772,245	(15,863)	-2.1	1,041,866	(285,484)	-27.4	6,639,735	6,730,685	(90,949)	-1.4	6,293,252	346,483	5.5
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	21,051	17,685	3,366	19.0	16,637	4,414	26.5	164,550	154,624	9,926	6.4	159,244	5,306	3.3
Common Expenses	632	1,170	(537)	-45.9	4,588	(3,956)	-86.2	2,061	11,642	(9,581)	-82.3	23,961	(21,900)	-91.4
Marketing Expense	-	1,285	(1,285)	-100.0	111	(111)	-100.0	6,250	10,282	(4,032)	-39.2	1,531	4,719	308.2
Professional Services	13,178	13,019	160	1.2	8,750	4,428	50.6	126,048	104,822	21,225	20.2	96,141	29,906	31.1
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	(25,000)	(25,000)	-	0.0	(25,000)	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	280,627	280,000	627	0.2	401,725	(121,098)	-30.1	2,441,740	2,240,000	201,740	9.0	3,150,220	(708,480)	-22.5
Overhead Allocation	4,650	4,805	(154)	-3.2	2,416	2,235	92.5	35,494	40,845	(5,351)	-13.1	22,591	12,902	57.1
Total Operating Expense	1,076,521	1,090,208	(13,687)	-1.3	1,476,094	(399,573)	-27.1	9,390,877	9,267,899	122,978	1.3	9,721,941	(331,064)	-3.4
Net Operating Income (Loss) Before Grants	33,741	110,948	(77,207)	-69.6	(335,181)	368,922	-110.1	222,682	155,392	67,290	43.3	(534,044)	756,725	-141.7
Net Grant (Income) Expense														
Grant Revenue	(350,149)	(280,000)	(70,149)	25.1	(2,484,377)	2,134,228	-85.9	(15,002,873)	(14,460,120)	(542,753)	3.8	(12,262,722)	(2,740,151)	22.3
Grant Expense	-	368,561	(368,561)	-100.0	530,166	(530,166)	-100.0	968,915	2,948,485	(1,979,571)	-67.1	2,990,734	(2,021,820)	-67.6
Intra-Agency Transfers	-	-	-	0.0	4,104,148	(4,104,148)	-100.0	(4,104,148)	-	(4,104,148)	0.0	4,104,148	(8,208,297)	-200.0
Total Net Grant (Income) Expense	(350,149)	88,561	(438,709)	-495.4	2,149,937	(2,500,086)	-116.3	(18,138,107)	(11,511,635)	(6,626,472)	57.6	(5,167,839)	(12,970,267)	251.0
Net Operating Income (Loss) After Grants	383,889	22,387	361,502	1614.8	(2,485,119)	2,869,008	-115.4	18,360,788	11,667,027	6,693,762	57.4	4,633,796	13,726,993	296.2
Other Non-Operating (Income) Expense	(116,141)	-	(116,141)	0.0	(113,564)	(158,262)	139.4	(158,262)	-	(158,262)	0.0	(100,615)	(57,647)	57.3
Net Income (Loss)	500,030	22,387	477,643	2133.6	(2,482,542)	-	0.0	18,519,050	11,667,027	6,852,023	58.7	4,734,411	13,784,640	291.2
IFA Home Dept Staff Count	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
FTE Staff Count	2	2	0	25.8	2	0	23.5	2	2	(0)	-3.5	2	(0)	-4.7

Balance Sheet	Drinking Water Programs (Rollup)						
	Feb-2020						
	Actuals	Bud20 R5	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivelents	130,835,300	165,203,580	(34,368,280)	-20.8	135,414,402	(4,579,102)	-3.4
Investments	37,871,798	14,010,586	23,861,212	170.3	17,115,034	20,756,764	121.3
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Line of Credit	-	-	-	0.0	-	-	0.0
Loans - net of reserve for losses	501,721,416	498,538,490	3,182,927	0.6	487,405,919	14,315,498	2.9
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	3,680,276	3,364,286	315,991	9.4	3,852,940	(172,664)	-4.5
Deferred Outflows	3,523,696	3,566,529	(42,833)	-1.2	4,566,439	(1,042,743)	-22.8
Total Assets and Deferred Outflows	677,632,487	684,683,470	(7,050,983)	-1.0	648,354,734	29,277,753	4.5
Liabilities, Deferred Inflows, and Equity							
Debt	359,501,111	372,241,657	(12,740,547)	-3.4	352,280,955	7,220,156	2.0
Interest Payable	1,108,421	1,181,237	(72,816)	-6.2	1,041,674	66,747	6.4
Unearned Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	397,053	529,805	(132,752)	-25.1	564,520	(167,467)	-29.7
Other liabilities	154,788	274,814	(120,026)	-43.7	152,528	2,260	1.5
Deferred Inflows	11,110	13,733	(2,623)	-19.1	7,787	3,323	42.7
Total Liabilities and Deferred Inflows	361,172,482	374,241,246	(13,068,764)	-3.5	354,047,464	7,125,019	2.0
Equity							
YTD Earnings(Loss)	18,519,050	11,667,027	6,852,023	58.7	4,734,411	13,784,640	291.2
Prior Years Earnings	297,940,954	298,775,197	(834,243)	-0.3	289,572,859	8,368,095	2.9
Transfers	-	-	-	0.0	-	-	0.0
Total Equity	316,460,005	310,442,224	6,017,781	1.9	294,307,270	22,152,735	7.5
Total Liabilities, Deferred Inflows, and Equity	677,632,487	684,683,470	(7,050,983)	-1.0	648,354,734	29,277,753	4.5

IOWA FINANCE AUTHORITY

To: Iowa Finance Authority Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: April 1, 2020

Re: Financial Market Update and Authority Risks and Resources

Municipal Market Overview

On March 9th a selloff in the equity markets triggered the circuit breaker to stop trading for the 1st time since 1997 and 2 days later the World Health Organization declared COVID-19 a pandemic. As investors fled the equity markets to the safety of the Treasury market, Treasury yields declined. However, investors also began to sell their positions in the municipal market which caused the municipal yields to rise. During the week of the 9th it was a struggle to get housing bond deals sold and many issuers had to pull their deals altogether despite the increase in muni yields. Investors just weren't interested.

As the coronavirus started to penetrate the US and cities and states were calling for strict social distancing measures, the municipal bond market became more dislocated from the Treasury market over time. See below for a snapshot of how Treasury rates and the municipal yield curve ("MMD") changed over 18 days.

	3/6/2020	3/13/2020	3/23/2020
Treasury Rates			
5-Year	0.58%	0.70%	0.38%
10-Year	0.74%	0.94%	0.76%
30-Year	1.25%	1.56%	1.33%
MMD			
5-Year	0.57%	1.20%	2.56%
10-Year	0.86%	1.61%	2.79%
30-Year	1.46%	2.32%	3.37%
Yield Ratio (MMD/ Treasury)			
5-Year	98.3%	171.4%	673.7%
10-Year	116.2%	171.3%	367.1%
30-Year	116.8%	148.7%	253.4%

Beginning on March 12th the Authority began raising its mortgage rates to provide interest rate protection against increased funding costs as well as manage loan volume given the uncertainty of funding all FirstHome loans and the Homes for Iowans loans with DPA 2nd mortgages in the municipal bond market. We raised rates to the point where we thought we could fund the unassisted loans and the loans with DPA grants for both programs by selling the mortgage backed securities ("MBS") in the To Be Announced ("TBA") market. However, the week of March 16th the TBA market had very little liquidity and wasn't functioning well.

In addition, on March 18th, the weekly reset rates on the Authority's variable rate demand obligations ("VRDOs") ranged from 5.5% to 7.5%. The prior week they had reset from 1.17%-1.32%. Over the course of a week we had increased mortgage rates 1.0%.

On March 23rd, the Federal Reserve announced that it would buy unlimited amounts of Treasuries and agency mortgages to help provide liquidity to financial markets and that its recent Money Market Mutual Fund Liquidity Facility ("MMLF") would be expanded to include a wider range of securities, including municipal VRDOs. The MMLF is intended to provide liquidity to prime money market funds by encouraging banks to acquire certain assets from such funds. Including municipal VRDOs as eligible collateral will increase the demand for these bonds and provide more liquidity in the market. Since this announcement we have seen daily market reset rates come down and expect the weekly resets will follow.

Program Commitments, Resources and Risk

Single Family – Mortgage Backed Securities

As of March 21st the single family FirstHome and Homes for Iowans (with 2nd loan DPA) program that we fund with municipal bonds had $61 million of loan reservations (assuming 15% fallout) in its pipeline. We currently have $48.3 million of Series 2020 ABC bond proceeds available and $4.75 million of MBS hedges, leaving $7.95 million of reservations without potential funding.

With the Federal Reserve purchasing MBS to create liquidity we see the TBA market coming back. The Authority has the option of hedging existing and future commitments and selling the MBS in the TBA market. In addition, the Authority has a $15 million Line of Credit with US Bank that we can draw upon until 7/31/2021.

The State Revolving Fund Administration and Program Accounts, which are not pledged to bonds, currently have $50 million of liquid funds. The SRF Equity Fund, within the bond indenture, currently has $250 million of liquid funds. The Equity Fund will be needed to fund SRF loans and pay debt service during CY 2020. However, between these various accounts there would be some capacity to buy single family MBS until the municipal bond market recovers.

Single Family – Variable Rate Demand Obligations (VRDOs)

There are currently $154.7 million of VRDOs outstanding in the 1991 Single Family Mortgage Bonds Resolution, of which $117.2 million are hedged with a swap. The swaps help mitigate some of the higher interest rate exposure. VRDOs are variable rate bonds where a remarketing agent goes out weekly to the short term bond market to find investors and sets a new market rate. If there are no investors, the bank providing a liquidity facility will purchase the VRDO's at a "Bank Rate" which could be 7-8%. There are term out provisions, typically after 60 to 180 days, that require the Authority to start paying down the debt quarterly or semi-annually over a period of 5 years, depending on the facility. If there is no market for short term bonds over a prolonged period then the Authority would need to restructure the debt by changing the variable rate mode to a floating rate index or fixed rate.

With the high reset rates last week we were positioning ourselves to potentially use SRF Administrative Funds that sit outside of the SRF Master Trust Agreement and are not pledged to bond holders to temporarily purchase our own Authority bonds if they get put to the liquidity facility bank. Only 1 of our remarketing agents last week notified us that they might have to tender a bond this week.

IOWA FINANCE AUTHORITY

To: Iowa Finance Authority Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: April 1, 2020

Re: Reimbursement Resolution for the Single Family Program

Recommendation

Approve the proposed Resolution authorizing the use of up to $200 million of tax-exempt bond proceeds to reimburse the Authority for purchases of mortgage backed securities ("MBS").

Background

The purpose of this resolution is to allow the Authority to reimburse itself for MBS purchases temporarily financed by the Restricted Housing Fund (1991 Indenture), the Security Fund (2009 Indenture) or other sources of Authority funds. This resolution allows the Authority to use internal funds to purchase the MBS, and then subsequently reimburse the Funds with proceeds from a future tax-exempt bond issue. The Authority has supplied a line of credit to Idaho Housing to purchase the Authority's loans and all MBS purchases settle through the Restricted Housing Fund. Therefore, every MBS funded with tax-exempt bond proceeds is a reimbursement.

In addition, warehousing MBS prior to issuing bonds reduces the negative carry of bond proceeds earning lower reinvestment rates without a higher yielding asset (the MBS) to support the debt.

The Board has approved several prior Single Family Reimbursement resolutions:

1. December 2015 – up to $75 million
2. December 2016 – up to $125 million
3. November 2017 – up to $125 million
4. November 2018 – up to $125 million
5. October 2019 – up to $150 million

RESOLUTION FIN 20-07

REIMBURSEMENT RESOLUTION

WHEREAS, the Iowa Finance Authority (the "Authority"), through its FirstHome Program (the "Program"), purchases certain loans on single family residences or mortgage-backed securities formed by pooling such loans (the "Loans"); and

WHEREAS, the Iowa Finance Authority obtains funds to purchase Loans by issuing bonds under its (i) Single Family Mortgage Bond Resolution adopted July 10, 1991, as amended (the "1991 Bond Resolution") and (ii) Single Family Mortgage Revenue Bond Resolution adopted November 20, 2009 (the "2009 Bond Resolution" and, together with the 1991 Bond Resolution, the "General Bond Resolutions"); and

WHEREAS, the Authority has created the Restricted Housing Fund (the "Housing Fund") under the 1991 Bond Resolution and the Security Fund (the "Security Fund" and, together with the Housing Fund, the "Funds") under the 2009 Bond Resolution, with moneys held in the Funds, or available from other sources, to be used to make or purchase loans, make grants, and provide other subsidies and assistance in connection with the Program; and

WHEREAS, the Authority desires to purchase Loans using, in whole or in part, moneys held in the Funds and, at a later date as determined in the discretion of the Executive Director, and in compliance with Section 1.150-2 of the Income Tax Regulations (the "Regulations"), reimburse the Housing Fund, the Security Fund, or such other source of funds used, as applicable, for such expenditures from the proceeds of a subsequent bond issue issued under the General Bond Resolutions, as applicable;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

Section 1. Reimbursement of Funds for purchases of Loans. The Authority is authorized to reimburse the Housing Fund, the Security Fund, or such other source of funds used, as applicable, from the proceeds of bonds issued under either or both of the General Bond Resolutions, for payments made for purchases of Loans. Subject to Section 2 of this resolution, the Board authorizes the Executive Director or Chief Financial Officer to determine the timing of such reimbursement and from which subsequent bond issues under the General Bond Resolutions such reimbursement shall be made.

Section 2. Timing and Amount of Reimbursement. Reimbursement allocations made under the provisions of this resolution shall be made within 18 months of the date of the related expenditure and shall not exceed $200,000,000 in aggregate principal amount. The Chief Financial Officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the reimbursement bonds to reimburse the source of temporary

financing used by the Authority to make prior payment of the authorized expenditures. Each allocation shall be evidenced by an entry on the official books and records of the Authority maintained with respect to the bonds and shall specifically identify the actual prior authorized expenditures being reimbursed.

Section 3. Implementation. The Executive Director and Authority staff are authorized to implement this Resolution in the manner deemed necessary and appropriate by the Executive Director, upon advice from Authority staff and Bond Counsel.

Section 4. Prior Resolutions. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 1st day of April, 2020.

_____
Michel Nelson, Chair

ATTEST:

(SEAL)

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Deborah Durham, Secretary

IOWA FINANCE AUTHORITY

To: Iowa Finance Authority Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: April 1, 2020

Re: Single Family Mortgage Bonds ("1991 Indenture")

Summary

This resolution authorizes the issuance of single family bonds in a total amount not to exceed $155 million. This allows for a bond issuance to fund new mortgage-backed securities ("MBS") but also allows for issuing bonds to refund existing single-family mortgage bonds.

Background

There has been extreme market volatility for the past few weeks stemming from the uncertainty of the coronavirus and how it will impact the economy. The market for new bond issuance has essentially been closed and the secondary municipal bond market has experienced strong outflows as investors want to hold cash. This lack of demand has caused short term rates on the variable rate bonds to rise. Depending on the expected length of this market dislocation, this resolution will allow the Authority options to issue new bonds to refund and restructure all or a portion of the $154.7 million of single family variable rate demand bonds, if needed.

RESOLUTION FIN 20-08

Resolution Adopting and Approving Series Resolution Relating to Single Family Mortgage Bonds (Mortgage-Backed Securities Program) in one or more series and Authorizing the Issuance, Sale and Delivery of the Authority's Single Family Mortgage Bonds Pursuant to Such Series Resolution; and Delegating Certain Responsibilities to Authorized Officers for Finalizing Certain Matters, Forms and Contents of Certain Documents

BE IT RESOLVED BY THE IOWA FINANCE AUTHORITY (the "Authority"), as follows:

Section 1. Approval of Series Resolution. The Authority did on July 10, 1991, adopt its Single Family Mortgage Bond Resolution and has adopted certain amendments and supplements thereto (as amended and supplemented, the "General Resolution"), which General Resolution provides for the issuance from time to time of series of bonds upon adoption of Series Resolutions. To provide additional funding for the Program (as defined in the General Resolution), and subject to the parameters set forth in Section 2 of this Resolution, the Authority determines to proceed with the issuance of additional series of its Single Family Mortgage Bonds (Mortgage-Backed Securities Program), in one or more series, a portion of which may be issued as bonds bearing interest at a fixed rate (the "Fixed Rate Bonds") and a portion of which may be issued as bonds bearing interest at a variable rate (the "Variable Rate Bonds" and, together with the Fixed Rate Bonds, the "Bonds"). The Bonds shall be issued pursuant to one or more Series Resolutions (the "Series Resolution") substantially in the form now before this meeting, subject to changes deemed necessary pursuant to Sections 5 and 7 hereof, which is hereby adopted and approved. Authority is hereby delegated to the Executive Director, Chief Financial Officer, Chief Operating Officer or Chief Bond Programs Director (each an "Authorized Officer"), and each of them without the other is hereby authorized to execute and to approve such changes, modifications, amendments, revisions and alterations in and to said Series Resolution as such Authorized Officer shall in the exercise of her or his own independent judgment and discretion and upon the advice of counsel determine to be necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery by the Authority of the Bonds as provided and described in this Resolution and said Series Resolution as finally approved and executed by the Authorized Officer (including, without limitation, the authority, subject to the general parameters contained in Section 2 hereof, to designate the series of the Bonds to be issued, to determine the aggregate principal amount of Bonds, and the principal amount of any series of Bonds and to determine which series, if any, shall be composed of Bonds the interest on which shall be includable in gross income for federal income tax purposes). For purposes of this Resolution, Bonds issued with interest not includable in gross income for federal income tax purposes are hereinafter referred to as the "Tax-Exempt Bonds" and Bonds issued with interest includable in gross income for federal income tax purposes are hereinafter referred to as the "Taxable Bonds."

Section 2. Authority for Contracts of Purchase and Standby Bond Purchase Agreement; Terms of Bonds. Any Authorized Officer, with assistance of counsel, is hereby authorized to negotiate the terms of one or more contracts of purchase (singularly, the "Contract of Purchase" and, collectively, the "Contracts of Purchase") with respect to the Bonds with RBC Capital Markets, LLC, as representative of the underwriters purchasing the Bonds, or with another firm or firms as may be determined by either the Executive Director or Chief Financial Officer (such firm or firms, the "Underwriters"), and to execute on behalf of the Authority any Contract of Purchase so negotiated; provided that (i) the Contracts of Purchase shall be substantially in the form previously utilized with the Underwriters, in connection with bonds previously issued pursuant to the General Resolution and (ii) the aggregate principal amount of the Bonds sold pursuant to such Contracts of Purchase shall not exceed $155,000,000, the final maturity date of the Bonds shall not be later than January 1, 2057, and the underwriting discount shall not exceed 2% of the principal amount of the Bonds. The average coupon rate for the Tax-Exempt Bonds, if issued as Fixed Rate Bonds, shall not exceed 6.00% per annum and the average coupon rate for the Taxable Bonds, if issued as Fixed Rate Bonds, shall not exceed 8.00% per annum. The Variable Rate Bonds may be issued bearing interest at a variable rate in accordance with an index or formula set forth in the Series Resolution, subject to conversion to other variable rate modes based on differing formulas or indices, or to conversion to fixed interest rates, as provided in said Series Resolution and, in connection with any Variable Rate Bonds, any Authorized Officer may at any time negotiate and execute a standby bond purchase agreement with a bank or financial institution selected by an Authorized Officer (the "Standby Bond Purchase Agreement"), and may enter into derivative transactions as further authorized by Section 7 of this Resolution.

Section 3. Authority for Preliminary Official Statement and Official Statement. Any Authorized Officer, with assistance of counsel, is authorized to assist in the preparation of a Preliminary Official Statement to be used by the Underwriters in the offering and sale of the Bonds and to approve the use thereof for such purpose. Any Authorized Officer, with assistance of counsel, is further authorized to approve and execute a final Official Statement, substantially in the form of the Preliminary Official Statement, but with such changes, modifications, amendments, revisions and alterations therein, thereof and thereto as the Authorized Officer shall in the exercise of her or his own independent judgment and discretion and upon advice of counsel determine to be necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery of the Bonds. Any Authorized Officer is further authorized to execute and deliver such certifications and to take such steps as are necessary to comply with SEC Rule 15c2-12.

Section 4. Authority for Continuing Disclosure Agreement. Any Authorized Officer, with assistance of counsel, is authorized to negotiate the terms of a continuing disclosure agreement and/or a disclosure dissemination agent agreement (the "Continuing Disclosure Agreement"), to be entered into between the Authority and Digital Assurance Certification, L.L.C. (the "Dissemination Agent"), with provisions substantially similar to continuing disclosure agreements entered into by the Authority in connection with bonds previously issued under the General Resolution, wherein the Authority will covenant for the benefit of the beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the Authority and to provide notices of the occurrence of certain enumerated

events with respect to the Bonds and the Authority, and to execute and deliver such Continuing Disclosure Agreement on behalf of the Authority.

Section 5. Authority Regarding Terms of Bonds. The Executive Director is authorized to finalize the terms of the Bonds described in this Resolution, and the Executive Director may determine that a private placement of the Bonds is in the best interests of the Authority and in such event, the Bonds may be issued and sold directly to one or more financial institutions or other investors, including governmental entities (including the federal government or any agency thereof). Upon such a determination by the Executive Director, any Authorized Officer shall have the authority to negotiate the terms of the Bonds and related agreements, including but not limited to a placement agreement or purchase agreement, any related placement memorandum and necessary related documents (together, the "Placement Documents"), with such financial institutions or other investors or other purchasers, including interest rates, interest rate setting mechanisms, redemption and other provisions and maturities (within the parameters of Section 2 of this Resolution).

Section 6. Holding of Hearing and Report to Governor. Prior to the issuance and delivery of the Bonds, any Authorized Officer is authorized to establish a date for the holding of the public hearing required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and publish the required notice of intention to issue Single Family Mortgage Bonds, in one or more series, in an aggregate principal amount not to exceed $155,000,000 as required by Section 147(f) of the Code and the Treasury Regulations promulgated thereunder not less than 7 days prior to the date established for the hearing. Subsequent to the hearing, an Authorized Officer is directed to make a report of such hearing to the Governor, and to request the Governor's approval of the issuance of the Tax-Exempt Bonds.

Section 7. General and Specific Authorizations. Without in any way limiting the power, authority or discretion elsewhere herein granted or delegated, the Authority hereby (1) authorizes and directs all of the officers, employees and agents of the Authority to carry out or cause to be carried out, and to perform such obligations of the Authority and such other actions as they, or any one of them, in consultation with counsel, shall consider necessary, advisable, desirable or appropriate in connection with this Resolution, the General Resolution, the Series Resolution, the Contracts of Purchase, the Standby Bond Purchase Agreement, the Continuing Disclosure Agreement, the Official Statement, the Placement Documents, and the issuance, sale and delivery of the Bonds, including without limitation and whenever appropriate, the execution and delivery thereof by any Authorized Officer of all other related documents, instruments, certifications and opinions, and also including (i) giving any required notices of redemption in connection with the redemption, whether mandatory, special or optional, of bonds to be refunded, in whole or in part, from the proceeds of the Bonds and (ii) entering into any derivative transactions and necessary related documents in connection therewith, and (2) delegates the right, power and authority to any Authorized Officer of the Authority to exercise her or his own independent judgment and discretion upon advice of counsel in determining and finalizing the terms, provisions, form and contents of each of the documents hereinbefore referenced and identified. The execution and delivery by any Authorized Officer or by any such other officer, officers, agent or agents of the Authority of any such documents, instruments, certifications and opinions, or the doing by them of any act in connection with any of the matters which are the subject of this Resolution, shall constitute conclusive evidence of both the Authority's and their

approval of all changes, modifications, amendments, revisions and alterations made therein and shall conclusively establish their absolute, unconditional and irrevocable authority with respect thereto from the Authority and the authorization, approval and ratification by the Authority of the documents, instruments, certifications and opinions so executed and the action so taken.

Section 8. Prior Resolutions. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 1st day of April, 2020.

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Michel Nelson, Chair

Attest:

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Deborah Durham
Executive Director/Secretary (Seal)

IOWA FINANCE AUTHORITY

To: Iowa Finance Authority Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: April 1, 2020

Re: Line of Credit ("LOC") facility for the single family program

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Summary

This resolution authorizes the Authority to enter into a Line of Credit Agreement not to exceed $75 million for the short term funding of single family loans and/or mortgage backed securities ("MBS").

Background

There has been extreme market volatility for the past few weeks stemming from the uncertainty of the coronavirus and how it will impact the economy. The secondary municipal bond market has experienced strong outflows as investors want to hold cash. Long term municipal bond transactions have not been able to get sold in the market the last three weeks. Being able to enter into a short term line of credit or warehousing facility will provide the Authority with another option if it needs additional liquidity during this time of uncertainty and unstable markets.

RESOLUTION FIN 20-09

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, as amended, works to expand, protect and preserve affordable housing for low and moderate income families in the State of Iowa (the "State"); and

WHEREAS, under the FirstHome Program and Homes for Iowans Program (collectively, the "Program"), the Authority finances the acquisition of single family residences by eligible borrowers by purchasing mortgage loans or mortgage-backed securities comprising such mortgage loans; and

WHEREAS, in order to provide a source of funding for these purposes, the Authority desires to enter into certain agreements (each, a "Credit Agreement" and, collectively, the "Credit Agreements") with one or more financial institutions, other investors, including governmental entities (including the federal government or any agency thereof) (each, a "Lender" and, collectively, the "Lenders), whereby a Lender provides a revolving line of credit or other line of credit or financing (each, a "Credit Facility" and, collectively, the "Credit Facilities") for the Authority; and

WHEREAS, the Authority has determined it to be necessary and advisable to enter into one or more Credit Facilities with one or more Lenders for the purposes of facilitating the Program;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Authority, in connection with the Program, to borrow money from one or more Lenders pursuant to one or more Credit Facilities, in an aggregate principal amount not to exceed $75,000,000 outstanding at any time, such principal amount to bear interest at average rates not exceeding 6.00% per annum for Notes (defined herein) with interest not includable in gross income for federal income tax purposes (collectively, the "Tax-Exempt Notes") and 8.00% per annum for Notes with interest includable in gross income for federal income tax purposes (the "Taxable Notes"). Notes may also be issued bearing interest at a variable rate or rates to be negotiated as set forth in Section 2 hereof. In furtherance of this transaction, the Board hereby approves the negotiation and execution of one or more Credit Agreements , and execution by the Chairperson and the Secretary of one or more notes (each, a "Note" and, collectively, the "Notes") in favor of the Lender.

SECTION 2. The Board authorizes the Executive Director, the Chief Financial Officer, the Chief Operating Officer and/or the Chief Bond Programs Director (each an "Authorized Officer"), working with Authority staff, to negotiate the terms of any Credit Agreement and Note. The Board authorizes any Authorized Officer to approve any necessary changes to such terms and to negotiate and finalize any Credit Facility, any Note and any other necessary documents in connection with a Credit Facility, and the execution and delivery of one or more such Credit Facilities by an Authorized Officer, and of one or more such Notes by the Chairperson and Secretary, shall constitute approval thereof by the Authority.

SECTION 3. The payments of the Authority pursuant to the Credit Agreement and Notes shall be general obligations of the Authority, payable from the moneys, assets, or revenues of the Authority. The payments required to be paid by the Authority pursuant to and in

accordance with provisions of any Credit Agreement are secured pursuant to and in accordance with provisions of the applicable Credit Agreement. The payments and obligations of the Authority with respect to the Credit Agreements and interest thereon shall never constitute an indebtedness of the State of Iowa (the "State") or any political subdivision of the State other than the Authority, within the meaning of any state constitutional provision or statutory limitation, and shall not give rise to a pecuniary liability of, or claim against, the State or any political subdivision of the State other than the Authority.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 1st day of April, 2020.

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Michel Nelson, Chair

ATTEST:

(SEAL)

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Deborah Durham, Secretary

IOWA FINANCE AUTHORITY

To: Iowa Finance Authority Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: April 1, 2020

Re: Multifamily Housing Bonds ("2005 Indenture")

Summary

This resolution authorizes the Authority to issue multifamily housing bonds and/or enter into a credit agreement in a total amount not to exceed $25 million.

Background

There has been extreme market volatility for the past few weeks stemming from the uncertainty of the coronavirus and how it will impact the economy. The secondary municipal bond market has experienced strong outflows as investors want to hold cash. This lack of demand has caused short term rates on variable rate bonds to rise. Depending on the expected length of this market dislocation, this resolution will provide the Authority options to issue new bonds to refund and restructure all or a portion of the $25 million of multifamily variable rate demand bonds, if needed. At this time, the Authority has no plans of issuing new bonds to fund new multifamily projects.

The resolution will also provide the Authority the option to enter into a line of credit with a financial institution or governmental entity depending on market conditions and needs of the Authority at the time.

RESOLUTION FIN 20-10

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF IOWA FINANCE AUTHORITY MULTIFAMILY HOUSING BONDS IN ONE OR MORE SERIES, AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS, AND DELEGATING CERTAIN RESPONSIBILITIES TO AUTHORIZED OFFICERS FOR APPROVING THE FINAL TERMS OF THE BONDS AND THE FORMS AND CONTENT OF THE RELATED FINANCING DOCUMENTS

WHEREAS, the Iowa Finance Authority (the "Authority") has heretofore approved the development and implementation of its multifamily loan program for the purpose of facilitating the development and maintenance of a sufficient supply of multifamily residential housing in Iowa at prices and rentals that persons of low or moderate income can afford (the "Multifamily Loan Program"); and

WHEREAS, the Authority has provided funds under the Act for the purpose of making loans to certain developers of multifamily residential housing in Iowa under its Multifamily Loan Program, and has issued the bonds in one or more series (collectively, the "Prior Bonds") pursuant to the Master Trust Indenture, dated as of June 15, 2005 (as amended, the "Master Indenture"), between the Authority and Wells Fargo Bank, National Association, as trustee (the "Trustee") and secured the repayment of the Prior Bonds with the Revenues (as defined in the Master Indenture) and other sources of funds set forth in the Master Indenture; and

WHEREAS, certain of the Prior Bonds previously issued under the Master Indenture have been variable rate demand obligations ("VRDOs"); and

WHEREAS, because of the current interest rates on the VRDOs, the Authority desires to refund the VRDOs in order to decrease the interest rate on the VRDOs; and

WHEREAS, the Authority will use the proceeds from the issuance and sale of bonds or notes under the Master Indenture to fund the Multifamily Loan Program by providing proceeds to refund a portion or all of the VRDOs; and

NOW THEREFORE, BE IT RESOLVED BY THE IOWA FINANCE AUTHORITY AND THE BOARD THEREOF, AS FOLLOWS:

Section 1. Definitions. All terms capitalized herein and not otherwise defined shall have the meanings ascribed to them in the Master Indenture.

Section 2. Approval of Supplemental Indentures and Terms of the Bonds. To provide funding for the Multifamily Loan Program and to refund a portion or all of the VRDOs, and subject to the parameters set forth in this Section 2 and in Section 7 of this Resolution, the Authority determines to proceed with the issuance of additional series of its Multifamily Housing Bonds in one or more series (collectively, the "Bonds"), a portion of which may be issued as Bonds bearing interest at a fixed rate (the "Fixed Rate Bonds") and a portion of which may be

issued as Bonds bearing interest at a variable rate (the "Variable Rate Bonds"). The Fixed Rate Bonds shall be issued pursuant to a Supplemental Indenture substantially in the form previously entered into by the Authority for the issuance of Fixed Rate Bonds, which is hereby authorized and approved in all respects. The Variable Rate Bonds shall be issued pursuant to a Supplemental Indenture substantially in the form previously entered into by the Authority for the issuance of Variable Rate Bonds, which is hereby authorized and approved in all respects. Authority is hereby delegated to the Executive Director, Chief Financial Officer, Chief Operating Officer or Chief Bond Programs Director (each an "Authorized Officer") and each of them without the other is hereby authorized to approve such changes, modifications, amendments, revisions and alterations in and to said Supplemental Indentures as any Authorized Officer shall in the exercise of his or her own independent judgment and discretion and upon the advice of counsel determined to be necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery by the Authority of the Bonds as provided and described in this Resolution (including, without limitation, to add, delete or modify series designations for the Fixed Rate Bonds and the Variable Rate Bonds, to determine the aggregate principal amount of Fixed Rate Bonds and Variable Rate Bonds and to determine which series, if any, shall be composed of Bonds the interest on which shall be includable in gross income for federal income tax purposes), provided that the aggregate principal amount of the Bonds shall not exceed $25,000,000, the final maturity date of the Bonds shall not be later than January 1, 2048, the underwriting discount shall not exceed 2% of the principal amount of the Bonds, the Fixed Rate Bonds which are Tax-Exempt Bonds (hereinafter defined) may be issued bearing interest at fixed rates not to exceed 6.00% per annum, the Fixed Rate Bonds which are Taxable Bonds (hereinafter defined) may be issued bearing interest at fixed rates not to exceed 8.00% per annum, and the Variable Rate Bonds may be issued bearing interest at a variable rate in accordance with an index or formula set forth in the Supplemental Indenture pursuant to which the Variable Rate Bonds are issued, subject to conversion to other variable rates based on differing formulas or indices, or to conversion to fixed interest rates, as provided in said Supplemental Indenture, and the execution of said Supplemental Indentures by any Authorized Officer shall constitute the Authority's approval of the final terms of the Bonds issued pursuant thereto. For purposes of this Resolution, the Bonds issued with interest not includable in gross income for federal income tax purposes are hereinafter referred to as the "Tax-Exempt Bonds" and Bonds issued with interest includable in gross income for federal income tax purposes are hereinafter referred to as the "Taxable Bonds." Such Bonds may also be issued as Notes (as defined in Section 7 of this Resolution). For purposes of this resolution, the term "Bonds" shall include "Notes.

Section 3. Approval of Other Financing Documents. Any Authorized Officer, with assistance of counsel, is hereby authorized to negotiate the terms of one or more contracts of purchase (collectively, the "Contracts of Purchase") between the Authority and such underwriting firm or firms as may be determined by either the Executive Director or Chief Financial Officer (such firm or firms, the "Underwriters"), and to execute on behalf of the Authority any Contract of Purchase so negotiated; provided that the Contracts of Purchase shall be substantially in the form previously utilized with the Underwriters, in connection with bonds previously issued pursuant to the Master Indenture; and the Bonds so sold shall not exceed the parameters for the Bonds set forth in Section 2 of this Resolution. In connection with any Variable Rate Bonds, any Authorized Officer may at any time negotiate and execute a standby

bond purchase Agreement with a bank or financial institution selected by an Authorized Officer (the "Standby Bond Purchase Agreement") and may enter into derivative transactions as further authorized by Section 9 of this Resolution.

Section 4. Authority for Preliminary Official Statement and Official Statement. Any Authorized Officer, with assistance of counsel, is authorized to assist in the preparation of a Preliminary Official Statement to be used by the Underwriters in the offering and sale of the Bonds and to approve the use thereof for such purpose. Any Authorized Officer, with assistance of counsel, is further authorized to approve and execute a final Official Statement, substantially in the form of the Preliminary Official Statement, but with such changes, modifications, amendments, revisions and alterations therein, thereof and thereto as the Authorized Officer shall in the exercise of her or his own independent judgment and discretion and upon advice of counsel determine to be necessary, proper, appropriate, advisable or desirable in order to effectuate the issuance, sale and delivery of the Bonds. Any Authorized Officer is further authorized to execute and deliver such certifications and to take such steps as are necessary to comply with SEC Rule 15c2-12.

Section 5. Authority for Continuing Disclosure Agreement. Any Authorized Officer, with assistance of counsel, is authorized to negotiate the terms of a continuing disclosure agreement and/or a disclosure dissemination agent agreement (the "Continuing Disclosure Agreement"), to be entered into between the Authority and Digital Assurance Certification, L.L.C. (the "Dissemination Agent"), with provisions substantially similar to continuing disclosure agreements entered into by the Authority in connection with bonds previously issued under the General Resolution, wherein the Authority will covenant for the benefit of the beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the Authority and to provide notices of the occurrence of certain enumerated events with respect to the Bonds and the Authority, and to execute and deliver such Continuing Disclosure Agreement on behalf of the Authority.

Section 6. Authority Regarding Terms of Bonds. The Executive Director is authorized to finalize the terms of the Bonds described in this Resolution, and the Executive Director may determine that a private placement of the Bonds is in the best interests of the Authority and in such event, the Bonds may be issued and sold directly to one or more financial institutions or other investors, including governmental entities (including the federal government or any agency thereof). Upon such a determination by the Executive Director, any Authorized Officer shall have the authority to negotiate the terms of the Bonds and related agreements, including but not limited to a placement agreement or purchase agreement, any related placement memorandum and necessary related documents (together, the "Placement Documents"), with such financial institutions or other investors or other purchasers, including interest rates, interest rate setting mechanisms, redemption and other provisions and maturities (within the parameters of Section 2 of this Resolution).

Section 7. Authority Regarding Credit Agreements. Any Authorized Officer is authorized to negotiate and execute certain agreements (each a "Credit Agreement" and, collectively, the "Credit Agreements') with one or more financial institutions or other investors, including governmental entities (including the federal government or any agency thereof) (each a

"Lender" and, collectively, the "Lenders") whereby a Lender provides a revolving line of credit or other line of credit or financing (each, a "Credit Facility" and, collectively, the "Credit Facilities") in an aggregate principal amount not to exceed $25,000,000 outstanding at any time, less any Bonds issued pursuant to Section 2 hereof then outstanding, such principal amount to bear interest at average rates not exceeding the maximum interest rates set forth in Section 2 hereof. Notes may also be issued bearing interest at a variable rate or rates to be negotiated as set forth in Section 2 hereof. In furtherance of this transaction, the Board hereby approves the negotiation and execution of one or more Credit Agreements, and execution by the Chair and the Secretary of one or more notes (each, a "Note" and, collectively, the "Notes") in favor of the Lender. The Board authorizes any Authorized Officer to approve any necessary changes to such terms and to negotiate and finalize any Credit Facility, and the execution and delivery of one or more such Credit Facilities by an Authorized Officer, and of one or more such Notes by the Chair and Secretary, shall constitute approval thereof by the Authority.

Section 8. Holding of Hearing and Report to Governor. If necessary, prior to the issuance and delivery of the Tax-Exempt Bonds, any Authorized Officer is authorized to establish a date for the holding of the public hearing required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and publish the required notice of intention to issue Multifamily Housing Bonds, in one or more series, in an aggregate principal amount not to exceed $25,000,000 as required by Section 147(f) of the Code and the Treasury Regulations promulgated thereunder not less than 7 days prior to the date established for the hearing. Subsequent to any hearing, the Executive Director is directed to make a report of such hearing to the Governor, and to request the Governor's approval of the issuance of the Tax-Exempt Bonds.

Section 9. Delegation of Certain Responsibilities to an Authorized Officer. Without in any way limiting the power or discretion herein granted or delegated, the Authority hereby (1) authorizes and directs all of the officers, employees and agents of the Authority to carry out or cause to be carried out, and to perform such obligations of the Authority and such other obligations as they, in consultation with counsel, shall consider necessary, advisable, desirable or appropriate in connection with this Authorizing Resolution, the Master Indenture, any Supplemental Indenture entered into with respect to the Bonds, the Contracts of Purchase, the Continuing Disclosure Agreement, the Standby Bond Purchase Agreement, the Official Statement, the Placement Documents, the Credit Facilities, and the issuance, sale and delivery of the Bonds, including without limitation and whenever appropriate, the execution and delivery thereof and of all other related documents, instruments and certifications, in each case by any Authorized Officer, and also including (i) giving any required notices of redemption in connection with the redemption, whether mandatory, special or optional, of bonds to be refunded, in whole or in party, from the proceeds of the Bonds and (ii) entering into any derivative transactions and necessary related documents in connection therewith, and (2) delegates the right, power and authority to any Authorized Officer of the Authority to exercise his or her own independent judgment and discretion upon advice of counsel in determining and finalizing the terms, provisions, form and content of each of documents hereinbefore referenced and identified. The execution and delivery by any Authorized Officer or by any such other officer, officers, agent or agents of the Authority of any such documents, instruments and certifications, or the doing by them of any act in connection with any of the matters made subject of this Authorizing Resolution, shall constitute conclusive evidence of the Authority's and their

approval of all changes, modifications, amendments, revisions and alterations made therein and shall conclusively establish their authority with respect thereto from the Authority and the authorization, approval and ratification by the Authority of the documents, instruments and certifications so executed and the action so taken.

Section 10. Repealer. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 1st day of April, 2020.

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Michel Nelson, Chair

ATTEST:

(SEAL)

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Deborah Durham, Secretary

IOWA FINANCE AUTHORITY

To: Iowa Finance Authority Board of Directors

From: Cindy Harris, Chief Financial Officer

Date: April 1, 2020

Re: State Revolving Fund – Amending the Master Trust Agreement

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This resolution authorizes an amendment of the Master Trust Agreement ("MTA") to provide clarification and remove an ambiguity related to allowable investments in the Equity Fund. The general rule for MTA investments is that such investments must be in Qualified Investments, as defined in the MTA. However, with respect to the funds held in the Equity Fund of the MTA, that section permits a broader range of investments (including but not limited to Qualified Investments). This amendment makes it clear that the more flexible Equity Fund language controls investments therein, instead of the general MTA provision. Any investments under the Equity Fund are also governed by the Authority's general investment policy.

RESOLUTION FIN 20-11

RESOLUTION AUTHORIZING AND APPROVING SUPPLEMENTAL TRUST AGREEMENT (AMENDING THE MASTER TRUST AGREEMENT)

WHEREAS, in accordance with the federal Water Quality Act of 1987, 33 U.S.C. Section 1381 *et seq.* (the "Water Quality Act"), and the federal Safe Drinking Water Act, 42 U.S.C. Section 300f *et seq.* (the "Safe Drinking Water Act"), the Iowa Finance Authority (the "Authority") has heretofore approved the development and implementation of the Iowa Water Pollution Control Works Financing Program (the "Clean Water Program") and the Iowa Drinking Water Facilities Financing Program (the "Drinking Water Program") (the Clean Water Program and the Drinking Water Program are sometimes hereinafter collectively referred to as the "SRF Program") and has issued its bonds to finance projects pursuant to the Clean Water Program and the Drinking Water Program, said bonds being payable from the revenues and receipts derived by the Authority in connection with such projects; and

WHEREAS, pursuant to the Master Trust Agreement dated as of December 1, 2001 between the Authority and Wells Fargo Bank, National Association, as successor in interest to Wells Fargo Bank Iowa, National Association, as master trustee ("Master Trustee"), as previously amended and restated, including by that certain Third Amended and Restated Master Trust Agreement dated as of October 1, 2016 (collectively, the "Master Trust Agreement"), the Authority has heretofore issued several series of its State Revolving Fund Revenue Bonds, all as authorized pursuant to Sections 16.131, 16.131A, 16.132, 16.133A and Part 5 of Division III of Chapter 455B (Sections 455B.291 through 455B.299, inclusive) of the Code of Iowa, as amended (together, the "Act"), for the purpose of financing projects under the Clean Water Program and the Drinking Water Program and further secured by and entitled to the benefits of the Master Trust Agreement; and

WHEREAS, the Authority desires to amend the Master Trust Agreement pursuant to Section 1101(a) thereof; and

WHEREAS, the Authority will deliver a Supplemental Trust Agreement to effectuate the amendment, consistent with the requirements of Article XI of the Master Trust Agreement;

NOW THEREFORE, BE IT RESOLVED BY THE IOWA FINANCE AUTHORITY AND THE BOARD THEREOF, AS FOLLOWS:

Section 1. Definitions. All terms capitalized herein and not otherwise defined shall have the meanings ascribed to them in the Master Trust Agreement, as the same may be amended.

Section 2. Approval of the Supplemental Trust Agreement. The Supplemental Trust Agreement (the "Supplemental Trust Agreement"), between the Authority and the Master Trustee, in substantially the form attached hereto as Exhibit A, but with such changes,

modifications, amendments, revisions and alterations therein as the Executive Director, Chief Financial Officer, Chief Programs Officer or Chief Bond Programs Director (each an "Authorized Officer") shall in the exercise of her or his own independent judgment and discretion and upon the advice of Authority staff and Bond Counsel determine to be necessary, proper, appropriate, advisable or desirable in order to effectuate the desired amendment be and the same are hereby authorized and approved in all respects, and any Authorized Officer is authorized to execute and deliver such Supplemental Trust Agreement.

Section 3. Delegation of Certain Responsibilities to an Authorized Officer. Without limiting the power or discretion granted herein, the Authority hereby (1) authorizes and directs all of the officers, employees and agents of the Authority to carry out and to perform such obligations of the Authority and such other obligations as they, in consultation with Authority staff and Bond Counsel, shall consider necessary, desirable or appropriate in connection with this Authorizing Resolution, the Master Trust Agreement and the Supplemental Trust Agreement, including the execution and delivery thereof and of all other related documents, instruments and certifications, and (2) delegates, authorizes and directs to any Authorized Officer the right, power and authority to exercise her or his own independent judgment and discretion upon advice of Authority staff and Bond Counsel in determining and finalizing the terms, provisions, form and content of each of the foregoing documents. The execution and delivery by an Authorized Officer of any such documents, instruments and certifications, or the doing by them of any act in connection with any of the matters made subject of this Authorizing Resolution, shall constitute conclusive evidence of the Authority's approval of all changes, modifications, amendments, revisions and alterations made therein and shall conclusively establish their authority with respect thereto from the Authority and the authorization, approval and ratification by the Authority of the documents, instruments and certifications so executed and the action so taken.

Section 4. Repealer. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 1st day of April, 2020.

_____

Michel Nelson, Chair

ATTEST:

_____

Deborah Durham, Executive Director / Secretary

(SEAL)

EXHIBIT A

SUPPLEMENTAL TRUST AGREEMENT

Dated as of April 1, 2020

BETWEEN

IOWA FINANCE AUTHORITY

AND

WELLS FARGO BANK, NATIONAL ASSOCIATION

as Master Trustee

Supplemental Trust Agreement

THIS SUPPLEMENTAL TRUST AGREEMENT, dated as of April 1, 2020 (the "Supplemental Trust"), between the Iowa Finance Authority, a public instrumentality and agency organized and existing under and by virtue of the laws of the State of Iowa (the "Authority"), and Wells Fargo Bank, National Association, a national banking association duly organized and authorized to accept and execute trusts, with its designated office located in the City of Chicago, Illinois, as Master Trustee (the "Master Trustee") under the Third Amended and Restated Master Trust Agreement (the "Master Trust Agreement"), dated as of October 1, 2016, between the Authority and the Master Trustee.

WITNESSETH:

WHEREAS, pursuant to the Act (as defined herein), there has been established the Iowa Water Pollution Control Works Financing Program and the Drinking Water Facilities Financing Program (collectively, the "SRF Program"); and

WHEREAS, by this Supplemental Trust the Authority desires to amend the Master Trust Agreement pursuant to Section 1101(a) thereof; and

NOW, THEREFORE, THIS SUPPLEMENTAL TRUST WITNESSETH as follows:

Terms used herein and not otherwise defined shall have the same meanings as that term is defined in the Master Trust Agreement.

Section 1. Applicable Provisions of Law. This Supplemental Trust shall be governed by and construed in accordance with the laws of the State.

Section 2. Amendment of Article VII. The first sentence of Article VII of the Master Trust Agreement is amended to read as follows:

> Except as otherwise provided in Section 306(d) hereof, any moneys held as part of the funds or accounts created or authorized hereunder shall be invested and reinvested by the Master Trustee, at the direction of the Authority, in Qualified Investments.

IN WITNESS WHEREOF, the Authority has caused this Supplemental Trust to be signed in its name and behalf by its Executive Director and its official seal to be hereunto affixed, and to evidence its acceptance of the trusts hereby created the Master Trustee has caused this Supplemental Trust to be signed in its name and behalf by its duly authorized officer, as of the day first above written.

IOWA FINANCE AUTHORITY

By. _____
Deborah Durham,
Executive Director

WELLS FARGO BANK, NATIONAL ASSOCIATION, as Master Trustee

By: _____
_____, Vice President

The Master Trustee shall deposit Grant Proceeds in the applicable account or subaccount of the Equity Fund, as directed by the Authority from time to time. In addition, the Equity Fund shall hold surplus funds transferred to the Equity Fund pursuant to the provisions of this Master Trust Agreement.

(c) In addition to the uses described in paragraph (a), amounts on deposit in the Equity Fund may be used to make or purchase Loans or Local Obligations, make grants, purchase investments, make deposits, and provide other subsidies and assistance in connection with (i) the SRF Program and (ii) other programs of the Authority for which funds hereunder may be used pursuant to applicable law, upon such terms as the Authority may determine

(d) Any moneys held in the Equity Fund may be invested or reinvested in such securities, loans or other investments as may be authorized by law and as may be directed by an Authorized Officer, which may include Qualified Investments, but is not restricted thereto Any interest or income earned with respect to any said securities, loans or other property shall likewise be retained in the Equity Fund

Section 307. Rebate Fund. The Master Trustee shall deposit into the applicable subaccount of the Rebate Fund the amounts required by an Officer's Certificate from the applicable Interest Subaccounts of the Revenue Fund Amounts on deposit in the Rebate Fund may be used solely to make payments to the United States of America under Section 148 of the Code and to pay or reimburse allowable costs related to the calculation of the amounts due, or if amounts in excess of that required to be rebated to the United States of America accumulate in the Rebate Fund, the Master Trustee shall transfer such excess amounts to the applicable Interest Subaccounts of the Revenue Fund as directed in an Officer's Certificate The Rebate Fund and all amounts deposited therein shall not be subject to a security interest, pledge, assignment, lien or charge in favor of the Bondholders or any other person and shall not constitute part of the Master Trust Estate.

Section 308 Deficiency Fund

The Deficiency Fund shall consists of a Clean Water Account and a Drinking Water Account and within each such account, a Principal Subaccount and an Interest Subaccount

(a) The Master Trustee will promptly deposit in the appropriate subaccount of the Clean Water Account of the Deficiency Fund all amounts released by an Existing Bond Indenture Trustee with respect to a Series of Existing Bonds issued for the Clean Water Program. Such subaccount will correspond to the subaccount of the Revenue Fund from which it was released under the Existing Bond Indenture Moneys transferred from the Existing Reserve Account under an Existing Bond Indenture will be deposited in the Principal Subaccount if such moneys were originally from Grant Proceeds. Any other moneys transferred will be applied as directed in an Officer's Certificate

(b) The Master Trustee will promptly deposit in the appropriate subaccount of the Drinking Water Account of the Deficiency Fund all amounts released by an Existing Bond Indenture Trustee with respect to a Series of Existing Bonds issued for the Drinking

IOWA FINANCE AUTHORITY

To: IFA Board of Directors

From: Lori Beary, Chief Bond Programs Officer

Date: 3/25/2020

Re: Private Activity Bonds

Private Activity Bond Program

PAB #11-30 Enseva-Hiawatha Project

This is an amending resolution regarding $8,500,000 of Iowa Finance Authority Midwestern Disaster Area Bonds that were issued in 2012 for the Enseva-Hiawatha Project. The bonds were used to construct a data storage facility and office space and were purchased by GNB Bank. This resolution amends the interest rate setting mechanism for the Series 2012A bonds.

- **Resolution PAB 11-30B-1**

PAB #17-18 Hotel Maytag Project

This is an amending resolution regarding $10,500,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds that were issued in 2018 for the Hotel Maytag Project in Newton. The bonds were used to pay for the acquisition and rehabilitation of a historic building into 45 units of affordable multifamily housing. The bonds were purchased by Horizon Bank. This resolution allows for the extension of the maturity and the deferral of interest until the maturity date.

- **Resolution PAB 17-18B-1**

AMENDING RESOLUTION
PAB 11-30B-1

Resolution Amending Resolution No. ED 11-30B Regarding Certain Amendments to the not to exceed $8,500,000 Iowa Finance Authority Midwestern Disaster Area Revenue Bonds (Enseva-Hiawatha Project) and to Authorize the Execution and Delivery of an First Amendment to Financing Agreement and Amended Bond and any necessary amendments to the documents related thereto.

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa, duly organized and existing under and by virtue of the Constitution and the laws of the State of Iowa, (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa (the "Act") to issue revenue bonds to be used to pay the cost of defraying the cost of acquiring, constructing, improving and equipping certain projects described in the Act, including any project for which tax exempt financing is authorized by the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority has previously issued its $7,605,000 Midwestern Disaster Area Revenue Bond (Enseva-Hiawatha Project), Series 2012A (the "Series 2012A Bond") and its $874,250 Midwestern Disaster Area Revenue Bond (Enseva-Hiawatha Project), Series 2012B (the "Series 2012B Bond" and, together with the Series 2012A Bond, the "Bonds") and loaned the proceeds thereof to Enseva-Hiawatha, LLC (the "Borrower") pursuant to a Financing Agreement dated as of February 1, 2012 (the "Financing Agreement") among the Authority, the Borrower and GNB Bank (the "Lender"), for the purposes of financing a portion of the costs of the acquisition and construction of an approximately 17,000 square feet data storage facility and accompanying office space, located at 755 Metzger Drive, Hiawatha, Iowa, and paying for costs associated with the issuance of the Bonds; and

WHEREAS, the Borrower and the Lender have requested that the Authority approve a First Amendment to Financing Agreement (the "First Amendment") among the Authority, the Borrower and the Lender and an amended Series 2012A Bond (the "Amended Series 2012A Bond" and, together with the First Amendment, the "Amendments"), amending the Financing Agreement and the Series 2012A Bond in order to amend the interest rate setting mechanism of the Series 2012A Bond, and approve any necessary corresponding amendments to any other documents related to the Bonds;

NOW THEREFORE, Be It Resolved by the Board of the Authority, as follows:

1. The First Amendment and the Amended Series 2012A Bond are hereby approved in substantially the forms submitted to the Board, with such variations therein as may be made at the time of execution thereof as approved by the Executive Director, the Chief Financial Officer, the Chief Operating Officer and the Chief Bond Programs Director (each, an "Authorized Officer"), individually or collectively, and any Authorized Officer is authorized and directed to execute, seal and deliver the First Amendment, but with such changes, modifications, additions or deletions therein as shall be approved by counsel to the Authority and that from and after the execution and delivery of the First Amendment and the Amended Series 2012A Bond, any Authorized Officer is hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and agreements as may be necessary to carry out and comply with the provisions of the First Amendment as executed. The Chair and Secretary are hereby authorized and directed to execute, seal

and deliver Amended Series 2012A Bond in the name and on behalf of the Authority but with such changes, modifications, additions or deletions therein as shall be approved by counsel to the Authority.

2. If necessary, any Authorized Officer and the staff of the Authority are directed, on behalf of the Authority, to conduct a public hearing on such proposal and, following such hearing, obtain the approval of the Governor as the chief elected executive officer, all as required by Section 147(f) of the Internal Revenue Code of 1986, as amended. If a public hearing is conducted and objections to the execution and delivery of the First Amendment and the Amended Series 2012A Bond are submitted to the Authority, the Authority shall thereafter make further consideration of the execution and delivery of the First Amendment, the Amended Series 2012A Bond and this Resolution.

3. The Bonds shall remain special, limited obligations of the Authority, payable solely from the proceeds of the Bonds, and the revenues pledged to the payment thereof pursuant to the Financing Agreement. The Bonds, the interest thereon and any other payments or costs incident thereto do not constitute an indebtedness or a loan of the credit of the Authority, the State of Iowa or any political subdivision thereof within the meaning of any constitutional or statutory provisions. The Authority does not pledge its faith or credit nor the faith or credit of the State of Iowa nor any political subdivision of the State of Iowa to the payment of the principal of, the interest on or any other payments or costs incident to the Bonds. The issuance of the Bonds and the execution of any documents in relation thereto do not directly, indirectly or contingently obligate the State of Iowa or any political subdivision of the State of Iowa to apply money from or levy or pledge any form of taxation whatever to the payment of the principal of or interest on the Bonds or any other payments or costs incident thereto. The Authority has no taxing power.

4. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

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Michel Nelson, Board Chair

ATTEST:

(SEAL)

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Deborah Durham, Secretary

AMENDING RESOLUTION
PAB 17-18B-1

Resolution Amending Resolution No. ED 17-18B Regarding Certain Amendments to the Not to Exceed $10,500,000 Iowa Finance Authority Multifamily Housing Revenue Bond (Hotel Maytag Project) and to Authorize the Execution and Delivery of certain amendments to the Bond and related documents.

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa, duly organized and existing under and by virtue of the Constitution and the laws of the State of Iowa, (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa (the "Act") to issue revenue bonds to be used to pay the cost of defraying the cost of acquiring, constructing, improving and equipping certain projects described in the Act, including any project for which tax exempt financing is authorized by the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority has previously issued its $10,500,000 Multifamily Housing Revenue Bond (Hotel Maytag Project), Series 2018 (the "Bond") and loaned the proceeds thereof to Hotel Maytag Investors, LLC (the "Borrower") pursuant to a Loan Agreement dated as of May 1, 2018 (the "Loan Agreement") between the Authority and the Borrower, for the purposes of financing the costs of acquiring, constructing, equipping and furnishing an approximately 45-unit multifamily housing development and related parking and other improvements (the "Project") located at 101-105 North 2 Ave. East, Newton, Iowa, and paying for costs associated with the issuance of the Bonds; and

WHEREAS, the Borrower arranged for the sale of the Bond to Horizon Bank (the "Lender"); and

WHEREAS, the Authority assigned its rights under the Loan Agreement (except certain reserved rights) to the Lender pursuant to an Assignment and Pledge Agreement dated as of May 1, 2018 (the "Agreement") between the Authority and the Lender,; and

WHEREAS, the Borrower and the Lender have requested that the Authority approve the extension of the maturity date of the Bond and the deferral of interest payments on the Bond to the extended maturity date, and that the Authority provide a replacement Bond with the extended maturity date and deferral of interest and approve any amendments to the Loan Agreement or Pledge Agreement as may be necessary or desirable in connection with the extension of the maturity date of the Bond;

NOW THEREFORE, Be It Resolved by the Board of the Authority, as follows:

1. The extension of the maturity date of and the deferral of interest payments on the Bond until the extended maturity date are hereby authorized and approved, and the replacement Bond reflecting such extension of the maturity date and deferral of interest payments is hereby authorized and approved in substantially the form submitted to the Board, with such variations therein as may be made at the time of execution thereof as approved by the Executive Director and

counsel to the Authority, and the Chairperson and Secretary are hereby authorized and directed to execute, seal and deliver the replacement Bond in the name and on behalf of the Authority in substantially the form as has been submitted to and considered by the Board with such changes therein as determined to be necessary or desirable by bond counsel and counsel to the Authority.

2. The Executive Director, the Chief Financial Officer, the Chief Operating Officer and the Chief Bond Programs Director (each, an "Authorized Officer"), individually or collectively, are hereby authorized to execute and deliver any and all agreements, instruments and documents related to the extension of the maturity date of and the deferral of interest payments on the Bond as deemed required by bond counsel and acceptable to counsel to the Authority and to take such further actions as may be necessary to effectuate the intent and purpose of this Resolution.

3. The Bond shall remain a special, limited obligation of the Authority, payable solely from the proceeds of the Bond, and the revenues pledged to the payment thereof pursuant to the Loan Agreement. The Bond, the interest thereon and any other payments or costs incident thereto do not constitute an indebtedness or a loan of the credit of the Authority, the State of Iowa or any political subdivision thereof within the meaning of any constitutional or statutory provisions. The Authority does not pledge its faith or credit nor the faith or credit of the State of Iowa nor any political subdivision of the State of Iowa to the payment of the principal of, the interest on or any other payments or costs incident to the Bond. The issuance of the Bond and the execution of any documents in relation thereto do not directly, indirectly or contingently obligate the State of Iowa or any political subdivision of the State of Iowa to apply money from or levy or pledge any form of taxation whatever to the payment of the principal of or interest on the Bond or any other payments or costs incident thereto. The Authority has no taxing power.

4. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

Passed and approved this 1st day of April, 2020.

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Michel Nelson, Chair

ATTEST:

(SEAL)

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Deborah Durham, Secretary