



IOWA AGRICULTURAL
DEVELOPMENT DIVISION
A DIVISION OF IOWA FINANCE AUTHORITY

IADD BOARD MEETING MINUTES

Iowa Finance Authority
1963 Bell Avenue, Suite 200, Des Moines, Iowa
December 22, 2021

Board Members Present

Lyle Borg, Chair
John Fredrickson, Vice Chair
Mark Leonard
Gretchen McLain
Annette Townsley

Board Members Absent

None

Staff Members Present

Vicky Clinkscales, IT
Steve Ferguson, IADD Program Specialist
Tammy Nebola, IADD Program Specialist
Aaron Smith, Chief Bond Programs Director
Becky Wu, Loan Servicing Specialist

Others Present

Cris Kuhn, Dorsey & Whitney

CALL TO ORDER

The meeting of the Iowa Agricultural Development Division (IADD) Board of Directors was called to order by Chair Borg on December 22, 2021 at 8:30 am. A quorum was established with the following Board Members present via conference call: Borg, Townsley, Fredrickson, Leonard and McLain.

REVIEW OF MINUTES OF NOVEMBER 23, 2021 BOARD MEETING

Mr. Borg presented the minutes of the November 23, 2021 IADD Board Meeting. Mr. Borg asked if there were any additions or corrections to the minutes.

MOTION

On a motion by Mr. Fredrickson and a second by Ms. McLain, the Board unanimously approved the minutes of the November 23, 2021 IADD Board meeting.

REVIEW OF NOVEMBER 2021 FINANCIAL STATEMENT

Becky Wu presented the November 2021 financials. She stated that for FY22 year-to-date, IADD had operating income of \$218,000 operating expense of \$155,000 and net operating income of \$63,000.

MOTION

On a motion by Mr. Fredrickson and a second by Ms. McLain, the Board unanimously approved the November 2021 financial statement as presented.

BEGINNING FARMER LOAN APPLICATIONS

Tammy Nebola introduced the following applications for Beginning Farmer loans:

AG 21-048 – James W. and Candra F. Nickell – Beginning farmer loan of \$298,300 to purchase approximately 75 acres of agricultural land in Washington County. The loan will have a 3.27% variable interest rate and a loan length of 25 years. The index will be 80% of the 5 year Treasury Note plus 3.00%. The lender is Hills Bank in Kalona, Iowa.

AG 21-049 – Jennifer Meierotto – Beginning farmer loan of \$198,288 to purchase approximately 117.80 acres of agricultural land in Henry County. The loan will have a 3.825% variable interest rate and a loan length of 30 years. The index will be 90% of Libertyville Savings Bank's 5 year RE Rate. The lender is Libertyville Savings Bank in Keosauqua, Iowa. Ms. McLain abstained from voting on project AG 21-049 due to the application being originated at the bank where she is employed.

AG 21-050 – Tyler Wagner – Beginning farmer loan of \$375,000 to purchase approximately 80 acres of agricultural land, house and out-buildings including a 2,500 Hd Hog Building in Fayette County. The loan will have a 3.50% variable interest rate and a loan length of 30 years. The index will be equal to Wall Street Prime Rate. The lender is Luana Savings Bank in Luana, Iowa.

AG 21-051 – Trevor L. and Michaela L. Taets – Beginning farmer loan of \$177,750 to purchase approximately 32 acres of agricultural land in Mitchell County. The loan will have a 3.625% variable interest rate and a loan length of 30 years. The index will be 2.75% above the 1 year CMT. The lender is First Citizens Bank in Osage, Iowa.

MOTION

On a motion by Mr. Fredrickson and a second by Ms. Townsley, the Board unanimously approved the BFLP applications. Ms. McLain abstained from voting on project AG 21-049 due to the application being originated at the bank where she is employed.

PUBLIC HEARING ON BEGINNING FARMER LOANS

A public hearing was held by the IADD Board at the Iowa Finance Authority office on December 22, 2021 at 8:42 am. There were no comments received regarding the Beginning Farmer Loan applications. The public hearing was closed at 8:43 am.

MOTION

On a motion by Ms. Townsley and a second by Ms. McLain, the Board unanimously recommended approval of the BFLP Bond documents.

BEGINNING FARMER TAX CREDIT CHANGES

Steve Ferguson presented a summary of the Beginning Farmer Tax Credit requested change. There was one change request to change the asset owner due to death to the surviving spouse.

MOTION

On a motion by Ms. Townsley and a second by Mr. Fredrickson, the Board unanimously recommended approval of the Beginning Farmer Tax Credit change requests.

MARKETING UPDATE

Included in the Board packet is the IADD marketing calendar. Steve Ferguson reviewed some of the recent events he's attended. He also discussed some upcoming events.

OTHER BUSINESS

IFA BOARD MEETING UPDATE

Mr. Borg presented the agenda from the December 1, 2021 IFA Board Meeting. Mr. Borg and Aaron Smith gave the IADD Board a brief update of the items discussed. The SRF team, IFA, and IEDA are working on developing a Master Site Plan for the Bell Ave Campus. The Beginning Farmer Tax Credit rules were presented to the Administrative Rules Committee and a plan for another federal relief program, The Homeowner Assistance Fund, was submitted to the U.S. Treasury Department. Governor Reynolds recently announced a \$100 million investment in water infrastructure and IFA will be administering \$75 million of those funds. Mr. Borg shared that Ashley Jared presented a new marketing campaign and website, Welcome Home Iowa, that was created to promote support for affordable housing in the state.

The board discussed the need to keep an eye on the reduction of income taxes and elimination of tax credits in the state of Iowa.

NEXT IADD BOARD MEETING

The January IADD Board meeting will be Wednesday, January 26, 2022 at 8:30 am, via conference call.

ADJOURNMENT

On a motion by Mr. Fredrickson and a second by Mr. Leonard, the December 22, 2021 meeting of the IADD Board of Directors adjourned at 8:59 am.

Dated this 26th day of January 2022.

Respectfully submitted:

A handwritten signature in blue ink that reads "Aaron Smith". The signature is written in a cursive style and is positioned above a horizontal line.

Aaron Smith
Director's Designee/Board Secretary

Approved as to form:

A handwritten signature in blue ink that reads "Lyle W Borg". The signature is written in a cursive style and is positioned above a horizontal line.

Lyle Borg, Chair
IADD Board