



BOARD MEETING MINUTES

**Helmick Conference Room
1963 Bell Ave. Des Moines, IA
December 1, 2021**

Board Members Present

Ashley Aust
Lyle Borg
Jennifer Cooper
Michael Van Milligen
Representative Judge
Karen Austin

Michel Nelson
Ruth Randleman
Amy Reasner
Gilbert Thomas
Representative Sorensen

Board Members Absent

Tracey Ball
John Eisenman
Representative Klimesh
Representative Wahls

Staff Members Present

Debi Durham, Executive Director
Aaron Smith, Chief Bond Programs Officer
Cindy Harris, Chief Financial Officer
Rob Christensen, Chief Information Officer
Tim Morlan, Underwriter
Terri Rosonke, Housing Programs Manager
Jennifer Pulford, Account Manager
Jamie Giusti, Housing Program Specialist
Ashley Jared, Communications Director
Alyson Fleming, Section 8 Director
Justin Knudson, Federal & State Programs Director
Elizabeth Christensen, Assistant Communications Director
Rick Peterson, Chief Operations & Cultural Officer

Nicki Howell, IFA Office Assistant
Kristin Hanks-Bents, Legislative Liaison/Counsel
Brian Sullivan, Chief Programs Officer
Megan Andrew, Legal Project Manager
Amber Lewis, Homeless Programs Manager
Joshua Kasibbo, Accounting Manager
Lindsey Guerrero, ITG Director
David Morrison, ITG Accounting Manager
Bethany Coop, HR Assistant
Katie Kulisky, LIHTC Analyst
Jeff Geerts, Special Projects Manager
Derek Folden, Underwriter
Staci Hupp Ballard, Chief Strategic Communications Officer

Others Present

James Smith, Dorsey & Whitney
Jessica Flannery, Iowa House of Representatives
Lee Rood, Des Moines Register
Dave Lyons
Shelby Eipperle

Sue Foecke, Iowa Senate Democrats
Eric Richardson, Iowa Legislature
Holly Engelhart, Eide Bailly
M.S.
JWalker

Board Chair
Welcome and Roll Call

Chair Nelson called to order the December 1, 2021 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, Borg, Cooper, Nelson, Randleman, Reasner, and Van Milligen. The following Board members were absent: Ball, Eisenman, and Thomas.

Approval of October 6, 2021 Meeting Minutes

MOTION: On a motion by Ms. Randleman and a second by Ms. Cooper, the Board unanimously approved the November 3, 2021 IFA Board Meeting minutes.

Public Comment Period
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.

Presentation – Welcome Home

Ms. Jared presented the board with a preview of the new Welcome Home, Iowa website. Ms. Jared stated that nearly 40% of renters and 16% of homeowners spend more than 30% of their income on housing, which qualifies them under HUD terms as housing cost burdened. It is more common to hear about opposition to affordable housing than it is to hear about the supporters of affordable housing. So, IFA commissioned research on housing perceptions throughout the state and used the findings to implement a communications plan to bring more awareness and support of affordable housing in Iowa. The Welcome Home, Iowa website will show the support for housing in every county and will offer a toolkit that developers, communities, and businesses can use to share and to log their support for housing. IFA is also partnering with the National Association of Home Builders and the Iowa Association of Home Builders to provide additional information about the benefits of housing for communities. The Welcome Home, Iowa website will be soft launched to housing advocates the week of December 6th and launched to the public in early January.

Mr. Thomas joined the board meeting at 11:06 a.m.

Consent Agenda

Chair Nelson introduced the consent agenda and removed item L. WQ 21-18, SRF Construction Loans, due to a board member's conflict of interest.

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

- IADD – Authorizing Resolutions
 - A. AG 21-040B, Bryce Van Maanen
 - B. AG 21-041B, Brian P. and Ruthanne Van Veldhuizen
 - C. AG 21-042B, Ryan K. and Lisa Rees
 - D. AG 21-043B, Austin Dahl
 - E. AG 21-044B, Andrew L. and Jordan F. Wink
 - F. AG 21-045B, Marcus and Marissa Unruh

- G. AG 21-046B, Adam E. and Sara J. Traetow
- H. AG 21-047B, Mitchell Fedders
- IADD – Amending Resolutions
- I. AG 19-03M, Eugene L. and Megan Dawn Miller, Kalona
- IADD – Loan Participation Program
- J. AG-LP #21-06, Loan Participation Program
- Private Activity Bonds
- K. PAB 21-20A, Baxter Development Project

On a second by Mr. Borg, the Board unanimously approved the remaining items on the consent agenda.

MOTION: Ms. Cooper made a motion to approve WQ 21-18. On a second by Mr. Thomas, a roll call vote was taken with the following results. **YES:** Aust, Borg, Cooper, Randleman, Nelson, Thomas, and Van Milligen; **NO:** None; **Abstain:** Reasner. The motion passed.

Finance
October 2021 Financials

Ms. Pulford presented the highlights of the October 2021 financial statement that was included in the board packet.

MOTION: On a motion by Ms. Randleman, and a second by Ms. Reasner, the Board unanimously approved the October 2021 financials.

FIN 21-20, HOME Loan Forgiveness – Creston Plaza Apts II

Mr. Morlan shared that Crescent Plaza Apartments II are a 24-unit family project that was a new construction with Low Income Housing Tax Credits (LIHTC) finished in 2009. The original funding sources included a bank loan, a GP contribution, LIHTC equity, and the HOME loan of \$800,000. The project is 88% occupied and normally has occupancy above 90%. The project is currently under a purchase contract to be sold and the buyer wishes to pay off the HOME loan principal. The HOME covenants will stay on the project through 2030. Staff recommends forgiving the HOME loan interest with the payment of \$800,000.

MOTION: On a motion by Mr. Thomas, and a second by Ms. Aust, the Board unanimously approved FIN 21-20.

FIN 21-21, HOME Loan Forgiveness – Twin Oaks Manor

Mr. Morlan shared that Twin Oaks Manor is a 16-unit elderly project that was new construction with LIHTC, built in 1999. The original funding sources included several IFA loans that were combined into one loan in 2015, FHLB funds, a GP contribution, LIHTC equity, and the HOME loan of \$399,984. The project is 100% occupied but the project doesn't have cash flow to support the HOME debt. The project is owned by a local non-profit. The project has met its affordability end date and staff recommends forgiving the HOME loan with no payment.

MOTION: On a motion by Mr. Thomas, and a second by Ms. Randleman, the Board unanimously approved FIN 21-21.

Housing Programs
HI 21-13, Emergency Solutions Grant and Shelter Assistance Fund Awards

Ms. Lewis shared that IFA administers the statewide allocation of funds for the federal Emergency Solutions Grant (ESG) program, which helps individuals and families experiencing a housing crisis or homelessness to be quickly rehoused and stabilized. The program provides support for Street Outreach, Shelter, Homelessness Prevention, and Rapid Rehousing. IFA projects approximately \$2.7 million in funding for the 2022 calendar year. Ms. Lewis shared that IFA also administers the statewide allocation of grants for the Shelter Assistance Fund (SAF) program which provides funding for operations of homeless and domestic violence shelters. IFA projects approximately \$2.1 million in funding for the 2022 calendar year. IFA conducted a two-year competition for these programs in the Fall of 2021. Ms. Lewis shared that 47 of the 51 applicants are recommended for funding in at least one category. Four applicants did not meet threshold, either due to a shelter bed count that was too low, a low score, or not meeting program requirements. With higher Real Estate Transfer Tax proceeds creating additional funding through the SAF program, there is available funding to cover all recommended awards to 35 applicants in the Shelter category, leaving ESG funding available for 28 awards for Street Outreach and regional Rapid Rehousing and Homelessness Prevention. Ms. Lewis requested board action on HI 21-13.

MOTION: Ms. Reasner and Ms. Cooper abstained from voting due to a conflict of interest. On a motion by Ms. Randleman, and a second by Mr. Thomas, the remaining Board members unanimously approved HI 21-13.

HI 21-14, SHTF FY2022 Local Housing Trust Fund Awards

Ms. Rosonke shared that the legislature passed a bill that increased the State Housing Trust Fund's share of the Real Estate Transfer Tax increasing the previous \$3 million cap to \$7,000,000. IFA received 27 application submissions, totaling \$9,134,060 in award funds, which is the highest since the inception of the program in 2003. Ms. Rosonke shared that the boards recent approval of amendments to the Local Housing Trust Funds allocation plan that reduced the local match requirement from 25% down to 15% for fiscal year 2022 was needed and greatly appreciated by applicants. All 27 application submissions met threshold for funding approval. Ms. Rosonke requested board action on HI 21-14.

MOTION: Mr. Van Milligen abstained from voting due to a conflict of interest. On a motion by Ms. Reasner, and a second by Ms. Randleman, the remaining Board members unanimously approved HI 21-14.

Iowa Title Guaranty – Transfer of Funds

Ms. Guerrero shared that fiscal year 2021 was ITG's largest year since inception with record numbers. ITG is also reevaluating the way they're calculating reserves and anticipates the current and future transfers to be larger amounts than in the past. Ms. Guerrero shared that the ITG board recommends a transfer of surplus funds in the amount of \$1.25 million to the Housing Fund. This brings the annual transfer budget amount to \$2 million.

MOTION: On a motion by Ms. Randleman, and a second by Ms. Cooper, the Board unanimously approved the transfer of funds.

Ms. Guerrero and Ms. Cooper discussed the need for electronic signatures to be recognized and accepted.

Private Activity Bond Program **ED 15-08B-1, Bartels Lutheran Home Project**

Mr. Smith shared that IFA authorized the issuance of bonds to Bartels Lutheran Home in 2015. The project was completed, and the bonds were issued in two series in 2015 and 2016. The project is renegotiating the terms of the loan agreement to lower the interest rate and staff recommends approval of amending the prior authorizing resolution. Mr. Smith requested board action on ED 15-08B-1.

MOTION: On a motion by Mr. Thomas, and a second by Ms. Reasner, the Board unanimously approved ED 15-08B-1.

PAB 21-04B, Windsor Pointe Project

Mr. Smith shared that this resolution would amend Windsor Pointe Project's initial application and authorize the issuance of up to \$20,500,000 of Multifamily Housing Revenue Bonds for the Windsor Point Project in Ames. Mr. Smith shared that the board approved the inducement resolution in May of 2021. A public hearing was held on December 1, 2021 and no comments were received. Mr. Smith requested board action on PAB 21-04B.

MOTION: On a motion by Mr. Thomas, and a second by Ms. Randleman, the Board unanimously approved PAB 21-04B.

Bell Campus Updates

Mr. Smith and Mr. Geerts shared information regarding a master site plan for the exterior of 1963 Bell that the IFA|IEDA Green Team has been working on. The goal of the plan is to incorporate some conservation and renewable energy elements into the Bell campus and to model practices that are recommended to communities by multiple IFA and IEDA programs, such as SRF, Disaster Recovery and the Community Development Block Grant Program. The site plan would also help reduce some property maintenance costs, such as mowing, snow removal, stormwater costs, etc. Mr. Geerts shared that the Polk County Rain Campaign and the Iowa Department of Natural Resources federal non-point source of water programs have committed up to \$20,000 of their federal funds to assist us in developing the master site plan. With that commitment, staff issued a request for proposal in November and has entered into a contract with BNIM not to exceed \$20,000 to assist in the development in the master site plan. Stakeholder meetings began at the end of November and involved over 30 different stakeholders and two more meetings will be held over the next few weeks. The plan is to have the concepts for the site determined by the end of December and the final plan completed by the end of January. Ms. Randleman volunteered to join and represent the IFA board at the remaining Master Site Plan stakeholder meetings.

Mr. Peterson shared that the building heat has been restored and the boiler replacement project is near completion.

Executive Director's Office

Mr. Peterson shared an update for the IFA Board Workshop scheduled for March 1 and 2. The workshop will be facilitated by the Institute for Decision Making and board members can expect to receive a survey and IFA program informational documents in the coming weeks.

Mr. Peterson also shared information regarding a new travel policy related to human trafficking that will go into effect January 1. The policy will affect travel for all state employees and board members. Additional information will be provided to staff and board members in the near future.

Director Durham gave an update on the ERA 1 and ERA 2 funds and shared information regarding a dashboard that has been created to track the funding. To date, \$57.48 million in financial assistance have gone out from the ERA and CARES ACT funds. A portion of funds from ERA 1 will be used for a refugee program that will go live soon and ERA 2 funds will be used to create programs to assist with homelessness and rapid rehousing for inmates.

Mr. Smith shared information about a new Homeowner Assistance Fund (HAF) Program. IFA has submitted a plan and application to the Department of Treasury for approval. If approved, IFA will receive up to \$50 million to assist homeowners by preventing foreclosure by paying for things such as mortgage fees, insurance, taxes, condo fees, association fees, etc. The program will include assistance to homeowners in mobile home parks.

Director Durham shared that \$30 million is expected to be coming from HUD for the HOME loan funds as well as SRF funding for a Water Quality Program.

Other Business

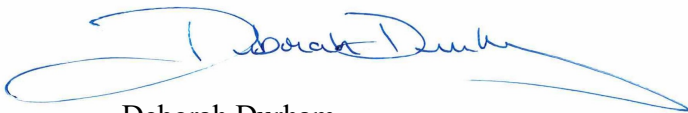
The next meeting of the IFA Board of Directors will be Wednesday, January 5, 2022 at 11:00 a.m. at Iowa Finance Authority.

Adjournment

On a motion by Ms. Cooper and a second by Ms. Randleman, the December 1, 2021 meeting of the Iowa Finance Authority Board of Directors adjourned at 12:25 p.m.

Dated this 5th day of January 2022.

Respectfully submitted:



Deborah Durham,
Executive Director

Approved as to form:



Michel Nelson, Chair
Iowa Finance Authority