



**BOARD MEETING MINUTES**

**Helmick Conference Room  
1963 Bell Ave. Des Moines, IA  
January 5, 2022**

**Board Members Present**

Ashley Aust  
Lyle Borg  
John Eisenman  
Gilbert Thomas  
Representative Judge

Tracey Ball  
Jennifer Cooper  
Michel Nelson  
Michael Van Milligen  
Representative Klimesh

**Board Members Absent**

Ruth Randleman  
Amy Reasner  
Representative Sorensen  
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, Accounting Director  
Jamie Giusti, Housing Program Specialist  
Ashley Jared, Communications Director  
Alyson Fleming, Section 8 Director  
Bethany Coop, HR Assistant  
Justin Knudson, Federal & State Programs 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  
David Morrison, ITG Accounting Manager  
Katie Kulisky, LIHTC Analyst  
Jeff Geerts, Special Projects Manager  
Derek Folden, Underwriter  
Rita Grimm, Chief Legal Counsel  
Vicky Clinkscales, Desktop Admin/Project Asst  
Staci Hupp Ballard, Chief Strategic  
Communications Officer

**Others Present**

James Smith, Dorsey & Whitney  
David Grossklaus, Dorsey & Whitney  
Heather Hackbarth

Jina Bresson, TOS  
Tara Engquist, Eide Bailly

**Board Chair**  
**Welcome and Roll Call**

Chair Nelson called to order the January 5, 2022 meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:02 a.m. Roll call was taken, and a quorum was established. The following Board members were present: Aust, Ball, Borg, Nelson, Thomas, and Van Milligen. The following Board members were absent: Cooper, Eisenman, Randleman, and Reasner.

**Approval of December 1, 2021 Meeting Minutes**

**MOTION:** On a motion by Ms. Aust and a second by Mr. Thomas, the Board unanimously approved the December 1, 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.

**Consent Agenda**

Chair Nelson introduced the consent agenda and asked if any items needed to be removed. No items were removed.

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

- IADD – Authorizing Resolutions
  - A. AG 21-048B, James W. and Candra F. Nickell
  - B. AG 21-049B, Jennifer Meierotto
  - C. AG 21-050B, Tyler Wagner
  - D. AG 21-051B, Trevor L. and Michaela L. Taets
- Water Quality
  - E. WQ 22-01, SRF Construction Loans

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

Mr. Eisenman joined the meeting at 11:04a.m.

Ms. Cooper joined the meeting at 11:05a.m.

**Finance**  
**November 2021 Financials**

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

**MOTION:** On a motion by Mr. Eisenman, and a second by Mr. Thomas, the Board unanimously approved the November 2021 financials.

Director Durham thanked the accounting team for all their hard work while being short-staffed.

**Single Program Audit Presentation**

Ms. Engquist, Eide Bailly, presented a final report on the Single Program Audit that was provided in the Board packet. Three programs were tested this year: HOME, SRF, and ERA. Eide Bailly noted no compliance errors or control deficiencies that needed to be reported. They gave one verbal comment to management regarding unmaintained maintenance of documentation, but enough information was provided, and the comment did not need to be reported to the federal government.

**MOTION:** On a motion by Mr. Thomas, and a second by Mr. Eisenman, the Board unanimously accepted the Single Program Audit.

**FIN 22-01 – HOME Loan Forgiveness, Candle Ridge Apartments**

Mr. Folden stated that Candle Ridge Apartments in Winterset is a 24-unit senior project, constructed in 2000. The property was built with LIHTC equity, bank loans, an IFA HAF loan, and a \$422,000 HOME loan. The IFA HAF loan is paid off and the property is performing well on occupancy, but the cash flow is not enough to pay for the HOME loan. Mr. Folden shared that no payments have been asked for from the loan in the past and the borrower is looking to refinance the property and have the HOME loan forgiven with a smaller cash payment of \$7,500. Staff recommend forgiving the HOME loan with the payment of \$7,500.

**FIN 22-02 – HOME Loan Forgiveness, Cedar Crest/Hickory Place**

Mr. Folden stated that Cedar Crest is a 32-unit senior project built in 1997. The project was built with LIHTC equity, a bank loan, and a \$500,000 HOME loan. The project has no cash flow to cover operating expenses and debt service. Staff recommends forgiving the HOME loan with a payment of \$7,500.

**FIN 22-03 – HOME Loan Forgiveness, Chesapeake I & II**

Mr. Folden stated that Chesapeake Apartments I & II are one project, with two different HOME loans, requiring two different resolutions. Chesapeake Apartments is a 56-unit family project that includes two phases that were constructed in 1998 using LIHTC equity, bank loans, an IFA HAF Loan, and \$560,000 and \$408,000 HOME loans. The project is occupied but does not generate enough cash flow to cover expenses and debt service. Staff recommends forgiving the \$560,000 HOME loan 96-HM-424 with a payment of \$10,570.

**FIN 22-04 – HOME Loan Forgiveness, Chesapeake I & II**

Staff recommends forgiving the \$408,000 HOME loan 96HM-424A with a payment of \$8,430.

The Board and Mr. Folden discussed the need to revisit the HOME loan forgiveness policies.

**MOTION:** On a motion by Ms. Cooper, and a second by Ms. Ball, the Board unanimously approved FIN 22-01

**MOTION:** On a motion by Ms. Cooper, and a second by Mr. Eisenman, the Board unanimously approved FIN 22-02.

**MOTION:** On a motion by Ms. Ball, and a second by Ms. Aust, the Board unanimously approved FIN 22-03.

**MOTION:** On a motion by Mr. Eisenman, and a second by Ms. Aust, the Board unanimously approved FIN 22-04.

## Legal

### Adoption of the Amendments to the Beginning Farmer Tax Credit Program

Ms. Hanks-Bents shared that Division XIX of 2021 Iowa Acts, Senate File 619 amended various aspects of the Beginning Farmer Tax Credit program to make the tax credit more attractive to eligible taxpayers and beginning farmers and increased utilization of the tax credit. Also, in Iowa Code, Section 16.81, there was a fee schedule that was established two years ago and was set to automatically sunset on December 31<sup>st</sup>, 2021. Staff proposes a rule making that makes changes to conform to Senate File 619 and sets forth a fee schedule. Staff recommends the Board move to adopt amendments to chapter 265-44 as proposed.

**MOTION:** On a motion by Ms. Aust, and a second by Mr. Borg, the Board unanimously approved the amendments to the Beginning Farmer Tax Credit Program.

### 2021 Wastewater and Drinking Water Treatment Financial Assistance Program Grant Awards

Mr. Smith presented the board with a highlight of the 2021 Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP) Grant Awards. Governor Reynolds recently announced that \$6.2 million in grant awards were made to 16 communities across the state to assist with paying for drinking water and wastewater treatment infrastructure projects. The WTFAP was created as part of Senate File 512 and signed into law in 2018 by Governor Reynolds. Funding for the program is provided by the state from a portion of the taxes that are collected on metered water statewide. At the last legislative session, grant funding was extended 10 years and is now available until 2039. There was \$6 million available for allocation in 2021 and the program expects to have approximately the same amount available in 2022. The committee that reviews the applications and determines the awards consists of designees from the Iowa Finance Authority, Iowa Department of Natural Resources and the Iowa Department of Agriculture and Land Stewardship.

### Executive Director's Office

Mr. Smith shared that on December 8<sup>th</sup>, Governor Reynolds announced a \$100 million investment in water infrastructure and IFA will be administering \$75 million of those funds through a variety of programs. IFA will focus on four main categories for the funds: watershed protection, conserving water resources, sewer infrastructure, and economically significant projects that would serve a large population base.

Mr. Smith gave an update on the Homeowner Assistance Fund (HAF) Program. IFA submitted a plan and application to the Department of Treasury on December 1<sup>st</sup> and is awaiting approval. All of the states submitting plans have been given the opportunity to utilize a portion of funds to get started on their full plans and IFA has received \$5 million.

Mr. Geerts presented the board an update on the 1963 Bell Master Site Plan. This plan is expected to be completed by the end of the month and is intended to improve the long-term efficiency and resiliency of the site by using best practices that are promoted through programs at IFA and IEDA. The plan will focus on how to demonstrate diverse ways for managing and reducing stormwater runoff, reducing the monthly utility, maintenance, and operation costs, and creating educational opportunities.

Director Durham shared that she presented the Welcome Home campaign with the Iowa Business Council and encouraged the board to log on and show their support of affordable housing in Iowa. IFA is currently taking applications from Linn County for the Iowa Rent and Utility Assistance Program because Linn County no longer has funds to disburse. Director Durham also shared that a proposal for ERA2 funds for

programs to assist the homeless community and other supportive services has been submitted to the Governor's office.

Mr. Van Milligen asked for an update on the \$300 million wastewater funds. Mr. Smith shared that staff is waiting for guidance to be finalized by the EPA and that there will be an update at the next board meeting.

**Other Business**

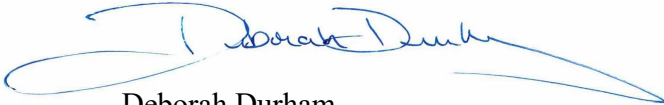
The next meeting of the IFA Board of Directors will be Wednesday, February 2, 2022 at 11:00 a.m. at Iowa Finance Authority.

**Adjournment**

On a motion by Ms. Aust and a second by Mr. Eisenman, the January 5, 2022 meeting of the Iowa Finance Authority Board of Directors adjourned at 12:16 p.m.

Dated this 2nd day of February 2022.

Respectfully submitted:



Deborah Durham,  
Executive Director

Approved as to form:



Michel Nelson, Chair  
Iowa Finance Authority