



BOARD MEETING MINUTES

**Helmick Conference Room
1963 Bell Ave. Des Moines, IA
February 1, 2023**

Board Members Present

Ashley Aust
John Fredrickson
Amy Reasner
Gilbert Thomas
John Eisenman

Tracey Ball
Jennifer Cooper
Michel Nelson
Michael Van Milligen
Jina Bresson

Board Members Absent

Ruth Randleman

Staff Members Present

Debi Durham, Executive Director
Aaron Smith, Chief Bond Programs Officer
Cindy Harris, Chief Financial Officer
Rob Christensen, Chief Information Officer
Jennifer Pulford, Accounting Director
Ashley Jared, Communications Director
Derek Folden, LIHTC Program Director
Brian Sullivan, Chief Programs Officer
Rick Peterson, Chief Operations & Cultural Officer
Nancy Peterson, LIHTC Program Analyst
Jamie Giusti, Housing Programs Specialist
David Morrison, Single Family Accounting Manager
Dillon Malone, Iowa Title Guaranty Director
Justin Knudson, Federal Team Lead
Rita Eble, HOME Program Manager
Stephanie Willis, Accounting Manager

Kristin Hanks-Bents, Legal Counsel
Rita Grimm, Chief Legal Counsel
Alyson Fleming, Section 8 Director
Nichole Hansen, Legislative Liaison
Terri Rosonke, Housing Programs Manager
Amber Lewis, Homeless Programs Manager
Deena Klesel, SRF Accounting Manager
Tim Morlan, Asset Management Director
Nicki Howell, Ag Development Program Specialist
Brooke Parziale, Human Resources Director
Lucy Cade, Social Media Manager
Samantha Askland, Underwriter
Mark Fairley, Finance and Investment Manager
Brad Benson, Financial Analyst
Staci Hupp Ballard, Chief Strategic Communications Officer

Others Present

David Grossklaus, Dorsey & Whitney
James Smith, Dorsey & Whitney
Sam Erickson, CHI, Inc.

Holly Engelhart, Eide Bailly
Heather Hackbarth
Sarah Reilly

Board Chair
Welcome and Roll Call

Chair Nelson called to order the February 1, 2023 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, Cooper, Eisenman, Fredrickson, Nelson, Reasner, Thomas and Van Milligen. The following Board member was absent: Randleman.

Approval of January 4, 2023 Meeting Minutes

MOTION: On a motion by Ms. Reasner, and a second by Ms. Cooper, the Board unanimously approved the January 4, 2023 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 asked if any items needed to be removed from the consent agenda. Item WQ 23-02 was removed from the consent agenda due to Ms. Reasner having a conflict of interest.

MOTION: Ms. Aust made a motion to approve the remaining items on the consent agenda:

IADD - Authorizing Resolutions

- A. AG 22-044B, Cory E. Dunham and Lynnette K. Dunham-Steinfeldt
- B. AG 23-001B, Jacob J and Celeste Marie Burt
- C. AG 23-002B, Ryan Siems
- D. AG 23-003B, Levi and Amanda Shetler
- E. AG 23-004B, Logan R and Carina E Howe
- F. AG 23-005B, Peter John and Cassidy Jo Youngblut
- G. AG 23-006B, Grant Kuehnast
- H. AG 23-007-IB, Morgan L and Drew Johnston

IADD – Amending Resolutions

- I. AG 17-093M, David J Ruzicka, Charles City

IADD – Loan Participation Program

- J. AG-LP 23-02, Loan Participation Program

Water Quality

- L. WQ 23-03, SRF Construction Loans

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

MOTION: Ms. Aust made a motion to approve item K. WQ 23-02, SRF Planning and Design Loans.

On a second made by Ms. Cooper, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Nelson, Thomas, and Van Milligen; **NO:** None; **Abstain:** Reasner. The motion passed.

Finance
December 2022 Financials

Ms. Pulford presented the highlights of the December 2022 financial statement that was included in the board packet.

MOTION: On a motion by Mr. Eisenman, and a second by Ms. Aust, the Board unanimously approved the December 2022 financials.

FIN 23-03, Single Family Authorizing Resolution

Ms. Harris shared that this resolution is for an upcoming Single Family bond transaction that is anticipated to be about a \$90 million debt issuance to fund both the First Home and Homes for Iowans programs. The bond will be a combination of tax-exempt and taxable. The taxable portion will fund the Home for Iowans program. The current timing of the transaction is to price the week of March 13th and close the week of April 17th. Ms. Harris requested board action on FIN 23-03.

MOTION: On a motion by Ms. Cooper, and a second by Ms. Reasner, the Board unanimously approved FIN 23-03.

Upon the request of Chair Nelson, Mark Fairley presented the board with an update on the Investment Report that was included in the board packet.

FIN 23-04, Community Housing and Services Fund – NISHNA Productions, Inc

Mr. Morlan shared that NISHNA Productions, Inc is requesting two loans from the Community Housing and Services for Persons with Disabilities Revolving Loan Program for a total of \$1,242,000. NISHNA is located in southwest Iowa. They are a nonprofit that provides residential homes, activity centers and other services for persons with physical and mental disabilities. They will be assisting with moving residents from the Glenwood Resource Center, which is expected to close in mid-2024.

Executive Director Durham added that NISHNA provides great services and will be housing 12 clients from the Glenwood Resource Center in three four-bedroom homes near their families. This is the beginning of a major plan to relocate all the clientele at Glenwood Resource Center and to redevelop the Glenwood campus. Executive Director Durham shared that there is a great need for housing for persons with disabilities and the team is actively looking at different funding sources for these projects.

Mr. Morlan shared that the funds for this program do not get replenished for future projects. The funds for the program come from a one-time, combined, appropriation to four different programs. The total amount of available funds is between \$1.9 and \$2 million with \$700,000 remaining following approval of this resolution.

MOTION: On a motion by Ms. Reasner, and a second by Ms. Aust, the Board unanimously approved the FIN 23-04.

Housing Programs
HI 23-01, HOME CHDO Awards

Mr. Knudson presented the HOME CHDO awards. In December of 2022, IFA held a HOME award round strictly for the Community Housing Development Organizations (CHDO) that currently have an existing project. Three projects applied and were chosen. The first project was Evergreen Trail in Des Moines. The project is a rehab of a scattered site housing project which requested \$533,319. The second project was a HOME Inc. located in Des Moines' King Irving neighborhood for the construction of two infill single

family units. The project requested \$604,329. The third project was Tulip Tree in Marion. The project is an acquisition/new construction of three HOME units with a total of 40 units. The project requested \$497,169. Mr. Knudson requested board action on HI 23-01.

MOTION: Ms. Aust made a motion to approve HI 23-01. On a second made by Ms. Reasner, a roll call vote was taken with the following results: **YES:** Aust, Ball, Eisenman, Nelson, Reasner, Thomas, and Van Milligen; **NO:** None; **Abstain:** Cooper. The motion passed.

HI 23-02, HOME PI Award

Mr. Knudson shared that in October 2021, the Board approved \$2.7 million to go to Muscatine Center for Social Action for the construction of a 15-unit project. Muscatine Center is now requesting an additional \$1.2 million to increase the number of units for that project to 21 and to account for the increase in construction costs. Staff is requesting approval of the award to come from IFA's HOME Program Income which currently has \$4.6 million in funds.

MOTION: On a motion by Mr. Eisenman, and a second by Ms. Cooper, the Board unanimously approved HI 23-02.

HI 23-03, Reallocation Awards for ESG-CV

Ms. Lewis shared that this resolution is for reallocating funds for the Emergency Solutions Grant Cares Act (ESG-CV) program. The program has additional funds due to a number of agencies not spending all of their award funds by the original deadline and an additional allocation of \$174,000 from HUD. Ms. Lewis requested approval to award reallocation funds to 11 agencies that have spent all of their original award funds.

MOTION: Ms. Aust made a motion to approve HI 23-03. On a second made by Ms. Cooper, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Nelson, Thomas, and Van Milligen; **NO:** None; **Abstain:** R. The motion passed.

Private Activity Bonds

PAB 23-01B, Country Club Village Project

Mr. Smith shared that this resolution is to authorize amendments to a prior bond issuance for Country Club Village and to restate the indenture and loan agreements. The borrower has requested to purchase the outstanding bonds in lieu of redemption and to then sell the Series 2006 Bonds to Banker's Trust Company. Mr. Smith requested board action on PAB 23-01B.

MOTION: Ms. Aust made a motion to approve PAB 23-01B. On a second made by Ms. Reasner, a roll call vote was taken with the following results: **YES:** Aust, Ball, Eisenman, Nelson, Reasner, Thomas, and Van Milligen; **NO:** None; **Abstain:** Cooper. The motion passed.

PAB 23-04B, Lifespace Communities Project

Mr. Smith stated that this is an authorizing resolution for an amount not to exceed \$100 million of Subordinate Revenue Bonds for Lifespace Communities, Inc. Mr. Smith shared that \$85 million of the proceeds will be used for extraordinary working capital to settle certain liabilities associated with the reorganization of one of their facilities. Mr. Smith requested board action on PAB 23-04B.

MOTION: On a motion by Ms. Aust, and a second by Ms. Cooper, the Board unanimously approved PAB 23-04B.

Water Quality

2022 Wastewater and Drinking Water Treatment Financial Assistance Program Grant Awards

Mr. Smith presented the board with an update on the 2022 Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP). Demand for funding was much higher this year compared to previous years. The program received 60 applications requesting a total of \$25 million in grant funding. A committee consisting of staff from IFA, DNR, and the Iowa Department of Agriculture and Land Stewardship reviewed all applications, and based on the program's priorities, 23 communities were awarded with a total of \$9 million in grant funding. In four years, WTFAP has assisted 50 different projects in 50 different communities with about \$18 million in grant funding. The program is expected to have approximately \$6 million in available funds for 2023.

Executive Director's Office **Executive Director's Report**

Executive Director Durham shared that the state agency realignment bill has dropped, and leadership is discussing how that will affect IFA and IEDA and are working on floor plans to make space for additional staff. Executive Director Durham has met with the Department of Cultural Affairs, which will be moving to the 1963 Bell building by the end of the year.

Executive Director Durham shared that \$10 million of the \$50 million in HAF funding will be earmarked to test pilot an owner-occupied rehab program. She expressed that there is a real need for this type of funding to help with stabilizing neighborhoods. IFA will be doing an RFP for administration of the program.

Executive Director Durham gave a brief update on staffing changes and shared that all IFA and IEDA tax credit programs are now under Mr. Folden.

Legislative Update

Ms. Hansen gave a brief review of the legislative session. We are in week four of the session and legislature has been focused on education related issues, school choice, school funding, and property tax. There has not been any new programming proposed but the Home and Community Based Services (HCBS) rent subsidy program, which provides rental subsidies to individuals that need supportive services, has requested an increased allocation from \$658,000 to \$873,000. There has been a large increase in demand for these services and the allocation has remained the same since fiscal year 2012. Staff will continue to monitor any pending legislation that could impact IFA programming.

Other Business

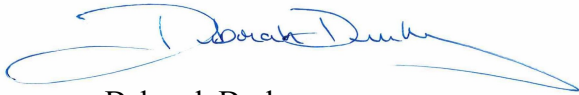
The next meeting of the IFA Board of Directors will be held on March 1, 2023.

Adjournment

On a motion by Ms. Aust and a second by Ms. Reasner, the February 1, 2023 meeting of the Iowa Finance Authority Board of Directors adjourned at 11:53 a.m.

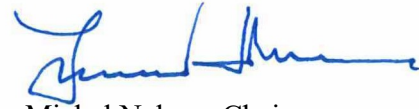
Dated this 1st day of March 2023.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read "Deborah Durham", with a long, sweeping underline.

Deborah Durham,
Executive Director

Approved as to form:

A handwritten signature in blue ink, appearing to read "Michel Nelson", with a long, sweeping underline.

Michel Nelson, Chair
Iowa Finance Authority