



IADD BOARD MEETING MINUTES

Iowa Finance Authority
1963 Bell Avenue, Suite 200, Des Moines, Iowa
August 23, 2023

Board Members Present

Mark Leonard, Chair	Kevin Boyle
Annette Townsley, Vice Chair	Gretchen McLain

Board Members Absent

None

Staff Members Present

Beau Hanson, IT	Aaron Smith, Chief Bond Programs Director
Nicki Howell, IADD Program Specialist	Becky Wu, Accounting Manager
Tammy Nebola, IADD Program 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 Leonard on August 23, 2023 at 9:34 a.m. A quorum was established with the following Board Members present: Leonard, Townsley, Boyle, and McLain.

REVIEW OF MINUTES OF JULY 26, 2023 BOARD MEETING

Mr. Leonard presented the minutes of the July 26, 2023 IADD Board Meeting. Mr. Leonard asked if there were any additions or corrections to the minutes. There were none.

MOTION

On a motion by Mrs. McLain and a second by Mr. Boyle, the Board unanimously approved the minutes of the July 26, 2023 IADD Board meeting.

REVIEW OF JULY 2023 FINANCIAL STATEMENT

Becky Wu presented the July 2023 financials. She stated that for FY24 year-to-date, IADD had operating income of \$42,000, an operating expense of \$28,000 and a net operating income of \$13,000.

MOTION

On a motion by Mr. Boyle and a second by Mrs. McLain, the Board unanimously accepted the July 2023 financial statement as presented.

BEGINNING FARMER LOAN APPLICATIONS

Tammy Nebola introduced the following applications for Beginning Farmer loans:

AG 23-039 – Ethan Lee Thronson – Beginning farmer loan of \$325,000 to purchase approximately 50 acres of agricultural land in Chickasaw County. The loan will have a 6.40% variable interest rate and a loan length of 25 years. The index will be 80% of FB&T Ag/Commercial 5 year Real Estate Rate. The lender is Fidelity Bank & Trust in Ossian, Iowa.

AG 23-040 – Jordan and Jessica Loerts – Beginning farmer loan of \$476,000 to purchase approximately 70 acres of agricultural land in Osceola County. The loan will have a 5.00% variable interest rate and a loan length of 30 years. The index will be 1.00% below UCB Prime Ag Real Estate Rate. The lender is United Community Bank in Lake Park, Iowa.

AG 23-041 – Anthony D. and Crystal Andrews – Beginning farmer loan of \$435,600 to purchase approximately 67 acres of agricultural land in Dallas County. The loan will have a 5.45% variable interest rate and a loan length of 30 years. The index will be 80% of 2.99% over the 5 year Federal Home Loan Bank of Des Moines Advance rate. The lender is Peoples Bank in Jefferson, Iowa.

AG 23-045 – Blake R. Greiner – Beginning farmer loan of \$250,000 to construct a Machine Shed and Shop with living quarters in Tama County. The loan will have a 4.95% variable interest rate and a loan length of 20 years. The index will be 75% of (5 year US Treasury Index plus 3.00% Margin). The lender is Green Belt Bank & Trust in Grundy Center, Iowa.

AG 23-046 – Dayton James and Paige Marie Remmers – Beginning farmer loan of \$356,381 to purchase approximately 40.64 acres of agricultural land in Osceola County. The loan will have a 5.75% variable interest rate and a loan length of 25 years. The index will be 2.25% above the 5 year T-Bill. The lender is Iowa State Bank in Melvin, Iowa.

MOTION

On a motion by Mr. Boyle and a second by Mrs. Townsley, the Board unanimously approved the BFLP applications, with subject to conditions on AG 23-040 and AG 23-041 to verify the net worth requirement by obtaining an updated financial statement that includes growing crops, harvest expenses and any operating line of credit.

PUBLIC HEARING ON BEGINNING FARMER LOANS

A public hearing was held by the IADD Board at the Iowa Finance Authority office on August 23, 2023 at 10:02 a.m. There were no comments received regarding the Beginning Farmer Loan applications. The public hearing was closed at 10:03 a.m. In addition to the new applications, the public hearing included BFLP projects 04261, AG 23-042, AG 23-043 and AG 23-044.

MOTION

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

BEGINNING FARMER TAX CREDIT APPLICATIONS

Nicki Howell presented a summary of the Beginning Farmer Tax Credit applications. There were 17 new BFTC applications for an estimated tax credit amount of \$355,106. She noted that of those 17; 12 are cash rent and five are crop share leases.

MOTION

On a motion by Mrs. McLain and a second by Mr. Boyle, the Board unanimously recommended approval of the Beginning Farmer Tax Credit applications as presented.

MARKETING UPDATE

Included in the Board packet is the IADD marketing calendar. Tammy Nebola shared that she recently presented at a FSA loan officer training and that she and Nicki attended the Iowa Women in Ag conference. She also shared that she and Nicki would be attending the upcoming NARRC conference with Chair Leonard and the NCOSAFP conference with Mr. Boyle.

OTHER BUSINESS

LAPI COMMUNITY OF PRACTICE SURVEY RESULTS FOR BFTC PROGRAM

Tammy Nebola gave an overview of the LAPI Community of Practice Survey Results for the BFTC Program, which was included in the board packet. Tammy will email a copy of the results to the board members.

NARRC NEWSLETTER

The newsletter for the upcoming NARRC conference in Wichita, Kansas on September 17-20th was included in the board packet.

IFA BOARD MEETING UPDATE

The agenda from the August 2, 2023 IFA Board Meeting was included in the board meeting packet.

NEXT IADD BOARD MEETING

The September IADD Board meeting will be Wednesday, September 27th, 2023 at 9:30 a.m.

ADJOURNMENT

On a motion by Mrs. McLain and a second by Mrs. Townsley, the August 23, 2023 meeting of the IADD Board of Directors adjourned at 10:32 a.m.

Dated this 27th day of September 2023.

Respectfully submitted:



Aaron Smith
Director's Designee/Board Secretary

Approved as to form:



Mark Leonard, Chair
IADD Board