



BOARD MEETING MINUTES

**Helmick Conference Room
1963 Bell Ave. Des Moines, IA
April 5, 2023**

Board Members Present

Ashley Aust
John Fredrickson
Amy Reasner
Gilbert Thomas
John Eisenman

Tracey Ball
Jennifer Cooper
Michel Nelson
Michael Van Milligen
Ruth Randleman
Jina Bresson

Board Members Absent

Sen. Webster
Sen. Wahls

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
Jamie Giusti, Housing Programs Specialist
David Morrison, Single Family Accounting Manager
Rachael Hoffman, Compliance Officer
Nichole Hansen, Policy and Partnership Manager
Sam Askland, Underwriter

Kristin Hanks-Bents, Legal Counsel
Rita Grimm, Chief Legal Counsel
Deena Klesel, SRF Accounting Manager
Tim Morlan, Asset Management Director
Nicki Howell, Ag Development Program Specialist
Carrie Woerdeman, State Programs Director
Dillon Malone, Iowa Title Guaranty Director
Ashten Sinclair, Accounting Manager
Becky Wu, Accounting Manager
Justin Knudson, Federal Team Lead
Stephanie Volk, Accounting Manager
Dave Powell, Underwriter
Alyson Fleming, Section 8 Director
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, IDOM
Bryan Klitzke
Chuck Isenhardt

Board Chair
Welcome and Roll Call

Chair Nelson called to order the April 5, 2023 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, Ball, Cooper, Eisenman, Nelson, Randleman, Reasner, Thomas and Van Milligen. The following Board member was absent: Fredrickson.

Approval of March 1, 2023 Meeting Minutes

MOTION: On a motion by Mr. Van Milligen, and a second by Mr. Eisenman, the Board unanimously approved the March 1, 2023 IFA Board Meeting minutes.

GEN 23-01, Special Recognition and Resolution, Ruth Randleman

Director Durham thanked Ruth Randleman for her 12 years of service to the IFA board and for her many years of leadership and dedication to creating thriving Iowa communities. Ms. Randleman touched on her time serving on the IFA board and commended IFA staff for their hard work over the years.

GEN 23-02, Special Recognition and Resolution, John Fredrickson

Director Durham thanked John Fredrickson for his time on not only the IFA board, but also the IADD board, and commended his expertise in agricultural development and finance.

Mr. Fredrickson joined the meeting at 11:10 a.m.

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 A. AG 23-017B, item J. PAB 23-07A, and item K. WQ 23-06 were removed from the agenda due to board member conflict of interest.

MOTION: Mr. Eisenman made a motion to approve the following items on the consent agenda:

IADD - Authorizing Resolutions

- B. AG 23-018B, Aaron Lee Thede
- C. AG 23-019B, Adam Louis Hulme
- D. AG 23-020B, Barry John Thede
- E. AG 23-021B, Waylon C. and Breanne E Keller
- F. AG 23-022B, Austin L and Taylor R Keller
- G. AG 23-023B, Brayden Gavin

IADD – Beginning Farmer Tax Credit Program

- H. AG-TC 23-01, Beginning Farmer Tax Credit Program

Private Activity Bonds

- I. PAB 23-06A, Avery Ridge Project

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

MOTION: Ms. Reasner made a motion to approve item A. AG 23-017B, Michael Richard McDonough. On a second made by Ms. Aust, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Fredrickson, Nelson, Randleman, Reasner, and Van Milligen; **NO:** None; **Abstain:** Thomas. The motion passed.

MOTION: Ms. Aust made a motion to approve item J. PAB 23-07A, UnityPoint Project. On a second made by Ms. Ball, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Fredrickson, Nelson, Randleman, Thomas, and Van Milligen; **NO:** None; **Abstain:** Reasner. The motion passed.

MOTION: Mr. Thomas made a motion to approve item K. WQ 23-06, SRF Construction Loans. On a second made by Ms. Randleman, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Fredrickson, Nelson, Randleman, Thomas, and Van Milligen; **NO:** None; **Abstain:** Reasner. The motion passed.

Finance
February 2023 Financials

Ms. Pulford presented the highlights of the February 2023 financial statement that was included in the board packet.

MOTION: On a motion by Mr. Thomas, and a second by Ms. Reasner, the Board unanimously approved the February 2023 financials.

FIN 23-07, SRF 2023 Bonds – Authorizing Resolution

Ms. Harris shared that this resolution authorizes the issuance of an amount not to exceed \$300 million of tax-exempt bonds and \$100 million of taxable bonds for a total of \$400 million. The proceeds will be used to reimburse the SRF program for disbursements made to the Water and Wastewater SRF loans to fund state matched requirements for capitalization grants and the cost of issuance. The actual amounts needed are anticipated to be much less than proposed.

MOTION: On a motion by Ms. Reasner, and a second by Mr. Eisenman, the Board unanimously approved FIN 23-07.

Ms. Harris gave an update on IFA’s bond trustee. She stated that IFA sent out an RFP for trustee services and received six proposals. The committee, which consisted of five IFA accounting and finance employees and IFA board member, Jennifer Cooper, reviewed each proposal and had follow up meetings with the finalists. The committee chose Computershare as the new trustee based on current experience using them for another program, benefits related to their user platform, references, and a strong credit rating. Through the RFP process, there is an anticipated annual savings of around \$500,000.

FIN 23-08, HOME Loan Forgiveness – Riverside Estates, L.P.

Ms. Askland shared that this is a resolution forgiving the Riverside Estates project in Sioux City. Riverside Estates is a 32-unit project, consisting of one- and two-bedroom units, originally awarded in November 2000 for \$560,000. The affordability date is February 2023. The project is in compliance and

the LURA is in place until December 2052. The project is operating on minimal cash flow and have deferred their last four payments. Staff recommends no cash payment for the forgiveness. Ms. Askland requested board action on FIN 23-08.

MOTION: On a motion by Mr. Thomas, and a second by Ms. Aust, the Board unanimously approved FIN 23-08.

FIN 23-09, HOME Loan Forgiveness – The Antlers, L.P.

Mr. Powell shared that this resolution is a forgiveness request for The Antlers, L.P., which is a 14-unit multifamily residential rental project in Spirit Lake. The original funding included a HOME loan of \$700,000 with payments accruing annually at 1%. The current balance on this notice is just under \$813,000. The project is in compliance and has met the affordability end date. The LURA is in place until the end of 2056 and the per unit cash flow is minimal.

MOTION: On a motion by Mr. Thomas, and a second by Mr. Eisenman, the Board unanimously approved FIN 23-09.

Housing

HI 23-04, 2021 9% QAP Extension – Timber Ridge Senior

Mr. Folden shared that the 2021 QAP has a provision that requires projects to start construction within 18 months of award, which was awarded in September 2021. Timber Ridge Senior project did not make that deadline and is requesting an extension for a couple of months due to COVID and delays in ARPA funding from last year. Staff recommends this extension to give the project more time to get started on construction.

MOTION: Mr. Thomas made a motion to approve HI 23-04. On a second made by Ms. Ball, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Fredrickson, Nelson, Randleman, Thomas, and Van Milligen; **NO:** None; **Abstain:** Reasner. The motion passed.

Private Activity Bonds

PAB 21-12B and 21-13B, Cardinal Capital Management

Mr. Smith shared that this is a joint resolution for Cardinal Capital Management to authorize issuance of multifamily housing revenue bonds in an amount not to exceed \$34 million. They have five Section 8 projects in the Eastern part of the state and two are being rehabbed and dedicated for senior affordable housing units. A public hearing was held today, and no comments were received. Mr. Smith requested board action on PAB 21-12B and 21-13B.

MOTION: On a motion by Mr. Eisenman, and a second by Mr. Thomas, the Board unanimously voted to approve PAB 21-12B and 21-13B.

PAB 22-06B, Union and North Crossing Project

Mr. Smith shared that this is a resolution to authorize issuance of multifamily housing revenue bonds in an amount not to exceed \$25 million for a 180-unit facility being rehabbed in Waterloo. Mr. Smith requested board action on PAB 22-06B.

MOTION: Mr. Eisenman made a motion to approve PAB 22-06B. On a second made by Mr. Thomas, a roll call vote was taken with the following results: **YES:** Aust, Ball, Cooper, Eisenman, Fredrickson, Nelson, Randleman, Thomas, and Van Milligen; **NO:** None; **Abstain:** Reasner. The motion passed.

PAB 21-06B-2, Genesis Health Project

Mr. Smith shared that this is an amending resolution for the issuance of Iowa Finance Authority Healthcare Revenue Bonds which were authorized in 2021 and subsequently sold as taxable bonds with the provision that they would convert to tax exempt bonds at a later date. A public hearing was held today, and no comments were received.

MOTION: On a motion by Ms. Reasner, and a second by Ms. Ball, the Board unanimously voted to approve PAB 21-06B-2.

Executive Director's Office
Executive Director's Report

Aaron Smith gave a brief update on changes to the homeownership programs, which went into effect last month. The First Home program removed the cap of \$5000 dollars in down payment assistance and the limit is now set at 5% of the purchase price of the home. The Homes for Iowans program also had the cap removed for down payment assistance and eliminated the Plus Grant of \$2500. In the last three weeks, the homeownership programs had over \$10 million in reservations each week.

Director Durham shared that the funds for the Military Homeownership Assistance Program ran out at the end of March and the funds will not replenish until July 1, 2023.

Nichole Hansen gave a brief legislative update. The second funnel was last Friday and now the House will be focusing on Senate bills and vice versa. IFA has requested an increase in the Home and Community Based Service subsidy by \$215,000, which would bring the total amount of funds to \$837,000, to help address the current unmet needs.

Director Durham and the board also touched on Governor Reynolds' realignment bill and the New Housing presentation that was presented at last month's board meeting.

Other Business

The next meeting of the IFA Board of Directors will be held on May 3, 2023.

Adjournment


On a motion by Ms. Randleman and a second by Mr. Eisenman, the April 5, 2023 meeting of the Iowa Finance Authority Board of Directors adjourned at 12:08 p.m.

Dated this 3rd day of May 2023.

Respectfully submitted:


Deborah Durham,
Executive Director

Approved as to form:


Michel Nelson, Chair
Iowa Finance Authority