



IOWA FINANCE  
AUTHORITY

**BOARD MEETING MINUTES**

**Iowa Finance Authority  
Des Moines, Iowa  
July 12, 2017**

**Board Members Present**

Ashley Aust  
Darlys Baum  
Jane Bell  
Jeff Heil

Joan Johnson  
Shaner Magalhães  
Michel Nelson, Treasurer  
Ruth Randleman, Chair

**Board Members Absent**

None

**Staff Members Present**

Dave Jamison, Executive Director  
Lori Beary, Community Development Director  
Brian Crozier, Chief Administration Officer  
Stacy Cunningham, LIHTC Analyst  
Jess Flaherty, Executive Assistant  
Derek Folden, Underwriter  
Cindy Harris, Chief Financial Officer  
Steve Harvey, Director of Accounting  
Ashley Jared, Communications Director

Katie Kulisky, LIHTC Administrative Assistant  
Tara Lawrence, Iowa Title Guaranty Director  
Tim Morlan, Underwriter  
Wes Peterson, Director of Governmental Affairs  
Terri Rosonke, Housing Iowa Development  
Specialist  
Mark Thompson, General Counsel  
Dave Vaske, LIHTC Manager

**Others Present**

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

Scott Fitzpatrick, Midwest Housing Equity Group

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**Call to Order**

Chair Randleman called to order the July 12, 2017, meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:00 a.m. Roll call was taken, and a quorum was established with the following Board members present: Aust, Baum, Bell, Heil, Johnson, Magalhães, Nelson, and Randleman.

**Election of Officers**

Chair Randleman asked for nominations for the IFA Board Officers. Ms. Baum made a motion to nominate the slate of officers, effective August 1<sup>st</sup>, as follows: Mr. Heil for Board Chair, Mr. Nelson for Vice Chair and Ms. Randleman for Treasurer. On a second by Mr. Magalhães, the Board unanimously approved the slate of officers to take effect on August 1, 2017.

## **Consent Agenda**

Chair Randleman introduced the consent agenda and asked if anyone wanted to request items be removed.

**MOTION:** There being no requests, Mr. Magalhães made a motion to approve the items on the consent agenda, which included the following:

Approval of Minutes of the June 7, 2017, IFA Board Meeting  
AG 17-033B, Eli O. Lawrence  
AG 17-036B, Jacob F. and Kaitlin J. Kempel  
AG 17-037B, Reagen Meyer  
AG 17-038B, Michael R. and Cherise L. Martin  
AG 17-039B, Brandon T. Gingerich  
04216M, Kent R. and Sara J. Kelsey  
04658M, Samuel R. and Sara F. Bender  
AG-LP 17-06, Loan Participation Program  
AG-TC 17-07, Beginning Farmer Tax Credit Program  
ED 17-12A, Brio and Wesley Acres Project  
WQ 17-13, SRF Construction Loans

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

## **Administration**

### **Executive Director Report**

Mr. Jamison gave several updates including leasing options for office space, progress on an action plan in response to the employee engagement survey, and the upcoming NCSHA Annual Conference that will include a track for HFA Board members.

### **Communications Report**

Ms. Jared updated the Board on the current Homeownership campaign. Governor Reynolds and Lt. Governor Gregg announced the #OwnItIowa summer homeownership campaign at their weekly news conference on June 26, and entries had significantly increased since the announcement.

She updated the Board on the 2017 HousingIowa Conference to be held September 6-8 in Cedar Rapids. This year's conference will offer the most trainings and educational opportunities to date with tracks in: Affordable Rental, Homeownership, Homelessness, Affordable Housing Development and Leadership. More information is available at [HousingIowaConference.com](http://HousingIowaConference.com).

### **May Financial Statement**

Mr. Harvey presented the May 2017 financial results. He said that as a housing agency, year-to-date net operating income before grants of \$12,082,158 is favorable to the budget by \$3,679,294.

The State Revolving Fund year-to-date net operating income after grants of \$24,495,095 is \$690,142 below budget.

**MOTION:** On a motion by Ms. Baum and a second by Mr. Magalhães, the board unanimously accepted the May Financial Statement.

### **FIN 17-04**

Mr. Morlan gave a brief background on the Area XV Apartments project and recommended that the two HAF loans be forgiven. He also recommended refinancing the first mortgage loan to help lower the debt service. Mr. Morlan requested board action on FIN 17-04.

**MOTION:** On a motion by Ms. Bell and a second by Ms. Aust, the board unanimously approved FIN 17-04.

**FIN 17-05**

Ms. Beary stated that this resolution authorizes the temporary transfer of up to \$1,000,000 from IFA's general fund to Iowa Agriculture Development Division (IADD) general fund for the use in the IADD's Loan Participation Program. Ms. Beary requested board action on FIN 17-05.

**MOTION:** On a motion by Ms. Baum and a second by Mr. Nelson, the board unanimously approved FIN 17-05.

**FIN 17-06**

Mr. Folden gave a brief background of the Moo Moo Land L.L.C. Main Street project and recommended that the loan payment terms be amended to aid in the lease up and stabilization of the property. Mr. Folden requested board action on FIN 17-06.

**MOTION:** On a motion by Mr. Magalhães and a second by Ms. Johnson, the board unanimously approved FIN 17-05.

**Housing Iowa**

**HI 17-07, LIHTC Award**

Mr. Vaske stated that as provided in Section 7.7 of the 2017 9% Qualified Allocation Plan (QAP), the Board may award Unreserved Tax Credits to the next Project on the waiting list if the amount of remaining credits is ninety percent or more of the underwritten Tax Credit amount of such Project.

The attached Amended 2017 Combined Rankmaster lists Tax Credits remaining of \$239,974. On June 1, 2017, IFA made a determination to revoke the Tax Credit Reservation for Project #16-19, Paragon Square, Dubuque, because the Project failed to meet the requirements of the Carryover Allocation – the Carryover 10% Test. The amount of the Tax Credit revocation was \$244,930. (See the attached 2016 Combined Rankmaster.) Combining this amount with the remainder in the Amended 2017 Combined Rankmaster, the Iowa Finance Authority has \$484,904 in available Tax Credits.

Based on the current available Tax Credits, Section 7.7 of the QAP, and the waiting list for the Amended 2017 Combined Rankmaster, approval is recommended for the allocation of \$320,151 in Tax Credits for the Court View Apts., Sioux City. Mr. Vaske requested Board action on HI 17-07.

**MOTION:** On a motion by Mr. Nelson and a second by Ms. Bell, Ms. Baum, Ms. Bell, Mr. Heil, Ms. Johnson, Mr. Magalhães, Mr. Nelson and Ms. Randleman all voted in favor on HI 17-07. Ms. Aust did not vote. The Board approved Resolution HI 17-07 on a majority vote.

**HI 17-08, Notice of Intended Action: Chapter 12, Low-Income Housing Tax Credits, 2018 9% Qualified Allocation Plan.**

Mr. Vaske outlined the process for issuing new Qualified Allocation Plans (QAPs) and stated that the QAPs would be brought to the Board for final adoption in September. He highlighted a few of the changes made for the 2018 9% QAP and answered questions from the Board. Mr. Vaske requested board action on HI 17-08.

**MOTION:** On a motion by Ms. Baum and a second by Ms. Johnson, Ms. Baum, Ms. Bell, Mr. Heil, Ms. Johnson, Mr. Magalhães, Mr. Nelson and Ms. Randleman all voted in favor on HI 17-08. Ms. Aust did not vote. The Board approved Resolution HI 17-08 on a majority vote.

**HI 17-09, SHTF, Local Housing Trust Fund Merge**

Ms. Rosonke introduced the resolution stating that Fayette County Housing Trust Fund voluntarily withdrew as a certified local housing trust fund and requested to simultaneously merge into Northeast Iowa Regional Housing Trust Fund (NEIRHTF). Authority Staff recommended that the board allow the Fayette County Housing Trust Fund to merge with NEIRHTF. Ms. Rosonke requested board action on HI 17-09.

**MOTION:** On a motion by Mr. Nelson and a second by Mr. Magalhães, the board unanimously approved HI 17-08.

**HI 17-10, Continuum of Care Coordinated Service Regions, Phase II Recommendations**

Ms. Rosonke stated that this resolution is to authorize the award of Continuum of Care (COC) Program Planning Grant funds to one applicant in the amount of \$10,514, Proposed Iowa Coordinated Services Region final Phase III Funding Award for 2017, subject to final verification by IFA staff regarding eligibility of budget and other items. Ms. Rosonke requested board action on HI 17-10

**MOTION:** On a motion by Ms. Bell and a second by Mr. Magalhães, the board unanimously approved HI 17-10.

**Economic Development**

**ED 17-07B, Oaknoll Retirement Residence Project**

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$52,300,000 of Iowa Finance Authority Senior Living Facility Revenue Refunding Note for the Oaknoll Retirement Residence Project in Iowa City. The bonds will be used to refinance 2012 bonds and to finance an expansion of an existing nursing home facility. Ms. Beary requested board action on ED 17-07B.

**MOTION:** On a motion by Mr. Magalhães and a second by Ms. Baum, the board unanimously approved ED 17-07B.

**ED 17-09B, Cottage Grove Place Project**

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$27,000,000 of Iowa Finance Authority Health Care Facilities Revenue Bonds for the Cottage Grove Place Project in Cedar Rapids. The bonds will be used to expand the current skilled nursing facility providing additional beds for skilled nursing, assisted living memory support, assisted living and independent living. Ms. Beary requested board action on ED 17-09B.

**MOTION:** On a motion by Mr. Magalhães and a second by Ms. Baum, the board unanimously approved ED 17-09B.

**Miscellaneous**

**Receive Comments from General Public**

Chair Randleman 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 Randleman closed the public comment period.

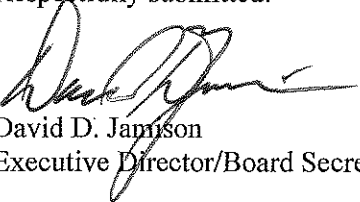
Mr. Nelson, on behalf of the entire Board, thanked Chair Randleman for her dedication and service as the IFA Board Chair.

**Adjournment**

On a motion by Mr. Magalhães and a second by Ms. Johnson, the July 12, 2017, meeting of the IFA Board of Directors adjourned at 11:36 a.m.

Dated this 2<sup>nd</sup> day of August 2017

Respectfully submitted:

  
David D. Jamison  
Executive Director/Board Secretary

Approved as to form:

  
Jeffrey Heil, Chair  
Iowa Finance Authority