



IOWA FINANCE
AUTHORITY

BOARD MEETING MINUTES

**Iowa Finance Authority
Des Moines, Iowa
October 4, 2017**

Board Members Present

Ashley Aust	Joan Johnson
Darlys Baum – via telephone	Shaner Magalhães
Jane Bell	Michel Nelson
Jeff Heil, Chair	Ruth Randleman

Staff Members Present

Dave Jamison, Executive Director	Terri Rosonke, Housing Iowa Dev. Specialist
Lori Beary, Community Development Director	Mark Thompson, General Counsel
Brian Crozier, Chief Administration Officer	David Vaske, LIHTC Manager
Jess Flaherty, Executive Assistant	Marilee Mitchell, Administrative Assistant
Cindy Harris, Chief Financial Officer	Katie Kulisky, LIHTC Administrative Assistant
Jerry Floyd, HOME Program Analyst	Tara Lawrence, Iowa Title Guaranty Director
Cindy Harris, Chief Financial Officer	Tim Morlan, Underwriter
Steve Harvey, Accounting Manager	Wes Peterson, Director of Government Relations
Ashley Jared, Communications Director	Terri Rosonke, Housing Iowa Development Specialist
Carolann Jensen, Chief Programs Officer	Mark Thompson, General Counsel
Rhonda Kimble, Single Family Director	David Vaske, LIHTC Manager
Rita Eble, HOME Program Analyst	Michelle Stump, Housing Compliance Specialist
Lisa Strait, Compliance Officer	Nancy Wallis, Administrative Assistant
Jerry LoRang, Underwriting Attorney	

Others Present

James Smith, Dorsey & Whitney	Holly Englehart – Eide Bailey
David Grossklaus – Dorsey & Whitney	

Call to Order

Chair Heil called to order the October 4, 2017, meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:01 a.m. Roll call was taken, and a quorum was established with the following Board members present: Aust, Baum, Bell, Johnson, Magalhães, Nelson, Randleman, and Heil.

Consent Agenda

Chair Heil 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 September 6, 2017, IFA Board Meeting
ED 17-15A, Windsor Windows Norwalk Project
ED 17-16A, Windsor Windows West Des Moines Project
WQ 17-17, SRF Construction Loans
WQ 17-18, INHF Loan, Kimberley Property
WQ 17-19, INHF Loan, Kiburz Property
AG 17-050B, Trevor D. Greenland
AG 17-052B, Allen F. Taylor
AG 17-053B, Cody Gray
AG 17-054B, Ryan J. and Amanda L. Goche
AG 17-055B, Jeremy L. Nehl
AG 17-056B, Chris W Heins
AG 17-057B, Justin K. Messer
AG 17-058B, Brandon T. Messer
AG 17-059B, Michael A. Messer
AG 17-061B, Roger A. and Cynthia S. Taake
04227M, Noah S. Bosma
04520M, Christopher C. Prizler
AG-TC 17-10, Beginning Farmer Tax Credit

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

Administration

Years of Service Awards

Chair Heil and Executive Director Jamison presented Years of Service Awards to the following IFA employees and thanked them for their service to the organization:

5 years of service – Carolann Jensen, Gerald LoRang, Joshua McRoberts, Carol Wells

10 years of service – Robert Vipond, Jane Larson, Terri Rosonke

15 years of service – Callie Rasmussen, Lisa Strait

20 years of service – Mark Fairley

25 years of service – Kim Axtell, Carole Vipond

Presentation of FY17 Financial Audit

Chair Heil introduced Holly Englehart from Eide Bailly who presented the FY17 Financial Audit.

Ms. Englehart stated that they have audited the financial statement of the business-type activities and each major fund of Iowa Finance Authority. All opinions issued are considered unmodified or clean opinions, indicating that the financial statements fairly represent the financial position and the operations of the Authority for the year ending June 30, 2017.

Ms. Englehart stated they found no material weaknesses identified and no material noncompliance in the financial statement audit. Ms. Englehart expressed appreciation to the IFA staff for their cooperation during the audit.

MOTION: On a motion by Ms. Randleman and a second by Ms. Bell, the board unanimously accepted the FY17 Financial Audit.

August 2017 Financial Statement

Mr. Harvey presented the August 2017 financial results. He said that as a housing agency, year-to-date net operating income before grants is favorable to the budget by \$993,000.

The State Revolving Fund year-to-date net operating income after grants of \$1,380,207 is \$3,259,845 below budget.

MOTION: On a motion by Mr. Magalhães and a second by Ms. Johnson, the board unanimously accepted the August Financial Statement.

Finance

Tim Morlan gave a brief overview of the FIN 17-09, Rumley Lofts Refinance. Mr. Nelson made a suggestion to combine all the requested finance resolutions, FIN 17-09, FIN 17-10, FIN 17-11, FIN 17-12 and FIN 17-13, into one motion.

MOTION: On a motion by Mr. Nelson and a second by Mr. Magalhães, the Board unanimously approved FIN 17-09, FIN 17-10, FIN 17-11, FIN 17-12 and FIN 17-13.

IFA Building Needs Recommendation

Mr. Jamison gave a brief history on the building needs, the assessment by Design Alliance and criteria for a building search. He stated that he had narrowed a search for a lease or purchase option to a three mile radius of the current building as well as other priorities that were determined in staff focus groups. Mr. Jamison recommended a lease of 1963 Bell Avenue, pending further pricing information and negotiations. Mr. Jamison answered several questions from the board and stated that he hoped to come back to the Board in November with final pricing and a request to execute the lease.

Legal

Mark Thompson updated the board on adoption and filing of rulemakings for Chapter 24, Chapter 27, Chapter 39, Chapter 41 and Chapter 42.

MOTION: On a motion by Mr. Nelson and a second by Ms. Randleman, the board unanimously approved the adoption and filing of the following: Chapter 24, Home and Community-based Services Rent Subsidy Program; Chapter 27 Military Home Ownership Assistance Program; Chapter 39, HOME Program; Chapter 41, Shelter Assistance Fund Program and Chapter 42, Emergency Solutions Grant Program.

Housing Iowa

HI 17-14, Shelter Assistance Fund Awards

Ms. Lewis stated that HI 17-14 is to authorize the award of SAF funds to the 25 applicants and in the amounts listed on Exhibit A. She requested board action.

MOTION: On a motion by Ms. Randleman and a second by Mr. Magalhães, the board unanimously approved HI 17-14.

HI 17-15, Emergency Solutions Grant Awards

Ms. Lewis stated that HI 17-15 is to authorize the award of ESG funds to the 24 applicants in the amounts listed on Exhibit A for the 2018 calendar year. She requested board action.

MOTION: On a motion by Mr. Magalhães and a second by Ms. Bell, the board unanimously approved HI 17-15.

HI 17-16, HOME TBRA Awards

Mr. Floyd stated that staff is recommending the approval of six new HOME awards for Tenant-Based Rental Assistance projects. The recommended projects would serve over 500 people in 20 counties across the stated totaling \$1.3 million in funds.

MOTION: On a motion by Mr. Magalhães and a second by Ms. Randleman, the board unanimously approved HI 17-16.

HI-17-17, LIHTC 4% Cost Cap, Blackbird Tower

Mr. Vaske stated that Blackbird Investments requested a cost cap waiver for the Blackbird Tower in Des Moines. Mr. Vaske stated that staff recommended denial of HI 17-17, LIHTC 4% Cost Cap Waiver for Blackbird Tower. There was lengthy discussion among the Board members.

MOTION: Mr. Magalhães moved to deny HI 17-17. On a second by Ms. Bell, a roll call vote was taken with the following results: **YES:** Aust, Baum, Bell, Heil, Magalhães and Randleman; **NO:** Johnson, Nelson. The motion to deny HI 17-17 passed.

Economic Development

ED 16-16B, Southridge Apartments

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$35,000,000 of Iowa Finance Authority Multifamily Housing Revenue Notes for the Southridge Apartments Project in Des Moines. The bonds will be used to construct a 288-unit multifamily housing development. This project will also use 4% LIHTCs. Ms. Beary requested board action.

MOTION: On a motion by Ms. Randleman and a second by Ms. Bell, the board unanimously approved ED 16-16B.

ED 17-03B, Council Bluffs Leased Housing

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$8,500,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds for the Council Bluffs Leased Housing Project. The bonds will be used for the acquisition and rehabilitation of an existing affordable housing community. This project will also use 4% LIHTCs. Ms. Beary requested board action.

MOTION: On a motion by Mr. Magalhães and a second by Ms. Randleman, the board unanimously approved ED 17-03B.

ED 17-13B, MidAmerican Energy

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$100,000,000 of Iowa Finance Authority Solid Waste Facility Revenue Bonds for the MidAmerican Energy Project. The bonds will be used to finance the costs of construction, equipping and furnishing solid waste facilities in Council Bluffs, Salix and Louisa. This project has received an allocation of Private Activity Bond Cap as well. Ms. Beary requested board action.

MOTION: On a motion by Mr. Nelson and a second by Ms. Randleman, the board unanimously approved ED 17-13B.

Miscellaneous

Receive Comments from General Public

Chair Heil 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 Heil closed the public comment period.

Adjournment

On a motion by Mr. Magalhães and a second by Ms. Johnson, the October 4, 2017, meeting of the IFA Board of Directors adjourned at 12:09 p.m.

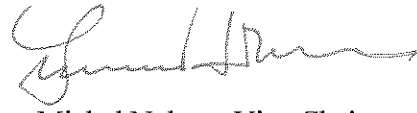
Dated this 4th day of October, 2017

Respectfully submitted:



David D. Jamison
Executive Director/Board Secretary

Approved as to form:



Michel Nelson, Vice Chair
Iowa Finance Authority