



IOWA FINANCE
AUTHORITY

BOARD MEETING MINUTES

**Iowa Finance Authority
Des Moines, Iowa
July 11, 2018**

Board Members Present

Ashley Aust
Darlys Baum
Jane Bell
Jeff Heil, Chair
Joan Johnson

Shaner Magalhães
Michel Nelson
Ruth Randleman
Gilbert Thomas
Daniel Wasta, Designee for Treasurer Fitzgerald

Board Members Absent

None

Staff Members Present

Carolann Jensen, Interim Executive Director
Samantha Askland, ITG Commercial Services
Officer
Kaitlyn Carlson, Commercial Services Specialist
Brian Crozier, Chief Administration Officer
Stacy Cunningham, LIHTC Analyst
Steve Ferguson, AG Program Specialist
Jess Flaherty, Executive Officer
Alyson Fleming, SRF Program Specialist
Cindy Harris, Chief Financial Officer
Steve Harvey, Accounting Director
Ashley Jared, Director of Communications
Michael Johnson, Software Development Specialist
Katie Kulisky, LIHTC Administrative Assistant
Karen Kulisky, Underwriting Analyst
Marilee Mitchell, Administrative Assistant
Tammy Nebola, AG Program Specialist

Julie Noland, Director of Compliance
Wes Peterson, Director of Government Relations
Carla Pope, ITG Senior Project Coordinator
Jennifer Pulford, Loan Servicing Specialist
Terri Rosonke, Housing Iowa Development
Specialist
Dakota Sullivan, ITG Intern
David Swanson, IT Manager
Michelle Thomas, Accounting Manager
Mark Thompson, General Counsel
Dave Vaske, LIHTC Manager
Matt Veldey, ITG Commercial Underwriting
Attorney
Brook Whitney, Section 8 Admin Assistant
Angie Wilson, Communications Intern
Becky Wu, Loan Servicing Specialist
Brea Young, ITG Intern

Others Present

David Grossklaus, Dorsey & Whitney
Sue Foecke, Senate Democrats
Jim O'Hare, Horizon Bank

James Smith, Dorsey & Whitney
Scott Fitzpatrick, Midwest Housing Equity Group

Call to Order

Chair Heil called to order the July 11, 2018, meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:01 a.m. Roll call was taken, and a quorum was established. The following Board members were present: Aust, Baum, Bell, Johnson, Magalhães, Nelson, Randleman, Thomas, Wasta and Heil.

Election of Officers

Chair Heil asked for nominations for the IFA Board Officers. Ms. Baum made a motion to nominate the slate of officers 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.

Years of Service Awards

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

5 years of service – Samantha Askland, Steve Ferguson, Cindy Harris, Amanda Jenkins, Tara Lawrence, Tammy Nebola

10 years of service – Dave Vaske, Brook Whitney, Becky Wu

15 years of service – Michael Johnson, Carla Pope, Matt Veldey

20 years of service – Karen Kulisky

30 years of service – Julie Noland

Consent Agenda

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

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

Approval of Minutes of the June 6, 2018, IFA Board Meeting
Approval of Minutes of the June 19, 2018, Telephonic IFA Board Meeting
WQ 18-12, SRF Construction Loans
AG 18-051B, Brian K. and Angie D. Cogley
AG 18-052B, Kyle A. and Jenna Ramsey
AG 18-053B, Brady J. Pottebaum
AG 18-054B, Kevin and Ashley Van Maanen
AG 18-055B, Jacob and Brittany Reinert
AG 18-056B, Lucas Marshall Bravard
AG 18-057B, Samuel S. and Nichole M. Ose
03867M, Shawn A. and Valerie S. Rathje
AG 15-072M, Brent and Amy Van Den Top
AG-LP 18-05, Loan Participation Program

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

Administration Interim Director's Update

Ms. Jensen reported that the Beginning Farmer Loan Program Lender of the Year Award would be presented on July 12 in Hills Iowa. She stated that Eide Bailly plans to have the Special Audit for FY16-FY18 completed by August 1, 2018 and that she does not have an estimated date of completion from the

Auditor of State. Ms. Jensen also reported that the Weinhardt Law Firm had begun staff interviews for the investigation but there is not an estimated date of completion for the final report.

GEN 18-05, Eide Bailly Special Audit

Ms. Jensen stated that this is a resolution authorizing the auditing firm of Eide Bailly to conduct a forensic audit from January 1, 2011 through June 30, 2015 to comply with Legislative requirements. The resolution also allows for an amendment of the FY19 budget to cover the cost of this audit review.

MOTION: On a motion by Mr. Nelson and second by Ms. Baum, the board unanimously approved GEN 18-05 with the proposed amendment.

May 2018 Financial Statement

Mr. Harvey presented highlights of the May 2018 financial statement that was included in the board packet.

MOTION: On a motion by Ms. Randleman and a second by Mr. Thomas, the board unanimously approved the May 2018 Financial Statement.

FIN 18-05, Pheasant Run Apartments

Mr. Morlan stated that this is a 9% LIHTC project that was completed in 1998 with 36 family units. IFA provided a HAF loan and the project also received a HOME loan to help finance the project. IFA refinanced the bank loan of the project in 2003. The owner is requesting a refinance. Mr. Morlan requested board action on FIN 18-05.

MOTION: On a motion by Ms. Aust and a second by Mr. Magalhães, the board unanimously approved FIN 18-05.

Notice of Intended Action: Chapter 24, Home and Community-based Services Rent Subsidy Program

Mr. Thompson presented the Notice of Intended Action (NOIA) for Chapter 24 and outlined the one significant change in the rules. He stated that staff is proposing to strike the requirement that a qualified rental unit could not be owned by an immediate family member of the subsidy recipient. Mr. Thompson requested board action on the NOIA.

MOTION: On a motion by Mr. Thomas and a second by Ms. Randleman, the board unanimously approved the NOIA: Chapter 24.

Communications Update

Ms. Jared reported that the House Wide Iowa campaign concluded on June 30 with a total of 4,235 entries. Linda Frazier, HomeServices Lending and Jeff Kinion, Iowa Realty, were the top lender and realtor referrals for the 2018 contest. She gave a brief update on the new web site stating that the expected launch date is December 2018. Lastly, Ms. Jared reported that the HousingIowa Conference will be held in Des Moines, September 5-7. She highlighted some of the session speakers and topics for the 2018 conference and encouraged the board members to register soon.

Economic Development
ED 16-05B-2, Coe College Project

Ms. Nebola stated that this is an amending resolution regarding \$43,000,000 of Iowa Finance Authority Private College Facility Revenue Bonds issued in 2016 for the Coe College project in Cedar Rapids.

The project is planning on changing the way the interest on the bonds is calculated. They are also requesting to extend the maturity. Ms. Nebola requested board action on ED 16-05B-2.

MOTION: On a motion by Mr. Nelson and a second by Ms. Aust, the board unanimously approved ED 16-05B-2.

ED 18-05B, Lifespace Communities Project

Ms. Nebola stated that this is a resolution authorizing the issuance of an amount not to exceed \$380,000,000 of Iowa Finance Authority Revenue Bonds for the Lifespace Communities Project. The bonds will be used to make improvements to facilities in Illinois, Minnesota and Pennsylvania. Ms. Nebola requested Board action on ED 18-05B.

MOTION: On a motion by Mr. Magalhães and a second by Mr. Thomas, the board unanimously approved ED 18-05B.

HousingIowa

HI 18-08, Notice of Intended Action: Chapter 12, Low-Income Housing Tax Credits, 2019 4% and 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 2019 4% and 9% QAPs and answered questions from the Board. Mr. Vaske requested board action on HI 18-08.

MOTION: On a motion by Mr. Nelson, and a second by Ms. Randleman, the board unanimously approved HI 18-08.

HI 18-09, Additional 2018 LIHTC Awards

Mr. Vaske reported that as a result of the Consolidated Appropriations Act of 2018 the state of Iowa received a 12.5% increase in 2018 Housing Tax Credit per capita and volume cap, reflecting an additional \$943,713 in 2018 federal low income housing tax credits. Combining this amount with the unallocated credits of \$515,727 after the 2018 9% allocations were made in March, IFA has \$1,459,440 in available federal low income housing tax credits. Staff stated that this resolution would direct the IFA Staff to offer awards to projects on the waiting list in accordance with the process set forth in the 2018 QAP. Mr. Vaske requested board action on HI 18-09.

MOTION: On a motion by Ms. Bell and a second by Mr. Magalhães, the board unanimously approved HI 18-09.

HI 18-10, SHTF Project-Based Awards

Ms. Rosonke recommended two State Housing Trust Fund awards in the amount of \$50,000 each to Habitat for Humanity of Marion County, Inc. and Siouxland Habitat for Humanity. She stated that the Habitat for Humanity of Marion County plans to partner with Vermeer Industries for this build. Vermeer, in honor of the company's 70th anniversary, has committed paid time off for their employees who volunteer and hopes to build the home in 70 days. Ms. Rosonke requested board action on HI 18-10.

MOTION: On a motion by Ms. Randleman and a second by Mr. Magalhães, the board unanimously approved HI 18-10.

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.

Continuing Disclosure Training

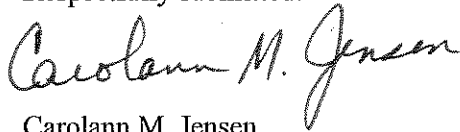
Mr. Grossklaus and Mr. Smith conducted the training and answered questions from the IFA Board.

Adjournment

On a motion by Ms. Randleman and a second by Ms. Aust, the July 11, 2018, meeting of the IFA Board of Directors adjourned at 12:06 p.m.

Dated this 1st day of August, 2018

Respectfully submitted:



Carolann M. Jensen
Interim Executive Director/Board Secretary

Approved as to form:



Jeffrey Heil, Chair
Iowa Finance Authority