



## TELEPHONIC BOARD MEETING MINUTES

Iowa Finance Authority  
2015 Grand Avenue  
Des Moines, Iowa  
October 9, 2013

### Board Members Present

Darlys Baum, Chair	Joan Johnson
David Greenspon, Vice Chair	Shaner Magalhães
Carmela Brown, Treasurer	Michel Nelson
Jeffrey Heil	Eric Peterson

### Board Members Absent

Ruth Randleman

### Staff Members Present

David Jamison, Executive Director/Board Secretary	Carolann Jensen, Chief Administration Officer
Lori Beary, Community Development Director	Beth Mahaffey, Business Development Director
Jerry Floyd, HOME Program Analyst	Mark Thompson, General Counsel
Cindy Harris, Chief Financial Officer	Nancy Wallis, Administrative Assistant/ Recording Secretary
Deb Haugh, Director of Single-Family Production	

### Others Present

Andy Anderson – Faegre Baker Daniels LLP

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### Call to Order

Chair Baum called to order the October 9, 2013, special telephonic meeting of the Iowa Finance Authority (IFA) Board of Directors at 3:03 p.m. Roll call was taken and a quorum was established with the following Board members present: Baum, Brown, Heil, Johnson, Magalhães, Nelson and Peterson.

Chair Baum noted for the minutes that the meeting was being held telephonically because the schedules of the Board members made it impractical for a quorum to meet in one location.

## Legal

### **Adopted & Filed – Chapter 39, HOME Partnership Program**

Mr. Thompson reported that a letter was included in the Board materials that explained the changes that had been made to the administrative rules for the HOME Program. He explained that IFA is proposing the changes in order to clarify IFA's rules and the restrictions imposed on the program that are allowed under the Federal laws, and to bring IFA's rules into line with changes that were adopted by HUD on July 24, 2013.

Mr. Greenspon joined the conference call at 3:05 p.m.

**MOTION:** On a motion by Mr. Heil and a second by Mr. Greenspon, the Board unanimously approved the adopted and filed version of the amendments to Chapter 39, HOME Partnership Program.

Mr. Nelson disconnected from the conference call at 3:06 p.m.

### **Request for Renewal of Waiver – Home- and Community-Based Services Rent Subsidy Program, Jan Fleming**

Mr. Thompson summarized the history of this waiver, noting that in August 2010, the Board approved a one-year waiver, allowing Ms. Fleming to remain in her two-bedroom apartment, but count it as a one-bedroom unit for purposes of calculating her rent subsidy amount. When that waiver expired, she again applied for a waiver, and was granted a two-year extension by the Board. He explained that in September 2013, when her annual renewal was submitted, the rent subsidy amount was calculated based on a two-bedroom unit since the waiver had expired. Her rent subsidy dropped from about \$335 per month to about \$51 per month. Mr. Thompson said that Ms. Fleming wrote a letter requesting an extension of the waiver so she could stay in her home of 15 years because a move would be detrimental to her health and well-being.

Mr. Thompson explained that staff was recommending approval of the waiver because the rent subsidy would not change much if she moved into a one-bedroom unit since she currently gets a lower price for having lived in the same unit so long.

Director Jamison and other staff responded to questions from Board members.

**MOTION:** Mr. Greenspon made a motion to approve Jan Fleming's request for a renewal of the waiver granted on August 4, 2010, and extended on March 2, 2011, extending that waiver for a period of five years, at which time Ms. Fleming may seek another extension of the waiver. On a second by Ms. Brown, a vote was taken with the following results: **YES:** Brown, Greenspon, Johnson, Magalhães, Peterson and Baum; **NO:** Heil; **ABSTAIN:** None. The Board approved the waiver on a majority vote.

### **Adopted and Filed Emergency and Notice of Intended Action – Chapter 27, Military Service Member Homeownership Assistance Program**

Mr. Thompson explained how the rules for using a participating lender have changed over time based on IFA's rates compared with bank rates over the years. He stated that when IFA presented amendments to the Administrative Rules Review Committee (ARRC), the committee members had some concerns, which committee members and IFA staff have addressed over the last few months. Mr. Thompson said that the ARRC met on October 8, 2013, and approved the emergency adoption of the proposed rules, meaning that if approved by the IFA Board, the amendments will become effective on October 15, 2013.

**MOTION:** On a motion by Mr. Greenspon and a second by Mr. Heil, the Board unanimously approved the emergency adoption and filing and the Notice of Intended Action for Chapter 27, Military Service Member Homeownership Assistance Program.

**Defeasance of Iowa Finance Authority Refunding Revenue Bonds (Correctional Facility Program), Series 2002, Pursuant to House File 648, as Passed by the 2013 General Assembly**

Mr. Thompson reported that a bill was passed last session to defease a number of outstanding bonds that are held by the State. He indicated that the Correctional Facility Program bonds that were issued by IFA in 2002 are included in that legislation. Mr. Thompson noted that Andy Anderson, from Faegre Baker Daniels LLP, the firm that has been retained by the Treasurer's Office to facilitate the defeasance, is present to address any questions the Board members may have.

Mr. Thompson explained that the Faegre firm has asked that the IFA Board approve the resolution which would authorize the finalization and execution of an Escrow Agreement pursuant to which the State would deposit money in escrow with which to defease the bonds. Mr. Anderson responded to questions from the Board.

**MOTION:** Mr. Greenspon made a motion to approve the resolution authorizing defeasance, approving the general form of an Irrevocable Escrow Deposit Agreement for the defeasance of the Iowa Finance Authority Refunding Revenue Bonds (Correctional Facility Program), Series 2002, and other related matters. On a second by Mr. Peterson, the Board unanimously approved the resolution.

**HousingIowa**

**Resolution HI 13-22, State Housing Trust Fund Project-Based Program Awards**

Ms. Jensen introduced the resolution allocating an award of \$50,000 to Hope Haven Area Development Center Corporation under the 2014 State Housing Trust Fund Project-Based Program. She said the grant would be used to help acquire a single-family home in Morning Sun to provide affordable rental housing for people with disabilities who are eligible for the Medicaid Home and Community Based Services (HCBS) Waiver.

**MOTION:** Ms. Brown made a motion to approve the resolution awarding a grant under the Project-Based Housing Program to the recipient and in the amount listed on Exhibit A, contingent upon all other funding sources, as identified in the applicant's project budget, being secured. On a second by Mr. Magalhães, the Board unanimously approved Resolution HI 13-22.

**Economic Development Loan Program**

**Resolution ED 13-11A, Genesis Health System Project**

Ms. Beary introduced an application and inducement resolution for \$121,000,000 of Iowa Finance Authority Healthcare Revenue Bonds for the Genesis Health System Project. She said the bonds will be used for the expansion of the existing East Campus of Genesis Medical Center in Davenport. Ms. Beary noted that Genesis Health System is a 501 c(3) private non-profit corporation. She explained that the reason she brought this resolution to the Board for the current meeting is because the project is on a relatively fast time table, and that the borrower hopes to have the authorizing resolution ready to be considered at IFA's November Board meeting.

**MOTION:** Mr. Greenspon made a motion to adopt the resolution approving an application for \$121,000,000 of Iowa Finance Authority Healthcare Revenue Bonds (Genesis Health System Project), Series 2013, for Genesis Health System (the "Borrower"), and evidencing the intent to

proceed with the issuance of \$121,000,000 of Healthcare Revenue Bonds. On a second by Mr. Peterson, the Board voted unanimously to adopt Resolution ED 13-11A.

### Adjournment

There being no further business, on a motion by Mr. Greenspon and a second by Mr. Peterson, the October 9, 2013, special telephonic meeting of the IFA Board of Directors adjourned at 3:34 p.m.

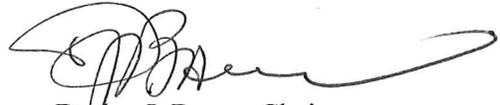
Dated this 6<sup>th</sup> day of November 2013.

Respectfully submitted:



David D. Jamison  
Executive Director/Board Secretary  
Iowa Finance Authority

Approved as to form:



Darlys J. Baum, Chair  
Iowa Finance Authority