



**IOWA FINANCE AUTHORITY
BOARD MEETING MINUTES**

**Downtown Des Moines Marriott
700 Grand Avenue
Des Moines, Iowa**

November 12, 2008

Board Members Present

Roger Caudron, Chair	Heather Armstrong (via telephone)
Douglas Walter, Vice Chair (via telephone)	Darlys Baum
Carmela Brown, Treasurer	Virginia Bordwell (via telephone)
Steven Adams (via telephone)	David Erickson

Staff Members Present

Bret Mills, Executive Director	Loyd Ogle, Director of Title Guaranty Division
Lori Beary, Community Development Director	Carla Pope, Director of Affordable Rental Production
Mark Fairley, Finance & Investment Manager	Terri Rosonke, HousingIowa Development Specialist
Steve Harvey, Director of Operations/ Comptroller	Mark Thompson, General Counsel
Ashley Jared, Assistant Communications Director	Dave Vaske, Low-Income Housing Tax Credit (LIHTC) Manager
Joseph Jones, Director of Governmental Affairs	Nancy Wallis, Administrative Assistant

Others Present

Andy Anderson – Faegre & Benson	Darla Giese – Dorsey & Whitney, LLP
Bill Blue – Iowa Land Title Association (ILTA)	Randy McPhail – Columbia Capital Management
Bob Burns – BurnsHousing.com	Scott Mikkelsen – Davis Brown Law Firm
David Claypool – Dorsey & Whitney, LLP	Tim Oswald – Piper Jaffray
Jim Conlin – Conlin Properties	Greg Page – Nyemaster Goode Law Firm
Mike Crowley – Wellmark, Inc.	Kyle Rice – State Treasurer’s Office
Joni DeVries - Wells Fargo Bank Iowa, NA	David VanSickel – Davis Brown Law Firm
Dan Garrett – Midwest Housing Equity Group	

Chair Caudron stated that because there was not a quorum in person, the meeting would be considered an electronic meeting due to conflicts in the schedules of Board members.

Call To Order

Chair Caudron called to order the November 12, 2008, regular monthly meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:08 a.m. Roll call was taken and a quorum was established with the following Board members present: Adams, Armstrong, Baum, Bordwell, Brown, Caudron, Erickson and Walter.

Review of Minutes

October 1, 2008, Board Meeting

Chair Caudron introduced the minutes of the October 1, 2008, regular meeting of the IFA Board of Directors.

Motion: On a motion by Mr. Erickson and a second by Ms. Bordwell, the Board unanimously approved the minutes of the October 1, 2008, IFA Board meeting.

October 10, 2008, Telephonic Board Meeting

Chair Caudron introduced the minutes of the October 10, 2008, special telephonic meeting of the IFA Board of Directors.

Motion: On a motion by Ms. Brown and a second by Mr. Erickson, the Board unanimously approved the minutes of the October 10, 2008, IFA Board meeting.

October 14, 2008, Telephonic Board Meeting

Chair Caudron introduced the minutes of the October 14, 2008, special telephonic meeting of the IFA Board of Directors.

Motion: On a motion by Ms. Baum and a second by Mr. Adams, the Board unanimously approved the minutes of the October 14, 2008, IFA Board meeting.

Administration

BOARD SUPPORT OF STATE HISTORIC TAX CREDITS

Mr. Caudron reported that he is working with a group of people seeking an increase in State Historic Preservation Tax Credits. He said the group has asked the IFA Board to write a letter in support of that effort. Mr. Adams, Ms. Bordwell and Mr. Walter each voiced support of the issue. Chair Caudron then asked for a motion.

Motion: Ms. Bordwell made a motion authorizing Mr. Caudron, as Board Chair, to sign and send a letter on behalf of the Board supporting an increase in State Historic Preservation Tax Credits. On a second by Mr. Adams, the Board unanimously approved the letter of support.

SUMMARY & OVERVIEW

Mr. Mills reported that IFA's Single-Family Program staff was conducting several lender training sessions to assist with the change to a new master servicer. He also announced that Governor Culver recently signed Executive Order 9 appointing IFA as the allocating and issuing agency for additional conduit bonds in conjunction with the recent Midwest disasters.

Mr. Mills then spoke briefly about the upcoming Board training and planning sessions; the ISU Design Build competition at the College of Design; the November 13, 2008, Golden Dome Awards ceremony where Julie Noland, James Smith and Bob Vipond will be honored; and IFA's newly hired CFO who will begin work at IFA in December.

Mr. Caudron noted that IFA currently has several staff members struggling with serious illnesses, and complimented staff for everything being accomplished even with several people out of the office for an extended period of time.

ACCOUNTING & FINANCE

Review of Financial Statement

Mr. Harvey presented the September financial results, noting that as a housing agency, revenue is unfavorable to budget mostly because TG fees and IFA's interest income are both below budget; operating expenses are unfavorable to budget; and net grant expense is favorable to budget, making year-to-date operating income \$1,243,523 favorable to budget.

Mr. Harvey reported that SRF year-to-date revenue is favorable to budget, year-to-date operating expenses are unfavorable to budget and net grant income trails budget, making the year-to-date operating income unfavorable to budget by \$1,039,386.

Mr. Harvey explained that although ratios are still looking strong, that probably will not continue because of the economic downturn.

Mr. Mills announced that CSG Financial Advisors have been contracted to do a thorough analysis of IFA's portfolio, similar to what they did for the Minnesota Housing Finance Agency. He said CSG would probably submit a report to the Board the first quarter of Calendar Year 2009.

Motion: On a motion by Ms. Brown and a second by Ms. Baum, the Board unanimously accepted the September financial statement.

Authorizing Resolution – 2008 State Revolving Fund (SRF) Revenue Bonds

Mr. Erickson submitted a letter stating a conflict of interest and said that he would not discuss or vote on the item.

Ms. Beary introduced the resolution authorizing the issuance and sale of Iowa SRF bonds, stating that although the resolution specifies the amount of bonds will not exceed \$150 million, the actual amount will likely be \$130-140 million. She said \$80 million will be for Clean Water and \$35 million will be for Drinking Water. Ms. Beary noted that the bonds will be used to reimburse the equity account, which is used to finance the loans to make the disbursements. She explained that IFA will do some state match for both Drinking Water and Clean Water with the bonds, but most of the bonds will be for reimbursement. Ms. Beary said IFA plans to issue the bonds in early December.

Motion: Mr. Adams made a motion to approve the resolution authorizing the issuance and sale of Iowa State Revolving Fund Revenue Bonds, Series 2008, authorizing and approving the execution and delivery of related documents and delegating certain responsibilities to the Executive Director for approving the final terms of the Series 2008 Bonds and the forms and content of the related financing documents. On a second by Mr. Walter, the Board voted with the

following results: YES: Adams, Armstrong, Baum, Bordwell, Brown, Caudron and Walter; No: None; ABSTAIN: Erickson. The resolution was approved on a majority vote.

Reimbursement Resolution for SRF

Ms. Beary introduced the reimbursement resolution for SRF authorizing reimbursement of loan disbursements from future SRF bond issues. She noted that the Board has approved three prior reimbursement resolutions: up to \$25 million in February 2007, up to \$75 million in July 2007, and up to \$100 million in July 2008, and that staff seeks approval for another \$100 million with the current resolution. Ms. Beary said that disbursements for SRF loans average \$8 million per month for Clean Water loans and nearly \$4 million per month for Drinking Water loans. She noted that committed SRF loans yet to be disbursed exceed \$112 million.

Motion: Ms. Bordwell made a motion to approve the resolution providing for reimbursement of certain costs for the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program. On a second by Ms. Baum, the Board unanimously adopted the reimbursement resolution for SRF.

Mr. Mills said that because of the work done by Ms. Beary and others at IFA, the Iowa Department of Natural Resources and Dorsey & Whitney Law Firm, the SRF program is now the first choice for communities rather than the last resort as it was previously. He noted that the program has nearly doubled in the last three years. Mr. Caudron added his congratulations and thanks to staff for the good work.

Resolution Authorizing Single-Family Advance from Federal Home Loan Bank Des Moines

Mr. Fairley introduced the resolution authorizing the proposed Credit Agreement and Note Issuance with the Federal Home Loan Bank of Des Moines. He summarized the key points of the agreement as specified in the cover memo included in the Board packet, stating that although the resolution allows up to \$60 million, the amount is expected to be \$45-50 million. Mr. Fairley explained that the note issuance is expected to preserve \$45-50 million of Private Activity Bond Cap from recycled prepayments and other monies that will be used to fund new single-family mortgage loans in the future.

Motion: Ms. Brown made a motion to approve the resolution relating to Issuance of Note for Single-Family Mortgage Program; authorizing preparation and execution of Credit Agreement; delegating certain responsibilities to the Executive Director for finalizing certain matters, forms and contents of certain documents; and also pertaining to certain other related matters. On a second by Mr. Erickson, the Board unanimously adopted the resolution.

Authorizing Resolution – Single-Family Mortgage Bonds 2009 A, B & C

Mr. Fairley introduced the resolution authorizing the issuance of not to exceed \$95 million for Single-Family Mortgage Bonds. He summarized the key points of the proposed bond issuance and said that staff expects to price the bonds in January 2009 and close the bond issue in February 2009.

Motion: Mr. Walter made a motion to approve the resolution adopting and approving Series Resolutions relating to Single-Family Mortgage Bonds, 2009 Series A, 2009 Series B and 2009 Series C (Mortgage-Backed Securities Program) and authorizing the issuance, sale and delivery of the Authority's Single-Family Mortgage Bonds pursuant to such series resolutions; authorizing the execution and delivery of one or more Contracts of Purchase and a Continuing

Disclosure Agreement; and delegating certain responsibilities to the Executive Director for finalizing certain matters, forms and contents of certain documents. On a second by Mr. Erickson, the board unanimously approved the resolution.

Resolution – Single-Family 2004 Series B & D Authorizing Delivery of Liquidity Facilities

Mr. Thompson explained that this resolution was added to the agenda less than 24 hours prior to the Board meeting. He said that if enough Board members were available for an electronic meeting on November 13, it would be preferable to discuss this resolution at that time, but if that was not possible, it could be discussed at the current meeting as an emergency item based on the Iowa Code. A poll of Board members indicated that a quorum would be available at 3:00 p.m. on November 13, 2008.

Board members asked for a summary of the resolution. Mr. Mills responded by saying that because DEPFA, liquidity provider for several of IFA's notes, is facing severe financial issues, IFA would need to begin accelerated payments unless we have a new liquidity provider in place. He said that Federal Home Loan Bank has agreed to fulfill that role. The resolution would terminate IFA's agreements with DEPFA.

No action was taken and the resolution will be considered at the meeting scheduled for November 13, 2008, at 3:00 p.m.

LEGAL

Adopted and Filed – 265 IAC Ch. 9.7(16): TG Title Plant Waiver

Mr. Ogle explained that because Title Guaranty relies on title searches and abstract updates, by law abstractors generally must own a 40-year title plant. He said that attorneys who began doing title work before the rule was passed, and abstractors who have received a waiver to the title plant rule are allowed to use direct searches instead of a 40-year title plant. Mr. Ogle reported that the Title Guaranty Board started the process of writing the proposed rules in 2007, the IFA Board has approved the Notice of Intended Action, there has been a public comment period, and the TG Board has now submitted the current rules to the IFA Board for final approval.

Mr. Blue, President of ILTA, was granted permission to make some comments. He said the ILTA applauds the rule-making process and will commit to work with TG because the two groups are much stronger together than apart. Mr. Blue noted that his only concern was with the definitions in Section 9.7(2) and 9.7(5). He asked that the Board table action on the item until there is an opportunity to review it further.

Chair Caudron reported that one IFA Board member had also requested that the item be deferred until the December Board meeting. Mr. Ogle noted that the TG Board has reviewed the document extensively and recommends approval by the IFA Board. He said a waiver can only be granted if it is in the public interest to do so. He also explained that a title plant search provides a geographical search whereas a direct search searches only by name.

Further discussion and questions followed.

Motion: Ms. Bordwell made a motion to defer the item until the December meeting. Chair Caudron asked for a second, but the motion died for lack of a second.

Mr. Thompson noted that if the IFA Board made significant changes now, it would likely require the entire process to start over from the beginning.

Motion: Ms. Brown made a motion to approve the proposed Adopted and Filed TG Title Plant Waiver Rules. On a second by Mr. Walter, a roll call vote was taken with the following results: **YES:** Armstrong, Baum, Brown, Caudron, Erickson and Walter; **No:** Adams and Bordwell. On a majority vote, the Board approved the Adopted and Filed – 265 IAC Ch. 9.7(16): TG Title Plant Waiver.

Adopted and Filed – Allocation Plan for the Project-Based Housing Program

Ms. Rosonke introduced the resolution and said the Board packet included comments that IFA received during the public comment period. Ms. Rosonke summarized the comments explained why staff does not recommend any changes based on those comments.

Motion: On a motion by Mr. Erickson and a second by Ms. Baum, the Board unanimously approved the Adopted and Filed version of the Allocation Plan for the Project-Based Housing Program.

Termination of First Amended 2009 Low-Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP) Notice of Intended Action

Mr. Thompson reported that because the Board recently adopted the Second Amended QAP it was necessary to terminate the first one to stop the rule-making process on the first amendment.

Motion: On a motion by Mr. Erickson and a second by Ms. Brown, the Board unanimously approved the termination of the First Amended 2009 LIHTC QAP Notice of Intended Action.

LEGISLATIVE

Chair Caudron welcomed Mr. Jones back from his leave of absence. Mr. Jones gave a brief report about the changes in the State Legislature for the upcoming session and in Congress, which will begin the session on January 6, 2009. He said he will discuss IFA's pre-file bills with the Board in December and will hope to have the committee assignments by that time. Mr. Jones also announced that IFA's Funnel Cake Day at the State Capitol will be on March 12, 2009, and that the NCSHA Legislative Conference will be held March 2-4, 2009, in Washington, DC.

COMMUNICATIONS

Chair Caudron welcomed Ms. Jared as IFA's newly hired Assistant Communications Director. Ms. Jared distributed the fall issue of "SettlingIn," the quarterly publication sent to new homeowners who use the FirstHome Program.

Ms. Jared announced that a letter had been sent in mid-October to more than 2,500 Iowans whose adjustable rate mortgage would reset in the next three months. She said 7 percent of those recipients have already become Iowa Mortgage Help clients. Ms. Jared also reported that in mid-November, IFA and the Iowa Attorney General's Office would begin distributing television public service announcements to stations around the state featuring Iowa Mortgage Help. She noted that the two 30-second spots would encourage troubled homeowners to call for help. Ms. Jared also stated that the board packet included five new SRF ads that will begin running in targeted publications in December.

ECONOMIC DEVELOPMENT PROGRAM

ED Resolution #08-16A, Plymouth Energy, LLC Project

Ms. Beary introduced the application for \$10,000,000 of Iowa Finance Authority Solid Waste Facility Revenue Bonds for the Plymouth Energy Project in Merrill, located in Plymouth County. She first explained that she accidentally attached an incorrect application with the resolution in the Board packet. Ms. Beary said the applications are nearly the same, the only difference being that the second page of the correct application should read “Solid Waste” rather than “Fractionation Process.” She distributed the correct application and reported that the bonds will be used for the solid waste portion of an ethanol plant that will convert wet stillage into distillers grains used as livestock feed. Ms. Beary noted that the project will require Private Activity Bond Cap.

Motion: Ms. Bordwell made a motion to adopt the resolution (with the correct application attached) approving the application for \$10,000,000 of Iowa Finance Authority Solid Waste Facility Revenue Bonds (Plymouth Energy, LLC Project), Series 2008, for Plymouth Energy, LLC (the “Borrower”), and evidencing the intent to proceed with the issuance of \$10,000,000 of Solid Waste Facility Revenue Bonds. On a second by Mr. Erickson, the Board unanimously approved ED Resolution #08-16A.

Ms. Beary then explained that the next three resolutions are for projects that suffered damage in the recent natural disasters. She said that the Midwestern Disaster Bonds have been created to help businesses that suffered a loss from those natural disasters. Ms. Beary noted that although the specifics of the program have not yet been determined, the Board can approve the inducement resolutions as a first step for the projects. She noted that because IFA will have \$2.6 billion in bond cap between now and 2013, staff will expand the current rules to accept projects that are allowed by the federal law.

ED Resolution #08-15A, Le Chateau Apartments Project

Ms. Beary introduced the application for \$16,000,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds for the Le Chateau Apartment Project in Coralville. She explained that the bonds will be used for the construction of a new building to replace 74 units destroyed by flooding in June 2008. Ms. Beary said the project will require an allocation of Midwestern Disaster Bond Cap.

Motion: Mr. Adams made a motion to adopt the resolution approving the application for \$16,000,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds (Le Chateau Apts. Project), Series 2008, for Randy P. Ward (the “Borrower”), and evidencing the intent to proceed with the issuance of \$16,000,000 of Multifamily Housing Revenue Bonds. On a second by Mr. Erickson, the Board unanimously approved ED Resolution #08-15A.

ED Resolution #08-17A, Wellmark, Inc. Project

Ms. Beary introduced the application for \$225,000,000 of Iowa Finance Authority Office Facilities Revenue Bonds for the Wellmark, Inc. Project in Des Moines. She reported that the bonds will be used to construct a corporate headquarters. Ms. Beary noted that Wellmark suffered flood damage at their Cedar Rapids facility, and that according to federal law, a project must have had separate flood damage, but the damage doesn’t necessarily have to be on the property requesting bond cap. She said this project will require an allocation of Midwestern Disaster Bond Cap.

Motion: Ms. Brown made a motion to adopt the resolution approving the application for \$225,000,000 of Iowa Finance Authority Office Facilities Revenue Bonds (Wellmark, Inc. Project), Series 2008, for Wellmark, Inc. (the “Borrower”), and evidencing the intent to proceed with the issuance of \$225,000,000 of Office Facilities Revenue Bonds. On a second by Ms. Bordwell, the Board unanimously approved ED Resolution #08-17A.

ED Resolution #08-18A, Randy’s Carpet Outlet Project

Ms. Beary introduced the application for \$1,000,000 of Iowa Finance Authority Economic Development Revenue Bonds for Randy’s Carpet Outlet Project in Coralville. She explained that the bonds will be used for renovation of a building that suffered flood damage this summer, and that the project will require an allocation of Midwestern Disaster Bond Cap. In response to a question from Chair Caudron, Ms. Beary noted that bond cap cannot normally be used for retail, but because of the new federal guidelines, retail projects can be included.

Motion: Mr. Walter made a motion to adopt the resolution approving the application for \$1,000,000 of Iowa Finance Authority Economic Development Revenue Bonds (Randy’s Carpet Outlet. Project), Series 2008, for Randy P. Ward (the “Borrower”), and evidencing the intent to proceed with the issuance of \$1,000,000 of Economic Development Revenue Bonds. On a second by Ms. Armstrong, the Board unanimously approved ED Resolution #08-18A.

ED Resolution #08-12B, YMCA of Greater Des Moines Project

Ms. Beary introduced the application for \$2,150,000 of Iowa Finance Authority Revenue Refunding Bonds for the YMCA of Greater Des Moines. She reported that the bonds will be used to refinance bonds issued in 2000 that were used for construction and improvements at facilities in Waukee, Windsor Heights and at the Y camp in Boone. Ms. Beary noted that the inducement resolution was adopted on September 10, 2008, and that the Board held the public hearing on October 1, 2008. She said the project will not require Private Activity Bond Cap.

Mr. Erickson submitted a letter stating a conflict of interest because the law firm where he is employed is Bond Counsel for the project. He said would abstain from discussing and voting on the resolution.

Motion: Ms. Bordwell made a motion to adopt the resolution authorizing the issuance of not to exceed \$2,150,000 of Iowa Finance Authority Revenue Refunding bonds (YMCA of Greater Des Moines Project), Series 2008, for the purpose of making a loan to assist the borrower in refunding prior bonds; authorizing the execution and delivery of certain financing documents pertaining to the refunding; authorizing an assignment of certain financing documents for further securing the payment of the bonds; authorizing the sale of the bonds; and related matters. On a second by Ms. Brown, the Board unanimously approved ED Resolution #08-12B.

ED Resolutions #716D, #717D, 718D, #719D, #720D, Perry Projects

Ms. Beary introduced the amending resolutions for Iowa Finance Authority Multifamily Housing Revenue Refunding Bonds for five multifamily housing projects. She explained that IFA originally issued bonds in 1998 for these projects, and that in October 2005, IFA approved amending resolutions for each of the projects to extend the maturity of the bonds. Ms. Beary stated that these resolutions allow for The First National Bank of Omaha to temporarily reduce the interest rate on the bonds.

Ms. Beary said the amount of bonds for each project is as follows:

ED #716 Pella Housing Project

\$1,970,000 of IFA Multifamily Housing Revenue Refund Bonds
\$250,000 IFA Taxable Multifamily Housing Revenue Refund Bonds

ED #717 Grinnell Housing Project

\$1,995,377 of IFA Multifamily Housing Revenue Refund Bonds
\$250,000 IFA Taxable Multifamily Housing Revenue Refund Bonds

ED #718 Monroe Housing Project

\$900,000 of IFA Multifamily Housing Revenue Refund Bonds
\$250,000 IFA Taxable Multifamily Housing Revenue Refund Bonds

ED #719 Kellogg Housing Project

\$900,000 of IFA Multifamily Housing Revenue Refund Bonds
\$250,000 IFA Taxable Multifamily Housing Revenue Refund Bonds

ED #720 Newton Housing Project

\$1,960,000 of IFA Multifamily Housing Revenue Refund Bonds
\$250,000 IFA Taxable Multifamily Housing Revenue Refund Bonds

Motion: On a motion by Mr. Erickson and a second by Ms. Baum, the Board unanimously approved Resolutions #716D, #717D, #718D, #719D and #720D.

HousingIowa

AFFORDABLE RENTAL PRODUCTION

Resolution Awarding Additional 2008 Tax Credits to LIHTC #08-09, Harvester Artist Lofts, LP

Mr. Vaske reported that Harvester Artist Lofts Limited Partnership has requested an increase in tax credits in the amount of \$68,710, based on the reduction in pricing of the tax credits from \$.92 to \$.787. He said the project is eligible for additional credits per Section 2.2.5.2 of the 2009 Second Amended QAP. Mr. Vaske noted that, on March 5, 2008, the Board awarded credits to the project in the amount of \$535,683, bringing the total to \$604,393 if the Board approves the allocation of the additional credits.

Motion: On a motion by Mr. Erickson and a second by Ms. Brown, the Board unanimously approved the allocation of \$68,710 in additional tax credits to Harvester Artist Lofts, LP.

Resolution Awarding Additional 2008 Tax Credits to LIHTC #07-28, South View Senior Apartments, LLLP

Mr. Vaske announced that South View Senior Apartments, LLLP has requested additional tax credits in the amount of \$27,406, based on the reduction in pricing of the credits from \$.90 to \$.85. He noted that the project is eligible for additional credits per Section 2.2.5.2 of the 2009 Second Amended QAP. Mr. Vaske said the Board made a tax credit reservation of \$465,901 to the project on March 14, 2007, and that at carryover, \$465,882 was allocated. If the Board approves the additional credits, the total amount awarded to the project would be \$493,288.

Motion: On a motion by Ms. Baum and a second by Mr. Erickson, the Board unanimously approved the allocation of \$27,406 in additional tax credits to South View Senior Apartments, LLLP.

Resolution Awarding Additional 2008 Tax Credits to LIHTC #06-19, Prime Square CBIA, LLLP

Mr. Vaske said that CBIA, LLLP has requested an increase in tax credits for the Prime Square Apartments in Council Bluffs. He noted that the Board made a tax credit reservation to CBIA, LLLP (Prime Square Apartments) on March 1, 2006, for an amount not to exceed \$622,473. Mr. Vaske stated that the project is eligible for \$31,783 in additional credits based on construction cost increases per Section 6.3.2.1 of the 2009 Second Amended QAP. He explained that if the Board approves the additional credits, the total allocation awarded to the project would be \$654,256.

Motion: On a motion by Mr. Adams and a second by Ms. Bordwell, the Board unanimously approved the allocation of \$31,783 in additional tax credits to CBIA, LLLP (Prime Square Apartments).

STATE HOUSING TRUST FUND

Resolution – Certification of New Local Housing Trust Fund

Ms. Rosonke stated that Clay County Local Housing Trust Fund has requested approval and certification as a Local Housing Trust Fund. She said the copy of the required Housing Assistance Plan (HAP) was included in the Board packet.

Motion: On a motion by Mr. Erickson and a second by Ms. Bordwell, the Board unanimously approved the certification of Clay County Local Housing Trust Fund as a participant in the Local Housing Trust Fund Program.

Resolution – FY 2009 Local Housing Trust Fund (LHTF) Program Awards

Ms. Rosonke reported that IFA received 17 applications for the FY 2009 State Housing Trust Fund LHTF Program before the October 1, 2008, deadline. She said IFA had nearly \$3.3 million to award and that requests totaled \$3.5 million. Ms. Rosonke explained that because the amount requested exceeds the amount available in the LHTF Program, the recommended awards were calculated using the fraction specified in Section 3.2.2 of the Allocation Plan for the LHTF Program dated May 2008. She asked the Board to approve the awards totaling \$3,296,341 as set forth in Exhibit A of the resolution.

Ms. Rosonke announced that \$3.89 has been leveraged for every \$1 of LHTF investment, and the LHTFs estimate 1,452 units of housing in Iowa will be impacted under the proposed budgets.

Motion: On a motion by Ms. Baum and a second by Ms. Brown, the Board unanimously approved the LHTF Program awards totaling \$3,296,341 as set forth in Exhibit A of the resolution.

Title Guaranty Division (TG)

Transfer of Funds from TG to IFA's Housing Programs

Mr. Ogle said the TG Board approved a transfer of \$362,000 to IFA's housing programs.

Motion: On a motion by Mr. Adams and a second by Mr. Erickson, the Board accepted the transfer of funds from Title Guaranty.

Mr. Ogle announced that although purchase transactions are down 30 percent across the state according to Iowa Realtors Association, TG's revenue is staying stable, or higher than normal, mostly because of the marketing Ms. Berg has done around the state. He said the commercial department is already ahead of the projections for the fiscal year.

Water Quality Programs

Ms. Beary reported that in the stimulus bill passed by the House, there is about \$6.5 billion of Cap Grant for Clean Water loans nationwide, amounting to about 10 times more than last year. She said Congress proposes \$1 billion for Drinking Water nationwide. Ms. Beary noted that the House bill also includes no state match requirement for the Cap Grants.

Planning and Design Loan Resolution

Ms. Beary introduced the resolution approving Planning and Design Loans in the amount of \$4,171,500 for Deloit, Hospers, St. Ansgar, Des Moines Metropolitan WRA, Riverside, Wapello, Anamosa and Timber Ridge MHP. She stated that with the adoption of this resolution, IFA has approved Planning and Design Loans in FY09 for 23 projects totaling \$6,963,310.

Motion: On a motion by Ms. Bordwell and a second by Mr. Erickson, the Board unanimously approved the Planning and Design Loan Resolution.

Resolution – Loan to Iowa Natural Heritage Foundation – Blackert Project

Ms. Beary introduced the resolution approving participation in a loan to Iowa Natural Heritage Foundation for an amount not to exceed \$900,000 for the purchase of 167 acres within the watersheds of Spirit Lake and West Okoboji Lake in Dickinson County in order to eliminate soil loss. She said the loan is being made with Northwest Bank in Spencer.

Motion: On a motion by Mr. Adams and a second by Ms. Bordwell, the Board unanimously approved the resolution making a loan to Iowa Natural Heritage Foundation for the Blackert Project.

Miscellaneous Items

Receive Comments from General Public

Chair Caudron opened the public comment period and asked if anyone in the audience would like to address the Board.

There being no audience members wishing to address the Board, Chair Caudron closed the public comment period.

Next Meeting

Chair Caudron reminded the Board that a telephonic Board meeting would be held November 13, 2008, at 3:00 p.m. to discuss the agenda item relating to the delivery of liquidity facilities for the Single-Family 2004 Series B & D bonds.

He also announced that the next regular monthly meeting of the Iowa Finance Authority Board of Directors will be held at 10:45 a.m. on Wednesday, December 10, 2008, in IFA's Presentation Room.

Adjournment

There being no further business, on a motion by Mr. Erickson and a second by Ms. Brown, the November 12, 2008, meeting of the IFA Board of Directors adjourned at 1:00 p.m.

Dated this 10th day of December 2008.

Respectfully submitted:

Approved as to form:

Bret L. Mills
Executive Director
Iowa Finance Authority

Roger J. Caudron, Chair
Iowa Finance Authority

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Memorandum

To: Bret L. Mills, Executive Director
Mark Thompson, General Counsel
Nancy Wallis, Administrative Assistant

From: Dave Cook

Date: 11/11/00

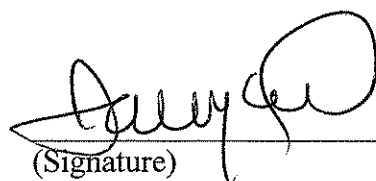
Re: Disclosure of Conflict of Interest

Pursuant to Iowa Code section 16.35, the undersigned member of the Board of the Iowa Finance Authority hereby discloses the following conflict of interest with respect to Authority Res. 2000 State Rev Fund [describe matter to which the conflict applies – for example, Resolution #01-6A, a specific board action, tax credits, etc.]:

Law Firm Underwrites Conflict

_____ [describe the conflict](the "Conflict").

Because of the Conflict, the undersigned will not participate in action by the Authority with respect to the matter described above.


(Signature)

David M Erickson
(Printed Name)

Memorandum

To: Bret L. Mills, Executive Director
Mark Thompson, General Counsel
Nancy Wallis, Administrative Assistant

From: Dave Enderson

Date: 4/12/08

Re: Disclosure of Conflict of Interest

Pursuant to Iowa Code section 16.35, the undersigned member of the Board of the Iowa Finance Authority hereby discloses the following conflict of interest with respect to ED Res 00-12B [describe matter to which the conflict applies – for example, Resolution #01-6A, a specific board action, tax credits, etc.]:

Bo ND Counsel -
Law Firm

_____ [describe the conflict] (the "Conflict").

Because of the Conflict, the undersigned will not participate in action by the Authority with respect to the matter described above.

Dave Enderson
(Signature)

Dave M Enderson
(Printed Name)