



**IOWA FINANCE AUTHORITY  
SPECIAL TELEPHONIC BOARD MEETING  
MINUTES**

**Iowa Finance Authority  
2015 Grand Avenue  
Des Moines, Iowa**

**December 31, 2007**

**BOARD MEMBERS PRESENT**

Roger Caudron, Vice Chair  
Carmela Brown, Treasurer  
Heather Armstrong

Steven Adams  
Virginia Bordwell  
Douglas Walter

**STAFF MEMBERS PRESENT**

Irene Hardisty, Director of Single Family  
Production  
Craig Johnson, Underwriter  
Julie Noland, Senior Technical Analyst  
Joe O'Hern, Director of HousingIowa

Carla Pope, Director of Affordable Rental  
Production  
Mark Thompson, General Counsel  
Dave Vaske, Low-Income Housing Tax  
Credit (LIHTC) Manager  
Nancy Wallis, Administrative Assistant

**OTHERS PRESENT**

Chris Ales - Signature Holding Company  
Bob Burns - BurnsHousing.com

Darla Giese – Dorsey & Whitney Law Firm  
Steve Ferguson – Bankers Trust

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**CALL TO ORDER**

Vice Chair Caudron called to order the December 31, 2007, telephonic meeting of the Iowa Finance Authority (IFA) Board of Directors at 1:02 p.m. Roll call was taken and a quorum was established with the following members present: Adams, Armstrong, Bordwell, Brown, Caudron and Walter. Vice Chair Caudron noted for the minutes that the meeting was held electronically because of the impracticality of meeting in person due to Board members' schedules.

### **ED Resolution #05-07B-2, Mississippi Housing Partners, L.P. Project**

Ms Noland introduced a resolution authorizing the execution of a First Supplemental Trust Indenture and First Amendment to the Loan Agreement relating to IFA's \$5,650,000 Multifamily Housing Revenue Bonds (Mississippi Housing Partners, LP Project), Series 2006. She explained that the resolution would extend the maturity date of the Bonds 30 days from their original maturity date of January 1, 2008.

Ms. Giese noted an error in the resolution. She said the equity provider had requested an extension of the maturity date, and that the words "30 days" should have been removed from the end of the seventh paragraph of the resolution to allow flexibility. She then answered questions from the Board members regarding the possibility of allowing a six-month extension rather than an open-ended maturity date.

#### ED Resolution #05-07B-2

MOTION: Mr. Adams made a motion to amend the resolution for an extension of the maturity date for up to six months and to approve the resolution authorizing the execution of a First Supplemental Trust Indenture and First Amendment to Loan Agreement relating to the Authority's \$5,650,000 Multifamily Housing Revenue Bonds (Mississippi Housing partners, LP Project), Series 2006, as amended. On a second by Ms. Brown, the Board unanimously approved the amended version of Resolution #05-07B-2.

### **ED Resolution #07-39A, Midwest Metal Products Company Project**

Ms. Noland introduced an application and inducement resolution for \$2,000,000 of Iowa Finance Authority Industrial Development Revenue Bonds for the Midwest Metal Products Project in Cedar Rapids, Linn County. She said the bonds will be used to purchase equipment such as brake presses and other manufacturing equipment. Ms. Noland noted the project will require Private Activity Bond Cap.

Board members questioned the lack of specific information provided in the application. Ms. Noland said that the city of Cedar Rapids had decided recently not to issue the bonds for the project. Because of that, the application was likely assembled quickly in order to seek approval from IFA before the end of the year so the project could be in line to compete for Private Activity Bond Cap.

Ms. Giese explained that this inducement resolution was only a preliminary step in the process and that additional and more complete information will be provided to the Board prior to an authorizing resolution. Following much discussion, a motion was made.

#### ED RESOLUTION #07-39A

MOTION: Mr. Walter made a motion to approve an application for \$2,000,000 of Iowa Finance Authority Industrial Development Revenue Bonds (Midwest Metal Products Project) for Midwest Metal Products Company (the "Borrower"), and evidencing the intent to proceed with the issuance of \$2,000,000 of Industrial Development Revenue Bonds. Following a thorough discussion regarding the missing list of participants and other desired information, Mr. Adams seconded the motion. A vote was taken with the following results: YES – Adams, Armstrong, Caudron, Brown and Walter; NO – Bordwell. On a majority vote, the board approved Resolution #07-39A.

**Request for Additional Tax Credits for Davenport Housing VII  
(LIHTC #06-33, Marycrest Senior Campus IV)**

Mr. Thompson explained that Mr. Ales has requested \$152,780 in additional credits for the acquisition/rehabilitation project in Davenport. He stated that the Qualified Allocation Plan allows for developers of such projects to request an additional allocation if costs exceed what was originally expected. Mr. Thompson noted that with rehabilitation projects, unexpected costs often occur as the project proceeds.

Mr. Thompson reported that the amount of the reservation fee listed in Section 2 of the resolution should be \$15,278 and has been corrected.

In response to questions from Board members, Ms. Pope said the project includes the fourth building to be completed, and includes a portion of the library and the nursing/administration building. She provided details regarding the uses of the additional credits, and explained that in order to be eligible for additional credits, projects are required to have 15 percent contingency fund. She said staff confirmed that the 15 percent contingency fund was in place and was taken into account on the cost increases.

MOTION: On a motion by Ms. Bordwell and a second by Mr. Walter, the Board unanimously approved the allocation of \$152,780 of additional tax credits to Davenport Housing VII for LIHTC #06-33, Marycrest Senior Campus IV.

**ADJOURNMENT**

There being no further business, on a motion by Mr. Adams and a second by Ms. Brown, the December 31, 2007, telephonic meeting of the IFA Board of Directors adjourned at 1:28 p.m.

Dated this 9<sup>th</sup> day of January 2008.

Respectfully submitted:

Approved as to form:

Bret L. Mills  
Executive Director  
Iowa Finance Authority

Kay Anderson, Chair  
Iowa Finance Authority