



**TELEPHONIC BOARD MEETING MINUTES**

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

**April 26, 2010**

**Board Members Present**

Roger Caudron, Chair	Virginia Bordwell
Douglas Walter, Vice Chair	David Erickson
Steven Adams	Wilfred Johnson
Darlys Baum	

**Board Members Absent**

Carmela Brown, Treasurer	Heather Armstrong
--------------------------	-------------------

**Staff Members Present**

Joe O'Hern, Executive Director/Board Secretary	Terri Rosonke, HousingIowa Development Specialist
Eric Chatman, Deputy Director/Chief Financial Officer	Mark Thompson, General Counsel
	Nancy Wallis, Administrative Assistant

**Others Present**

None

---

**Call To Order**

Chair Caudron called to order the April 26, 2010, special telephonic meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:02 a.m. Roll call was taken and a quorum was established with the following Board members present: Adams, Baum, Bordwell, Caudron, Erickson, Johnson and Walter.

Chair Caudron noted for the minutes that the meeting was being held telephonically because the schedules of the Board members did not allow them to meet in one location.

**Resolution HI 10-11, Single-Family NewHome Construction Loan to East Central Iowa  
Council of Governments (ECICOG)**

Ms. Rosonke introduced the resolution by explaining that ECICOG is the lead disaster recovery zone administrator for the region that includes the following counties, excluding the corporate limits of the cities of Cedar Rapids and Iowa City: Benton, Iowa, Johnson, Jones, Linn and Washington. She reported that because the funding from the Iowa Department of Economic Development (IDED) and the Federal Community Development Block Grant isn't always available before a closing occurs, ECICOG is in need of some bridge financing to allow closings under their Single-Family New Construction Program to proceed in a timely manner.

Ms. Rosonke stated that ECICOG has leveraged several lines of credit through local lenders and housing trust funds, but as of now, all local options for bridge financing have been exhausted. She said IFA staff recommends that the Board approve a \$1 million revolving loan to ECICOG to provide acquisition assistance for new single-family housing in areas affected by the disasters of 2008 within ECICOG's disaster recovery zone. She said the loan would carry an interest rate of 3 percent, and the loan funds would be advanced only after ECICOG has documented that the home buyer to be assisted has successfully passed IDED's duplication of benefits analysis and is eligible to be included in a request for payment under ECICOG's Single-Family New Construction Program.

Board and staff briefly discussed the lack of additional bridge financing available from local lenders in ECICOG's region.

**Motion:** Mr. Adams made a motion to approve the resolution authorizing a pilot project pursuant to which IFA may provide ECICOG with a revolving line of credit in a principal amount not to exceed \$1 million to be used by ECICOG to provide acquisition assistance for the purchase of up to 116 single-family residences by home buyers with annual household incomes at or below 100 percent of the area median income, in order to assist in the region's disaster recovery efforts. The funds, which would be made available from IFA's Single-Family General Bond Resolution, would bear an interest rate of 3 percent and have a maturity of not to exceed one year, with principal and interest to be repaid, in full, one year from the date of the loan agreement or within ten days of the date ECICOG receives reimbursement from IDED, whichever occurs first. On a second by Mr. Johnson, the Board unanimously approved Resolution HI 10-11.

**Adjournment**

There being no further business, on a motion by Mr. Walter and a second by Ms. Bordwell, the April 26, 2010, special telephonic meeting of the IFA Board of Directors adjourned at 11:17 a.m.

Dated this 12<sup>th</sup> day of May 2010.

Respectfully submitted:

Approved as to form:

Joseph O'Hern  
Executive Director  
Iowa Finance Authority

Roger J. Caudron, Chair  
Iowa Finance Authority