



TELEPHONIC BOARD MEETING MINUTES

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

August 31, 2010

Board Members Present

Roger Caudron, Chair	Darlys Baum
Douglas Walter, Vice Chair	Virginia Bordwell
Carmela Brown, Treasurer	David Erickson
Steven Adams	Wilfred Johnson
Heather Armstrong	

Board Members Absent

NONE

Staff Members Present

Joe O'Hern, Executive Director/Board Secretary	Mark Thompson, General Counsel
Ashley Jared, Assistant Communications Director	Dave Vaske, Low-Income Housing Tax Credit Manager
Carla Pope, Director of Affordable Rental Production	Nancy Wallis, Administrative Assistant

Others Present

Marc Beltrame – Brown Winick Law Firm	Brett Hyland – Hubbell Realty Company
Jim Conlin – Conlin Properties	Ryan Lunderby – Dominion Development Acquisition
B.J. Connolly – Midwest Development Opportunities	Kristin Sadoris – Conlin Properties
Debbie Fisher – Newbury Management Company	Jeff Voorhees – National Consulting Alliance
David Hill	James Weber – Hubbell Realty Company
Frank Levy – Newbury Management Company	Steve Niebuhr – Hubbell Realty Company

Call To Order

Chair Caudron called to order the August 31, 2010, special telephonic meeting of the Iowa Finance Authority (IFA) Board of Directors at 3:35 p.m. Roll call was taken and a quorum was established with the following Board members present: Armstrong, Baum, Bordwell, Brown, Caudron, Erickson and Johnson.

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.

HousingIowa

Resolution HI 10-26, 2010 General Pool, Non-Profit Set-Aside & Preservation Set-Aside Low-Income Housing Tax Credit (LIHTC) Program Awards

Director O'Hern reported that in the last 22 months, IFA has allocated \$700 million in tax credits and \$90 million in stimulus funds, as well as additional funding for construction loans and permanent loans. He thanked the IFA staff for their hard work, and thanked the Board members for their patience in dealing with extra meetings.

Chair Caudron thanked the IFA staff for the creativity in coming to the Board with a second round in order to allocate additional credits rather than lose them.

Mr. Vaske introduced the resolution and announced that IFA staff members have recommended 29 projects to the Board, based on the rankmaster that was distributed. He said the projects with a small box in the far left column are the ones currently under consideration. Mr. Vaske summarized each of the 29 projects specifying the amount of credits each project is to receive.

In summary, Mr. Vaske stated that out of 58 applications that were originally submitted for the 2010 LIHTC funding round, 12 projects received allocations in May and June. He said 38 applications were then received based on the First Amended 2010 Qualified Allocation Plan (QAP), 29 of which are now being considered by the Board. Mr. Vaske reported that the 29 projects represent 1,597 low-income housing units with \$16,075,015 in tax credits, for a total of \$23,717,484 in tax credits and 2,044 low-income housing units during the 2010 funding round. He thanked the developers and investors for their work in putting together workable applications for affordable housing units.

Ms. Baum then stated that the Board's goal is to provide decent, safe and affordable housing to meet the affordable housing needs in Iowa. She noted that the Board had made an exception and allowed developers with previously uncorrected Form 8823s to reapply in this second round. In so doing, she noted that the major reason was to ensure that IFA could allocate all available funds rather than lose the opportunity to produce additional affordable units if, in fact, good quality projects were proposed. Ms. Baum further stated that it was the desire of the Board that all projects meet ongoing federal guidelines and requirements, and that in future years, when the amount of Housing Tax Credit funds are significantly reduced, the Board may again impose a penalty for uncorrected Form 8823s.

Mr. Adams and Mr. Walter connected to the conference call during the discussion.

Motion: Mr. Walter made a motion to approve the resolution authorizing the allocation of tax credits under the 2010 First Amended QAP as set forth on Exhibit A of the resolution. On a second by Ms. Bordwell, the Board unanimously approved Resolution HI 10-26.

Resolution HI 10-27, Section 1602 Award to Laverne Apartments

Mr. Vaske introduced the resolution by reporting that Laverne Apartments previously received Section 1602 funding in the amount of \$993,194. He said, however, that IFA staff recently rescinded the award because the project was unable to finalize the agreement within 120 days as required in the contract. Mr. Vaske stated that the project is now ready to proceed.

Motion: Mr. Adams made a motion to approved the resolution authorizing IFA to enter into a Letter of Solicitation with the Ownership Entity of the project, committing Section 1602 financial assistance to the project in the amount of \$993,194, pending the closing of such Ownership Entity's sale of tax credits, and to enter into a Section 1602 financial assistance agreement with the Ownership Entity of the project within 120 days. On a second by Mr. Johnson, the Board unanimously approved Resolution HI 10-27.

Adjournment

There being no further business, on a motion by Ms. Brown and a second by Mr. Walter, the August 31, 2010, meeting of the IFA Board of Directors adjourned at 4:00 p.m.

Dated this 8th day of September 2010.

Respectfully submitted:

Approved as to form:

Joseph O'Hern
Executive Director/Board Secretary
Iowa Finance Authority

Roger J. Caudron, Chair
Iowa Finance Authority