

MINUTES
Iowa Agricultural Development Division of the
Iowa Finance Authority
Board Meeting
June 21, 2024
9:30 a.m.

1963 Bell Avenue, Suite 200 – Missouri Conference Room

BOARD MEMBERS PRESENT:

Gretchen McLain, Interim Chair
Kevin Boyle, Interim Vice Chair
Annette Townsley
Claire Masker-King
Jayme Ungs

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

Aaron Smith, IFA Chief Bond Programs Manager	Tammy Nebola, IFA IADD Program Specialist
Nicki Howell, IFA IADD Program Specialist	Becky Wu, IFA Accounting Manager
Mike Hogan, DOM IT	Mike Thibodeau, IFA Legal Counsel

OTHERS PRESENT:

Cris Kuhn, Dorsey & Whitney, LLP

I. ADMINISTRATION

A. ROLL CALL

The meeting of the Board of the Iowa Agricultural Development Division (IADD) of the Iowa Finance Authority (IFA) was called to order by Interim Chair McLain on June 21, 2024 at 8:31 a.m. A quorum was established with the following Board Members present; McLain, Boyle, Masker-King, Townsley and Ungs.

B. ELECTION OF OFFICERS

1. Chair

MOTION

On a motion by Townsley and a second by Boyle, the Board unanimously elected Gretchen McLain to serve as Chair until the next election of officers.

2. Vice-Chair

MOTION

On a motion by Boyle and a second by Ungs, the Board unanimously elected Annette Townsley to serve as Vice-Chair until the next election of officers.

C. APPOINT LOAN PARTICIPATION PROGRAM (LPP) COMMITTEE MEMBERS

MOTION

On a motion by McLain and a second by Ungs, the Board unanimously elected Kevin Boyle and Jayme Ungs to serve on the LPP Committee.

D. APPROVE MINUTES OF MAY 22, 2024 BOARD MEETING

MOTION

On a motion by Unga and a second by Townsley, the Board unanimously approved the minutes of the May 22, 2024 IADD Board meeting.

E. REVIEW MAY 2024 FINANCIAL STATEMENT

Becky Wu presented the May 2024 financials. For FY24 year-to-date, IADD's operating income was \$730,000, its operating expense was \$315,000, and the net operating income was \$415,000.

II. PUBLIC COMMENT PERIOD

NONE

III. LOAN PARTICIPATION PROGRAM

Tammy Nebola presented information on the following loan participation applications:

P0327 - Alex Schroeder applied for a \$100,000 loan as a down payment to construct a 2,400 head hog nursery building in which the applicant will hold an undivided 1/2 interest. Total project cost is \$385,000. The borrower has also applied for Beginning Farmer Loan AG 24-029. The bank is American Bank, NA in Remsen.

MOTION

On a motion by Boyle and a second by Unga, the Board unanimously recommended that the Iowa Finance Authority Board approve the application for a \$100,000 LPP loan contingent upon obtaining a guaranty from the applicant's parents and an assignment of the feeding contract.

P0328 - Colin Schroeder applied for a \$100,000 loan as a down payment to construct a 2,400 head hog nursery building in which the applicant will hold an undivided 1/2 interest. Total project cost is \$385,000. The borrower has also applied for Beginning Farmer Loan AG 24-030. The bank is American Bank, NA in Remsen.

MOTION

On a motion by Boyle and a second by Townsley, the Board unanimously recommended that the Iowa Finance Authority Board approve the application for a \$100,000 LPP loan contingent upon obtaining a guaranty from the applicant's parents and an assignment of the feeding contract.

IV. BEGINNING FARMER LOAN PROGRAM APPLICATIONS

A. REVIEW AND APPROVE BFLP LOAN APPLICATIONS

Tammy Nebola introduced the following applications for Beginning Farmer loans:

AG 24-025 – Cody Charles Von Glan applied for a BFLP loan of \$332,629 to assist with the purchase of approximately 52.85 acres of agricultural land in Crawford County. The lender is Westside State Bank in Halbur, Iowa. The lender's loan terms are: 30-year loan term and 4.50% variable (100% of bank's 5 year farm real estate rate) interest rate.

AG 24-026 – Benjamin Von Glan applied for a BFLP loan of \$332,629 to assist with the purchase of approximately 52.85 acres of agricultural land in Crawford County. The lender is Westside State Bank in Halbur, Iowa. The lender's loan terms are: 30-year loan term and 4.50% variable (100% of bank's 5 year farm real estate rate) interest rate.

AG 24-027 – Eric Edward Weuve applied for a BFLP loan of \$225,000 to assist with the purchase of approximately 37 acres of agricultural land in Story County. The lender is Availa Bank in Nevada, Iowa. The lender's loan terms are: 30-year loan term and 6.50% variable (80% of the 5 year CMT plus 3.00%) interest rate.

AG 24-028-I – Andrew and Alycen O'Neal applied for a BFLP loan of \$649,000 to assist with the purchase on contract of approximately 42 acres of agricultural land, including a center pivot irrigation system, in Monona County. The contract seller is Skinner Holdings, LLC in North Sioux City, South Dakota. The contract terms are: 30-year contract length and 6.50% fixed interest rate.

AG 24-029 – Alex Schroeder applied for a BFLP loan of \$125,000 to assist with the purchase of an undivided 1/2 interest in 2.07 acres on which a 2,400 head hog nursery building will be constructed in Plymouth County. The lender is American Bank, N.A. in Remsen, Iowa. The lender's loan terms are: 15-year loan term and 6.50% variable (80% of 3.00% above the 5-year Treasury rate) interest rate.

AG 24-030 – Colin Schroeder applied for a BFLP loan of \$125,000 to assist with the purchase of an undivided 1/2 interest in 2.07 acres on which a 2,400 head hog nursery building will be constructed in Plymouth County. The lender is American Bank, N.A. in Remsen, Iowa. The lender's loan terms are: 15-year loan term and 6.50% variable (80% of 3.00% above the 5-year Treasury rate) interest rate.

MOTION

On a motion by Boyle and a second by Townsley, the Board unanimously approved the BFLP applications.

B. PUBLIC HEARING ON ISSUANCE OF BONDS FOR BEGINNING FARMER LOANS

A public hearing was held by the IADD Board on June 21, 2024 at 8:56 a.m. regarding issuance of bonds for the Beginning Farmer Loan Program. No members of the public attended the hearing, and no comments were received. The public hearing was closed at 8:57 a.m.

C. APPROVE BFLP BOND DOCUMENTS

MOTION

On a motion by Townsley and a second by Unga, the Board unanimously recommended that the Iowa Finance Authority approve the BFLP Bond documents.

V. BEGINNING FARMER TAX CREDIT PROGRAM (BFTC) APPLICATIONS

The IADD received 30 new applications for BFTC program tax credits with an estimated aggregate total of \$743,867. Of the 30 applications received, 18 are cash rent and 12 are crop share.

MOTION

On a motion by Boyle and a second by Masker-King, the Board unanimously recommended that the Iowa Finance Authority Board approve the applications for BFTC program tax credits as presented.

VI. MARKETING UPDATE

IADD staff reported on recent and upcoming events where they marketed IFA's programs to assist farmers.

VII. OTHER BUSINESS

A. IFA BOARD MEETING UPDATE

Ms. McLain presented the agenda from the June 5, 2024 IFA Board Meeting.

B. NEXT IADD BOARD MEETING

The next IADD Board meeting will be held Wednesday, July 24, 2024.

VIII. ADJOURNMENT

On a motion by Boyle and a second by Unga, the June 21, 2024 meeting of the IADD Board adjourned at 9:10 a.m.

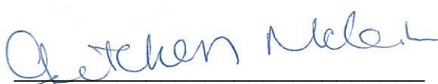
Dated this 24th day of July 2024.

Respectfully submitted:

Approved as to form and content:



Aaron Smith
IFA Director's Designee/Board Secretary



Gretchen McLain, Chair
IADD Board