

**MINUTES**  
**Iowa Agricultural Development Division of the**  
**Iowa Finance Authority**  
**Board Meeting**  
**December 23, 2024**  
**9:30 a.m.**  
**1963 Bell Avenue, Suite 200 – Helmick Conference Room**

**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

**STAFF MEMBERS PRESENT:**

Aaron Smith, IFA Chief Bond Programs Manager      Becky Wu, IFA Accounting Manager  
Tammy Nebola, IFA IADD Program Specialist  
Nicki Howell, IFA IADD Program Specialist

**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 Chair McLain on December 23, 2024 at 9:33 a.m. A quorum was established with the following Board Members present; McLain, Townsley, Boyle, Masker-King and Ungs.

**B. APPROVE MINUTES OF NOVEMBER 26, 2024 BOARD MEETING**

**MOTION**

On a motion by Ms. Masker-King and a second by Ms. Townsley, the Board unanimously approved the minutes of the November 26, 2024 IADD Board meeting.

**C. REVIEW NOVEMBER 2024 FINANCIAL STATEMENT**

Becky Wu presented the November 2024 financials. For FY25 year-to-date, IADD's operating income was \$230,000, its operating expense was \$132,000, and the net operating income was \$99,000.

## **II. PUBLIC COMMENT PERIOD**

NONE

## **III. BEGINNING FARMER LOAN PROGRAM APPLICATIONS**

### **A. REVIEW AND APPROVE BFLP LOAN APPLICATIONS**

Tammy Nebola introduced the following applications for Beginning Farmer loans:

AG 24-045 – Si Michael Eiklenborg requested an increase for a BFLP loan to \$227,500 to assist with the purchase of approximately 35 acres of agricultural land in Grundy County. The lender is Green Belt Bank & Trust in Grundy Center, IA. The lender's loan terms are: 30 year loan term and 5.50% variable (75% of (3.00% below the 5-Year U.S. Treasury Index)) interest rate.

AG 24-060 – Carter P. Pokorny requested an increase for a BFLP loan to \$222,853 to assist with the purchase of approximately 35 acres of agricultural land in Tama County. The lender is Green Belt Bank & Trust in Grundy Center, IA. The lender's loan terms are: 30 year loan term and 5.25% variable (75% of (3.00% above the 5-Year US Treasury Index)) interest rate.

AG 24-064 – Isaac William Luzum applied for a BFLP loan of \$317,940 to assist with the purchase of approximately 60.56 acres of agricultural land, house and out-buildings in Winneshiek County. The lender is Viking State Bank & Trust in Decorah, IA. The lender's loan terms are: 30 year loan term and 5.95% variable (1.50% below Viking State Bank & Trust's 5-year agricultural real estate rate) interest rate.

AG 24-065 – Tanner W. Ausdemore and Skylar H. Boots applied for a BFLP loan of \$452,200 to assist with the purchase of approximately 80 acres of agricultural land in Pottawattamie County. The lender is Shelby County State Bank in Harlan, IA. The lender's loan terms are: 30 year loan term and 5.80% variable (1.00% below the SCSB Base RE rate; Maximum of 2.00% adjustment per rate change) interest rate.

AG 24-066 – Cole Walter Lines applied for a BFLP loan of \$255,270 to assist with the purchase of approximately 80.14 acres of agricultural land in Floyd County. The lender is First Citizens Bank in Charles City, IA. The lender's loan terms are: 30 year loan term and 5.80% variable (78% of the (5-year Treasury Rate + 3.125%)) interest rate.

AG 24-067 – John David Ebaugh applied for a BFLP loan of \$577,613 to assist with the purchase approximately 77.91 acres of agricultural land, house and out-buildings in Bremer County. The lender is Fidelity Bank & Trust in Waverly, IA. The lender's loan terms are: 30 year loan term and 5.95% variable (2.15% below Wall Street Journal Prime Rate) interest rate.

AG 24-068 – Kaleb Kenneth and Bethany Ann Marie Gorsch applied for a BFLP loan of \$117,500 to assist with the purchase of approximately 47 acres of agricultural land, house and out-buildings in Iowa County. The lender is County Bank in Hartwick, IA. The lender's loan terms are: 30 year loan term and 5.75% variable (2.00% below prime rate) interest rate.

AG 24-069 – Jeffrey L. and Laura A. Soetmelk applied for a BFLP loan of \$511,707 to assist with the purchase of approximately 104 acres of agricultural land and grain bins in Harrison County. The lender is Farmers Trust & Savings Bank in Woodbine, IA. The lender's loan terms are: 30 year loan term and 5.69% variable (0.50% below the Farmer Mac 5-year VRM 25/30 Yr amortization standard rate) interest rate.

AG 24-070 – Landon Robert Hofmeyer applied for a BFLP loan of \$300,000 to assist with the purchase of 2 hog buildings with 4,200 Hd capacity in Sioux County. The lender is Security National Bank in Orange City, IA. The lender's loan terms are: 20 year loan term and 6.00% variable (3.50% above the 5-year Treasury rate) interest rate.

#### **MOTION**

On a motion by Ms. Townsley and a second by Ms. Masker-King, 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 December 23, 2024 at 9:49 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 9:50 a.m.

#### **C. APPROVE BFLP BOND DOCUMENTS**

#### **MOTION**

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

#### **D. BFLP 2024 BOND ALLOCATION STATUS REPORT**

Tammy Nebola presented the 2024 projected bond allocation for the closed beginning farmer loan program projects. The numbers could change slightly due to postponed closings.

#### **IV. BEGINNING FARMER TAX CREDIT PROGRAM (BFTC) 2024 ANNUAL REPORT**

Nicki Howell presented the 2024 approved beginning farmer tax credit projects. 153 new applications were approved with an aggregate total of \$4,700,058 in tax credits being awarded.

#### **V. MARKETING UPDATE**

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

#### **VI. OTHER BUSINESS**

#### **A. LPP INTEREST RATE DISCUSSION**

Tammy Nebola presented a memo with concerns on the scheduled rate change and timing of the rate change for the Loan Participation Program (LPP). IADD Staff recommends that the rate index be revised to reflect the rate decrease made the past two years as well adding a rate floor and changing the timing of the scheduled rate change.

**MOTION**

On a motion by Mr. Ungs and a second by Ms. Townsley, the Board unanimously approved revising the LPP rate index to 3.50% below Wall Street Prime with a rate floor of 3.50%. The revised index will be effective January 1st to be what the index was on November 15th of the preceding year. For CY 2025, the LPP interest rate will be 4.00%

B. DNR LEASE TO BEGINNING FARMER CERTIFICATION UPDATE AND PROCESS

Nicki Howell shared a summary of the 2024 DNR Certifications. The DNR certifications have required a first and second review by staff in recent years. IADD Staff recommended that the review process for the DNR Certifications be modified to only require review and approval by one IADD staff member.

**MOTION**

On a motion by Ms. Townsley and a second by Mr. Ungs, the Board unanimously approved modifying the approval process for the DNR Certifications to only require the review and approval of one IADD staff member.

C. IFA BOARD MEETING UPDATE

Chair McLain presented the agenda from the December 11, 2024 IFA Board Meeting.

D. NEXT IADD BOARD MEETING

The next IADD Board meeting will be held Wednesday, January 22, 2025.

**VIII. ADJOURNMENT**

Chair McLain adjourned the IADD Board meeting at 10:14 a.m.

Dated this 22nd day of January 2025.

Respectfully submitted:

Approved as to form and content:



Aaron Smith  
IFA Director's Designee/Board Secretary



Gretchen McLain, Chair  
IADD Board