

MINUTES
Iowa Agricultural Development Division of the
Iowa Finance Authority
Board Meeting
April 23, 2025
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
Tammy Nebola, IFA IADD Program Specialist
Nicki Howell, IFA IADD Program Specialist
Rita Grimm, Chief 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 Chair McLain on April 23, 2025 at 9:30 a.m. A quorum was established with the following Board Members present; McLain, Townsley, Boyle, Masker-King and Ungs.

B. APPROVE MINUTES OF MARCH 26, 2025 BOARD MEETING

MOTION

On a motion by Mr. Boyle and a second by Mr. Ungs, the Board unanimously approved the minutes of the March 26, 2025 IADD Board meeting.

C. REVIEW MARCH 2025 FINANCIAL STATEMENT

Aaron Smith presented the March 2025 financials. For FY25 year-to-date, IADD's operating income was \$529,000, its operating expense was \$283,000, and the net operating income was \$246,000.

D. REVIEW IADD FY26 BUDGET

Aaron Smith presented the FY 2025 Budget, which was included in the board packet. The forecast for the budget considers actual results from the first eight months and creates four months of projections.

II. PUBLIC COMMENT PERIOD

NONE

III. BEGINNING FARMER LOAN PROGRAM APPLICATIONS

A. REVIEW AND APPROVE BFLP AMENDING RESOLUTIONS

Tammy Nebola presented the following resolution to adjust the terms and conditions on a closed BFLP project:

Resolution AG 18-040M – Adam J. and Nicole C. Gubbels – Shelby County State Bank in Harlan is the lender. The amendment will lower the interest rate from 8.25% to 6.75% until May 7, 2030, at which time the rate will adjust from the original index of 1.25% above the announced prime rate of the New York Wall Street Journal Prime to the new index of equal to the New York Wall Street Journal Prime and be adjustable annually thereafter. All other loan terms will remain the same.

MOTION

On a motion by Ms. Townsley and a second by Mr. Boyle, the Board unanimously recommended that the Iowa Finance Authority Board approve the BFLP amending resolution.

B. REVIEW AND APPROVE BFLP LOAN APPLICATIONS

Tammy Nebola introduced the following applications for Beginning Farmer loans:

AG 25-027 – Cole E. Berg applied for a BFLP loan of \$269,210 to assist with the purchase of approximately 50.7 acres of agricultural land in Hamilton County. The lender is Northwest Bank in Ames, IA. The lender's loan terms are: 20 years loan term and 6.25% variable (3.64% over the 5-year FHLB rate) interest rate.

AG 25-028 – Joseph L. Gaffney applied for a BFLP loan of \$340,000 to assist with the purchase of approximately 77.03 acres of agricultural land in Delaware County. The lender is Maquoketa State Bank in Maquoketa, IA. The lender's loan terms are: 30 years loan term and 5.80% variable (1.55% above the FHLB 5-year fixed rate) interest rate.

AG 25-029 – Riley Linn Sicard applied for a BFLP loan of \$422,213 to assist with the purchase of approximately 61 acres of agricultural land in Hardin County. The lender is Green Belt Bank & Trust in Ackley, IA. The lender's loan terms are: 30 years loan term and 5.25% variable (75% of (3.00% above the 5-year Treasury)) interest rate.

AG 25-030 – Jack and Bronwyn Gunnink applied for a BFLP loan of \$406,100 to assist with the purchase of approximately 81.22 acres of agricultural land in Mahaska County. The lender is Marion County Bank in Pella, IA. The lender's loan terms are: 30 years loan term and 5.15% variable (80% of Marion County State Bank's 1-year Ag RE Rate) interest rate.

MOTION

On a motion by Mr. Ungs and a second by Ms. Townsley, the Board unanimously approved the BFLP applications.

Tammy Nebola introduced the remaining applications for Beginning Farmer loans with Mr. Ungs as the lender:

AG 25-031 – Bryce and Tressa A. Snedden applied for a BFLP loan of \$176,400 to assist with the purchase of approximately 36 acres of agricultural land in Benton County. The lender is Peoples Bank in Boone, IA. The lender's loan terms are: 30 years loan term and 5.29% variable (80% of (3.00% above the 5-year Federal Home Loan Bank of Des Moines Iowa Advance Rate)) interest rate.

AG 25-032 – Carson Chad Lambert applied for a BFLP loan of \$250,000 to assist with the construction of a 300 Hd Cattle Backgrounding Building in Webster County. The lender is Peoples Bank in Boone, IA. The lender's loan terms are: 15 years loan term and 5.18% variable (80% of (3.00% above the 5-year Federal Home Loan Bank of Des Moines Iowa Advance Rate)) interest rate.

MOTION

Mr. Boyle made a motion to approve AG 25-031 and AG 25-032. With a second by Ms. Masker-King, a roll call vote was taken with the following results. **YES:** Boyle, McLain, Townsley, and Masker-King; **NO:** None; **Abstain:** Ungs. The motion passed.

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

A public hearing was held by the IADD Board on April 23, 2025 at 9:58 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 9:59 a.m.

D. APPROVE BFLP BOND DOCUMENTS

Approve BFLP Bond Documents for Projects AG 25-027, AG 25-028, AG 25-029 and AG 25-030.

MOTION

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

Approve BFLP Bond Documents for Projects AG 25-031 and AG 25-032 with Mr. Ungs as the lender.

MOTION

Ms. Townsley made a motion to approve the bond documents for AG 25-031 and AG 25-032. With a second by Mr. Boyle, a roll call vote was taken with the following results. **YES:** Boyle, McLain, Townsley, and Masker-King; **NO:** None; **Abstain:** Unga. The motion passed.

IV. BEGINNING FARMER TAX CREDIT PROGRAM (BFTC) APPLICATIONS

A. REVIEW AND APPROVE BFTC APPLICATIONS

Nicki Howell presented for approval 10 new BFTC applications with an estimated aggregate total of \$41,343. All 10 applications were cash rent.

MOTION

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

B. REVIEW AND APPROVE BFTC CHANGE REQUESTS

Nicki Howell presented a summary of the Beginning Farmer Tax Credit requested change. There was one change request to add acres and adjust the crop share amount of the original acres.

MOTION

On a motion by Mr. Boyle and a second by Mr. Unga, the Board unanimously approved the Beginning Farmer Tax Credit change requests.

V. MARKETING UPDATE

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

VI. OTHER BUSINESS

A. IFA BOARD MEETING UPDATE

Chair McLain presented the agenda from the April 2, 2025 IFA Board Meeting.

B. NEXT IADD BOARD MEETING

The next IADD Board meeting will be held Wednesday, May 28, 2025.

VIII. ADJOURNMENT

McLain adjourned the IADD Board meeting at 10:16 a.m.

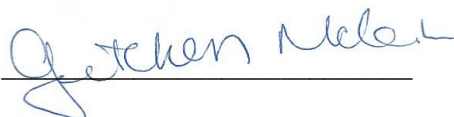
Dated this 28th day of May 2025.

Respectfully submitted:

A handwritten signature in blue ink that reads "Aaron Smith". The signature is written in a cursive style and is positioned above a horizontal line.

Aaron Smith
IFA Director's Designee/Board Secretary

Approved as to form and content:

A handwritten signature in blue ink that reads "Gretchen McLain". The signature is written in a cursive style and is positioned above a horizontal line.

Gretchen McLain, Chair
IADD Board