

MINUTES
Iowa Agricultural Development Division of the
Iowa Finance Authority
Board Meeting
September 25, 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:

Debi Durham, IEDA IFA Director	Nicki Howell, IFA IADD Program Specialist
Aaron Smith, IFA Chief Bond Programs Manager	Becky Wu, IFA Accounting Manager
Tammy Nebola, IFA IADD Program Specialist	Rita Grimm, 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 Chair McLain on September 25, 2025 at 9:32 a.m. A quorum was established with the following Board Members present; McLain, Townsley, Boyle, and Ungs.

B. APPROVE MINUTES OF AUGUST 27, 2025 BOARD MEETING

MOTION

On a motion by Mr. Boyle and a second by Mr. Ungs, the Board unanimously approved the minutes of the August 27, 2025 IADD Board meeting.

II. PUBLIC COMMENT PERIOD

NONE

III. LOAN PARTICIPATION PROGRAM APPLICATIONS

Tammy Nebola presented information on the following loan participation applications.

P0341 - Cole DenHoed applied for a \$81,218.27 loan participation as a down payment to purchase approximately 1.25 acres of agricultural land including a 1,200 Hd Hog Confinement. Total project cost is \$335,025.38. The borrower has also applied for Beginning Farmer Loan AG 25-059. The bank is Peoples Bank in Lester.

MOTION

On a motion by Mr. Ungs and a second by Mr. Boyle, the Board unanimously recommended that the Iowa Finance Authority Board approve the application for a \$81,218.27 LPP loan (P0341) contingent upon obtaining a guaranty from parents and an assignment of the feeding contract.

IV. BEGINNING FARMER LOAN PROGRAM APPLICATIONS

A. REVIEW AND APPROVE BFLP AMENDING RESOLUTIONS

Tammy Nebola presented the following resolutions to adjust the terms and conditions on closed BFLP projects:

Resolution AG 19-047M – Dennis E. Miller – Hills Bank & Trust Company in Kalona is the lender. The amendment will lower the interest rate from 6.152% to 4.81% until August 15, 2035 at which time the rate will adjust to the original index of 80% of the 5 Year Treasury plus 3.00% and be adjustable every five years thereafter. Due to the rate decrease the annual payment amount will decrease from \$10,303.03 to \$8,986.24 beginning on February 15, 2026 and continuing semi-annually thereafter. All other loan terms will remain the same.

Resolution AG 19-048M – David E. Miller – Hills Bank & Trust Company in Kalona is the lender. The amendment will lower the interest rate from 6.152% to 4.81% until August 15, 2035 at which time the rate will adjust to the original index of 80% of the 5 Year Treasury plus 3.00% and be adjustable every five years thereafter. Due to the rate decrease the annual payment amount will decrease from \$12,727.27 to \$11,991.68 beginning on February 15, 2026 and continuing semi-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 resolutions.

Ms. Masker-King joined the meeting.

B. REVIEW AND APPROVE BFLP LOAN APPLICATIONS

Tammy Nebola introduced the following applications for Beginning Farmer loans:

AG 25-054 – Dustin Alan Fessler & Allison Marie Klostermann applied for a BFLP loan of \$160,000 to assist with the purchase of approximately 26.89 acres of agricultural land and out-building in Delaware County. The lender is Fidelity Bank & Trust in Guttenberg, IA. The lender's loan terms are: 30 year loan term and 6.50% variable (80% of FB&T Commerical/Ag 5-year rate) interest rate.

AG 25-055 – Clay Michael and Morgan Blass applied for a BFLP loan of \$522,500 to assist with the purchase of approximately 80 acres of agricultural land in Greene County. The lender is Peoples Bank in Jefferson, IA. The lender's loan terms are: 30 year loan term and 5.11% variable (80% of 3.00% over the 5-year Federal Home Loan Bank of Des Moines Advance Rate) interest rate.

AG 25-057 – Thomas J. and Kelsey A. Stumpf applied for a BFLP loan of \$343,300 to assist with the purchase of approximately 65.60 acres of agricultural land and out-buildings in Washington County. The lender is Hills Bank & Trust Company in Kalona, IA. The lender's loan terms are: 30 year loan term and 4.92% variable (80% of the 5-year Treasury plus 3.00%) interest rate.

AG 25-058 – Zachary James Ryan applied for a BFLP loan of \$453,014 to assist with the purchase of approximately 100 acres of agricultural land in Delaware County. The lender is Citizens State Bank in Ryan, IA. The lender's loan terms are: 30 year loan term and 4.80% variable (64% of Prime Rate) interest rate.

AG 25-059 – Cole DenHoed applied for a BFLP loan of \$255,000 to assist with the purchase of approximately 1.25 acres of agricultural land including a 1,200 Hd Hog Confinement in Lyon County. The lender is Peoples Bank in Lester, IA. The lender's loan terms are: 15 year loan term and 5.50% variable (2.50% over the 5-year Treasury) interest rate.

MOTION

On a motion by Ms. Townsley and a second by Ms. Masker-King, the Board unanimously approved the BFLP applications; AG 25-054, AG 25-057, AG 25-058 and AG 25-059.

MOTION

On a motion by Ms. Townsley and a second by Ms. Masker-King, the Board unanimously approved the BFLP application AG 25-055. Mr. Ungs abstained from voting due to being the lender on the application.

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

A public hearing was held by the IADD Board on September 25, 2025 at 9:48 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 9:48 a.m.

D. APPROVE BFLP BOND DOCUMENTS

MOTION

On a motion by Ms. Townsley and a second by Mr. Ungs, the Board unanimously recommended that the Iowa Finance Authority Board approve the BFLP Bond documents for BFLP applications; AG 25-054, AG 25-057, AG 25-058 and AG 25-059.

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 document for BFLP application AG 25-055. Mr. Ungs abstained from voting due to being the lender on the application.

V. BEGINNING FARMER TAX CREDIT PROGRAM (BFTC) APPLICATIONS

Nicki Howell presented for approval 13 new BFTC applications with an estimated aggregate total of \$319,263. Of the 13 applications received, 9 are cash rent and 4 are crop share.

MOTION

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

Mr. Ungs left the meeting at 9:54 a.m.

I. ADMINISTRATION CONT.

C. REVIEW AUGUST 2025 FINANCIAL STATEMENT

Becky Wu presented the August 2025 financials. For FY26 year-to-date, IADD's operating income was \$101,000, its operating expense was \$54,000, and the net operating income was \$47,000.

Director Durham provided a brief update on Iowa Finance Authority programs and current events.

Ms. Masker-King left the meeting at 10:06 a.m.

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

Aaron Smith presented the agenda from the September 2, 2025 IFA Board Meeting.

B. NEXT IADD BOARD MEETING

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

VIII. ADJOURNMENT

McLain adjourned the IADD Board meeting at 10:15 a.m.

Dated this 29th day of October 2025.

Respectfully submitted:

Approved as to form and content:

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

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