



**Board Meeting
Tentative Agenda
November 4, 2015, 11:00 a.m.**

**Presentation Room
2015 Grand Ave.
Des Moines, Iowa**

I. Consent Agenda

- Approval of Minutes of the October 7, 2015, IFA Board Meeting
- AG 15-064A, Scott W. Brockman
- AG 15-066A, Boderic A. Higgins
- AG 15-067A, Dustin E. and Shonna Lampe
- AG 15-068A, Noah P. and Sky M. Hahn
- AG 15-069A, Aaron M. Adam
- AG 15-070A, Jacob and Chelsea Lohmann
- AG 15-071A, Matthew M. and Sarah M. Stoutner
- AG 15-072A, Brent and Amy VandenTop
- Ag 15-073A, Corey L. Plendl

- AG 15-074A, Laura L. Lunders
- AG-LP 15-09, Loan Participation Program
- AG-TC 15-11, Beginning Farmer Tax Credit Program
- ED 15-13, UnityPoint Health Series 2006 Refunding Project
- ED 15-14, UnityPoint Health Series 2009 A/B Refunding
- WQ 15-18, SRF Planning and Design Loans
- WQ 15-19, SRF Construction Loans

II. Administration

- **Executive Director's Report**
- **Accounting and Finance**
 - ◆ September Financial Statement
- **Communications**

III. Housing Iowa

- HI 15-14, Shelter Assistance Fund Program Awards

IV. Community Development

- **Economic Development**
 - ◆ ED 14-03B, ESW Rural Development Project
 - ◆ ED 11-12B-1, GMT Corporation Project
- **Iowa Agriculture Development Division**
 - ◆ AG 15-064B, Scott W. Brockman
 - ◆ AG 15-066B, Boderic A. Higgins
 - ◆ AG 15-067B, Dustin E. and Shonna Lampe
 - ◆ AG 15-068B, Noah P. and Sky M. Hahn
 - ◆ AG 15-069B, Aaron M. Adam
 - ◆ AG 15-070B, Jacob and Chelsea Lohmann
 - ◆ AG 15-071B, Matthew M. and Sarah M. Stoutner
 - ◆ AG 15-072B, Brent and Amy VandenTop
 - ◆ Ag 15-073B, Corey L. Plendl
 - ◆ AG 15-074B, Laura L. Lunders

V. Iowa Title Guaranty

- ◆ Administrative Rules, Chapter 9: Regulatory Analysis

VI. Miscellaneous Items

- Receive Comments from General Public – 5 min./person: 30 min. total time

VII. Adjournment

Items on the consent agenda may be removed from the consent agenda for separate consideration at the request of any Board member. Agenda items may be taken out of order at the discretion of the Board Chair.



BOARD MEETING MINUTES

**Iowa Finance Authority
2015 Grand Ave
Des Moines, Iowa
October 7, 2015**

Board Members Present

Ruth Randleman, Chair
Darlys Baum
Jane Bell
Shaner Magalhães

Joan Johnson
Jeff Heil
Michel Nelson, Treasurer
David Greenspon, Vice Chair

Board Members Absent

Eric Peterson

Staff Members Present

David Jamison, Executive Director
Jess Flaherty, Executive Assistant/
Recording Secretary
Cindy Harris, Chief Financial Officer
Lori Beary, Community Development Director
Steve Harvey, Accounting Director
Deb Haugh, Director of Single Family Production
Ashley Jared, Communications Director
Amber Lewis, Homeless Programs Coordinator
David Swanson, IT Manager
Derek Folden, Underwriter
Laura Abbott, Asset & Grants Manager
Alyson Fleming, SRF Program Specialist
Judy Hartman, Homelessness Administrative
Assistant
Karen Klinkefus, Accounting Manager
Linda Penman, Administrative Assistant
Mike Sharp, Quality Control Coordinator
Brian Sullivan, Director of Section 8
Jennifer Wong, Compliance Officer

Carolann Jensen, Chief Administration Officer
Katie Kulisky, LIHTC Administrative Assistant
Tim Morlan, Underwriter
Terri Rosonke, HousingIowa Development
Specialist
Mark Thompson, General Counsel
Wes Peterson, Director of Government Relations
David Vaske, LIHTC Manager
Josh McRoberts, Administrative Assistant
Rita Eble, HOME Program Analyst
Adrienne Williams, Loan Production Specialist
Stacy Cunningham, LIHTC Analyst
Glenda Gaumer, Senior Housing Compliance
Specialist
Mark Hutchison, Accounting Manager
Scott McClure, Housing Compliance Specialist
Tracy Scebold, SRF Manager
Michele Stump, Housing Compliance Specialist
Joanna Wilson, Associate General Counsel

Others Present

James Smith, Dorsey & Whitney
Kris Saddoris, Hubbell Realty
Sally Scott, SJSScott Consulting

Dan Garrett, WNC
Mary Ann Dennis, Housing Fellowship
Scott Fitzpatrick, MHEG

Call to Order

Chair Randleman called to order the October 7, 2015, regular monthly meeting of the Iowa Finance Authority (IFA) Board of Directors at 11:00 a.m. Roll call was taken, and a quorum was established with the following Board members present: Randleman, Greenspon, Baum, Heil, Johnson, Magalhães, Bell, and Nelson.

Consent Agenda

Chair Randleman introduced the consent agenda and asked if anyone wanted to request items be removed.

MOTION: There being no objections, Mr. Heil made a motion to approve the items on the consent agenda, which included the following:

- Approval of Minutes of the September 9, 2015, IFA Board Meeting
- AG 15-056A, Dustie J. Tibboel
- AG 15-057A, Jason R. Opperman
- AG 15-058A, Jeremy A. and Cigi Muckler
- AG 15-059A, Brandon D. Ledger
- AG 15-060-IA, Scott and Beth Albrecht
- AG 15-061A, Jon H. and Kimberly D. Lubke
- AG 15-062A, Seth L. Crozier and Brianna L. Poffenbarger
- AG 15-063A, Dane M. Titman
- AG-LP 15-08, Loan Participation Program
- AG-TC 15-10, Beginning Farmer Tax Credit Program
- ED 15-10, Western Home Communities Project
- ED 15-11, Claremont's Arbor Springs Project
- ED 15-12, Claremont's Ramsey Village Project
- WQ 15-17, SRF Construction Loans

On a second by Mr. Magalhães, the Board unanimously approved the items on the consent agenda.

Administration

YEARS OF SERVICE RECOGNITION

Chair Randleman and Director Jamison presented certificates recognizing the following IFA staff members for their years of service to IFA:

5 years of service – Rita Eble, Derek Folden, Katie Kulisky, Amber Lewis, and Adrienne Williams

15 years of service – Laura Abbott, Stacy Cunningham, Alyson Fleming, Theresa Franzen, Glenda Gaumer, Judy Hartman, Mark Hutchison, Karen Klinkefus, Scott McClure, Tim Morlan, Linda Penman, Tracy Scebold, Mike Sharp, Michele Stump, Brian Sullivan, Joanna Wilson and Jennifer Wong

Chair Randleman and Director Jamison thanked them for their work for IFA and the citizens of Iowa.

EXECUTIVE DIRECTOR'S REPORT

Director Jamison gave an overview of the recent NCSHA Annual Conference he attend in Nashville, TN. He announced he was reelected for a two year term to the NCSHA Board of Directors. Mr. Jamison also updated the Board on the upcoming Building America Summit for Presidential Candidates.

ACCOUNTING AND FINANCE

August Financial Statement

Mr. Harvey presented the August 2015 financial results. He said that as a housing agency, year-to-date net operating income before grants of \$1,831,079 is favorable to budget by \$508,007

The State Revolving Fund year-to-date net operating income after grants of \$11,595,219 is favorable to budget by \$4,417,396

MOTION: On a motion by Mr. Magalhães and a second by Mr. Nelson, the Board unanimously approved the August Financial Statement.

COMMUNICATIONS

Ms. Jared gave a brief update on the House Hunt contest that was held over the summer and reported that the winner would be announced soon. She also asked the Board members to mark their calendars with the 2016 HousingIowa Conference being held in Des Moines on September 7-8.

LEGAL

Adopted and Filed, Chapter 44

Mr. Thompson presented the Adopted and Filed, Chapter 44 rules. He requested board action.

MOTION: On a motion by Mr. Nelson and a second by Mr. Magalhães, the Board unanimously approved the Adopted and Filed, Chapter 44 rules.

GEN 15-01, Delegation of Authority

Mr. Thompson introduced the resolution and stated that the change in the Delegation of Authority would allow Director Jamison to delegate to an employee of IFA or a contracted employee. Mr. Nelson requested that an amendment be made to include that if Director Jamison delegates authority to a contracted employee that the Board must be notified in writing at the next regular Board meeting.

MOTION: On a motion by Mr. Heil and a second by Mr. Magalhães, the Board unanimously approved GEN 15-01, including the amendment requested by Mr. Nelson.

HousingIowa

HI 15-12, Adopted & Filed: Chapter 12, Low-Income Housing Tax Credits, 2016 Qualified Allocation Plan

Mr. Vaske referred to the "Overview of Changes for the 2016 Qualified Allocation Plan" that was distributed prior to the Board meeting, and asked if there were any questions. Mr. Vasked thanked the Board and staff for their work in preparing the 2016 QAP.

MOTION: Ms. Baum made a motion to approve HI 15-12, Adopted and Filed: Chapter 12, Low-Income Housing Tax Credits, 2016 Qualified Allocation Plan. On a second by Mr. Heil, a vote was taken with the following results: **YES:** Baum, Bell, Greenspon, Heil, Johnson, Nelson, and Magalhães; **NO:** None; **ABSTAIN:** Randleman. The Board approved Resolution HI 15-12 on a majority vote.

HI 15-13, SHTF Project-Based Housing Program Award

Ms. Rosonke introduced the resolution and stated that it would approve two awards totaling \$75, 000. The first award is for Habitat for Humanity of Marion County, Inc. in the amount of \$50,000, to assist in the construction of two units. The second award is for Habitat for Humanity of North Central Iowa in the amount of \$25,000, to assist in the construction of one unit. Ms. Rosonke requested board action on HI 15-13.

MOTION: On a motion by Mr. Greenspon and a second by Mr. Magalhães, the Board unanimously approved resolution HI 15-13.

Community Development

COMMUNITY DEVELOPMENT

ED 14-06B-1, CASTLEWOOD APARTMENTS PROJECT

Ms. Beary stated that this is a resolution amending the authorizing resolution for the issuance of an amount not to exceed \$9,250,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds or Notes for the Castlewood Apartments Project in Davenport. Ms. Beary requested Board action on ED 14-06B-1.

MOTION: On a motion by Ms. Bell and a second by Mr. Magalhães, the Board unanimously approved resolution ED 14-06B-1.

ED 15-08B, BARTLES LUTHERAN RETIREMENT COMMUNITY PROJECT

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$12,500,000 of Iowa Finance Authority Retirement Facility Revenue and Refunding Bonds for the Bartels Lutheran Retirement Community Project in Waverly. Ms. Beary requested board action on ED 15-08B.

MOTION: On a motion by Mr. Magalhães and a second by Mr. Greenspon, the Board unanimously approved resolution ED 15-08B.

ED 15-09B, EDGEWATER, A WESLEY ACTIVE LIFE COMMUNITY, LLC PROJECT

Ms. Beary stated that this is a resolution authorizing the issuance of an amount not to exceed \$42,000,000 of Iowa Finance Authority Retirement Community Revenue Refunding Notes for the Edgewater, A Wesley Active Life Community, LLC Project in West Des Moines. Ms. Beary requested Board action on ED 15-09B.

MOTION: On a motion by Ms. Baum and a second by Ms. Bell, the Board unanimously approved resolution ED 15-09B.

ED 364J & 462J, VILLAGE COURT ASSOCIATES PROJECT

Ms. Beary stated that this is an amending resolution regarding bonds issued in 1985 for the Village Court Associates Project. This resolution allows for a new borrower and a change in the interest rate calculation. The bonds are owned by Wells Fargo and these changes have been agreed to by Wells Fargo. Ms. Beary requested Board action on ED 364J & 462J.

MOTION: On a motion by Mr. Nelson and a second by Mr. Heil, the Board unanimously approved resolution ED 15-03B.

IOWA AGRICULTURAL DEVELOPMENT DIVISION (IADD)

AG 15-056B, DUSTIE J. TIBBOEL

AG 15-057B, JASON R. OPPERMAN

AG 15-058B, JEREMY A. AND CIGI MUCKLER

AG 15-059B, BRANDON D. LEDGER

AG 15-060-IB, SCOTT AND BETH ALBRECHT

AG 15-061B, JON H. AND KIMBERLY D. LUBKE

AG 15-062B, SETH L. CROZIER AND BRIANNA L. POFFENBARGER

AG 15-063B, DANE M. TITMAN

Ms. Beary introduced the resolutions for the IADD and asked for Board action.

MOTION: On a motion by Mr. Nelson and a second by Mr. Greenspon, the Board unanimously approved the resolutions.

Miscellaneous

Receive Comments from General Public

Chair Randleman opened the public comment period and asked if anyone in the audience would like to address the Board.

Mary Ann Denis, Executive Director of the Housing Fellowship, thanked the Board for their approval of the 2016 QAP. She stated that she appreciated that the cost of the land was removed from the cost cap.

Adjournment

On a motion by Mr. Magalhães and a second by Mr. Heil, the October 7, 2015, regular monthly meeting of the IFA Board of Directors adjourned at 11:31 a.m.

Dated this 4th day of November 2015.

Respectfully submitted:

Approved as to form:

David D. Jamison
Executive Director/Board Secretary

Ruth Randleman, Chair
Iowa Finance Authority



IOWA FINANCE
AUTHORITY

To: IFA Board of Directors
From: Tammy Nebola, Iowa Ag Program Specialist
Lori Beary, Community Development Director
Date: October 23, 2015
Re: Iowa Agricultural Division Beginning Farmer Loan Program

Consent Agenda

Iowa Agricultural Development Division

Inducement Resolutions

AG 15-064 Scott W. Brockman

This is an application for \$80,042 of Agricultural Development Revenue Bonds for Scott W. Brockman. The bond will be used: To purchase approximately 38.48 acres of agricultural land in Page County. The lender is Century Bank in Shenandoah.

- **Need Board action on Resolution AG 15-064A**

AG 15-066 Boderic A. Higgins

This is an application for \$250,000 of Agricultural Development Revenue Bonds for Boderic A. Higgins. The bond will be used: To purchase approximately 80 acres of agricultural land, house and out-buildings in Buchanan County. The lender is U.S. Bank, N.A. in Vinton.

- **Need Board action on Resolution AG 15-066A**

AG 15-067 Dustin E. and Shonna Lampe

This is an application for \$331,250 of Agricultural Development Revenue Bonds for Dustin E. and Shonna Lampe. The bond will be used: To purchase approximately 204 acres of agricultural land, house and out-buildings in Muscatine County. The lender is CBI Bank & Trust in Muscatine.

- **Need Board action on Resolution AG 15-067A**

AG 15-068 Noah P. and Sky M. Hahn

This is an application for \$325,000 of Agricultural Development Revenue Bonds for Noah P. and Sky M. Hahn. The bond will be used: To purchase approximately 140 acres of agricultural land in Keokuk County. The lender is Libertyville Savings Bank in Keota.

- **Need Board action on Resolution AG 15-068A**

AG 15-069 Aaron M. Adam

This is an application for \$517,000 of Agricultural Development Revenue Bonds for Aaron M. Adam. The bond will be used: To purchase approximately 81 acres of agricultural land in Keokuk County. The lender is U.S. Bank, N.A. in Boone.

- **Need Board action on Resolution AG 15-069A**

AG 15-070 Jacob and Chelsea Lohmann

This is an application for \$176,250 of Agricultural Development Revenue Bonds for Jacob and Chelsea Lohmann. The bond will be used: To purchase approximately 29 acres of agricultural land, house and out-buildings in Bremer County. The lender is Northeast Security Bank in Fairbank.

- **Need Board action on Resolution AG 15-070A**

AG 15-071 Matthew M. and Sarah M. Stoutner

This is an application for \$370,602 of Agricultural Development Revenue Bonds for Matthew M. and Sarah M. Stoutner. The bond will be used: To purchase approximately 60 acres of agricultural land in Washington County. The lender is U.S. Bank, N.A. in Boone.

- **Need Board action on Resolution AG 15-071A**

AG 15-072 Brent and Amy VandenTop

This is an application for \$268,680 of Agricultural Development Revenue Bonds for Brent and Amy VandenTop. The bond will be used: To purchase approximately 37.71 acres of agricultural land in Sioux County. The lender is American State Bank in Hull.

- **Need Board action on Resolution AG 15-072A**

AG 15-073 Corey L. Plendl

This is an application for \$397,000 of Agricultural Development Revenue Bonds for Corey L. Plendl. The bond will be used: To purchase approximately 40 acres of agricultural land in Plymouth County. The lender is Iowa State Bank in Orange City.

- **Need Board action on Resolution AG 15-073A**

AG 15-074 Laura L. Lunders

This is an application for \$190,400 of Agricultural Development Revenue Bonds for Laura L. Lunders. The bond will be used: To purchase approximately 40 acres of agricultural land in Cherokee County. The lender is American Bank, NA in Remsen.

- **Need Board action on Resolution AG 15-074A**

Loan Participation Program

AG-LP #15-09, Loan Participation Program

The Loan Participation Program (LPP) was established in to assist low income farmers secure loans and make down payments. IADD's participation can be used to supplement the borrower's down payment, thereby helping a farmer secure a loan more readily. The lender's risk is also reduced since the IADD provides a "last-in/last-out" loan participation for the financial institution. The interest rate will be 1.0% over the FSA Direct Farm Ownership Down Payment Loan Program (which is currently at 1.5%) fixed for the first five years, then re-adjusted to the same index and fixed for the final five years. The participation loan is a 10 year balloon with a 20 year amortization. Attached are the LPP applications reviewed last month. The IADD Board has recommended approval.

Beginning Farmer Tax Credit Program

AG-TC #15-11, Beginning Farmer Tax Credit Program

The Agricultural Assets Transfer Tax Credit commonly referred to as the Beginning Farmer Tax Credit (BFTC) program allows agricultural asset owners to earn tax credits for leasing their land, equipment and/or breeding livestock to beginning farmers. Leases must be for terms of 2-5 years. The tax credit for cash rent leases is 7% of the amount of the rent. The tax credit for crop share leases is 17%. There is an additional 1% tax credit if the beginning farmer is also a veteran. Maximum tax credit for any one asset owner is \$50,000 per year. The maximum amount of tax credits allocated cannot be more than \$12 million in any one year. Attached are the BFTC applications reviewed last month. The IADD Board has recommended approval.

RESOLUTION
AG 15-064A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-064
- 2. Beginning Farmer:** Scott W. Brockman
2346 P Ave
Clarinda, IA 51632
- 3. Bond Purchaser:** Century Bank
116 S Blossom, PO Box 279
Shenandoah, IA 51601-0279
- 4. Principal Amount:** \$80,042
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 38.48 acres of agricultural land

RESOLUTION
AG 15-066A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-066
- 2. Beginning Farmer:** Boderic A. Higgins
1476 310th St
Brandon, IA 52210-9781
- 3. Bond Purchaser:** U.S. Bank, N.A.
110 W 4th, PO Box 389
Vinton, IA 52349-0389
- 4. Principal Amount:** \$250,000
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 80 acres of agricultural land,
house and out-buildings

RESOLUTION
AG 15-067A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-067
- 2. Beginning Farmer:** Dustin E. and Shonna Lampe
1970 160th St
West Liberty, IA 52776-9070
- 3. Bond Purchaser:** CBI Bank & Trust
301 Iowa Ave
Muscatine, IA 52761
- 4. Principal Amount:** \$331,250
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 204 acres of agricultural land,
house and out-buildings

RESOLUTION
AG 15-068A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-068
- 2. Beginning Farmer:** Noah P. and Sky M. Hahn
23878 330th Ave
Keota, IA 52248-8571
- 3. Bond Purchaser:** Libertyville Savings Bank
225 E Broadway, PO Box 68
Keota, IA 52248-0068
- 4. Principal Amount:** \$325,000
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 140 acres of agricultural land

RESOLUTION
AG 15-069A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-069
- 2. Beginning Farmer:** Aaron M. Adam
1175 Jasmine Ave
Richland, IA 52585-8102
- 3. Bond Purchaser:** U.S. Bank, N.A.
724 Story St, PO Box 518
Boone, IA 50036-0518
- 4. Principal Amount:** \$517,000
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 81 acres of agricultural land

RESOLUTION
AG 15-070A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-070
- 2. Beginning Farmer:** Jacob and Chelsea Lohmann
1620 220th St
Waverly, IA 50677-9579
- 3. Bond Purchaser:** Northeast Security Bank
119 Main St, PO Box 466
Fairbank, IA 50629-0466
- 4. Principal Amount:** \$176,250
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 29 acres of agricultural land,
house and out-buildings

RESOLUTION
AG 15-071A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-071
- 2. Beginning Farmer:** Matthew M. and Sarah M. Stoutner
4930 230th St
Deep River, IA 52222-8547
- 3. Bond Purchaser:** U.S. Bank, N.A.
724 Story St, PO Box 518
Boone, IA 50036-0518
- 4. Principal Amount:** \$370,602
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 60 acres of agricultural land

RESOLUTION
AG 15-072A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-072
- 2. Beginning Farmer:** Brent and Amy VandenTop
2757 Indian Ave
Hull, IA 51239-7587
- 3. Bond Purchaser:** American State Bank
624 Main St, PO Box 806
Hull, IA 51239-0806
- 4. Principal Amount:** \$268,680
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 37.71 acres of agricultural land

RESOLUTION
AG 15-073A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-073
- 2. Beginning Farmer:** Corey L. Plendl
4951 Harrison Ave
Maurice, IA 51036
- 3. Bond Purchaser:** Iowa State Bank
105 Albany Ave SE, PO Box 170
Orange City, IA 51041-0170
- 4. Principal Amount:** \$397,000
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 40 acres of agricultural land

RESOLUTION
AG 15-074A

A Resolution approving an Application of a Beginning Farmer and evidencing an Intent to Proceed with Issuance of an Agricultural Development Revenue Bond.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, an Application has been received by the Authority from a Beginning Farmer requesting that the Authority issue its Agricultural Development Revenue Bond for the purposes heretofore stated, the name and address of the Beginning Farmer, the name and address of the Bond Purchaser, the maximum principal amount of the bond, and the nature of the project to be financed with respect to the Application (the “Project”) being set out in Exhibit A attached hereto; and

WHEREAS, the Internal Revenue Service has issued Section 1.150-2 of the Income Tax Regulations (the “Regulations”) dealing with the issuance of bonds, all or a portion of the proceeds of which are to be used to reimburse project expenditures incurred prior to the date of issuance; the Regulations generally require that a prior declaration of official intent be made by the Authority as issuer if the Beginning Farmer intends to reimburse itself for such prior expenditures out of the proceeds of a subsequently issued borrowing, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within eighteen months of the payment of the expenditure or, if longer, within eighteen months of the date the project is placed in service, and that the expenditure be a capital expenditure or payment of costs of issuance; and the Authority is issuer and the Beginning Farmer desire to comply with requirements of the Regulations with respect to the Project;

Now, Therefore, Be It Resolved by the Iowa Finance Authority, as follows:

Section 1. The Application received from the Beginning Farmer named in Exhibit A attached hereto, which Application by this reference is incorporated herein as though set out here in full, for the issuance of an Agricultural Development Revenue Bond (the “Bond”) is not to exceed the principal amount stated in said Exhibit A is hereby approved, and the Executive Director of the Authority is hereby authorized to mark appropriately said Application as approved and to notify the Beginning Farmer and the Bond Purchaser of such approval.

Section 2. Based upon representations of the Beginning Farmer, the Authority declares (a) that the Beginning Farmer proposes to undertake the Project, (b) that, except for (i) expenditures aggregating no more than the lesser of \$100,000 or 5 percent of the proceeds of the Bonds, (ii) preliminary expenditures (as described in the Regulations) in an amount not to exceed 20 percent of the issue price of the Bonds, and (iii) other expenditures made no earlier than 60 days before the date hereof, no expenditures for the Project have been made by the Beginning Farmer and no expenditures will be made by the Beginning Farmer until after the date hereof, and (c) the Beginning Farmer reasonably expects to reimburse the expenditures made for costs of the Project out of proceeds of the

bond. This Resolution is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 3. It is hereby determined to be necessary and advisable that the Authority proceed with the issuance and sale of the Bond as a separate and distinct issue as authorized and permitted by the Act to finance the cost of the Project and the Authority hereby declares its intent to issue the Bond to finance the Project, and such actions will be taken by the Authority as may be required pursuant to the provisions of the Act to authorize, issue and sell the Bond.

Section 4. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bond. The Authority's Bond Counsel shall approve all agreements to be entered into in connection with the issuance of the Bond, and such agreements shall be authorized and approved after due consideration by this Authority prior to their execution by the Authority.

Section 5. The Chairman, Vice Chairman, Secretary and Bond Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and the purpose of this Resolution, the accomplishment of the Project, and the sale and issuance of the Bond.

Section 6. The Bond, when issued, shall be a limited obligation payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Beginning Farmer, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of the State of Iowa or the Authority or a charge against their general credit or general fund.

Section 7. All resolutions, parts of resolutions and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-074
- 2. Beginning Farmer:** Laura L. Lunders
838 Highway 3
Cleghorn, IA 51014-7056
- 3. Bond Purchaser:** American Bank, NA
400 W Hwy 3, PO Box 559
Remsen, IA 51050-0559
- 4. Principal Amount:** \$190,400
- 5. Approval Date:** 11/4/2015
- 6. Project:** To purchase approximately 40 acres of agricultural land

**RESOLUTION
AG-LP 15-09**

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and 2013 Iowa Acts House File 607, has established the Iowa Agricultural Development Division ("IADD") to administer the Loan Participation Program pursuant to Chapter 175 and Chapter 16

WHEREAS, the Authority administers programs to assist beginning farmers with the purchase of agricultural land, equipment and breeding livestock; and

WHEREAS, the Authority understands that the lack of capital is a major impediment for beginning farmers and desires to assist those farmers with down payment assistance; and

WHEREAS, the IADD has received an application from a lending institution to participate in a loan for the down payment for the purchase of agricultural land by an eligible beginning farmer; and

WHEREAS, the IADD Board has recommended approval of the funding of the Loan Participation set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes the Authority to finalize this transaction with the Borrower, to negotiate and complete the necessary loan documents, and to fund the participation in the Loan as described herein. The Executive Director is authorized to prepare and execute any necessary documents in connection with the participation in the Loan, consistent with the terms of this Resolution.

SECTION 3. The Board authorizes the Executive Director to fund said participation from available funds held under the IADD, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 4th day of November, 2015.

David D. Jamison, Secretary

(Seal)

Exhibit A

Loan Participation Program

Project No.	Beginning Farmer	Bank	Purpose	Loan Amt
P0206	Matthew De Boer	Northwestern Bank, Orange City	To purchase approximately 1 acre and (2) 2,000 Hd Hog Confinements	\$150,000.00
P0207	Laura L. Lunders	De Witt Bank & Trust Co., Wilton	To purchase approximately 40 acres of agricultural land	\$81,600.00
				\$231,600.00

**RESOLUTION
AG-TC 15-11**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, has established the Iowa Agricultural Development Division (“IADD”) to administer the Agricultural Assets Transfer Tax Credit program and the Custom Farming Contract Tax Credit (together the “Iowa Agricultural Tax Credit Programs”); and

WHEREAS, the Authority offers tax credits under the Iowa Agricultural Tax Credit Programs as a means of encouraging the execution of assets transfer agreements and custom farming contracts with beginning farmers; and

WHEREAS, the Authority has received applications seeking tax credit allocations from the Iowa Agricultural Tax Credit Programs; and

WHEREAS, the IADD has determined the applications meet the eligibility requirements of Chapter 16; and

WHEREAS, the IADD Board has recommended approval of the tax credit applications set forth on Exhibit A; and

WHEREAS, the Authority desires to authorize the allocation of tax credits set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes allocating tax credits to the asset owners set forth on Exhibit A, attached hereto, against taxes imposed in chapter 422, division II, as provided in section 422.11M, and in chapter 422, division III, as provided in section 422.33, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to certify said tax credits in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

Exhibit A

Agricultural Assets Transfer Tax Credit Program

Project #	Owner Name	County	Beginning Farmer	Rental Type	Term(Years)	Tax Credit
2021	LeRoy Kaspersen	Crawford	Greg Gronau	Cash Rent	2	\$ 3,398.78
2042	McCall & Daughter Partnership	Adair	Aaron Goetz	Share Crop	2	\$ 4,664.63
2046	Dominic Wurster, Inc.	Taylor	Troy Lindell	Cash Rent	5	\$ 2,964.50
2077	Blanshan Farms LLC	Greene	Tanner Lawton	Share Crop	5	\$ 13,113.77
2086	Leo J Sextro	Carroll	Robbie Rohe	Cash Rent	3	\$ 1,988.14
2087	Centaur, LLC	Sac	Robert Donahoo	Cash Rent	2	\$ 1,703.63
2088	Melvin Wernimont Trust	Buena Vista	Robert Donahoo	Cash Rent	2	\$ 2,011.80
2089	Christopher A Sieren	Wapello	Michael Sieren	Share Crop	5	\$ 2,861.64
2092	S & L Family Farms, LLC	Floyd	Ross & Paul Ott	Cash Rent	5	\$ 3,150.00
2093	Florice Dose	Woodbury	Heath Cassens	Cash Rent	2	\$ 2,922.50
2094	Gottfried Brothers Farming Partnership	Pocahontas	Adam Ramthun	Cash Rent	2	\$ 2,480.27
2095	Leroy Kaspersen Rev Trust	Crawford	Greg Gronau	Cash Rent	2	\$ 3,398.78
2097	Marlan Green	Clinton	Donald McGonegle	Cash Rent	5	\$ 1,036.00
2098	Raymond Tauke	Delaware	Brandon Bell	Cash Rent	2	\$ 1,732.50
2099	Susan Derscheid	Wright	Matthew Wadle	Cash Rent	2	\$ 2,817.50
2100	Beverly Sonksen	Palo Alto	Heath DeYoung	Cash Rent	2	\$ 4,801.44
2101	Tracy Franck	Buchanan	Evan Franck	Cash Rent	2	\$ 2,195.22
2102	Phillip G Blum	Crawford	John Blum	Share Crop	5	\$ 4,919.66
2103	Kelly & Rebecca Blair	Webster	Andrew Blair	Share Crop	5	\$ 12,981.81
2104	Jane Boswell	Webster	Andrew Blair	Share Crop	5	\$ 3,434.34
2105	James Blair	Webster	Andrew Blair	Share Crop	5	\$ 3,420.60
2106	Janet Dehrkoop, MaryAnn Miller, & Patricia Webb	Dickinson	Matthew Dehrkoop	Share Crop	3	\$ 4,337.56
2107	laChrisJean LLC	Carroll	Daniel Ferneding	Cash Rent	2	\$ 1,568.70
2108	Jipp Family Living Trust	Cherokee	Chad Husman	Cash Rent	2	\$ 1,892.10
2109	Hansen Farms, Inc.	Buena Vista	Brent Gutel	Share Crop	2	\$ 10,829.47
2110	Donald Tiedeman Rev Trust	Sioux	Noah Fedders	Cash Rent	5	\$ 4,888.80
2111	Philip & Shelley Warner	Wright	Adam Harvey	Cash Rent	5	\$ 1,106.00
2112	Eldon K. & Wilda Ingamells	Fayette	Joseph Bahe	Cash Rent	2	\$ 4,322.50
2113	Terry & Jannette Braaksma	O'Brien	Brandon Braaksma	Share Crop	5	\$ 32,430.15
2114	Mary Ann Fertig	Sac	Chad Fertig	Share Crop	3	\$ 8,156.05
2115	Robert Thoma	Black Hawk	Benjamin Thoma	Cash Rent	5	\$ 1,915.73
2116	Craig & Katherine Herrig Rev Trusts	Buena Vista	Jason & John Gustafson	Cash Rent	3	\$ 6,230.00
2118	Roland L. McNee	Cedar	Wylis Bendixen	Cash Rent	2	\$ 4,176.56
2119	Julie Nash	Pottawattamie	Cole & Connor Sievers	Cash Rent	3	\$ 2,866.50
2120	Carlton-Wilson, LLC	Dallas	Brian & Aaron Kautzky & Nathan Platt	Cash Rent	2	\$ 2,989.00
2121	Crystal Bock	Dallas	Brian & Aaron Kautzky & Nathan Platt	Cash Rent	2	\$ 7,866.95
2122	Greg Kautzky	Dallas	Brian & Aaron Kautzky & Nathan Platt	Cash Rent	2	\$ 1,638.00
2123	Bucher-Evans Farms, LLC	Dallas	Brian & Aaron Kautzky & Nathan Platt	Cash Rent	2	\$ 2,768.50
2124	Patricia & Galen Sievers Rev Trusts	Cedar	Cory Stafford	Cash Rent	5	\$ 2,331.00
2125	Charles I Deering	Winneshiek	Tanner Deering	Cash Rent	5	\$ 8,679.67
2126	Raymond Stonecypher	Webster	Mark Rader	Cash Rent	3	\$ 10,108.18

Exhibit A

Agricultural Assets Transfer Tax Credit Program

Project #	Owner Name	County	Beginning Farmer	Rental Type	Term(Years)	Tax Credit
2127	Marlys J & Stanley C Simonson	Palo Alto	Kevin Wiemers	Share Crop	2	\$ 6,466.31
2128	Bradley & Jane Knudson	Benton	Adam & Brian Happel	Cash Rent	2	\$ 1,686.86
2130	Terry Ruchotzke	Cedar	Justin Kay	Cash Rent	2	\$ 2,100.00
2131	Plastic Center Inc. dba The Fischer Companies	Dubuque	Marty Kalb	Cash Rent	2	\$ 3,332.00
2134	Bruce & Marlys Bennett	Ida	Samuel Bennett	Cash Rent	2	\$ 9,266.88
2135	E Keith Grabill	Audubon	Greg Carter	Cash Rent	2	\$ 6,993.00
2137	Phyllis Hustedt	Buena Vista	Joel Hustedt	Share Crop	5	\$ 8,416.89
2138	Lanny Hustedt	Sac	Joel Hustedt	Share Crop	5	\$ 1,220.23
2140	Kathleen J Mahaney	Kossuth	Robert John Plathe II	Cash Rent	3	\$ 552.30
2141	Max E Petersen	Pottawattamie	Daniel Petersen	Hybrid	2	\$ 12,954.13
2142	Jean Elsenbast Revocable Trust	Palo Alto	Jeffrey D Joyce	Cash Rent	5	\$ 2,448.60
2144	Don & Elna Clikeman Rev Trust	Floyd	Kinser Jensen	Cash Rent	2	\$ 4,381.30
2145	Dennis and Beverly Metcalf & Corene Aunan	Woodbury	Michael Gallagher	Share Crop	5	\$ 6,855.32
2147	David A Stoullil	Pocahontas	Jamie A Stoullil	Share Crop	5	\$ 7,247.28
2150	Loren Book	Story	Lucas Tjelmeland	Share Crop	4	\$ 8,381.65
2151	Donnie & Connie Merkey	Dallas	Donnella Moss	Share Crop	5	\$ 10,669.51
2152	Rita Plathe	Kossuth	Robert Plathe	Cash Rent	3	\$ 2,594.76
2153	Michael T Ford Trust	Pocahontas	Heath DeYoung	Cash Rent	2	\$ 6,762.48
2154	Sally J Ford Trust	Palo Alto	Heath DeYoung	Cash Rent	2	\$ 3,747.74
2155	Timothy G & Susan M Nosbisch	Chickasaw	Randy E Nosbisch	Share Crop	5	\$ 2,512.01
2157	Terry R & Steven J Schulz	Chickasaw	Kevin & Tyler Schulz	Cash Rent	5	\$ 2,427.72
2159	Nielsen Family Partnership, LLLP	Hancock	Zachery Nielsen	Cash Rent	3	\$ 7,224.00
2160	Donald Ahrens	Mitchell	Lisa Peterson	Share Crop	5	\$ 7,027.73
2161	Richard Fox	Howard	Mitchell Fox	Cash Rent	5	\$ 1,385.72
2162	Paul Eekhoff	Wright	Ben Eekhoff	Share Crop	5	\$ 12,092.70
2163	Jim Schneckloth	Scott	Jed Schneckloth	Cash Rent	2	\$ -
2164	Virgil Heetland & Darlene Heetland Residuary Trust	Hardin	Kyle Cook	Cash Rent	2	\$ 6,111.78
2168	Ronald R Sime	Winnebago	Brian Charlson	Cash Rent	3	\$ 2,809.85
2169	Ila Jean Taylor Property Management Trust	Scott	Noah Taylor	Share Crop	2	\$ 2,883.93
2171	James Mullin	Woodbury	Donald Mullin	Cash Rent	2	\$ 2,030.00
2173	Charles E Johnson	Pocahontas	Mark Korte	Share Crop	2	\$ 7,324.62
2176	Leroy Meyer	Kossuth	James Helderfer	Cash Rent	2	\$ 4,489.66
2177	Maxine Antoine	Kossuth	James Helderfer	Cash Rent	2	\$ 679.00
2182	Lovick Farms Inc	Hancock	Andrew Anderson	Cash Rent	2	\$ 801.86
2183	Diane Lovick	Cerro Gordo	Andrew Anderson	Cash Rent	2	\$ 2,397.06
2184	John Wenell	Pocahontas	Kyle Wenell	Cash Rent	2	\$ 1,212.75
2185	Gerald Venteicher	Greene	Lucas Hoyle	Share Crop	3	\$ 3,605.60
2186	Bruce Lorch	Dickinson	Aaron Lorch	Share Crop	2	\$ 16,624.33
2187	Stuart E Parker Family Trust & Estate of Pauline M Parker	Buchanan	Darrin Youngblut	Share Crop	2	\$ 10,984.86
2188	E. Parker & Son Farm	Buchanan	Darrin Youngblut	Share Crop	2	\$ 2,043.30

Exhibit A

Agricultural Assets Transfer Tax Credit Program

Project #	Owner Name	County	Beginning Farmer	Rental Type	Term(Years)	Tax Credit
2189	Parker Farms	Buchanan	Darrin Youngblut	Share Crop	2	\$ 31,787.89
2190	Parker Brothers	Buchanan	Darrin Youngblut	Share Crop	2	\$ 6,047.19
2191	Norman Marty	Humboldt	Nathan Legler	Share Crop	3	\$ 7,222.20
2192	Harlan Schultz Rev Trust & Joyce Schultz Rev Trust	Humboldt	David Morris	Share Crop	5	\$ 14,502.81
2193	James W Goche, Jr.	Kossuth	Ryan Goche	Share Crop	5	\$ 3,457.59
2197	Hattie L. Van Wyk Trust	Marion	Scott & Bradley De Prenger	Cash Rent	3	\$ 2,920.40
2198	Jim & LuAnn Brandsen	Marion	Scott & Bradley De Prenger	Cash Rent	3	\$ 2,826.60
2199	Hattie L. Van Wyk Trust	Jasper	Scott & Bradley De Prenger	Cash Rent	3	\$ 5,013.68
2200	Ethel Lauree Deal Rev Trust	Greene	Lucas Hoyle	Cash Rent	2	\$ 2,314.20
2201	Donald Francis	Mitchell	Jeffrey Francis	Cash Rent	2	\$ 1,890.00
2203	Delbert Heims	Delaware	Jeffery Heims	Cash Rent	5	\$ 4,246.30
2206	Bryan Gravett	Davis	Dalton Lynch	Cash Rent	2	\$ 5,248.25
2207	Debbie Gravett	Davis	Matthew Sorensen	Cash Rent	2	\$ 1,408.75
2209	Lawrence Schneider	Marion	Tory Schneider	Cash Rent	5	\$ 875.00
2210	Ray Gorden	Crawford	Joe Gorden	Share Crop	5	\$ 10,353.39
2211	Curtis J Butler	Crawford	Joe Gorden	Cash Rent	3	\$ 2,373.00
2212	Larry Iverson	Poweshiek	Christopher Iverson	Hybrid	5	\$ 4,359.78
2213	Harrisdale Farm, LLC	Cass	Peter T Smith	Cash Rent	2	\$ 3,888.50
2214	Rachel Wayson	Cass	Peter T Smith	Cash Rent	2	\$ 822.50
2215	Richard Smith	Cass	Peter T Smith	Share Crop	2	\$ 3,060.03
2216	David T Smith Linda Robinson, Conservator	Cass	Peter T Smith	Cash Rent	2	\$ 1,200.50
2217	Jerald W Boevers, LLC	Bremer	Isaac Happel	Cash Rent	2	\$ 1,844.85
2219	Steven Berkland	Palo Alto	Scott Whaley	Hybrid	5	\$ 7,480.14
2220	Donald Schwager	Scott	Justin Kay	Cash Rent	2	\$ 2,213.75
2221	Joseph Zeien	Black Hawk	Matthew Zeien	Share Crop	2	\$ 2,038.68
2222	Golinghorst Heritage Farms LLC	Scott	Timothy Hamann	Share Crop	5	\$ 22,548.39
2223	Kramland LTD	Calhoun	Matthew John Weiss	Hybrid	2	\$ 34,772.24
2224	Clint Goche	Kossuth	Ryan Goche	Cash Rent	5	\$ 3,150.00
2226	Merlin & Fay Christensen	Howard	Craig Christensen	Cash Rent	5	\$ 2,912.00
2227	Barbara Lundstad-Vogt	Poweshiek	Scott Durr	Share Crop	2	\$ 7,312.53
2228	Tina Wright Revocable Trust	Poweshiek	Scott Durr	Cash Rent	2	\$ 1,225.00
2230	Victoria R Anderson	Poweshiek	Scott Durr	Share Crop	2	\$ 6,968.79
2231	Lois Northway & Northway Field LLP	Worth	Troy Benjegerdes	Cash Rent	2	\$ 3,203.20
2232	Leon & Betty Benjegerdes Joint Rev Trust	Worth	Troy Benjegerdes	Cash Rent	5	\$ 1,868.30
2236	Marilyn J Cody	Pottawattamie	Johnathan James Cody	Cash Rent	2	\$ 5,010.78
2240	Paul C Bailey	Marion	Connor Worthington	Cash Rent	3	\$ 2,450.00
2241	Phyllis Fitzgerald	Cedar	Justin Kay	Cash Rent	2	\$ 3,358.81
2244	Michael Joseph Fox	Mitchell	Nicholas L Fox	Cash Rent	5	\$ 4,275.71
2245	Kevin Cave	Keokuk	Brian Cave	Cash Rent	5	\$ 1,386.00
2248	Philip D Garrett	Davis	Lincoln Joos	Cash Rent	2	\$ 2,884.00
2249	A & P Land & Cattle Corp	Pottawattamie	John Eyler	Cash Rent	2	\$ 6,790.00

Exhibit A

Agricultural Assets Transfer Tax Credit Program

Project #	Owner Name	County	Beginning Farmer	Rental Type	Term(Years)	Tax Credit
2253	Doug & Vicki Stein	Humboldt	Andrew Stein	Share Crop	5	\$ 3,536.48
2254	Martha Vogt	Poweshiek	Scott Durr	Share Crop	2	\$ 10,195.62
2256	Arnold Linde Trust	Kossuth	Jared & Chad Preston	Cash Rent	2	\$ 3,107.45
2257	Linde Implement	Kossuth	Jared & Chad Preston	Cash Rent	2	\$ 2,082.47
2261	David & Elizabeth Widman	Woodbury	Christopher W Widman	Cash Rent	3	\$ 2,283.75
2264	David & Elizabeth Widman	Woodbury	Caleb M Widman	Cash Rent	2	\$ 2,730.00
2265	Spring Creek Inc	Buchanan	Darrin Youngblut	Cash Rent	2	\$ 2,568.83
2267	Walter L & Pearl M Hungerford Rev Trust	Fayette	Trent Woltzen	Cash Rent	2	\$ 1,864.80
2269	M & J Ennen LLLP	Winnebago	Benjamin J Ennen	Share Crop	5	\$ 26,557.08
2270	Jeanette & Markley Ennen	Winnebago	Benjamin J Ennen	Share Crop	5	\$ 7,812.26
2271	Paul & Ethal Homan	Plymouth	Jeremy Homan	Cash Rent	3	\$ 1,680.00
2284	Michael Loeffelholz	Delaware	Travis Loeffelholz	Cash Rent	3	\$ 2,002.00
2291	Adel Acres Inc	Dallas	Zachary Scott Modlin	Cash Rent	2	\$ 2,287.25
2292	Ivan Clikeman Farm Trust	Floyd	Kinser Jensen	Cash Rent	2	\$ 3,257.10
136						\$ 717,321.47

Denotes Military Veteran

The first lease payment is not made until 1/8/2016 - therefore no tax credit for 2015



IOWA FINANCE
AUTHORITY

To: IFA Board of Directors
From: Lori Beary, Community Development Director
Date: 10/26/15
Re: Economic Development and Water Quality

Consent Agenda

Economic Development Bond Program

ED Loan #15-13, UnityPoint Health Series 2006 Refunding Project

This is an application for \$11,500,000 of Iowa Finance Authority Health Facilities Revenue and Refunding Bonds for the UnityPoint Health 2006 Refunding Project. The bonds will be used to refund bonds issued in 2006. UnityPoint Health is a 501 c(3) non-profit corporation.

ED Loan #15-14, UnityPoint Health Series 2009 A/B Refunding

This is an application for \$100,000,000 of Iowa Finance Authority Health Facilities Revenue and Refunding Bonds for the UnityPoint Health Series 2009 A/B Refunding Project. The bonds will be used to refund two series of bonds issued in 2009. UnityPoint Health is a 501 c(3) non-profit corporation.

State Revolving Fund

SRF Planning and Design Loans - WQ 15-18

This is a resolution to approve SRF Planning and Design Loans totaling \$2,125,450 for the cities of Adel, Belle Plaine, Calamus, Cushing, Davis City, Hubbard, Lenox, Livermore, Mapleton, Marathon, Oxford, Sabula, and Westgate. P&D loans have 0% interest for up to 3 years to help communities with the costs during the planning and design phase of their wastewater or drinking water project. P&D Loans are either rolled into an SRF construction loan or repaid when other permanent financing is acquired.

SRF Construction Loans - WQ 15-19

This is a resolution to approve SRF Construction Loans for a total amount of \$22,419,000 for the cities of Arlington, Burlington, North Liberty and Spragueville.

RESOLUTION
ED 15-13A

Approving an Application for \$11,500,000
Iowa Finance Authority Health Facilities Revenue and Refunding Bonds
(UnityPoint Health 2006 Refunding Project), in one or more series
For Iowa Health System d/b/a UnityPoint Health (the "Borrower")

And Evidencing the Intent to Proceed with the Issuance of
\$11,500,000 Health Facilities Revenue and Refunding Bonds

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa duly organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa (the "Act") to issue bonds and notes for the purpose of financing or refunding the cost of certain projects defined in the Act that further the development and expansion of family farming, soil conservation, housing, and business in the State; and

WHEREAS, the Authority has received the Economic Development Loan Program Application set forth in Exhibit A attached hereto (the "Application") which Application is incorporated herein as though set out here in full; and

WHEREAS, the Application is a request that the Authority issue its Health Facilities Revenue and Refunding Bonds in one or more series, in an amount not to exceed \$11,500,000 (the "Bonds") and loan the proceeds from the sale of the Bonds to the Borrower listed in the Application for the purpose of refunding the outstanding bonds stated therein (the "Prior Bonds"); and

NOW, THEREFORE, Be It Resolved by the Board of the Authority, as follows:

Section 1. Approval of Application. The Application is hereby approved, and the Executive Director of the Authority is authorized to notify the Borrower of such approval.

Section 2. Intent to Issue Bonds. It is hereby determined necessary and advisable that the Authority proceed with the issuance and sale of the Bonds as permitted by the Act and that the Authority hereby declares its intent to issue the Bonds to refunding Prior Bonds, and that such actions will be taken by the Authority as may be required by the Act to authorize, issue and sell the Bonds.

Section 3. Execution and Approval of Agreements. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bonds. The Authority's Program Counsel and/or General Counsel shall approve all agreements to be entered into in connection with the issuance of the Bonds, and such agreements shall be authorized and approved after due consideration by the Authority prior to their execution by the Authority.

Section 4. Notice and Governor Approval. If necessary, the Executive Director, and the staff of the Authority are directed, on behalf of the Authority, to publish notice of the proposal to issue the Bonds, to conduct a public hearing on such proposal and, following such hearing, obtain the approval of the Governor as the chief elected executive officer, all as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 5. Preliminary Official Statement. If necessary, the Executive Director and the staff of the Authority are authorized to cooperate in the preparation of a preliminary official statement with respect to the Bonds, and that the Executive Director is authorized to execute and deliver such certificates to comply with SEC Rule 15c2-12 in connection with the offer, sale and issuance of the Bonds.

Section 6. Further Actions. The officers, Executive Director and Program Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and purpose of this Resolution, the accomplishment of the refunding and the sale and issuance of the Bonds.

Section 7. Not Obligations of the Authority. The Bonds, when issued, shall be limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Borrower, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of, or claim against, the State of Iowa or the Authority or a charge against their general credit or general funds.

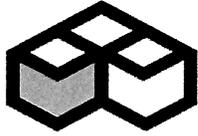
Section 8. Costs. It is to be understood that the Borrower shall pay all reasonable and necessary costs, including costs of counsel, and expenses of the Authority related to the Bonds and the refunding.

Section 9. Repealer. All resolutions, parts of resolutions, and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

David D. Jamison, Secretary

(Seal)



IOWA FINANCE AUTHORITY

David D. Jamison, Executive Director
2015 Grand Avenue
Des Moines, Iowa 50312
(515) 725-4900 - (800) 432-7230

FOR IFA USE ONLY

Project No. ED 15-13
Application Received 10/26/15
Application Fee Received? [checked]
Volume Cap? [] Yes [checked] No
Amount of Request \$ 11,500,000

Application forms can be obtained from the Authority's website at www.IowaFinanceAuthority.gov

ECONOMIC DEVELOPMENT BOND APPLICATION

Part A - Borrower Information

- 1. Project Name: UnityPoint Health Series 2006 refunding
2. Contact Person/Title: Matthew T. Kirschner
Company: Iowa Health System d/b/a UnityPoint Health
Address: 1776 West Lakes Parkway
City, State, Zip: West Des Moines, IA 50325
Telephone: (515) 241-8272 E-mail: matthew.kirschner@unitypoint.org
5. Principals: (If a partnership, list partners; if a corporation, list officers/directors and state of incorporation; if a nursing facility, list directors and principal staff.) Attach separate list if necessary.
State of Incorporation: Iowa
List of Officers/Directors: Attached
6. If Borrower is a nonprofit corporation, provide copy of IRS determination letter or date of application for determination letter and state purpose: Attached
7. Is the Borrower currently qualified to transact business within the State of Iowa? Yes [X] No []
8. If project is a Nursing Facility, is state certificate of need required: [] Yes [] No
If yes, attach copy.
9. Total current FTE's of Borrower: 28,000
Number of permanent FTE's created by the project: 0

Part B - Project Information

1. This Project qualifies for financing pursuant to the Economic Development Loan Program as land, buildings or improvements suitable for use as one of the following facilities (Check one):

501 c (3) entity:

Private college or university

Housing facility for elderly or disabled persons

Museum or library facility

Voluntary nonprofit hospital, clinic or health care facility as defined in Section 135c.1 (6) of the Iowa Code. Specify: _____

Other 501c (3) entity (please specify) _____

Manufacturing facility

Agricultural processing facility

Multi-family housing

Solid Waste facility

3. Amount of Loan Request: \$ ~11,500,000 _____

Amount to be used for refunding: \$ ~11,500,000 _____

4. Address/Location of Project

Street/City/State Muscatine, Iowa _____

County _____

5. General Project Description:

Refinancing of series of bonds issued in 2006 _____

Part B - Project Information continued

6. Does the Borrower expect to use bond proceeds to reimburse capital expenditures already made?
 X No
 _____ Yes, in the amount of \$ _____ (There are IRS limitations on eligible reimbursable costs.)

7. Parties related to the Project:

- a. Principal User will be: UnityPoint Health and its affiliates
- b. Seller (if any) of the Project: _____
- c. Purchaser (if any) or Owner or Lessee of the Project: _____
- d. Relationship of Project Seller and Purchaser, if any: _____

8. Sources and Uses of Project Funds (Sum of Sources and Uses must match):

Sources:	Amount	Uses:	Amount
Loan proceeds from 2016 loan	\$11,500,000	Payment of Series 2006	\$11,500,000
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
	\$ 11,500,000		\$11,500,000
Total	_____	Total	_____

9. Type of Bond Sale Public Sale Private Placement

Part C - Professionals Participating in the Financing

Applications must have either Bond Counsel or Underwriter/Financial Institution identified

1. Bond Counsel: (an attorney hired by the borrower to ensure the bonds can be issued on a tax-exempt basis)

Name: David Claypool/Cristina Kuhn _____
Firm Name: Dorsey & Whitney _____
Address: 801 Grand Ave, Suite 4100 _____
City/State/Zip Code: Des Moines, IA 50309 _____
Telephone: 515-699-3265 _____ E-mail: claypool.david@dorsey.com _____

2. Counsel to the Borrower:

Name: Scott Kortmeyer _____
Firm Name: Norton Rose Fulbright _____
Address: 2200 Ross Ave, Suite 3600 _____
City/State/Zip Code: Dallas, TX 75201 _____
Telephone: 214-855-7459 _____ E-mail: scott.kortmeyer@nortonrosefulbright.com _____

3. Underwriter or Financial Institution purchasing the bonds:

Name: Rob Bakker _____
Firm Name: US Bank National Association _____
Address: 520 Walnut Street _____
City/State/Zip Code: Des Moines, IA 50309 _____
Telephone: 515-245-6252 _____ E-mail: robert.bakker@usbank.com _____

4. Counsel to the Underwriter:

Name: David Field _____
Firm Name: Chapman and Cutler LLP _____
Address: 111 West Monroe, Suite 1700 _____
City/State/Zip Code: Chicago, IL 60603 _____
Telephone: 312-845-3792 _____ E-mail: dfield@chapman.com _____

5. Trustee: (if needed)

Name: NA _____
Firm Name: _____
Address: _____
City/State/Zip Code: _____
Telephone: _____ E-mail: _____

PART D - Fees and Charges

1. A non-refundable application fee must accompany this form at the time of submission to the Authority. For applications up to \$10 million, the application fee is \$1,000. For applications over \$10 million, the application fee is \$2,500. The application fee is subtracted from the Issuer's fee at closing.

Applications will expire if the bonds are not issued within 18 months.

Submit application to the Authority at the following address:

Lori Beary
Community Development Director
Iowa Finance Authority
2015 Grand Avenue
Des Moines, IA 50312

2. An Issuer's fee will be due at the time of closing. The fee is 10 basis points for the first \$10 million and declines after that. Please contact Lori Beary at 515-725-4965 or lori.beary@iowa.gov for more information.
3. Borrower is required to pay the fees and expenses of Dorsey & Whitney, who serve as Issuer's Counsel. Bond documents should be sent to David Claypool (claypool.david@dorsey.com) or David Grossklaus (Grossklaus.David@dorsey.com) at Dorsey & Whitney and the Authority's Community Development Director (lori.beary@iowa.gov).

Dated this 23 day of October, 2015

Borrower: 
By: VP, Treasury
Title:

**Board of Directors
2015**

Chair: Mike Williams
Chair Elect/Vice Chair: Mike Stone

Secretary: Linda Newborn
Treasurer: Rick McConnell

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Sioux City

Ron Klosterman
Dubuque (At-Large)

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Rick McConnell
Des Moines

Terri Christoffersen
Cedar Rapids

Pete McLaughlin
Quad Cities

Brenda Clancy
Cedar Rapids (At-Large)

Linda Newborn
Quad Cities

Stanton Danielson, M.D.
Des Moines (UP Clinic)

Kurt Pittner
Fort Dodge

Randy Easton
Cedar Rapids

Cate Ranheim, M.D.
Madison (At-Large)

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Dubuque

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Des Moines

Devendra Trivedi, M.D.
Peoria

George Kamperschroer
Madison

Mike Williams
Waterloo

Francis Kane, M.D.
Quad Cities (At-Large)

Internal Revenue Service

Department of the Treasury

Washington, DC 20224

Iowa Health System
1200 Pleasant Street
Des Moines, IA 50309

Person to Contact: Lawrence M. Brauer

Telephone Number: (202) 622-6466

Refer Reply to: CP:E:EO:T:1:LMB

Date: OCT 22 1996

Employer Identification Number: 42-1435199
Key District: Midstates (Dallas, TX)
Accounting Period Ending: December 31
Foundation Status Classification: 509(a)(3)
Form 990 Required: Yes

Dear Applicant:

Based on the information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in the section(s) indicated above.

If your sources of support, or your purposes, character, or method of operation change, please let your key district know so that office can consider the effect of the change on your exempt status. In the case of an amendment to your organizational document or bylaws, please send a copy of the amended document or bylaws to your key district. Also, you should inform your key district office of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act.

Because you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Iowa Health System

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Donors (including private foundations) may rely on this ruling unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your 509(a) status as indicated above, donors (other than private foundations) may not rely on the classification indicated above if they were in part responsible for, or were aware of, the act that resulted in your loss of such status, or they acquired knowledge that the Internal Revenue Service had given notice that you would be removed from that classification. Private foundations may rely on the classification as long as you were not directly or indirectly controlled by them or by disqualified persons with respect to them. However, private foundations may not rely on the classification indicated above if they acquired knowledge that the Internal Revenue Service had given notice that you would be removed from that classification.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fund-raising events may not necessarily qualify as fully deductible contributions, depending on the circumstances. If your organization conducts fund-raising events such as benefit dinners, shows, membership drives, etc., where something of value is received in return for payments, you are required to provide a written disclosure statement informing the donor of the fair market value of the specific items or services being provided. To do this you should, in advance of the event, determine the fair market value of the benefit received and state it in your fund-raising materials such as solicitations, tickets, and receipts in such a way that the donor can determine how much is deductible and how much is not. Your disclosure statement should be made, at the latest, at the time payment is received. Subject to certain exceptions, your disclosure responsibility applies to any fund-raising circumstance where each complete payment, including the contribution portion, exceeds \$75. In addition, donors must have written substantiation from the charity for any charitable contribution of \$250 or more. For further details regarding these substantiation and disclosure requirements, see the enclosed copy of Publication 1771. For additional guidance in this area, see Publication 1391, Deductibility of Payments Made to Organizations Conducting Fund-Raising Events, which is available at many IRS offices or by calling 1-800-TAX-FORM (1-800-829-3676).

Iowa Health System

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt from Income Tax. If "Yes" is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. If your gross receipts each year are not normally more than \$25,000, we ask that you establish that you are not required to file Form 990 by completing Part I of that Form for your first year. Thereafter, you will not be required to file a return until your gross receipts exceed the \$25,000 minimum. For guidance in determining if your gross receipts are "normally" not more than the \$25,000 limit, see the instructions for the Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. The maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

In this letter, we have not determined the effect on your tax-exempt status of financing your activities with the proceeds of tax-exempt bonds since you have not indicated that you intend to use such methods now or in the future.

Iowa Health System

You need an employer identification number even if you have no employees. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

We are informing your key district office of this ruling. Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any immediate questions about this ruling, please contact the person whose name and telephone number are shown in the heading of this letter. For other matters, including questions concerning reporting requirements, please contact your key district office.

In accordance with the Power of Attorney currently on file with the Internal Revenue Service, we are sending a copy of this letter to your authorized representative.

Sincerely,

(signed) Marvin Friedlander

Marvin Friedlander
Chief, Exempt Organizations
Technical Branch 1

Enclosure:
Pub. 1771

RESOLUTION
15-14A

Approving an Application for \$100,000,000
Iowa Finance Authority Health Facilities Revenue and Refunding Bonds
(UnityPoint Health 2009A/B Refunding Project), in one or more series
For Iowa Health System d/b/a UnityPoint Health (the "Borrower")

And Evidencing the Intent to Proceed with the Issuance of
\$100,000,000 Health Facilities Revenue and Refunding Bonds

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa duly organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa (the "Act") to issue bonds and notes for the purpose of financing or refunding the cost of certain projects defined in the Act that further the development and expansion of family farming, soil conservation, housing, and business in the State; and

WHEREAS, the Authority has received the Economic Development Loan Program Application set forth in Exhibit A attached hereto (the "Application") which Application is incorporated herein as though set out here in full; and

WHEREAS, the Application is a request that the Authority issue its Health Facilities Revenue and Refunding Bonds in one or more series, in an amount not to exceed \$100,000,000 (the "Bonds") and loan the proceeds from the sale of the Bonds to the Borrower listed in the Application for the purpose of refunding the outstanding bonds stated therein (the "Prior Bonds"); and

NOW, THEREFORE, Be It Resolved by the Board of the Authority, as follows:

Section 1. Approval of Application. The Application is hereby approved, and the Executive Director of the Authority is authorized to notify the Borrower of such approval.

Section 2. Intent to Issue Bonds. It is hereby determined necessary and advisable that the Authority proceed with the issuance and sale of the Bonds as permitted by the Act and that the Authority hereby declares its intent to issue the Bonds to refund the Prior Bonds, and that such actions will be taken by the Authority as may be required by the Act to authorize, issue and sell the Bonds.

Section 3. Execution and Approval of Agreements. The Authority will enter into all agreements necessary to be entered into by the Authority in connection with the issuance and sale of the Bonds. The Authority's Program Counsel and/or General Counsel shall approve all agreements to be entered into in connection with the issuance of the Bonds, and such agreements shall be authorized and approved after due consideration by the Authority prior to their execution by the Authority.

Section 4. Notice and Governor Approval. If necessary, the Executive Director, and the staff of the Authority are directed, on behalf of the Authority, to publish notice of the proposal to issue the Bonds, to conduct a public hearing on such proposal and, following such hearing, obtain the approval of the Governor as the chief elected executive officer, all as required by Section 147(f) of the Internal Revenue Code of 1986, as amended.

Section 5. Preliminary Official Statement. If necessary, the Executive Director and the staff of the Authority are authorized to cooperate in the preparation of a preliminary official statement with respect to the Bonds, and that the Executive Director is authorized to execute and deliver such certificates to comply with SEC Rule 15c2-12 in connection with the offer, sale and issuance of the Bonds.

Section 6. Further Actions. The officers, Executive Director and Program Counsel of the Authority are hereby authorized and directed to take such further actions as may be necessary to effect the intent and purpose of this Resolution, the accomplishment of the refunding and the sale and issuance of the Bonds.

Section 7. Not Obligations of the Authority. The Bonds, when issued, shall be limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of the Borrower, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to a pecuniary liability of, or claim against, the State of Iowa or the Authority or a charge against their general credit or general funds.

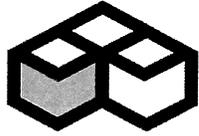
Section 8. Costs. It is to be understood that the Borrower shall pay all reasonable and necessary costs, including costs of counsel, and expenses of the Authority related to the Bonds and the refunding.

Section 9. Repealer. All resolutions, parts of resolutions, and prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 4th day of November, 2015.

David D. Jamison, Secretary

(Seal)



IOWA FINANCE AUTHORITY

David D. Jamison, Executive Director
2015 Grand Avenue
Des Moines, Iowa 50312
(515) 725-4900 - (800) 432-7230

FOR IFA USE ONLY
Project No. ED 15-14
Application Received 10/26/15
Application Fee Received? [checked]
Volume Cap? [] Yes [checked] No
Amount of Request \$ 100,000,000

Application forms can be obtained from the Authority's website at www.IowaFinanceAuthority.gov

ECONOMIC DEVELOPMENT BOND APPLICATION

Part A - Borrower Information

- 1. Project Name: UnityPoint Health Series 2009A/B refunding
2. Contact Person/Title: Matthew T. Kirschner
Company: Iowa Health System d/b/a UnityPoint Health
Address: 1776 West Lakes Parkway
City, State, Zip: West Des Moines, IA 50325
Telephone: (515) 241-8272 E-mail: matthew.kirschner@unitypoint.org
5. Principals: (If a partnership, list partners; if a corporation, list officers/directors and state of incorporation; if a nursing facility, list directors and principal staff.) Attach separate list if necessary.
State of Incorporation : Iowa
List of Officers/Directors: Attached
6. If Borrower is a nonprofit corporation, provide copy of IRS determination letter or date of application for determination letter and state purpose: Attached
7. Is the Borrower currently qualified to transact business within the State of Iowa? Yes [X] No []
8. If project is a Nursing Facility, is state certificate of need required: [] Yes [] No
If yes, attach copy.
9. Total current FTE's of Borrower: 28,000
Number of permanent FTE's created by the project: 0

Part B - Project Information

1. This Project qualifies for financing pursuant to the Economic Development Loan Program as land, buildings or improvements suitable for use as one of the following facilities (Check one):

501 c (3) entity:

Private college or university

Housing facility for elderly or disabled persons

Museum or library facility

Voluntary nonprofit hospital, clinic or health care facility as defined in Section 135c.1 (6) of the Iowa Code. Specify: _____

Other 501c (3) entity (please specify) _____

Manufacturing facility

Agricultural processing facility

Multi-family housing

Solid Waste facility

3. Amount of Loan Request: \$ ~100,000,000 _____

Amount to be used for refunding: \$ ~100,000,000 _____

4. Address/Location of Project

Street/City/State Various locations across Iowa _____

County _____

5. General Project Description:

Refinancing of two series of bonds issued in 2009 _____

Part B - Project Information continued

6. Does the Borrower expect to use bond proceeds to reimburse capital expenditures already made?
X No
 ___ Yes, in the amount of \$ _____ (There are IRS limitations on eligible reimbursable costs.)

7. Parties related to the Project:

- a. Principal User will be: UnityPoint Health and its affiliates
- b. Seller (if any) of the Project: _____
- c. Purchaser (if any) or Owner or Lessee of the Project: _____
- d. Relationship of Project Seller and Purchaser, if any: _____

8. Sources and Uses of Project Funds (Sum of Sources and Uses must match):

Sources:	Amount	Uses:	Amount
Loan proceeds from 2016 loan	\$100,000,000	Payment of Series 2009A	\$50,000,000
_____	_____	Payment of Series 2009B	50,000,000
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ 100,000,000	Total	\$100,000,000

9. Type of Bond Sale Public Sale Private Placement

Part C - Professionals Participating in the Financing

Applications must have either Bond Counsel or Underwriter/Financial Institution identified

1. Bond Counsel: (an attorney hired by the borrower to ensure the bonds can be issued on a tax-exempt basis)

Name: David Claypool/Cristina Kuhn _____
Firm Name: Dorsey & Whitney _____
Address: 801 Grand Ave, Suite 4100 _____
City/State/Zip Code: Des Moines, IA 50309 _____
Telephone: 515-699-3265 _____ E-mail: claypool.david@dorsey.com _____

2. Counsel to the Borrower:

Name: Scott Kortmeyer _____
Firm Name: Norton Rose Fulbright _____
Address: 2200 Ross Ave, Suite 3600 _____
City/State/Zip Code: Dallas, TX 75201 _____
Telephone: 214-855-7459 _____ E-mail: scott.kortmeyer@nortonrosefulbright.com _____

3. Underwriter or Financial Institution purchasing the bonds:

Name: James Saakvitne _____
Firm Name: Barclays PLC _____
Address: 745 Seventh Ave, 19th Floor _____
City/State/Zip Code: New York, NY 10019 _____
Telephone: 212-528-1053 _____ E-mail: james.saakvitne@barclays.com _____

4. Counsel to the Underwriter:

Name: Isaac Marcus _____
Firm Name: McDermott Will Emery _____
Address: 340 Madison Ave #2 _____
City/State/Zip Code: New York, NY 10173 _____
Telephone: 212-547-5504 _____ E-mail: imarcus@mwe.com _____

5. Trustee: (if needed)

Name: NA _____
Firm Name: _____
Address: _____
City/State/Zip Code: _____
Telephone: _____ E-mail: _____

PART D - Fees and Charges

- 1. A non-refundable application fee must accompany this form at the time of submission to the Authority. For applications up to \$10 million, the application fee is \$1,000. For applications over \$10 million, the application fee is \$2,500. The application fee is subtracted from the Issuer's fee at closing.

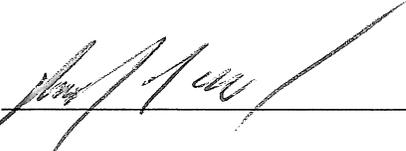
Applications will expire if the bonds are not issued within 18 months.

Submit application to the Authority at the following address:

Lori Beary
Community Development Director
Iowa Finance Authority
2015 Grand Avenue
Des Moines, IA 50312

- 2. An Issuer's fee will be due at the time of closing. The fee is 10 basis points for the first \$10 million and declines after that. Please contact Lori Beary at 515-725-4965 or lori.beary@iowa.gov for more information.
- 3. Borrower is required to pay the fees and expenses of Dorsey & Whitney, who serve as Issuer's Counsel. Bond documents should be sent to David Claypool (claypool.david@dorsey.com) or David Grossklaus (Grossklaus.David@dorsey.com) at Dorsey & Whitney and the Authority's Community Development Director (lori.beary@iowa.gov).

Dated this 23 day of October, 2015

Borrower: 
By: 
Title:

**Board of Directors
2015**

Chair: Mike Williams
Chair Elect/Vice Chair: Mike Stone

Secretary: Linda Newborn
Treasurer: Rick McConnell

Angela Aldrich, M.D.
Sioux City

Ron Klosterman
Dubuque (At-Large)

Dave Boyer
Madison

Rick McConnell
Des Moines

Terri Christoffersen
Cedar Rapids

Pete McLaughlin
Quad Cities

Brenda Clancy
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Stanton Danielson, M.D.
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Des Moines

Kent Henning
Des Moines

Mike Stone
Peoria

Steve Herwig, D.O.
Des Moines

Devendra Trivedi, M.D.
Peoria

George Kamperschroer
Madison

Mike Williams
Waterloo

Francis Kane, M.D.
Quad Cities (At-Large)

Internal Revenue Service

Department of the Treasury

Washington, DC 20224

Iowa Health System
1200 Pleasant Street
Des Moines, IA 50309

Person to Contact: Lawrence M. Brauer

Telephone Number: (202) 622-6466

Refer Reply to: CP:E:EO:T:1:LMB

Date: OCT 22 1996

Employer Identification Number: 42-1435199
Key District: Midstates (Dallas, TX)
Accounting Period Ending: December 31
Foundation Status Classification: 509(a)(3)
Form 990 Required: Yes

Dear Applicant:

Based on the information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in the section(s) indicated above.

If your sources of support, or your purposes, character, or method of operation change, please let your key district know so that office can consider the effect of the change on your exempt status. In the case of an amendment to your organizational document or bylaws, please send a copy of the amended document or bylaws to your key district. Also, you should inform your key district office of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act.

Because you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Iowa Health System

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Donors (including private foundations) may rely on this ruling unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your 509(a) status as indicated above, donors (other than private foundations) may not rely on the classification indicated above if they were in part responsible for, or were aware of, the act that resulted in your loss of such status, or they acquired knowledge that the Internal Revenue Service had given notice that you would be removed from that classification. Private foundations may rely on the classification as long as you were not directly or indirectly controlled by them or by disqualified persons with respect to them. However, private foundations may not rely on the classification indicated above if they acquired knowledge that the Internal Revenue Service had given notice that you would be removed from that classification.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fund-raising events may not necessarily qualify as fully deductible contributions, depending on the circumstances. If your organization conducts fund-raising events such as benefit dinners, shows, membership drives, etc., where something of value is received in return for payments, you are required to provide a written disclosure statement informing the donor of the fair market value of the specific items or services being provided. To do this you should, in advance of the event, determine the fair market value of the benefit received and state it in your fund-raising materials such as solicitations, tickets, and receipts in such a way that the donor can determine how much is deductible and how much is not. Your disclosure statement should be made, at the latest, at the time payment is received. Subject to certain exceptions, your disclosure responsibility applies to any fund-raising circumstance where each complete payment, including the contribution portion, exceeds \$75. In addition, donors must have written substantiation from the charity for any charitable contribution of \$250 or more. For further details regarding these substantiation and disclosure requirements, see the enclosed copy of Publication 1771. For additional guidance in this area, see Publication 1391, Deductibility of Payments Made to Organizations Conducting Fund-Raising Events, which is available at many IRS offices or by calling 1-800-TAX-FORM (1-800-829-3676).

Iowa Health System

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt from Income Tax. If "Yes" is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. If your gross receipts each year are not normally more than \$25,000, we ask that you establish that you are not required to file Form 990 by completing Part I of that Form for your first year. Thereafter, you will not be required to file a return until your gross receipts exceed the \$25,000 minimum. For guidance in determining if your gross receipts are "normally" not more than the \$25,000 limit, see the instructions for the Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. The maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

In this letter, we have not determined the effect on your tax-exempt status of financing your activities with the proceeds of tax-exempt bonds since you have not indicated that you intend to use such methods now or in the future.

Iowa Health System

You need an employer identification number even if you have no employees. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

We are informing your key district office of this ruling. Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any immediate questions about this ruling, please contact the person whose name and telephone number are shown in the heading of this letter. For other matters, including questions concerning reporting requirements, please contact your key district office.

In accordance with the Power of Attorney currently on file with the Internal Revenue Service, we are sending a copy of this letter to your authorized representative.

Sincerely,

(signed) Marvin Friedlander

Marvin Friedlander
Chief, Exempt Organizations
Technical Branch 1

Enclosure:
Pub. 1771

RESOLUTION
WQ 15-18

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the "SRF Program"); and

WHEREAS, the Authority offers loans under the SRF Program for planning and design expenses associated with clean water and drinking water projects (the "Planning and Design Loans"); and

WHEREAS, the Authority offers the Planning and Design Loans as zero interest loans maturing no later than three years from execution; and

WHEREAS, the communities listed on Exhibit A have applied to the Authority for financial assistance through Planning and Design Loans; and

WHEREAS, the Authority desires to approve Planning and Design Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding Planning and Design Loans to the communities and in the amounts set forth on Exhibit A attached hereto, each with an interest rate of 0%, with a maturity of not to exceed three years, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 4th day of November, 2015.

David D. Jamison, Secretary

(Seal)

Exhibit A

Planning and Design Loans

Borrower	County	Population	Amount	CW/ DW	Description
Adel	Dallas	3,682	\$300,000	CW	Inflow/Infiltration
Belle Plaine	Benton	2,542	\$441,000	CW	Inflow/Infiltration
Calamus	Clinton	439	\$176,300	CW	Lagoon and lift station
Cushing	Woodbury	220	\$80,500	DW	Water Storage
Davis City	Decatur	204	\$48,100	CW	Wastewater Treatment Improvements
Hubbard	Hardin	845	\$200,000	CW	Wastewater Treatment Improvements
Lenox	Taylor	1,400	\$150,000	CW	Wastewater Treatment Improvements
Livermore	Humboldt	384	\$159,500	DW	New Well
Mapleton	Monona	1,200	\$225,000	CW	Wastewater Treatment Improvements
Marathon	Buena Vista	237	\$101,750	CW	Wastewater Treatment Improvements
Oxford	Johnson	830	\$90,000	CW	UV Disinfection & Treatment Improvements
Sabula	Jackson	576	\$50,000	DW	Water Main Improvements
Westgate	Fayette	211	\$103,300	DW	Water Storage

\$2,125,450

RESOLUTION
WQ 15-19

WHEREAS, the Iowa Finance Authority (the "Authority"), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa and sections 455B.291 through and including 455B.299 of the Code of Iowa, works with the Iowa Department of Natural Resources (the "Department"), to administer the Iowa Water Pollution Control Works Financing Program and the Iowa Drinking Water Facilities Financing Program (collectively, the "SRF Program"); and

WHEREAS, the Authority offers loans under the SRF Program as a means of financing all or part of the construction of certain drinking water or wastewater treatment facilities; and

WHEREAS, the construction activities being undertaken meet the requirements of the SRF Program and have been approved by the Department; and

WHEREAS, the Authority offers the SRF loans at below market interest maturing no later than thirty years from execution; and

WHEREAS, the Authority desires to approve SRF Loans to the communities and in the amounts set forth on Exhibit A;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. The Board authorizes the Executive Director to execute and deliver for and on behalf of the Authority any and all certificates, documents, opinions or other papers and perform all other acts as may be deemed necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

SECTION 2. The Board authorizes funding SRF Loans to the communities and in the amounts set forth on Exhibit A attached hereto, each with an interest rate of 1.75% for a maturity of twenty years or an interest rate of 2.75% with a maturity of not to exceed thirty years, and such other restrictions as may be deemed necessary and appropriate by the Executive Director.

SECTION 3. The Board authorizes the Executive Director to fund said loan from funds held under the SRF Program, all in the manner deemed necessary and appropriate by the Executive Director, subject to the terms and conditions of this Resolution.

SECTION 4. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

SECTION 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

Exhibit A

SRF Construction Loans

Borrower	County	Population	Amount	CW/ DW	Description
Arlington	Fayette	429	\$350,000	CW	Infiltration & Inflow Corrections
Burlington	Des Moines	25,663	\$908,000	CW	CSO Elimination
North Liberty	Johnson	13,374	\$20,911,000	CW	Treatment Improvements
Spragueville	Jackson	81	\$250,000	CW	Treatment Improvements

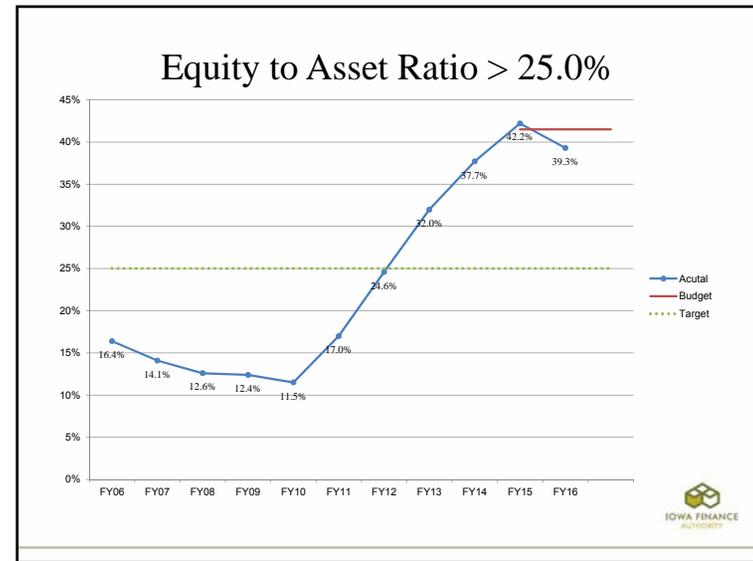
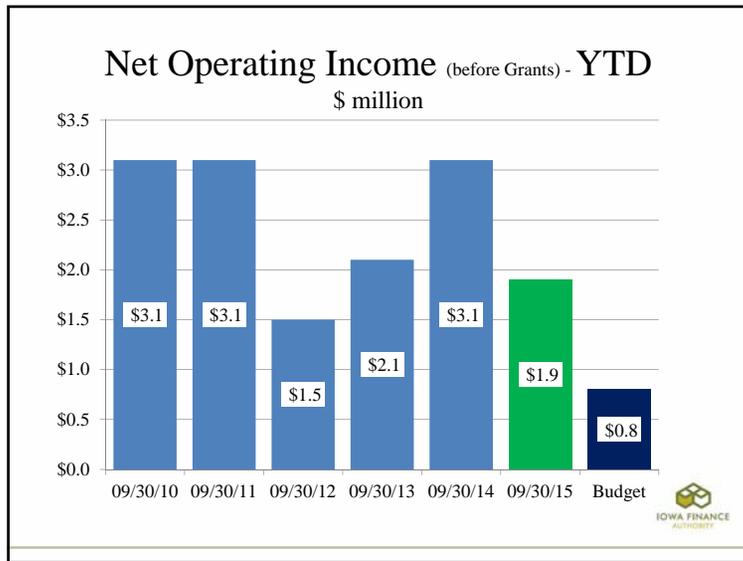
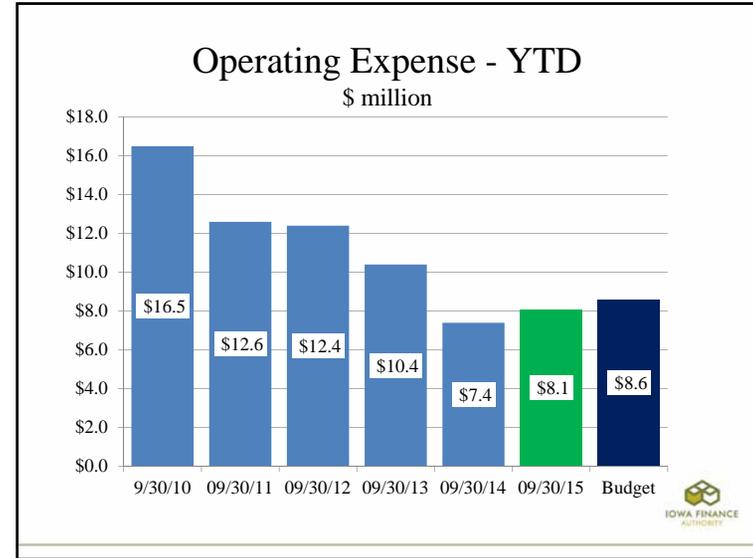
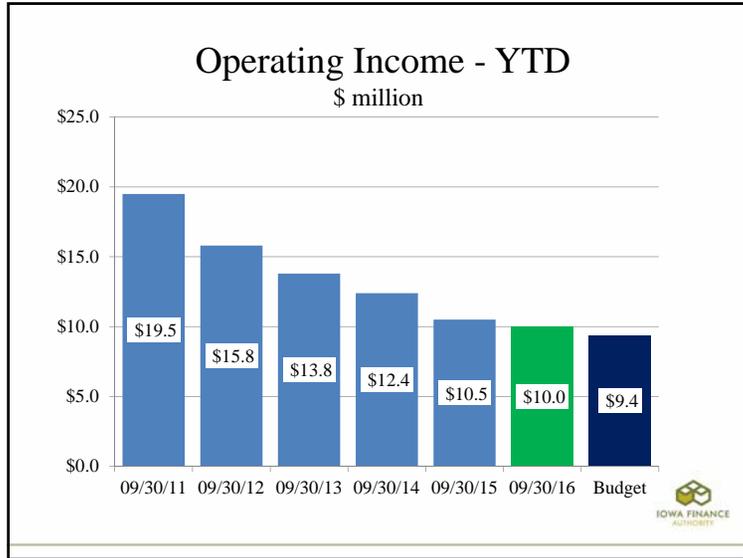
\$22,419,000

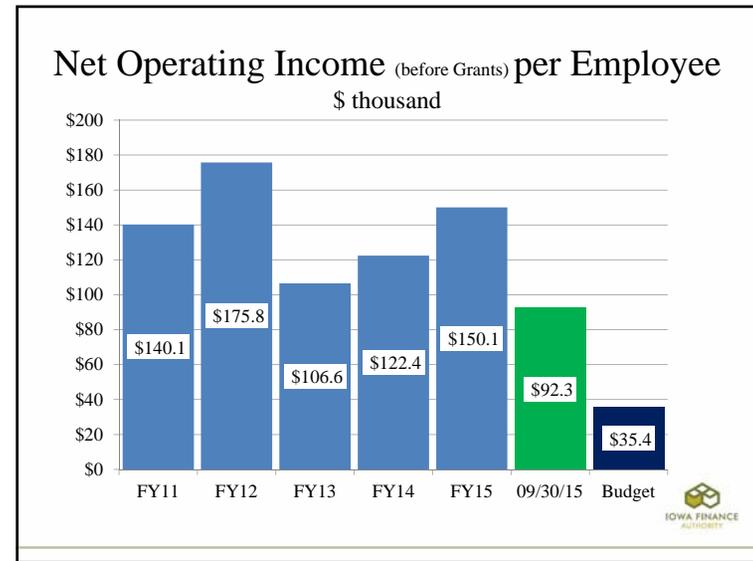
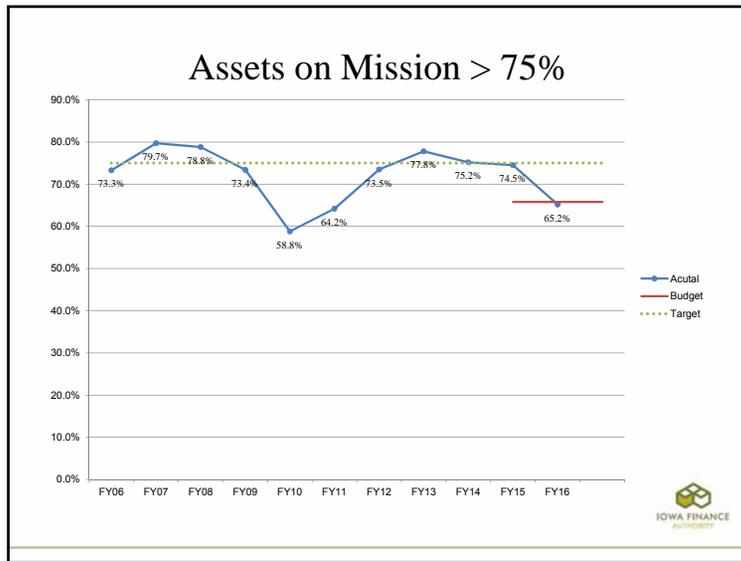
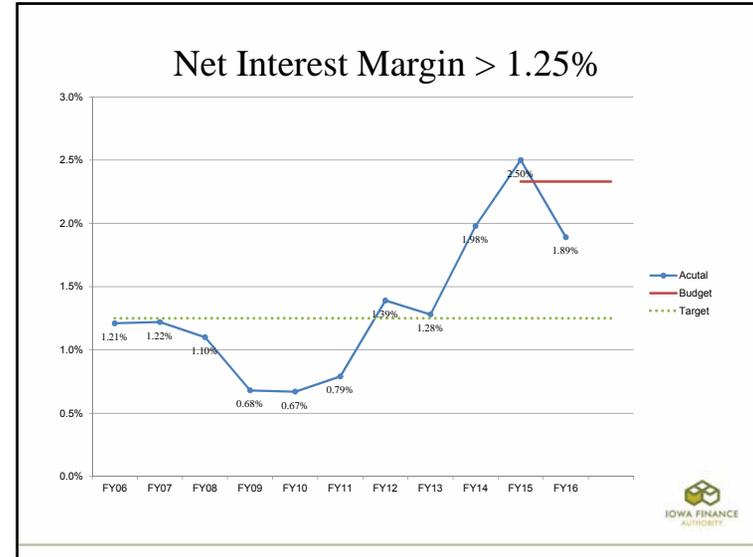
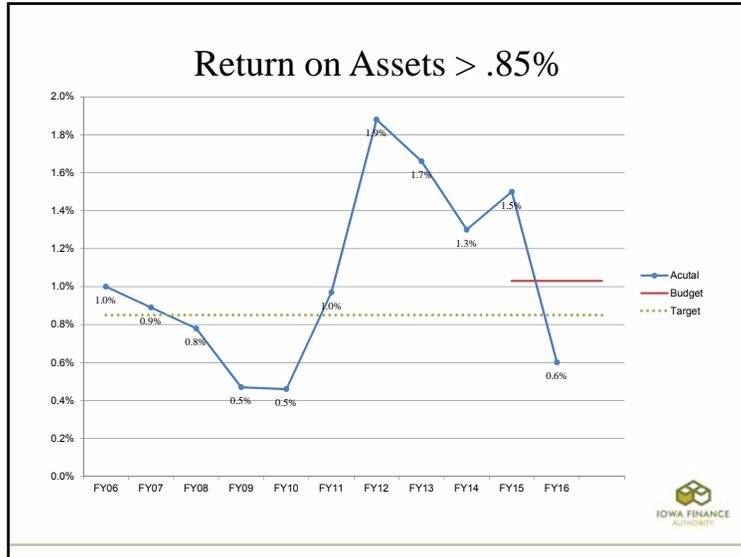


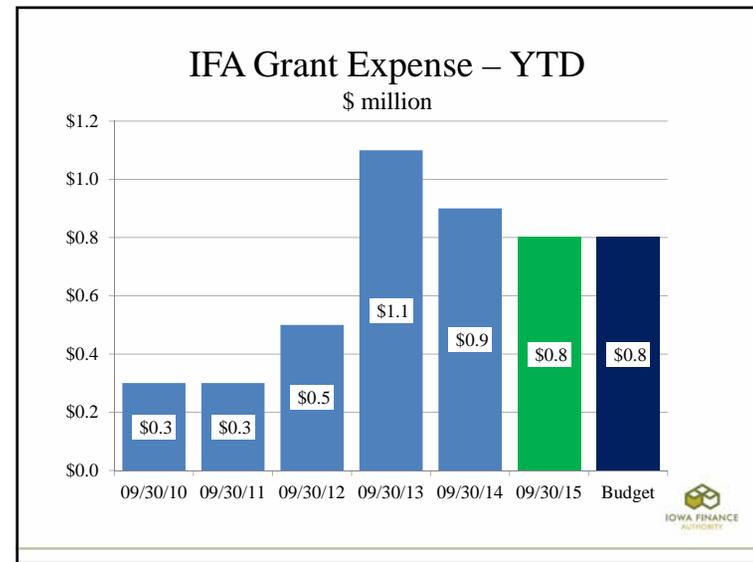
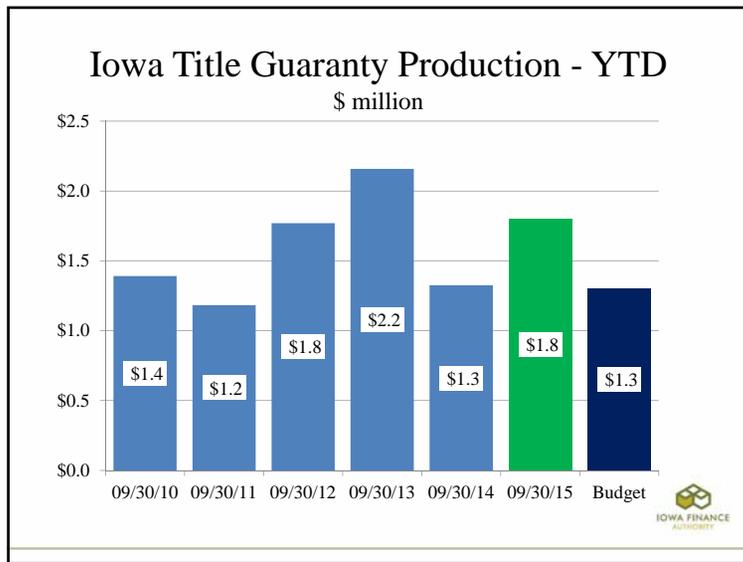
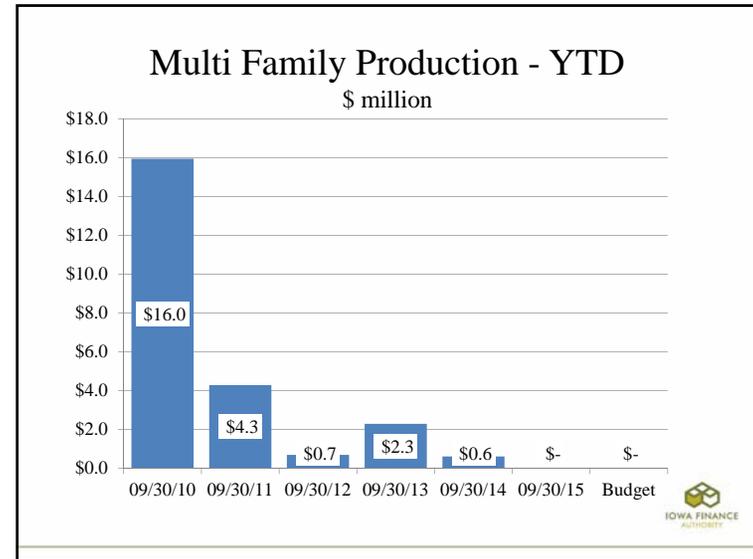
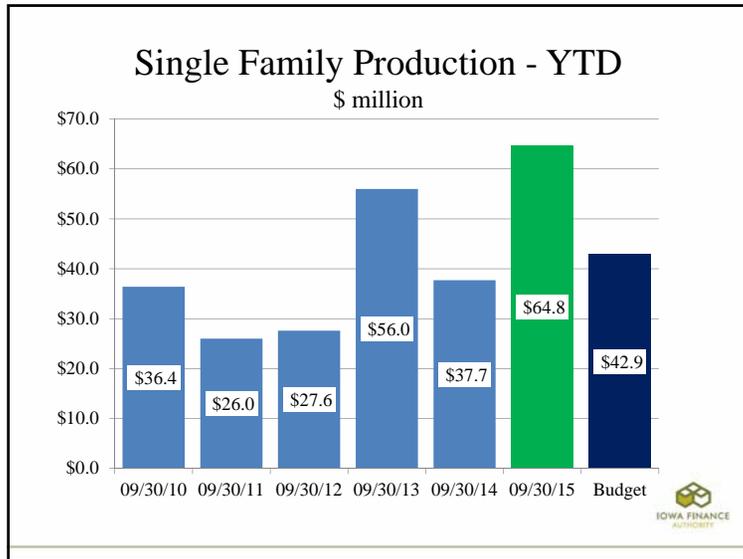
IOWA FINANCE
AUTHORITY

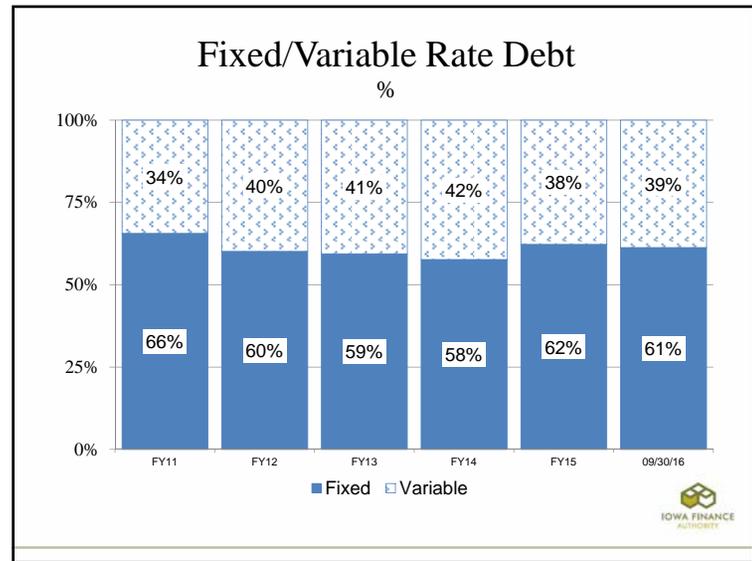
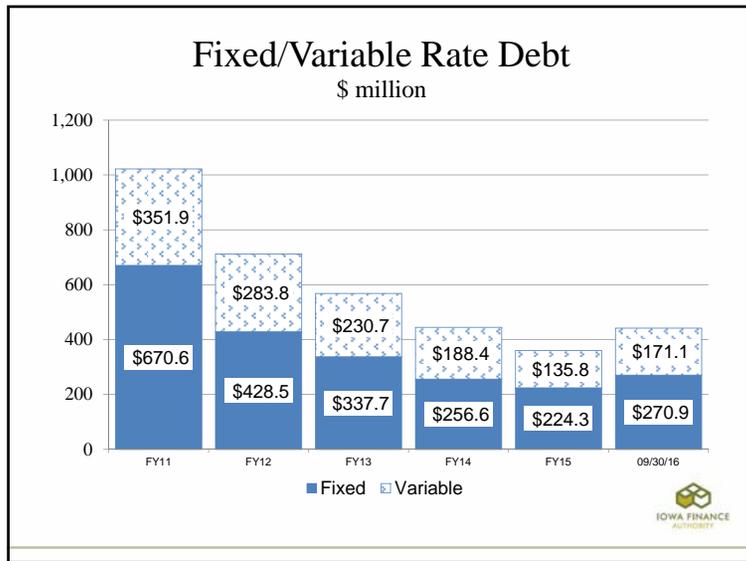
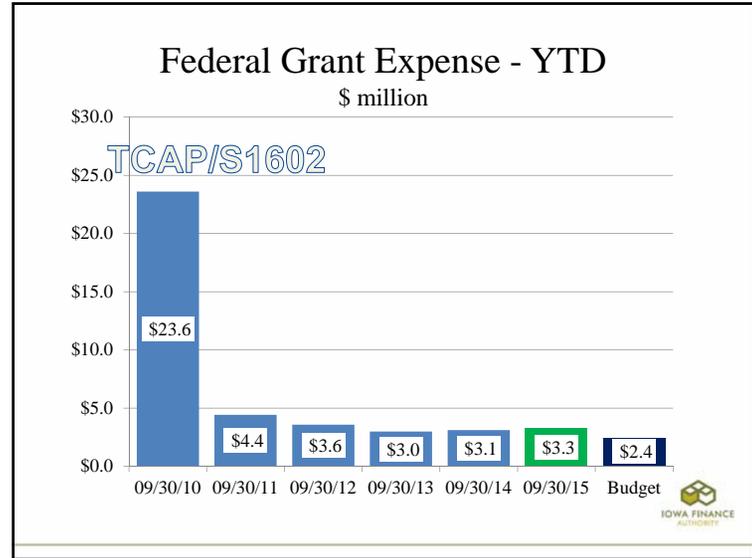
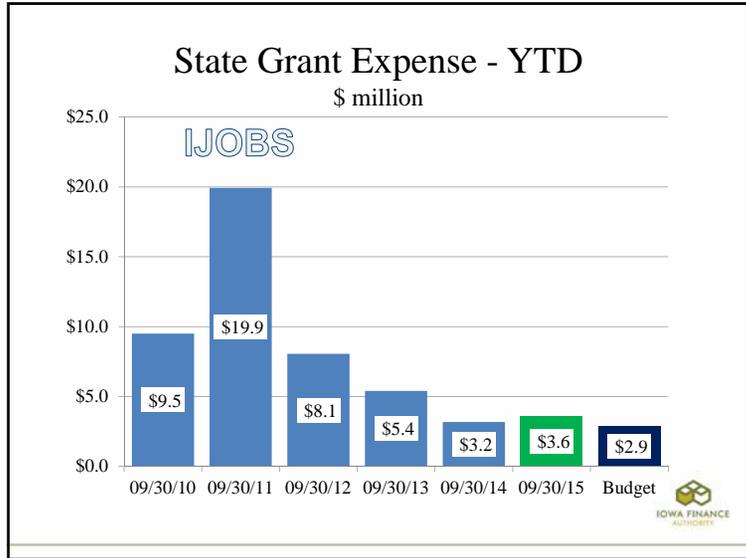
Financial Dashboards

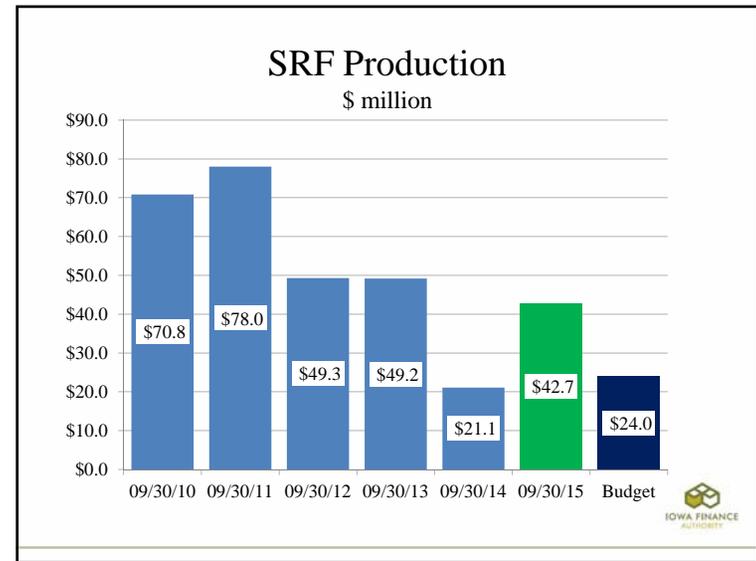
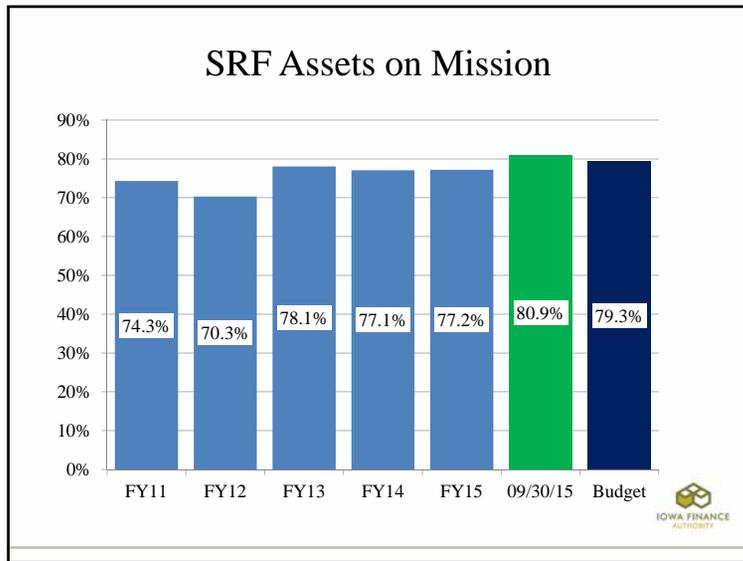
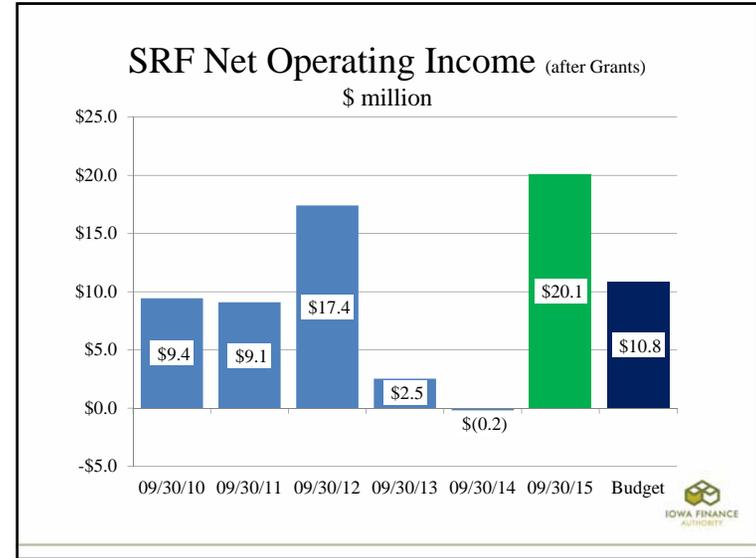
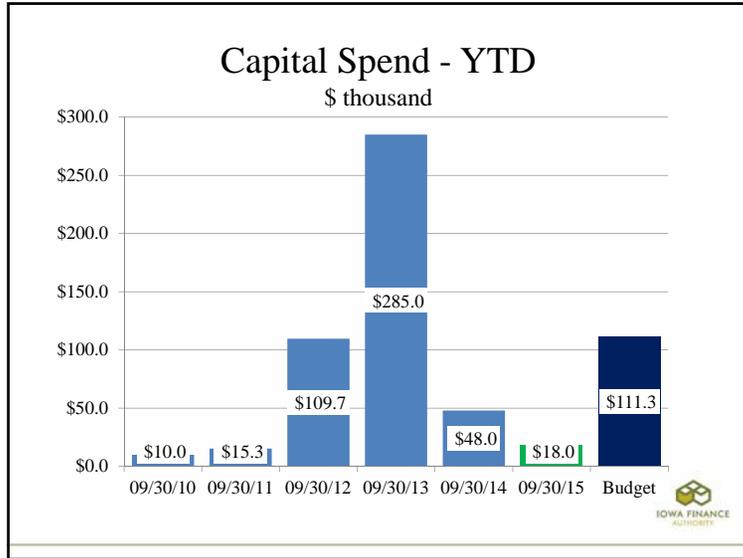
September, 2015











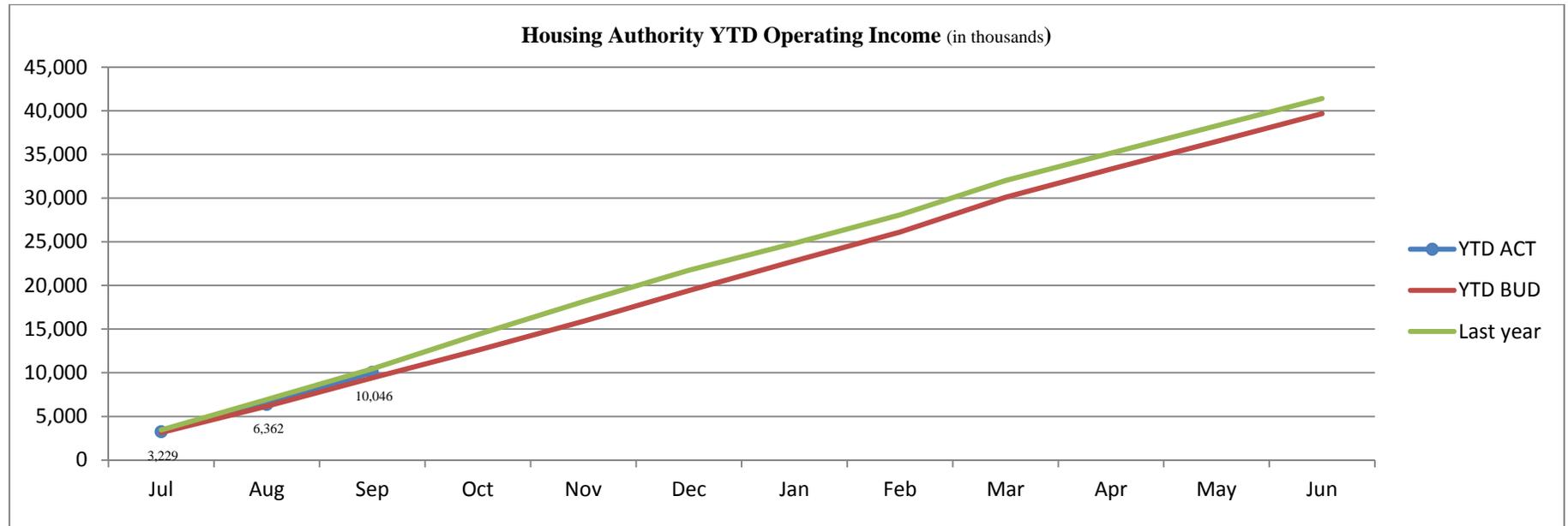
To: David D Jamison
 From: Steven E Harvey
 Date: October 21, 2015
 Re: September 2015 Financial Results



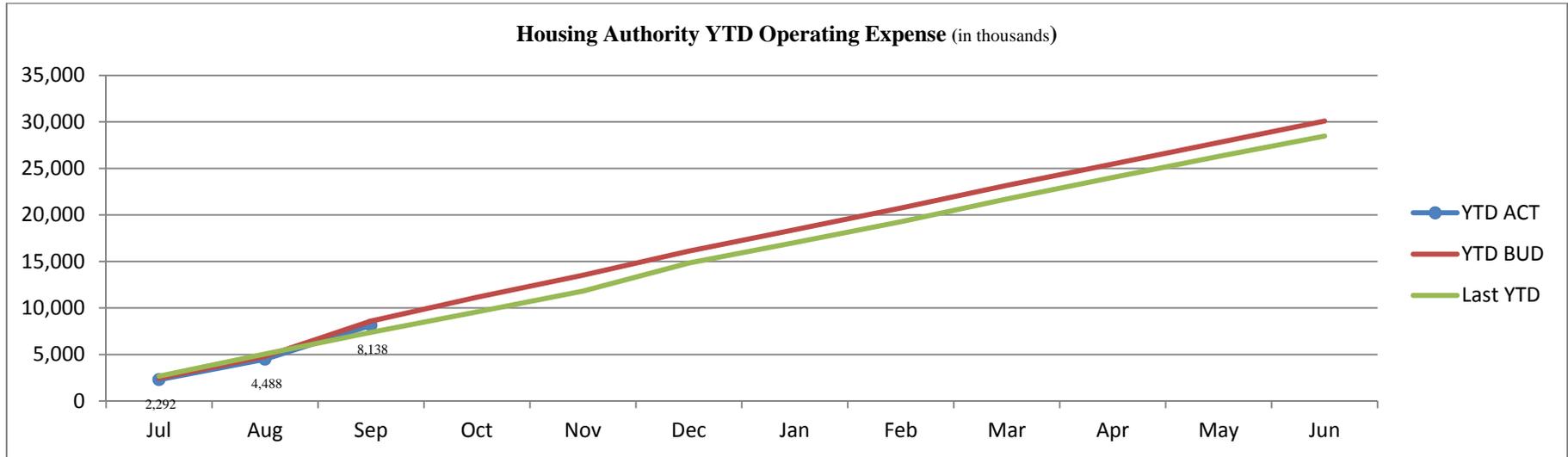
Housing Authority Highlights

First quarter results for the Housing Authority were favorable to budget.

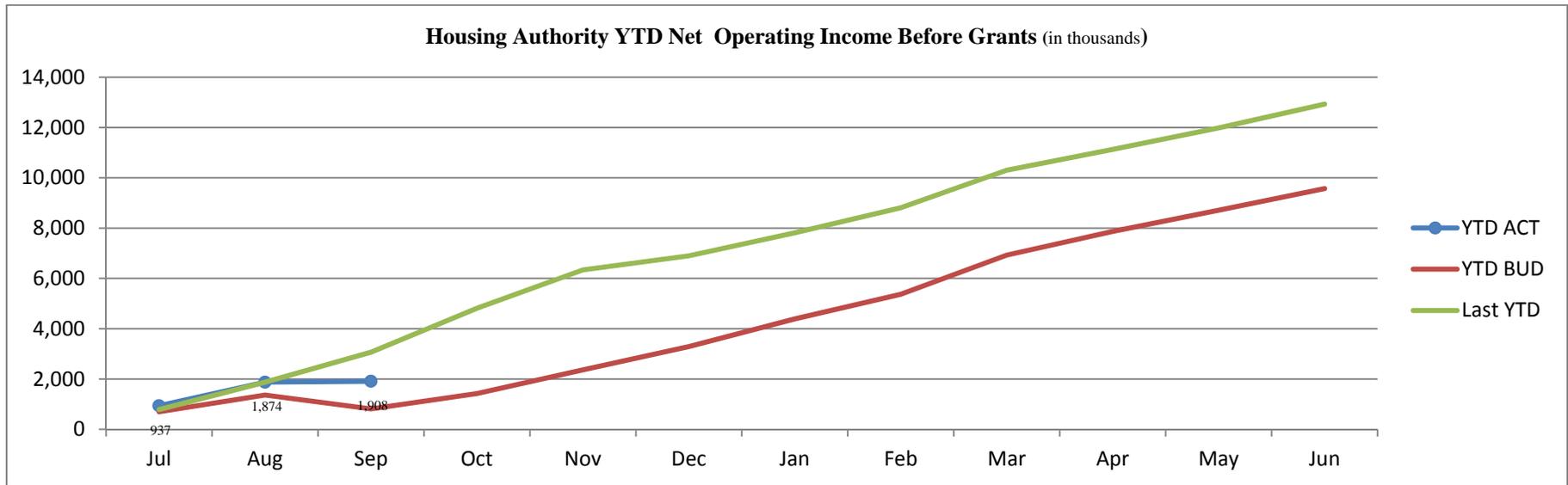
- The July debt reduction continues to produce savings with interest expense now \$335,585 or 8.3% below budget.
- The Authority issued \$122 million of Single Family mortgage bonds to refund prior debt and purchase MBS securities. In addition, the Authority paid \$1.2 million for cost of issuance that shows up as part of interest expense for the month.
- Title Guaranty continues to exceed their Operating Income budget, now by \$466,364 or 35.3%.
- Staffing was below budget by 9 FTE’s resulting in employee costs being \$209,372 or 7.9% below budget.
- Net Grant Expense of \$818,879 exceeded budget by \$471,946 due to disbursements occurring earlier in the year than expected.



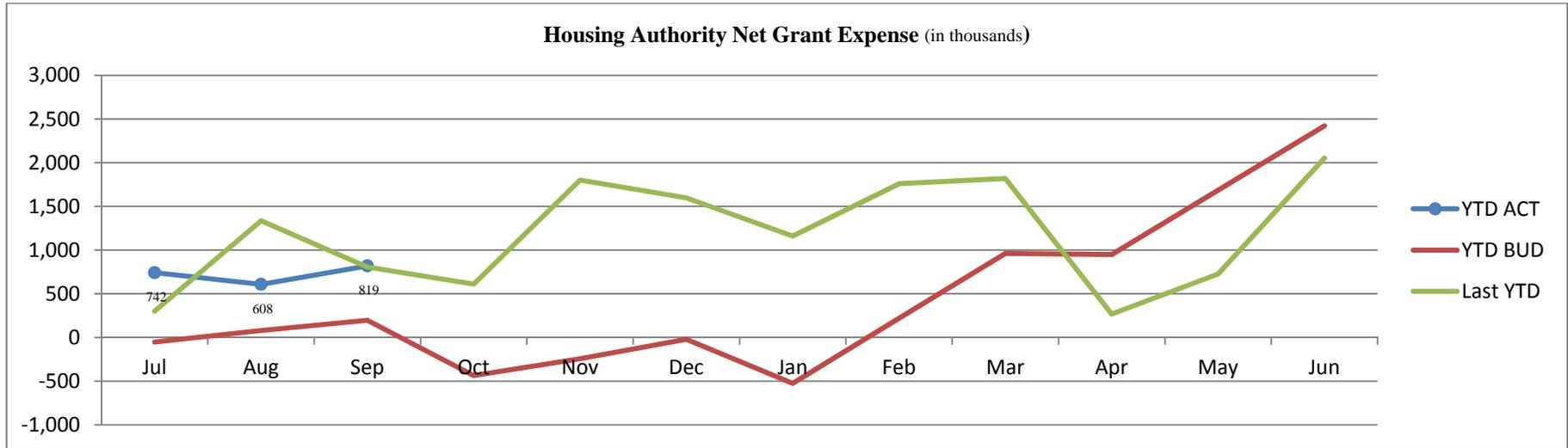
YTD Operating Income of \$10,046,140 was \$639,627 or 6.8% favorable to budget but \$405,456 or 3.9% below last year.



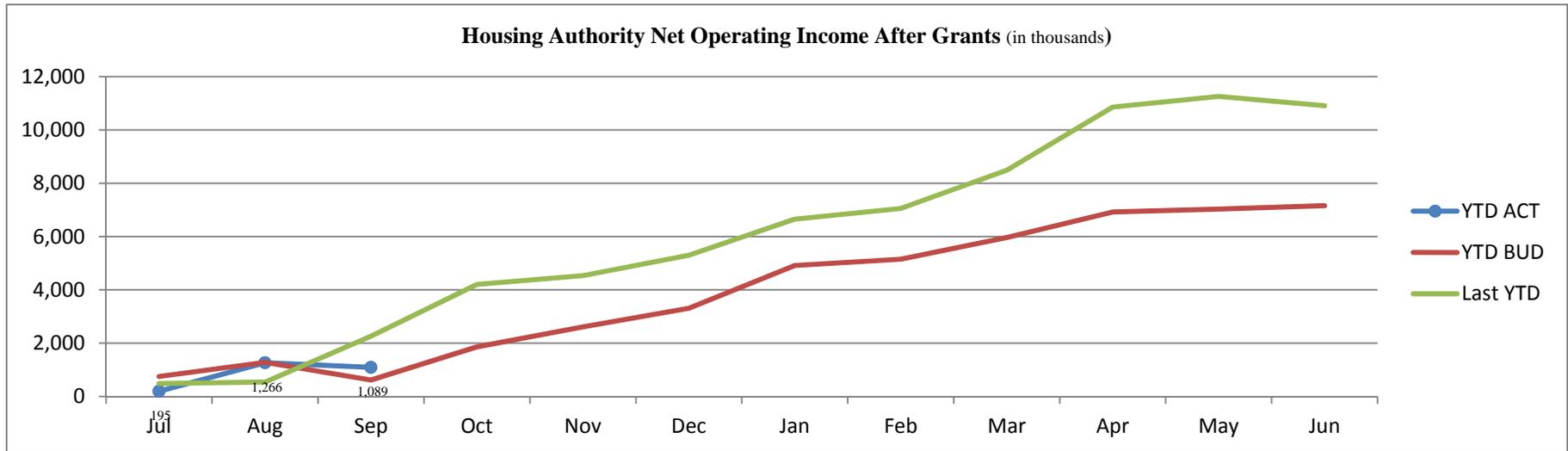
YTD Operating Expense of \$8,138,441 was \$453,968 or 5.3% favorable to budget but \$751,389 above last year due to the cost of issuance expense on the SF 2015ABC bonds.



YTD Net Operating Income before Grants of \$1,907,699 was \$1,093,594 or 134.3% above budget but \$1,156,845 or 37.7% below last year, again due to cost of issuance expense.

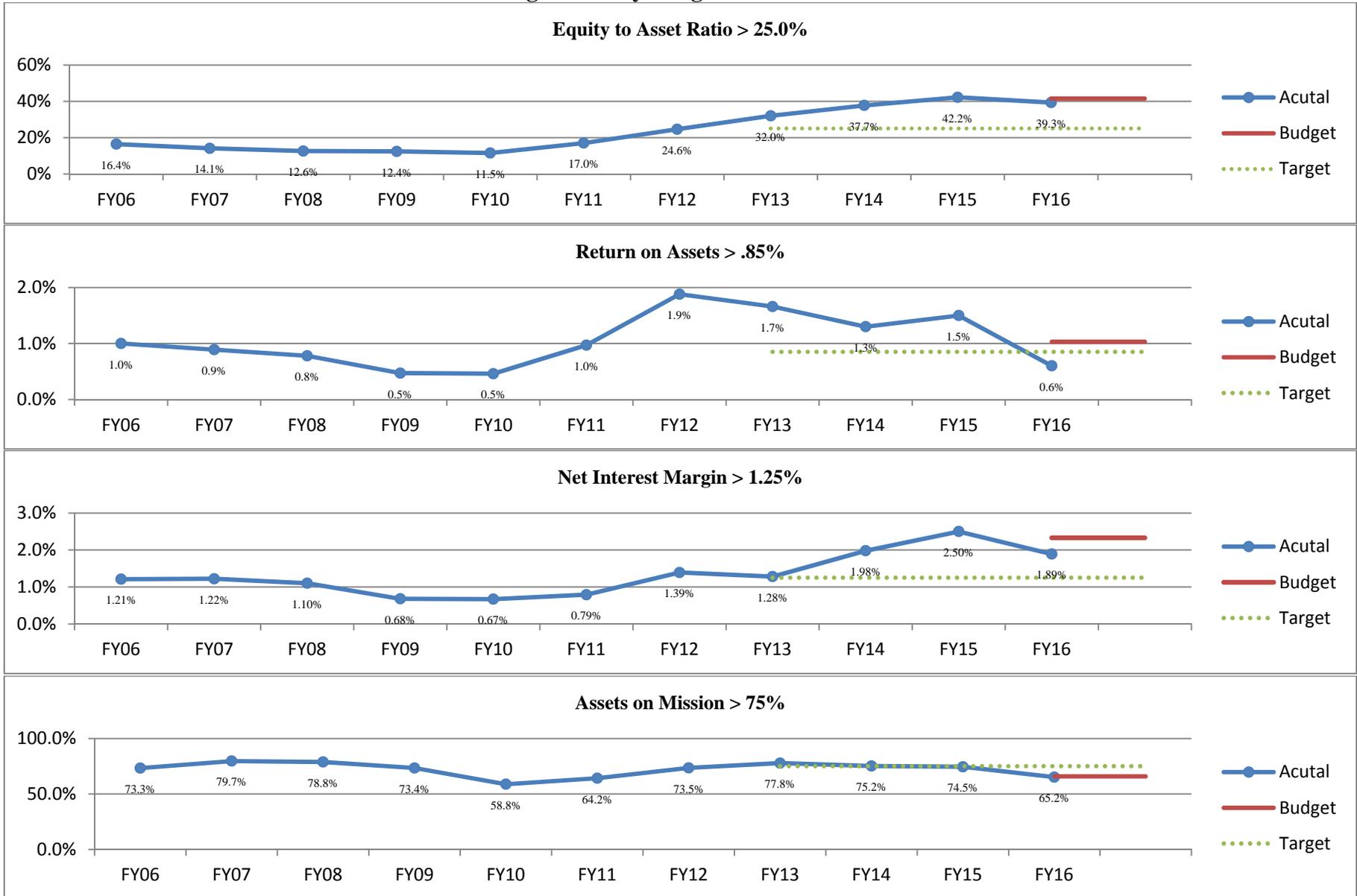


YTD Net Grant Expense of \$818,879 was \$621,649 or over 100% above budget but \$13,085 or 1.6% above last year



YTD Net Operating Income after Grants of \$1,088,820 was \$471,946 or 76.5% above budget but \$1,169,929 or over 100% below last year.

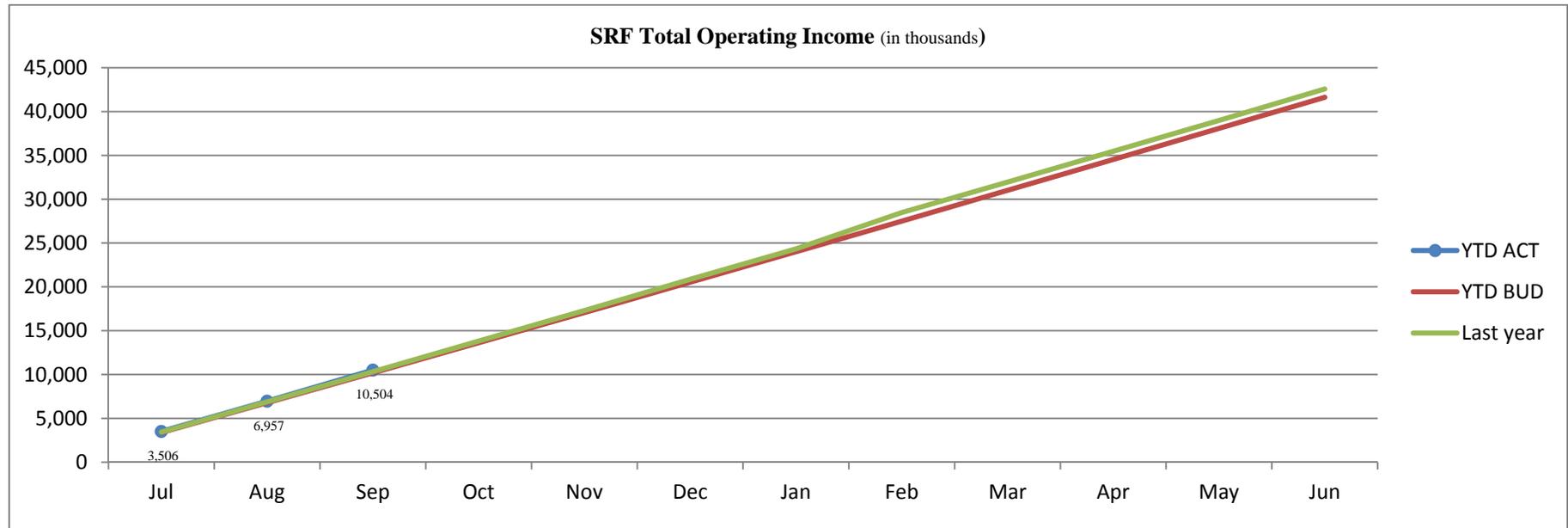
Housing Authority Long-Term Measures



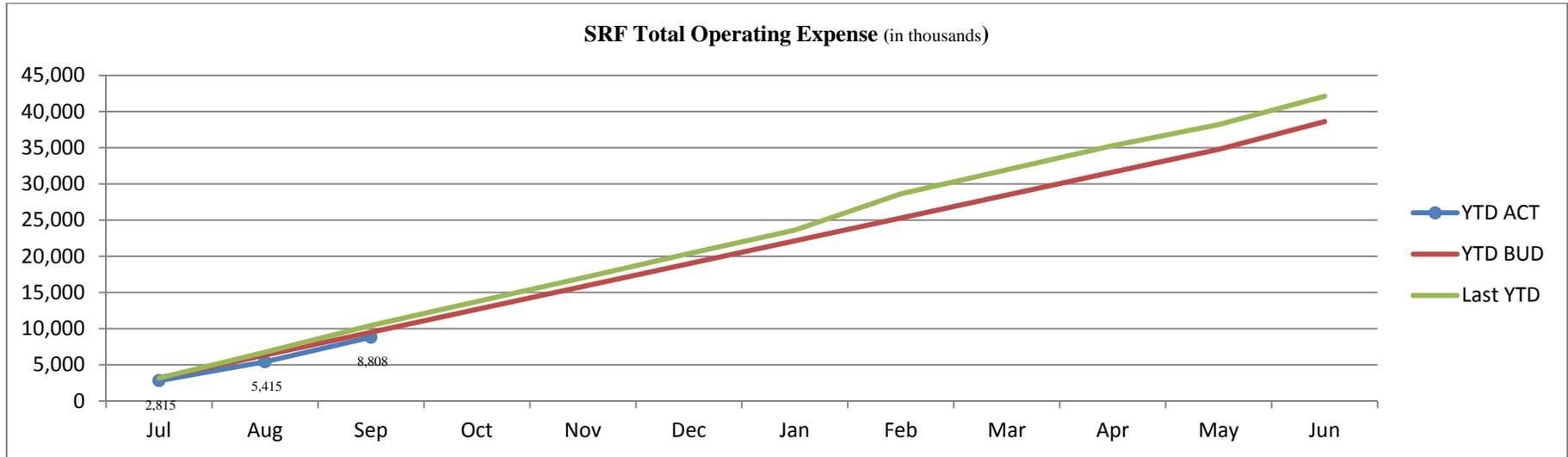
State Revolving Fund Highlights

First quarter results for the SRF were favorable to budget.

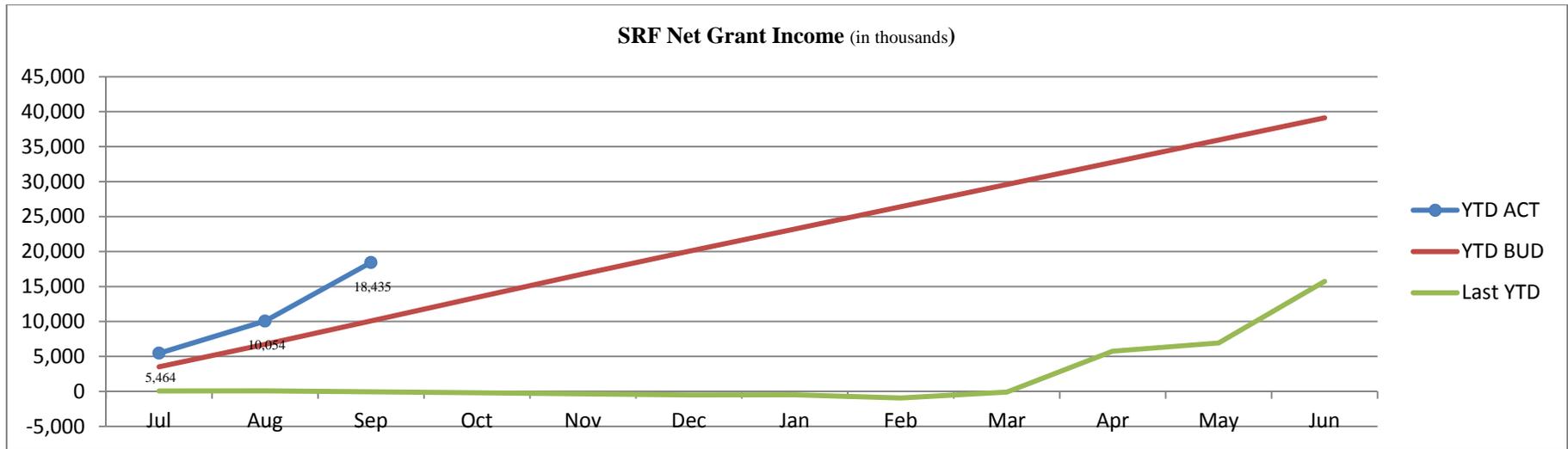
- SRF has \$190.3 million available to fund loan disbursements plus \$23.0 million of cap grants available.
- YTD the SRF has disbursed \$42.7 million in loan draws with \$2.3 of that amount forgivable.
- Operating income and expense are both favorable to budget.



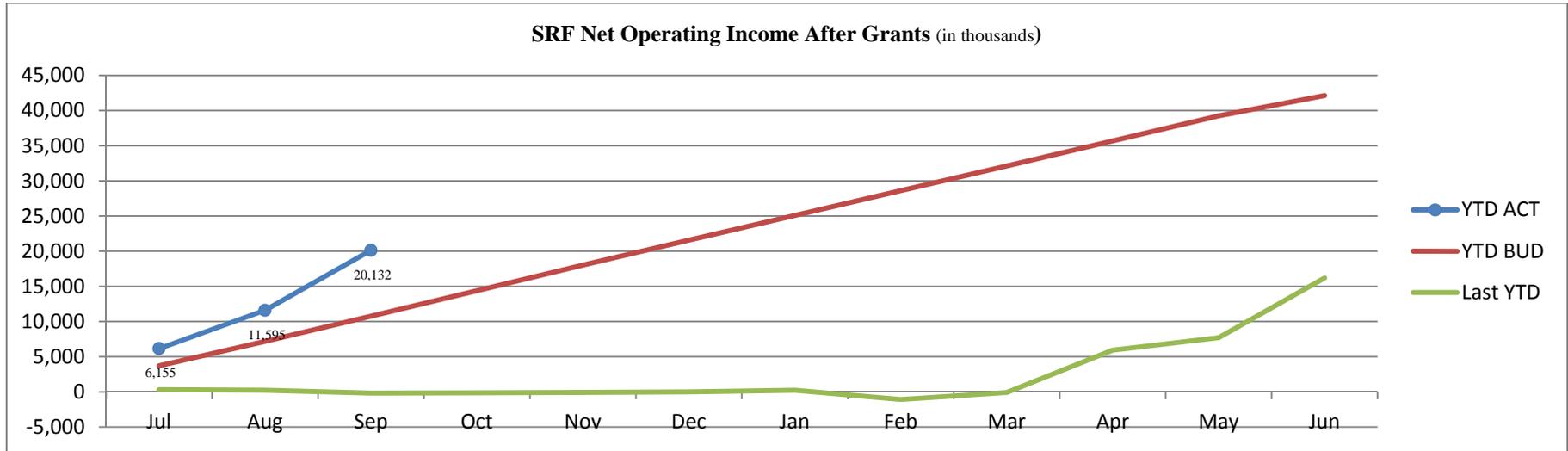
YTD Operating Income of \$10,504,363 was \$312,667 or 3.1% above budget and \$180,916 or 1.8% above last year.



YTD Operating Expenses of \$8,807,835 was \$696,813 or 7.3% below budget and \$1,632,679 or 15.6% below last year.



YTD Net Grant Income of \$18,435,018 was \$8,348,130 or 82.8% above budget and \$18,510,003 above last year.



YTD Net Operating Income after Grants of \$20,131,546 was \$9,357,609 or 86.9% above budget and \$20,323,597 above last year.

Income Statement	Housing Authority (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	2,485,385	2,240,900	244,486	10.9	2,590,305	(104,920)	-4.1	7,053,782	6,932,792	120,990	1.7	8,089,682	(1,035,900)	-12.8
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	1,054,186	852,290	201,897	23.7	765,609	288,577	37.7	2,840,781	2,304,723	536,058	23.3	2,190,794	649,987	29.7
Other Income	144,526	155,066	(10,541)	-6.8	164,661	(20,135)	-12.2	151,577	168,998	(17,421)	-10.3	171,120	(19,543)	-11.4
Total Operating Income	3,684,097	3,248,256	435,842	13.4	3,520,575	163,523	4.6	10,046,140	9,406,513	639,627	6.8	10,451,596	(405,456)	-3.9
Operating Expense														
Interest Expense	2,079,422	2,161,235	(81,814)	-3.8	1,006,505	1,072,917	106.6	3,690,141	4,025,726	(335,585)	-8.3	3,494,126	196,015	5.6
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	796,489	886,029	(89,540)	-10.1	790,187	6,302	0.8	2,441,812	2,651,184	(209,372)	-7.9	2,444,966	(3,154)	-0.1
Operating Expenses	87,313	99,100	(11,787)	-11.9	84,748	2,565	3.0	355,777	298,870	56,907	19.0	294,654	61,123	20.7
Marketing Expense	192,043	218,124	(26,082)	-12.0	167,318	24,725	14.8	266,887	384,373	(117,486)	-30.6	204,749	62,138	30.3
Professional Services	451,030	393,020	58,009	14.8	311,549	139,481	44.8	1,276,316	1,126,412	149,904	13.3	947,546	328,770	34.7
Claim and Loss Expenses	37,611	29,445	8,166	27.7	(40,150)	77,762	-193.7	96,790	79,135	17,655	22.3	(5,661)	102,452	-1809.6
Service Release Premium	6,335	9,647	(3,312)	-34.3	1,944	4,392	226.0	17,842	27,442	(9,599)	-35.0	3,036	14,806	487.6
Miscellaneous Operating Expense	6,869	5,174	1,694	32.7	13,572	(6,704)	-49.4	15,826	19,322	(3,496)	-18.1	23,265	(7,439)	-32.0
Overhead Allocation	(6,422)	(6,718)	297	-4.4	(5,654)	(768)	13.6	(22,951)	(20,056)	(2,896)	14.4	(19,628)	(3,323)	16.9
Total Operating Expense	3,650,689	3,795,057	(144,368)	-3.8	2,330,018	1,320,671	56.7	8,138,441	8,592,409	(453,968)	-5.3	7,387,052	751,389	10.2
Net Operating Income (Loss) Before Grants	33,408	(546,802)	580,210	-106.1	1,190,557	(1,157,148)	-97.2	1,907,699	814,104	1,093,594	134.3	3,064,544	(1,156,845)	-37.7
Net Grant (Income) Expense														
Grant Income	(2,004,655)	(1,878,527)	(126,128)	6.7	(2,662,238)	657,582	-24.7	(6,818,824)	(5,885,581)	(933,242)	15.9	(6,431,563)	(387,261)	6.0
Grant Expense	2,215,368	1,995,604	219,764	11.0	2,132,146	83,221	3.9	7,637,702	6,082,811	1,554,891	25.6	7,237,357	400,346	5.5
Total Net Grant (Income) Expense	210,712	117,077	93,636	80.0	(530,091)	740,803	-139.8	818,879	197,230	621,649	315.2	805,794	13,085	1.6
Net Operating Income (Loss) After Grants	(177,304)	(663,878)	486,574	-73.3	1,720,648	(1,897,952)	-110.3	1,088,820	616,874	471,946	76.5	2,258,749	(1,169,929)	-51.8
Non-Operating (Income) Expense	(82,321)	-	(82,321)	0.0	1,298,195	(1,380,516)	-106.3	1,832,647	-	1,832,647	0.0	3,276,043	(1,443,396)	-44.1
Net Income (Loss)	(94,983)	(663,878)	568,895	-85.7	422,453	(517,436)	-122.5	(743,827)	616,874	(1,360,701)	-220.6	(1,017,294)	273,467	-26.9
Home Dept Staff Count	82	92	(10)	-10.9	86	(4)	-4.7	83	92	(9)	-10.1	87	(4)	-5.0
FTE Staff Count	83	92	(10)	-10.4	88	(5)	-5.6	85	92	(7)	-8.0	90	(5)	-5.2

Balance Sheet	Housing Authority (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	237,453,566	135,684,829	101,768,737	75.0	148,828,303	88,625,263	59.5
Investments	21,562,629	23,111,855	(1,549,226)	-6.7	20,963,019	599,610	2.9
Mortgage Backed Securities	394,223,842	390,851,572	3,372,271	0.9	438,792,957	(44,569,114)	-10.2
Loans (net of reserves for losses)	129,434,521	136,278,407	(6,843,886)	-5.0	146,723,569	(17,289,048)	-11.8
Capital Assets (net of accumulated depreciation)	2,736,200	2,828,176	(91,976)	-3.3	2,921,236	(185,036)	-6.3
Other Assets	12,358,457	39,423,030	(27,064,573)	-68.7	38,894,717	(26,536,260)	-68.2
Deferred Outflows	4,094,015	6,630,311	(2,536,296)	-38.3	5,735,126	(1,641,111)	-28.6
Total Assets and Deferred Outflows	801,863,230	734,808,180	67,055,050	9.1	802,858,926	(995,696)	-0.1
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	442,037,850	341,022,840	101,015,009	29.6	409,985,037	32,052,813	7.8
Interest Payable	2,185,466	2,814,949	(629,483)	-22.4	3,067,804	(882,339)	-28.8
Deferred Income	5,399,854	4,143,625	1,256,229	30.3	5,582,449	(182,594)	-3.3
Escrow Deposits	8,362,956	7,196,146	1,166,811	16.2	5,978,361	2,384,595	39.9
Reserves for Claims	5,392,186	5,389,449	2,737	0.1	5,568,021	(175,835)	-3.2
Accounts Payable & Accrued Liabilities	4,132,160	3,753,220	378,939	10.1	15,446,554	(11,314,395)	-73.2
Other liabilities	10,731,608	37,241,055	(26,509,447)	-71.2	37,241,055	(26,509,447)	-71.2
Deferred Inflows	1,524,352	-	1,524,352	0.0	-	1,524,352	0.0
Total Liabilities and Deferred Inflows	479,766,431	401,561,283	78,205,148	19.5	482,869,280	(3,102,850)	-0.6
Equity							
YTD Earnings(Loss)	(743,827)	616,874	(1,360,701)	-220.6	(1,017,294)	273,467	-26.9
Prior Years Earnings	322,840,626	332,630,023	(9,789,396)	-2.9	321,006,940	1,833,686	0.6
Transfers	0	(0)	0	-	-	0	-
Total Equity	322,096,800	333,246,897	(11,150,098)	-3.3	319,989,646	2,107,153	0.7
Total Liabilities and Equity	801,863,230	734,808,180	67,055,050	9.1	802,858,926	(995,696)	-0.1

Income Statement	State Revolving Fund (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	3,159,151	3,073,861	85,289	2.8	3,118,874	40,277	1.3	9,415,678	9,189,314	226,364	2.5	9,374,899	40,780	0.4
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	388,399	335,776	52,623	15.7	313,326	75,073	24.0	1,088,684	1,002,382	86,303	8.6	948,548	140,136	14.8
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	0	(0)	-100.0
Total Operating Income	3,547,549	3,409,637	137,912	4.0	3,432,200	115,349	3.4	10,504,363	10,191,696	312,667	3.1	10,323,447	180,916	1.8
Operating Expense														
Interest Expense	2,439,589	2,446,095	(6,506)	-0.3	2,831,138	(391,548)	-13.8	7,121,804	7,357,723	(235,919)	-3.2	8,315,587	(1,193,783)	-14.4
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	57,559	58,038	(479)	-0.8	54,238	3,321	6.1	168,266	173,265	(4,999)	-2.9	158,337	9,929	6.3
Operating Expenses	7,224	8,113	(889)	-11.0	6,581	643	9.8	29,665	24,517	5,148	21.0	20,585	9,080	44.1
Marketing Expense	-	2,200	(2,200)	-100.0	1,733	(1,733)	-100.0	2,739	6,600	(3,861)	-58.5	4,202	(1,464)	-34.8
Professional Services	20,807	35,708	(14,901)	-41.7	21,154	(347)	-1.6	61,803	77,487	(15,684)	-20.2	108,882	(47,079)	-43.2
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	861,134	615,000	246,134	40.0	779,503	81,630	10.5	1,400,606	1,845,000	(444,394)	-24.1	1,813,291	(412,685)	-22.8
Overhead Allocation	6,422	6,718	(297)	-4.4	5,654	768	13.6	22,951	20,056	2,896	14.4	19,628	3,323	16.9
Total Operating Expense	3,392,735	3,171,872	220,862	7.0	3,700,002	(307,267)	-8.3	8,807,835	9,504,647	(696,813)	-7.3	10,440,513	(1,632,679)	-15.6
Net Operating Income (Loss) Before Grants	154,815	237,765	(82,950)	-34.9	(267,802)	422,616	-157.8	1,696,528	687,048	1,009,480	146.9	(117,066)	1,813,594	-1549.2
Net Grant (Income) Expense														
Grant Income	(8,979,561)	(3,858,257)	(5,121,304)	132.7	(352,455)	(8,627,106)	2447.7	(20,746,076)	(11,586,888)	(9,159,187)	79.0	(949,280)	(19,796,796)	2085.5
Grant Expense	598,049	500,000	98,049	19.6	497,244	100,805	20.3	2,311,058	1,500,000	811,058	54.1	1,024,265	1,286,793	125.6
Total Net Grant (Income) Expense	(8,381,512)	(3,358,257)	(5,023,255)	149.6	144,789	(8,526,301)	-5888.8	(18,435,018)	(10,086,888)	(8,348,130)	82.8	74,985	(18,510,003)	#####
Net Operating Income (Loss) After Grants	8,536,327	3,596,022	4,940,305	137.4	(412,590)	8,948,917	-2169.0	20,131,546	10,773,937	9,357,609	86.9	(192,051)	20,323,597	#####
Non-Operating (Income) Expense	(229,241)	-	(229,241)	0.0	199,460	(428,701)	-214.9	(246,854)	-	(246,854)	0.0	180,598	(427,452)	-236.7
Net Income (Loss)	8,765,568	3,596,022	5,169,546	143.8	(612,051)	9,377,619	-1532.2	20,378,400	10,773,937	9,604,463	89.1	(372,649)	20,751,049	-5568.5
Home Dept Staff Count	4	4	-	0.0	4	-	0.0	4	4	-	0.0	4	-	0.0
FTE Staff Count	5	6	(0)	-6.4	5	(0)	-1.1	5	6	(1)	-9.2	5	(0)	-1.9

Balance Sheet	State Revolving Fund (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	183,634,122	215,623,696	(31,989,574)	-14.8	249,998,861	(66,364,740)	-26.5
Investments	120,416,035	93,004,143	27,411,892	29.5	72,289,352	48,126,683	66.6
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Loans (net of reserves for losses)	1,460,181,131	1,442,073,074	18,108,057	1.3	1,416,012,844	44,168,288	3.1
Capital Assets (net of accumulated depreciation)	14,722	14,722	(0)	0.0	58,889	(44,167)	-75.0
Other Assets	14,215,762	14,355,306	(139,544)	-1.0	13,968,066	247,696	1.8
Deferred Outflows	25,683,472	25,665,602	17,870	0.1	2,975,176	22,708,296	763.3
Total Assets and Deferred Outflows	1,804,145,245	1,790,736,543	13,408,701	0.7	1,755,303,188	48,842,056	2.8
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	951,565,030	951,565,030	-	0.0	939,672,644	11,892,385	1.3
Interest Payable	6,203,642	6,203,647	(5)	0.0	6,408,147	(204,505)	-3.2
Deferred Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	969,220	654,965	314,255	48.0	820,320	148,900	18.2
Other liabilities	269,655	-	269,655	0.0	-	269,655	0.0
Deferred Inflows	102,838	-	102,838	0.0	-	102,838	0.0
Total Liabilities and Deferred Inflows	959,110,385	958,423,642	686,743	0.1	946,901,112	12,209,273	1.3
Equity							
YTD Earnings(Loss)	20,378,400	10,773,937	9,604,463	89.1	(372,649)	20,751,049	-5568.5
Prior Years Earnings	824,656,460	821,538,965	3,117,496	0.4	808,774,726	15,881,734	2.0
Transfers	(0)	-	(0)		0	(0)	
Total Equity	845,034,860	832,312,901	12,721,959	1.5	808,402,077	36,632,783	4.5
Total Liabilities and Equity	1,804,145,245	1,790,736,543	13,408,701	0.7	1,755,303,188	48,842,056	2.8

**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2015	FY16	FY16 Payments	Commitment Balance
				Additions (Red)	Total	
Local Housing Trust Fund Grant (FY13) - \$5,469,749						
Floyd County Housing Trust Fund	13-04	\$46,303	0	0	0	\$0
NIACOG Housing Trust Fund Inc	13-05	\$74,151	0	0	0	\$0
Northwest Iowa Regional Housing Trust Fund Inc	13-06	\$271,707	31,262	0	(31,262)	\$0
Southern Iowa COG Housing Trust Fund	13-07	\$244,115	0	0	0	\$0
Northeast Iowa Regional Housing Trust Fund	13-08	\$238,081	0	0	0	\$0
Region 6 Housing Trust Fund	13-09	\$269,863	0	0	0	\$0
Fayette County Local Housing Trust Fund	13-10	\$50,880	0	0	0	\$0
Iowa Northland Regional Housing Council LHTF	13-11	\$283,417	0	0	0	\$0
Southwest Iowa Housing Trust Fund Inc	13-13	\$296,151	0	0	0	\$0
Homeward Housing Trust Fund	13-14	\$291,249	0	0	0	\$0
Scott County Housing Council	13-15	\$382,969	0	0	0	\$0
Clay County Local Housing Trust Fund Inc	13-16	\$46,667	11,273	0	(11,273)	\$0
City of Dubuque Housing Trust Fund	13-17	\$147,637	0	0	0	\$0
Polk County Housing Trust Fund	13-18	\$550,640	0	0	0	\$0
AHEAD Regional Housing Trust Fund	13-19	\$165,600	0	0	0	\$0
COG Housing Inc	13-20	\$249,671	0	0	0	\$0
Great River Housing Inc	13-21	\$282,719	29,144	0	(29,144)	\$0
Council Bluffs Housing Trust Fund Inc	13-22	\$152,230	10,000	0	(10,000)	\$0
East Central Iowa Housing Trust Fund	13-23	\$259,773	0	0	0	\$0
Housing Trust Fund of Johnson County	13-24	\$250,882	0	0	0	\$0
Housing Fund for Linn County	13-25	\$331,226	0	0	0	\$0
Dallas County Local Housing Trust Fund Inc	13-26	\$152,036	0	0	0	\$0
Sioux City Housing Trust Fund Inc	13-27	\$172,684	0	0	0	\$0
Chariton Valley Regional Housing Trust Fund Inc	13-28	\$212,431	49,019	0	(26,846)	\$22,173
Subtotal		\$5,423,082	\$130,698	\$0	(\$108,525)	\$22,173
Local Housing Trust Fund Grant (FY14) \$7,514,816						
Sioux City Housing Trust Fund Inc	14-04	\$234,697	\$44,994	0	(44,994)	\$0
City of Dubuque Housing Trust Fund	14-05	\$190,865	142,976	0	(67,000)	\$75,976
Northwest Iowa Regional Housing Trust Fund Inc	14-06	\$344,237	259,249	0	(64,770)	\$194,479
Floyd County Housing Trust Fund	14-07	\$58,530	0	0	0	\$0
Southwest Iowa Housing Trust Fund Inc	14-08	\$387,014	199,442	0	(61,124)	\$138,318
Region 6 Housing Trust Fund	14-09	\$341,010	102,992	0	(102,992)	\$0
AHEAD Regional Housing Trust Fund	14-10	\$176,235	0	0	0	\$0
Southern Iowa COG Housing Trust Fund	14-11	\$295,951	204,858	0	(204,858)	\$0
Homeward Housing Trust Fund	14-12	\$378,436	0	0	0	\$0
COG Housing Inc	14-13	\$305,674	0	0	0	\$0
Scott County Housing Council	14-14	\$538,946	49,541	0	(12,343)	\$37,198
NIACOG Housing Trust Fund Inc	14-15	\$107,264	0	0	0	\$0
Northeast Iowa Regional Housing Trust Fund	14-16	\$285,392	169,618	0	(10,365)	\$159,253
Council Bluffs Housing Trust Fund Inc	14-17	\$198,903	130,955	0	0	\$130,955
Fayette County Local Housing Trust Fund	14-18	\$66,540	13,280	0	(10,319)	\$2,960
Iowa Northland Regional Housing Council LHTF	14-19	\$364,730	109,186	0	0	\$109,186
Western Iowa Community Improvement Regional Housing Trust Fund	14-20	\$302,537	119,361	0	0	\$119,361
Polk County Housing Trust Fund	14-21	\$867,333	152,876	0	(152,876)	\$0
Clay County Local Housing Trust Funds Inc	14-22	\$59,167	52,707	0	0	\$52,707
Great River Housing Inc	14-23	\$363,508	290,761	0	(111,526)	\$179,235
Waterloo Housing Trust Fund	14-24	\$90,000	10,198	0	(3,844)	\$6,354
Housing Trust Fund of Johnson County	14-25	\$349,044	231,763	0	(104,199)	\$127,564
East Central Iowa Housing Trust Fund	14-26	\$323,353	90,696	0	(77,736)	\$12,960
Housing Fund for Linn County	14-27	\$489,646	417,955	0	(22,238)	\$395,717
Dallas County Local Housing Trust Fund Inc	14-28	\$155,300	0	0	0	\$0
Chariton Valley Regional Housing Trust Fund Inc	14-29	\$240,504	123,810	0	(27,258)	\$96,552
Subtotal		\$7,514,816	\$2,917,219	\$0	(\$1,078,442)	\$1,838,777
Local Housing Trust Fund Grant (FY15) \$7,372,535						
Northwest Iowa Regional Housing Trust Fund Inc	15-03	\$339,392	\$339,392	0	(30,592)	\$308,800
NIACOG Housing Trust Fund Inc	15-04	\$94,019	\$27,191	0	(27,191)	\$0
Floyd County Housing Trust Fund	15-05	\$53,639	\$0	0	0	\$0
AHEAD Regional Housing Trust Fund	15-06	\$322,440	\$131,826	0	(93,537)	\$38,289
Sioux City Housing Trust Fund Inc	15-07	\$209,892	\$209,892	0	(110,490)	\$99,402
Southern Iowa COG Housing Trust Fund	15-08	\$275,217	\$275,217	0	(171,946)	\$103,271
Waterloo Housing Trust Fund	15-09	\$108,135	\$97,322	0	(6,646)	\$90,676
Eastern Iowa Regional Housing Corporation Housing Trust Fund	15-10	\$379,802	\$306,684	0	(35,383)	\$271,301
City of Dubuque Housing Trust Fund	15-11	\$173,574	\$173,574	0	0	\$173,574
Region 6 Housing Trust Fund	15-12	\$312,551	\$281,296	0	(24,650)	\$256,646
Southwest Iowa Housing Trust Fund Inc	15-13	\$350,669	\$350,669	0	(98,309)	\$252,360
Fayette County Local Housing Trust Fund	15-14	\$60,276	\$60,276	0	0	\$60,276
Northeast Iowa Regional Housing Trust Fund	15-15	\$266,467	\$239,992	0	(12,597)	\$227,396
Homeward Housing Trust Fund	15-16	\$343,561	\$213,086	0	(42,120)	\$170,966
Clay County Local Housing Trust Fund Inc	15-17	\$54,167	\$54,167	0	0	\$54,167
Chariton Valley Regional Housing Trust Fund Inc	15-18	\$229,275	\$229,275	0	0	\$229,275
Scott County Housing Council	15-19	\$476,555	\$340,304	0	(71,608)	\$268,696
COG Housing Inc	15-20	\$283,273	\$218,367	0	0	\$218,367
Council Bluffs Housing Trust Fund Inc	15-21	\$180,234	\$180,234	0	0	\$180,234
Polk County Housing Trust Fund	15-22	\$797,159	\$797,159	0	0	\$797,159
Dallas County Local Housing Trust Fund Inc	15-23	\$84,189	\$84,189	0	(18,325)	\$65,864

**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2015	FY16	FY16 Payments	Commitment Balance
				Additions (Red)	Total	
Iowa Northland Regional Housing Council LHFT	15-24	\$332,205	\$289,185	0	(30,200)	\$258,985
East Central Iowa Housing Trust Fund	15-25	\$297,921	\$297,921	0	(31,464)	\$266,457
Housing Fund for Linn County	15-26	\$426,278	\$426,278	0	(44,279)	\$381,999
Housing Trust Fund of Johnson County	15-27	\$309,779	\$309,779	0	(30,977)	\$278,802
Western Iowa Community Improvement Regional Housing Trust Fund	15-28	\$280,673	\$280,673	0	0	\$280,673
Great River Housing Inc	15-29	\$331,193	\$331,193	0	0	\$331,193
Subtotal		\$7,372,535	\$6,545,141	\$0	(\$880,313)	\$5,664,827
Project Based Grant (FY13) - \$350,000						
Fort Dodge Housing Agency	13-01	\$50,000	0	0	0	\$0
Habitat for Humanity of Marion County Inc	13-02	\$50,000	0	0	0	\$0
Habitat for Humanity of Mitchell County	13-03	\$50,000	0	0	0	\$0
Habitat for Humanity of Central Iowa	13-30	\$50,000	0	0	0	\$0
Habitat for Humanity of North Central Iowa	13-31	\$50,000	25,000	0	(25,000)	\$0
Iowa Heartland Habitat for Humanity	13-34	\$50,000	0	0	0	\$0
Subtotal		\$300,000	\$25,000	\$0	(\$25,000)	\$0
Project Based Grant (FY15) - \$350,000						
Habitat for Humanity of Boone and Greene Counties Inc	15-01	\$20,000	20,000	0	0	\$20,000
Habitat for Humanity of Marion County Inc	15-02	\$50,000	25,000	0	0	\$25,000
Northeast Iowa Community Action Corporation	15-30	\$50,000	50,000	0	0	\$50,000
NeighborWorks Home Solutions	15-32	\$50,000	50,000	0	0	\$50,000
Hope Haven Inc	15-33	\$50,000	0	0	0	\$0
Heart of Iowa Habitat for Humanity	15-34	\$35,000	35,000	0	0	\$35,000
Subtotal		\$255,000	\$180,000	\$0	\$0	\$180,000
Shelter Assistance Fund (2015)						
Beacon of Life		\$30,000	22,500	0	(7,500)	\$15,000
Catholic Council for Social Concern - Catholic Charities		\$37,500	18,724	0	(14,268)	\$4,456
Community Action Agency of Siouxland		\$34,121	28,615	0	(8,641)	\$19,974
Community Housing Initiatives Inc		\$14,000	8,440	0	(2,719)	\$5,721
Community Kitchen of North Iowa		\$29,250	19,335	0	(13,344)	\$5,991
Council on Sexual Assault & Domestic Violence		\$42,075	35,211	0	(12,550)	\$22,661
Crisis Intervention Services - NIAD Center for Human Development		\$45,000	21,568	0	(21,519)	\$49
Domestic/Sexual Assault Outreach Center		\$40,000	39,763	0	(22,336)	\$17,426
Dubuque Community YMCA/YWCA		\$42,500	31,337	0	(16,703)	\$14,634
Emergency Residence Project		\$29,959	29,959	0	(7,490)	\$22,469
Family Crisis Centers		\$47,500	27,644	0	(22,100)	\$5,544
Family Promise of Greater Des Moines		\$18,000	8,443	0	(3,925)	\$4,518
Fort Dodge Housing Agency		\$35,442	28,810	0	(5,864)	\$22,946
Foundation 2		\$37,428	20,462	0	(12,238)	\$8,224
Muscatine Center for Social Action		\$30,000	30,000	0	(30,000)	\$0
New Visions Homeless Services - The Christian Worship Center		\$37,500	15,189	0	(13,000)	\$2,189
Northern Lights Alliance for the Homeless		\$32,370	20,302	0	(12,553)	\$7,749
Opening Doors		\$40,000	40,000	0	(27,712)	\$12,288
Pathway Living Center		\$45,000	9,548	0	(9,548)	\$0
Shesler Hall		\$12,000	1,509	0	(1,509)	\$0
Table to Table Food Distribution Network		\$15,000	3,904	0	0	\$3,904
The Salvation Army - Waterloo/Cedar Falls		\$25,200	25,200	0	(25,200)	\$0
The Salvation Army of Siouxland		\$27,446	26,432	0	(195)	\$26,237
Willis Dady Emergency Shelter		\$39,600	10,309	0	(10,309)	\$0
Youth Emergency Services & Shelter		\$37,764	37,764	0	(6,726)	\$31,038
Institute for Community Alliances		\$46,800	24,382	0	(6,335)	\$18,047
Subtotal		\$871,455	\$585,349	\$0	(\$314,284)	\$271,065
Emergency Solutions Grant Program (FFY 2014 in CY 2015)						
Area Substance Abuse Council		\$82,350	40,340	0	(40,340)	\$0
Assault Care Center Extending Shelter and Support		\$69,372	51,647	0	(33,026)	\$18,620
Catherine McAuley Center		\$73,292	40,296	0	(18,883)	\$21,413
Cedar Valley Friends of the Family		\$132,793	121,765	0	(51,206)	\$70,559
Center for Siouxland		\$52,250	41,803	0	(29,122)	\$12,681
Central Iowa Shelter & Services		\$88,115	43,938	0	(35,796)	\$8,143
Children & Families of Iowa		\$79,797	55,010	0	(22,816)	\$32,194
City of Sioux City		\$79,762	79,762	0	(28,881)	\$50,881
Community Action of Southeast Iowa		\$41,175	7,255	0	(2,859)	\$4,396
Crisis Intervention & Advocacy Center		\$59,292	59,292	0	(18,551)	\$40,741
Crisis Intervention Services - NIAD Center for Human Development		\$92,500	74,317	0	(50,592)	\$23,725
Des Moines Area Religious Council		\$45,293	32,419	0	(29,311)	\$3,108
Domestic Violence Intervention Program		\$101,332	77,188	0	(28,575)	\$48,613
Family Resources		\$142,500	125,114	0	(60,502)	\$64,612
Hawkeye Area Community Action Program		\$150,000	129,000	0	(62,652)	\$66,348
Hawthorne Hill		\$31,500	16,246	0	(8,706)	\$7,540
Heartland Family Service		\$41,175	29,285	0	(12,550)	\$16,734
Humility of Mary Housing Inc		\$90,000	65,835	0	(27,611)	\$38,224
Humility of Mary Shelter Inc		\$133,000	90,906	0	(41,180)	\$49,726
Iowa Legal Aid		\$112,500	75,798	0	(30,011)	\$45,787
MICAH House		\$41,175	17,332	0	(17,332)	\$0
North Iowa Community Action Organization		\$123,525	84,521	0	(35,116)	\$49,404
Project Concern		\$48,022	30,125	0	(24,345)	\$5,780
Shelter House Community Shelter and Transition Services		\$150,000	112,037	0	(40,476)	\$71,561
The Salvation Army - Quad Cities		\$123,525	101,169	0	(30,688)	\$70,482

**Iowa Finance Authority
Housing Agency Grant Commitments**

Grant Program	Grant #	Original Commitment	Balance 06/30/2015	FY16		Commitment Balance
				Additions (Red)	FY16 Payments Total	
Upper Des Moines Opportunity Inc		\$123,538	76,675	0	(34,458)	\$42,217
Waypoint Services		\$123,525	83,060	0	(73,965)	\$9,095
Youth and Shelter Services Inc		\$110,020	86,313	0	(23,168)	\$63,145
YWCA Clinton		\$101,650	79,835	0	(51,505)	\$28,330
Iowa Institute for Community Alliances - HMIS		\$46,800	25,906	0	(13,603)	\$12,303
Subtotal		\$2,689,778	\$1,954,188	\$0	(\$977,827)	\$976,361
HOPWA (FY 2014 IN CY 2015)						
Cedar Valley Hospice		\$27,238	27,238	0	(11,740)	\$15,498
Primary Health Care Inc		\$165,387	137,263	0	(45,869)	\$91,394
Siouxland Community Health Center		\$51,341	34,595	0	(15,927)	\$18,668
The Project of the Quad Cities		\$62,510	57,930	0	0	\$57,930
University of Iowa		\$91,512	68,156	0	(17,954)	\$50,202
Iowa Institute for Community Alliances		\$11,409	6,801	0	(1,535)	\$5,266
Subtotal		\$409,397	\$331,983	\$0	(\$93,025)	\$238,958
HOME						
East Central Intergovernmental Association	11-HM-112	\$399,990	185,113	0	0	\$185,113
Upper Explorerland Regional Planning Commission	12-HM-138	\$410,000	54,923	0	0	\$54,923
Upper Explorerland Regional Planning Commission	12-HM-141	\$410,000	214,627	0	0	\$214,627
Habitat for Humanity of Iowa	12-HM-144	\$423,500	297,000	0	(115,500)	\$181,500
Habitat for Humanity of Marion County Inc	12-HM-150	\$154,000	58,951	0	(38,390)	\$20,561
Family Housing Assistance - Anawim Housing	12-HM-510	\$212,258	1,119	0	(1,119)	\$0
Subtotal		\$2,009,748	\$811,733	\$0	(\$155,009)	\$656,724
HOME (2013)						
Northeast Iowa Community Action Corporation	13-HM-113	\$11,000	18,982	0	0	\$18,982
Greater Des Moines Habitat for Humanity Inc	13-HM-168	\$305,000	305,000	0	0	\$305,000
Upper Explorerland Regional Planning Commission	13-HM-169	\$395,000	114,033	0	(26,022)	\$88,011
Scott County Housing Council	13-HM-177	\$499,975	451,980	0	0	\$451,980
Siouxland Interstate Metropolitan Planning Council	13-HM-180	\$242,200	213,714	0	0	\$213,714
East Central Intergovernmental Association	13-HM-192	\$285,250	281,827	0	(41,389)	\$240,438
Habitat for Humanity of Marion County Inc	13-HM-197	\$154,000	154,000	0	(38,500)	\$115,500
Iowa Community Action Association	13-HM-563	\$1,099,960	205,426	0	(14,489)	\$190,937
Anawim Housing	13-HM-573	\$241,986	107,441	0	(22,597)	\$84,844
Fort Dodge Housing Agency	13-HM-575	\$241,670	16,157	0	(16,157)	\$0
Des Moines Municipal Housing Agency	13-HM-578	\$1,100,000	397,860	0	(77,031)	\$320,829
City of Clinton, Iowa Housing Authority	13AUG-HM-513	\$184,965	184,965	0	0	\$184,965
Mason City Housing Authority	13AUG-HM-520	\$194,832	139,492	0	(21,686)	\$117,806
Partners United for Supportive Housing - Affordable Housing Network	13AUG-HM-593	\$928,948	657,562	0	(67,215)	\$590,347
Affordable Housing Network Inc	13AUG-HM-594	\$202,169	186,295	0	(33,251)	\$153,044
Capax Infiniti Housing Inc	13AUG-HM-595	\$366,031	3,831	0	(3,831)	\$0
Children and Families of Iowa	13AUG-HM-597	\$123,420	110,120	0	(61,877)	\$48,243
Subtotal		\$6,576,406	\$3,548,685	\$0	(\$424,045)	\$3,124,640
HOME (2014)						
Home Opportunities Made Easy Inc	14-HM-159	\$231,000	231,000	0	0	\$231,000
Region XII Council of Governments Inc	14-HM-161	\$412,500	412,500	0	(18,019)	\$394,481
Upper Explorerland Regional Planning Commission	14-HM-163	\$395,000	379,985	0	(7,151)	\$372,834
Upper Explorerland Regional Planning Commission	14-HM-164	\$395,000	395,000	0	0	\$395,000
Upper Explorerland Regional Planning Commission	14-HM-165	\$276,000	276,000	0	0	\$276,000
Region 6 Planning Commission	14-HM-174	\$268,000	263,074	0	(69,356)	\$193,718
Region XII Council of Governments Inc	14-HM-177	\$412,500	273,348	0	(72,656)	\$200,692
Region XII Council of Governments Inc	14-HM-179	\$495,000	324,039	0	0	\$324,039
Capax Infiniti Housing Inc	14-HM-503	\$630,958	271,097	0	(37,705)	\$233,392
Children and Families of Iowa	14-HM-556	\$156,674	155,999	0	0	\$155,999
Eastern Iowa Regional Housing Corporation	14-HM-566	\$998,064	504,642	0	(148,601)	\$356,041
Anawim Housing	14-HM-570	\$327,383	194,653	0	(42,091)	\$152,562
Mason City Housing Authority	14-HM-586	\$442,161	264,068	0	(36,108)	\$227,960
Iowa Community Action Association	14-HM-593	\$999,586	734,185	0	(281,612)	\$452,573
The Housing Fellowship	14JUL-HM-02CO	\$50,000	40,000	0	(40,000)	\$0
Subtotal		\$6,489,826	\$4,719,590	\$0	(\$753,299)	\$3,966,291
HOME (2015)						
Region XII Council of Governments	15-HM-102	\$224,400	\$0	224,400	0	\$224,400
Region XII Council of Governments	15-HM-103	\$192,500	\$0	192,500	0	\$192,500
Region XII Council of Governments	15-HM-109	\$412,500	\$0	412,500	0	\$412,500
Region XII Council of Governments	15-HM-116	\$206,250	\$0	206,250	0	\$206,250
Region XII Council of Governments	15-HM-118	\$206,250	\$0	206,250	0	\$206,250
Eastern Iowa Regional Housing Corporation	15-HM-504	\$998,934	\$0	998,934	0	\$998,934
Fort Dodge Housing Agency	15-HM-507	\$111,100	\$0	111,100	0	\$111,100
United Neighbors Inc	15-HM-511	\$502,560	\$0	502,560	0	\$502,560
Anawim Housing	15-HM-585	\$310,440	\$0	310,440	0	\$310,440
Capax Infiniti Housing	15-HM-589	\$821,815	\$0	821,815	0	\$821,815
Iowa Community Action Association	15-HM-591	\$999,760	0	999,760	(5,511)	\$994,249
Subtotal		\$4,986,509	\$0	\$4,986,509	(\$5,511)	\$4,980,998
Total		\$44,898,552	\$21,749,587	\$4,986,509	(\$4,815,281)	\$21,920,814

IOWA FINANCE AUTHORITY
RESERVE FOR LOAN LOSS ANALYSIS

Board Rpt

September 30, 2015

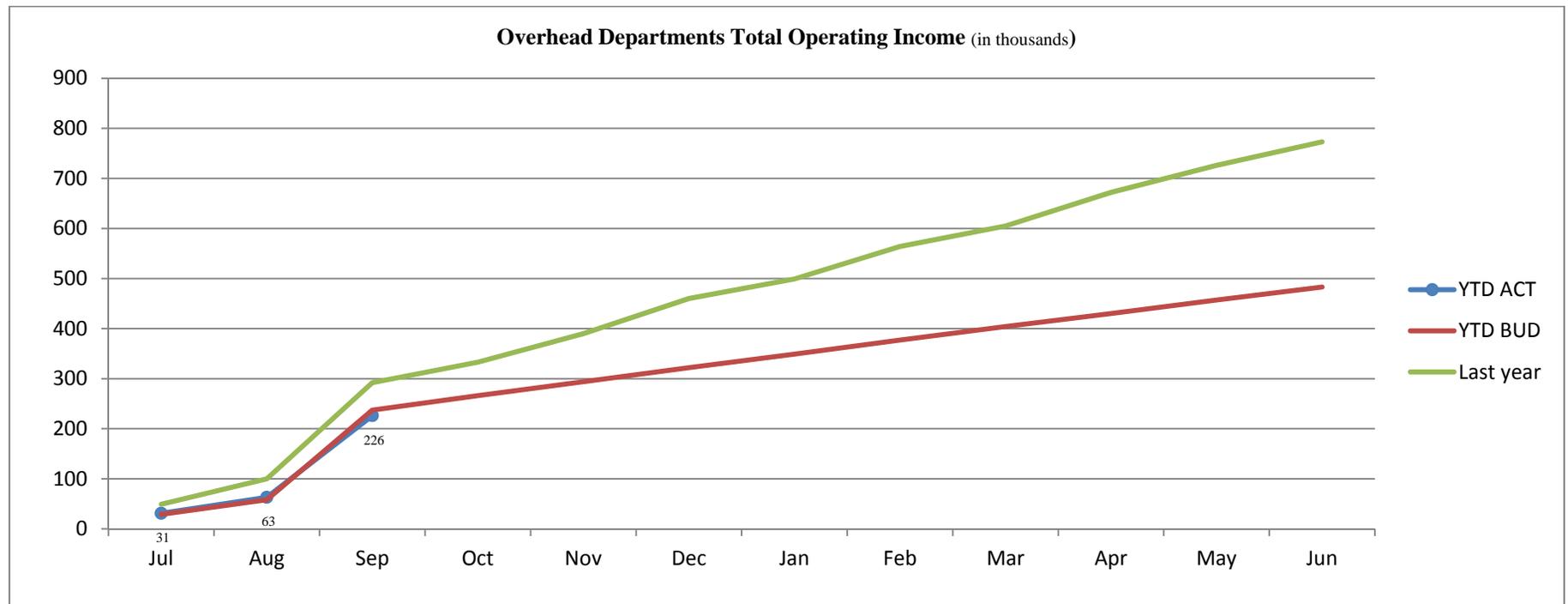
Series	Description	Principal	Reserve %	Reserve \$
	Performing first mortgage loans	813,442		-
	Performing less than first mortgage loans	-	5%	-
	Impaired Loans: (None)	-	100%	-
001-010	General Fund	813,442		-
	Performing first mortgage loans	3,744,976		-
	Performing less than first mortgage loans	157,494	5%	7,875
	Impaired Loans: (None)			-
100-053	Single Family	3,902,470		8,000
	Performing first mortgage loans	59,489,272		-
	Impaired first mortgage loans:			
	MF-07-001 - Humility of Mary Shelter	783,100	30%	234,930
	MF-03-005 - Postville Partners	195,425	10%	19,543
	MF-03-006 - Perry Partners	312,244	10%	31,224
	MF-08-003 - Welch Hotel	439,398	10%	43,940
	MF-08-005 - Maquoketa Housing	225,267	10%	22,527
	Performing less than first mortgage loans	1,091,837	5%	54,592
	Impaired Loans less than first:			
	HA-97-016 - Perry Partners	17,319	25%	4,330
	HA-97-020 - Postville Partners	31,155	25%	7,789
	Cash Flow Loans:			
	MF-02-003B - West Cap Santa Clara, LLC	174,518	25%	43,629
	HA-94-008 - Area XV Multi-County Housing Agency	41,516	100%	41,516
	HA-98-022 - Pella Housing Partners	107,533	100%	107,533
	HA-98-024 - Grinnell Housing Partners	117,467	100%	117,467
200-005	Multi Family	63,026,052		729,000
	Performing first mortgage loans	1,095,258	0%	-
	Impaired first mortgage loans:			
	#MF-02-001 - Winfield Village, L.P.	153,765	50%	76,883
	#MF-02-002 - Davenport Manor	1,488,590	25%	372,147
	Performing less than first mortgage loans	2,018,582	5%	100,929
	Impaired Loans:			
	#MF-08-004 - Welch Hotel	207,997	25%	51,999
	#MF-08-006 - Maquoketa Housing	107,006	25%	26,751
	#IHC-95-034 - Countryside Assoc of Manchester	53,784	100%	53,784
	Cash Flow Loans:			
	#HA-98-020 - Area XV Multi-County Housing Agency	46,129	100%	46,129
	#HA-98-021 - Newton Housing Partners, LLC	142,266	100%	142,266
	#HA-98-023 - Kellogg Housing Partners, LLC	131,687	100%	131,687
	#HA-98-025 - Monroe Housing Partners, LLC	131,687	100%	131,687
	#IHC-03-001 - Stout Place	114,176	100%	114,176
	#IHC-92-010N - Bishop's Block	152,907	100%	152,907
500-047	State Housing Trust Fund	5,843,832		1,401,000
	Performing first mortgage loans	2,950,684	0%	-
	Performing less than first mortgage loans	3,123,275	5%	156,164
500-049	Senior Living Trust Fund	6,073,959		156,000
	Performing first mortgage loans	1,227,726	0%	-
	Performing less than first mortgage loans	125,204	5%	6,260
	Impaired loans:			
	#HC-08-001 - Mahaska County Agency on Aging	116,364	10%	11,636
500-050	Home and Community Based Trust	1,469,294		18,000
	Performing first mortgage loans	1,065,182	0%	-
	Performing less than first mortgage loans	1,564,799	5%	78,240
500-051	Transitional Housing Trust	2,629,981		78,000
500-057	Tax Credit Assistance Proram (TCAP)	18,978,542	100%	18,978,542
500-058	HOME	126,385,358	63%	80,194,608
	Performing first mortgage loans	131,783	0%	-
	Forgivable Loans			
	#CH-14-002B Hope Haven Development Ctr.	141,223	100%	141,223
500-062	Community Housing and Services	273,006		141,000
600-174	Ag Development	1,758,823	N/A	17,588
Total IFA Loans		231,154,759		101,721,739

To: IFA Board Members
 From: Karen Klinkefus
 Date: October 21, 2015
 Re: September 2015 Overhead Financial Results

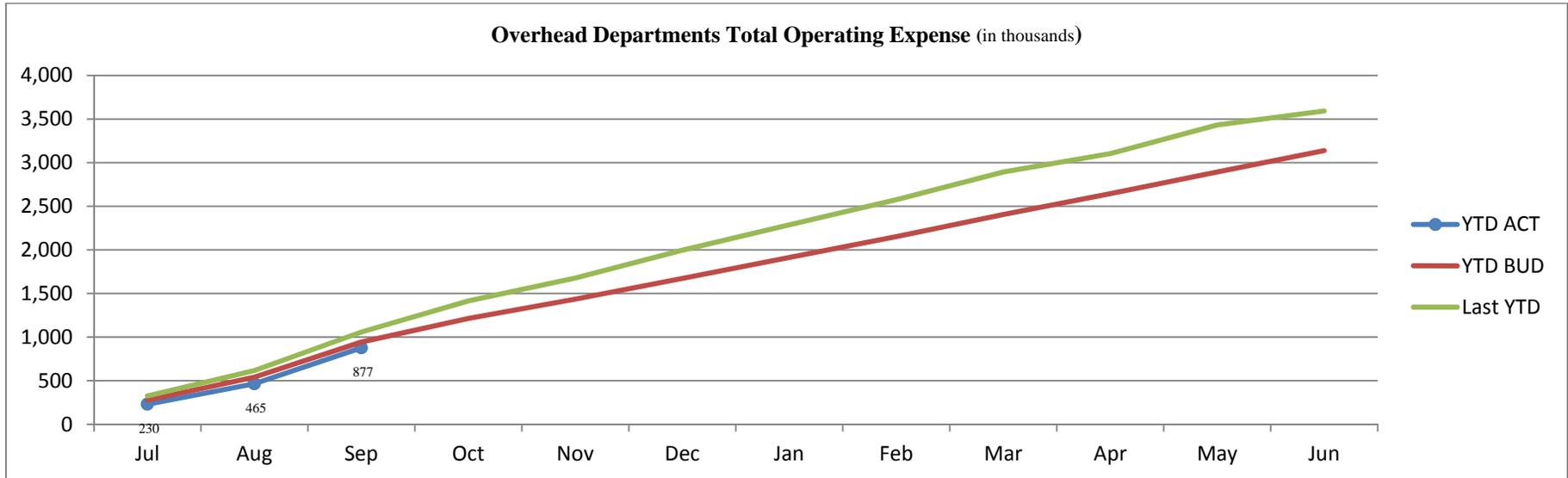


September Overhead Departments Highlights (Administration, Accounting, Finance, IT, HR, Marketing)

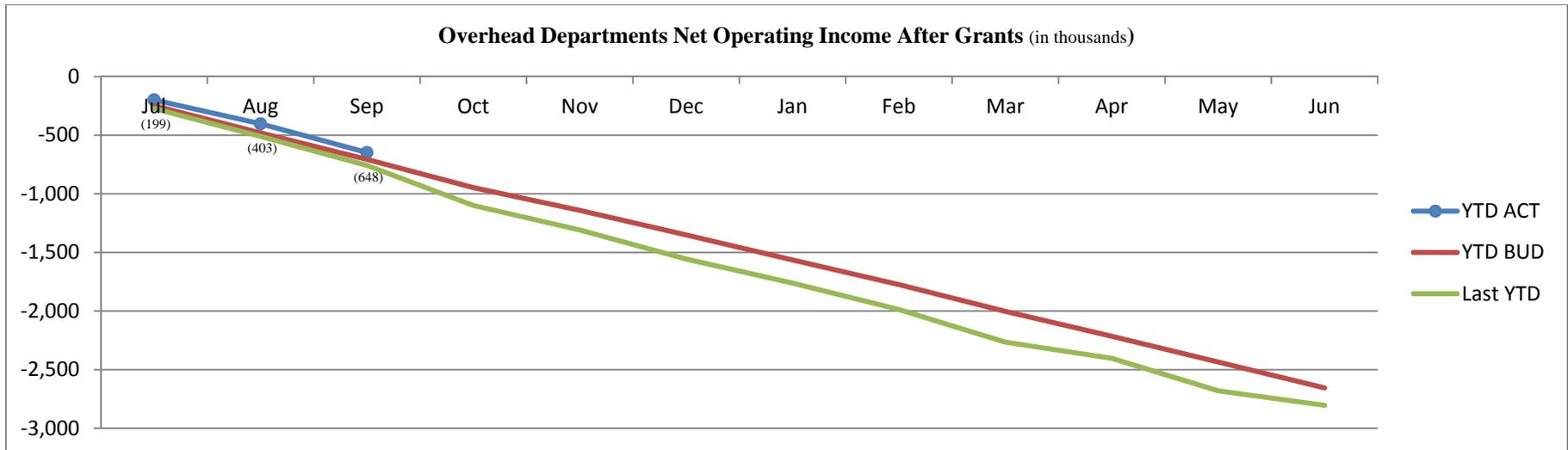
- Housing Conference income of \$133,392 and expense of \$162,451 were recognized in September. Deferred Income and Prepaid Expense accounts were closed.
- Employee expenses are below budget due to lower than planned staff count.
- Marketing expenses are above budget due to the housing conference overage and promotional items purchased.
- Professional Services are above budget due to an IT security analysis not planned.



YTD Total Operating Income of \$226,381 was \$10,982 below budget and \$65,510 below last year.



YTD Operating Expense of \$877,450 is \$65,867 below budget and \$180,799 below last year.



YTD Net Operating Loss of \$648,144 is \$57,811 or 8.2% below budget and \$109,816 below last year.

Income Statement	Overhead (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	29,332	28,869	463	1.6	36,094	(6,762)	-18.7	90,154	87,362	2,792	3.2	111,264	(21,109)	-19.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	714	-	714	0.0	7,582	(6,867)	-90.6	2,560	-	2,560	0.0	32,634	(30,074)	-92.2
Other Income	133,392	150,000	(16,608)	-11.1	147,993	(14,601)	-9.9	133,667	150,000	(16,333)	-10.9	147,993	(14,326)	-9.7
Total Operating Income	163,438	178,869	(15,431)	-8.6	191,668	(28,230)	-14.7	226,381	237,362	(10,982)	-4.6	291,891	(65,510)	-22.4
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	187,491	214,519	(27,028)	-12.6	228,791	(41,301)	-18.1	563,486	643,461	(79,974)	-12.4	720,431	(156,945)	-21.8
Operating Expenses	29,599	31,772	(2,173)	-6.8	39,115	(9,516)	-24.3	115,358	97,647	17,711	18.1	129,895	(14,537)	-11.2
Marketing Expense	176,518	161,667	14,851	9.2	164,584	11,934	7.3	202,137	215,001	(12,864)	-6.0	175,365	26,771	15.3
Professional Services	41,832	19,943	21,889	109.8	29,299	12,533	42.8	77,501	59,829	17,671	29.5	76,579	922	1.2
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	(23,089)	(24,240)	1,151	-4.7	(19,713)	(3,376)	17.1	(81,031)	(72,621)	(8,410)	11.6	(44,021)	(37,010)	84.1
Total Operating Expense	412,351	403,661	8,690	2.2	442,076	(29,725)	-6.7	877,450	943,317	(65,867)	-7.0	1,058,249	(180,799)	-17.1
Net Operating Income (Loss) Before Grants	(248,913)	(224,792)	(24,121)	10.7	(250,408)	1,495	-0.6	(651,069)	(705,955)	54,885	-7.8	(766,358)	115,289	-15.0
Net Grant (Income) Expense														
Grant Income	217,225	-	217,225	0.0	(62,138)	279,363	-449.6	217,225	-	217,225	0.0	(187,275)	404,500	-216.0
Grant Expense	(220,150)	-	(220,150)	0.0	59,395	(279,545)	-470.7	(220,150)	-	(220,150)	0.0	178,877	(399,027)	-223.1
Total Net Grant (Income) Expense	(2,925)	-	(2,925)	0.0	(2,743)	(182)	6.6	(2,925)	-	(2,925)	0.0	(8,398)	5,473	-65.2
Net Operating Income (Loss) After Grants	(245,988)	(224,792)	(21,196)	9.4	(247,664)	1,677	-0.7	(648,144)	(705,955)	57,811	-8.2	(757,961)	109,816	-14.5
Non-Operating (Income) Expense	(16,838)	-	(16,838)	0.0	32,336	(49,174)	-152.1	(15,669)	-	(15,669)	0.0	37,769	(53,438)	-141.5
Net Income (Loss)	(229,149)	(224,792)	(4,357)	1.9	(280,000)	50,851	-18.2	(632,475)	(705,955)	73,480	-10.4	(795,729)	163,254	-20.5
Home Dept Staff Count	23	29	(6)	-20.7	26	(3)	-11.5	23	29	(6)	-19.5	26	(3)	-11.4
FTE Staff Count	17	18	(1)	-6.4	23	(6)	-24.4	18	18	0	0.8	24	(6)	-23.9

Balance Sheet	Overhead (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	1,534,337	1,840,740	(306,404)	-16.6	4,013,661	(2,479,325)	-61.8
Investments	1,676,885	2,113,441	(436,557)	-20.7	2,373,141	(696,257)	-29.3
Mortgage Backed Securities	5,672,699	5,829,649	(156,951)	-2.7	6,550,190	(877,492)	-13.4
Loans (net of reserves for losses)	813,442	819,846	(6,404)	-0.8	1,079,243	(265,800)	-24.6
Capital Assets (net of accumulated depreciation)	2,732,971	2,828,176	(95,205)	-3.4	2,921,139	(188,168)	-6.4
Other Assets	1,605,786	1,630,724	(24,939)	-1.5	1,130,509	475,277	42.0
Deferred Outflows	577,140	-	577,140	0.0	-	577,140	0.0
Total Assets and Deferred Outflows	14,613,259	15,062,577	(449,318)	-3.0	18,067,883	(3,454,624)	-19.1
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Deferred Income	2,339,135	2,299,637	39,498	1.7	2,651,387	(312,251)	-11.8
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	1,610,159	1,982,746	(372,587)	-18.8	1,439,036	171,123	11.9
Other liabilities	3,272,117	-	3,272,117	0.0	-	3,272,117	0.0
Deferred Inflows	1,247,892	-	1,247,892	0.0	-	1,247,892	0.0
Total Liabilities and Deferred Inflows	8,469,304	4,282,383	4,186,921	97.8	4,090,423	4,378,881	107.1
Equity							
YTD Earnings(Loss)	(632,475)	(705,955)	73,480	-10.4	(795,729)	163,254	-20.5
Prior Years Earnings	7,410,790	12,306,215	(4,895,425)	-39.8	15,308,091	(7,897,301)	-51.6
Transfers	(634,360)	(820,065)	185,706		(534,901)	(99,458)	
Total Equity	6,143,955	10,780,194	(4,636,239)	-43.0	13,977,460	(7,833,505)	-56.0
Total Liabilities and Equity	14,613,259	15,062,577	(449,318)	-3.0	18,067,883	(3,454,624)	-19.1

Income Statement	010 - Admin													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	29,332	28,869	463	1.6	36,094	(6,762)	-18.7	90,154	87,362	2,792	3.2	111,264	(21,109)	-19.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	-	-	-	0.0	7,582	(7,582)	-100.0	-	-	-	0.0	32,634	(32,634)	-100.0
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	29,332	28,869	463	1.6	43,675	(14,344)	-32.8	90,154	87,362	2,792	3.2	143,898	(53,743)	-37.3
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (a)	58,841	86,483	(27,641)	-32.0	69,687	(10,845)	-15.6	179,255	259,448	(80,193)	-30.9	198,392	(19,137)	-9.6
Operating Expenses	7,745	10,337	(2,592)	-25.1	8,186	(441)	-5.4	41,648	30,799	10,849	35.2	28,758	12,890	44.8
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Professional Services	4,168	6,000	(1,832)	-30.5	-	4,168	0.0	6,897	18,000	(11,103)	-61.7	2,119	4,778	225.5
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	(23,089)	(24,240)	1,151	-4.7	(19,713)	(3,376)	17.1	(81,031)	(72,621)	(8,410)	11.6	(44,021)	(37,010)	84.1
Total Operating Expense	47,665	78,579	(30,914)	-39.3	58,159	(10,494)	-18.0	146,768	235,626	(88,858)	-37.7	185,248	(38,480)	-20.8
Net Operating Income (Loss) Before Grants	(18,333)	(49,711)	31,377	-63.1	(14,484)	(3,849)	26.6	(56,614)	(148,264)	91,650	-61.8	(41,350)	(15,264)	36.9
Net Grant (Income) Expense														
Grant Income (b)	(2,925)	-	(2,925)	0.0	(62,138)	59,213	-95.3	(2,925)	-	(2,925)	0.0	(187,275)	184,349	-98.4
Grant Expense	-	-	-	0.0	59,395	(59,395)	-100.0	-	-	-	0.0	178,877	(178,877)	-100.0
Total Net Grant (Income) Expense	(2,925)	-	(2,925)	0.0	(2,743)	(182)	6.6	(2,925)	-	(2,925)	0.0	(8,398)	5,473	-65.2
Net Operating Income (Loss) After Grants	(15,408)	(49,711)	34,303	-69.0	(11,741)	(3,668)	31.2	(53,688)	(148,264)	94,575	-63.8	(32,952)	(20,736)	62.9
Non-Operating (Income) Expense	(16,838)	-	(16,838)	0.0	32,336	(49,174)	-152.1	(15,669)	-	(15,669)	0.0	37,769	(53,438)	-141.5
Net Income (Loss)	1,430	(49,711)	51,141	-102.9	(44,077)	45,507	-103.2	(38,020)	(148,264)	110,244	-74.4	(70,721)	32,702	-46.2
Home Dept Staff Count	6	8	(2)	-25.0	6	-	0.0	6	8	(2)	-25.0	6	-	0.0
FTE Staff Count	6	7	(2)	-21.5	6	(1)	-9.0	6	7	(1)	-17.6	6	(0)	-4.2

(a) Employee Expenses - Two open positions; travel \$3,275 below budget

(b) Grant Income - ESGP overhead

Income Statement	011 - Accounting													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (a)	56,571	53,405	3,165	5.9	74,767	(18,196)	-24.3	168,309	160,216	8,093	5.1	230,745	(62,436)	-27.1
Operating Expenses (b)	12,337	11,457	880	7.7	14,471	(2,134)	-14.7	37,854	34,203	3,651	10.7	47,194	(9,340)	-19.8
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Professional Services	12,214	13,843	(1,629)	-11.8	12,761	(548)	-4.3	40,513	41,529	(1,016)	-2.4	39,562	951	2.4
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Expense	81,121	78,705	2,416	3.1	101,999	(20,877)	-20.5	246,676	235,948	10,728	4.5	317,500	(70,824)	-22.3
Net Operating Income (Loss) Before Grants	(81,121)	(78,705)	(2,416)	3.1	(101,999)	20,877	-20.5	(246,676)	(235,948)	(10,728)	4.5	(317,500)	70,824	-22.3
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(81,121)	(78,705)	(2,416)	3.1	(101,999)	20,877	-20.5	(246,676)	(235,948)	(10,728)	4.5	(317,500)	70,824	-22.3
Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(81,121)	(78,705)	(2,416)	3.1	(101,999)	20,877	-20.5	(246,676)	(235,948)	(10,728)	4.5	(317,500)	70,824	-22.3
Home Dept Staff Count	8	10	(2)	-20.0	10	(2)	-20.0	8	10	(2)	-20.0	10	(2)	-20.0
FTE Staff Count	6	6	0	7.0	8	(2)	-25.7	6	6	1	12.0	9	(2)	-26.9

(a) Employee Expenses - More hours expensed here, planned in other programs

(b) Operating Expenses - Software maintenance for loans \$1,520

Income Statement	012 - Finance													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income (a)	714	-	714	0.0	-	714	0.0	2,560	-	2,560	0.0	-	2,560	0.0
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	714	-	714	0.0	-	714	0.0	2,560	-	2,560	0.0	-	2,560	0.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (b)	23,031	14,492	8,540	58.9	39,182	(16,151)	-41.2	56,884	43,393	13,490	31.1	134,885	(78,002)	-57.8
Operating Expenses	4,480	4,669	(190)	-4.1	10,360	(5,881)	-56.8	16,147	16,850	(703)	-4.2	31,721	(15,573)	-49.1
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Professional Services	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Expense	27,511	19,161	8,350	43.6	49,542	(22,031)	-44.5	73,031	60,244	12,787	21.2	166,606	(93,575)	-56.2
Net Operating Income (Loss) Before Grants	(26,796)	(19,161)	(7,636)	39.8	(49,542)	22,746	-45.9	(70,471)	(60,244)	(10,227)	17.0	(166,606)	96,135	-57.7
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(26,796)	(19,161)	(7,636)	39.8	(49,542)	22,746	-45.9	(70,471)	(60,244)	(10,227)	17.0	(166,606)	96,135	-57.7
Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(26,796)	(19,161)	(7,636)	39.8	(49,542)	22,746	-45.9	(70,471)	(60,244)	(10,227)	17.0	(166,606)	96,135	-57.7
Home Dept Staff Count	4	5	(1)	-20.0	4	-	0.0	4	5	(1)	-20.0	4	(0)	-7.7
FTE Staff Count	2	1	1	101.9	3	(1)	-37.4	2	1	1	88.6	4	(2)	-49.6

(a) Fee Income - Loan servicing fees not planned

(b) Employee Expenses - Salaries higher more hours expensed here planned in other programs (mainly vacation time);

Education higher NCSHA registrations \$1,030

Income Statement	014 - Information Technology													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (a)	24,223	19,765	4,458	22.6	12,767	11,455	89.7	74,906	59,294	15,613	26.3	62,635	12,271	19.6
Operating Expenses	775	1,232	(457)	-37.1	2,822	(2,047)	-72.5	3,811	3,671	140	3.8	7,578	(3,766)	-49.7
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Professional Services (b)	25,450	-	25,450	0.0	16,167	9,283	57.4	29,050	-	29,050	0.0	34,453	(5,403)	-15.7
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Expense	50,448	20,996	29,451	140.3	31,757	18,691	58.9	107,767	62,965	44,803	71.2	104,666	3,101	3.0
Net Operating Income (Loss) Before Grants	(50,448)	(20,996)	(29,451)	140.3	(31,757)	(18,691)	58.9	(107,767)	(62,965)	(44,803)	71.2	(104,666)	(3,101)	3.0
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(50,448)	(20,996)	(29,451)	140.3	(31,757)	(18,691)	58.9	(107,767)	(62,965)	(44,803)	71.2	(104,666)	(3,101)	3.0
Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(50,448)	(20,996)	(29,451)	140.3	(31,757)	(18,691)	58.9	(107,767)	(62,965)	(44,803)	71.2	(104,666)	(3,101)	3.0
Home Dept Staff Count	2	2	-	0.0	2	-	0.0	2	2	-	0.0	2	-	0.0
FTE Staff Count	1	1	(0)	-1.2	1	0	24.6	1	1	0	16.3	1	(0)	-17.6

(a) Employee Expenses - Additional temp person not planned

(b) Professional Services - IT security analysis and Lightedge not planned

Income Statement	015 - HR & Support													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (a)	7,651	12,317	(4,665)	-37.9	12,736	(5,084)	-39.9	26,155	36,950	(10,795)	-29.2	34,690	(8,535)	-24.6
Operating Expenses	1,300	1,634	(334)	-20.4	1,180	120	10.1	5,141	4,838	303	6.3	5,022	119	2.4
Marketing Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Professional Services	-	-	-	0.0	84	(84)	-100.0	-	-	-	0.0	84	(84)	-100.0
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Expense	8,952	13,951	(4,999)	-35.8	14,000	(5,049)	-36.1	31,296	41,789	(10,492)	-25.1	39,796	(8,500)	-21.4
Net Operating Income (Loss) Before Grants	(8,952)	(13,951)	4,999	-35.8	(14,000)	5,049	-36.1	(31,296)	(41,789)	10,492	-25.1	(39,796)	8,500	-21.4
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(8,952)	(13,951)	4,999	-35.8	(14,000)	5,049	-36.1	(31,296)	(41,789)	10,492	-25.1	(39,796)	8,500	-21.4
Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(8,952)	(13,951)	4,999	-35.8	(14,000)	5,049	-36.1	(31,296)	(41,789)	10,492	-25.1	(39,796)	8,500	-21.4
Home Dept Staff Count	2	2	-	0.0	2	-	0.0	2	2	-	0.0	2	-	0.0
FTE Staff Count	1	2	(1)	-36.3	2	(1)	-35.7	2	2	(0)	-20.9	2	(0)	-19.1

(a) Employee Expenses - Hours working for Lottery

Income Statement	019 - Marketing													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Other Income	133,392	150,000	(16,608)	-11.1	147,993	(14,601)	-9.9	133,667	150,000	(16,333)	-10.9	147,993	(14,326)	-9.7
Total Operating Income	133,392	150,000	(16,608)	-11.1	147,993	(14,601)	-9.9	133,667	150,000	(16,333)	-10.9	147,993	(14,326)	-9.7
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses (a)	17,173	28,058	(10,885)	-38.8	19,653	(2,480)	-12.6	57,978	84,160	(26,182)	-31.1	59,085	(1,106)	-1.9
Operating Expenses (b)	2,962	2,443	520	21.3	2,096	867	41.4	10,756	7,285	3,471	47.6	9,623	1,133	11.8
Marketing Expense (c)	176,518	161,667	14,851	9.2	164,584	11,934	7.3	202,137	215,001	(12,864)	-6.0	175,365	26,771	15.3
Professional Services	-	100	(100)	-100.0	286	(286)	-100.0	1,041	300	741	246.8	361	680	188.4
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Expense	196,654	192,268	4,386	2.3	186,619	10,036	5.4	271,912	306,746	(34,835)	-11.4	244,433	27,478	11.2
Net Operating Income (Loss) Before Grants	(63,263)	(42,268)	(20,995)	49.7	(38,626)	(24,637)	63.8	(138,245)	(156,746)	18,501	-11.8	(96,441)	(41,805)	43.3
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	(63,263)	(42,268)	(20,995)	49.7	(38,626)	(24,637)	63.8	(138,245)	(156,746)	18,501	-11.8	(96,441)	(41,805)	43.3
Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	(63,263)	(42,268)	(20,995)	49.7	(38,626)	(24,637)	63.8	(138,245)	(156,746)	18,501	-11.8	(96,441)	(41,805)	43.3
Home Dept Staff Count	1	2	(1)	-50.0	2	(1)	-50.0	1	2	(1)	-33.3	2	(1)	-33.3
FTE Staff Count	1	1	(0)	-23.6	2	(1)	-47.6	2	1	0	6.7	2	(1)	-29.0

(a) Employee Expenses - One open staff position and one open intern position

(b) Operating Expenses - Subscriptions \$550 higher than planned

(c) Marketing Expenses - Housing conference \$2,451 higher than planned; promotional items purchased

To: IFA Board Members
From: Mark P. Hutchison
Date: October 20, 2015
Re: September 2015 Financial Results – Single Family

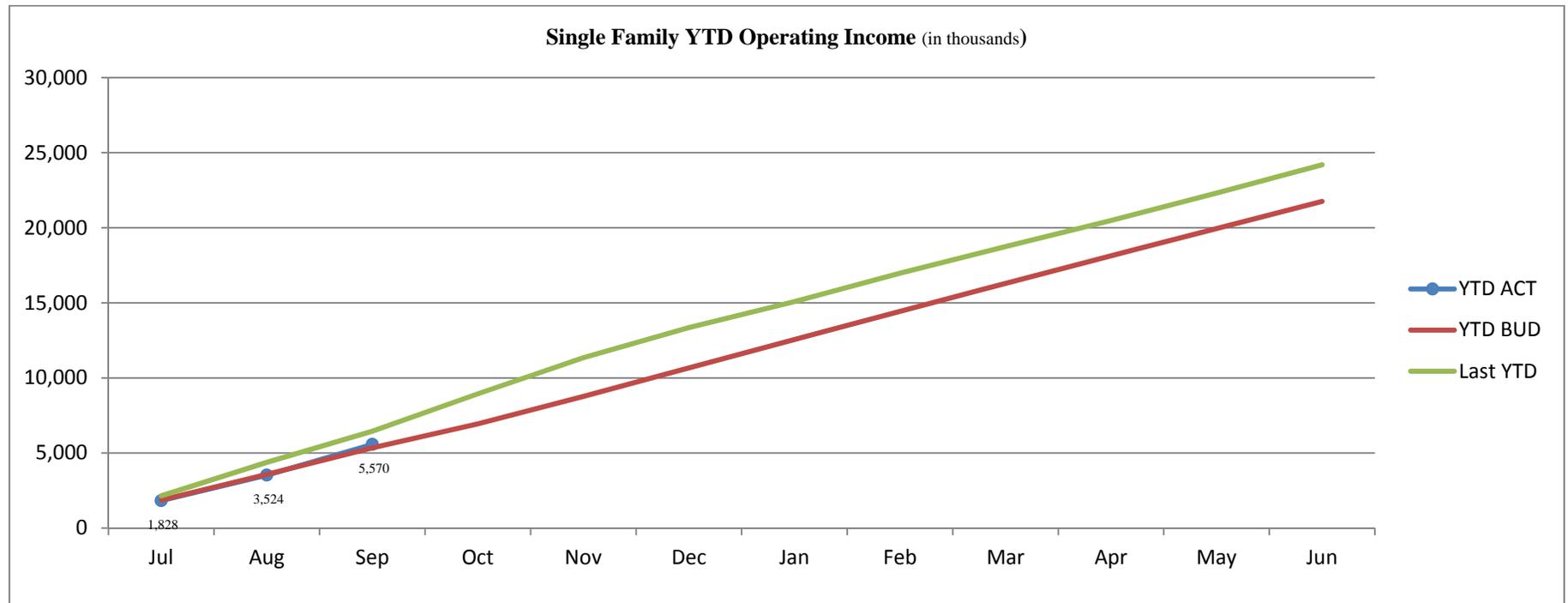


General Information

Strategic Goal: Increase ownership opportunities for underserved populations.

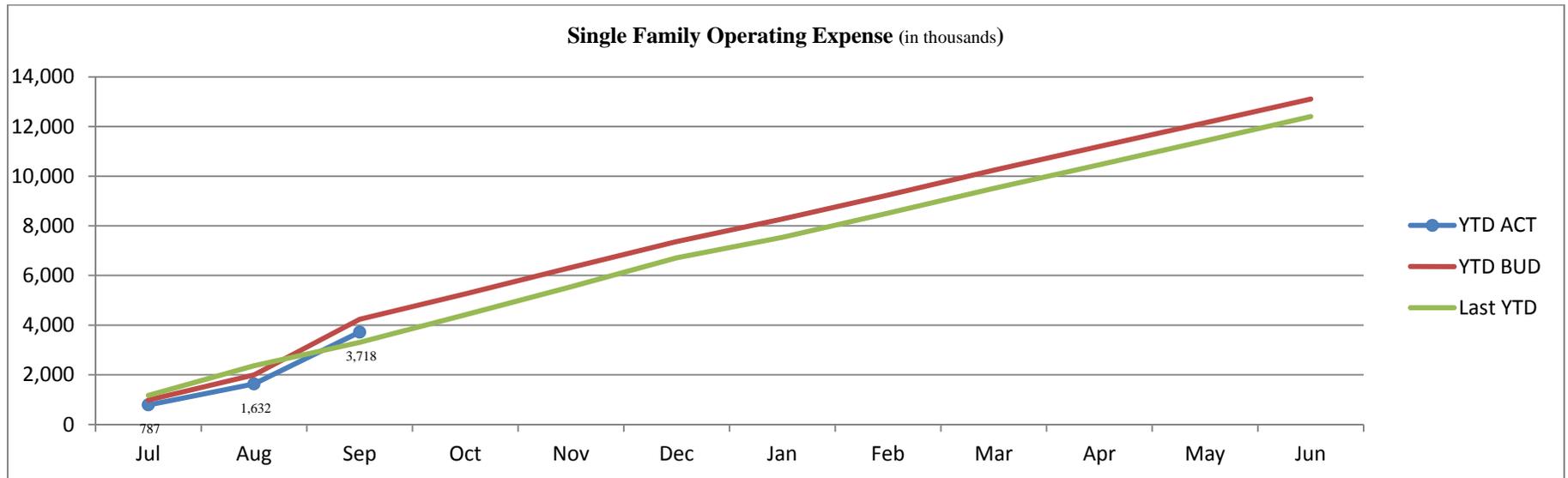
Performance Target: FirstHome and Homes for Iowans purchases of about \$171,750,000 in mortgage backed securities with the intent to sell 100% into the secondary market.

July Financial Results



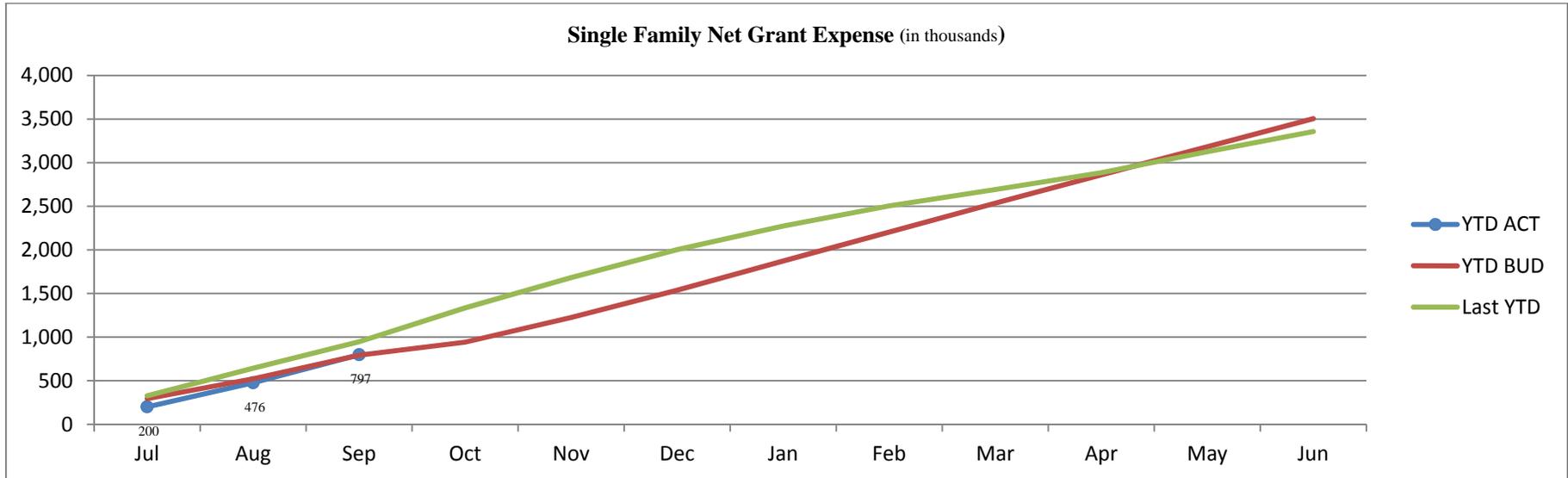
YTD Total Operating Income of \$5,570,097 is \$230,780 or 4.3% above budget but \$879,287 below last year.

- Interest Income is \$219,037 favorable. See attached for further detail.
- Fee Income is \$7,744 favorable due to more MCC fees than expected.
- Other Income \$3,888 favorable



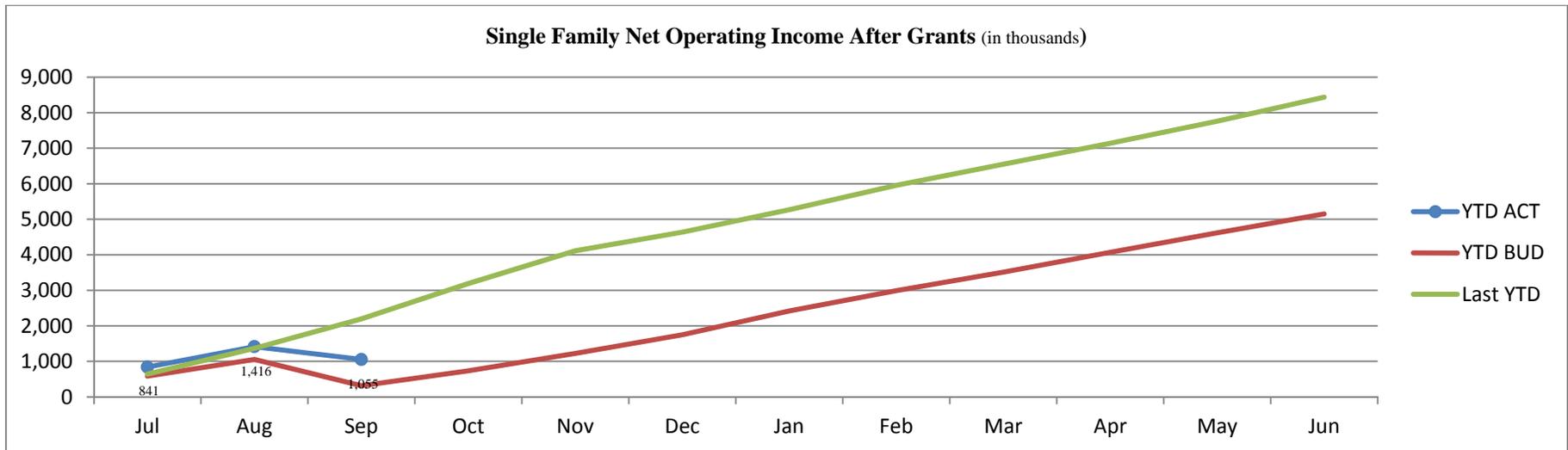
YTD Total Operating Expense of \$3,718,250 is \$515,485 or 12.2% below budget but \$413,833 above last year.

- Interest Expense is \$333,175 favorable primarily due to redeeming over \$16M more debt than planned. See attached for further detail.
- Employee Expenses are \$17,153 favorable.
- Operating expenses are \$23,421 unfavorable.
- Marketing Expense is \$100,254 favorable.
- Professional Services are \$78,725 favorable.
- Service Release Premiums are \$9,599 favorable



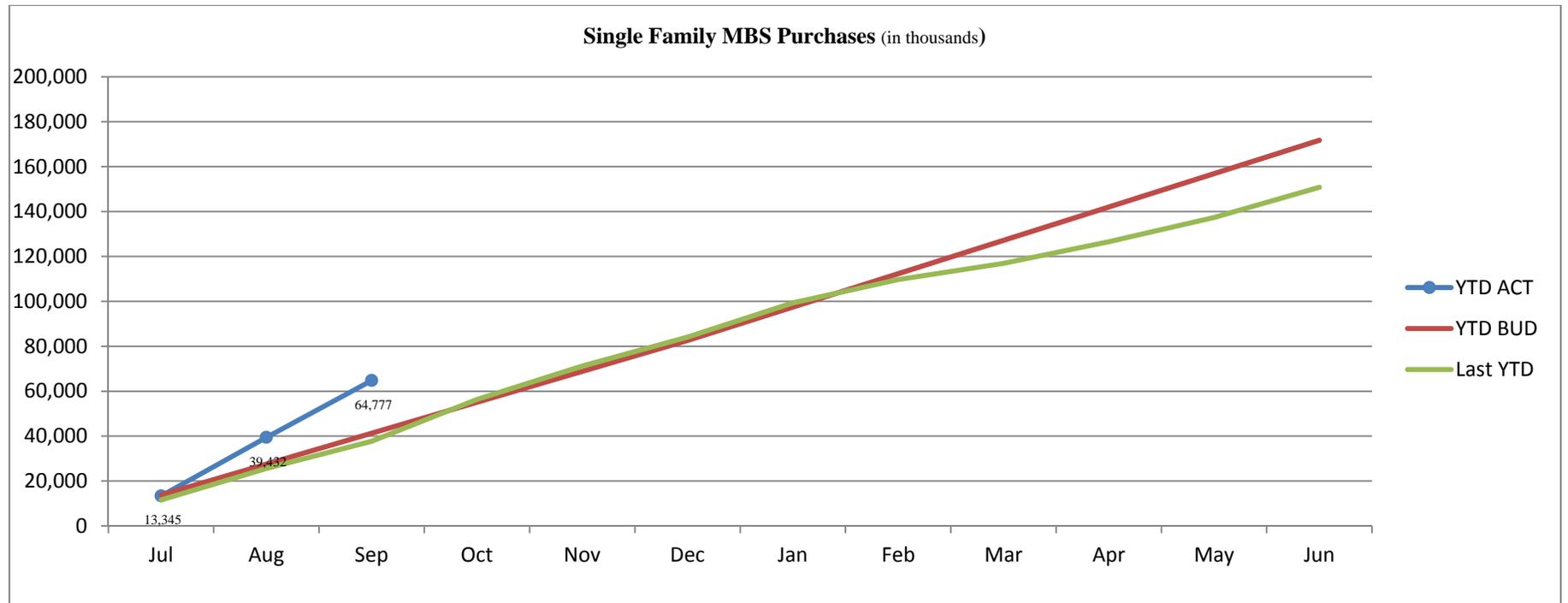
YTD Net Grant Expense of \$796,952 is \$5,409 above budget but \$149,187 below last year.

- Grant Income is \$293,523 favorable.
- Grant Expense is \$298,932 unfavorable.



YTD Net Operating Income After Grants of \$1,054,895 is \$740,856 above budget but \$1,143,933 below last year.

YTD MBS Activity



Series	Purchased	Sold	Net	Entry Cost Assistance	Funds Available
RHF Security	32,175,797	(17,653,556)	14,522,241	-	11,250,943
RHF Program	30,504,573	(25,371,283)	5,133,290	805,118	8,291,189
2015 ABC	2,096,800	-	2,096,800	-	38,408,284
Total Single Family	64,777,170	(43,024,839)	21,752,331	805,118	57,950,417
General Fund	-	-	-	-	-
Grand Total	64,777,170	(43,024,839)	21,752,331	805,118	57,950,417

SF Portfolio Analysis

Description	June 30, 2015		Additions	Payments	September 30, 2015		
	#	Balance			Balance	Chg	#
Mortgage Backed Sec	6,662	363,760,330	21,752,331	3,038,483	388,551,144	7%	6,552
Other SF Loans	25	3,967,012	0	(64,542)	3,902,470	-2%	23
Subtotal		367,727,342	21,752,331	2,973,941	392,453,614	7%	
FMVA		31,728,093	0	(1,850,921)	29,877,172	-6%	
Total Portfolio	6,687	399,455,436	21,752,331	1,123,019	422,330,786	6%	6,575

INTEREST INCOME

Sales Volume Difference

Budgeted Sales	41,284,457	
Actual Sales	<u>43,024,839</u>	
Difference	1,740,383	
Budgeted 2.46%		42,778

Rate of Return Difference

2.46% of Actual Sales	1,057,529	
Actual Gain (2.68%)	<u>1,153,577</u>	96,048
		<u>138,826</u>
Pair Out Fees		128,189
BU/BD Fees		<u>71,009</u>
Difference Due to Gain on Sales		338,024
Difference Due to Investment Interest		(128,420)
Difference Due to MBS Interest		8,510
Difference Due to Other Loan Interest		<u>921</u>
Total Interest Income Variance		<u><u>219,035</u></u>

INTEREST EXPENSE

Difference Due to Bond Interest	(272,760)
Difference Due to COI	20,000
Difference Due to Disc/Prem	(130,989)
Difference Due to Swap Interest	(7,633)
Difference Due to Remarketing Fees	(12,240)
Difference Due to Liquidity Fees	12,568
Difference Due to Redemption Premium	<u>57,879</u>
Total Interest Expense Variance	<u><u>(333,175.00)</u></u>

Income Statement	Single Family (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	1,948,116	1,672,653	275,464	16.5	2,050,046	(101,930)	-5.0	5,449,203	5,230,167	219,037	4.2	6,410,386	(961,182)	-15.0
Fee Income	39,175	38,231	944	2.5	8,706	30,469	350.0	116,894	109,150	7,744	7.1	41,944	74,950	178.7
Other Income	4,199	-	4,199	0.0	388	3,811	982.2	3,999	-	3,999	0.0	(2,946)	6,945	-235.7
Total Operating Income	1,991,490	1,710,884	280,607	16.4	2,059,140	(67,649)	-3.3	5,570,097	5,339,317	230,780	4.3	6,449,383	(879,287)	-13.6
Operating Expense														
Interest Expense	1,941,479	2,021,675	(80,196)	-4.0	860,182	1,081,297	125.7	3,273,690	3,606,864	(333,175)	-9.2	3,051,681	222,009	7.3
Employee Expenses	75,600	85,559	(9,959)	-11.6	55,606	19,993	36.0	239,524	256,678	(17,153)	-6.7	161,151	78,374	48.6
Operating Expenses	13,645	13,216	430	3.3	6,854	6,791	99.1	62,775	39,354	23,421	59.5	22,945	39,830	173.6
Marketing Expense	10,927	50,000	(39,073)	-78.1	-	10,927	0.0	49,746	150,000	(100,254)	-66.8	-	49,746	0.0
Professional Services	26,997	41,823	(14,826)	-35.4	13,359	13,638	102.1	74,673	153,397	(78,725)	-51.3	65,446	9,227	14.1
Service Release Premium	6,335	9,647	(3,312)	-34.3	1,944	4,392	226.0	17,842	27,442	(9,599)	-35.0	3,036	14,806	487.6
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	158	(158)	-100.0
Total Operating Expense	2,074,983	2,221,920	(146,937)	-6.6	937,946	1,137,037	121.2	3,718,250	4,233,735	(515,485)	-12.2	3,304,417	413,833	12.5
Net Operating Income (Loss) Before Grants	(83,493)	(511,037)	427,544	-83.7	1,121,194	(1,204,687)	-107.4	1,851,847	1,105,582	746,265	67.5	3,144,967	(1,293,120)	-41.1
Net Grant (Income) Expense														
Grant Income	(399,914)	(208,333)	(191,581)	92.0	(158,672)	(241,242)	152.0	(918,522)	(624,999)	(293,523)	47.0	(519,066)	(399,456)	77.0
Grant Expense	678,023	440,181	237,842	54.0	450,984	227,038	50.3	1,715,474	1,416,542	298,932	21.1	1,465,205	250,269	17.1
Total Net Grant (Income) Expense	278,109	231,848	46,261	20.0	292,312	(14,204)	-4.9	796,952	791,543	5,409	0.7	946,139	(149,187)	-15.8
Net Operating Income (Loss) After Grants	(361,601)	(742,885)	381,283	-51.3	828,882	(1,190,483)	-143.6	1,054,895	314,039	740,856	235.9	2,198,827	(1,143,933)	-52.0
Non-Operating (Income) Expense	(58,450)	-	(58,450)	0.0	1,198,717	(1,257,167)	-104.9	1,793,819	-	1,793,819	0.0	3,105,828	(1,312,010)	-42.2
Net Income (Loss)	(303,151)	(742,885)	439,733	-59.2	(369,836)	66,684	-18.0	(738,924)	314,039	(1,052,963)	-335.3	(907,001)	168,077	-18.5
Home Dept Staff Count	6	6	-	0.0	6	-	0.0	6	6	-	0.0	6	-	0.0
FTE Staff Count	8	10	(2)	-15.2	7	2	24.6	8	10	(1)	-14.4	7	2	23.3

Balance Sheet	Single Family (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	154,915,060	61,947,539	92,967,521	150.1	75,184,541	79,730,519	106.0
Investments	10,356,535	10,584,270	(227,735)	-2.2	7,483,677	2,872,858	38.4
Mortgage Backed Securities	388,551,144	385,021,922	3,529,221	0.9	432,242,767	(43,691,623)	-10.1
Loans (net of reserves for losses)	3,894,470	3,738,684	155,786	4.2	4,242,967	(348,497)	-8.2
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	10,532,360	36,586,524	(26,054,164)	-71.2	37,216,484	(26,684,124)	-71.7
Deferred Outflows	2,754,893	6,199,831	(3,444,938)	-55.6	5,304,646	(2,549,753)	-48.1
Total Assets and Deferred Outflows	571,004,463	504,078,771	66,925,692	13.3	561,675,082	9,329,380	1.7
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	395,326,986	293,966,976	101,360,009	34.5	360,681,980	34,645,006	9.6
Interest Payable	1,720,908	2,062,774	(341,866)	-16.6	2,563,654	(842,746)	-32.9
Deferred Income	2,322,386	1,103,655	1,218,731	110.4	2,190,729	131,657	6.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	1,493,977	672,862	821,115	122.0	1,336,571	157,406	11.8
Other liabilities	6,192,324	36,810,575	(30,618,251)	-83.2	36,810,575	(30,618,251)	-83.2
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	407,056,581	334,616,843	72,439,738	21.6	403,583,509	3,473,072	0.9
Equity							
YTD Earnings(Loss)	(738,924)	314,039	(1,052,963)	-335.3	(907,001)	168,077	-18.5
Prior Years Earnings	164,381,410	168,664,792	(4,283,382)	-2.5	158,833,141	5,548,269	3.5
Transfers	305,395	483,097	(177,702)		165,433	139,963	
Total Equity	163,947,881	169,461,928	(5,514,047)	-3.3	158,091,573	5,856,309	3.7
Total Liabilities and Equity	571,004,463	504,078,771	66,925,692	13.3	561,675,082	9,329,380	1.7

* * * I N V E S T O R S U M M A R Y * * *

Investor Pool	Count	Principal Balance	Escrow Balance	Suspense Balance	Late Fees
100034 CST SF Construction Loans	2	157,493.75	0.00	0.00	0.00
100034 EQT SF Equity Equivalent Loans	0	0.00	0.00	0.00	0.00
100034 HFH SF Habitat for Humanity	16	3,568,985.11	0.00	0.00	0.00
100034 REH SF Rehabilitation Revolving	5	175,991.08	0.00	0.00	0.00
Total For Segment 034	23	3,902,469.94	0.00	0.00	0.00
Total For Investor 100	23	3,902,469.94	0.00	0.00	0.00
* Totals *	23	3,902,469.94	0.00	0.00	0.00

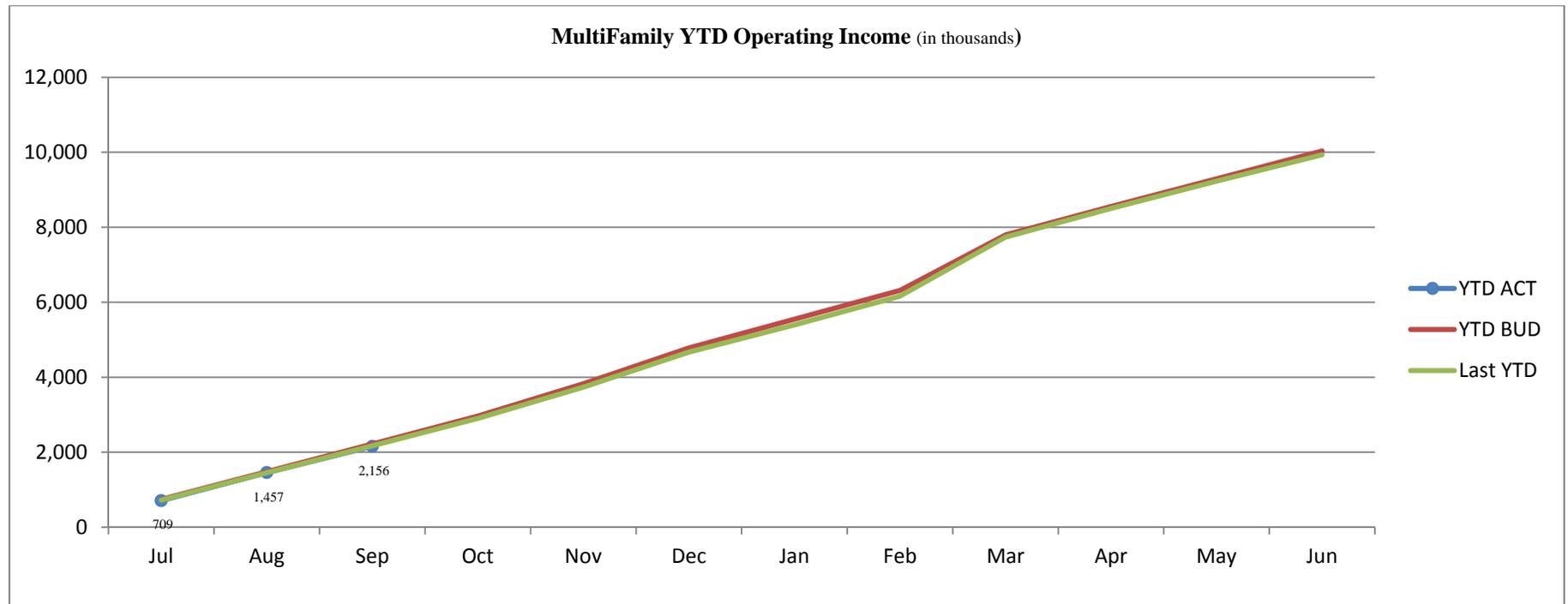
To: IFA Board Members
 From: Mark P. Hutchison
 Date: October 20, 2015
 Re: September 2015 Financial Results –
 Multifamily



General Information

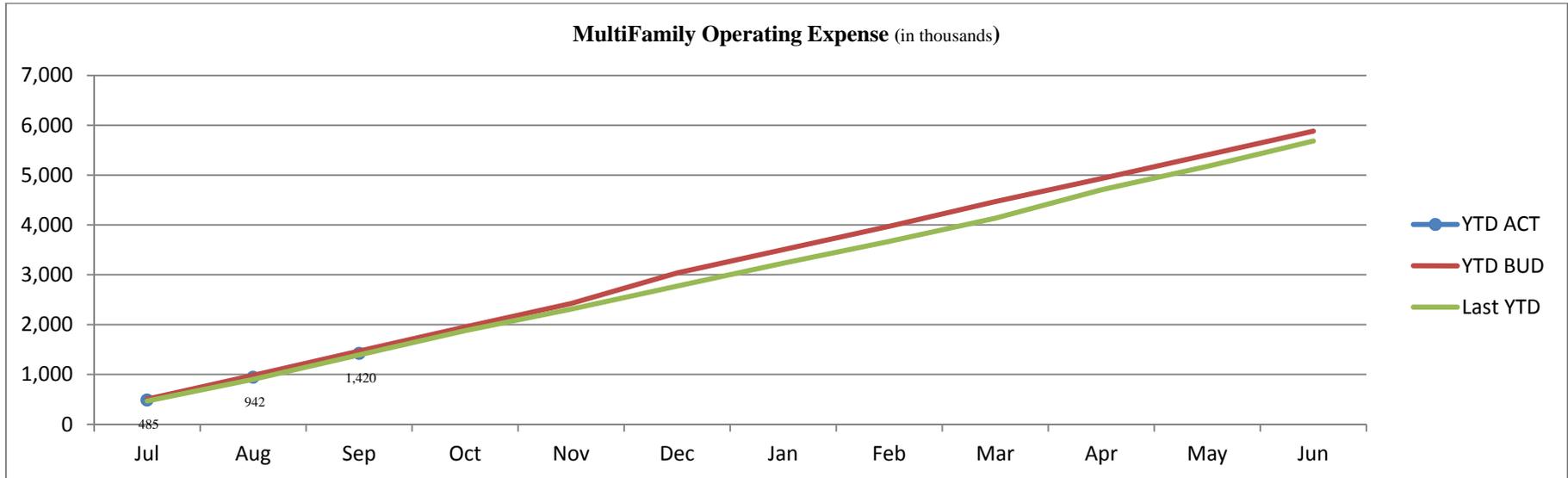
Performance Target: Increase the Multifamily loan portfolio by \$5 million.

August Financial Results



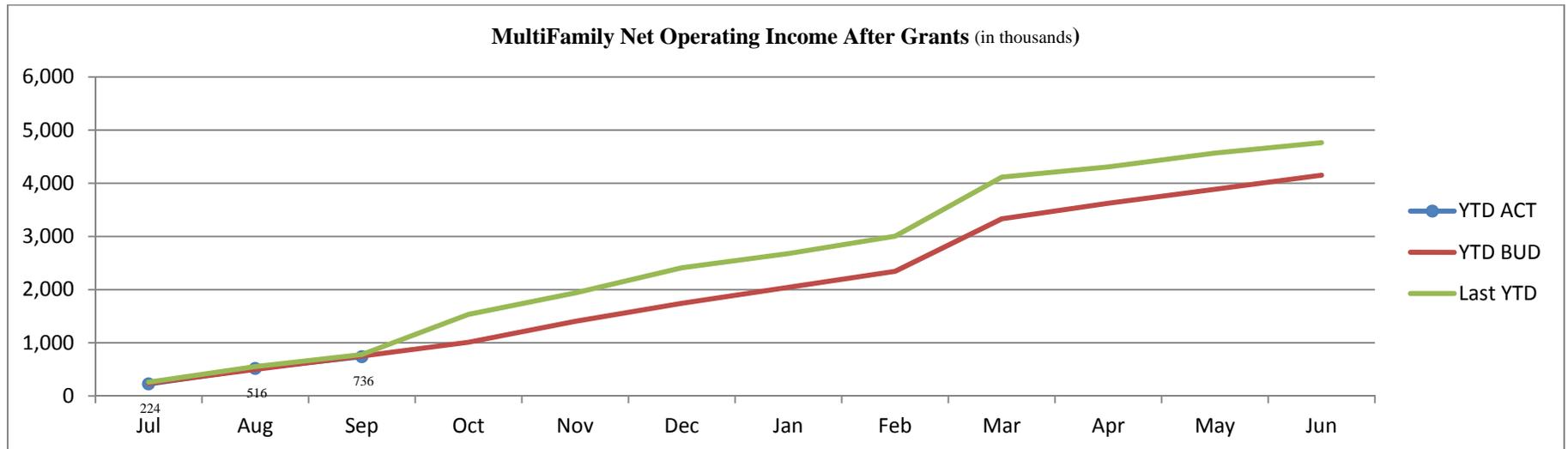
YTD Total Operating Income of \$2,156,201 is \$63,918 or 2.9% below budget and \$14,743 above last year.

- Interest Income is \$110,484 unfavorable.
- Fee Income is \$46,566 favorable.



YTD Total Operating Expense of \$1,420,441 is \$48,479 or 3.3% below budget but \$27,698 above last year.

- Interest Expense is \$2,411 favorable.
- Employee Expenses are \$12,038 favorable.
- Operating expenses are \$7,139 unfavorable.
- Professional Services are \$44,020 favorable.
- Overhead Allocation is \$2,748 unfavorable



YTD Net Operating Income After Grants of \$515,672 is \$15,439 or 2.1% below budget and \$42,441 below last year.

MF Portfolio Analysis

	#	6/30/2015	Additions	Reductions	End Bal	CHG	#
Multifamily Endowment Loans	54	22,833,503	0	(94,653)	22,738,850	0%	53
Multifamily Real Estate Owned	0	0	0	0	0	N/A	0
Multifamily Loans	7	40,441,678	0	(154,476)	40,287,202	0%	7
Loan Reserves		(729,000)	0		(729,000)	0%	
Total Portfolio	61	62,546,181	0	(249,129)	62,297,052	0%	60

MF Loan Commitments

	Original Commitment	Loan Balance as of 8/31/2015	Monthly Activity	Loan Balance 9/30/2015	Remaining Commitment
Construction Loans					
MF-15-xxx - MLK Crossing	6,000,000	0	0	0	6,000,000
Total Construction	6,000,000	0	0	0	6,000,000
Permanent Loans					
MF-15-xxx - MLK Crossing	800,000	0	0	0	800,000
MF-15-xxx - MLK Crossing	220,000	0	0	0	220,000
Total Permanent	1,020,000	0	0	0	1,020,000
Totals	7,020,000	0	0	0	7,020,000

Income Statement	Multi Family (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	459,026	506,537	(47,512)	-9.4	477,952	(18,927)	-4.0	1,405,819	1,516,303	(110,484)	-7.3	1,471,015	(65,197)	-4.4
Fee Income	239,888	232,793	7,096	3.0	239,026	862	0.4	750,382	703,816	46,566	6.6	699,929	50,454	7.2
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	698,914	739,330	(40,416)	-5.5	716,978	(18,064)	-2.5	2,156,201	2,220,119	(63,918)	-2.9	2,170,944	(14,743)	-0.7
Operating Expense														
Interest Expense	137,943	139,560	(1,617)	-1.2	146,323	(8,380)	-5.7	416,451	418,862	(2,411)	-0.6	442,445	(25,994)	-5.9
Employee Expenses	272,451	267,152	5,299	2.0	271,705	746	0.3	789,298	801,337	(12,038)	-1.5	760,527	28,772	3.8
Operating Expenses	19,348	23,139	(3,791)	-16.4	22,304	(2,956)	-13.3	75,713	68,574	7,139	10.4	79,921	(4,209)	-5.3
Professional Services	38,302	46,224	(7,922)	-17.1	57,929	(19,627)	-33.9	102,323	146,343	(44,020)	-30.1	117,730	(15,407)	-13.1
Claim and Loss Expenses	-	-	-	0.0	(8,000)	8,000	-100.0	-	-	-	0.0	(8,000)	8,000	-100.0
Miscellaneous Operating Expense	9	-	9	0.0	11	(2)	-14.3	104	-	104	0.0	120	(16)	-13.3
Overhead Allocation	10,774	11,268	(494)	-4.4	-	10,774	0.0	36,552	33,804	2,748	8.1	-	36,552	0.0
Total Operating Expense	478,826	487,343	(8,516)	-1.7	490,271	(11,444)	-2.3	1,420,441	1,468,920	(48,479)	-3.3	1,392,743	27,698	2.0
Net Operating Income (Loss) Before Grants	220,087	251,987	(31,900)	-12.7	226,708	(6,620)	-2.9	735,760	751,199	(15,439)	-2.1	778,201	(42,441)	-5.5
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	220,087	251,987	(31,900)	-12.7	226,708	(6,620)	-2.9	735,760	751,199	(15,439)	-2.1	778,201	(42,441)	-5.5
Non-Operating (Income) Expense	(7,038)	-	(7,038)	0.0	66,806	(73,844)	-110.5	54,353	-	54,353	0.0	131,876	(77,523)	-58.8
Net Income (Loss)	227,125	251,987	(24,862)	-9.9	159,901	67,224	42.0	681,407	751,199	(69,792)	-9.3	646,325	35,082	5.4
Home Dept Staff Count	27	26	1	3.8	30	(3)	-10.0	27	26	1	3.8	31	(4)	-12.0
FTE Staff Count	26	27	(1)	-3.4	28	(2)	-7.6	26	27	(1)	-5.2	27	(2)	-5.9

Balance Sheet	Multi Family (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	50,851,529	44,382,219	6,469,310	14.6	36,489,143	14,362,386	39.4
Investments	9,075,741	9,702,270	(626,529)	-6.5	10,325,672	(1,249,930)	-12.1
Loans (net of reserves for losses)	62,297,052	67,873,138	(5,576,086)	-8.2	71,566,662	(9,269,610)	-13.0
Other Assets	246,115	1,268,756	(1,022,642)	-80.6	542,571	(296,456)	-54.6
Deferred Outflows	542,257	430,480	111,777	26.0	430,480	111,777	26.0
Total Assets and Deferred Outflows	123,012,693	123,656,863	(644,169)	-0.5	119,354,527	3,658,167	3.1
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	46,710,864	47,055,864	(345,000)	-0.7	48,675,053	(1,964,189)	-4.0
Interest Payable	464,558	752,175	(287,617)	-38.2	504,150	(39,593)	-7.9
Escrow Deposits	6,486,445	5,998,718	487,727	8.1	5,359,708	1,126,737	21.0
Accounts Payable & Accrued Liabilities	91,374	302,722	(211,349)	-69.8	130,544	(39,171)	-30.0
Other liabilities	542,257	430,480	111,777	26.0	430,480	111,777	26.0
Total Liabilities and Deferred Inflows	54,295,497	54,539,959	(244,462)	-0.4	55,099,935	(804,438)	-1.5
Equity							
YTD Earnings(Loss)	681,407	751,199	(69,792)	-9.3	646,325	35,082	5.4
Prior Years Earnings	67,790,787	68,033,419	(242,633)	-0.4	63,367,237	4,423,549	7.0
Transfers	245,004	332,286	(87,282)		241,030	3,974	
Total Equity	68,717,197	69,116,904	(399,707)	-0.6	64,254,592	4,462,605	6.9
Total Liabilities and Equity	123,012,693	123,656,863	(644,169)	-0.5	119,354,527	3,658,167	3.1

* * * I N V E S T O R S U M M A R Y * * *

Investor Pool	Count	Principal Balance	Escrow Balance	Suspense Balance	Late Fees
200005 CF MF Cash Flow Loans	4	441,033.70	0.00	0.00	0.00
200005 CST MF Construction Loans	0	0.00	0.00	1,399.27-	0.00
200005 PDV Predevelopment Loans	0	0.00	0.00	0.00	0.00
200005 TM MF Term Loans	49	22,297,816.57	3,408,699.43	0.12	0.00
Total For Segment 005	53	22,738,850.27	3,408,699.43	1,399.15-	0.00
200006 TM MF Term Loans	2	5,164,178.52	1,480,611.23	0.00	0.00
Total For Segment 006	2	5,164,178.52	1,480,611.23	0.00	0.00
200007 TM MF Loans	2	20,674,254.11	176,644.87	0.00	0.00
Total For Segment 007	2	20,674,254.11	176,644.87	0.00	0.00
200009 MF Loan	1	3,512,907.09	195,571.52	0.00	0.00
Total For Segment 009	1	3,512,907.09	195,571.52	0.00	0.00
200011 MF FHLB B1	2	10,935,861.86	0.00	0.00	0.00
Total For Segment 011	2	10,935,861.86	0.00	0.00	0.00
Total For Investor 200	60	63,026,051.85	5,261,527.05	1,399.15-	0.00
* Totals *	60	63,026,051.85	5,261,527.05	1,399.15-	0.00

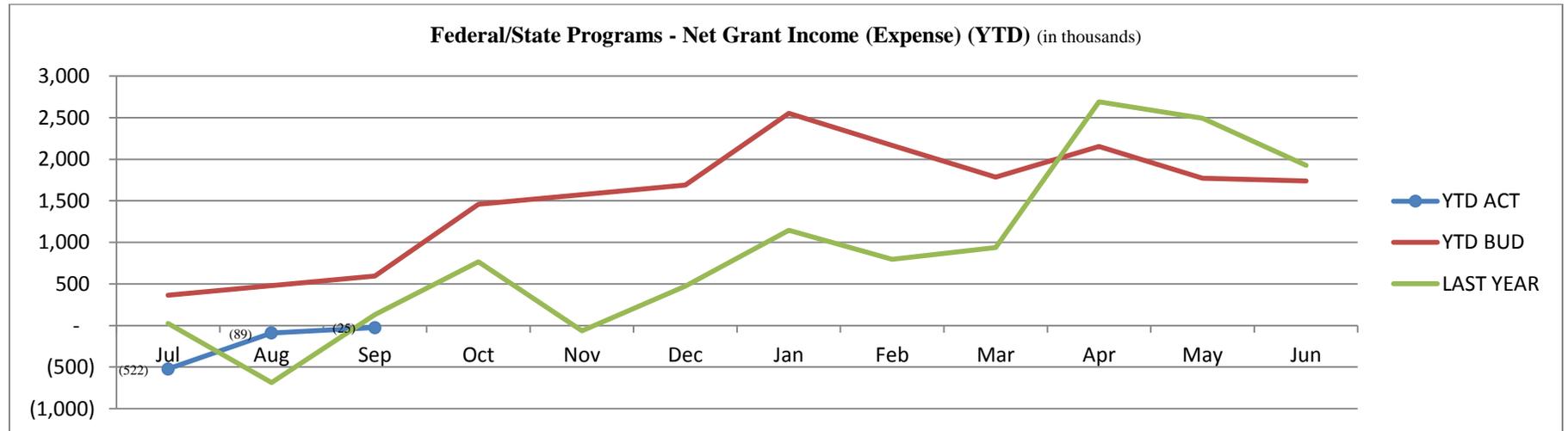
To: IFA Board Members
 From: Michelle Thomas
 Date: October 20, 2015
 Re: Federal/State Programs – Narrative for September 2015



Strategic Goals: Utilize available funds to provide low cost financing to develop or preserve affordable housing and home and community based services.

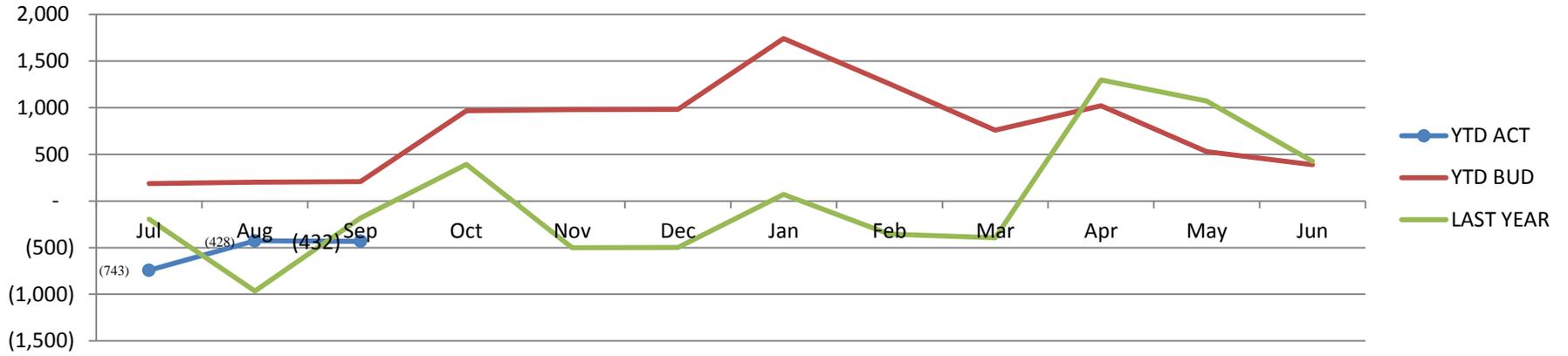
September 2015 Federal and State Programs Highlights

- The State Housing Trust Fund Net Grant Income (Expense) moved toward the budget as expected.



Net Grant Income (Expense) (YTD) of (24,852) was \$619,165 or 104.2% below budget but \$156,799 or 118.8% below last year.

Federal/State Programs - Net Operating Income (Loss) After Grants (YTD) - (in thousands)



Net Operating Income (Loss) After Grants (YTD) of (\$432,488) was \$641,666 or 306.8% below budget but \$250,326 or 137.4% below last year.

Performance Targets	6/30/2013	6/30/2014	6/30/2015	9/30/2015	YTD Increase
Increase FSP Loan Portfolio	157,608,559	164,582,596	178,513,874	161,653,972	-9.4%

FSP Loan Portfolio	June 30, 2015		Year to Date		September 30, 2015			
	#	Balance	Additions	Reductions	Balance	CHG	#	3 Mo Delq
500-047 SHTF - Lns	22	5,177,577	-	(52,596)	5,124,981	-1%	22	1
500-047 SHTF - Cash Flow Lns	6	714,834	4,016	-	718,851	1%	6	0
500-049 Senior Living Trust Lns	7	6,143,836	-	(69,876)	6,073,959	-1%	7	0
500-050 Home & Comm Tr Lns	5	1,498,821	-	(29,527)	1,469,294	-2%	5	0
500-051 Transitional Housing Lns	3	2,661,047	-	(31,066)	2,629,981	-1%	3	0
500-057 TCAP Lns	12	18,978,542	-	-	18,978,542	0%	12	0
500-058 HOME Lns	249	125,535,614	1,116,915	(267,171)	126,385,358	1%	248	4
500-060 OEI Lns	20	17,529,008	-	(17,529,008)	-	-100%	0	0
500-062 CHS Lns	3	274,594	-	(1,588)	273,006	-1%	3	0
Loan Reserves		(101,153,584)	186,433	-	(100,967,150)	0%		
Total Portfolio	327	\$ 77,360,290	\$ 1,307,364	\$ (17,980,833)	\$ 60,686,822	-21.6%	306	5

	State Housing Trust Fund	Senior Living Trust	Home and Community	Transitional Housing	Community Housing & Services
Funds Available (Cash, Cash Equiv & Invest)	10,533,238	482,484	836,710	497,331	2,564,042
Commitments					
2013 SHT Round	(22,173)				
2014 SHT Round	(1,838,777)				
2015 SHT Round	(5,844,827)				
Senior Living Revolving Loan Program		(480,000)	(835,000)	(495,000)	(471,095)
Net Funds Available	2,827,461	2,484	1,710	2,331	2,092,947

Summary of FSP Loans 90 days delinquent

Borrower	Indenture - Series	P&I Amount Delinquent	Loan Balance
Twin Oaks Manor LPI	500-047	155,995.67	156,910.98
Clinton Partners LLC	500-058	15,133.00	367,210.19
Community Housing Initiatives	500-058	3,150.00	351,435.54
G & G Living Centers	500-058	270,000.00	270,000.00
Twin Oaks Manor LPI	500-058	15,000.00	408,428.32
		459,278.67	1,553,985.03

Income Statement	Federal and State Grant Programs (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	41,902	24,037	17,866	74.3	18,398	23,504	127.8	85,623	72,433	13,190	18.2	72,029	13,595	18.9
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	7,450	11,000	(3,550)	-32.3	-	7,450	0.0	34,013	35,000	(987)	-2.8	2,000	32,013	1600.7
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	49,353	35,037	14,316	40.9	18,398	30,955	168.3	119,636	107,433	12,203	11.4	74,029	45,608	61.6
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	103,816	108,989	(5,173)	-4.7	60,253	43,563	72.3	353,864	326,967	26,897	8.2	253,521	100,343	39.6
Operating Expenses	8,278	9,900	(1,622)	-16.4	2,844	5,434	191.0	31,010	29,334	1,676	5.7	10,349	20,660	199.6
Marketing Expense	15	2,000	(1,985)	-99.3	790	(775)	-98.1	1,200	6,000	(4,800)	-80.0	9,946	(8,746)	-87.9
Professional Services	5,339	8,205	(2,866)	-34.9	16,796	(11,457)	-68.2	124,177	93,432	30,745	32.9	129,046	(4,869)	-3.8
Claim and Loss Expenses	(5,000)	6,000	(11,000)	-183.3	(39,210)	34,210	-87.2	(5,000)	18,000	(23,000)	-127.8	(39,210)	34,210	-87.2
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	25	(25)	-100.0	14	(14)	-100.0	494	75	419	558.0	93	401	430.6
Overhead Allocation	5,894	6,254	(360)	-5.8	14,060	(8,166)	-58.1	21,528	18,761	2,767	14.7	24,393	(2,865)	-11.7
Total Operating Expense	118,341	141,373	(23,032)	-16.3	55,546	62,795	113.1	527,273	492,569	34,704	7.0	388,138	139,134	35.8
Net Operating Income (Loss) Before Grants	(68,989)	(106,336)	37,348	-35.1	(37,148)	(31,840)	85.7	(407,636)	(385,135)	(22,501)	5.8	(314,110)	(93,527)	29.8
Net Grant (Income) Expense														
Grant Income	(1,821,966)	(1,670,194)	(151,772)	9.1	(2,441,427)	619,462	-25.4	(6,117,526)	(5,260,582)	(856,944)	16.3	(5,725,222)	(392,304)	6.9
Grant Expense	1,757,495	1,555,423	202,072	13.0	1,621,767	135,728	8.4	6,142,378	4,666,269	1,476,109	31.6	5,593,275	549,103	9.8
Total Net Grant (Income) Expense	(64,471)	(114,771)	50,300	-43.8	(819,660)	755,189	-92.1	24,852	(594,313)	619,165	-104.2	(131,947)	156,799	-118.8
Net Operating Income (Loss) After Grants	(4,518)	8,435	(12,952)	-153.6	782,512	(787,030)	-100.6	(432,488)	209,178	(641,666)	-306.8	(182,162)	(250,326)	137.4
Non-Operating (Income) Expense	5	-	5	0.0	335	(330)	-98.4	144	-	144	0.0	570	(426)	-74.7
Net Income (Loss)	(4,523)	8,435	(12,958)	-153.6	782,177	(786,700)	-100.6	(432,632)	209,178	(641,810)	-306.8	(182,732)	(249,900)	136.8
Home Dept Staff Count	9	9	-	0.0	4	5	125.0	9	9	-	0.0	4	5	125.0
FTE Staff Count	11	12	(1)	-7.9	7	4	54.1	12	12	(1)	-6.1	8	3	40.9

Balance Sheet	Federal and State Grant Programs (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	16,899,010	15,810,272	1,088,738	6.9	21,389,698	(4,490,689)	-21.0
Investments	-	508,405	(508,405)	-100.0	577,061	(577,061)	-100.0
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Loans (net of reserves for losses)	60,686,822	61,471,334	(784,512)	-1.3	67,963,059	(7,276,238)	-10.7
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	10,846	(248)	11,094	-4476.0	(135,268)	146,114	-108.0
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	77,596,677	77,789,763	(193,086)	-0.2	89,794,551	(12,197,874)	-13.6
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	-	-	-	0.0	628,004	(628,004)	-100.0
Interest Payable	-	-	-	0.0	-	-	0.0
Deferred Income	738,333	740,333	(2,000)	-0.3	740,333	(2,000)	-0.3
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	463,824	463,824	-	0.0	463,824	-	0.0
Accounts Payable & Accrued Liabilities	-	7,935	(7,935)	-100.0	11,794,409	(11,794,409)	-100.0
Other liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	1,202,156	1,212,091	(9,935)	-0.8	13,626,569	(12,424,413)	-91.2
Equity							
YTD Earnings(Loss)	(432,632)	209,178	(641,810)	-306.8	(182,732)	(249,900)	136.8
Prior Years Earnings	76,743,192	76,363,811	379,381	0.5	76,222,275	520,917	0.7
Transfers	83,961	4,683	79,278		128,439	(44,478)	
Total Equity	76,394,521	76,577,672	(183,151)	-0.2	76,167,981	226,540	0.3
Total Liabilities and Equity	77,596,677	77,789,763	(193,086)	-0.2	89,794,551	(12,197,874)	-13.6

To: IFA
 From: Michelle Thomas
 Date: October 22, 2015
 Re: September 2015 Financial Results



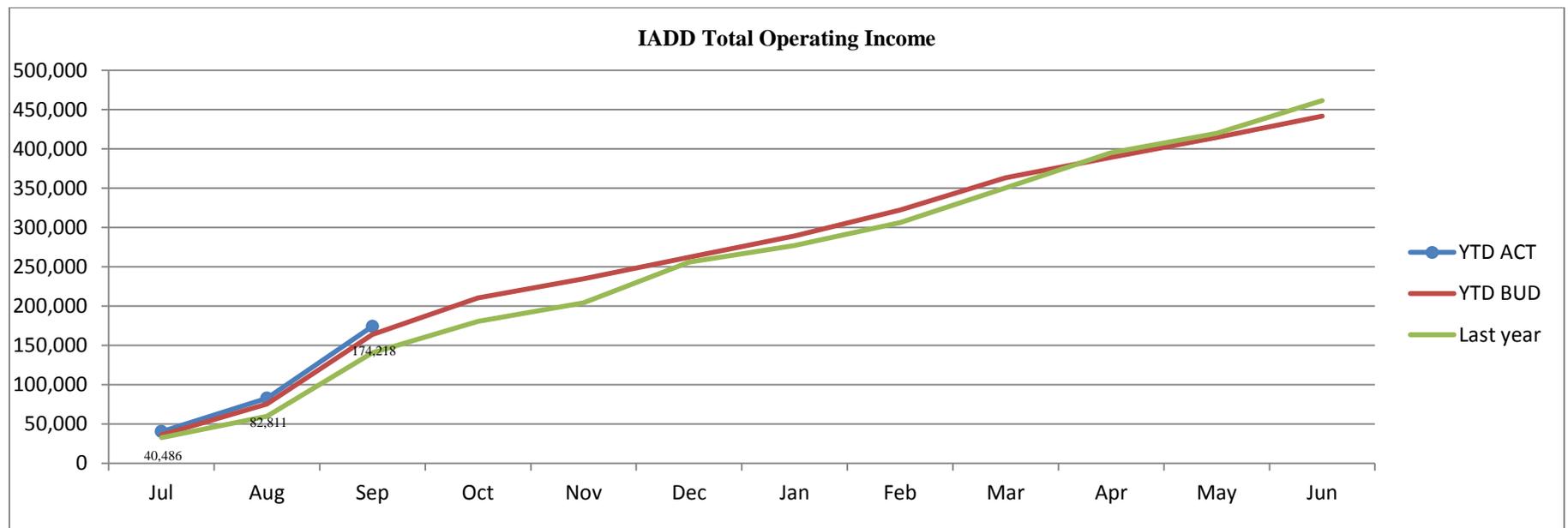
General Information

Strategic Goal: Provide financing opportunities for beginner farmers.

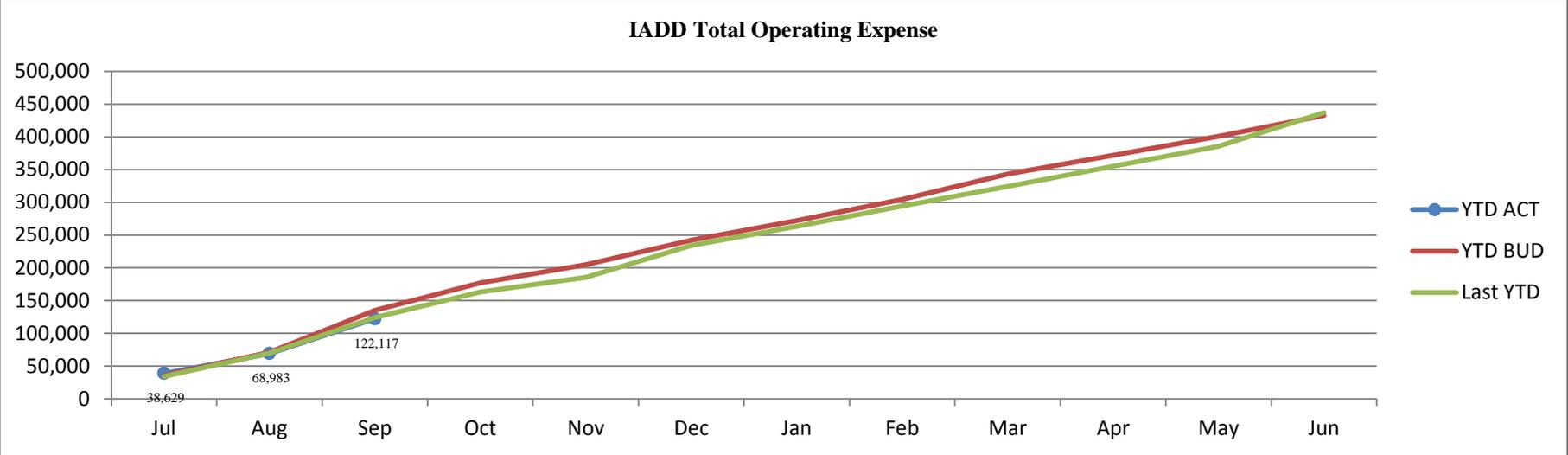
Performance Target: Look for growth opportunities in FY 2016.

September Iowa Agricultural Development Division Highlights

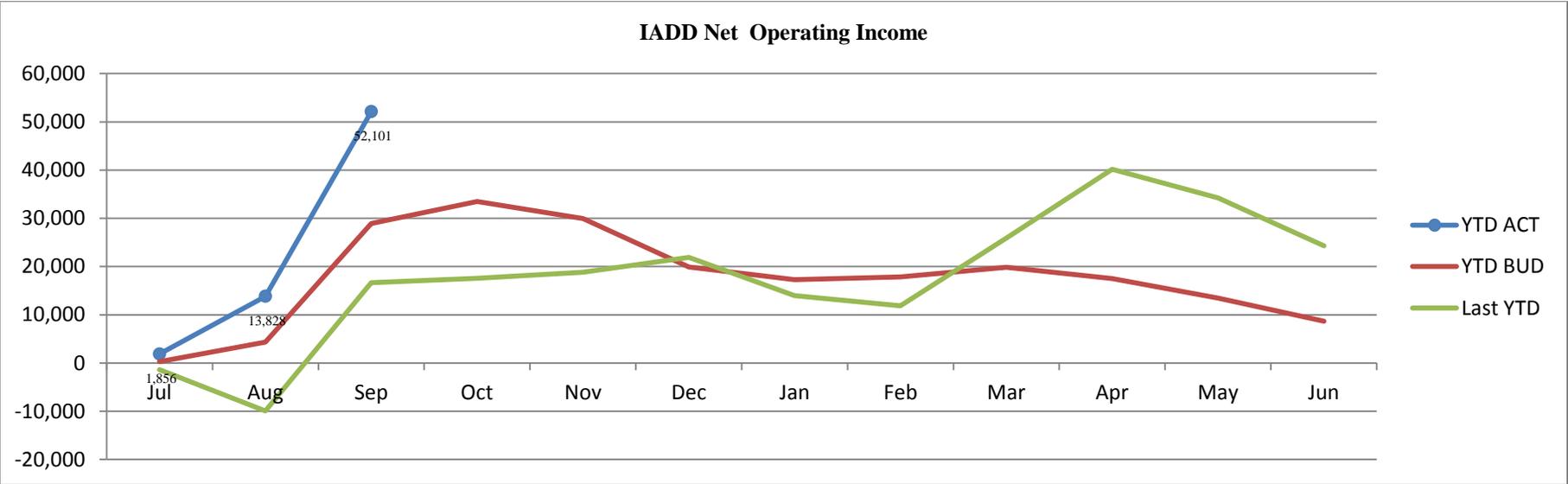
- As of September 30, 2015 there is \$392,628 of funds available to pay administrative costs.
- Fee Income is \$13,811 above budget.
- Professional Services is \$7,965 below budget.



Total Operating Income of \$174,218 is \$10,266 or 6.3% above budget and \$33,394 above last year.



Total Operating Expense of \$122,117 was \$12,898 or 9.6% below budget and \$2,053 below last year



Net Operating Income of \$52,101 was \$23,164 or 80.0% above budget and \$35,447 above last year

Summary Financial Information:

Iowa Agriculture Division Summary Financial Information September 30, 2015								
Income Statement	Current Month				Year to date			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
LPP Fees	100	1,875	(1,775)	-94.7%	2,375	1,975	400	20.3%
BFLP Fees	22,648	12,000	10,648	88.7%	55,561	36,000	19,561	54.3%
BFTC Fees	61,450	65,850	(4,400)	-6.7%	93,100	99,450	(6,350)	-6.4%
BFCH Tax Credits	200	-	200	0.0%	200	-	200	0.0%
Investment Interest Income	1,784	1,450	334	23.0%	6,226	4,334	1,892	43.6%
Loan Interest Income	5,225	7,354	(2,129)	-29.0%	16,756	22,193	(5,437)	-24.5%
Total operating income	91,407	88,529	2,878	3.3%	174,218	163,952	10,266	6.3%
Employee Expenses	20,007	21,908	(1,901)	-8.7%	56,609	60,249	(3,639)	-6.0%
Operating Expenses	2,662	2,032	631	31.0%	7,591	6,894	697	10.1%
Marketing expense	3,938	2,083	1,854	89.0%	8,270	6,250	2,020	32.3%
Professional service expense	26,665	36,525	(9,860)	-27.0%	52,560	60,525	(7,965)	-13.2%
Provision for losses	(138)	1,366	(1,504)	-110.1%	(2,914)	1,098	(4,011)	-365.5%
Total operating expense	53,134	63,914	(10,780)	-16.9%	122,117	135,015	(12,898)	-9.6%
Net operating income (loss)	38,273	24,615	13,658	55.5%	52,101	28,937	23,164	80.0%
Balance Sheet					Total			
Cash - Admin					392,628			
Cash - RRT					736,171			
Cash - LPP					2,891,588			
Investments					453,468			
LPP Loans					1,742,735			
Interest Receivable					41,545			
Total Assets					6,258,135			
A/P AOD					-			
Accrued Expense - MABSCO					24,990			
Owed to General Fund					191,929			
Fund Balance					5,989,114			
Current year earnings (loss)					52,101			
Total Liabilities and Equity					6,258,135			
Note - minor rounding errors may occur.								

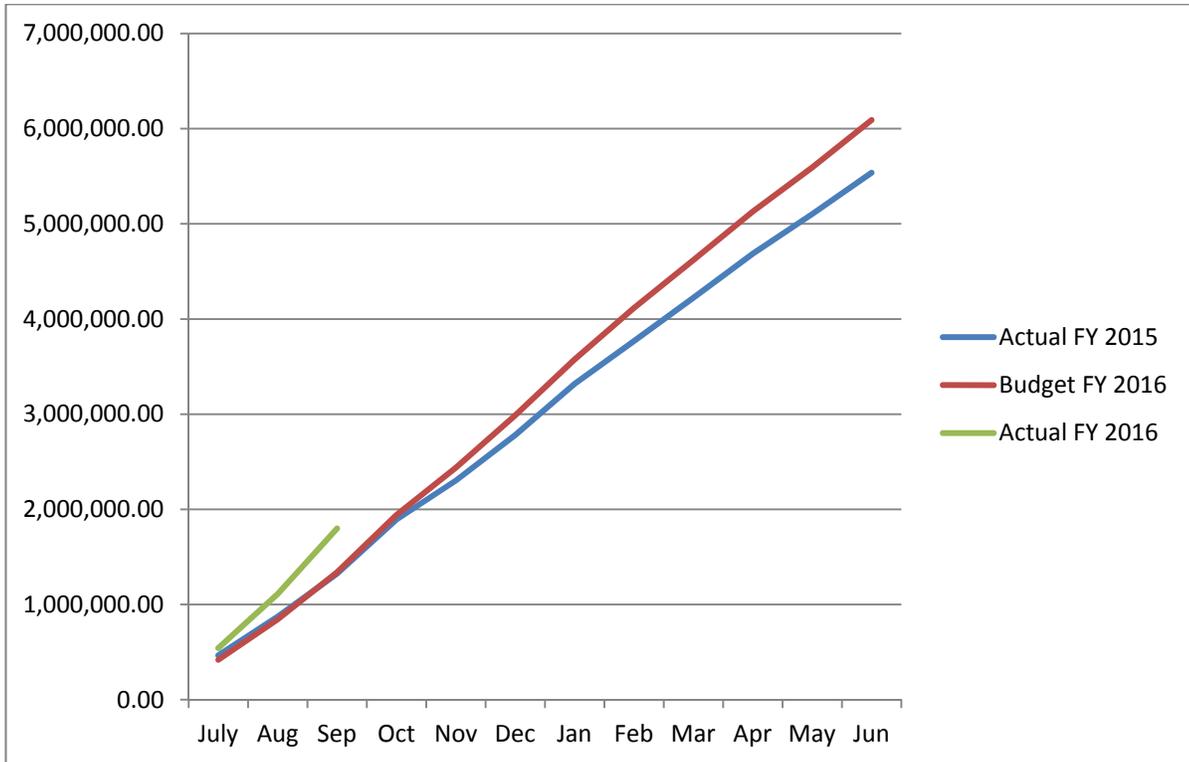
Income Statement	Agriculture Development Division (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	7,009	8,804	(1,795)	-20.4	7,815	(805)	-10.3	22,982	26,527	(3,546)	-13.4	24,989	(2,007)	-8.0
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	84,398	79,725	4,673	5.9	73,247	11,151	15.2	151,236	137,425	13,811	10.1	115,836	35,401	30.6
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	91,407	88,529	2,878	3.3	81,062	10,345	12.8	174,218	163,952	10,266	6.3	140,824	33,394	23.7
Operating Expense														
Interest Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	20,007	21,908	(1,901)	-8.7	16,752	3,255	19.4	56,609	60,249	(3,639)	-6.0	50,144	6,465	12.9
Operating Expenses	2,662	2,032	631	31.0	1,416	1,247	88.1	7,591	6,894	697	10.1	6,658	933	14.0
Marketing Expense	3,938	2,083	1,854	89.0	84	3,854	4601.2	8,270	6,250	2,020	32.3	5,406	2,864	53.0
Professional Services	26,665	36,525	(9,860)	-27.0	36,247	(9,582)	-26.4	52,560	60,525	(7,965)	-13.2	61,961	(9,401)	-15.2
Claim and Loss Expenses	(138)	1,366	(1,504)	-110.1	-	(138)	0.0	(2,914)	1,098	(4,011)	-365.5	-	(2,914)	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Overhead Allocation	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Expense	53,134	63,914	(10,780)	-16.9	54,498	(1,364)	-2.5	122,117	135,015	(12,898)	-9.6	124,170	(2,053)	-1.7
Net Operating Income (Loss) Before Grants	38,273	24,615	13,658	55.5	26,564	11,709	44.1	52,101	28,937	23,164	80.0	16,655	35,447	212.8
Net Grant (Income) Expense														
Grant Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Grant Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Net Grant (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Operating Income (Loss) After Grants	38,273	24,615	13,658	55.5	26,564	11,709	44.1	52,101	28,937	23,164	80.0	16,655	35,447	212.8
Non-Operating (Income) Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Net Income (Loss)	38,273	24,615	13,658	55.5	26,564	11,709	44.1	52,101	28,937	23,164	80.0	16,655	35,447	212.8
Home Dept Staff Count	2	2	-	0.0	2	-	0.0	2	2	-	0.0	2	-	0.0
FTE Staff Count	2	2	(0)	-2.7	3	(0)	-13.3	2	2	(0)	-7.7	2	(0)	-8.7

Balance Sheet	Agriculture Development Division (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	4,020,387	3,474,626	545,761	15.7	3,918,614	101,773	2.6
Investments	453,468	203,468	250,000	122.9	203,468	250,000	122.9
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Loans (net of reserves for losses)	1,742,735	2,375,405	(632,670)	-26.6	1,871,638	(128,903)	-6.9
Capital Assets (net of accumulated depreciation)	-	-	-	0.0	-	-	0.0
Other Assets	41,545	(22,065)	63,609	-288.3	17,355	24,189	139.4
Deferred Outflows	-	-	-	0.0	-	-	0.0
Total Assets and Deferred Outflows	6,258,135	6,031,435	226,700	3.8	6,011,075	247,060	4.1
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	-	-	-	0.0	-	-	0.0
Interest Payable	-	-	-	0.0	-	-	0.0
Deferred Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	216,919	7,530	209,389	2780.7	29,620	187,299	632.3
Other liabilities	-	-	-	0.0	-	-	0.0
Deferred Inflows	-	-	-	0.0	-	-	0.0
Total Liabilities and Deferred Inflows	216,919	7,530	209,389	2780.7	29,620	187,299	632.3
Equity							
YTD Earnings(Loss)	52,101	28,937	23,164	80.0	16,655	35,447	212.8
Prior Years Earnings	5,989,114	5,994,967	(5,853)	-0.1	5,964,800	24,314	0.4
Transfers	-	-	-	-	-	-	-
Total Equity	6,041,216	6,023,905	17,311	0.3	5,981,455	59,761	1.0
Total Liabilities and Equity	6,258,135	6,031,435	226,700	3.8	6,011,075	247,060	4.1

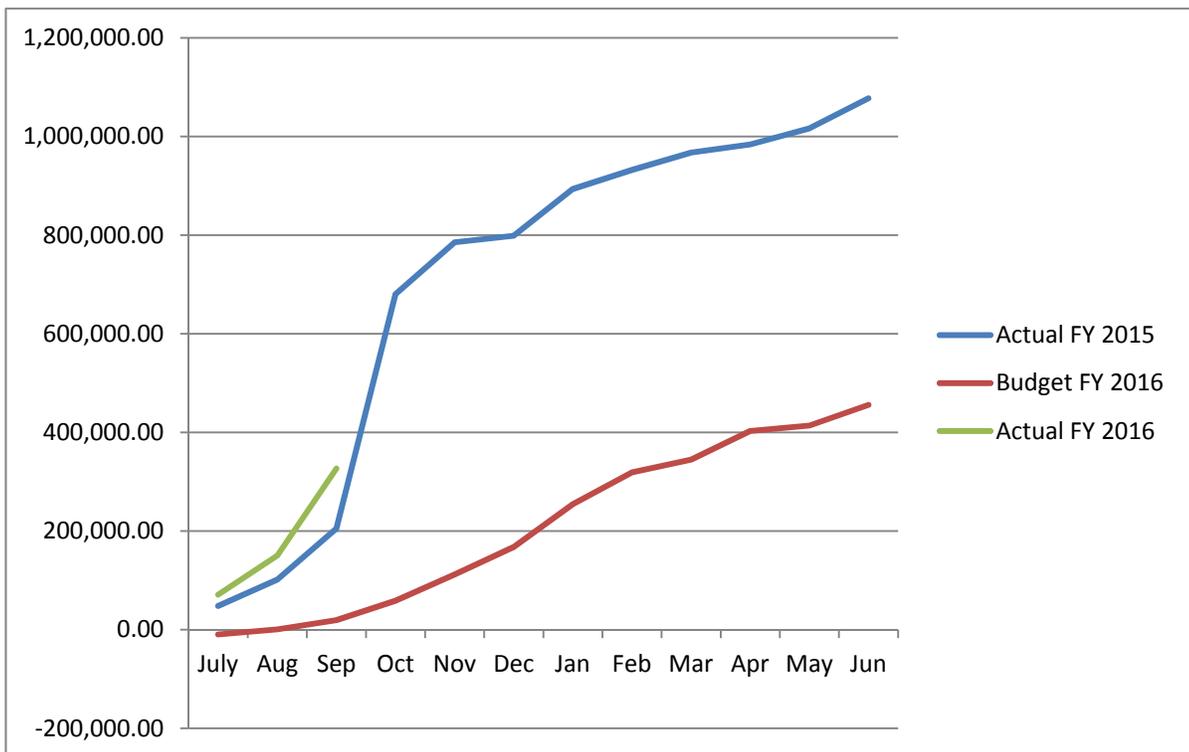


Iowa Title Guaranty
Monthly Reporting Package
September 30, 2015

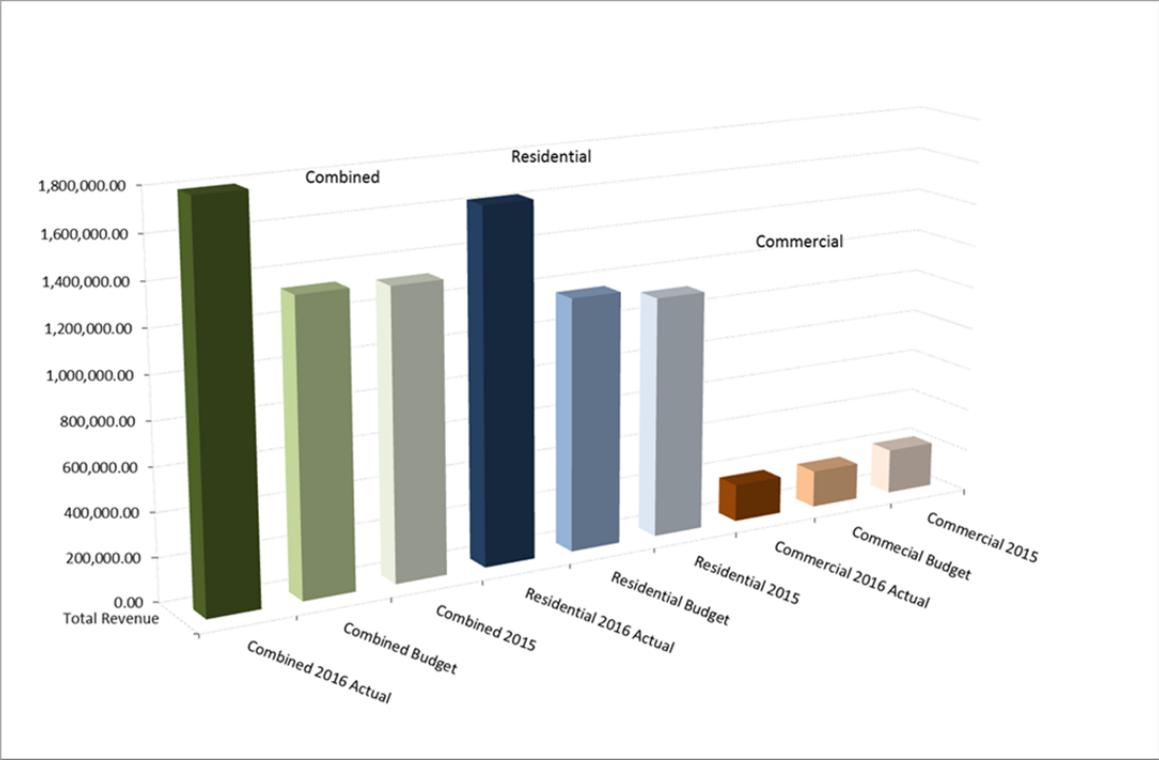
Fiscal Year to Date Revenue



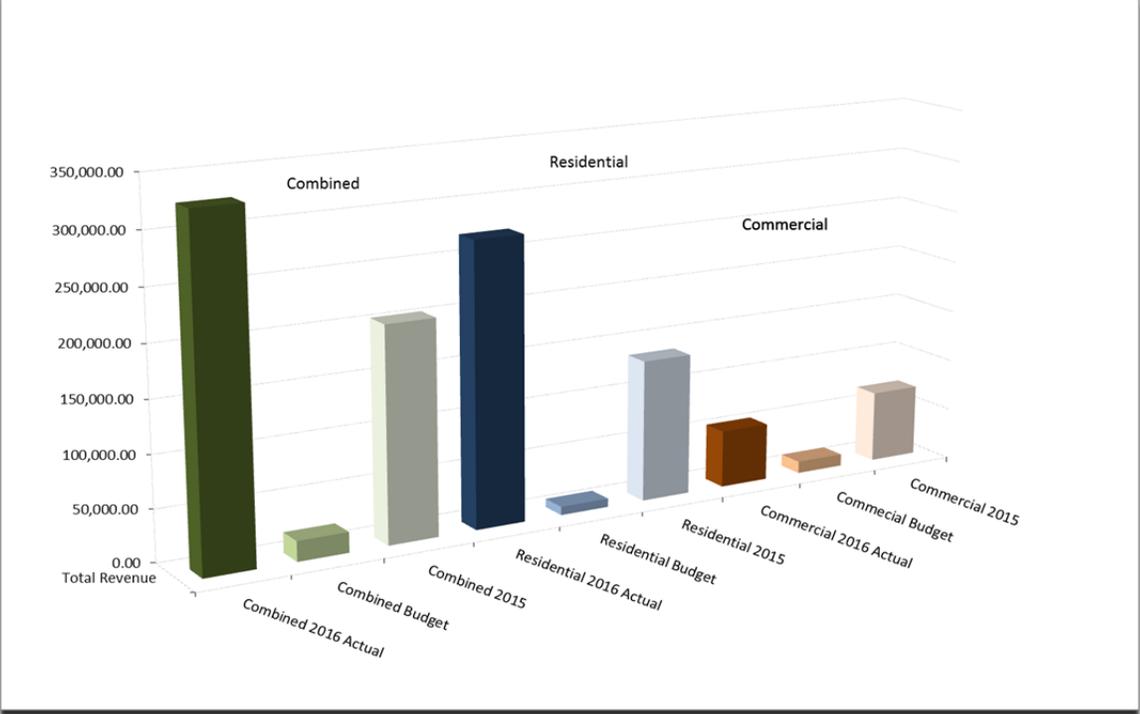
Fiscal Year to Date Net Income



Year to Date Revenue by Series



Year to Date Net Income by Series





To: TG and IFA Board Members

From: Randy Ambrozic

Date: October 20, 2015

Subject: Iowa Title Guaranty – A Division of the Iowa Finance Authority – September 2015

Mission Statement: To provide guaranties of Iowa real property titles to facilitate lenders’ participation in the secondary market and to add to the integrity of the Iowa land-transfer system. All excess revenue is re-invested to support affordable home ownership.

Revenue

During the three month period ended September 30, 2015, total operating revenue is approximately \$1,799,600. The 2016 fiscal year-to-date revenue increased \$461,300 compared to revenue budgeted for the period and increased \$475,100 compared to the three month period ended September 30, 2014.

(000's)	Actual	Budget	Variance from Budget - \$	Last Year	Variance from Last Year - \$
Premium Fees - Residential	\$1,606.0	\$1,152.5	\$453.5	\$1,096.5	\$509.5
Premium Fees - Commercial	\$137.1	\$135.6	\$1.5	\$198.6	(\$61.5)
Conference Registration Fees	\$0.2	\$0.0	\$0.2	\$11.8	(\$11.6)
Annual Participant Fees	\$14.7	\$9.6	\$5.0	\$0.0	\$14.7
Escrow Fees	\$36.3	\$38.8	(\$2.4)	\$36.4	(\$0.0)
Other Income	\$19.4	\$23.0	(\$3.5)	\$30.2	(\$10.8)
Reinsurance	(\$14.1)	(\$21.2)	\$7.1	(\$48.9)	\$34.8
Net Operating Revenue	\$1,799.6	\$1,338.3	\$461.3	\$1,324.5	\$475.1

Total Operating Expenses

Total Operating Expense is approximately \$1,472,900 for the three months ended September 30, 2015, which is an increase of \$154,100 compared to the budget and an increase of \$353,600 compared to the three month period ended September 30, 2014. Field Issuer Incentives are \$718,500 for the three months ended September 30, 2015 and increased approximately \$237,100 and \$105,700 compared to budget and prior year, respectively.

Net Operating Income

Net Operating Income is approximately \$326,700 for the three months ended September 30, 2015 which is an improvement of \$307,220 compared to budgeted net operating income for the three months. Net Operating Income for the three months ending September 30, 2015 also increased approximately \$48,700 compared to the net operating income from the three months ended September 30, 2014.

New Accounting Treatment – Pensions

The Governmental Accounting Standards Board (GASB) issued Statement No. 68, “Accounting for Financial Reporting for Pensions” effective for fiscal years beginning after June 15, 2014. Iowa title Guaranty employees participate in the Iowa Public Employees Retirement System, IPERS. IPERS is a multiple employer, cost sharing pension plan and, under the new accounting guidance, employers participating in a cost sharing plan are required to recognize a liability for their proportionate share of the pension plan’s total net pension liability. Title Guaranty’s proportionate share of IPERS’ total net pension liability is \$724,910 at September 30, 2015.

Field Issuer Fees

(000's)	Actual	Budget	Variance from Budget - \$	Last Year	Variance from Last Year - \$
Field Issuer Incentives	\$718.5	\$481.4	\$237.1	\$482.2	\$236.3
Premium Fee Income - Res.	\$1,606.0	\$1,152.5	\$453.5	\$1,096.5	\$509.5
Percent of Income	44.7%	41.8%	3.0%	44.0%	0.8%

Field Issuer Incentives vary proportionally with changes in Residential Premiums. When premiums are up, Field Issuer Incentives are up, and vice versa. Field Issuer Incentives increased compared to budget by \$237,100 and \$236,300 compared to prior year. Field Issuer Incentives are 44.7% of year to date Residential Premiums in September compared to 41.8% budgeted. Field Issuer Incentives were 44.0% of year to date Residential Premiums in September 2014.

Claims Expense

Claims expense is \$104,700 for the three months ended of September 30, 2015, an increase of \$44,700 compared to budget and an increase of \$55,600 compared to the three months ended September 30, 2014. Premium fee income increased \$455,000 during the three months ended September 30, 2015 compared to budget and increased \$447,900 compared to the three months ending September 30, 2014. The increased premium fee income caused Statutory Reserve Expense to increase \$43,900 compared to budget and \$35,900 compared to prior year.

(000's)	Actual	Budget	Variance from Budget - \$	Last Year	Variance from Last Year - \$
Statutory Reserve Expense	\$103.9	\$60.0	\$43.9	\$68.0	\$35.9
Known Claim Expense	\$1.2	\$0.0	\$1.2	(\$32.0)	\$33.2
Claims Paid	(\$0.4)	\$0.0	(\$0.4)	\$4.7	(\$5.1)
Fees and Expenses	\$0.0	\$0.0	\$0.0	\$8.4	(\$8.4)
Total Claims Expense	\$104.7	\$60.0	\$44.7	\$49.1	\$55.6

Total Claim Reserves

Total Claim loss reserves are approximately \$4,928,600 at September 30, 2015, a decrease of \$175,800 compared to September 30, 2014 reserves. Claim loss reserves for known claims decreased approximately \$492,300 compared to the known reserves at September 30, 2014. The decrease from known claim reserves is partially offset by an increase of \$316,500 in statutory reserve requirements on new guarantees issued.

(000's)	9/30/2015	9/30/2014	Change
Statutory Claim Reserves	\$3,836.7	\$3,520.2	\$316.5
Known Claim Reserves	\$91.7	\$584.0	(\$492.3)
Closing Protection Letter Reserve	\$1,000.0	\$1,000.0	\$0.0
Total Reserves	\$4,928.4	\$5,104.2	(\$175.8)

Performance Targets:

	6/30/2012	6/30/2013	6/30/2014	6/30/2015	Budget 6/30/2016
Revenue	6,027,953	8,347,435	6,582,561	5,537,782	6,090,733
Transfer to Housing Programs Fund	2,302,679	2,517,000	1,169,000	1,012,000	350,000

Summary Financial Information:

Title Guaranty	Current Month - September				Fiscal Year to Date 9/30/2015			
	Actual	Budget	Var	%	Actual	Budget	Var	%
Revenue	689,496	495,607	193,889	39.1%	1,799,607	1,338,330	461,277	34.5%
Net Operating Income	176,442	18,761	157,681	840.5%	326,697	19,476	307,221	1577.4%

IOWA TITLE GUARANTY
800- COMBINED
INCOME STATEMENT
SEPTEMBER 30, 2015

	Sep-2015			Sep-2014		YTD as of Sep-2015			YTD as of Sep-2014	
	Actuals	Bud FY16	ACT - BUD	Actuals	CMA - PMA	Actuals	Bud FY16	ACT - BUD	Actuals	CYA - PYA
Operating Income										
5400-000 FEE INC - TG PREMIUM	610,607	408,629	201,978	426,506	184,101	1,632,018	1,169,947	462,071	1,295,105	336,913
5400-001 FEE INC - TG ENDORSEMENTS	41,570	23,822	17,748		41,570	87,090	69,324	17,766		87,090
5400-004 FEE INC - TG CPL	15,650	48,864	(33,214)		15,650	23,975	48,864	(24,889)		23,975
5400-005 FEE INC - TG MORTGAGE RELEASE	2,100	1,319	781	1,000	1,100	5,500	3,957	1,543	4,100	1,400
5400-006 FEE INC - TG APPLICATION										
5400-007 FEE INC - TG ANNUAL PARTICIPANT FEE	4,025	3,213	813		4,025	14,650	9,638	5,013		14,650
5400-010 FEE INC - TG REINSURANCE	(7,273)	(5,645)	(1,628)	(6,157)	(1,116)	(14,072)	(21,170)	7,098	(48,867)	34,795
5400-015 FEE INC - TG ESCROW SERVICES	15,781	10,339	5,442	11,300	4,481	36,334	38,772	(2,437)	36,364	(29)
5400-020 FEE INC - TG REGISTRATION	100		100	4,400	(4,300)	200		200	11,750	(11,550)
5500-000 OTHER INCOME	6,935	5,066	1,869	16,280	(9,345)	13,912	18,998	(5,086)	26,074	(12,162)
Subtotal	689,496	495,607	193,888	453,329	236,167	1,799,607	1,338,330	461,277	1,324,525	475,082
Employee Expenses										
7100-010 SALARIES & BENEFITS TOTAL	129,571	178,485	(48,914)	150,659	(21,088)	415,232	535,064	(119,833)	471,457	(56,226)
7100-011 TEMPORARY EMPLOYMENT SERVICES T	6,919	5,833	1,086	5,983	936	21,778	17,499	4,279	21,004	774
7100-013 EMP EXP - GASB 68 PENSION ADJUSTMEN										
7100-021 TRAVEL	549	2,334	(1,785)	187	362	1,046	7,000	(5,954)	844	202
7100-022 DO NOT USE (formerly travel)									1,747	(1,747)
7100-025 EDUCATION AND TRAINING	86	1,250	(1,164)	250	(164)	974	2,930	(1,956)	4,140	(3,166)
Subtotal	137,125	187,902	(50,777)	157,079	(19,954)	439,030	562,493	(123,464)	499,192	(60,163)
Operating Expenses										
7100-030 OFFICE SUPPLIES EXPENSE	597	1,018	(421)	709	(112)	2,299	3,055	(757)	1,772	527
7100-031 POSTAGE	364	487	(123)	323	40	1,277	1,461	(184)	1,547	(270)
7100-032 SUBSCRIPTIONS AND BOOKS	591		591		591	1,777	600	1,177	586	1,192
7100-033 DO NOT USE (formerly stationary)										
7100-050 TELEPHONE & DATA EXPENSE	2,770	2,524	246	2,866	(96)	8,104	7,572	532	8,017	87
7100-055 UTILITIES EXPENSE	1,331	1,107	224	1,192	139	4,018	3,321	697	3,177	842
7100-058 INSURANCE EXPENSE		66	(66)	74	(74)	930	199	731	200	729
7100-059 BUILDING MAINTENANCE EXPENSE	1,887	2,723	(837)	(201)	2,087	6,853	8,170	(1,317)	6,554	299
7100-065 SOFTWARE & SOFTWARE MAINT EXP									212	(212)
7100-070 OFFICE EQUIP MAINT AGREEMENT EXP	526	1,439	(913)	612	(86)	2,720	4,317	(1,598)	2,982	(263)
7100-075 DO NOT USE (formerly equipment expense)										
7100-077 DEPRECIATION - FIXED ASSETS	5,315	5,887	(572)	5,087	228	16,033	17,001	(969)	15,234	799
7100-085 STATE INDIRECT COST ALLOCATION	785	1,755	(970)	1,443	(659)	12,107	5,264	6,842	4,192	7,915
7100-300 MISCELLANEOUS EXPENSES	6,860	5,149	1,710	13,548	(6,689)	15,229	19,247	(4,018)	22,894	(7,665)
Subtotal	21,025	22,156	(1,131)	25,654	(4,629)	71,345	70,208	1,137	67,366	3,979
Sales & Marketing Expenses										
7100-026 MEETING EXPENSES		255	(255)	109	(109)	184	765	(581)	138	46
7100-035 DUES & MEMBERSHIPS	(385)	1,675	(2,060)		(385)	7,030	5,025	2,005	275	6,755
7100-036 LICENSE FEE EXPENSE										
7100-041 ADVERTISING & PUBLICITY EXPENSE		1,791	(1,791)	995	(995)	300	5,373	(5,073)	2,630	(2,330)
7100-042 CONFERENCE HOSTING EXPENSE										
7100-045 MARKETING	645	583	62	865	(220)	5,235	1,749	3,486	11,402	(6,167)
Subtotal	260	4,304	(4,044)	1,969	(1,710)	12,749	12,912	(163)	14,445	(1,696)
Professional Services Expense										
7100-066 SOFTWARE CITRIX FILE SHARE		50	(50)				150	(150)		
7100-101 PROF SERV - FINANCIAL AUDIT FEES										
7100-103 PROF SERV - LEGAL	2,084	2,083	1		2,084	6,303	6,249	54		6,303
7100-104 PROF SERV - COMPLIANCE	550		550		550	550		550		550
7100-106 PROF SERV - THOMSON REUTERS		600	(600)	586	(586)		1,800	(1,800)	1,171	(1,171)
7100-108 PROF SERV - ACCOUNTING CONSULTANT	21,875		21,875	21,875		66,875		66,875	1,375	65,500
7100-120 PROF SERV - BANKING	1,665	4,200	(2,535)	974	691	4,997	12,600	(7,603)	3,379	1,618
7100-130 PROF SERV - FIELD ISSUER INCENTIVE	289,720	196,457	93,263	156,160	133,560	718,500	481,357	237,143	482,220	236,280
7100-150 PROF SERV - INFORMATION TECHNOLOG	(4,120)		(4,120)		(4,120)	47,480		47,480		47,480
7100-160 PROF SERV - CONSULTANTS		36,960	(36,960)				110,880	(110,880)	711	(711)
7100-190 PROF SERV - MISCELLANEOUS	120		120	200	(80)	378		378	341	37
Subtotal	311,895	240,350	71,545	157,920	153,975	845,082	613,036	232,046	489,197	355,885
Claims Expense										
7100-105 PROF SERV - CLAIMS DEFENSE									7,587	(7,587)
7130-010 TG STATUTORY RESERVE EXPENSE	41,789	22,080	19,709	23,060	18,729	103,963	60,038	43,925	68,044	35,919
7130-020 TG KNOWN CLAIM RESERVE EXPENSE	1,100		1,100	(16,000)	17,100	1,161		1,161	(32,000)	33,161
7130-040 TG ACTUAL CLAIMS PAID EXPENSE	(140)		(140)		(140)	(420)		(420)	4,654	(5,074)
7130-050 TG OTHER CLAIMS EXPENSE									850	(850)
Subtotal	42,749	22,080	20,670	7,060	35,690	104,704	60,038	44,666	49,135	55,569
TG Total Direct Expenses	513,053	476,846	36,207	349,682	163,372	1,472,911	1,318,853	154,057	1,119,336	353,575
Direct Operating Income (Loss)	176,442	18,761	157,681	103,647	72,795	326,697	19,476	307,220	205,189	121,507
7100-610 INDIRECT COST TRANSFER										
Net Income (Loss)	176,442	18,761	157,681	103,647	72,795	326,697	19,476	307,220	205,189	121,507

IOWA TITLE GUARANTY
020 - RESIDENTIAL
INCOME STATEMENT
SEPTEMBER 30, 2015

	Sep-2015			Sep-2014		YTD as of Sep-2015			YTD as of Sep-2014	
	Actuals	Bud FY16	ACT - BUD	Actuals	CMA - PMA	Actuals	Bud FY16	ACT - BUD	Actuals	CYA - PYA
Operating Income										
5400-000 FEE INC - TG PREMIUM	556,828	377,910	178,918	388,486	168,342	1,534,620	1,079,069	455,551	1,096,509	438,111
5400-001 FEE INC - TG ENDORSEMENTS	17,880	8,692	9,188		17,880	47,370	24,564	22,806		47,370
5400-004 FEE INC - TG CPL	15,650	48,864	(33,214)		15,650	23,975	48,864	(24,889)		23,975
5400-005 FEE INC - TG MORTGAGE RELEASE	2,100	1,319	781	1,000	1,100	5,500	3,957	1,543	4,100	1,400
5400-006 FEE INC - TG APPLICATION										
5400-007 FEE INC - TG ANNUAL PARTICIPANT FEES	4,025	3,213	813		4,025	14,650	9,638	5,013		14,650
5400-010 FEE INC - TG REINSURANCE				(153)	153				(754)	754
5400-020 FEE INC - TG REGISTRATION	100		100	4,400	(4,300)	200		200	11,750	(11,550)
5500-000 OTHER INCOME				2,775	(2,775)				2,775	(2,775)
Subtotal	596,583	439,998	156,586	396,508	200,075	1,626,315	1,166,092	460,223	1,114,380	511,935
Employee Expenses										
7100-010 SALARIES & BENEFITS TOTAL	103,200	140,931	(37,731)	122,096	(18,896)	341,837	422,402	(80,565)	384,386	(42,549)
7100-011 TEMPORARY EMPLOYMENT SERVICES TOTAL	5,858	4,583	1,275	5,983	(126)	16,004	13,749	2,255	21,004	(5,000)
7100-013 EMP EXP - GASB 68 PENSION ADJUSTMENT										
7100-021 TRAVEL	549	1,500	(951)	187	362	1,046	4,500	(3,454)	844	202
7100-022 DO NOT USE (formerly travel)									409	(409)
7100-025 EDUCATION AND TRAINING	86	750	(664)	250	(164)	775	2,430	(1,655)	3,290	(2,515)
Subtotal	109,692	147,764	(38,072)	128,516	(18,824)	359,662	443,081	(83,419)	409,933	(50,270)
Operating Expenses										
7100-030 OFFICE SUPPLIES EXPENSE	424	824	(400)	577	(153)	1,762	2,473	(711)	1,383	379
7100-031 POSTAGE	205	394	(190)	235	(31)	769	1,183	(414)	1,004	(235)
7100-032 SUBSCRIPTIONS AND BOOKS	591		591		591	1,202	600	602	586	616
7100-033 DO NOT USE (formerly stationary)										
7100-050 TELEPHONE & DATA EXPENSE	2,242	2,043	199	2,233	9	6,552	6,129	423	6,353	199
7100-055 UTILITIES EXPENSE	1,077	896	181	954	123	3,252	2,688	564	2,540	713
7100-058 INSURANCE EXPENSE		54	(54)	59	(59)	753	161	591	160	592
7100-059 BUILDING MAINTENANCE EXPENSE	1,527	2,204	(677)	(161)	1,687	5,540	6,612	(1,072)	5,299	241
7100-065 SOFTWARE & SOFTWARE MAINT EXP										
7100-070 OFFICE EQUIP MAINT AGREEMENT EXPENSE	426	1,165	(739)	494	(68)	2,202	3,494	(1,293)	2,298	(96)
7100-075 DO NOT USE (formerly equipment expense)										
7100-077 DEPRECIATION - FIXED ASSETS	4,307	4,765	(457)	4,069	238	12,993	13,761	(768)	12,187	806
7100-085 STATE INDIRECT COST ALLOCATION	635	1,420	(785)	1,155	(520)	9,791	4,261	5,530	3,377	6,415
7100-300 MISCELLANEOUS EXPENSES	473		473	275	198	1,260		1,260	340	920
Subtotal	11,908	13,765	(1,857)	9,890	2,017	46,075	41,362	4,713	35,527	10,548
Sales & Marketing Expenses										
7100-026 MEETING EXPENSES		255	(255)	109	(109)	184	765	(581)	138	46
7100-035 DUES & MEMBERSHIPS	(705)	1,675	(2,380)		(705)	6,710	5,025	1,685	275	6,435
7100-036 LICENSE FEE EXPENSE										
7100-041 ADVERTISING & PUBLICITY EXPENSE		1,375	(1,375)	495	(495)	300	4,125	(3,825)	1,995	(1,695)
7100-042 CONFERENCE HOSTING EXPENSE										
7100-045 MARKETING	522		522		522	4,912		4,912	8,842	(3,930)
Subtotal	(183)	3,305	(3,488)	604	(788)	12,106	9,915	2,191	11,250	856
Professional Services Expense										
7100-066 SOFTWARE CITRIX FILE SHARE										
7100-101 PROF SERV - FINANCIAL AUDIT FEES										
7100-103 PROF SERV - LEGAL	2,084	2,083	1		2,084	6,303	6,249	54		6,303
7100-104 PROF SERV - COMPLIANCE	550		550		550	550		550		550
7100-106 PROF SERV - THOMSON REUTERS		600	(600)	586	(586)		1,800	(1,800)	1,171	(1,171)
7100-108 PROF SERV - ACCOUNTING CONSULTANTS	21,875		21,875		21,875	66,875		66,875	1,375	65,500
7100-120 PROF SERV - BANKING	1,038	3,500	(2,462)	514	524	3,032	10,500	(7,468)	1,509	1,523
7100-130 PROF SERV - FIELD ISSUER INCENTIVE	289,720	196,457	93,263	156,160	133,560	718,500	481,357	237,143	482,220	236,280
7100-150 PROF SERV - INFORMATION TECHNOLOGY	(4,120)		(4,120)		(4,120)	47,480		47,480		47,480
7100-160 PROF SERV - CONSULTANTS		36,960	(36,960)				110,880	(110,880)	711	(711)
7100-190 PROF SERV - MISCELLANEOUS				100	(100)	257		257	241	16
Subtotal	311,147	239,600	71,547	157,360	153,787	842,997	610,786	232,212	487,227	355,770
Claims Expense										
7100-105 PROF SERV - CLAIMS DEFENSE									7,584	(7,584)
7130-010 TG STATUTORY RESERVE EXPENSE	35,565	19,460	16,105	19,858	15,707	93,193	52,763	40,430	52,996	40,197
7130-020 TG KNOWN CLAIM RESERVE EXPENSE	1,100		1,100	(16,000)	17,100	1,161		1,161	(32,000)	33,161
7130-040 TG ACTUAL CLAIMS PAID EXPENSE	(140)		(140)		(140)	(420)		(420)	4,654	(5,074)
7130-050 TG OTHER CLAIMS EXPENSE									850	(850)
Subtotal	36,525	19,460	17,065	3,858	32,667	93,934	52,763	41,171	34,085	59,850
TG Total Direct Expenses	469,089	423,939	45,150	300,228	168,860	1,354,775	1,158,042	196,733	978,021	376,754
Direct Operating Income (Loss)	127,495	16,059	111,436	96,280	31,215	271,540	8,050	263,490	136,359	135,181
7100-610 INDIRECT COST TRANSFER										
Net Income (Loss)	127,495	16,059	111,436	96,280	31,215	271,540	8,050	263,490	136,359	135,181

IOWA TITLE GUARANTY
030- COMMERCIAL
INCOME STATEMENT
SEPTEMBER 30, 2015

	Sep-2015			Sep-2014			YTD as of Sep-2015			YTD as of Sep-2014	
	Actuals	Bud FY16	ACT - BUD	Actuals	CMA - PMA		Actuals	Bud FY16	ACT - BUD	Actuals	CYA - PYA
Operating Income											
5400-000 FEE INC - TG PREMIUM	53,779	30,719	23,060	38,020	15,759		97,398	90,878	6,520	198,596	(101,198)
5400-001 FEE INC - TG ENDORSEMENTS	23,690	15,130	8,560		23,690		39,720	44,761	(5,041)		39,720
5400-004 FEE INC - TG CPL											
5400-005 FEE INC - TG MORTGAGE RELEASE											
5400-006 FEE INC - TG APPLICATION											
5400-010 FEE INC - TG REINSURANCE	(7,273)	(5,645)	(1,628)	(6,004)	(1,269)		(14,072)	(21,170)	7,098	(48,114)	34,042
5400-015 FEE INC - TG ESCROW SERVICES	15,781	10,339	5,442	11,300	4,481		36,334	38,772	(2,437)	36,364	(29)
5400-020 FEE INC - TG REGISTRATION											
5500-000 OTHER INCOME	6,935	5,066	1,869	13,505	(6,570)		13,912	18,998	(5,086)	23,299	(9,387)
Subtotal	92,912	55,610	37,303	56,821	36,092		173,292	172,238	(1,054)	210,144	(36,852)
Employee Expenses											
7100-010 SALARIES & BENEFITS TOTAL	26,371	37,554	(11,183)	28,563	(2,192)		73,394	112,662	(39,268)	87,071	(13,677)
7100-011 TEMPORARY EMPLOYMENT SERVICES TOTAL	1,062	1,250	(188)		1,062		5,774	3,750	2,024		5,774
7100-013 EMP EXP - GASB 68 PENSION ADJUSTMENT											
7100-021 TRAVEL		834	(834)					2,500	(2,500)		
7100-022 DO NOT USE (formerly travel)							199	500	(301)	1,338	(1,338)
7100-025 EDUCATION AND TRAINING		500	(500)							850	(651)
Subtotal	27,433	40,138	(12,705)	28,563	(1,130)		79,367	119,412	(40,045)	89,260	(9,892)
Operating Expenses											
7100-030 OFFICE SUPPLIES EXPENSE	173	194	(21)	132	41		537	582	(46)	389	147
7100-031 POSTAGE	159	93	66	88	71		508	279	230	543	(35)
7100-032 SUBSCRIPTIONS AND BOOKS							576		576		576
7100-033 DO NOT USE (formerly stationary)											
7100-050 TELEPHONE & DATA EXPENSE	528	481	47	633	(105)		1,552	1,443	108	1,663	(112)
7100-055 UTILITIES EXPENSE	254	211	43	238	15		766	633	133	637	129
7100-058 INSURANCE EXPENSE		13	(13)	15	(15)		177	38	139	40	137
7100-059 BUILDING MAINTENANCE EXPENSE	360	519	(159)	(40)	400		1,313	1,557	(245)	1,254	58
7100-065 SOFTWARE & SOFTWARE MAINT EXP										212	(212)
7100-070 OFFICE EQUIP MAINT AGREEMENT EXPENSE	100	274	(174)	118	(17)		518	823	(305)	684	(166)
7100-075 DO NOT USE (formerly equipment expense)											
7100-077 DEPRECIATION - FIXED ASSETS	1,008	1,122	(114)	1,017	(10)		3,040	3,241	(201)	3,047	(7)
7100-085 STATE INDIRECT COST ALLOCATION	150	334	(185)	289	(139)		2,315	1,003	1,312	815	1,500
7100-300 MISCELLANEOUS EXPENSES	6,387	5,149	1,237	13,273	(6,887)		13,969	19,247	(5,278)	22,554	(8,585)
Subtotal	9,117	8,391	727	15,763	(6,646)		25,270	28,846	(3,576)	31,839	(6,569)
Sales & Marketing Expenses											
7100-026 MEETING EXPENSES											
7100-035 DUES & MEMBERSHIPS	320		320		320		320		320		320
7100-036 LICENSE FEE EXPENSE											
7100-041 ADVERTISING & PUBLICITY EXPENSE		416	(416)	500	(500)			1,248	(1,248)	635	(635)
7100-042 CONFERENCE HOSTING EXPENSE											
7100-045 MARKETING	123	583	(460)	865	(742)		323	1,749	(1,426)	2,560	(2,237)
Subtotal	443	999	(556)	1,365	(922)		643	2,997	(2,354)	3,195	(2,552)
Professional Services Expense											
7100-066 SOFTWARE CITRIX FILE SHARE		50	(50)					150	(150)		
7100-101 PROF SERV - FINANCIAL AUDIT FEES											
7100-103 PROF SERV - LEGAL											
7100-104 PROF SERV - COMPLIANCE											
7100-106 PROF SERV - THOMSON REUTERS											
7100-108 PROF SERV - ACCOUNTING CONSULTANTS											
7100-120 PROF SERV - BANKING	627	700	(73)	460	167		1,965	2,100	(135)	1,870	95
7100-130 PROF SERV - FIELD ISSUER INCENTIVE											
7100-150 PROF SERV - INFORMATION TECHNOLOGY											
7100-160 PROF SERV - CONSULTANTS											
7100-190 PROF SERV - MISCELLANEOUS	120		120	100	20		120		120	100	20
Subtotal	748	750	(2)	560	188		2,085	2,250	(165)	1,970	115
Claims Expense											
7100-105 PROF SERV - CLAIMS DEFENSE										2	(2)
7130-010 TG STATUTORY RESERVE EXPENSE	6,224	2,619	3,604	3,202	3,022		10,770	7,274	3,496	15,048	(4,278)
7130-020 TG KNOWN CLAIM RESERVE EXPENSE											
7130-040 TG ACTUAL CLAIMS PAID EXPENSE											
7130-050 TG OTHER CLAIMS EXPENSE											
Subtotal	6,224	2,619	3,604	3,202	3,022		10,770	7,274	3,496	15,050	(4,280)
TG Total Direct Expenses	43,965	52,908	(8,943)	49,453	-5,489		118,135	160,812	(42,676)	141,314	(23,179)
Direct Operating Income (Loss)	48,948	2,702	46,246	7,367	41,580		55,157	11,426	43,730	68,830	(13,674)
7100-610 INDIRECT COST TRANSFER											
Net Income (Loss)	48,948	2,702	46,246	7,367	41,580		55,157	11,426	43,730	68,830	(13,674)

**IOWA TITLE GUARANTY
BALANCE SHEET
SEPTEMBER 30, 2015**

September 30, 2015 - Balance Sheet - TG Combined								
ASSETS								
Current Assets:								
Cash and Cash Equivalents:								
1002-002	Cash - TG Dep/Great Western Bank	\$1,481,184	\$893,318	\$587,866	66%	\$0	\$1,481,184	**
1002-005	Cash - TG Escrow	\$1,876,511	\$3,201,904	(\$1,325,393)	-41%	\$618,653	\$1,257,858	203%
1002-010	Cash - TG Dep / Wells Fargo	\$949,680	\$1,270,511	(\$320,831)	-25%	\$470,402	\$479,278	102%
1002-030	Cash - State Treasurer	\$4,925,868	\$5,110,958	(\$185,090)	-4%	\$6,743,590	(\$1,817,722)	-27%
	Other Cash & Cash Equivalents	\$0	\$0	\$0	**	\$0	\$0	**
	Total Cash and Cash Equivalents	\$9,233,243	\$10,476,691	(\$1,243,448)	-12%	\$7,832,645	\$1,400,598	18%
Accounts Receivable:								
1240-001	Accounts Receivable	\$225,978	\$173,856	\$52,122	30%	\$141,645	\$84,333	60%
1240-000	Misc Receivables	\$0	\$0	\$0	**	\$0	\$0	**
1240-009	Less Reserve for Doubtful Accounts	(\$7,576)	\$0	(\$7,576)	**	\$0	(\$7,576)	**
	Accounts Receivable - Net	\$218,402	\$173,856	\$44,546	26%	\$141,645	\$76,757	54%
1400-019	Prepaid Expenses - Conferences	\$500	\$500	\$0	0%	\$3,467	(\$2,967)	-86%
1250-000	Due From AP	\$0	\$0	\$0	**	\$0	\$0	**
1260-001	Due From General Fund	\$0	\$0	\$0	**	\$0	\$0	**
1260-800	Due From - Title Guaranty	\$0	\$0	\$0	**	\$0	\$0	**
	Other Current Assets	\$0	\$0	\$0	**	\$0	\$0	**
	Total Current Assets	\$9,452,145	\$10,651,047	(\$1,198,902)	-11%	\$7,977,757	\$1,474,388	18%
Fixed Assets:								
1310-000	Building & Leasehold Impr	\$0	\$0	\$0	**	\$0	\$0	**
1320-000	Capital Assets in Progress	\$0	\$0	\$0	**	\$0	\$0	**
1310-010	Equipment & Other Fixed Assets	\$81,914	\$81,914	\$0	0%	\$78,574	\$3,340	4%
	Total Fixed Assets	\$81,914	\$81,914	\$0	0%	\$78,574	\$3,340	4%
1300-011	Less Accumulated Depreciation	(\$78,685)	(\$78,657)	(\$28)	0%	(\$78,476)	(\$209)	0%
	Fixed Assets - Net	\$3,229	\$3,257	(\$28)	-1%	\$98	\$3,131	3195%
1520-002	Deferred Outflows - Pension	\$219,725	\$219,725	\$0	0%	\$0	\$219,725	**
	Other Assets	\$0	\$0	\$0	**	\$0	\$0	**
	Total Assets	\$9,675,099	\$10,874,029	(\$1,198,930)	-11%	\$7,977,855	\$1,697,244	21%
LIABILITIES AND CAPITAL								
Current Liabilities:								
2510-000	Escrow Deposits	\$1,876,511	\$3,201,904	(\$1,325,393)	-41%	\$618,653	\$1,257,858	203%
2400-001	Accounts Payable - State	\$0	\$0	\$0	**	\$0	\$0	**
1250-000	Due To AP	\$0	\$0	\$0	**	\$0	\$0	**
1260-001	Due To General Fund	\$36,591	\$111,691	(\$75,100)	-67%	\$22,046	\$14,545	66%
1260-800	Due To Title Guaranty	\$0	\$0	\$0	**	\$0	\$0	**
Claims Reserves:								
2310-010	Claims Reserve - TG Residential Statutory	\$3,620,757	\$3,585,192	\$35,565	1%	\$3,329,332	\$291,425	9%
2310-015	Claims Reserve - TG Commercial Statutory	\$215,880	\$209,656	\$6,224	3%	\$190,866	\$25,014	13%
2310-020	Claims Reserve - TG Known	\$91,725	\$90,625	\$1,100	1%	\$584,000	(\$492,275)	-84%
2310-030	Claims Reserve - TG Closing Letter	\$1,000,000	\$1,000,000	\$0	0%	\$1,000,000	\$0	0%
	Total Claims Reserves	\$4,928,362	\$4,885,473	\$42,889	1%	\$5,104,198	(\$175,836)	-3%
2400-015	Accrued Liabilities - TG Commitments	\$336,133	\$379,659	(\$43,526)	-11%	\$270,704	\$65,429	24%
2610-000	Deferred Commitment Fees	\$0	\$0	\$0	**	\$0	\$0	**
2400-020	Accrued Payroll Expenses	\$196,567	\$254,216	(\$57,649)	-23%	\$227,639	(\$31,072)	-14%
2400-010	Misc Accrued Expenses	\$447,535	\$334,602	\$112,933	34%	\$218,030	\$229,505	105%
	Current Portion of LTD	\$0	\$0	\$0	**	\$0	\$0	**
	Total Current Liabilities	\$7,821,699	\$9,167,545	(\$1,345,846)	-15%	\$6,461,270	\$1,360,429	21%
2700-003	Net Pension Liability	\$724,910	\$724,910	\$0	0%	\$0	\$724,910	**
2900-000	Deferred Inflows - Pension	\$276,460	\$276,460	\$0	0%	\$0	\$276,460	**
	Long-Term Debt:	\$0	\$0	\$0	**	\$0	\$0	**
	Total Liabilities	\$8,823,069	\$10,168,915	(\$1,345,846)	-13%	\$6,461,270	\$2,361,799	37%
Capital:								
4000-100	Restricted Fund balance	\$1,347,261	\$1,376,787	(\$29,526)	-2%	\$1,311,396	\$35,865	3%
4000-104	Effect of GASB 68 Accounting Change	(\$821,928)	(\$821,928)	\$0	0%	\$0	(\$821,928)	**
7210-500	I-A Grant to Housing Assistance program	\$0	\$0	\$0	**	\$0	\$0	**
	Current Period Income	\$326,697	\$150,255	\$176,442	117%	\$205,189	\$121,508	59%
	Total Capital	\$852,030	\$705,114	\$146,916	21%	\$1,516,585	(\$664,555)	-44%
	Total Liabilities and Capital	\$9,675,099	\$10,874,029	(\$1,198,930)	-11%	\$7,977,855	\$1,697,244	21%

To: IFA Board Members
 From: Michelle Thomas
 Date: October 21, 2015
 Re: September 2015 Financial Results

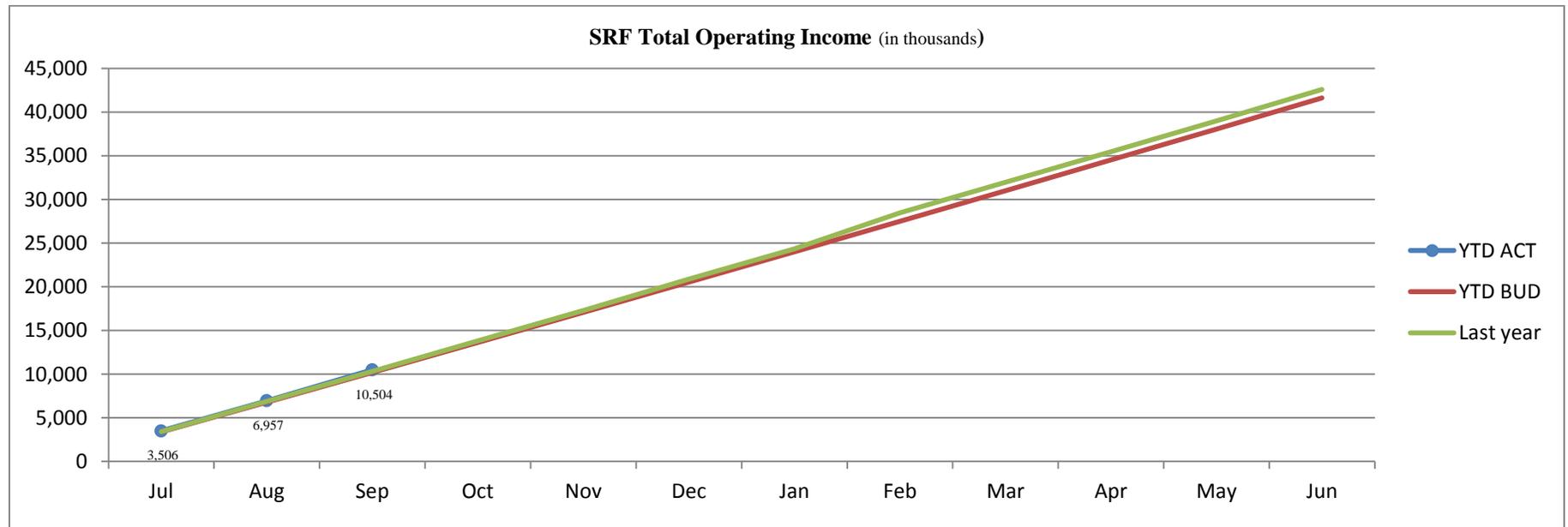


September State Revolving Fund Highlights

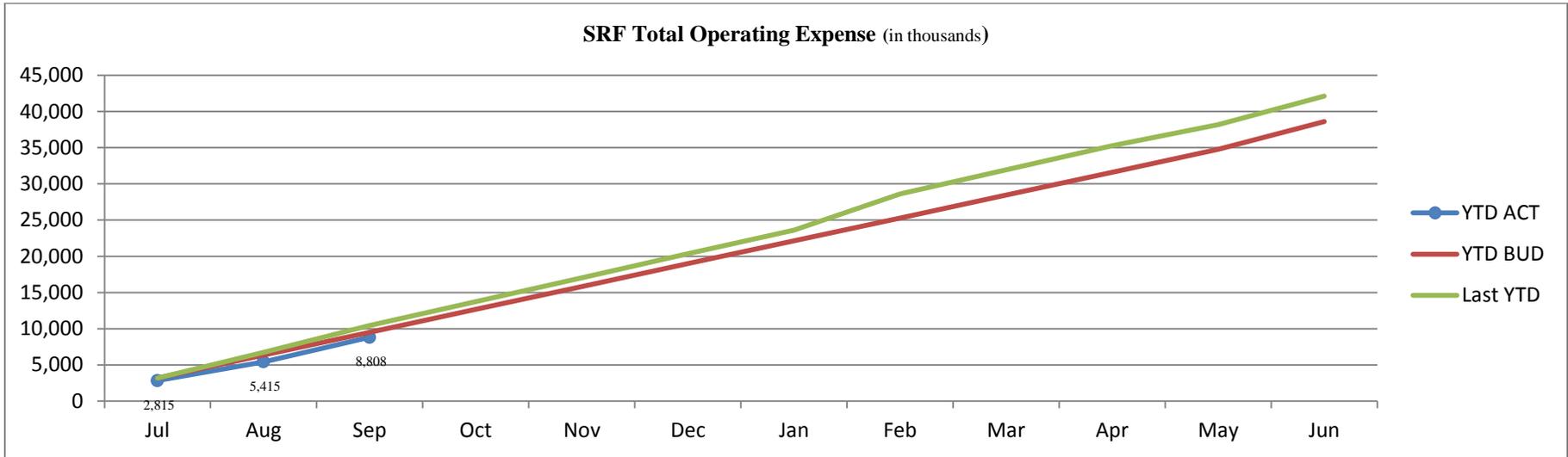
Strategic Goal: Provide low cost financing for water quality through State Revolving Fund.

Performance Target: Close \$100 million construction loans in FY 2016 (\$60 million CW loans and \$40 million DW loans).

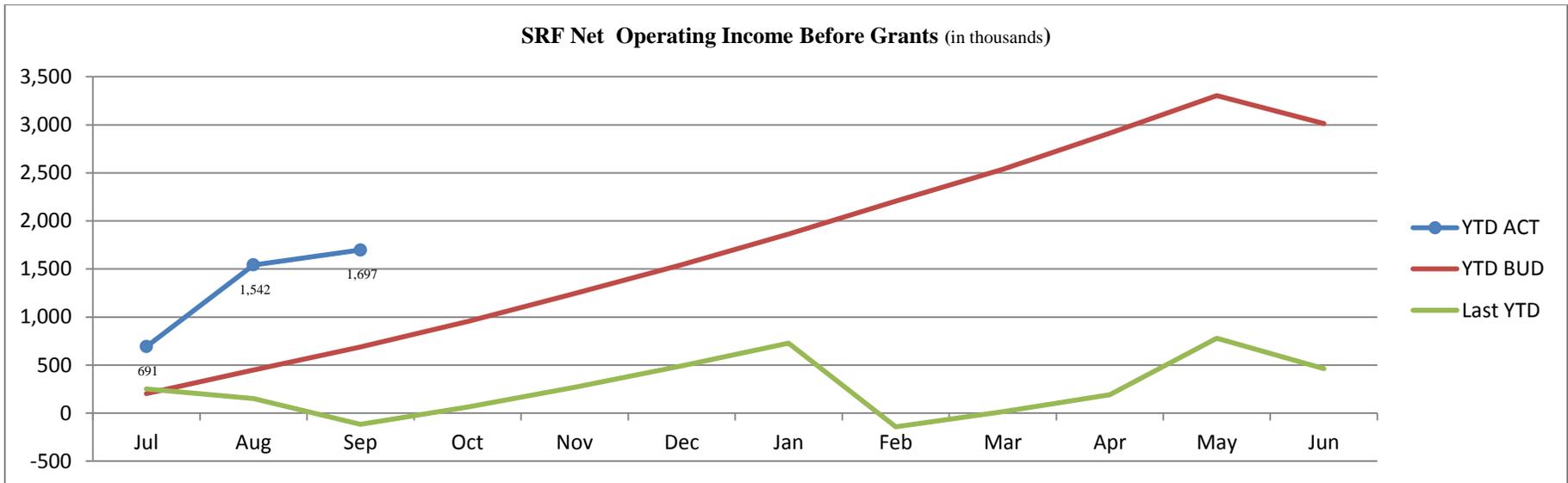
- SRF has funds available of \$190.3 million for loan disbursements and \$23.0 million of cap grants for loan draws.
- There have been disbursements of \$42.7 million of which \$19.3 million was received in the form of cap grant draws.
- Grant income is \$9.2 million above budget as 2015 cap grants have been drawn at a faster pace.



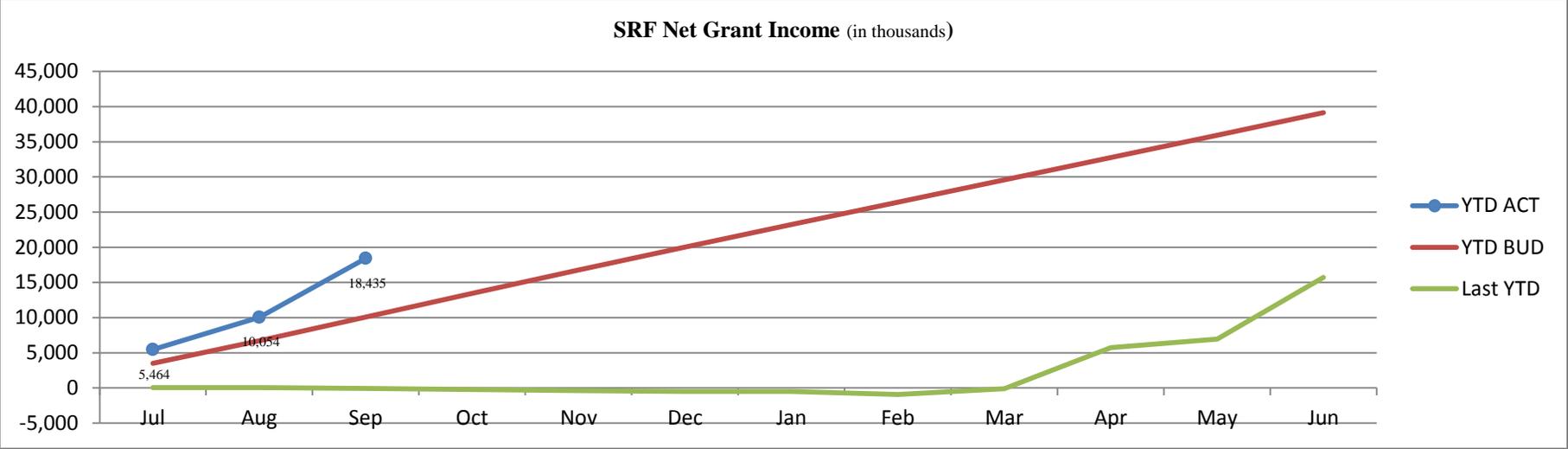
Total Operating Income of \$10,504,363 was \$312,667 or 3.1% above budget and \$180,916 above last year.



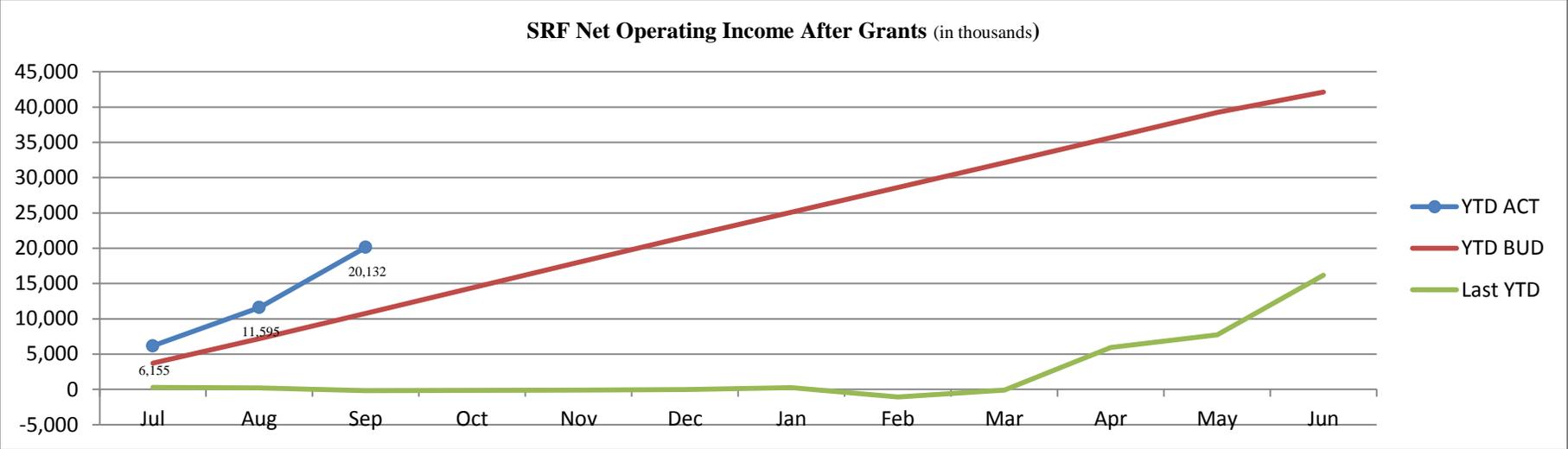
Total Operating Expense of \$8,807,835 was \$696,813 or 7.3% below budget and \$1,632,679 below last year



Net Operating Income before Grants of \$1,696,528 was \$1,009,480 or 146.9% above budget and \$1,813,594 above last year



Net Grant Income of \$18,435,018 was \$8,348,130 or 82.8% above budget and \$18,510,003 above last year



Net Operating Income after Grants of \$20,131,546 was \$9,357,609 or 86.9% above budget and \$20,323,597 above last year

Cash Position

- There is \$190.3 million of funds available for SRF construction projects funded through the Equity Fund. Also, \$23.0 million of federal cap grants are available for loan draws.
- SRF has \$30.1 million of funds available for planning & design, CW general nonpoint source, and DW source water protection loans funded through the Program Fund.
- There is \$21.5 million of funds available for SRF administrative expenses funded through the Administration Fund. Also, \$5.7 million of federal cap grants are available for set-asides.

Equity/Program/Admin Fund Balances						
<u>Program</u>	<u>Account</u>	<u>Balance at 6/30/2015</u>	<u>Net Cash Inflows (Outflows)</u>	<u>Balance at 9/30/2015</u>		
Equity Fund						
Clean Water	12069250/1	128,063,088	(2,634,602)	125,428,486		
Drinking Water	12069253/4	<u>65,724,609</u>	<u>(855,009)</u>	<u>64,869,599</u>		
		193,787,697	(3,489,612)	190,298,085		
Program Fund						
Clean Water	22546000	19,961,974	(2,336,852)	17,625,122		
Drinking Water	22546001	<u>12,810,451</u>	<u>(290,092)</u>	<u>12,520,359</u>		
		32,772,425	(2,626,944)	30,145,481		
Administration Fund						
Clean Water	22546002	10,832,972	(120,736)	10,712,236		
Drinking Water	22546003	<u>10,981,458</u>	<u>(159,412)</u>	<u>10,822,046</u>		
		21,814,430	(280,148)	21,534,282		
Federal Capitalization Grants						
As of 9/30/2015						
	Clean Water		Drinking Water		Total SRF	
<u>Grant Award Year</u>	<u>EPA Awards</u>	<u>Remaining</u>	<u>EPA Awards</u>	<u>Remaining</u>	<u>EPA Awards</u>	<u>Remaining</u>
Prior Years	461,199,459	0	228,686,500	0	689,885,959	0
2012	19,128,000	0	15,322,000	47,891	34,450,000	47,891
2013	18,069,000	0	14,375,000	1,536,647	32,444,000	1,536,647
2014	18,976,000	0	13,229,000	3,888,276	32,205,000	3,888,276
2015	<u>18,879,000</u>	<u>10,115,352</u>	<u>13,142,000</u>	<u>13,142,000</u>	<u>32,021,000</u>	<u>23,257,352</u>
	536,251,459	10,115,352	284,754,500	18,614,815	821,005,959	28,730,167
	Total federal capitalization grants received to date:					\$ 792,275,792
<u>Available for Loan Draws</u>	<u>Clean Water</u>	<u>Drinking Water</u>	<u>Total</u>	<u>Available for Setasides</u>		
2014	0	1,981,484	1,981,484	Clean Water	231,456	
2015	<u>9,883,896</u>	<u>11,170,700</u>	<u>21,054,596</u>	Drinking Water	<u>5,462,631</u>	
	9,883,896	13,152,184	23,036,080		5,694,087	

SRF loans

- SRF loan portfolio of \$1,460.2 million increased by 3% with loan disbursements made of \$42.7 million and total loan commitments of \$199.0 million.
- CW linked deposits of \$58.9 million decreased by 1% with linked deposits out of \$1.4 million and linked deposits in of \$2.0 million

SRF Portfolio Analysis	June 30, 2015		Year to Date		September 30, 2015			
	#	Balance	Net Disbursed	Net Payments	Balance	CHG	#	CHG
Clean Water Loans	539	1,007,320,644	23,463,828	(476,421)	1,030,308,051	2%	551	12
Loan Reserves-Forg portion		(2,112,662)	(1,135,055)	-	(3,247,717)			
ARRA Forgivable	1	1,123,000	-	-	1,123,000	0%	1	0
Loan Reserves		(1,123,000)	-	-	(1,123,000)			
Clean Water GNPS	22	19,256,223	2,862,253	(826,310)	21,292,166	11%	27	5
Planning & Design	57	9,930,134	2,213,334	(1,302,579)	10,840,888	9%	55	-2
Total Clean Water	619	1,034,394,338	27,404,360	(2,605,310)	1,059,193,388	2%	634	15
Drinking Water Loans	341	394,302,612	13,738,791	(493,854)	407,547,549	3%	347	6
Loan Reserves-Forg portion		(5,234,873)	(1,176,003)	194,198	(6,216,678)			
Loan Reserves-Xenia		(1,438,168)	-	-	(1,438,168)			
ARRA Forgivable	1	783,000	-	-	783,000	0%	1	0
Loan Reserves		(783,000)	-	-	(783,000)			
Planning & Design	13	772,608	403,843	(81,410)	1,095,041	42%	14	1
Total Drinking Water	355	388,402,178	12,966,631	(381,066)	400,987,743	3%	362	7
Total SRF Portfolio	974	1,422,796,516	40,370,991	(2,986,376)	1,460,181,131	3%	996	22

Loan Commitments	Commitments Jun 30, 2015	New loans Closed in FY16	Disbursements Made in FY16	Noncash		Commitments Sep 30, 2015	Vs Target
				Transactions Made in FY16			
Clean Water Loans	77,445,278	31,567,000	(23,463,828)	(1,423,059)		84,125,391	32%
CW Planning & Design	17,331,083	1,562,836	(2,213,334)	(236,921)		16,443,665	
Drinking Water Loans	96,573,564	6,885,000	(13,738,791)	(898,456)		88,821,317	7%
DW Planning & Design	4,078,802	648,000	(403,843)	(17,500)		4,305,459	
Clean Water GNPS	1,487,931	6,630,250	(2,862,253)	-		5,255,928	
Total SRF	196,916,658	47,293,086	(42,682,049)	(2,575,935)		198,951,760	19%

Clean Water nonpoint source set-aside programs for water quality protection efforts- thru linked deposits

Program	June 30, 2015		Year to Date		September 30, 2015			
	#	Balance	Deposits Out	Deposits In	Balance	CHG	#	CHG
Local Water Protection (LWPP)	1,527	18,723,020	574,118	(1,083,504)	18,213,634	-3%	1512	-15
Livestock Water Quality (LWQP)	321	36,350,552	522,694	(680,727)	36,192,519	0%	320	-1
Onsite Wastewater Assistance (OSWAP)	658	3,783,253	334,047	(222,687)	3,894,612	3%	665	7
Stormwater (SWP)	8	607,158	-	(3,938)	603,221	-1%	7	-1
Total	2,514	59,463,983	1,430,859	(1,990,856)	58,903,986	-1%	2,504	-10
			Net Deposits Out (In)					
			(559,997)					

Income Statement	State Revolving Fund (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	3,159,151	3,073,861	85,289	2.8	3,118,874	40,277	1.3	9,415,678	9,189,314	226,364	2.5	9,374,899	40,780	0.4
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	388,399	335,776	52,623	15.7	313,326	75,073	24.0	1,088,684	1,002,382	86,303	8.6	948,548	140,136	14.8
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	0	(0)	-100.0
Total Operating Income	3,547,549	3,409,637	137,912	4.0	3,432,200	115,349	3.4	10,504,363	10,191,696	312,667	3.1	10,323,447	180,916	1.8
Operating Expense														
Interest Expense	2,439,589	2,446,095	(6,506)	-0.3	2,831,138	(391,548)	-13.8	7,121,804	7,357,723	(235,919)	-3.2	8,315,587	(1,193,783)	-14.4
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	57,559	58,038	(479)	-0.8	54,238	3,321	6.1	168,266	173,265	(4,999)	-2.9	158,337	9,929	6.3
Operating Expenses	7,224	8,113	(889)	-11.0	6,581	643	9.8	29,665	24,517	5,148	21.0	20,585	9,080	44.1
Marketing Expense	-	2,200	(2,200)	-100.0	1,733	(1,733)	-100.0	2,739	6,600	(3,861)	-58.5	4,202	(1,464)	-34.8
Professional Services	20,807	35,708	(14,901)	-41.7	21,154	(347)	-1.6	61,803	77,487	(15,684)	-20.2	108,882	(47,079)	-43.2
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	861,134	615,000	246,134	40.0	779,503	81,630	10.5	1,400,606	1,845,000	(444,394)	-24.1	1,813,291	(412,685)	-22.8
Overhead Allocation	6,422	6,718	(297)	-4.4	5,654	768	13.6	22,951	20,056	2,896	14.4	19,628	3,323	16.9
Total Operating Expense	3,392,735	3,171,872	220,862	7.0	3,700,002	(307,267)	-8.3	8,807,835	9,504,647	(696,813)	-7.3	10,440,513	(1,632,679)	-15.6
Net Operating Income (Loss) Before Grants	154,815	237,765	(82,950)	-34.9	(267,802)	422,616	-157.8	1,696,528	687,048	1,009,480	146.9	(117,066)	1,813,594	-1549.2
Net Grant (Income) Expense														
Grant Income	(8,979,561)	(3,858,257)	(5,121,304)	132.7	(352,455)	(8,627,106)	2447.7	(20,746,076)	(11,586,888)	(9,159,187)	79.0	(949,280)	(19,796,796)	2085.5
Grant Expense	598,049	500,000	98,049	19.6	497,244	100,805	20.3	2,311,058	1,500,000	811,058	54.1	1,024,265	1,286,793	125.6
Total Net Grant (Income) Expense	(8,381,512)	(3,358,257)	(5,023,255)	149.6	144,789	(8,526,301)	-5888.8	(18,435,018)	(10,086,888)	(8,348,130)	82.8	74,985	(18,510,003)	-24684.9
Net Operating Income (Loss) After Grants	8,536,327	3,596,022	4,940,305	137.4	(412,590)	8,948,917	-2169.0	20,131,546	10,773,937	9,357,609	86.9	(192,051)	20,323,597	-10582.4
Non-Operating (Income) Expense	(229,241)	-	(229,241)	0.0	199,460	(428,701)	-214.9	(246,854)	-	(246,854)	0.0	180,598	(427,452)	-236.7
Net Income (Loss)	8,765,568	3,596,022	5,169,546	143.8	(612,051)	9,377,619	-1532.2	20,378,400	10,773,937	9,604,463	89.1	(372,649)	20,751,049	-5568.5
Home Dept Staff Count	4	4	-	0.0	4	-	0.0	4	4	-	0.0	4	-	0.0
FTE Staff Count	5	6	(0)	-6.4	5	(0)	-1.1	5	6	(1)	-9.2	5	(0)	-1.9

Balance Sheet	State Revolving Fund (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	183,634,122	215,623,696	(31,989,574)	-14.8	249,998,861	(66,364,740)	-26.5
Investments	120,416,035	93,004,143	27,411,892	29.5	72,289,352	48,126,683	66.6
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Loans (net of reserves for losses)	1,460,181,131	1,442,073,074	18,108,057	1.3	1,416,012,844	44,168,288	3.1
Capital Assets (net of accumulated depreciation)	14,722	14,722	(0)	0.0	58,889	(44,167)	-75.0
Other Assets	14,147,187	14,355,306	(208,119)	-1.4	13,968,066	179,120	1.3
Deferred Outflows	25,683,472	25,665,602	17,870	0.1	2,975,176	22,708,296	763.3
Total Assets and Deferred Outflows	1,804,076,669	1,790,736,543	13,340,126	0.7	1,755,303,188	48,773,481	2.8
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	951,565,030	951,565,030	-	0.0	939,672,644	11,892,385	1.3
Interest Payable	6,203,642	6,203,647	(5)	0.0	6,408,147	(204,505)	-3.2
Deferred Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	900,644	654,965	245,679	37.5	820,320	80,324	9.8
Other liabilities	269,655	-	269,655	0.0	-	269,655	0.0
Deferred Inflows	102,838	-	102,838	0.0	-	102,838	0.0
Total Liabilities and Deferred Inflows	959,041,809	958,423,642	618,167	0.1	946,901,112	12,140,697	1.3
Equity							
YTD Earnings(Loss)	20,378,400	10,773,937	9,604,463	89.1	(372,649)	20,751,049	-5568.5
Prior Years Earnings	824,656,460	821,538,965	3,117,496	0.4	808,774,726	15,881,734	2.0
Transfers	(0)	-	(0)		0	(0)	
Total Equity	845,034,860	832,312,901	12,721,959	1.5	808,402,077	36,632,783	4.5
Total Liabilities and Equity	1,804,076,669	1,790,736,543	13,340,126	0.7	1,755,303,188	48,773,481	2.8

Income Statement	Clean Water Programs (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	2,269,705	2,215,572	54,133	2.4	2,237,144	32,561	1.5	6,764,078	6,627,366	136,712	2.1	6,756,146	7,932	0.1
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	280,743	235,570	45,173	19.2	234,573	46,170	19.7	807,815	703,586	104,229	14.8	693,483	114,332	16.5
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	0	(0)	-100.0
Total Operating Income	2,550,447	2,451,142	99,305	4.1	2,471,716	78,731	3.2	7,571,893	7,330,951	240,941	3.3	7,449,629	122,264	1.6
Operating Expense														
Interest Expense	1,805,580	1,807,485	(1,905)	-0.1	2,000,609	(195,029)	-9.7	5,220,846	5,447,562	(226,717)	-4.2	5,958,666	(737,820)	-12.4
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	38,120	38,142	(22)	-0.1	36,807	1,313	3.6	115,904	113,577	2,327	2.0	108,513	7,390	6.8
Operating Expenses	5,051	5,491	(439)	-8.0	4,673	378	8.1	20,790	16,604	4,186	25.2	14,596	6,194	42.4
Marketing Expense	-	2,000	(2,000)	-100.0	1,369	(1,369)	-100.0	2,110	6,000	(3,890)	-64.8	3,615	(1,505)	-41.6
Professional Services	15,467	25,413	(9,946)	-39.1	15,390	77	0.5	46,130	56,470	(10,340)	-18.3	78,395	(32,265)	-41.2
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	400,588	260,000	140,588	54.1	334,504	66,085	19.8	581,274	780,000	(198,726)	-25.5	914,177	(332,903)	-36.4
Overhead Allocation	4,254	4,407	(153)	-3.5	3,837	417	10.9	15,727	13,121	2,606	19.9	13,379	2,349	17.6
Total Operating Expense	2,269,061	2,142,938	126,123	5.9	2,397,189	(128,128)	-5.3	6,002,781	6,433,334	(430,553)	-6.7	7,091,341	(1,088,560)	-15.4
Net Operating Income (Loss) Before Grants	281,387	308,204	(26,817)	-8.7	74,528	206,859	277.6	1,569,112	897,617	671,494	74.8	358,288	1,210,823	337.9
Net Grant (Income) Expense														
Grant Income	(8,597,260)	(2,178,257)	(6,419,003)	294.7	-	(8,597,260)	0.0	(12,875,580)	(6,286,888)	(6,588,692)	104.8	-	(12,875,580)	0.0
Grant Expense	323,311	100,000	223,311	223.3	192,361	130,950	68.1	1,135,055	300,000	835,055	278.4	194,063	940,992	484.9
Total Net Grant (Income) Expense	(8,273,950)	(2,078,257)	(6,195,692)	298.1	192,361	(8,466,310)	-4401.3	(11,740,525)	(5,986,888)	(5,753,636)	96.1	194,063	(11,934,588)	-6149.8
Net Operating Income (Loss) After Grants	8,555,336	2,386,461	6,168,875	258.5	(117,833)	8,673,169	-7360.5	13,309,636	6,884,505	6,425,131	93.3	164,225	13,145,411	8004.5
Non-Operating (Income) Expense	(141,525)	-	(141,525)	0.0	119,751	(261,276)	-218.2	(153,343)	-	(153,343)	0.0	116,297	(269,640)	-231.9
Net Income (Loss)	8,696,861	2,386,461	6,310,400	264.4	(237,584)	8,934,445	-3760.5	13,462,979	6,884,505	6,578,474	95.6	47,928	13,415,051	27990.0
Home Dept Staff Count	4	4	-	0.0	4	-	0.0	4	4	-	0.0	4	-	0.0
FTE Staff Count	4	4	(0)	-5.0	4	(0)	-2.4	4	4	(0)	-1.1	4	0	0.8

Balance Sheet	Clean Water Programs (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	135,660,861	152,772,927	(17,112,066)	-11.2	174,061,138	(38,400,277)	-22.1
Investments	79,268,130	66,185,438	13,082,693	19.8	37,883,809	41,384,321	109.2
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Loans (net of reserves for losses)	1,059,193,388	1,042,506,188	16,687,200	1.6	1,025,325,891	33,867,497	3.3
Capital Assets (net of accumulated depreciation)	9,054	9,421	(367)	-3.9	40,412	(31,358)	-77.6
Other Assets	9,925,122	10,399,208	(474,086)	-4.6	9,817,619	107,503	1.1
Deferred Outflows	16,566,251	16,550,636	15,615	0.1	416,638	16,149,613	3876.2
Total Assets and Deferred Outflows	1,300,622,806	1,288,423,817	12,198,989	0.9	1,247,545,508	53,077,298	4.3
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	712,993,049	712,993,049	-	0.0	688,416,626	24,576,423	3.6
Interest Payable	4,633,066	4,633,071	(5)	0.0	4,661,131	(28,066)	-0.6
Deferred Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	430,065	289,836	140,229	48.4	364,226	65,839	18.1
Other liabilities	179,201	-	179,201	0.0	-	179,201	0.0
Deferred Inflows	68,342	-	68,342	0.0	-	68,342	0.0
Total Liabilities and Deferred Inflows	718,303,722	717,915,955	387,767	0.1	693,441,983	24,861,739	3.6
Equity							
YTD Earnings(Loss)	13,462,979	6,884,505	6,578,474	95.6	47,928	13,415,051	27990.0
Prior Years Earnings	568,792,354	563,623,357	5,168,997	0.9	554,055,597	14,736,757	2.7
Transfers	63,751	0	63,751		0	63,751	
Total Equity	582,319,084	570,507,862	11,811,222	2.1	554,103,525	28,215,559	5.1
Total Liabilities and Equity	1,300,622,806	1,288,423,817	12,198,989	0.9	1,247,545,508	53,077,298	4.3

Income Statement	Drinking Water Programs (Rollup)													
	Sep-2015							YTD as of Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Operating Income														
Interest Income	889,446	858,290	31,156	3.6	881,730	7,716	0.9	2,651,601	2,561,948	89,652	3.5	2,618,753	32,847	1.3
Authority Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Fee Income	107,656	100,206	7,450	7.4	78,753	28,903	36.7	280,870	298,796	(17,926)	-6.0	255,065	25,804	10.1
Other Income	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Total Operating Income	997,102	958,495	38,607	4.0	960,484	36,619	3.8	2,932,470	2,860,744	71,726	2.5	2,873,818	58,652	2.0
Operating Expense														
Interest Expense	634,009	638,610	(4,601)	-0.7	830,529	(196,519)	-23.7	1,900,959	1,910,161	(9,202)	-0.5	2,356,921	(455,963)	-19.3
Authority Expense	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Employee Expenses	19,439	19,896	(457)	-2.3	17,431	2,008	11.5	52,362	59,688	(7,326)	-12.3	49,824	2,539	5.1
Operating Expenses	2,173	2,622	(449)	-17.1	1,909	265	13.9	8,875	7,913	962	12.2	5,989	2,885	48.2
Marketing Expense	-	200	(200)	-100.0	365	(365)	-100.0	629	600	29	4.9	588	41	7.1
Professional Services	5,340	10,294	(4,954)	-48.1	5,763	(424)	-7.4	15,673	21,017	(5,344)	-25.4	30,487	(14,814)	-48.6
Claim and Loss Expenses	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Service Release Premium	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
Miscellaneous Operating Expense	460,545	355,000	105,545	29.7	445,000	15,546	3.5	819,332	1,065,000	(245,668)	-23.1	899,114	(79,782)	-8.9
Overhead Allocation	2,168	2,311	(144)	-6.2	1,816	351	19.3	7,224	6,934	290	4.2	6,249	974	15.6
Total Operating Expense	1,123,674	1,028,934	94,740	9.2	1,302,813	(179,139)	-13.8	2,805,053	3,071,313	(266,260)	-8.7	3,349,173	(544,119)	-16.2
Net Operating Income (Loss) Before Grants	(126,572)	(70,439)	(56,133)	79.7	(342,329)	215,758	-63.0	127,417	(210,569)	337,986	-160.5	(475,354)	602,771	-126.8
Net Grant (Income) Expense														
Grant Income	(382,301)	(1,680,000)	1,297,699	-77.2	(352,455)	(29,846)	8.5	(7,870,496)	(5,300,000)	(2,570,496)	48.5	(949,280)	(6,921,216)	729.1
Grant Expense	274,738	400,000	(125,262)	-31.3	304,883	(30,145)	-9.9	1,176,003	1,200,000	(23,997)	-2.0	830,202	345,801	41.7
Total Net Grant (Income) Expense	(107,563)	(1,280,000)	1,172,437	-91.6	(47,572)	(59,991)	126.1	(6,694,493)	(4,100,000)	(2,594,493)	63.3	(119,078)	(6,575,415)	5521.9
Net Operating Income (Loss) After Grants	(19,009)	1,209,561	(1,228,570)	-101.6	(294,757)	275,748	-93.6	6,821,910	3,889,431	2,932,479	75.4	(356,276)	7,178,186	-2014.8
Non-Operating (Income) Expense	(87,716)	-	(87,716)	0.0	79,709	(167,425)	-210.0	(93,510)	-	(93,510)	0.0	64,301	(157,812)	-245.4
Net Income (Loss)	68,707	1,209,561	(1,140,854)	-94.3	(374,467)	443,174	-118.3	6,915,420	3,889,431	3,025,989	77.8	(420,577)	7,335,997	-1744.3
Home Dept Staff Count	-	-	-	0.0	-	-	0.0	-	-	-	0.0	-	-	0.0
FTE Staff Count	2	2	(0)	-9.4	2	0	1.8	1	2	(0)	-26.4	2	(0)	-8.8

Balance Sheet	Drinking Water Programs (Rollup)						
	Sep-2015						
	Actuals	Bud FY16	Difference	%	Last Year	Difference	%
Assets and Deferred Outflows							
Cash & Cash Equivalents	47,973,261	62,850,769	(14,877,508)	-23.7	75,937,723	(27,964,463)	-36.8
Investments	41,147,905	26,818,705	14,329,200	53.4	34,405,543	6,742,362	19.6
Mortgage Backed Securities	-	-	-	0.0	-	-	0.0
Loans (net of reserves for losses)	400,987,743	399,566,886	1,420,857	0.4	390,686,952	10,300,791	2.6
Capital Assets (net of accumulated depreciation)	5,668	5,301	367	6.9	18,476	(12,808)	-69.3
Other Assets	4,222,065	3,956,098	265,967	6.7	4,150,447	71,618	1.7
Deferred Outflows	9,117,221	9,114,966	2,255	0.0	2,558,538	6,558,683	256.3
Total Assets and Deferred Outflows	503,453,863	502,312,726	1,141,137	0.2	507,757,680	(4,303,818)	-0.8
Liabilities and Equity							
Liabilities and Deferred Inflows							
Debt	238,571,981	238,571,981	-	0.0	251,256,019	(12,684,038)	-5.0
Interest Payable	1,570,576	1,570,577	(0)	0.0	1,747,016	(176,439)	-10.1
Deferred Income	-	-	-	0.0	-	-	0.0
Escrow Deposits	-	-	-	0.0	-	-	0.0
Reserves for Claims	-	-	-	0.0	-	-	0.0
Accounts Payable & Accrued Liabilities	470,579	365,129	105,450	28.9	456,094	14,485	3.2
Other liabilities	90,454	-	90,454	0.0	-	90,454	0.0
Deferred Inflows	34,496	-	34,496	0.0	-	34,496	0.0
Total Liabilities and Deferred Inflows	240,738,087	240,507,687	230,400	0.1	253,459,129	(12,721,042)	-5.0
Equity							
YTD Earnings(Loss)	6,915,420	3,889,431	3,025,989	77.8	(420,577)	7,335,997	-1744.3
Prior Years Earnings	255,864,107	257,915,608	(2,051,501)	-0.8	254,719,129	1,144,978	0.4
Transfers	(63,751)	-	(63,751)		(0)	(63,751)	
Total Equity	262,715,776	261,805,039	910,737	0.3	254,298,551	8,417,224	3.3
Total Liabilities and Equity	503,453,863	502,312,726	1,141,137	0.2	507,757,680	(4,303,818)	-0.8



To: Iowa Finance Authority Board
From: Ashley Jared
Date: October 26, 2015
Re: November 2015 Communications Report

IOWA TITLE GUARANTY

The 2015 [Iowa Title Guaranty Fall Conference](#) will be held Nov. 12 at Prairie Meadows.

Conference highlights will include timely updates on a variety of topics for real estate attorneys and real estate settlement professionals.



UPCOMING EVENTS

November

- Nov. 2: Iowa Society of CPAs Individual Income Tax Workshop, West Des Moines
- Nov. 6-7: WFAN Conference, Davenport
- Nov. 9-10: ISU Income Tax School, Waterloo
- Nov. 10-11: ISU Income Tax School, Sheldon
- Nov. 11-12: ISU Income Tax School, Red Oak
- Nov. 12: Iowa Title Guaranty Fall Conference
- Nov. 12-13: ISU Income Tax School, Ottumwa
- Nov. 16-17: ISU Income Tax School, Mason City
- Nov. 23-24: ISU Income Tax School, Maquoketa

December

- Dec. 2-4: ISBA Bloethe Tax School, Des Moines
- Dec. 8: Beginning Farmer Workshop, Cedar Rapids
- Dec. 7-8: ISU Income Tax School, Denison
- Dec. 14-15: ISU Income Tax School, Ames
- Dec. 17: Beginning Farmer Workshop, Fort Dodge

MEMO TO: Iowa Finance Authority Board of Directors
FROM: Amber Lewis, Homeless Programs Manager
DATE: November 4, 2015
RE: Resolution Regarding Funding for the state Shelter Assistance Fund program

Resolution – Shelter Assistance Fund (SAF) Awards

The SAF program: IFA administers the statewide allocation of grants for the Shelter Assistance Fund (SAF) program, which provides assistance to help with the costs of operations of group home shelters for the homeless and domestic violence shelters. It provides support for essential services, shelter operations, and data collection and evaluation. The SAF program is funded each year with five percent of the proceeds from the Real Estate Transfer Tax.

This competition: IFA conducts an annual competition for SAF funds. The competition for the 2016 calendar year ended in September of 2015. For this competition, IFA projected up to \$900,937 in funding available for grants. IFA received 23 applications. IFA appointed a panel to review, score the applications and make funding recommendations, as prescribed by SAF rules. Applications were scored in several categories, including: Project Design and Competition Priorities; Experience and Capacity; Community Partnerships; Performance; and Budget and Grants Management.

Scoring details: Total points available were 112. The review panel set a recommended funding threshold of 78.5 points (70%). Twenty-one applicants scored above this threshold with eligible budget requests and are recommended for grant funding. The highest scoring applicant was Dubuque Community YMCA/YWCA, with a score of 104.5 points.

Funding recommendations: See the attached Proposed Iowa Shelter Assistance Fund Awards for the 2016 Calendar Year. Funding recommendations for each applicant align with the amounts requested, according to a tiered system based on score. Interval breaks are selected based on relative differences in scores, so that scores that are very close together are grouped as much as possible into the same tiers, as follows:

- Scoring above 100 points out of 112 – recommended for 100% of the funding requested;
- Scoring between 94 and 100 points – recommended for 97% of the funding requested;
- Scoring between 89 and 94 points – recommended for 95% of the funding requested;
- Scoring between 78 and 89 points – recommended for 87% of the funding requested.

This results in a total recommended funding amount of \$900,937, which is within the projected limit of available funds.

Counties served: The attached proposed funding list includes the home location of the applicants recommended for funding, as well as the counties served. Seventy-nine counties are represented to receive services by the applicants recommended for funding.

Requested resolution: This requested resolution is to authorize the award of SAF funds to the 21 applicants and in the amounts listed on the attached document, Proposed Iowa Shelter Assistance Fund Awards for the 2016 Calendar Year.



IFA Competition Scoring for the 2016 Calendar Year SAF Program

For Awards Proposed November 4, 2015

Shelter Assistance Fund (SAF) Program

Application Review Process

The administrative rules for the SAF program require IFA to establish a panel of reviewers to read and score applications. For the most recent competition round, eight external reviewers were selected, plus two internal IFA staff members. Each reviewer was responsible for scoring just one section of every application. Two reviewers scored every section and then their scores were averaged. External reviewers during this round included:

- Steven Benne – Iowa Economic Development Authority; Iowa Council on Homelessness
- Ronelle Clark – YWCA Clinton
- Karin Ford – Iowa Department of Public Health
- Karin Hamilton – Iowa Department of Public Safety
- Barbara Kellogg – North Iowa Community Action Organization
- Hope Metheny – Youth & Shelter Services
- Mark Sertterh – Shelter House
- Carrie Slagle – Waypoint Services for Women, Children & Families

The process started with an orientation conference call for reviewers. Reviewers then scored the applications using an online system.

After the scoring was completed, all reviewers met in person for an extended meeting to discuss each application individually, including the comments reviewers had made. If significant disagreement existed among scores, discussion ensued until reviewers came to general consensus. Funding recommendations were made during this meeting, based on the final scoring. These recommendations are submitted to the IFA Board for consideration at the November meeting.

Application Scoring Development

IFA developed the following scoring parameters and priorities for the 2016 calendar year competition, based on historical precedent, input from stakeholders, and consistency with the Emergency Solutions Grant, a federal homelessness program that is also administered by IFA.

There were 100 regular points available plus 12 bonus points, for a total of 112 total points. Scored sections included the following:

Project Design - 18 points

- This section includes items such as why the program was developed, why it is an effective model, who is served by the program, and the recognized best practices followed by the program.

Experience and Capacity - 24 points

- This section focuses on items that indicate general agency experience and capacity, beyond just the SAF program. It includes items such as agency fundraising, staff development, staff turnover, financial management, qualifications of key staff members, and agency board involvement. It indicates a measure of agency stability and the likelihood that grant funds will be managed effectively and efficiently by the agency.

Community Partnerships - 24 points

- This section focuses on how well the agency partners with other agencies serving the same or similar population in their community. This is based on the view that active community partnerships help program participants to access the most appropriate services to attain stable housing as quickly as possible.

Performance - 22 points

- This section is responsive to community performance goals derived from the federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. Items include the length of time that program participants remain homeless in shelter, how quickly program participants are exited into permanent housing, participants' destinations at program exit, and changes in participant income and employment. The section also addresses agency data quality and timeliness issues.

Budget and Grants Management- 12 points

- The Budget and Grants Management section guides agencies toward budget activities that are eligible under the grant regulations. It includes items for agencies to demonstrate the extent to which costs are allowable, reasonable, and necessary. This section also includes items on past grant management history of SAF and similar grants from IFA.

Competition Priorities – 12 bonus points

- Competition priorities represent opportunities for applicants to earn bonus points. Priorities are selected to align with the Emergency Solutions Grant program and related federal homeless assistance programs. Policy priorities are described through “*Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*”, through periodic “*In-Focus*” policy briefs issued by the HUD Office of Special Needs Assistance Programs,

and similar sources. The SAF application priorities include services for veterans, services for families with children and/or unaccompanied youth, and services for the literally homeless (“HUD Category 1 Homeless”). An additional priority is set for programs serving rural populations, in recognition of the special challenges faced by rural areas and in order to help foster equitable geographic distribution of assistance across the state.

Threshold Items and Application Exhibits

- This section does not have a numerical score, but it includes required items that applicants must include in order to pass threshold and be considered for funding. This includes providing at least reviewed financial statements prepared by an independent licensed CPA, providing the most recently-filed Form 990 if a nonprofit organization, providing a current Iowa certificate of standing, and signed threshold assurances.

**RESOLUTION
HI 15-14**

WHEREAS, the Iowa Finance Authority (the “Authority”), in accordance with the statutory directives set forth in Chapter 16 of the Code of Iowa, works to expand, protect, and preserve affordable housing for low and moderate income families in the State of Iowa; and

WHEREAS, the Authority administers the Shelter Assistance Fund (“SAF”) program;
and

WHEREAS, the Authority has received eligible applications for funds from 23 nonprofit organizations or local governments seeking assistance who have been determined by the Authority staff to be eligible recipients (“Applicants”); and

WHEREAS, the Authority projects \$900,937 in state appropriated funding available for recipients under the SAF program, to be used for the 2016 calendar year; and

WHEREAS, pursuant to chapter 41 of its administrative rules, the Authority has appointed a panel to review the applications and this panel has made recommendations to award funding to 21 of the Applicants and has also made recommendations on the appropriate amount of funding to be awarded to each Applicant, as detailed in the attached Proposed Iowa Shelter Assistance Fund Program Funding Awards for the 2016 Calendar Year; and

NOW, THEREFORE, BE IT RESOLVED by the Board of the Iowa Finance Authority as follows:

SECTION 1. Pursuant to chapter 41 of its administrative rules, the Board hereby authorizes the award of approximately \$900,937, subject to final verification by Authority staff, in total funding for awards under the SAF program for the 2016 calendar year.

SECTION 2. The Board hereby authorizes the award of grant funds, subject to final verification by Authority staff, to the 21 Applicants as listed by the Proposed Iowa Shelter Assistance Fund Program Funding Awards for the 2016 Calendar Year.

PASSED AND APPROVED this 4th day of November, 2015.

David D. Jamison, Secretary



Proposed Iowa Shelter Assistance Fund (SAF) Program

Funding Awards for the 2016 Calendar Year

November 4, 2015

Applicant	Counties Served - Home Location In Bold	Final Score (out of 112)	Funding Request	Recommended Funding Percentage	Funding Recommendation
Dubuque Community YMCA/YWCA	DUBUQUE	104.50	\$50,000	100%	\$50,000
Fort Dodge Housing Agency	WEBSTER, CALHOUN, HAMILTON, HUMBOLDT, POCAHONTAS, WRIGHT	104.30	\$39,380	100%	\$39,380
Foundation 2, Inc. *	LINN	101.25	\$50,000	100%	50,000
Council on Sexual Assault and Domestic Violence	WOODBURY , BUENA VISTA , CALHOUN, CARROLL, CHEROKEE, CLAY, CRAWFORD, DICKINSON, EMMET, IDA, LYON, MONONA, O'BRIEN, OSCEOLA, PALO ALTO, PLYMOUTH, POCAHONTAS, SAC, SIOUX	99.75	\$50,000	97%	\$48,500
Pathway Living Center, Inc.	CLINTON	99.75	\$50,000	97%	\$48,500
Youth Emergency Shelter & Services (YESS)	POLK	98.75	\$38,537	97%	\$37,381
Community Action Agency of Siouxland	WOODBURY	97.2	\$43,752	97%	\$42,439
Family Promise of Greater Des Moines	POLK	95.25	20,000	97%	\$19,400

Francis Lauer Youth Services, Inc.	CERRO GORDO All Counties	95.00	\$49,500	97%	\$48,015
Catholic Council for Social Concern (Catholic Charities)	POLK	94,625	\$50,000	97%	\$48,500
The Salvation Army of the Quad Cities	SCOTT	94.30	50,000	97%	\$48,500
Community Housing Initiatives, Inc.	BLACK HAWK	93.75	\$20,000	95%	\$19,000
Children & Families of Iowa	POLK, WARREN	93.40	\$50,000	95%	\$47,500
The Salvation Army of Waterloo/Cedar Falls	BLACK HAWK	93.00	\$50,000	95%	\$47,500
New Visions Homeless Services, f/k/a Christian Worship Center	POTTAWATTAMIE, CRAWFORD, HARRISON, MILLS, FREMONT, MONTGOMERY, MONONA, SHELBY	91.75	\$50,000	95%	\$47,500
Muscatine Center for Social Action	MUSCATINE	90.50	\$50,000	95%	\$47,500
Opening Doors	DUBUQUE, ALLAMAKEE, BLACKHAWK, BOONE, CEDAR, CLAYTON, CLINTON, BUCHANAN, DELAWARE, FAYETTE, HOWARD, JACKSON, JONES, WINNESHIEK, SCOTT, POWESHIEK, LINN, JOHNSON	89.75	\$50,000	95%	\$47,500
Northern Lights Alliance for the Homeless	CERRO GORDO, FLOYD, FRANKLIN, KOSSUTH, MITCHELL, WORTH, WINNEBAGO, WRIGHT, BUTLER	89.00	\$49,632	95%	\$47,150
Beacon of Life	POLK, DALLAS, WARREN	83.35	\$40,000	87%	\$34,800
Crawford Hall Family Shelter, Inc.	BOONE, STORY	81.00	\$48,705	87%	\$42,373
Community Kitchen of North Iowa, Inc.	CERRO GORDO, FRANKLIN, HANCOCK, WINNEBAGO, MITCHELL, WORTH, FLOYD	78.50	\$45,400	87%	\$39,498
TOTAL					\$900,936

*Conditional Award



To: IFA Board of Directors
From: Lori Beary, Community Development Director
Date: 10/26/15
Re: Economic Development and Water Quality

Economic Development Bond Program

ED Loan #14-03, ESW Rural Development Project

This is a resolution amending the authorizing resolution for the issuance of an amount not to exceed \$3,830,000 of Iowa Finance Authority Multifamily Housing Revenue Bonds for the ESW Rural Development Project in several locations. The bonds will be used for the acquisition and rehabilitation of 79 units for seniors in Earlham (23 units), Stuart (32 units) and Winterset (24 units). This project will also use 4% LIHTC and will need an allocation of Private Activity Bond Cap. The inducement resolution was adopted on April 9, 2014 for \$3,325,000. This resolution increases that original amount. The public hearing will be held November 4, 2015.

- **Need Board action on Resolution ED 14-03B**

ED Loan #11-12B-1, GMT Corporation Project

This is a resolution authorizing amendments to loan agreements for \$10,741,000 of Midwestern Disaster Area bonds issued in 2011 for the GMT Corporation Project in Waverly. This resolution allows for amendments to the Equipment Loan Agreement and the Real Estate Loan agreement to provide additional security for the lender, amend certain covenants of the borrower and extend certain bond payments.

- **Need Board action on Resolution ED 11-12B-1**

RESOLUTION
ED 14-03B

Authorizing the Issuance of not to exceed \$3,830,000
Iowa Finance Authority Multifamily Housing Revenue Bonds
(ESW Rural Development Project), in one or more series

Resolution authorizing the issuance of not to exceed \$3,830,000 Iowa Finance Authority Multifamily Housing Revenue Bonds (ESW Rural Development Project) in one or more series for the purpose of making a loan to assist the borrower in the acquisition, renovation and equipping of a project; authorizing the execution and delivery of certain financing documents pertaining to the project; authorizing an assignment of certain financing documents for further securing the payment of the bonds; authorizing the sale of the bonds; authorizing the appointment of a trustee; and related matters.

WHEREAS, the Iowa Finance Authority, a public instrumentality and agency of the State of Iowa duly organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Authority") is authorized and empowered by Chapter 16 of the Code of Iowa, (the "Act") to issue revenue bonds to be used to finance in whole or in part the acquisition of housing by construction or purchase pursuant to the Act; and

WHEREAS, the Authority has been requested by RD ESW, LLC (the "Borrower") to issue not to exceed \$3,830,000 Iowa Finance Authority Multifamily Housing Revenue Bonds (ESW Rural Development Project) in one or more series (the "Bonds") for the purpose of loaning the proceeds thereof to the Borrower for the purpose of financing the costs of acquiring, renovating, equipping, furnishing and other improvements for approximately 79 residential housing units for the elderly, comprised of three properties: an approximately 32-unit residential facility called Beacam Apartments located at 200 SW 6th Street, Stuart, Iowa 50250; an approximately 23-unit residential facility called Madison Minor Apartments located at 575 NW 6th Street, Earlham, Iowa 50072; and an approximately 24-unit residential facility called Winterset Park II located at 510 W. Mills Street, Winterset, Iowa 50273, and paying for costs associated with the issuance of the Bonds (the "Project"); and

WHEREAS, the Authority on the 9th day of April, 2014 adopted a resolution (the "Initial Resolution") approving an application, attached hereto as Exhibit A, of the Borrower requesting the approval of the Project; and

WHEREAS, the Borrower anticipates that it will incur additional costs in acquiring, developing and constructing the Project; and

WHEREAS, the Borrower is requesting the Authority to amend its resolution approving its application to issue the Bonds to increase the maximum principal amount of the Bonds to an amount not to exceed \$3,830,000; and

WHEREAS, pursuant to published notice of intention (a copy of which notice is attached hereto as Exhibit B) the Authority has conducted a public hearing on the 4th day of November,

2015 at 8:30 a.m. on a proposal to issue the Bonds in an amount not to exceed \$4,000,000 to finance the Project as required by Section 147 of the Internal Revenue Code of 1986, as amended (the "Code") and this Board has deemed it to be in the best interests of the Authority that the Bonds be issued as proposed; and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of Bonds in the aggregate principal amount of not to exceed \$3,830,000 as authorized and permitted by the Act to finance the funding of the Project and the costs incurred in connection with the foregoing; and

WHEREAS, the Bonds are to be issued pursuant to the provisions of a Trust Indenture (the "Indenture") between the Authority and Wells Fargo Bank, National Association, or another trustee selected by the Borrower and approved by the Executive Director (the "Trustee"); and

WHEREAS, the Authority will loan the proceeds of the Bonds to the Borrower pursuant to the provisions of a Loan Agreement (the "Loan Agreement") between the Authority and the Borrower; and

WHEREAS, the Borrower has arranged for the sale of the Bonds to Stifel, Nicolaus & Company, Incorporated (the "Underwriter") pursuant to a Bond Purchase Agreement among the Borrower, the Authority and the Underwriter (the "Bond Purchase Agreement");

NOW, THEREFORE, Be It Resolved by the Board of the Authority, as follows:

Section 1. Qualified Project. It is hereby determined that the financing of the Project and the payment of costs related thereto, all as described in the initial approved application, Exhibit A, as modified by the changes described in the revised source and uses of funds, Exhibit C, qualifies under the Act for financing with the proceeds of the Bonds and will promote those public purposes outlined in the Act.

Section 2. Costs. The Authority shall proceed with the sale and issuance of the Bonds and the Authority shall defray all or a portion of the cost of the Project by issuing the Bonds and loaning the proceeds of the sale of the Bonds to the Borrower.

Section 3. Public Hearing. At the public hearing conducted by the Authority in accordance with the provisions of Section 147(f) of the Code, pursuant to published notice, all persons who appeared were given an opportunity to express their views for or against the proposal to issue the Bonds and the Authority has determined to proceed with the necessary proceedings relating to the issuance of the Bonds.

Section 4. Trustee. Wells Fargo Bank, National Association or another trustee selected by the Borrower and approved by the Executive Director is hereby appointed Trustee under the Indenture and the form and content of the Indenture, the provisions of which are incorporated herein by reference, and the assignment of the Authority's rights and interest in and to the Loan Agreement (with certain exceptions as stated in the Indenture), be and the same hereby are in all respects authorized, approved and confirmed, and the Executive Director is

authorized, empowered and directed to execute, seal and deliver the Indenture for and on behalf of the Authority to the Trustee for the security of the Bonds and the interest thereon, including necessary counterparts in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as shall be approved by counsel to the Authority, and that from and after the execution and delivery of the Indenture, the Executive Director is authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Indenture as executed.

Section 5. Bonds Authorized. In order to acquire, construct, improve and equip the Project, the Bonds shall be and the same are hereby authorized and ordered to be issued by the Authority pursuant to the Indenture in substantially the form as has been presented to and considered at this meeting and containing substantially the terms and provisions set forth therein, the Bonds actually issued to be in a principal amount not exceeding \$3,830,000 and to bear interest at rates as determined by the Borrower and the Underwriter on or prior to the date of issuance and delivery of such Bonds, which rate shall initially be a variable rate not to exceed 3.00% per annum, and the execution and delivery thereof by the Chairperson and Secretary shall constitute approval thereof by the Authority. The Chairperson and Secretary are hereby authorized and directed to approve such principal amount and interest rates for the Bonds, within the foregoing limits, by and on behalf of the Authority, and to execute, seal and deliver the Bonds to the Trustee for authentication.

Section 6. Loan Agreement. The Authority shall loan the proceeds of the Bonds to the Borrower pursuant to the Loan Agreement and the form and content of the Loan Agreement, the provisions of which are incorporated herein by reference, be authorized, approved and confirmed. The Executive Director is authorized and directed to execute, seal and deliver the Loan Agreement, but with such changes, modifications, additions or deletions therein as shall be approved by counsel to the Authority and that from and after the execution and delivery of the Loan Agreement, the Executive Director is hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Loan Agreement as executed.

Section 7. Purchase of Bonds. The sale of the Bonds to the Underwriter subject to the terms and conditions set forth in the Bond Purchase Agreement, is authorized, approved and confirmed, and that the form and content of the Bond Purchase Agreement is authorized, approved and confirmed. The Executive Director is authorized and directed to execute and deliver the Bond Purchase Agreement in substantially the form before this meeting, in all respects, but with appropriate insertions and revisions to reflect marketing of the Bonds and revisions approved by Counsel to the Authority.

Section 8. Execution of Documents. The Executive Director and the Chairperson are authorized to execute and deliver for and on behalf of the Authority any and all additional agreements, certificates, documents, opinions or other papers and perform all other acts (including without limitation the filing of any financing statements or any other documents to create and maintain a security interest on the properties and revenues pledged or assigned under the Loan Agreement, and any agreements setting forth the Authority's expectations with respect

to the exemption of interest on the Bond from the federal income of the holders thereof, and the execution of all closing documents as may be required by Bond Counsel and approved by Counsel to the Authority, and the acceptance of any documentation evidencing indemnification of the Authority by Borrower in connection with the transactions contemplated hereby) as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 9. Use of Official Statement. The use by the Underwriter of a document used to market the Bonds (the "Official Statement"), in connection with the sale of the Bonds is hereby authorized and approved, subject to approval by Counsel to the Authority; provided such authorization and approval shall not be deemed to include authorization and approval of information contained in such Official Statement other than information describing the Authority or its litigation, and only as the same relates to the Authority, but nothing contained in this Resolution shall be construed as prohibiting or limiting the Underwriter and the Borrower from including such information as they reasonably deem appropriate. The Official Statement as of its date will be, by approval thereof by the Executive Director, deemed final by the Authority within the meaning of Rule 15c2-12(b)(1) of the Securities and Exchange Commission and the Executive Director is authorized to execute and deliver such certificates as required to indicated such approval and to comply with SEC Rule 15c2-12 in connection with the offer, sale and issuance of the Bonds.

Section 10. Payments Under the Loan Agreement. The Loan Agreement requires the Borrower in each year to pay amounts as loan payments sufficient to pay the principal of, premium, if any, and interest on the Bonds when and as due, and the payment of such amounts by the Borrower to the Trustee pursuant to the Loan Agreement is hereby authorized, approved and confirmed.

Section 11. Limited Obligations. The Bonds shall be limited obligations of the Authority, payable solely out of the loan payments required to be paid by the Borrower pursuant to and in accordance with provisions of the Loan Agreement and as provided in the Indenture, and are secured pursuant to and in accordance with provisions of the Loan Agreement. The Bonds and interest thereon shall never constitute an indebtedness of the Authority, within the meaning of any state constitutional provision or statutory limitation, and shall not give rise to a pecuniary liability of, or claim against, the Authority or a charge against its general credit or general fund.

Section 12. Reimbursement from Bond Proceeds. The Authority hereby confirms and restates Section 2 of the Initial Resolution as though such section was fully set forth herein.

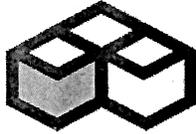
Section 13. Severability. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.

Section 14. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

David D. Jamison, Secretary

(Seal)



IOWA FINANCE AUTHORITY

David D. Jamison, Executive Director
2015 Grand Avenue
Des Moines, Iowa 50312
(515) 725-4900 - (800) 432-7230

FOR IFA USE ONLY

Project No. ED14.03
Application Received 3/19/14
Application Fee Received? [X]
Volume Cap? [X] Yes [] No
Amount of Request \$ 3,325,000

Application forms can be obtained from the Authority's website at www.IowaFinanceAuthority.gov

ECONOMIC DEVELOPMENT BOND APPLICATION

Part A - Borrower Information

- 1. Project Name: Beacam Apartments, Madison Manor, and Winterset Park II
2. Contact Person/Title: Jeffrey Voorhees, Consultant
Company: National Consulting Alliance, Inc.
Address 12289 Stratford Drive
City, State, Zip: Clive, Iowa, 50325
Telephone: 515-225-3500 E-mail: jvw@ncalliance.com
5. Principals: (If a partnership, list partners; if a corporation, list officers/directors and state of incorporation; if a nursing facility, list directors and principal staff.) Attach separate list if necessary.

See attached list

Three horizontal lines for additional information.

6. If Borrower is a nonprofit corporation, provide copy of IRS determination letter or date of application for determination letter and state purpose: NA

7. Is the Borrower currently qualified to transact business within the State of Iowa? Yes [X] No []

8. If project is a Nursing Facility, is state certificate of need required: [] Yes [] No
If yes, attach copy.

9. Total current FTE's of Borrower: 0

Number of permanent FTE's created by the project: 1

Part B - Project Information

1. This Project qualifies for financing pursuant to the Economic Development Loan Program as land, buildings or improvements suitable for use as one of the following facilities (Check one):

501 c (3) entity:

Private college or university

Housing facility for elderly or disabled persons

Museum or library facility

Voluntary nonprofit hospital, clinic or health care facility as defined in Section 135c.1 (6) of the Iowa Code. Specify: _____

Other 501c (3) entity (please specify) _____

Manufacturing facility

Agricultural processing facility

Multi-family housing

Solid Waste facility

3. Amount of Loan Request: \$3,325,000

Amount to be used for refunding: \$ _____

4. Address/Location of Project

Street/City/State Scattered Site, see attached exhibit B

County Madison and Guthrie

5. General Project Description:

Project is a scattered site affordable housing project for elderly comprised of 70 one bedroom apartments and 9 two bedroom apartments with 24 units located in Earlham, 32 units located in Stuart, and 23 units located in Winterset Iowa. Approximately 75 units will receive project based rental assistance from USDA Rural Development. Plans call for a moderate rehab at each location and will not require permanent relocation of any existing tenants. All units will be under common property management. Amenities include a community center at each site, internet connections at each unit, Picnic areas, energy efficient appliances, new conservation plumbing and will meet all IFA construction building standards for acquisition/rehab as required in the 2014 QAP.

Financing will be a combination of LIHTC Equity, Developer Capital, USDA 538 Loan Guarantees, deferred developer fees and transfer of cash accounts from Seller to Buyer

Part B - Project Information continued

6. Does the Borrower expect to use bond proceeds to reimburse capital expenditures already made?

XX No

____ Yes, in the amount of \$ _____ (There are IRS limitations on eligible reimbursable costs.)

7. Parties related to the Project:

a. Principal User will be: Independent living for elderly person 62 or older

b. Seller (if any) of the Project: Winterset and Earlham – National Affordable Housing Foundation.

Stuart-Beacam Apartments, Ltd

c. Purchaser (if any) or Owner or Lessee of the Project: RD ESW, LLC, and Iowa Corporation

d. Relationship of Project Seller and Purchaser, if any: Winterset and Earlham – Seller is managing member of Buyer; Stuart – no relationship between Seller and Purchaser

8. Sources and Uses of Project Funds (Sum of Sources and Uses must match):

Sources:		Amount	Uses:		Amount
Owner Equity		\$ 270,000	Aquisition		\$2,179,000
LIHTC Proceeds		1,869,600	Rehab Construction		2,785,010
Bond Proceeds		3,325,000	Professional Fees		315,200
Cash fm Purchase		345,000	Interim Costs		123,000
Cash fm Operations		59,000	Financing & Soft Costs		668,890
Deferred Dev Fees		70,000	Developer Fees		681,000
USDA 515 Loan Assumption		1,119,000	Reserves		305,500
		\$ 7,057,600			\$ 7,057,600
	Total			Total	

9. Type of Bond Sale Public Sale Private Placement

Part C - Professionals Participating in the Financing

Applications must have either Bond Counsel or Underwriter/Financial Institution identified

1. Bond Counsel: (an attorney hired by the borrower to ensure the bonds can be issued on a tax-exempt basis)

Name: David Grossklaus
Firm Name: Dorsey & Whitney LLP
Address: 801 Grand, Suite 4100
City/State/Zip Code: Des Moines, Iowa 50309-8002
Telephone: 515-699-3287 E-mail: Grossklaus.david@dorsey.com

2. Counsel to the Borrower:

Name: Ron Pogge
Firm Name: Hopkins & Huebner, P.C.
Address: 2700 Grand Ave.
City/State/Zip Code: Des Moines, Iowa 50309
Telephone: 515-697-4268 E-mail: rpogge@hopkinsandhuebner.com

3. Underwriter or Financial Institution purchasing the bonds:

Name: _____
Firm Name: _____
Address: _____
City/State/Zip Code: _____
Telephone: _____ E-mail: _____

4. Counsel to the Underwriter:

Name: _____
Firm Name: _____
Address: _____
City/State/Zip Code: _____
Telephone: _____ E-mail: _____

5. Trustee: (if needed)

Name: _____
Firm Name: _____
Address: _____

City/State/Zip Code: _____

Telephone: _____

E-mail: _____

PART D - Fees and Charges

1. A non-refundable application fee must accompany this form at the time of submission to the Authority. For applications up to \$10 million, the application fee is \$1,000. For applications over \$10 million, the application fee is \$2,500. The application fee is subtracted from the Issuer's fee at closing.

Applications will expire if the bonds are not issued within 18 months.

Submit application to the Authority at the following address:

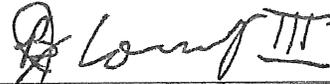
Lori Beary
Community Development Director
Iowa Finance Authority
2015 Grand Avenue
Des Moines, IA 50312

2. An Issuer's fee will be due at the time of closing. The fee is 10 basis points for the first \$10 million and declines after that. Please contact Lori Beary at 515-725-4965 or lori.beary@iowa.gov for more information.
3. Borrower is required to pay the fees and expenses of Dorsey & Whitney, who serve as Issuer's Counsel. Bond documents should be sent to David Claypool (claypool.david@dorsey.com) or David Grossklaus (Grossklaus.David@dorsey.com) at Dorsey & Whitney and the Authority's Community Development Director (lori.beary@iowa.gov).

Dated this 17 day of MARCH, 2014

Borrower: RD ESW, LLC

By: National Affordable Housing Foundation
Its: Managing Member



B. J. Connolly, President

Exhibit A

Economic Development Bond Application

Principles

Borrower:

RD ESW, LLC, an Iowa Corporation

Sole initial Member: National Affordable Housing Foundation

Members of the Board

B.J. Connolly: President

Sandy Johnson: Secretary/Treasurer

Brian Pittman: Director

Project Addresses

Beacam Apartment

200 SW 6th Street

Stuart, IA 50250

Guthrie County

Madison Manor Apartments

575 NW 6th Street

Earlham, IA 50072

Madison County

Winterset Park II

510 W. Mills Street

Winterset, IA 50273

Madison County

EXHIBIT B

Notification of Hearing as Published

A copy of the publisher's proof of publication will be available at the meeting. The following is a copy of the notice itself.

Notice of Hearing on Iowa Finance Authority Economic Development Loan Program Bonds

A public hearing will be held on the 4th day of November, 2015, at the Iowa Finance Authority, 2015 Grand Avenue, Des Moines, Iowa, at 8:30 o'clock a.m. on the proposal for the Iowa Finance Authority (the "Authority") to issue its Multifamily Housing Revenue Bonds (ESW Rural Development Project) in an aggregate principal amount not to exceed \$4,000,000 (the "Bonds") and to loan the proceeds thereof to RD ESW, LLC (the "Borrower") or a related entity for the purpose of financing the costs of acquiring, renovating, equipping, furnishing and other improvements for approximately 79 residential housing units for the elderly, comprised of three properties: an approximately 32-unit residential facility called Beacam Apartments located at 200 SW 6th Street, Stuart, Iowa 50250; an approximately 23-unit residential facility called Madison Minor Apartments located at 575 NW 6th Street, Earlham, Iowa 50072; and an approximately 24-unit residential facility called Winterset Park II located at 510 W. Mills Street, Winterset, Iowa 50273 (the "Project"), and paying for costs associated with the issuance of the Bonds. The Project and the facilities financed by the Bonds will be owned and operated by the Borrower.

The Bonds, when issued, will be limited obligations of the Authority and will not constitute a general obligation or indebtedness of the State of Iowa or any political subdivision thereof, including the Authority, nor will they be payable in any amount by taxation, but the Bonds will be payable solely and only from amounts received from the Borrower named above under a Loan Agreement between the Authority and the Borrower, the obligation of which will be sufficient to pay the principal of, interest and redemption premium, if any, on the Bonds as and when they shall become due.

At the time and place fixed for the hearing, all individuals who appear will be given an opportunity to express their views for or against the proposal to issue the Bonds for the purpose of financing the Project, and all written comments previously filed with the Authority at its offices at 2015 Grand Avenue, Des Moines, Iowa 50312, will be considered.

David D. Jamison
Executive Director
Iowa Finance Authority

EXHIBIT C

Any Amendment to Initial Application and Final Source and Uses of Funds

Final Sources and Uses of Funds

Sources:

Owner Equity	\$ 259,566
LIHTC Proceeds	1,998,918
Bond Proceeds	3,830,000
Cash from Purchase	394,808
Cash from Operations	54,169
Deferred Developer Fees	59,796
USDA 515 Loan Assumption	<u>1,040,104</u>
Total Sources	<u>\$7,637,361</u>

Uses:

Acquisition	\$2,068,104
Rehab/Construction	3,169,594
Professional Fees	219,440
Interim Costs	156,279
Financing and Soft Costs	915,227
Developer Fees	806,885
Reserves	<u>301,832</u>
Total Uses	<u>\$7,637,361</u>

RESOLUTION
ED 11-12B-1

Resolution authorizing amendments to the Loan Agreements related to the Iowa Finance Authority Midwestern Disaster Area Economic Development Revenue Bond (GMT Corporation Project), Series 2011A and the Iowa Finance Authority Midwestern Disaster Area Economic Development Revenue Bond (GMT Corporation Project), Series 2011B previously issued by the Iowa Finance Authority and the other documents relating thereto.

WHEREAS, the Iowa Finance Authority (the “Issuer”), is a public instrumentality and agency of the State of Iowa, is authorized and empowered by the provisions of Chapter 16 of the Code of Iowa (the “Act”) to issue revenue bonds or notes for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment, or any interest therein, for projects defined in the Act including bonds issued to pay the cost of defraying the cost of acquiring, constructing, improving and equipping certain projects described in the Act, including certain projects for which bonds, the interest on which is exempt from federal income tax of the holders thereof, may be issued; and

WHEREAS, pursuant to the Act, the Issuer has previously issued its \$10,741,000 Midwestern Disaster Area Economic Development Revenue Bond (GMT Corporation Project), Series 2011A (the “Series 2011A Bond”), and loaned the proceeds thereof to GMT Corporation (“GMT”) pursuant to a Loan Agreement (Equipment) dated as of September 1, 2011 (the “Equipment Loan Agreement”) among the Issuer, GMT and GE Government Finance, Inc., as lender (the “Original Lender”), and as collateral agent (the “Collateral Agent”); and has previously issued its \$2,607,000 Midwestern Disaster Area Economic Development Revenue Bond (GMT Corporation Project) (the “Series 2011B Bond” and, together with the Series 2011A Bond, the “Bonds”) and loaned the proceeds thereof to Graening-Knights II, LLC (“Graening” and, together with GMT, the “Borrower”) pursuant to a Loan Agreement (Real Estate) dated as of September 1, 2011 (the “Real Estate Loan Agreement” and, together with the Equipment Loan Agreement, the “Loan Agreements”) among the Issuer, Graening, the Collateral Agent and the Original Lender; and

WHEREAS, the Borrower arranged for the sale of the Bonds to the Original Lender, and the Original Lender transferred the Bonds to GE Capital Preferred Asset Corporation, a GE Business (the “Lender”) pursuant to the Bill of Sale between the Original Lender and the Lender relating to the Series 2011A Bond (the “Series 2011A Bill of Sale”) and the Bill of Sale between the Original Lender and the Lender relating to the Series 2011B Bond (the “Series 2011B Bill of Sale” and, together with the Series 2011A Bill of Sale, the “Bills of Sale), and the Bonds are currently held by the Lender; and

WHEREAS, pursuant to the Terms of the Loan Agreements the Borrower and the Lender could amend certain covenant provisions of the Loan Agreements without the consent of or joinder by the Issuer; and

WHEREAS, the Borrower and the Lender entered into that certain First Amendment to Loan Agreement (Equipment) and Loan Agreement (Real Estate) dated as of December 9, 2013 (the “First Amendment”); and

WHEREAS, the Borrower has requested that the Issuer approve certain amendments to the Equipment Loan Agreement pursuant to the Second Amendment to Loan Agreement (Equipment) (the "Second Amendment to Equipment Loan Agreement") and the Second Amendment to Loan Agreement (Real Estate) (the "Second Amendment to Real Estate Loan Agreement" and, together with the Second Amendment to Equipment Loan Agreement, the "Second Amendments"), in order to provide additional security to the Lender, amending certain covenants of the Borrower and extending certain payments with respect to the Bonds; and

NOW, THEREFORE, IT IS RESOLVED by the Board of the Issuer, as follows:

Section 1. The Second Amendments are hereby approved in substantially the forms presented to the Board, with such variations therein as may be made at the time of execution thereof as approved by the Executive Director and counsel to the Authority, and the Executive Director is hereby authorized and directed to execute, seal and deliver the Second Amendments in the name and on behalf of the Authority.

Section 2. The officers and the Executive Director are hereby authorized and directed to take such further actions as may be necessary to effectuate the intent and purpose of this Resolution, including but not limited to, accepting, acknowledging, and consenting to revisions or amendments to, or restatements of, any other documents relating to the Bonds, including but not limited to the execution and delivery of replacement bonds in order to effectuate the purpose of this Resolution.

Section 3. The Executive Director and/or the Chairperson are authorized to execute and deliver for and on behalf of the Authority any and all agreements, certificates, documents or other papers and perform all other acts and the execution of all closing documents, including any required tax forms necessary to maintain the tax exemption on the Bonds, as may be approved by counsel to the Authority, in connection with the transaction contemplated hereby as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 4. The Bonds shall remain limited obligations payable solely out of the revenues derived from the debt obligation, collateral, or other security furnished by or on behalf of Borrower pursuant to the Loan Agreements, as amended, and the principal and interest thereof shall not constitute an indebtedness of or charge against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit or give rise to pecuniary liability of the State of Iowa or the Authority or charge against its general credit or general funds.

Section 5. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are repealed, to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

Passed and approved November 4, 2015.

IOWA FINANCE AUTHORITY

(Seal)

David D. Jamison, Secretary



To: IFA Board of Directors
From: Tammy Nebola, Iowa Ag Program Specialist
Lori Beary, Community Development Director
Date: October 23, 2015
Re: Iowa Agricultural Division Beginning Farmer Loan Program

Agenda

Iowa Agricultural Development Division

Authorizing Resolutions

AG 15-064 Scott W. Brockman

This is a resolution authorizing the issuance of \$80,042 for Scott W. Brockman. The bond will be used: To purchase approximately 38.48 acres of agricultural land in Page County. The lender is Century Bank in Shenandoah.

- **Need Board action on Resolution AG 15-064B**

AG 15-066 Boderic A. Higgins

This is a resolution authorizing the issuance of \$250,000 for Boderic A. Higgins. The bond will be used: To purchase approximately 80 acres of agricultural land, house and out-buildings in Buchanan County. The lender is U.S. Bank, N.A. in Vinton.

- **Need Board action on Resolution AG 15-066B**

AG 15-067 Dustin E. and Shonna Lampe

This is a resolution authorizing the issuance of \$331,250 for Dustin E. and Shonna Lampe. The bond will be used: To purchase approximately 204 acres of agricultural land, house and out-buildings in Muscatine County. The lender is CBI Bank & Trust in Muscatine.

- **Need Board action on Resolution AG 15-067B**

AG 15-068 Noah P. and Sky M. Hahn

This is a resolution authorizing the issuance of \$325,000 for Noah P. and Sky M. Hahn. The bond will be used: To purchase approximately 140 acres of agricultural land in Keokuk County. The lender is Libertyville Savings Bank in Keota.

- **Need Board action on Resolution AG 15-068B**

AG 15-069 Aaron M. Adam

This is a resolution authorizing the issuance of \$517,000 for Aaron M. Adam. The bond will be used: To purchase approximately 81 acres of agricultural land in Keokuk County. The lender is U.S. Bank, N.A. in Boone.

- **Need Board action on Resolution AG 15-069B**

AG 15-070 Jacob and Chelsea Lohmann

This is a resolution authorizing the issuance of \$176,250 for Jacob and Chelsea Lohmann. The bond will be used: To purchase approximately 29 acres of agricultural land, house and out-buildings in Bremer County. The lender is Northeast Security Bank in Fairbank.

- **Need Board action on Resolution AG 15-070B**

AG 15-071 Matthew M. and Sarah M. Stoutner

This is a resolution authorizing the issuance of \$370,602 for Matthew M. and Sarah M. Stoutner. The bond will be used: To purchase approximately 60 acres of agricultural land in Washington County. The lender is U.S. Bank, N.A. in Boone.

- **Need Board action on Resolution AG 15-071B**

AG 15-072 Brent and Amy VandenTop

This is a resolution authorizing the issuance of \$268,680 for Brent and Amy VandenTop. The bond will be used: To purchase approximately 37.71 acres of agricultural land in Sioux County. The lender is American State Bank in Hull.

- **Need Board action on Resolution AG 15-072B**

AG 15-073 Corey L. Plendl

This is a resolution authorizing the issuance of \$397,000 for Corey L. Plendl. The bond will be used: To purchase approximately 40 acres of agricultural land in Plymouth County. The lender is Iowa State Bank in Orange City.

- **Need Board action on Resolution AG 15-073B**

AG 15-074 Laura L. Lunders

This is a resolution authorizing the issuance of \$190,400 for Laura L. Lunders. The bond will be used: To purchase approximately 40 acres of agricultural land in Cherokee County. The lender is American Bank, NA in Remsen.

- **Need Board action on Resolution AG 15-074B**

**RESOLUTION
AG 15-064B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested

by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-064
- 2. Beginning Farmer:** Scott W. Brockman
2346 P Ave
Clarinda, IA 51632
- 3. Bond Purchaser:** Century Bank
116 S Blossom, PO Box 279
Shenandoah, IA 51601-0279
- 4. Principal Amount:** \$80,042
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 38.48 acres of agricultural land

**RESOLUTION
AG 15-066B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-066
- 2. Beginning Farmer:** Boderic A. Higgins
1476 310th St
Brandon, IA 52210-9781
- 3. Bond Purchaser:** U.S. Bank, N.A.
110 W 4th, PO Box 389
Vinton, IA 52349-0389
- 4. Principal Amount:** \$250,000
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 80 acres of agricultural land, house and out-buildings

RESOLUTION
AG 15-067B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-067
- 2. Beginning Farmer:** Dustin E. and Shonna Lampe
1970 160th St
West Liberty, IA 52776-9070
- 3. Bond Purchaser:** CBI Bank & Trust
301 Iowa Ave
Muscatine, IA 52761
- 4. Principal Amount:** \$331,250
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 204 acres of agricultural land, house and out-buildings

RESOLUTION
AG 15-068B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-068
- 2. Beginning Farmer:** Noah P. and Sky M. Hahn
23878 330th Ave
Keota, IA 52248-8571
- 3. Bond Purchaser:** Libertyville Savings Bank
225 E Broadway, PO Box 68
Keota, IA 52248-0068
- 4. Principal Amount:** \$325,000
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 140 acres of agricultural land

**RESOLUTION
AG 15-069B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-069
- 2. Beginning Farmer:** Aaron M. Adam
1175 Jasmine Ave
Richland, IA 52585-8102
- 3. Bond Purchaser:** U.S. Bank, N.A.
724 Story St, PO Box 518
Boone, IA 50036-0518
- 4. Principal Amount:** \$517,000
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 81 acres of agricultural land

**RESOLUTION
AG 15-070B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-070
- 2. Beginning Farmer:** Jacob and Chelsea Lohmann
1620 220th St
Waverly, IA 50677-9579
- 3. Bond Purchaser:** Northeast Security Bank
119 Main St, PO Box 466
Fairbank, IA 50629-0466
- 4. Principal Amount:** \$176,250
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 29 acres of agricultural land, house and out-buildings

**RESOLUTION
AG 15-071B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-071
- 2. Beginning Farmer:** Matthew M. and Sarah M. Stoutner
4930 230th St
Deep River, IA 52222-8547
- 3. Bond Purchaser:** U.S. Bank, N.A.
724 Story St, PO Box 518
Boone, IA 50036-0518
- 4. Principal Amount:** \$370,602
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 60 acres of agricultural land

RESOLUTION
AG 15-072B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-072
- 2. Beginning Farmer:** Brent and Amy VandenTop
2757 Indian Ave
Hull, IA 51239-7587
- 3. Bond Purchaser:** American State Bank
624 Main St, PO Box 806
Hull, IA 51239-0806
- 4. Principal Amount:** \$268,680
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 37.71 acres of agricultural land

RESOLUTION
AG 15-073B

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-073
- 2. Beginning Farmer:** Corey L. Plendl
4951 Harrison Ave
Maurice, IA 51036
- 3. Bond Purchaser:** Iowa State Bank
105 Albany Ave SE, PO Box 170
Orange City, IA 51041-0170
- 4. Principal Amount:** \$397,000
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 40 acres of agricultural land

**RESOLUTION
AG 15-074B**

A Resolution authorizing the issuance and sale of an Agricultural Development Revenue Bond to finance the acquisition of a Project by a Beginning Farmer; the execution of a Financing Agreement providing the terms and sale of such Bond and for the repayment of the loan of the proceeds of such bond; and related matters.

WHEREAS, the Iowa Finance Authority (the “Authority”) is a public instrumentality and agency of the State of Iowa established and empowered by the provisions of Chapter 16 of the Code of Iowa (together, the “Act”) to issue its negotiable bonds and notes for the purpose of financing in whole or in part the acquisition by construction or purchase of Agricultural Land, Agricultural Improvements, or Depreciable Agricultural Property by a Beginning Farmer; and

WHEREAS, the Authority has received and has approved an Application from the Beginning Farmer identified on Exhibit A hereto (the “Beginning Farmer”) to issue its Agricultural Development Revenue Bond (the “Bond”) in the principal amount identified on Exhibit A hereto (the “Principal Amount”) to finance the acquisition of the Project identified on Exhibit A hereto (the “Project”); and

WHEREAS, it is necessary and advisable that provisions be made for the issuance of the Bond in the Principal Amount as authorized and permitted by the Act to finance the cost of the Project to that amount; and

WHEREAS, the Authority will loan the proceeds of the Bond to the Beginning Farmer pursuant to the provisions of a Financing Agreement among the Authority, the Bond Purchaser identified in Exhibit A hereto (the “Lender”) and the Beginning Farmer (the “Agreement”), the obligation of which will be evidenced by a Promissory Note the repayment of which will be sufficient to pay the principal of, redemption premium, if any, and interest on the Bond as and when the same shall be due and payable; and

WHEREAS, the Bond will be sold to the Lender pursuant to and secured as provided by the Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Iowa Finance Authority as follows:

Section 1. The Project Consistent with the Act. It is hereby determined that the Project, as described in the representations and certifications of the Beginning Farmer in the Application to the Authority and in the Agreement qualifies under the Act for financing with the proceeds of the Bond, and further, it is found and determined that the financing of the Project will promote those public purposes outlined in the Act.

Section 2. Authorization of the Bond. In order to finance the cost of the Project, the Bond shall be and the same is hereby authorized, determined and ordered to be issued in the Principal Amount. The Bond shall be issued as a single Bond in fully registered form, transferable only in accordance with its terms, and shall be dated, shall be executed, shall be in such form, shall be payable, shall have such prepayment provisions, shall bear interest at such rates, and shall be subject to such

other terms and conditions as are set forth in the Agreement and the Bond. However, if so requested by the Beginning Farmer and the Lender, the Chairman or Vice Chairman is hereby empowered to adjust the Principal Amount of the Bond and any of the other terms and conditions as set forth therein or in the Agreement, to an amount or in such manner as is mutually acceptable to the Lender and the Beginning Farmer, provided that the principal amount of the Bond after adjustment is never more than the Principal Amount. In the event such adjustments are made, they shall be set forth in the Agreement. The Bond and the interest thereon do not and shall never constitute an indebtedness of or a charge either against the State of Iowa or any subdivision thereof, including the Authority, within the meaning of any constitutional or statutory debt limit, or against the general credit or general fund of the Authority, but are limited obligations of the Authority payable solely from revenues and other amounts derived from the Agreement and the Project and shall be secured by an assignment of the Agreement and the revenues derived therefrom to the Lender. Forms of the Bond and the Agreement are before this meeting and are by this reference incorporated in this Bond Resolution, and the Secretary is hereby directed to insert them into the minutes of the Authority and to keep them on file.

Section 3. Agreement; Sale of the Bond. In order to provide for the loan of the proceeds of the Bond to the Beginning Farmer to finance the Project and the payment by the Beginning Farmer of amounts sufficient to pay the principal of, premium, if any, and interest on the Bond, and in order to provide for the sale of the Bond to the Lender and the conditions with respect to the delivery thereof, the Executive Director shall execute in the name and on behalf of the Authority the Agreement in substantially the form submitted to the Authority, which is hereby approved in all respects. However, the Executive Director is empowered to amend the Agreement prior to the execution thereof to conform the same to any adjustments of the Principal Amount or other provisions of the Bond as authorized in Section 2 hereof. The sale of the Bond to the Lender is hereby approved and the Chairman or Vice Chairman and Secretary of the Authority are hereby authorized and directed to execute and deliver the Bond to the Lender. Payment by the Lender of the purchase price, namely the Principal Amount, or such lesser amount as determined by the Chairman or Vice Chairman pursuant to Section 2 hereof, in immediately available funds in accordance with the Agreement shall constitute payment in full for the Bond. The Lender shall immediately deposit such purchase price to the account or credit of the Beginning Farmer in accordance with the Agreement to effect the making of the loan of the proceeds of sale of the Bond to the Beginning Farmer pursuant to the Agreement.

Section 4. Repayment of Loan. The Agreement requires the Beginning Farmer in each year to pay amounts as loan payments sufficient to pay the principal of, redemption premium, if any, and interest on the Bond when and as due and the payment of such amounts by the Beginning Farmer to the Lender pursuant to the Agreement is hereby authorized, approved, and confirmed.

Section 5. Filing of Agreement. The Executive Director is authorized and directed to file a copy of this resolution and the Agreement with the Iowa Secretary of State pursuant to Sections 16.26(7) and 175.17(7) of the Act to evidence the pledge of or grant of a security interest, in the revenues to be received under, and all of the Authority's interests in the Agreement, by the Authority to the Lender.

Section 6. Miscellaneous. The Chairman, Vice Chairman, and/or Secretary are hereby authorized and directed to execute, attest, seal and deliver any and all documents and do any and all things deemed necessary to effect the issuance and sale of the Bond and the execution and delivery of

the Agreement, and to carry out the intent and purposes of this resolution, including the preamble hereto.

Section 7. Severability. The provisions of this resolution are hereby declared to be separable, and if any section, phrase, or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions.

Section 8. Repealer. All resolutions, parts of resolutions or prior actions of the Authority in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This resolution shall become effective immediately upon adoption.

Passed and approved this 4th day of November, 2015.

(Seal)

David D. Jamison, Secretary

EXHIBIT A

- 1. Project Number:** AG 15-074
- 2. Beginning Farmer:** Laura L. Lunders
838 Highway 3
Cleghorn, IA 51014-7056
- 3. Bond Purchaser:** American Bank, NA
400 W Hwy 3, PO Box 559
Remsen, IA 51050-0559
- 4. Principal Amount:** \$190,400
- 5. Initial Approval Date:** 11/4/2015
- 6. Public Hearing Date:** 10/28/2015
- 7. Bond Resolution Date:** 11/4/2015
- 8. Project:** To purchase approximately 40 acres of agricultural land

**RESOLUTION
TG 15-01**

WHEREAS, pursuant to section 16.2 of the Iowa Code; the Iowa Finance Authority (IFA) is established and constituted a public instrumentality and agency of the state exercising public and essential governmental functions,

WHEREAS, the Title Guaranty Division, a/k/a/ Iowa Title Guaranty (ITG), was created by the Iowa Legislature as a division of IFA to provide an alternative to title insurance, the sale of which is illegal in Iowa; and

WHEREAS, ITG and IFA determined that the rules regulating ITG should be revised and updated to make them more consistent, to ensure better compliance with the Iowa Code, and to and provide clarity on certain recurring issues; and

WHEREAS, revised administrative rules were approved by the ITG and IFA boards, filed with the Administrative Code Editor, and published in the September 2, 2015, issue of the Iowa Administrative Bulletin; and

WHEREAS, the Iowa Land Title Association subsequently submitted to IFA a letter making public comment on the noticed rules, which letter included a request for a regulatory analysis pursuant to Iowa Code section 17A.4A; and

WHEREAS, that section of the Iowa Code requires IFA under those circumstances to prepare and publish in the Iowa Administrative Bulletin a regulatory analysis that addresses five specific questions posed in Iowa Code section 17A.4A; and

WHEREAS, IFA and ITG staff have prepared such an analysis, which is attached hereto as Exhibit "A"; and

WHEREAS, the IFA Board of Directors (the "Board") desires to approve the Regulatory Analysis attached hereto as Exhibit "A" and to authorize its publication in the Iowa Administrative Bulletin.

NOW, THEREFORE, the Board of IFA hereby resolves as follows:

1. The Board hereby approves the Regulatory Analysis attached hereto as Exhibit "A" and authorizes its publication in the Iowa Administrative Bulletin pursuant to the requirements of Iowa Code section 17A.4A.
2. The provisions of this Resolution are declared to be separable, and if any section, phrase or provisions shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions.
3. All resolutions, parts of resolutions or prior actions of IFA in conflict herewith are hereby repealed to the extent of such conflict and this Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED this 4th day of November 2015.

David D Jamison, Secretary

(Seal)

IOWA FINANCE AUTHORITY [265]

Regulatory Analysis

ARC 2128C: Iowa Administrative Code 265 — Chapter 9, “Title Guaranty Program”

I. Summary.

This Regulatory Analysis has been prepared by the Iowa Finance Authority (“IFA”) and its division, Iowa Title Guaranty (“Title Guaranty” or “ITG”) in response to a request made by the Iowa Land Title Association (“ILTA”) pursuant to Iowa Code section 17A.4A. This analysis addresses certain statutorily prescribed questions concerning the impact of a rule making proposed by ITG and IFA amending chapter 9 of IFA’s administrative rules, notice of which was published on September 2, 2015, in the Administrative Law Bulletin as ARC 2128. ILTA’s request for the Regulatory Analysis was set forth in ILTA’s letter, dated September 15, 2015, providing public comment on the noticed rules (“ILTA Letter”). A copy of the ILTA Letter is attached hereto as Exhibit A.

This Regulatory Analysis pertains to a proposed amendment of the rules governing the Title Guaranty program, a program created by the legislature to provide a viable alternative to title insurance in the state of Iowa. The program is administered by Iowa Title Guaranty, a division of the Iowa Finance Authority. The proposed amendment to the rules was noticed in the Administrative Law Bulletin on September 2, 2015, as ARC 2128.

By way of background, the Regulatory Analysis begins by laying out the history of the Title Guaranty program, and explains what the requirements of the program are and what is meant by such important terms as “40 year title plant,” “abstract,” and “waiver.” It goes on to identify and describe pertinent legal precedent concerning the program and the principal issues that have been raised in connection with the current Notice of Intended Action.

The subject matter of the analysis is dictated by Iowa Code section 17A.4A(2)“b,” which requires the agency to address the following five specific questions:

- a. Would it be feasible and practicable to establish less stringent compliance or reporting requirements in the rule for small business?
- b. Would it be feasible and practicable to establish less stringent schedules or deadlines in the rule for compliance or reporting requirements for small business?
- c. Would it be feasible and practicable to consolidate or simplify the rule's compliance or reporting requirements for small business?
- d. Would it be feasible and practicable to establish performance standards to replace design or operational standards in the rule for small business?
- e. Would it be feasible and practicable to exempt small business from any or all requirements of the rule?

On the first question, the analysis notes that in this case, unusually, the party requesting the analysis, ILTA, is on the record as requesting more stringent compliance requirements than those proposed in the noticed rules. The analysis nevertheless proceeds to enumerate the factors in favor of more stringent compliance requirements and those in favor of less stringent compliance requirements. The analysis concludes that there are more factors in favor of the noticed rules, which say that title plant inspections “may” be performed on any title plant, than there are in favor of the current rules which say that title plant inspections “shall” be performed on a small subset of title plants. The analysis does not reach a definite conclusion, however, as there is still a lengthy period during which public comment will be received, and IFA and ITG will consider all comments received before making a final determination on the issue.

On the second question, whether it would be feasible and practicable to establish less stringent schedules or deadlines in the rule for compliance or reporting requirements for small business, the analysis notes that there are very few deadlines imposed by the noticed rules. The analysis does note that there is at least one deadline that could pose a burden to small businesses: the deadline for applying for waivers. The noticed rules currently could require a waiver request

to wait for nearly six months after it is filed before it is considered by the ITG board. The analysis concludes that IFA and ITG are open to the possibility of shortening that time period to reduce the burden on small businesses and invites public comment on that issue.

The third statutorily prescribed question of the analysis is: would it be feasible and practicable to consolidate or simplify the rule's compliance or reporting requirements for small business? The analysis notes that in their written comments on the noticed rules, the affected parties, the operators of 40-year title plants, have come out largely in favor of more extensive compliance requirements (i.e., mandatory inspections), that there have been no comments stating that the compliance requirements are too complex or difficult, and that the noticed rules impose no "reporting requirements." The analysis concludes that it does not appear that it would be either feasible or practicable to consolidate or simplify the noticed rules' compliance or reporting requirements for small business.

The fourth question of the analysis is "would it be feasible and practicable to establish performance standards to replace design or operational standards in the rule for small business?" The analysis notes that establishing performance standards to replace design or operational standards is what the Title Plant waiver process does. The analysis notes that the "operational standard" is the requirement, set by Iowa Code section 16.91, that each abstractor utilize an up-to-date 40-year title plant, and that the "performance standard" is the creation of a proper abstract.

The legislature in 1992 foresaw that it would not be possible or practicable in every situation to require the use of a 40-year title plant. For example, to this day there are Iowa counties with no functioning 40-year title plant, consequently it created the waiver process and made it available to both attorneys and abstractors to allow businesses, small or large, to abstract

without a title plant if (a) the title plant requirement would pose a hardship, and (b) the waiver would be clearly in the public interest or be absolutely necessary to ensure availability of title guaranties throughout the state. Iowa Code § 16.91(5)“b.”

The attorneys and abstractors working without a title plant must of course still meet the applicable performance standards; they must still produce an abstract that shows all of the relevant interests in and restrictions on the subject piece of property, but they are allowed to do it in a different manner, such as the direct search method described below. Accordingly, there is no reason to attempt to establish performance standards to replace design or operational standards in the rules for small business because the legislature has already done that in the Iowa Code.

The fifth and final question of the analysis is: “Would it be feasible and practicable to exempt small business from any or all requirements of the rule?” On this point the analysis notes that nearly all of the abstractors who participate in the Title Guaranty program meet the definition of “small business” set forth in Iowa Code section 17A.4A. The approach of ITG and IFA in creating the noticed rules was to assume that all of the businesses to which the noticed rules would apply would be small businesses. It would be very inefficient to have one set of rules that apply to most abstractors and another that applies to only a very few if any. In short, IFA and ITG believe it would not be feasible and practicable to exempt small business from any or all requirements of the noticed rules.

Overall, as will be seen below, the issues raised by ILTA in its Talking Points Memo and in the ILTA Letter bear relatively little in common with the questions required to be addressed in the requested Regulatory Analysis. Indeed, on certain issues the Talking Points Memo and the ILTA Letter, on one hand, and the request for a regulatory analysis, on the other, appear to be at cross purposes. For example, ILTA and its members appear to be advocating for

more stringent compliance requirements while the Regulatory Analysis expressly requires the agencies to consider requiring less stringent compliance.

II. Introduction.

Pursuant to Iowa Code section 17A.4A, the request for a regulatory analysis automatically extends the time for making public comment on the rule making and the opportunity for a public hearing until the date that is 20 days after the date on which a summary of this analysis is published in the Iowa Administrative Bulletin. A hearing as noticed in the Iowa Administrative Bulletin was conducted on September 22, 2015, to receive public comment; that hearing has been extended, and the concluding portion of the hearing will be held at the offices of the Iowa Finance Authority, located at 2015 Grand Avenue, Des Moines, Iowa, from 1:30 to 2:30 p.m., on December 15, 2015.

Public comment on the noticed rules will be accepted until 4:30 p.m. on December 15, 2015. Comments may be addressed to Tara Lawrence, Director, Iowa Title Guaranty, 2015 Grand Avenue, Des Moines, Iowa 50312. Comments may also be faxed to Tara Lawrence at (515)725-4901 or emailed to tara.lawrence@iowa.gov. Copies of this Regulatory Analysis may be obtained online at: www.iowatitleguaranty.gov or at IFA's offices located at the address set forth above.

III. Background.

a. Legislative History.

Iowa law prohibits the writing of title insurance within the state of Iowa. See Iowa Code § 515.48(10). The Iowa Supreme Court affirmed this prohibition in Chicago Title Ins. Co. v. Huff, 205 N.W.2d 17 (1977). Because lenders typically sell mortgages on the secondary market,

which requires title insurance, “title insurance frequently is sold across the state line to insure interests in property located in Iowa.” 1 Patton and Palomar on Land Titles, § 42 (3d. ed.).

Title insurance generally provides more coverage to its insured than a title opinion or abstract. For an example, title insurance generally covers forgeries in public records affecting title to a parcel of real estate, while title opinions exclude coverage for forgeries. Id., § 41.

i. Creation of the Title Guaranty Program.

This need for title insurance for mortgages sold on the secondary market prompted the Iowa legislature to create the title guaranty program in 1985 as an alternative to title insurance. When creating the title guaranty program, the legislature found that “title guaranties will facilitate mortgage lenders’ participation in the secondary market and add to the integrity of the land-title transfer system in the state.” Iowa Code § 16.3(15).

The legislature created the Title Guaranty Division as a division of IFA. Iowa Code § 16.91(1); see also, Iowa Land Title Association v. Iowa Finance Authority (and also concerning Charles W. Hendricks), 771 NW 2d 399, 401 (2009). The legislature also directed ITG to develop “a guaranty contract acceptable to the secondary market.” Iowa Code § 16.91(3). With certain exceptions, Title Guaranty certificates generally provide coverage similar to the coverage provided by title insurance while preserving the attorney title opinion and abstracting process. Pursuant to Iowa Code section 16.91, rules for the Title Guaranty program are “established” by the Title Guaranty Division and “adopted” by IFA.

ii. The Iowa Code’s 40-year title plant requirement.

In 1992, the legislature imposed a requirement that participating abstractors must maintain what is known as a 40-year title plant and tract index (“40-year title plant” or “title plant”), unless ITG waives that requirement. 1992 Iowa Acts, ch. 1090. Iowa Code section

16.91(5) establishes the 40-year title plant requirement and, at the same time, grants ITG the power to waive this requirement:

Additionally, each participating abstractor is required to own or lease, and maintain and use in the preparation of abstracts, an up-to-date abstract title plant including tract indices for real estate for each county in which abstracts are prepared for real property titles guaranteed by the division. The tract indices shall contain a reference to all instruments affecting the real estate which are recorded in the office of the county recorder, and shall commence not less than forty years prior to the date the abstractor commences participation in the title guaranty program. . . .

The division may waive the requirements of this subsection pursuant to an application of an attorney or abstractor which shows that the requirements impose a hardship to the attorney or abstractor and that the waiver clearly is in the public interest or is absolutely necessary to ensure availability of title guaranties throughout the state.

(Emphasis added.)

This raises two threshold questions: What exactly is a title plant and what is an abstract? What is a title plant? In broad terms, a title plant refers to a method of organizing copies of public documents that affect real estate. A title plant includes two groups of documents: (1) the property index, and (2) the general index. Charles B. Sheppard, Assurances of Titles to Real Property Available in the United States: Is a Person Who Assures a Quality of Title to Real Property Liable for a Defect in the Title Caused by the Assured?, 79 N.D. L.Rev. 311, 335 (2003).

The property index includes documents that affect title to real property that include a legal description of the affected property. Id. An abstractor creates a property index for a tract by searching the documents using the geographic description of the property in question and then by reviewing each document found to determine if the document affects the property in question. Deeds, mortgages, leases, options to purchase, rights of first refusal, and releases are examples of documents included in a property index. Id. Conversely, the general index includes documents

that affect title but do not include a legal description of the property. Id. General index documents include judgment liens, tax liens, and bankruptcy petitions. Id.

As an alternative to using a title plant to create an abstract, an abstractor can perform direct searches, using either a physical search of public records or a search of electronic records, or both. Grandfathered or waived attorneys who are participating abstractors generally use this method instead of a title plant.

What is an abstract? An abstractor uses the documents found in the title plant to prepare an abstract of title. An abstract of title gives the prospective purchaser or mortgagee of land “a simplified and convenient method of ascertaining the condition of title to the land without having to make a painstaking search of all of these various records.” Marlin M. Volz, Jr., 1 Ia Prac., Iowa Methods of Practice, § 1:1 (2007 ed.) An abstract of title “consists of a series of pages, each of which contains a summary of the material parts of a recorded or filed instrument affecting title to the property covered by the abstract.” Id. The abstract also includes information about the searches the abstractor performed with respect to judgments, taxes, mechanics’ liens, and other matters of record affecting titles to real property. Id.

Pursuant to Iowa Code section 16.91(5), an abstractor ordinarily must maintain a 40-year title plant to participate in the title guaranty program; however, the law also expressly provides that ITG may waive the title plant requirement. The ITG board may waive the title plant requirement if an attorney or abstractor establishes two conditions: (1) the requirement imposes a hardship; and (2) the waiver clearly is in the public interest or is absolutely necessary to ensure the availability of title guaranties. The ITG board has long allowed for two kinds of waivers - permanent waivers and provisional waivers. Provisional waivers allow an abstractor to abstract while building a 40-year title plant. The allowance of provisional waivers, while not specifically

mentioned in the Iowa Code, is of long standing and is not controversial; ILTA's policy, for example, is to support provisional waiver requests. See, ILTA Letter, p. 1.

The law also allows "grandfathered attorneys," attorneys who provided abstracting services from 1986 to the date of the attorney's application to participate in Title Guaranty, to abstract without a title plant. Iowa Code section 16.91(5). Thus, while the law appears, in the first instance, to require a 40-year title plant in order to abstract within the Title Guaranty program, it actually allows at least six types of abstractors:

- abstractors with 40-year title plants,
- abstractors with provisional waivers,
- attorneys with provisional waivers,
- grandfathered attorneys,
- attorneys with permanent waivers, and
- abstractors with permanent waivers.

As of the date of this analysis, there are 136 participating abstractors with 40-year title plants, 8 abstractors with provisional waivers who are in the process of building a title plant, 0 attorneys with provisional waivers, 38 grandfathered attorneys, 11 attorneys with permanent waivers, and 0 non-attorney abstractors with permanent waivers. Working with these 193 individuals and entities, in the last fiscal year ITG issued 63,881 title guaranty certificates for real estate transactions totaling over \$10.4 billion in the aggregate. Of those certificates, approximately 23 percent were issued based on abstracts prepared without the use of a title plant.

b. Relevant Case law.

Since the creation of the Title Guaranty program, there have been at least two appellate cases decided that have interpreted the statutes underlying the program. These decisions affect how those statutes may be implemented in the administrative rules.

In Berger v. Iowa Finance Authority, 593 N.W.2d 136, (Iowa 1999), the Iowa Supreme Court addressed the issue of geographic limitations on grandfathered attorneys. That issue appears to be noncontroversial at this point and is not at issue in the current rule making.

Subsequently, in Iowa Land Title Association v. Iowa Finance Authority (and also concerning Charles W. Hendricks), 771 NW 2d 399 (2009), the Supreme Court interpreted the waiver provision of Iowa Code section 16.91(5). In that case the ILTA challenged the ITG Board's approval of a statewide title plant waiver for attorney Charles Hendricks. The primary issue on appeal was whether the ITG Board correctly construed the waiver provisions of §16.91(5). Hendricks, at 401.

The terms "hardship" and "public interest" were not defined in the Title Guaranty rules until after the Hendricks litigation was underway. First the Court determined that since the legislature did not modify the word hardship in the statute, an applicant can show a hardship by the word's ordinary definition. The Court looked in Webster's dictionary and Black's Law Dictionary to determine the meaning of hardship. The Court concluded that hardship "...means suffering, privation, or adversity. A financial hardship alone can create privation, suffering, or adversity." Hendricks at 403.

The Court in Hendricks then reviewed the definition of "public interest," which, like the term "hardship," was not defined in the rules until after the Hendricks litigation started. The Court again looked to the statute and found that the legislature did not define the term. Hendricks at 403. However, after reviewing the legislative findings for the purpose of the title guaranty program (§16.3(15)) and the mission statement of ITG, the Court found the ITG board's interpretation of public interest to be consistent with the intent of the legislature. Id. The Court

stated that making title guaranty more competitive with title insurance serves the public interest by decreasing the use of title insurance. Hendricks at 404.

c. Current Rule Making.

On August 5, 2015, the Iowa Finance Authority Board of Directors approved a Notice of Intended Action to begin the process of revising the rules governing the Title Guaranty program. The Title Guaranty Division had determined that the ITG rules needed to be updated due to inconsistencies in the rules and inconsistencies between the rules and the Iowa Code. The rules had been amended over the years, and had begun to suffer from a lack of internal consistency, and they failed to address certain issues, such as whether legal entities, as opposed to individuals, are eligible to apply for title plant waivers.

The proposed amendments were published on September 2, 2015, as ARC 2128C; the noticed amendment would strike the entire Chapter 9 and adopt a revised Chapter 9 in its place. The Notice of Intended Action was addressed at the Administrative Rules Review Committee's meeting on September 8, 2015. Following publication of the Notice, IFA began to receive public comments. On September 22, 2015, as noticed in the Administrative Bulletin, a public hearing was held to receive additional public comment.

The principal issues that have generated public comment with respect to this rule making are the definitions of the terms "hardship," "public interest," and "participating abstractor" and the change of language that says ITG "shall" conduct title plant inspections in certain cases to language that says ITG "may" conduct title plant inspections. IFA has received numerous comments from ILTA members on these points, most of which have been consistent with a "talking points" memo circulated by ILTA to its membership on or about September 16, 2015 ("Talking Points Memo").

Public comment has also been received from abstractors and attorneys who are generally in favor of the proposed changes; some of them propose various modifications. The written public comment received by IFA regarding the noticed rule making is posted to ITG's web site at: www.iowafinanceauthority.gov/TitleGuaranty/DocumentSubCategory/145 under the heading "Public Notices." A summary of the principal issues raised in the public comments received so far may be helpful to an understanding of the issues overall and of this analysis:

i. The Definitions of "Hardship" and "Public Interest."

Despite the fact that in 2009 ILTA lost the Hendricks case it had filed, and regardless of the Iowa Supreme Court's ruling therein, it is still the policy of the ILTA to oppose all requests for statewide waivers. ILTA Letter, p.1. Likewise, ILTA continues to insist that the terms "hardship" and "public interest," as used in the rules and in Iowa Code section 16.91(5), should be defined more stringently. ILTA Letter, pp. 2-3. However, the definitions of those terms were expressly addressed by the Iowa Supreme Court in Hendricks. See, 771 N.W.2d 402-403¹. While ILTA specifically urges IFA to define "hardship" to have the same meaning as the term "undue hardship" used in Iowa Code section 17A.9A (see, ILTA letter, pp. 2-3 – urging adoption of the reasoning of a 2007 Iowa District Court decision), that interpretation was expressly considered and rejected in 2009 by the Iowa Supreme Court in Hendricks, and unless the legislature amends Iowa Code section 16.91(5), IFA and ITG are simply not free to disregard the Iowa Supreme Court's decision.

The position of IFA and ITG is consistent with a document posted on ILTA's website entitled "Written remarks provided to ILTA by Attorney James Gilliam regarding the decision filed by the Supreme Court of Iowa on August 21, 2009 (No. 08-0133)" [i.e., the Hendricks case]. Mr. Gilliam represented the ILTA in the Hendricks case. The document states in part:

The primary focus of our appeal, to get the court to define the terms "hardship" and "public interest", were purely legal issues. . . . Unfortunately, the court sided with ITG on that part of the appeal. . . .

Going forward, ILTA's only remedy on the statutory interpretation issue is legislative. That is, I doubt that there are any circumstances under which the Supreme Court would reverse its decision on the meaning of the terms "hardship" or public interest", so you would need the legislature to tighten up that loophole. . . .

See, <http://www.iowalandtitle.org/documents/Gilliams%20Remarks%20on%20Ruling%20090409.pdf> (Retrieved by Google search, October 6, 2015).

Given that ILTA has previously appealed this issue to the Iowa Supreme Court and lost, and that its own attorney apparently has advised it that its only remedy is legislative, it is difficult to understand the basis on which ILTA continues to insist that the noticed rule's definitions of "hardship" and "public interest" are incorrect or that, in the absence of new legislation, ITG and IFA even have the option to adopt the definitions ILTA is putting forward.

ii. The definition of Participating Abstractor.

The proposed amendments change the definition of "participating abstractor." In the current rules the definition reads as follows:

"Participating abstractor" means an abstractor who is authorized to participate in the title guaranty program and who is in full compliance with the abstractor's participation agreement, the Code of Iowa, these rules, the manual, staff supplements, and any other written or oral instructions or requirements given by the division.

In the noticed rules the following definition is set forth:

"Participating abstractor" means a person who is authorized by the division to prepare abstracts for division purposes.

Additionally the noticed rules propose a definition for the term "person," based on section 4.1(20) of the Iowa Code:

“Person” means an individual or legal entity, including corporation, limited liability company, government or governmental subdivision or agency, business trust, estate, trust, partnership or association, or any other legal entity.

The objection to these proposed changes by ILTA and at least some of its members is summed up in the ILTA’s Talking Points Memo, which states, in part:

The rule making re-defines “participating abstractor”

- Changes the definition from “abstractor” to “person” which is defined in the rule and by *Code* to include “legal entity, including corporation, limited liability company, partnership”, allowing for an entity to now receive a waiver – prior to now, waivers have been primarily given to individual attorneys

Many of the comments that have been received to date deal with the issue of corporate entities receiving waivers. The Talking Points Memo is only partially correct in its assertion that previously waivers have been primarily given to individual attorneys. Specifically, permanent waivers have been given primarily to attorneys; however, dozens of provisional waivers have been granted to corporate entities over the years. The Iowa Code provision that allows for waivers, section 16.91(5), makes it clear that waivers may be given to both attorneys and abstractors. As far as IFA and ITG are aware, all of the non-attorney abstractors in this state, including all of the ILTA’s non-attorney abstractor members, operate as corporate entities (including LLCs) and not as individuals.

Because non-attorney abstractors are invariably organized as corporate entities, it would be illogical to interpret Iowa Code section 16.91(5), which specifically allows the ITG board to grant a waiver to “an attorney or abstractor,” to exclude corporate entity abstractors, because there effectively are no non-attorney abstractors who are not corporate entities. Until recently, the ITG board had never been faced with a request for a waiver from a non-attorney abstractor, but the provision allowing the granting of waivers to an attorney or abstractor has been part of the Iowa Code since 1992.

iii. Mandatory Versus Discretionary Title Plant Inspections.

Another issue raised in the ILTA's Talking Points Memo, and by a number of its members in their public comments, is the change to the language dealing with title plant inspections for abstractors granted provisional waiversⁱⁱ. Current subrule 265 — 9.7(10) says: “*Title plant certification.* For applicants granted a provisional waiver, an inspection of the title plant shall be performed by division staff or a designee of the title guaranty director.” (Emphasis added.) Noticed subrule 265 — 9.6(12) provides: “An inspection of a title plant may be performed by the division or its designee to determine if the title plant meets the criteria set forth in subsection 9.7(1)“a”.” (Emphasis added.) Thus, the current rules mandate title plant inspections while the noticed rules make such inspections optional on the part of ITG. Notably, unlike the current rule, the noticed rule is not limited to abstractors with provisional waivers, but would apply to all abstractors with title plants.

The ILTA's Talking Points Memo asserts that “[t]he rule making eliminates inspections of title plants,” and both it and many of comments received from ILTA's membership on this issue are opposed to the “elimination” of the title plant inspections. As will be discussed below, this places the ILTA and some of its members in the unusual position of insisting on more regulation and compliance inspection than proposed by the rule making agency. Needless to say, this is an unusual position to be taken by an organization that represents small businesses. Also, it should be pointed out that the rule making does not “eliminate” inspections, it merely makes them optional.

It is also worth noting that, as disclosed in ILTA's Talking Points Memo, ILTA is currently under contract with ITG to perform the title plant inspections and would presumably lose revenue if fewer inspections were performed. However, as discussed below, it is by no

means clear that fewer inspections would be performed under the noticed rule than under the current one. Finally, a number of abstractors have informed the ITG Director that they are in favor of the noticed change, so it would appear that ILTA is not speaking for all of its membership in raising this particular “talking point.”

IV. Statutory Requirements of the Regulatory Analysis

Section 17A.4A of the Iowa Code provides for two different forms of regulatory analyses that must be performed under certain conditions. The first is pursuant to Iowa Code section 17A.4A(2)“a.” This form of regulatory analysis must be performed if requested by the Administrative Rules Review Committee or the Administrative Rules Coordinator. The other form of regulatory analysis, pursuant to Iowa Code section 17A.4A(2)“b,” must be created if requested in writing by the Administrative Rules Review Committee, the Administrative Rules Coordinator, at least twenty-five persons signing that request who each qualify as a small business, or by an organization representing at least twenty-five such persons.

Here, because ILTA, which IFA and ITG believe represents at least twenty-five small businesses, has requested a regulatory analysis, the form of regulatory analysis prescribed by Iowa Code subsection 17A.4A(2)“b” is required. That form of regulatory analysis is limited to a discussion of five specific questions set forth in that subsection of the Iowa Code. These questions will be considered in turn below.

V. Analysis.

It should be noted at the outset that the rules in question are not “regulatory” in the normally-understood sense of that word, as no one is required to comply with them in order to abstract. The rules apply only if an abstractor wishes to do business with ITG by participating in the Title Guaranty program. Abstractors in Iowa can and do prepare abstracts in many contexts outside that program, such as for title insurance companies that sell across the state line

(although ITG is obviously not in favor of that practice), for attorneys foreclosing on property, for sales of agricultural land, and so forth. The amended rules would not apply to abstractors in any of those situations. Thus, the rules are voluntary in that any abstractor can simply choose not to participate in the program.

Moreover, it is not clear that the noticed amendments will have a “substantial impact” on small businesses, as the noticed rules are in most respects consistent with the current rules and do not impose any burdens on small businesses that are not required or strongly implied by the Iowa Code. If a non-attorney abstractor is granted a permanent waiver, for example, ITG would maintain it is not because of the noticed rule, but rather because of language that has been part of the Iowa Code since 1992. Nevertheless, in order to avoid any more delays to the rule making process, and in the interest of openness, IFA has prepared this Regulatory Analysis as if the noticed rule making would have a substantial impact on small businesses. The five statutory questions, and IFA’s analysis of each, are as follows:

a. Would it be feasible and practicable to establish less stringent compliance or reporting requirements in the rule for small business?

The noticed rules have only one relatively short subrule that deals with compliance. That subrule, 265 — 9.6(12), in its entirety, states as follows:

9.6(12) *Compliance.* Participants shall comply with the Code of Iowa, these rules, the participation agreement, manuals, and any other written or oral instructions of the division. The division may audit the participant, with or without notice, for verification of compliance. An audit may include, but not be limited to, a review of the participant’s commitment and certificate issuance procedures, a test of title plants and tract indices, and a review of closing policies and procedures and escrow account details. An inspection of a title plant may be performed by the division or its designee to determine if the title plant meets the criteria set forth in subsection 9.7(1)“a.”

As noted above, the most significant change of this noticed subrule from the existing rules is to eliminate mandatory inspections of title plants operating pursuant to a provisional waiver in favor of optional (on the part of ITG) inspections of all title plants. Clearly, inspections that “may” take place have the potential to prove less burdensome to small businesses than inspections that “shall” take place.

ITG and IFA believe (though they do not possess information to determine with certainty) that the vast majority of abstractors participating in the Title Guaranty program meet the definition of “small business” set forth in Iowa Code section 17A.4A(8). If different compliance standards were created for small businesses and non-small businesses, the latter standard might apply to only a few or perhaps no abstractors. Adopting one set of rules for abstractors who are small businesses and another set for other abstractors would likely not be a feasible and practicable method of ensuring compliance because creating and maintaining a standard that would never or almost never apply would be an inefficient use of resources, particularly where no one has complained that the current standard is too strict or burdensome.

An analysis of whether it would be “feasible and practicable” to establish less stringent compliance requirements that would apply to all abstractors, including small businesses, requires weighing several factors. Among the factors in favor of retaining the current subrule on compliance (265— 9.7(10)), which states that in the case of abstractors with provisional waivers, “an inspection of the title plant shall be performed by division staff or a designee... (currently ILTA),” are the following:

- There have been no complaints that the current requirement is excessive or overly burdensome. The inspections are performed periodically with as little disruption as possible to the abstractor’s business.

- The mandatory language of the current subrule could potentially result in more inspections being performed (at least for the abstractors covered thereby) which would increase the likelihood of detecting defects in abstractors' methods or their work product for the abstractors whose plants are inspected.
- Less likelihood of claims associated with the inspected title plants and greater protection of the public.

It should be emphasized, however, that the current title plant inspection requirement applies only to abstractors with provisional waivers who are in the process of building a title plant (currently there are eight such provisional waivers in effect), whereas the noticed rule would permit (but not mandate) inspections of any participating abstractor with a title plant. Therefore, there is the potential that the noticed rule could conceivably result in more inspections than under the current rule. The limitation of the current rule to abstractors with provisional waivers also means that the majority of title plants undergo no inspection at all under the current rule. An additional consideration to take into account is the possibility that more stringent inspection requirements could induce abstractors to seek a waiver of the title plant requirement and thereby avoid the inspection requirement altogether.

The factors in favor of adopting the noticed subrule are as follows:

- No commenters have stated that they think the compliance requirements set forth in noticed subrule 9.6(12) are excessive, and the requirements of the noticed subrule appear to be generally regarded by the public commenters as a relaxation of the requirements of the current rules.
- Having the option to inspect could allow ITG to focus its compliance resources on newer title plants or those that have been shown to have problems of some sort, rather than performing

mandatory inspections of title plants where there is no reason to suspect any problem. This factor may make this option more practicable.

- The noticed rule would also allow ITG to choose from a much larger pool of title plants when deciding where to conduct inspections.
- Iowa Code subsection 17A.4A(2)“b,” which sets out the regulatory analysis process, appears to indicate a legislative preference for less stringent compliance requirements for small businesses where such are feasible and practicable. As noted, the consensus among the public commenters appears to be that the noticed rule is less stringent than the current rule, and would therefore tend to be more in line with the legislative preference of minimal compliance requirements where feasible.

IFA and ITG will consider all of these factors, as well as any additional written or oral public comment that is received (the request for the Regulatory Analysis automatically extends the comment period), but currently it would appear that the factors in favor of adopting the noticed subrule outnumber those in favor of retaining the current subrule.

b. Would it be feasible and practicable to establish less stringent schedules or deadlines in the rule for compliance or reporting requirements for small business?

The noticed rules do not set any particular schedule for compliance. Neither the current rules nor the noticed rules, for example, dictate how frequently or by what time the title plant inspections referred to in the preceding section should be commenced or completed. Further, there have been no complaints that schedules or deadlines for compliance or reporting requirements under the noticed rules are too stringent.

In fact, the only “deadlines” in the rules that can be considered as being in some way related to compliance or reporting are the filing dates associated with the title plant waiver application process in noticed subrule 9.7(1)“d”(4)“4”. That part of the noticed subrule states:

If a complete application is received at least 90 days prior to the next scheduled division board meeting, the application shall be placed on the agenda for that division board meeting. The division shall receive public comments up to 45 calendar days prior to that division board meeting.

The 90-day timeframe set forth in this part of the noticed subrule is not a true deadline, in that if it is missed the would-be applicant is not barred from applying; the applicant merely must wait until the next scheduled ITG board meeting to receive a ruling on its application. However, because the ITG board generally meets only once per quarter, the ninety day lead time could be burdensome to some small businesses requesting a waiver.

There have been no complaints received that the 90-day period is too long, but as a result of performing this analysis, ITG and IFA have concluded they should consider looking into ways to shorten that timeline to eliminate some of the burden to small businesses associated with applying for a title plant waiver. Iowa Code section 17A.4A(2)“c” provides that

The agency shall reduce the impact of a proposed rule that would have a substantial impact on small business by using a method discussed in paragraph “b” if the agency finds that the method is legal and feasible in meeting the statutory objectives which are the basis of the proposed rule.

In other words, if, as here, a Regulatory Analysis is requested and the rule making agency finds that it could reduce a substantial impact on small business by adopting one of the five methods discussed in Iowa Code section 17A.4A(2)“b,” then the agency must adopt that method. IFA and ITG look forward to reviewing any public comment that may be received on this point during the extended public comment period. A possible consequence of easing the deadline for applying

for a waiver is that more businesses will apply, which could result in a greater percentage of participating abstractors abstracting without a title plant.

c. Would it be feasible and practicable to consolidate or simplify the rule's compliance or reporting requirements for small business?

As noted above, the compliance requirements of the rules, both current and noticed, are not extensive, and the affected parties, the operators of 40-year title plants, have come out largely in favor of more extensive compliance requirements (i.e., mandatory inspections). There have been no comments stating that the compliance requirements are too complex or difficult. The compliance requirements (title plant inspections) are not amenable to consolidation or to simplification in any event, and there are no “reporting requirements” set forth in the noticed rules, and a reporting requirement cannot be made any simpler than that. Accordingly, it does not appear that it would be either feasible or practicable to consolidate or simplify the noticed rules’ compliance or reporting requirements for small businesses.

d. Would it be feasible and practicable to establish performance standards to replace design or operational standards in the rule for small business?

Establishing performance standards to replace design or operational standards is precisely what the Title Plant waiver process is about. The operational standard in this case is the requirement that each abstractor “own or lease, and maintain and use in the preparation of abstracts, an up-to-date abstract title plant including tract indices for real estate for each county in which abstracts are prepared for real property titles guaranteed by the division.” That operational standard is set by Iowa Code section 16.91. The legislature in 1992 seemingly anticipated this analysis question by essentially allowing performance standards to apply in lieu of the operational norm (i.e., the 40-year title plant) in certain cases. In other words the legislature foresaw that it would not be possible or practicable in every situation to require the

use of an abstract created from a 40-year title plant. For example, to this day there are Iowa counties with no functioning 40-year title plant.

Because creating a title plant is an expensive and lengthy proposition, it is a substantial burden for a small business to create one, although certainly there are small businesses that continue to do so. The legislature, in 1992, created the waiver process and made it available to both attorneys and abstractors to allow businesses, small or large, to abstract without a title plant if (a) the title plant requirement would pose a hardship, and (b) the waiver would be clearly in the public interest or be absolutely necessary to ensure availability of title guaranties throughout the state. Iowa Code § 16.91(5)“b.” Of course, the attorneys and abstractors working without a title plant must still meet the applicable performance standards; they must still produce an abstract that shows all of the relevant interests in and restrictions on the subject piece of property, but they are allowed to do it in a different manner, such as the direct search method described above. Thus, here the “performance standard” is the creation of a proper abstract.

Accordingly, while IFA and ITG will continue to consider all public comment on the issue, it appears there is no reason to attempt to establish performance standards to replace design or operational standards in the rules for small business in this case, because the legislature has already done that in the Iowa Code. The role of IFA and ITG is to implement that legislation in the administrative rules. The law has always allowed waivers for both attorneys and abstractors. While until recently the board had considered permanent waiver requests only from attorneys, that fact does not change the fact that the law expressly allows abstractors to apply for a waiver. The noticed rules simply clarify that non-attorney abstractors (which are invariably set up as corporate entities) may apply, as the current rules are not clear on that point.

- e. Would it be feasible and practicable to exempt small business from any or all requirements of the rule?**

To the best of IFA's and ITG's knowledge, nearly all of the abstractors who participate in the Title Guaranty program meet the statutory definition of "small business" set forth in Iowa Code section 17A.4A. Accordingly, it would not make sense to adopt one set of standards for small businesses and another for other businesses as the latter standards would likely apply to very few abstractors, if any. The approach of ITG and IFA in creating the noticed rules was to assume that all of the businesses to which the noticed rules would apply would be small businesses. None of the public comment received to date has suggested that small businesses should be exempted from any of the noticed rules. Simply put, IFA and ITG believe the answer to this question is "no."

VI. Conclusion

As a result of this analysis, ITG and IFA shall consider, subject to further public comment received, the possibility of including mandatory title plant inspections (at least in some circumstances) and possibly easing the timeline for requesting a waiver of the title plant requirement in the rules upon final adoption. For the reasons stated above, the agencies do not at this time plan to attempt to consolidate or simplify the compliance or reporting requirements of the noticed rules for small business or to exempt small business from any or all requirements of the rule. Also as noted above, the agencies believe it is unnecessary to attempt to establish performance standards to replace design or operational standards in the rule for small business because the statutorily-provided waiver process does that already.

The short-term consequences of the noticed rules should be increased clarity and ease of understanding of the rules. While some aspects of the rules dealing with title plant waivers are unpopular with some stakeholders, the fact is that those aspects are consistent with the Iowa Code. The Iowa Supreme Court has already ruled that the definitions of "hardship" and

“public interest” set forth in the rules are correct. The availability of title plant waivers to abstractors has been expressly provided for in the Iowa Code since 1992. While the Iowa Code does not expressly state that corporate entities may receive waivers, neither does it proscribe such waivers. Moreover, abstractors are invariably set up as corporate entities, so it would be nonsensical to state that abstractors may receive waivers, but corporations or LLCs may not. The noticed rules will also allow ITG to perform title plant inspections on all participating title plants instead of just those being operated pursuant to a provisional waiver, which should lead to greater service for lenders and homebuyers.

The long-term consequences of the noticed rules should be greater conformance with the Iowa Code provisions dealing with ITG as passed by the legislature. For example, previously the Title Guaranty rules did not address waiver requests by abstractors even though the Iowa Code has for many years expressly provided that abstractors may be given waivers. The lack of rules in that area likely had an inhibiting effect on abstractors and is likely at least part of the reason why there are no abstractors with permanent waivers at this time.

¹The Supreme Court’s decision on these points is set out in pertinent part below:

V. Construing the Term “Hardship.”

The [ITG] board determined the term “hardship,” as used by the legislature in section 16.91(5), did not require a “hardship of an extraordinary magnitude or type.” Consequently, it found a “financial hardship alone can constitute hardship.” The association [ILTA] claims something more than a financial hardship is required.

Neither the Iowa Code nor the Administrative Code in place at the time of the board’s decision defined the term “hardship” as used in section 16.91(5). When the legislature used the term “hardship” in section 16.91(5), it did not qualify the term. The legislature knows how to modify the word, “hardship,” and has done so in many instances. *See, e.g.*, Iowa Code §§ 2C.18 (referring to a “needless hardship”), 13.15 (referring to a “financial hardship”), 17A.9A(2)(a) (referring to an “undue hardship”), 138.12(2) (referring to an “unnecessary hardship”), 232.69(3) (e) (referring to a “significant hardship”), 425.37 (referring to an “unreasonable hardship”), 554.3513(2) (referring to an “economic hardship”), 607A.6 (referring to an “extreme hardship”), 815.9(1) (b) (referring to a “substantial hardship”), 904.902 (referring to a “physical hardship”). Without any modification of the word “hardship” by the legislature, we must assume the legislative intent in section 16.91(5) was to allow the board to grant a waiver if the applicant can show a “hardship” in the sense that the word is ordinarily used and understood.

“Hardship” as defined in the dictionary means privation or suffering. *Webster’s Third New International Dictionary* 1033 (unabr. ed. 2002). Black’s Law Dictionary defines “hardship” as privation, suffering, or adversity. *Black’s Law Dictionary* 734 (8th ed. 2004). Therefore, “hardship” as contained in this section means suffering, privation, or adversity. A financial hardship alone can create privation, suffering, or adversity. Thus, we agree with the board’s construction of section 16.91(5) that a financial hardship is a hardship sufficient to justify a waiver under the statute.

VI. Construing the Meaning of “Public Interest.”

The Code allows the board to grant a waiver of the requirement that a participating abstractor have a title plant upon a showing of hardship and a showing that the waiver clearly is in the public interest. Iowa Code § 16.91(5). The board determined the granting of the waiver in this case was clearly in the public interest. The board identified five public interests that granting this waiver would effectuate. First, granting the waiver would increase competition among abstractors. Second, it would encourage the use of the title guaranty program throughout Iowa. Third, it would make the title guaranty program more competitive with out-of-state insurance. Fourth, it would improve the quality of the land title system. Fifth, it would protect consumers.

The association claims the legislature did not contemplate these public interests as reasons to waive the title plant requirement. Therefore, it claims, the board misinterpreted the statute when it relied upon these public interests to waive the title plant requirement.

The legislature did not define “public interest” when it enacted the title guaranty program. It did indicate, however, the purpose of the program in its legislative findings. Iowa Code § 16.3(15). The legislature stated:

The abstract-attorney's title opinion system promotes land title stability for determining the marketability of land titles and is a public purpose. A public purpose will be served by providing, as an adjunct to the abstract-attorney's title opinion system, a low cost mechanism to provide for additional guaranties of real property titles in Iowa. The title guaranties will facilitate mortgage lenders' participation in the secondary market and add to the integrity of the land-title transfer system in the state.

Id. Consistent with these legislative findings, the Iowa Title Guaranty Division declared its mission

is to operate a program that offers guaranties of real property titles in order to provide, as an adjunct to the abstract-attorney's title opinion system, a low-cost mechanism to facilitate mortgage lenders' participation in the secondary market and add to the integrity of the land-title transfer system in the state.

Iowa Admin. Code r. 265 — 9.2.

After our review of the legislative findings and the mission statement of the division, we agree that the public interests as set forth by the board were consistent with the intent of the term “public interest” under section 16.91(5). By increasing competition among abstractors, the title guaranty program can drive down prices of abstracts making Iowa's abstract-attorney's title opinion system more cost efficient. Encouraging the use of the title guaranty program adds to the integrity of the land-title transfer system, thereby helping its consumers. Making the title guaranty program more competitive with out-of-state title insurance serves the public interest by decreasing the use of title insurance. Improving the quality of the land-title system serves the public by adding to the integrity of the title guaranty program and better serving its customers. Finally, protecting consumers serves the public interest.

Accordingly, we agree with the board's construction of the meaning of “public interest.”

ⁱⁱ On this point the Talking Points Memos stated:

The rule making eliminates inspections of title plants

- Changes from “shall” in old rule 9.7(10) to “may” in new rule 9.6(12)
- If Iowa Title Guaranty decides to make no inspections, how is the public served or protected?
- If title plants are not inspected, this increases the State’s claims exposure
- ***Full disclosure: ILTA has a three-year contract w/Iowa Title Guaranty Division to inspect title plants***



Iowa Land Title Association

P.O. Box 444 • Carroll, IA 51401 • 800.778.3789 • ILTA@austin.rr.com

September 15, 2015

Tara Lawrence
Iowa Title Guaranty
2015 Grand Ave.
Des Moines, IA 50312

RE: Notice of Intended Action to amend Chapter 9, "Title Guaranty Division," Iowa Administrative Code

Dear Ms. Lawrence:

I am writing to you on behalf of the board of directors of the Iowa Land Title Association, which represents 140 members throughout Iowa. The purpose of this letter is to comment upon the proposed amendments to Title 265, Chapter 9, Iowa Administrative Code.

General and Introductory Comments on Proposed Rules

It is the policy of the ILTA to oppose any applications for statewide waivers, and to support applications for provisional waivers for people that are building a title plant for a specified county. This position is unlikely to change.

As you know, the legislature specifically required that a title plant be used and maintained for the issuance of title guaranty certificates.¹ We agree with the sentiment expressed in the proposed rules that "the 40-year title plant as the preferred method of providing title evidence for the purpose of issuing commitments and certificates."²

We understand that there are limits upon Iowa Title Guaranty's authority to interpret the law.³ This does not mean that the agency cannot define terms, but rather, it means that a court may correct "errors at law," if there are errors to be found. Iowa Title Guaranty successfully convinced the Iowa Supreme Court that it had not made such errors,⁴ but the court-approved definitions remain substantively lacking. While the Division has used application forms to draw out some information, the Iowa Administrative Rules should be used to describe the evidence necessary to sustain a waiver.

Having applied criteria that have been sustained by the courts does not mean that the terms cannot be further refined. The primary problem with the old rules and the new rules, which are nearly identical with respect to the hardship and public interest tests, is that they lack any metrics or method of analyzing the metrics to decide whether the tests and definitions are satisfied. Respectfully, we believe that Iowa Title Guaranty has not adequately set out important definitions or provided adequate guidelines for obtaining a title plant waiver.

The Iowa Land Title Association believes that the proposed rules do not adequately or accurately set out the elements required to obtain a title plant waiver. The lack of metrics and the lack qualitative analysis required in order to sustain or deny an application will allow board decisions based on unspecified facts on title plant waivers that expose the board to future litigation over these waivers on the grounds that they are essentially arbitrary and contrary to law.⁵

Specific Comments on Proposed Rules

The Iowa Land Title Association has the following specific comments and issues with the proposed rules:

1. The proposed rules do not describe the types of information necessary to sustain an application for a title plant waiver. Proposed Rule 9.7(1)(d)(3)(8) leaves entirely to the applicant to propose “relevant facts that the applicant believes would justify a waiver.”⁶ Proposed Rule 9.7(1)(d)(3) omits from the list of factors any type of information that would tend to show, for example, (a) the conditions in the market; (b) full disclosure of applicant’s financial situation, (c) the actual costs of the title plant requirement, and (d) an analysis of effects on other regulated parties.
2. The proposed rules do not describe the type and degree of “substantial evidence” necessary to sustain an application for a title plant waiver. Proposed Rule 9.7(1)(d)(6)(4) leaves the “final decision on whether the circumstances justify the granting of a waiver ... at the sole discretion of the division board upon consideration of all relevant factors.” The relevant factors include “the facts and circumstances set out in the application.” Nowhere in the rules is there a set of qualitative or quantitative factors that the Iowa Title Guaranty staff or board is to apply.
3. Proposed Rule 9.7(1)(d) appears to adopt an improper new balancing test: “The division must weigh the benefits of the traditional title plant with other alternatives to ensure buyers and lenders high quality of certificates throughout the state, rapid service, and a competitive price.” This new test is contrary to the expressed statutory preference for a title plant,⁷ and should be stricken out. The only expressed purpose of the title guaranty program is “providing, as an adjunct to the abstract-attorney's title opinion system, a low cost mechanism to provide for additional guaranties of real property titles in Iowa. The title guaranties will facilitate mortgage lenders' participation in the secondary market and add to the integrity of the land-title transfer system in the state.”⁸
4. Proposed Rule 9.7(1)(d)(6)(4) lacks reference to the proper standards for considering the proposed waivers and should be revised to incorporate these expressly. As required under the Administrative Procedures Act and district court rulings, the board must conduct qualitative analysis of the “substantial evidence” particularly applying the “clear and convincing evidence.”⁹
5. Proposed Rule 9.7(1)(d)(5)(3) is inadequate in its description of what is and is not acceptable and substantial evidence of “hardship” under the statute. Specifically:
 - 5.1. The proposed rule should expressly adopt the statutory requirement of proof of an “*undue* hardship.”¹⁰ Iowa Code § 17A.9A(2)(a) unequivocally requires the board to use a higher standard that it has traditionally applied.

5.2. The proposed rule should expressly adopt a statement that the mere existence of costs of the creation or maintenance of a title plant is not sufficient evidence of hardship. Given the board's previous interpretation that a financial hardship alone may be deemed sufficient, the lack of a specific statement in the rule creates a false assumption that any capital outlay may be deemed a hardship. This is contrary to the law.¹¹ As one court has said: "Business start-up costs are unavoidable and in our free market cannot be characterized as imposing an undue hardship merely because they are somewhat high. Rather it must be shown that the costs are so great that they will cause an excessive or unwarranted deprivation to the person incurring the cost."¹²

5.3. Furthermore, the rule should require that the qualitative and quantitative analyses be provided for each county for which a waiver is sought. Adoption of this standard is necessary to address those applicants that would hold up the cost of obtaining a title plant in two or 99 counties as an impediment to complying with the statute.

We have attached to this letter as Exhibit A, a proposed revision to Proposed Rule 9.7(1)(d)(5)(3).

6. Proposed Rule 9.7(1)(d)(5)(4) continues to be inadequate in describing the "public interest" test based on six of the seven criteria used previously and cited by the Iowa Supreme Court.¹³ There is no reason that the criteria should not be qualitatively and quantitatively described. The criteria should have substance and weight.

6.1. The last criteria listed, "protecting consumers," should be first and foremost and weighted heavily in favor of consumers, and especially those individuals having little understanding of title matters.

6.2. The criteria of "increasing competition among abstractors" is a meaningless criteria and adds nothing to the analysis of whether public interest will be served. Our members do not need protection from competition. There is healthy competition in small markets and large markets throughout the state. Nevertheless, every applicant can state unequivocally that the applicant will increase competition if the applicant commences operations. The condition will be true in every case. That meaningless criteria should be stricken and replaced with a qualitative analysis of whether the market conditions are somehow demonstrably in need of change and the statutorily required analysis of how that change will affect other regulated parties.¹⁴

6.3. The criteria of "improving the quality of land titles" is nebulous and should be replaced with an analysis of how the applicant can ensure the integrity of land titles. This is the expressed legislative intent of the attorney-abstract system.¹⁵ The applicant should describe, in detail, how the applicant will ensure that proper abstracting standards can and will be upheld in the absence of a title plant.

6.4. Furthermore, the rule must require that applicant produce evidence for each county for which a waiver is sought. Conditions vary greatly across the state, and the board cannot reasonably act upon a waiver application that treats all of the counties in the state or region as the same.

We have attached to this letter as Exhibit B, a proposed revision to Proposed Rule 9.7(1)(d)(5)(4).

7. Proposed Rule 9.1 inappropriately changes the definition of “participating abstractor” broadening the scope of the definition. Iowa Land Title Association believes that the present rule is correct. We suggest that the proposed rule be modified as follows:

“Participating abstractor” means AN ABTRACTOR—a person who IS ENGAGED IN THE PRACTICE OF SEARCHING PUBLIC RECORDS FOR THE PURPOSE OF CREATING ABSTRACTS OF TITLE TO REAL PROPERTY IN IOWA AND WHO is authorized by the division to prepare abstracts for division purposes.

8. Proposed Rule 9.7(1)(d)(7) lacks a mechanism for accountability for waivers. It is fundamental to the mission of Iowa Title Guaranty to provide title assurance while controlling risk. Iowa Land Title Association does not favor any change in the rules allowing for waivers to an entity, but if a waiver were considered, it would have to be tied to a principal individual abstractor and ensuring that the waiver will be reviewed. It is necessary to tie a waiver to an individual because a waiver granted to an entity, in theory, lasts forever. We suggest that the proposed rule be modified as follows:

Conditions. A waiver is unique to the recipient and is nontransferable AND CONDITIONED UPON THE ON-GOING, ACTIVE EMPLOYMENT OF A SPECIFIED PRINCIPAL INDIVIDUAL (THE “PRINCIPAL”) WHO ALSO IS QUALIFIED AS A PARTICIPATING ABTRACTOR. A waiver recipient AND THE PRINCIPAL shall be accountable to the division for abstracts prepared for division purposes. The division may require a waiver recipient AND PRINCIPAL to provide a guarantee, performance bond, or other form of indemnification, as assurance for abstracts prepared by the waiver recipient on behalf of the division. The division WILL may review the waiver—recipient annually and may require a renewal, modification or addition to any required assurances. THE RECIPIENT SHALL NOTIFY THE DIVISION OF THE DEATH, DISABILITY, OR DISSOCIATION OF THE PRINCIPAL FROM THE RECIPIENT. UPON THE DEATH, DISABILITY, OR DISSOCIATION OF THE PRINCIPAL, A RECIPIENT SHALL DISCONTINUE ABSTRACTING.

Request for Regulatory Analysis

Pursuant to section 17A.4A, Code of Iowa (2015), Iowa Land Title Association, which represents at least 25 small businesses that may be affected by the rule-making, hereby requests that Iowa Title Guaranty conduct a regulatory analysis.¹⁶ We believe, quite frankly, that the proposed rules would have a substantial impact on small abstracting businesses all over the State of Iowa.

Request for Hearing

We understand that Iowa Title Guaranty will conduct a hearing on September 22, 2015. In the event that the hearing is cancelled or otherwise not held, Iowa Land Title Association requests that the Division hold a hearing on the proposed rules. We will have members present at the presently scheduled hearing or any other substituted hearing.

Sincerely,



Mike McLain, President
Iowa Land Title Association Board of Directors

Exhibit A

Suggested form of Hardship Rule 9.7(1)(d)(5)(3):

For purposes of subrule 9.7(1)“d”, THE TERM “hardship,” AS REQUIRED BY SECTIONS 16.91(5) AND 17A.9A(2), CODE OF IOWA, means CLEAR AND CONVINCING EVIDENCE OF EXCESSIVE OR UNWARRANTED deprivation, suffering, adversity, or long-term adverse financial impact in complying with the title plant requirement that is more than minimal when considering all the circumstances. THE TERM “HARDSHIP” MAY MEAN AND INCLUDE A FINANCIAL HARDSHIP ALONE. AN APPLICANT MUST DEMONSTRATE HARDSHIP UNDER THE “CLEAR AND CONVINCING” STANDARD BY SUBSTANTIAL EVIDENCE THAT INCLUDES FOR EACH COUNTY FOR WHICH A WAIVER IS SOUGHT A QUALITATIVE ANALYSIS OF AN APPLICANT’S FINANCIAL SITUATION AND THE ACTUAL COSTS OF THE TITLE PLANT REQUIREMENT. EVIDENCE OF UNAVOIDABLE BUSINESS START-UP COSTS AND NORMAL ON-GOING MAINTENANCE COSTS WITHOUT OTHER EVIDENCE IS NOT SUBSTANTIAL EVIDENCE OF HARDSHIP.

Exhibit B

Suggested form of Public Interest Rule 9.7(1)(d)(5)(4):

For purposes of subrule 9.7(1)“d”, THE TERM “public interest” means that which is beneficial to the public as a whole ~~CONSISTENT WITH THE LEGISLATIVE FINDINGS AND MANDATES OF SECTION 16.91, including THE TERM “PUBLIC INTEREST” MAY MEAN AND INCLUDE,~~ but IS not limited to, (A) PROTECTING CONSUMERS, PARTICULARLY THOSE INDIVIDUALS HAVING LITTLE UNDERSTANDING OF TITLE MATTERS, ~~increasing competition among abstractors,~~ (B) ENSURING THE INTEGRITY OF THE LAND TITLE SYSTEM, (C) IMPROVING THE TITLE ASSURANCE SYSTEM AND DECREASING THE RISK EXPOSURE OF THE DIVISION AND PUBLIC FUNDS, (D) encouraging the use of certificates throughout the state, (E) making certificates more competitive than out-of-state title insurance, ~~increasing the division’s market share, improving the quality of land titles, and protecting consumers,~~ AND (F) IMPROVING FREE MARKET CONDITIONS. IN ACCORDANCE WITH SECTIONS 16.91(5) AND 17A.9A(2), CODE OF IOWA, AN APPLICANT MUST DEMONSTRATE PUBLIC INTEREST UNDER THE “CLEAR AND CONVINCING” STANDARD BY SUBSTANTIAL EVIDENCE THAT INCLUDES FOR EACH COUNTY FOR WHICH A WAIVER IS SOUGHT QUALITATIVE AND QUANTITATIVE ANALYSES FOR EACH COUNTY IN WHICH A WAIVER IS SOUGHT OF EXISTING AND PROJECTED MARKET CONDITIONS, A STATEMENT OF WHETHER THE WAIVER WOULD AFFECT THE SUBSTANTIAL LEGAL RIGHTS OF ANY PERSON, AND A STATEMENT OF WHETHER AND HOW THE WAIVER WILL AFFORD SUBSTANTIALLY EQUAL PROTECTION OF PUBLIC WELFARE BY MEANS OTHER THAN REQUIRED BY SECTION 16.91(5), CODE OF IOWA, AND THESE RULES.

Notes

¹ Iowa Code § 16.91(5)(a)(2) (“each participating abstractor is required to own or lease, and maintain and use in the preparation of abstracts, an up-to-date abstract title plant including tract indices for real estate for each county in which abstracts are prepared for real property titles guaranteed by the division”).

² Proposed Rule 9.7(1)(d).

³ Iowa Code § 17A.19(10)(c); Iowa Land Title Ass'n v. Iowa Fin. Auth., 771 N.W.2d 399, 402 (Iowa 2009).

⁴ Iowa Land Title Ass'n v. Iowa Fin. Auth., 771 N.W.2d 399, 402 (Iowa 2009).

⁵ Iowa Code § 17A.19(10)(n).

⁶ Proposed Rule 9.7(1)(d)(3)(8).

⁷ Iowa Code § 16.91(5)(a)(2) (“each participating abstractor is required to own or lease, and maintain and use in the preparation of abstracts, an up-to-date abstract title plant including tract indices for real estate for each county in which abstracts are prepared for real property titles guaranteed by the division”).

⁸ Iowa Code § 16.4C.

⁹ See Des Moines County Abstract Company v Iowa Finance Authority, Des Moines County Equity case No. CVEQ 006 597 (slip op. ¶ 23 at p. 8-9) (the applicant “must have shown by clear and convincing evidence, that the requirement would cause [the applicant] to suffer an excessive or unwarranted deprivation.”).

¹⁰ Iowa Code § 17A.9A(2)(a). Des Moines County Abstract Company v Iowa Finance Authority, Des Moines County Equity case No. CVEQ 006 597 (slip op. ¶ 23 & 24 at p. 8-9) (the applicant “must have shown by clear and convincing evidence, that the requirement would cause [the applicant] to suffer an excessive or unwarranted deprivation.”).

¹¹ Iowa Code § 17A.9A(2)(a). Des Moines County Abstract Company v Iowa Finance Authority, Des Moines County Equity case No. CVEQ 006 597 (slip op. ¶ 23 at p. 8-9) (the applicant “must have shown by clear and convincing evidence, that the requirement would cause [the applicant] to suffer an excessive or unwarranted deprivation.”).

¹² Des Moines County Abstract Company v Iowa Finance Authority, Des Moines County Equity case No. CVEQ 006 597 (slip op. ¶ 24 at p. 9).

¹³ 265 Iowa Admin. Code § 9.7(2).

¹⁴ Iowa Code § 17A.9A(2)(b).

¹⁵ Iowa Code § 16.4C.

¹⁶ Iowa Code § 17A.4A.



To: Board of Directors of the Iowa Finance Authority
 From: Tim Morlan & Derek Folden
 Date: November 4, 2015
 Re: Multifamily Loan Program Review

Production Status

Loans in Process:

<u>Project</u>	<u>Loan Program</u>	<u>Target Closing</u>	<u>Amount</u>	<u>Loan Type</u>
Centerville Senior Lofts, Centerville	Senior Living	11-20-15	\$600,000	C/P
Keokuk Senior Lofts, Keokuk	Senior Living	12-15-15	\$700,000	C/P
Southridge Senior Lofts, Des Moines	Senior Living	11-20-15	\$350,000	C/P
MLK Crossing Senior Apts., DSM	Senior Living	11-20-15	\$631,095	C/P
MLK Crossing Senior Apts., DSM	Multifamily	11-20-15	\$6,000,000	C/P

Applications in Process:

<u>Project</u>	<u>Loan Program</u>	<u>Amount</u>	<u>Loan Type</u>
None			

Multifamily Loan Program - Portfolio Information

<u>Program Type</u>	<u>Loans Outstanding</u>	<u>Funds Available</u>	<u>Average Loan Rate</u>	<u>Average Debt Service Coverage Ratio</u>	<u>Profitability Spread</u>	<u>Amount of Non-Performing Loans (30+ days)</u>
Bonds	\$ 40,287,202	-	3.78%	1.64	1.25	none
State Housing Trust	\$ 5,124,981	-	1.91%	-	0.56	none
HAF Loans and loans prior to 2002	\$ 1,269,640	-	.89%	-	-0.46	none
Workforce Housing	\$ 4,500,000	-	3.00%	n/a	1.65	none
MF 2002-2015 FY	\$ 17,688,061	-	5.64%	-	4.29	none
MF 2016 FY	\$ -	-	-	-	-	none
MF Construction Loans	\$ -	\$ 15,000,000	-	-	-	none
Senior Living*	\$ 2,950,684	\$ 2,099,703	3.65%	4.96	n/a	none
Home and Community Based Services*	\$ 1,344,090	\$ 2,099,703	1.00%	n/a	n/a	none
Transitional Housing*	\$ 1,065,182	\$ 2,099,703	1.00%	-	n/a	none
Community Housing and Services*	\$ 273,006	\$ 2,099,703	0.00%	n/a	n/a	none
Main Street	\$ 813,442	-	5.92%	-	1.35	none
HOME	\$ 126,385,358	-	.96%	-	-0.39	none
Totals	\$201,701,646	\$17,099,703	2.35%		1.18	none
<u>MF Potential Loans</u>						
MF Construction loans	\$8,200,000					
MF Permanent loans	\$3,105,000					

* note- available revolving loan funds have been consolidated (excludes \$2,281,095 committed for Senior Living)



To: Iowa Finance Authority Board of Directors
From: Brian Sullivan, Director, Section 8
Date: October 22, 2015
Re: Section 8 Summary FY 2016 Quarter 1

IFA holds a performance-based contract with HUD to provide oversight of select Section 8 Housing Assistance Payments (HAP) contracts in Iowa. Our current ACC covers 221 HAP contracts that provide housing assistance to 11,942 individuals and families in 71 counties. This change to the previous report is due to the opt-out of one property.

Midtown Apartments Phase II, located in Atlantic, Iowa. The property was removed from IFA's active portfolio effective September 30, 2015. This change reduces the total number of contracts by one (1) and the total number of units by thirty-six (36).

This month's board package contains a report covering all work performed by Section 8 Contract Administration for the Quarter ending September 30, 2015. In FY 2016 Q1, there were 61 Management and Occupancy Reviews (MORs) conducted; 68 requests for contract rent adjustments processed; 669 HAP vouchers reviewed, approved, and paid; 26 full HAP contract renewals completed; and 1 Opt-Out processed.

It is anticipated that staff will perform 51 on-site MOR's, will process 46 requests for HAP contract renewals and contract rent adjustments, and review and approve 663 HAP voucher requests during the next quarter ending December 31, 2015.

Three Congressional Inquiries were resolved during FY 2016 Q1:

Geneva Tower, Cedar Rapids

A Congressional Inquiry was received from U.S. Senator Joni Ernst on June 24, 2015. An applicant alleged that he was unfairly denied admission to the property and was not given the correct appeal process. Follow-up with the Regional Manager as well as the Owner conducted by IFA staff indicated the applicant never applied for housing at Geneva Tower. A satisfactory resolution was reported to the Kansas City Multifamily HUD office on July 7, 2015.

Project Independence, Cedar Rapids

A Congressional Inquiry was received from U.S. Senator Charles Grassley on June 23, 2015. A resident reported numerous concerns with management and building maintenance. The resident requested a cleaner environment, better upkeep of appliances, upgraded plumbing, and ergonomic furniture. Follow-up with the Management Agent by IFA staff indicated the issues at the property were inspected and addressed. A satisfactory resolution was reported to Senator Grassley's office on July 16, 2015.

Pheasant Acres Apartments, Sioux City

A Congressional Inquiry was received from Congressman Steve King on August 25, 2015. A resident reported a number of issues with management which included receiving unauthorized subsidy for vacant units and unqualified residents, as well as, maintenance issues and other concerns. Follow-up with the Regional Manager by IFA staff indicated that management action was correct and authorized. A satisfactory resolution was reported to the Kansas City Multifamily HUD office on September 8, 2015.



Noteworthy Meetings

Section 8 Director, Brian Sullivan and Compliance Officer, Deb Briggs participated in the Iowa Finance Authority 2015 HousingIowa Conference held at the Coralville Marriott Hotel on September 9-10, 2015. The Director facilitated an educational and professional development course that was presented by NCHM. The one-day Certified Occupancy Specialist (COS) is a comprehensive study of HUD guidelines and regulations. This course was an informative regulation refresher opportunity for Section 8 Owners and Agents.

Compliance Officers, Karla Martinez and Scott McClure, attended the AHMA conference in Council Bluffs, IA on September 29-30, 2015. The conference presented Fair Housing for Frontline Staff; Dealing with Difficult People; Leasing/Retention for Managers; Training for Bed Bugs; Safety for All Staff, Residents, and Neighbors; and End-of-Life Issues. On September 30, 2015, Ms. Martinez and Mr. McClure were members of a four person panel that answered specific compliance issues faced by Managers in the field.

Section 8 Project Based HAP Administration

**Quarter Ending
September 30, 2015**

	# Events Completed		Basic Fee Earned		Incentive Fees Earned		Disincentives	FYTD		FYTD	FYTD
PBT Requirements-(New ACC Effective 10/11/2011)	Current Qrt.	FYTD	Current Qrt.	FYTD	Current Qrt.	FYTD					
01. Management and Occupancy Reviews	61	61	\$111,137.76	\$111,137.76	\$5,556.90	\$5,556.90	\$0.00	\$116,694.66			
02. Adjust Contract Rents	68	68	\$55,568.88	\$55,568.88	\$5,556.90	\$5,556.90	\$0.00	\$61,125.78			
03. Review and Pay Monthly Vouchers	669	669	\$111,137.76	\$111,137.76	\$5,556.90	\$5,556.90	\$0.00	\$116,694.66			
04. Renew HPA Contracts and Process Terminations	26	26	\$111,137.76	\$111,137.76	\$5,556.90	\$5,556.90	\$0.00	\$116,694.66			
05. Tenant Health, Safety & Maintenance Issues	10	10	\$55,568.88	\$55,568.88	\$5,556.90	\$5,556.90	\$0.00	\$61,125.78			
06. Administration - Monthly and Quarterly Reports	7	7	\$55,568.88	\$55,568.88	\$0.00	\$0.00	\$0.00	\$55,568.88			
07. Administration-ACC Year End Reports & Certifications	3	3	\$44,455.11	\$44,455.11	\$0.00	\$0.00	\$0.00	\$44,455.11			
08. Annual Financial Reports - PHA FYE	2	2	\$11,113.77	\$11,113.77	\$0.00	\$0.00	\$0.00	\$11,113.77			
PBTs #1-8-(New ACC Eff. 10/1/2011)	846	846	\$555,688.80	\$555,688.80	\$27,784.50	\$27,784.50	\$0.00	\$583,473.30			
Customer Service - Annual Incentive Fee	N/A	N/A	N/A	N/A	\$27,784.50	\$27,784.50	N/A	\$27,784.50			
TOTAL:	846	846	555,688.80	555,688.80	55,569.00	55,569.00	0.00	\$611,257.80	*	\$611,258	\$0

Contracts 221
 # Units 11,942
 # Counties 71