

**NEBRASKA INVESTMENT FINANCE AUTHORITY
BOARD OF DIRECTORS MEETING**

**Nebraska Cattlemen Office
4611 Cattle Drive, Lincoln NE**

Option of Video/Audio Conference for Members of the Public

MINUTES OF FRIDAY, OCTOBER 29, 2021 – 9:00 A.M.

**Notice Published: October 24, 2021 – Omaha World Herald [Affidavit Attached]
October 24, 2021 – Lincoln Journal Star [Affidavit Attached]**

Open Meetings Act – Copies of the Open Meetings Act are located on the table at the entrance to the meeting room, posted against the wall and online at <https://www.nifa.org/about/board-of-directors>

Board Members Present: Michael Walden-Newman
Warren Arganbright
Galen Frenzen
Herb Freeman
George Achola
Steve Wellman
Susan Bredthauer

Board Members Absent: Anthony Goins
Colten Zamrzla

NIFA Staff Present: Shannon Harner, Executive Director and Board Secretary
Sheila Gans, Program Support Specialist and Board Clerk
Christie Weston, Deputy Director
Robin Ambroz, Deputy Director of Programs and Marketing
Jody Cook, Controller
Sara Tichota, LIHTC Allocation Manager
Kelly Schultze, LIHTC Compliance Manager
Tammy Burd, LIHTC Assistant Compliance Manager
Amanda Wusk, Marketing Manager
Jacki Young, Chief Homeownership Officer
Angela Kamau-Watson, Staff Accountant
Spencer Bulling, Staff Accountant
Elizabeth Fimbres, Communications and Outreach Manager
Susan Pulec, Outreach & Community Development Administrator
Alesiya Tadyshva, Marketing Coordinator

Dudley Beyer, Agricultural Program Manager
John Turner, Manager of Community Development & Research
Joe Spitsen, Assistant Manager for RHDA

Guests:

Matthew Cavanaugh, Holy Name Housing Corporation
Ryan Durant, RMD Group
Jim Rieker, Advantage Capital
Thomas Judds, Lincoln Housing Authority & Little Salt Development Co, LLC
Janet Latimer, Horizon Bank
Todd Liebrman, Brinshore Development, LLC
Rob Woodling, Foundations Development
Cassie Meschke, KPMG, LLP
Ryan Harris, MHEG
Sheryl Hiatt, Nebraska Department of Economic Development
Shelby Exposito, Gilmore & Bell PC
Steve Peregrine, Nebraska Housing Resources
Christopher Lenz, Excel Development Group
Darin Smith, Arch Icon Development
Ashley Solt, Mesner Development Co.
Connor Menard, Excel Development Group
Erika Lynch and Patti Peterson, Kutak Rock LLP

1. Call Meeting to Order and Roll Call

Vice Chair Achola called the meeting to order at 9:00 a.m. with six members present. Achola reported that copies of the Open Meetings Act were posted by the door at the entrance to the room and on the NIFA website at <https://www.nifa.org/about/board-of-directors>. The notice of the meeting was published on Sunday, October 24, 2021 in the Omaha World Herald and Lincoln Journal Star. Affidavits of publication are attached.

Susan Bredthauer arrived at 9:06 a.m.

2. Public Comment Related to the October 29, 2021 Agenda Items (comment period limited to five minutes)

At the request of Vice Chair Achola, Sheila Gans, Program Support Specialist, read the following statement:

If you would like to make a brief, public comment regarding an Agenda item, please come forward and state your name and company name for the record before making your comment. If you are attending via video conference, please use the chat box to let us know you have a comment, and we will unmute your microphone and call on you.

I'd like to note that public comments from the October 8, 2021 QAP Public Hearing are included in the Board book under tab 5. Please do not make public comment

today on something you have already sent in writing or made as a comment at the last public hearing.

If you are considering commenting regarding the 2022/2023 QAP discussion agenda item, please note there will be additional opportunities for public comment on this topic, including an additional public hearing in November once an additional draft of the QAP is completed, based on Board discussion today. For efficiency's sake we encourage you to hold any QAP related comments until such time as you have seen the QAP revisions that will be made after today's discussion.

No individuals came forward or raised their hand in the webinar.

3. Consent Agenda

- a. August 20, 2021 NIFA Board of Director Meeting Minutes
- b. Executive Director's Report
- c. Report from Governance Committee
- d. Report from Programs Committee
- e. Report on Agricultural Program, Including Loans in Process
- f. Report on Single Family Program
- g. Report on Community Engagement Activities
- h. Report on Collaborative Resource Allocation of Nebraska (CRANE)
- i. Private Activity Bond Cap Summary

Upon the request of Board member Arganbright, item 3 (c) was pulled from the Consent Agenda to be discussed individually.

It was then moved by Frenzen, seconded by Arganbright to approve the consent Agenda, as amended, including approval of the Minutes and acceptance of the reports on the Consent Agenda, other than item 3(c).

Via roll call vote, the following votes were recorded:

Voting AYE: Walden-Newman, Bredthauer, Arganbright, Frenzen, Freeman, Achola and Wellman.

Absent: Goins and Zamrzla.

The motion passed unanimously.

After discussion of item 3 (c), led by Arganbright, it was moved by Arganbright, seconded by Frenzen to move the Executive Director's Performance Review to the January Board of Directors meeting.

Via roll call vote, the following votes were recorded:

Voting AYE: Bredthauer, Arganbright, Frenzen, Freeman, Achola, Wellman and Walden-Newman.

Absent: Goins and Zamrzla.
The motion passed unanimously.

Strategic Topic

4. Board Policy and Implementation through Programming Priorities

Shannon Harner gave a presentation on NIFA's Vision, Mission and Core Values and the need for setting objectives and creating a strategic planning process to measure if we are "winning or losing". An ad-hoc Strategic Planning Committee has been formed by Chair Goins. The committee, consisting of Board members Susan Bredthauer, George Achola, Warren Arganbright and Tony Goins, will begin meeting in November 2021. In addition, there will be a strategic planning retreat on December 9, 2021 from noon to the end of the day.

Action Items

Programs Committee

5. Discussion of the Proposed 2022/2023 Qualified Allocation Plan for the Low Income Housing Tax Credit (LIHTC) Program and the Nebraska Affordable Housing Tax Credit (AHTC) Program

Sara Tichota led a discussion regarding policy objectives to be considered in connection with the QAP, and the potential tactics that could be placed in the QAP to support those objectives. There was significant discussion by the Board, culminating in the Board. Discussion included the following policy objectives:

- o Supporting Collaboration and Local Strategies
- o Incentivizing Development Across Rural Nebraska
- o Supporting Positive Family Outcomes/Opportunities/Quality of Life
- o Encouraging both Financial Stewardship and Quality Construction

The staff will propose tactics to address the objectives policy objectives discussed in the next draft of the QAP.

[Items 6 and 7 were considered together]

6. Ratification of Public Hearing held Thursday, October 28, 2021, at 9:30 a.m. for the following project:

Highlander Apartments Phase IV - \$13,000,000

A Public Hearing was held in the NIFA Board Room, 1230 O Street, Suite 200, Lincoln, Nebraska on October 28, 2021 at 9:30 a.m. by Sheila Gans at the request of HPIV, LLC in connection with the construction of an approximate 70-unit multifamily housing development to be located in Omaha, Nebraska. Sheila Gans reported that no comments were made by those in attendance at the hearing.

7. Review and Consideration for Adoption of Bond Resolution No. MF-198 Authorizing the Issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds (Highlander Phase IV Project), Series 2021 in an Aggregate Principal Amount not to Exceed \$13,000,000 for the Benefit of HPIV, LLC in Connection with the Construction of an Approximate 70-unit Multifamily Housing Development to be Located in Omaha, Nebraska

Patti Peterson, Kutak Rock LLP reported this bond resolution authorizes the issuance of up to \$13,000,000 in aggregate principal amount of Multifamily Housing Revenue Bonds. The bonds will be issued as "draw-down" bonds and will be privately placed, initially with Horizon Bank, a Nebraska state bank. Upon completion of construction of the Project and the satisfaction of various conditions in the underlying transaction documents, the Bonds will be purchased by Cedar Rapids Bank and Trust Company, an Iowa state-chartered banking corporation. Vice Chair Achola asked Todd Lieberman of Brinshore Development to come forward and comment on the project. Todd spoke about the importance of commitment to the community and the important role played by collaboration with non-profits working within the community to enable this project to be developed.

After discussion and consideration of Agenda items 6 and 7, it was moved by Wellman, seconded by Arganbright to Ratify the Public Hearing held Thursday, October 28, 2021 and Adopt Bond Resolution No. MF-198.

Via roll call vote, the following votes were recorded:

Voting AYE: Bredthauer, Arganbright, Frenzen, Freeman, Achola, Wellman and Walden-Newman.

Absent: Goins and Zamrzla.

The motion passed unanimously.

Audit Committee

8. Presentation of Draft Audited Financial Statements and Consideration of a Motion to Approve the Audited Financial Statements for Fiscal Year Ending June 30, 2021

Christie Weston presented highlights of the financial statements, the audit process and the applicability of several new GASB accounting standards. KPMG Audit Partner Cassie Meschke was present via webcam to answer any Board member questions.

Moved by Frenzen, seconded by Walden-Newman to approve the audited financial statements for fiscal year ending June 30, 2021

Via roll call vote, the following votes were recorded:

Voting AYE: Arganbright, Frenzen, Freeman, Achola, Wellman, Walden-Newman and Bredthauer

Absent: Goins and Zamrzla.

The motion passed unanimously.

Galen Frenzen left the meeting at 11:42 a.m.

Single Family Housing Finance

9. Review and Consideration for Approval to File Notice with the Nebraska Legislature and the Governor of the State of Nebraska of NIFA's Intent to Issue Single Family Housing Program Bonds in the Aggregate Principal Amount of up to \$400,000,000

Jody Cook provided an overview of the Notice to be filed with the Nebraska Legislature and the Governor of the State of Nebraska in connection with the proposed issuance by NIFA of Single Family Housing Program Bonds in 2022.

Moved by Arganbright, seconded by Wellman to approve the filing of the Notice.

Via roll call vote, the following votes were recorded:

Voting AYE: Arganbright, Freeman, Achola, Wellman, Walden-Newman and Bredthauer

Absent: Frenzen, Goins and Zamrzla.

The motion passed unanimously.

Galen Frenzen returned to the meeting at 11:47 a.m.

Operations

10. Review and Consideration for Adoption of Board Resolution No. 457 Amending and Restating the Nebraska Investment Finance Authority Flexible Benefit Plan

Jody Cook briefed the Board on Resolution No. 457, relating to the amendment of NIFA's Flexible Benefit Plan to incorporate revisions as a result of the Consolidated Appropriations Act, 2021.

Moved by Bredthauer, seconded by Wellman to approve the filing of the Notice.

Via roll call vote, the following votes were recorded:

Voting AYE: Freeman, Achola, Wellman, Walden-Newman, Bredthauer, Arganbright and Frenzen.

Absent: Goins and Zamrzla.

The motion passed unanimously.

11. [Intentionally left blank.]

12. [Intentionally left blank.]

NIFA Highlights

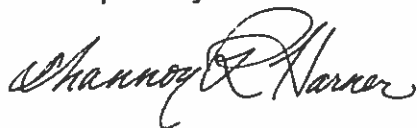
13. Announcements and Discussion of Upcoming Events

- a. Strategic Planning Session – Shannon announced on December 9, 2021 NIFA would hold a Strategic Planning Session, location to be determined.
- b. Shannon shared with the Board that, as suggested by the Board at the last meeting, there will be a Legislative luncheon following the January 18, 2022 Board of Directors meeting.
- c. Shannon recognized Jacki Young, Robin Ambroz and John Turner for their diligent work on the Nebraska Homeowner Assistance Fund submission process.
- d. Shannon noted the Omaha office has officially closed and we are now a one office operation.

14. Adjournment

Moved by Arganbright to adjourn at 11:01 a.m.

Respectfully submitted,



Shannon R. Harner
Executive Director and Board Secretary





Affidavit of Publication

NIFA
1230 'O' ST.
SUITE 200
LINCOLN, NE 68508

RECEIVED OCT 28 2021

Date	Category	Description	Ad Size	Total Cost
10/30/2021	Legal Notices	NOTICE OF MEETING NEBRASKA INVESTMENT	1 x 0 L	1,134.13

Publisher of the
World Herald

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice NOTICE OF MEETING NEBRAS was published in said newspapers on the following dates:

10/24/2021

The First insertion being given ... 10/24/2021

Newspaper reference: 0000267076

Billing Representative

Sworn to and subscribed before me this Sunday, October 24, 2021

Notary Public

Kimberly Kay Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. No. 358753
Commission Exp. Jan. 31, 2025

State of Virginia
City of Richmond

My Commission expires _____

E-mail
Sheila.Gans@nifa.org

**NOTICE OF MEETING
NEBRASKA INVESTMENT FINANCE
AUTHORITY
[Meeting to be held in person
(with the option of
Videoconference
and Audio-Only Teleconference
for the public)]**

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to participation by the public, on Friday, October 29, 2021 at 9:00 a.m. The Authority's meeting will be held at the Nebraska Cattlemen Office - 4611 Cattle Drive, Lincoln, Nebraska. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Sheila Gans at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting.

In addition to the in person meeting, the Authority will allow members of the public or any other witness (other than a member of the Authority), including the news media, to access the meeting and/or appear before the Authority by videoconference by using the registration link below:

<https://us02web.zoom.us/j/811181118111?pwd=Zk1kUjUg>

Instructions to access the meeting by audio-only telephone conference will be posted on the Authority's website at <https://www.nifa.org/about/history-board> no later than 24 hours prior to the start of the meeting.

The agenda of the meeting, which is kept continually current, is available for public inspection at the Authority's website at <https://www.nifa.org/about/history-board> and posted on the front door of the Authority's office at Commerce Court, Suite 200, 1230 'O' Street, Lincoln, Nebraska, during normal business hours. Please note: the offices of the Authority are not open to the public at this time.

A current copy of the Open Meetings Act, Neb. Rev. Stat. 84-1407 et. seq., and a copy of the Board book materials, which may be updated, which will be discussed at the meeting will be available at the meeting location the day of the meeting and at the Authority's website at <https://www.nifa.org/about/history-board> the day before the meeting. Handouts and other materials presented at the meeting will be available for viewing by all attendees, including those accessing the meeting via videoconference. Copies of Board materials, not otherwise made available at the Authority's website the day before the meeting, will also be posted on the Authority's website at <https://www.nifa.org/about/history-board-meeting-archives> and available from NIFA, upon request, subsequent to the meeting.

For more information or

questions regarding accessing
the meeting electronically, please
contact Christie Weston, Deputy
Director, at (402) 434-3912.
ZNEZ

*** Proof of Publication ***

State of Nebraska)
Lancaster County) SS.

NIFA
SHEILA GANS
1230 O ST STE 200
LINCOLN NE 68508

RECEIVED OCT 29 2021

ORDER NUMBER 1022618

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper

one successive times(s) the first insertion having been on October 24, 2021 and thereafter on _____, 20____ and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

Heaven Boone

Section: Class Legals
Category: 0099 LEGALS
PUBLISHED ON: 10/24/2021

TOTAL AD COST: 46.92
FILED ON: 10/26/2021

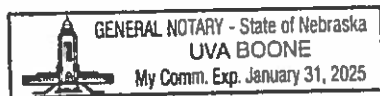
The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Subscribed in my presence and sworn to before me on

Oct 26, 2021

Heaven Boone Notary Public

NOTICE OF MEETING
NEBRASKA INVESTMENT FINANCE AUTHORITY (Meeting to be held in person (with the option of Videoconference and Audio-Only Teleconference for the public))
Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to participation by the public, on Friday, October 29, 2021 at 9:00 a.m. The Authority's meeting will be held at the Nebraska Cattlemen Office - 4611 Cattle Drive, Lincoln, Nebraska. Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Sheila Gans at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting.
In addition to the in person meeting, the Authority will allow members of the public or any other witness (other than a member of the Authority), including the news media, to access the meeting and appear before the Authority by videoconference by using the registration link below:
https://us02web.zoom.us/join/register?N_ID=IAOBsR1uduevg7lkJUg
Instructions to access the meeting by audio-only telephone conference will be posted on the Authority's website at <https://www.nifa.org/about/history-board> no later than 24 hours prior to the start of the meeting. The agenda of the meeting, which is kept continually current, is available for public inspection at the Authority's website at <https://www.nifa.org/about/history-board> and posted on the front door of the Authority's office at Commerce Court, Suite 200, 1230 'O' Street, Lincoln, Nebraska, during normal business hours. Please note: the offices of the Authority are not open to the public at this time.
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Copies of Board materials, not otherwise made available at the Authority's website the day before the meeting, will also be posted on the Authority's website at <https://www.nifa.org/about/board-meeting-archives> and available from NIFA, upon request, subsequent to the meeting. For more information or questions regarding accessing the meeting electronically, please contact Christie Weston, Deputy Director, at (402) 434-3912.
1022618 11 Oct 24 ZNEZ





Affidavit of Publication

NIFA
1230 'O' ST.
SUITE 200
LINCOLN, NE 68508

RECEIVED OCT 01 2021

Table with 5 columns: Date, Category, Description, Ad Size, Total Cost. Row 1: 10/02/2021, Legal Notices, Nebraska Investment Finance Authority Notice of P, 1 x 0 L, 744.58

Nebraska Investment Finance Authority Notice of Public Hearing For the 2022/2023 Qualified Allocation Plan

Publisher of the World Herald

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a public hearing with respect to the 2022/2023 Qualified Allocation Plan (QAP) on October 8, 2021, at 9:00 a.m. CDT in the NIFA Board Room located at 1230 O Street, Suite 200, Lincoln, NE 68508.

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice Nebraska Investment Finance Authority Notice of Public Hearing was published in said newspapers on the following dates:

09/26/2021

The First insertion being given ... 09/26/2021

Newspaper reference: 0000260754

Handwritten signature of Susan Allen

Billing Representative

The Authority will consider the information obtained at the public hearing and will take appropriate action that it may deem warranted including submission of the transcript of the public hearing to the Governor of the State, the designated elected official who must approve or disapprove the LIHTC Qualified Allocation Plan pursuant to Section 42 of the Internal Revenue Code of 1986.

Sworn to and subscribed before me this Sunday, September 26, 2021

A draft of the proposed 2022/2023 Qualified Allocation Plan is available on the Authority's website at www.nifa.org and at NIFA's office at 1230 "O" Street. Public comments may be submitted to NIFA in writing any time prior to the hearing the hearing to be held on October 8, 2021.

Handwritten signature of Kimberly Kay Harris

Notary Public

Kimberly Kay Harris
NOTARY PUBLIC
Commonwealth of Virginia
Reg. No. 356753
Commission Exp. Jan. 31, 2025

State of Virginia
City of Richmond
My Commission expires

E-mail

Sheila.Gans@nifa.org



Affidavit of Publication

NIFA
1230 'O' ST.
SUITE 200
LINCOLN, NE 68508

RECEIVED OCT 22 2021

Date	Category	Description	Ad Size	Total Cost
10/23/2021	Legal Notices	NOTICE OF PUBLIC HEARING	Public notice is 1 x 0 L	1,412.38

**Publisher of the
World Herald**

I, (the undersigned) an authorized representative of the World Herald, a daily newspaper published in Omaha, Douglas County, Nebraska; do certify that the annexed notice NOTICE OF PUBLIC HEARING was published in said newspapers on the following dates:

10/17/2021

The First insertion being given ... 10/17/2021

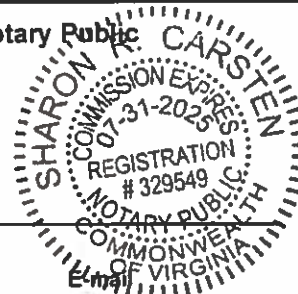
Newspaper reference: 0000265465

Billing Representative

Sworn to and subscribed before me this Sunday, October 17, 2021

Notary Public

State of Virginia
City of Richmond
My Commission expires



Sheila.Gans@nifa.org

NOTICE OF PUBLIC HEARING

Public notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a public hearing on Thursday, October 28, 2021 commencing at 9:30 a.m., at the Authority's office, 1230 O Street, Suite 200, Lincoln, Nebraska 68508, regarding the proposed issuance by the Authority of its housing revenue bonds, in one or more series, in the aggregate maximum principal amount of not to exceed \$13,000,000, for the purpose of financing a portion of the costs of acquisition and construction of an approximately 70-unit qualified residential rental project under Section 142 of the Internal Revenue Code to be comprised of approximately 20 buildings to be constructed within or proximate to the city blocks bordered on the north by Burdette Street, on the east by North 28th Street, on the west by North 30th Street and on the south by Parker Street, in the City of Omaha, Nebraska (the "Project"), the principal user of which will be HPIV, LLC, a Nebraska limited liability company (the "Borrower").

The bonds, when issued, will be limited obligations of the Authority and will not constitute a debt, credit, liability or general obligation of the State of Nebraska (the "State") or any political subdivision or instrumentality thereof, including the Authority (other than from the loan repayments described below), and neither the faith and credit nor the taxing power of the State or any political subdivision or instrumentality thereof will be pledged to the payment of the principal of or the interest on the bonds. The Authority has no taxing power. The bonds will be payable solely from loan repayments received from the Borrower pursuant to 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.

The hearing will be open to the public. The Authority will consider the information obtained at the public hearing and take appropriate action that it may deem warranted, including submission of a transcript of the hearing to the Nebraska Secretary of State, the designated elected official who must approve or disapprove the issuance of the bonds pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended.

All interested persons may participate in the hearing and will have an opportunity to express their views with respect to the above-mentioned project, including the location and nature of the proposed facilities and the issuance of bonds to pay the costs thereof. Written comments with respect to the project may also be submitted to the undersigned prior to the hearing. Additional information regarding

the proposed project and the bonds may be obtained in advance of the hearing from the undersigned. The Authority makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in public meetings. Persons needing an accommodation must notify the Authority, by telephone or in writing directed to Sheila Gans at Sheila.Gans@nifa.org or (402) 434-3920, no later than two days prior to the hearing to allow adequate time to make needed arrangements.

Dated this 13th day of October 2021.

Steven J. Clements
Chief Operating Officer
Nebraska Investment
Finance Authority
1230 O Street, Suite 200
Lincoln, Nebraska 68508
(402) 434-3908
steve.clements@nifa.org
ZNEZ

*** Proof of Publication ***

State of Nebraska)
Lancaster County) SS.

NIFA
SHEILA GANS
1230 O ST STE 200
LINCOLN NE 68508

RECEIVED OCT 22 2021

ORDER NUMBER 1020699

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Lincoln Journal Star, legal newspaper printed, published and having a general circulation in the County of Lancaster and State of Nebraska, and that the attached printed notice was published in said newspaper

One successive times(s) the first insertion having been on October 17, 2021 and thereafter on _____, 20____ and that said newspaper is the legal newspaper under the statues of the State of Nebraska.

[Handwritten Signature]

Section: Class Legals
Category: 0099 LEGALS
PUBLISHED ON: 10/17/2021

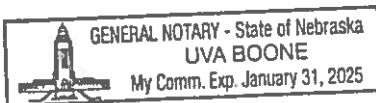
TOTAL AD COST: 59.92
FILED ON: 10/19/2021

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Subscribed in my presence and sworn to before me on

Oct 19, 2021

[Handwritten Signature] Notary Public



***** Proof of Publication *****

NOTICE OF PUBLIC HEARING
Public notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a public hearing on Thursday, October 28, 2021 commencing at 9:30 a.m., at the Authority's office, 1230 O Street, Suite 200, Lincoln, Nebraska 68508, regarding the proposed issuance by the Authority of its housing revenue bonds, in one or more series, in the aggregate maximum principal amount of not to exceed \$13,000,000, for the purpose of financing a portion of the costs of acquisition and construction of an approximately 70-unit qualified residential rental project under Section 142 of the Internal Revenue Code to be comprised of approximately 20 buildings to be constructed within or proximate to the city blocks bordered on the north by Burdette Street, on the east by North 28th Street, on the west by North 30th Street and on the south by Parker Street, in the City of Omaha, Nebraska (the "Project"), the principal user of which will be HPIV, LLC, a Nebraska limited liability company (the "Borrower"). The bonds, when issued, will be limited obligations of the Authority and will not constitute a debt, credit, liability or general obligation of the State of Nebraska (the "State") or any political subdivision or instrumentality thereof, including the Authority (other than from the loan repayments described below), and neither the faith and credit nor the taxing power of the State or any political subdivision or instrumentality thereof will be pledged to the payment of the principal of or the interest on the bonds. The Authority has no taxing power. The bonds will be payable solely from loan repayments received from the Borrower pursuant to 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. The hearing will be open to the public. The Authority will consider the information obtained at the public hearing and take appropriate action that it may deem warranted, including submission of a transcript of the hearing to the Nebraska Secretary of State, the designated elected official who must approve or disapprove the issuance of the bonds pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended. All interested persons may participate in the hearing and will have an opportunity to express their views with respect to the above-mentioned project, including the location and nature of the proposed facilities and the issuance of bonds to pay the costs thereof. Written comments with respect to the project may also be submitted to the undersigned prior to the hearing. Additional information regarding the proposed project and the bonds may be obtained in advance of the hearing from the undersigned. The Authority makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in public meetings. Persons needing an accommodation must notify the Authority, by telephone or in writing directed to Sheila Gans at Sheila.Gans@nifa.org or (402) 434-3920, no later than two days prior to the hearing to allow adequate time to make needed arrangements. Dated this 13th day of October 2021.
Steven J. Clements Chief Operating Officer
Nebraska Investment Finance Authority
1230 O Street, Suite 200 Lincoln, Nebraska 68508
(402) 434-3908
steve.clements@nifa.org
1020689 11 Oct 17 ZNEZ