

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

**Embassy Suites – Regents A/B
1040 P Street, Lincoln, Nebraska**

Option of Video/Audio Conference for Members of the Public

MINUTES OF FRIDAY, FEBRUARY 19, 2021 @ 9:00 A.M.

Notice Published: February 14, 2021 – Omaha World Herald [Affidavit attached]
February 14, 2021 – Lincoln Journal Star [Affidavit attached]

Open Meetings Act – Copies of the Open Meetings Act were posted by the door as you entered Regents A/B and on the NIFA website at www.nifa.org/about/history-board

All votes taken by roll call of the members.

Board Members Present: Anthony Goins
Colten Zamrzla
George Achola
Herb Freeman
Warren Arganbright
Steve Wellman
Michael Walden-Newman
Galen Frenzen

Board Members Absent: Susan Bredthauer (Excused)

NIFA Staff Present: Shannon Harner, Executive Director and Board Secretary
Sheila Gans, Program Support Specialist and Board Clerk
Steve Clements, Chief Operating Officer
Christie Weston, Deputy Director
Robin Ambroz, Deputy Director of Programs
Jacki Young, Chief Homeownership Officer
Sara Tichota, LIHTC Allocation Manager
Kelly Schultze, LIHTC Compliance Manager
Tammy Burd, LIHTC Assistant Compliance Manager
Dudley Beyer, Agricultural Program Manager
Elizabeth Fimbres, Communication & Outreach Manager
John Turner, Manager of Community Development & Research
Joe Spitsen, Assistant Manager for RHA Development & Training
Amanda Wusk, Marketing Manager
Kirk Benner, LIHTC Allocation Specialist
Eric Matty, LIHTC Compliance Specialist
Angela Kamau-Watson, Staff Accountant
Shelley Abraham, Home Ownership Compliance Specialist
Royce Sheibal, Research and Data Analyst

Guests: Mike Gawley, Holy Name Housing
Susan Bredthauer, CharterWest

MINUTES
February 19, 2021

Ryan Harris, MHEG
Sheryl Hiatt, Nebraska Department of Economic Development
Teresa Kile, Kile Consulting
Christopher Lenz, Excel Development
Rob Woodling, Foundation Development, LLC
Todd Lieberman, Brinshore Development
Brent Williams, Excel Development Group, LLC
Kathryn Mesner, Mesner Development Co.
Steve Peregrine, Nebraska Housing Resource
Thomas Judds, Lincoln Housing Authority
Julia Gale, Nebraska Housing Resource
Drew Ebert, Excel Development
Mary Anderson, Holy Name Housing
Rachel Bahl, inCOMMON Community Development
Mindy Dernier, Summit LIHTC Consulting
Kayla Beller, APOGEE Professional Services
Jake Hoppe, Hoppe Homes
Ryan Durant, RMD Real Estate Group, LLC
James Rieker, Advantage Capital
Mechele Grimes, Nebraska Department of Economic Development
Andrew Danner, Northstar Housing
Carly Davis, Hoppe Law Firm
Kathleen Bole, Brinshore Development
Matthew Cavanaugh, Holy Name Housing
Erika Lynch and Patti Peterson, Kutak Rock LLP

1. Call Meeting to Order and Roll Call

Chair Goins called the meeting to order at 9:02 a.m. with six members present. Goins reported that copies of the Open Meetings Act were posted by the door at the entrance to Regents A/B, on the NIFA website, as well as in the "Handouts" section of the webinar. The notice of the meeting was published on Sunday, February 14, 2021 in the Omaha World Herald and Lincoln Journal Star. Affidavits of publication are attached.

Colten Zamrzla arrived at 9:04 a.m.

2. Consent Agenda – 5 minutes

a. December 18, 2020 and January 21, 2021 NIFA Board of Director Meeting Minutes

b. Report on Agricultural Program, Including Loan Applications in Process

- Borrower: Jonathan Jaeschke
- Purpose: Purchase of 156 acres, more or less, of farm real estate – Sherman County, Nebraska
- Interest rate through NIFA of 3.60% fixed (Lender's normal rate: 4.60% fixed)
- Bondholder: Adams County Bank – Kenesaw, Nebraska

- Chad and Kayla McWhirter
- Purpose: Purchase of 152.69 acres of farm real estate, including a pivot and power unit – Adams County, Nebraska

MINUTES
February 19, 2021

- Interest rate through NIFA of 3.60% fixed (Lender's normal rate: 4.60% fixed)
- Bondholder: Adams County Bank – Kenesaw, Nebraska

Consideration of a Motion to Approve the Minutes and Accept the Reports on the Consent Agenda as presented

Moved by Achola, seconded by Zamrzla to approve the minutes and accept the reports on the Consent Agenda as presented.

Via roll call vote, the following votes were recorded:

Voting AYE: Zamrzla, Achola, Freeman, Arganbright, Wellman, Walden-Newman and Goins.

Absent: Bredthauer and Frenzen.

The motion passed unanimously.

Galen Frenzen arrived at 9:10 a.m.

Strategic Topic – 20 minutes

3. Presentation by Meridith Dillon, Sherwood Foundation

Shannon Harner introduced the Board to guest speaker Meridith Dillon of the Sherwood Foundation. Meredith presented the findings of an Omaha – Council Bluffs area affordable housing study in which the foundation participated. The Board engaged in a question and answer session with Ms. Dillon after the presentation.

Board Workshop – 120 minutes

4. Qualified Allocation Plan Policy

Shannon Harner led a discussion involving QAP policy. Board members and staff participated in the discussion.

Michael Walden-Newman left the meeting at 11:12 a.m.

Steve Wellman left the meeting at 11:32 a.m.

NIFA Highlights

5. Announcements and Discussions of Upcoming Events

None

6. Adjournment

Moved by Arganbright, seconded by Achola to adjourn at 11:53 a.m.

Respectfully submitted,



Shannon Harner
Executive Director and Board Secretary



*** Proof of Publication ***

RECEIVED FEB 22 2021

BOD 2/21

State of Nebraska)
Lancaster County) SS.

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, February 19, 2021 at 9:00 a.m. The Authority's meeting will be held at the Embassy Suites - Downtown Lincoln, 1040 P St, 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://attendee.gotowebinar.com/register/7729452806938166543>

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/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.
963279 11 Feb 14 ZNEZ

NIFA
SHEILA GANS
1230 O ST STE 200
LINCOLN NE 68508

ORDER NUMBER 963279

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 February 14, 2021 and thereafter on _____, 20____ and that said newspaper is the legal newspaper under the statues of the State of Nebraska.

Mary White

Section: Class Legals
Category: 0099 LEGALS
PUBLISHED ON: 02/14/2021

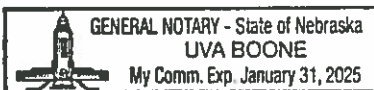
TOTAL AD COST: 46.35
FILED ON: 2/15/2021

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

Feb 16, 2021

U. Boone Notary Public



BOD 2/21



Omaha World-Herald

Date: February 14, 2021

Affidavit of Publication

NEBRASKA INVESTMENT FINANCE AUTHORITY
1230 O ST STE 200
LINCOLN, NE 68508-1402

Date	Category	Description	Ad Size	Total Cost
02/20/2021	Legal Notices	NOTICE OF MEETING NEBRASKA INVESTMENT	2 x 0 L	1,212.04

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:

02/14/2021

The First insertion being given ... 02/14/2021

Newspaper reference: 0000210700

Billing Representative

Sworn to and subscribed before me this Sunday, February 14, 2021

Notary Public

Sharon R Carsten
NOTARY PUBLIC

Commonwealth of Virginia

Notary Registration Number 329549

Commission Expires July 31 2021

State of Virginia

City of Richmond

My Commission expires _____

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ZNEZ

*** Proof of Publication ***

RECEIVED FEB 22 2021

CRANE 2/21

State of Nebraska)
Lancaster County) SS.

Notice of Public Meeting
Nebraska Investment Finance Authority For the Collaborative Resource Allocation for Nebraska ("CRANE")

Notice is hereby given that the Nebraska Investment Finance Authority ("NIFA") will hold a public meeting regarding the CRANE program process: Wednesday, February 24, 2021 at 9:00 a.m., at the NIFA office (1230 "O" Street, Suite 200, Lincoln, Nebraska 68508-1402) and also via conference call. Please contact Pamela Otto at (402) 434-3922 for the conference call information. 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. The CRANE program includes resources available pursuant to the 2021 Low-Income Housing Tax Credit (LIHTC) program.

The purpose of the meeting is to:
Review and discuss proposals for February that are eligible for CRANE resources.

Discuss current status of CRANE Projects

Copies of the proposed CRANE process are available on NIFA's web-site nifa.org (Qualified Allocation Plan) or at the NIFA office (1230 "O" Street, Suite 200, Lincoln, NE 68508-1402).

All interested persons are invited to present projects at the public meeting or prior to the time of the meeting and submit written comments to NIFA at the address shown above concerning the CRANE process. For additional information, contact Pamela Otto at (402) 434-3900.
963278 11 Feb 14 ZNEZ

NIFA
SHEILA GANS
1230 O ST STE 200
LINCOLN NE 68508

ORDER NUMBER 963278

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 February 14, 2021 and thereafter on _____, 20____ and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

Mary Ullman

Section: Class Legals
Category: 0099 LEGALS
PUBLISHED ON: 02/14/2021

TOTAL AD COST: 27.70
FILED ON: 2/15/2021

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 Feb 16, 2021 *UB*

UBoone Notary Public



CRANE 2/21



Omaha World-Herald

Date: February 14, 2021

Affidavit of Publication

NEBRASKA INVESTMENT FINANCE AUTHORITY
1230 O ST STE 200
LINCOLN, NE 68508-1402

RECEIVED FEB 26 2021

Date	Category	Description	Ad Size	Total Cost
02/20/2021	Legal Notices	Nebraska Investment Finance Authority Notice of Pl	2 x 0 L	789.10

Publisher of the World Herald

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ZNEZ

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02/14/2021

The First insertion being given ... 02/14/2021

Newspaper reference: 0000210684

Billing Representative

Sworn to and subscribed before me this Sunday, February 14, 2021

Notary Public

State of Virginia
City of Richmond
My Commission expires

Sharon R Carsten
NOTARY PUBLIC
Commonwealth of Virginia
Notary Registration Number 329549
Commission Expires July 31 2021