

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

**NIFA'S CONFERENCE ROOM – 2<sup>ND</sup> FLOOR – COMMERCE COURT  
1230 'O' Street, Lincoln, NE**

**MINUTES OF THURSDAY, SEPTEMBER 26, 2019 @ 9:00 A.M.**

**Notice Published:**       **September 22, 2019 - Omaha World Herald [Affidavit attached]**  
                                      **September 22, 2019 - Lincoln Journal Star [Affidavit attached]**

**Open Meetings Act** – Copies of the Open Meetings Act were posted on the side wall and also located on the table as you enter the room.

All votes taken by roll call of the members.

**NIFA BOARD MEMBERS PRESENT**

**Board Members Present:** Dan Curran, Herb Freeman, Galen Frenzen, George Achola, Warren Arganbright, Michael Walden-Newman, Marlin Brabec and Steve Wellman

**Board Members Absent:** Mary Jo McClurg

**NIFA Staff Present:**       Executive Director and Board Secretary Tim Kenny, Clerk Sheila Gans, Chief Operating Officer Steve Clements, Deputy Director of Programs Robin Ambroz, Controller Jody Cook, LIHTC Compliance Manager Kelly Schultze, Assistant LIHTC Compliance Manager Tammy Burd, LIHTC Allocation Manager Sara Tichota and Deputy Director Christie Weston

**Guests:**                     Thomas Judds – Lincoln Housing Authority, Matthew Cavanaugh – Nebraska Housing Developers Association, Rod Woodling – Foundations Development, Mike Gawley – Holy Name Housing Corp., Cindy Koster and Ryan Harris – MHEG, Brent Williams – Excel Development, Theresa Bima-Reeves, Erika Lynch and Patti Peterson – Kutak Rock LLP

**1.     Call Meeting to Order and Roll Call**

Chair Curran called the meeting to order at 9:00 a.m. with eight members present. Chair Curran reported that copies of the Open Meetings Act were posted on the side wall and also located on the table as you enter the room. The notice of the meeting was published on Sunday, September 22, 2019 in the *Omaha World Herald* and in the *Lincoln Journal Star*. *Affidavits of publication are attached.*

**2.     Approval of the August 16, 2019 NIFA Board of Directors Meeting Minutes**

Moved by Arganbright, seconded by Frenzen to approve the August 16, 2019 NIFA Board of Directors Meeting minutes. Roll call vote – Freeman – yes, Brabec - abstain due to not being present at the meeting, Frenzen – yes, Achola – yes, Arganbright – yes, Walden-Newman – yes, Wellman – yes and Curran – yes. Motion carried – 7 – yes and 1 abstain.

## MINUTES

September 26, 2019

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3. **Executive Director's Report**

Tim Kenny reported the 2020 NCSHA Housing Credit Connect Conference would take place in St. Louis, Missouri June 2-5, 2020. Tim invited Board members to attend and noted a special Board Member tract. Tim reminded Board members of the upcoming NCSHA Annual Meeting in Boston, Massachusetts - October 19-22.

Tim also reported that he and Board member George Achola visited with Congressman Bacon regarding H.R.3077 – Affordable Housing Credit Improvement Act of 2019. Tim is also planning a visit with Congressman Smith and commented the legislation has already received support from Congressman Fortenberry.

Finally, Tim reported he had a great meeting in Alabama at a Freddie Mac regional conference. Freddie Mac has developed a very comprehensive program about how to empower entire regions into the delivery of housing stock using Freddie's improved resources.

4. **Public Comment Related to the September 26, 2019 Agenda Items (comment period limited to five minutes)**

Chair Curran asked if anyone wished to comment on any of the agenda items and directed that they come forward and state their name and address for the record. Brent Williams – Excel Development commented on the importance of timing with regards to future changes of the 2021 Qualified Allocation Plan (QAP) process.

### LOW INCOME HOUSING TAX CREDITS

5. **Discussion of the 2021 Qualified Allocation Plan for the Low Income Housing Tax Credit (LIHTC) and Nebraska Affordable Housing Tax Credit (AHTC) Programs**

Board member George Achola led a discussion with respect to the memorandum dated September 13, 2019 regarding Comprehensive Review of the NIFA QAP. Board members, NIFA staff and members of the public participated in the discussion regarding the various items raised in the memorandum. NIFA staff was asked by the Board to review the discussion and make a future recommendation with respect to the timing of the various actions to be taken in connection with the review and approval of the 2021 QAP.

### OTHER BUSINESS/ANNOUNCEMENTS

6. **Announcements and Discussion of Upcoming Events**

NCSHA – Annual Conference and Showplace in Boston, MA – October 19-22, 2019  
NIFA October Board Meeting – October 25, 2019

7. **Adjournment**

Moved by Frenzen to adjourn at 11:12 a.m.

Respectfully submitted,

  
Tim Kenny  
Executive Director





Affidavit of Publication

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

RECEIVED SEP 26 2019

Table with 5 columns: Date, Category, Description, Ad Size, Total Cost. Row 1: 09/28/2019, Legal Notices, NOTICE OF MEETING NEBRASKA INVESTMENT, 1 x 0 L, 335.60

NOTICE OF MEETING

NEBRASKA INVESTMENT FINANCE AUTHORITY

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to attendance by the public, on Thursday, September 26, 2019 at 9:00 a.m. The Authority's Meeting will be held at the offices of the Nebraska Investment Finance Authority, 1230 'O' Street, Suite 200, 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. Such meeting will be followed by a non-business luncheon at the Nebraska Club, 233 South 13th Street, Lincoln, Nebraska, at 11:30 a.m.

The agenda, which is kept continually current, is available for public inspection at the Authority's offices, 1230 'O' Street, Suite 200, Lincoln, Nebraska, during normal business hours. For more information please contact Christie Weston at (402) 434-3900.

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:

09/22/2019

The First insertion being given ... 09/22/2019

Newspaper reference: 0000079899

Handwritten signature of Lisa K. Rhinney

Billing Representative

Sworn to and subscribed before me this Sunday, September 22, 2019

Handwritten signature of Kimberly B. Harris

Notary Public

State of Virginia
City of Richmond
My Commission expires

Kimberly B. Harris
NOTARY PUBLIC
Commonwealth of Virginia
Notary Registration Number 356753
Commission Expires January 31, 2021

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

State of Nebraska )  
Lancaster County ) SS.

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869913 11 Sep 22

RECEIVED SEP 30 2019

NIFA  
SHEILA GANS  
1230 O ST STE 200  
LINCOLN NE 68508

ORDER NUMBER 869913

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 Sept 22, 2019 and thereafter on \_\_\_\_\_, 20\_\_\_\_ and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

*Ismael*

Section: Class Legals  
Category: 0099 LEGALS  
PUBLISHED ON: 09/22/2019

TOTAL AD COST: 18.65  
FILED ON: 9/23/2019

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 Sep 24, 2019  
LT Boone Notary Public

