

JOHN BEL EDWARDS
GOVERNOR



EDSELLE KEITH CUNNINGHAM, JR.
INTERIM EXECUTIVE DIRECTOR

Louisiana Housing Corporation

LHC Board of Directors

Board Meeting Minutes

Wednesday, June 8, 2016

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
11:00 A.M.**

Board Members Present

Lloyd S. "Buddy" Spillers
Michael T. Anderson
Tammy P. Earles
Larry Ferdinand
Elton M. Lagasse
Willie Rack
Donald B. Vallee
Jennifer Vidrine
Gillis R. Windham

Board Members Absent

Treasurer John N. Kennedy

Staff Present

Edselle Keith Cunningham, Jr.
Barry E. Brooks
Brenda Evans
Loretta Wallace
Janel Young
Todd Folsom
Jatis Harrington
Leslie C. Strahan
Christine Bratkowski
Barbara Stoetzner

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Carlette Powell

Liza Bergeron

Marjorianna Willman

Nicole Sweazy

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd S. "Buddy" Spillers called the meeting to order at 11:04 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Larry Ferdinand, the Minutes of the May 11, 2016 LHC Board of Directors Meeting were approved unanimously.

LHC BOARD CHAIRMAN'S REPORT

Board Chairman Spillers thanked everyone for the diligent teamwork towards the successful withdrawal of the HB 409 amendment affecting the LHC reserves; noted that he was working on Committee designations; that a Board Orientation was in early stages of planning; and that Vice-Chairman Ellen Lee's term was not reconfirmed and there would be a replacement appointment very soon.

Interim Executive Director Keith Cunningham advised that on June 18th the FEMA Disaster Transitional Assistance would end, and that LHC would thereafter be providing assistance to 28 still displaced individuals.

Louisiana Housing Authority Executive Director Nicole Sweazy gave an update on the Continuum of Care Homelessness Working Group and a synopsis of their June 7th meeting.

MULTIFAMILY COMMITTEE REPORT

MC Chairman Donald B. Vallee advised that the Committee has met on June 7th.

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On a motion by Board Member Vallee and seconded by Board Chairman Spillers, it was moved to Suspend the Rules and Add to the Agenda a resolution authorizing extension of deadline from July 15, 2016 to November 15, 2016 to submit carryover allocation documentation evidencing 10% expenditure test that has been met as stipulated in 2015 Qualified Allocation Plan (QAP), with respect to Sacred Heart in St. Bernard, and Shady Oaks Homes and Wyche Apartments, awarding in the QAP, and providing for other matters in connection therewith. There being no public comments heard, a VOTE Call was taken and the matter passed unanimously 9 Yes – 0 No.

On a motion by Board Member Willie Rack and seconded by Board Member Elton Lagasse, the resolution authorizing extending the deadline from July 15, 2016 to November 15, 2016 to submit Carryover Allocation Documentation evidencing the 10% Expenditure Test has been met as stipulated in the 2015 Qualified Allocation Plan (“QAP”) with respect to Sacred Heart at St. Bernard (located at 1720 St. Bernard Avenue, New Orleans, LA), Shady Oaks Homes (located at 503 W. Andrus St., Crowley, LA 70527 70116) and Wyche Apartments (located at 218 Thomas St. Tallulah, LA 71282) awarded under such QAP; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Next item discussed was the resolution regarding Brooke Pointe Apartments.

On a motion by Board Member Elton Lagasse and seconded by Board Member Larry Ferdinand, the resolution approving changes to Brooke Pointe Apartments (formerly Paddock at Shadows Bluff) to be relocated at 516 North Pierce Street, Lafayette, Lafayette Parish, Louisiana from 2905 Louisiana Avenue, Lafayette, Lafayette Parish, Louisiana authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Chair Vallee noted that the Non-Closed Projects Update as in the Board binders.

SINGLE FAMILY COMMITTEE REPORT

SFC Chairman Michael T. Anderson noted that the Committee had not met earlier, and that the Reports and Updates were in the Board binders for review.

Ms. Evans went over the Current Programs, the LHC-CDBG Programs, the Delinquencies, and the Mortgage Counseling Updates.

ASSETS AND INVESTMENTS COMMITTEE

Housing Program Administrator Loretta Wallace introduced Chris Riggs with Latter and Blum Property Management who gave an update noting that the 408-units at Willowbrook Apartments were at 93% occupancy, that 30% of the tenants are Section-8 based, and that the cash flow was very positive; that the 224-units at Village de Jardin Apartments were at 99% occupancy, and that all original construction maintenance issues had been resolved.

Ms. Charmelle Brown with Latter and Blum Property Management noted that the 60-units at MidCity Gardens Apartments were at 86% occupancy.

SUSTAINABLE HOUSING COMMITTEE

The first item discussed was the resolution regarding issuance of a NOFA for the La. State Emergency Solutions Grant funds. Ms. Sweazy went over the specifics of the matter.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Jennifer Vidrine, the resolution to approve and authorize the staff of the Louisiana Housing Corporation (“LHC or Corporation”) to proceed with the issuance of a Notice of Funding Availability (“NOFA”) of the Louisiana State Emergency Solutions Grant (“ESG”) funds; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Mr. Cunningham next gave a brief summary regarding the LHC’s Notice of Intent to submit an application for the HUD Fair Housing Initiatives Program.

Ms. Wallace briefly went over the Energy Program Activity Report and Updates.

Louisiana Housing Authority Executive Director Nicole Sweazy went over the LHA Department Updates.

Housing Program Administrator Liza Bergeron went over the Sustainable Housing Department Updates.

Ms. Evans discussed the HOME Dashboard Report.

Ms. Bergeron, and later Housing Program Manager Ray Rodriguez, went over the Disaster Recovery CDBG Close Status Report.

ADMINISTRATIVE COMMITTEE REPORT

AC Chairman Elton Lagasse noted that the Committee had a very information and productive meeting on June 7th; he thanked the staff for all the great work done on the FY 16-17 Budget; and advised the Committee was recommending approval of the resolution adopting the LHC Operating Budget for Fiscal Year Ending June 30, 2017.

On a motion by Board Member Donald B. Vallee and seconded by Board Member Larry Ferdinand, the resolution adopting the LHC Operating Budget for the Fiscal Year Ending June 30, 2017 (labeled “Exhibit A”, entitled “Louisiana Housing Corporation Fiscal Year Ending June 30, 2017 Operating Budget”); and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

LHC REPORT

IED Cunningham expressed his sincere thanks to Representatives Cedric Glover and Sam Jones for their assistance and dialogue in the successful withdrawal of the HB 409 amendment; that he'd met with representatives of the USDA recently; that he would be meeting soon with the Louisiana Housing Authority Association; and that June was National Homeownership Month.

Next item briefly discussed was the Notice of Intent to amend the LHC Board Bylaws. There were neither questions from the Board nor comments from the public on the proposed amendments.

Next item discussed was the resolution to appoint Mr. Charles Tate as Executive Director of the LHC.

Board Member Windham noted that he admired Mr. Cunningham for the great job he'd been doing as IED and hoped that his predecessor would seek and rely on his counsel and knowledge. Board Member Lagasse concurred with the aforementioned comments.

Board Member Rack applauded Mr. Cunningham's knowledge and availability.

Board Member Anderson noted he considered Mr. Cunningham to be a “class act.”

Board Member Vidrine thanked Mr. Cunningham for a job well done!

Chairman Spillers applauded Mr. Cunningham for his “great professionalism”.

Board Member Vallee expressed his concern and displeasure in the Board's consideration of Mr. Tate as LHC Executive Director.

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Board Member Vidrine noted she did not support Mr. Vallee's comments regarding Mr. Tate's qualification, and that she supports Mr. Tate being LHC Executive Director

Mr. Cunningham read into the record the latest version of the resolution regarding appointed Mr. Tate as LHC Executive Director.

Mr. Vallee offered an amendment to reflect that Mr. Tate not be hired until such time as the HUD and La. State Ethics Board clearances are received, and that any salary negotiations be referred to the Administrative Committee. The matter DIED due to lack of a second.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Donald Vallee, the resolution providing for the appointment of Charles E. Tate, as Executive Director of the Louisiana Housing Corporation; and providing for other matters in connection therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed 8 Yes votes (Anderson, Ferdinand, Earles, Lagasse, Rack, Vidrine, Windham, Spillers) and 1 No vote (Vallee).

Thereafter, Mr. Tate addressed everyone and thanked them for his appointment, and he thanked Mr. Cunningham for his exemplary leadership and commitment as IED.

OTHER BUSINESS

Board Chairman Spillers expressed his gratitude to Ms. Lee for her service to the Board, and asked that she along with the other former Board Members be recognized with a plaque ceremony. Mr. Vallee requested Secretary Brooks handle the ordering of the service plaques.

ADJOURNMENT

There being no other matters to discuss, Board Member Lagasse offered a motion for adjournment that was seconded by Board Member Rack. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 1:02p.m.

Chairman

Secretary