



Louisiana Housing Corporation

***An audio-video recording as well as verbatim-transcript of these proceedings
is available upon request by contacting the LHC***

LHC Board of Directors

Board Meeting Minutes

Wednesday, February 21, 2024

**2415 Quail Drive
V. Jean Butler Board Room, LHC Building
2415 Quail Drive, Baton Rouge, LA 70808**

Board Members Present

Chairman Alfred E. Harrell, III (arrived at 11:00am)
Vice-Chairwoman Tonya P. Mabry
Official Designee Renee Fontenot Free obo Louisiana State Treasurer John Fleming, MD
Steven Hattier
Willie M. Robinson
Jennifer Vidrine
Richard A. Winder
Stephen I. Dwyer

Board Members Absent

John S. Alford
Steven P. Jackson
Willie Rack
Brandon O. Williams

Staff Present

Barry E. Brooks
Donna Deculus
Marjorianna Willman
Joshua McNemar
Annie Robinson
Rendell Brown
Louis Russell
Wendy Hall
Lionel Dennis
Brenda Evans

Leslie Strahan
Plezetta West
Thomas Bates
Bridgette Richard
Jarvis Lewis

Others Present

See Sign-In Sheet.

CALL TO ORDER

In the absence (arrival at 11:00am) of Board Chairman Alfred E. Harrell, III, Vice-Chairwoman Tonya P. Mabry called the meeting to order at 10:42 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

INVOCATION AND PLEDGE OF ALLEGIANCE

There was a Moment of Silence followed by the recital of the Pledge of Allegiance.

SWEARING-IN OF NEW BOARD MEMBERS FLEMING, FREE, AND DWYER

Secretary Brooks noted For The Record that Board Members Louisiana State Treasurer John C. Fleming, MD, and his Official Designee Renee Fontenot Free had been administered their Oath of Office and were Sworn-In prior to the start of the BODM.

Newly Appointed Board Member Stephen I. Dwyer (appointed by Louisiana Senate President Cameron Henry) was administered the Oath of Office by LHC General Counsel Leslie Strahan.

It was also noted that the three (3) fully executed Oath of Office documents would be timely filed with the Louisiana Secretary of State Office upon adjournment.

Board Members Free and Dwyer gave brief introductions, and were kindly Welcomed by the Board.

APPROVAL OF DECEMBER 13, 2023 BODM MINUTES

Next item discussed was the December 13, 2023 LHC Full Board of Directors Meeting Minutes.

On a motion by Board Member Willie M. Robinson and seconded by Board Member Richard A. Winder, the Minutes of the December 13, 2023 BODM were unanimously approved, as distributed.

LHC BOARD CHAIRMAN'S REPORT

Vice-Chairwoman Mabry DEFERRED such until the arrival of Board Chairman Harrell.

LHC INTERIM EXECUTIVE DIRECTOR'S REPORT

LHC Interim Executive Director Marjorianna Willman welcomed the New Board Members Free and Dwyer; gave special recognition to the LHC Single Family Homeownership Department for their exemplary accomplishments; noted that PRIME-3 NOFA had received 136 applications; noted that pre-inspections for participants in the HARP had been initiated; noted that LHC's MEBEWE database had cataloged 103 submissions; noted the recent groundbreaking for the Jonesboro Senior Village development; invited everyone to the LHC Think Tank gathering on February 28th at the LHC Building; etc.

Board Member Jennifer Vidrine gave special recognition to LHC Housing Finance Deputy Administrator of Compliance Todd Folse for his very well-received and informative speaking engagement at the recent NCSHA HFA Institute Conference.

Secretary Brooks noted For The Record the arrival of Board Chairman Alfred E. Harrell, III at 11:00am.

Board Chairman Harrell applauded the many successes of LHC, and welcomed New Board Member Free and Dwyer.

AGENDA ITEM #8 – LAFITTE PHASE VII PROJECT

Next item discussed was regarding the issuance of \$14,336,000 MHRB for Lafitte Phase VII Project located in New Orleans.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief of Multifamily Production Louis Russell, noting staff was recommending approval.

On a motion by Board Member Willie M. Robinson and seconded by Board Member Steven P. Jackson, the supplemental resolution accepting the proposal of R4 Capital Funding for the purchase of an additional Two Million Dollars (\$2,000,000) above the previously approved Twenty-Four, Million Dollars (\$24,000,000) Multifamily Mortgage Revenue Note for KHA Affordable Properties located on multiple scattered sites on and around 1013 31st Street, Kenner, Jefferson Parish, Louisiana, in one or more series to finance the acquisition, construction, rehabilitation, and equipping of a multifamily housing development within the State of Louisiana; fixing the

parameter terms of said governmental note and otherwise providing with respect to said governmental note; 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.

AGENDA ITEM #9 – \$35M NOFA

Next item discussed was regarding the \$35M NOFA of combined HUD HOME ARP and HUD CDBG-DR 2021-2021 Funds.

The matter was introduced by Secretary Brooks, also advising that LHC Staff and OCD Staff were requesting that the matter be DEFERRED for further review, until the March 13, 2024 BODM.

It was **MOVED** by Board Member Jennifer Vidrine and seconded by Official Designee Board Member Renee Fontenot Free, to **DEFER** the \$35M NOFA matter until March 13, 2024 BODM; there being no objection, such was adopted by the Board.

AGENDA ITEM #10 – \$125M LHC SF MHRB

Next item discussed was regarding issuance of \$125M LHC SF MHRB.

The matter was introduced by Secretary Brooks.

Additional information was provided by LHC Chief Programs Officer Brenda Evans, noting staff was recommending approval.

On a motion by Board Member Willie Rack and seconded by Board Member Willie O. Robinson, the resolution accepting the parameter term proposal for the purchase of not exceeding One Hundred Twenty-Five Million Dollars (\$125,000,000) of Louisiana Housing Corporation Single Family Mortgage Revenue Bonds in one or more series or subseries; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; approving the form and directing the execution of the Bond Purchase Contract for said Bonds; 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.

AGENDA ITEM #11 – 2025 QAP

Next item discussed was regarding the State's 2025 Draft Qualified Allocation Plan – QAP.

The matter was introduced by Secretary Brooks

Additional information was provided by LHC Chief of Multifamily Production Louis Russell, specifically noting the new timeline deadlines (**copy of document available upon request**), he discussed the aspects and impact of the public comments received, and that the 2025 QAP had "...kept the same structure as the 2024 QAP", and that approval would be requested at the March 13, 2024 BODM.

AGENDA ITEM #12 – EXECUTIVE DIRECTOR SEARCH UPDATE

Next item discussed was regarding the current LHC Executive Director Search.

Secretary Brooks read Into The Record two (2) written public comments that had been received – 1) LAAHP (Louisiana Association of Affordable Housing Providers), and 2) SLLS (Southeast Louisiana Legal Services) – both in support of current IED Marjorianna Willman being appointed as LHC Executive Director.

Additional information was received by Executive Director Search Consultant SSA Consultants (via Dr. Christel Slaughter, Mr. Cody Saucier, and Ms. Camille Fruge), noting they had received 217 applications, they discussed the nine (9) applicants that they were recommending for consideration of appointment as LHC Executive Director, and noted that they had received and complied to a public records request for information on the applications received.

EXECUTIVE SESSION

Board Chairwoman Tonya P. Mabry moved that *Pursuant to La R.S. 42:17 the Board of Directors of the LHC reserves the right to enter into Executive Session.*

The motion to enter into Executive Session was seconded by Board Member Willie Rack.

A Roll Call was done to Enter Executive Session. Votes were as follows:

YES – 9 (Ms. Mabry, Ms. Free, Mr. Dwyer, Mr. Hattier, Mr. Rack, Mr. Robinson, Ms. Vidrine, Mr. Winder, and Mr. Harrell).

NO - 0: None.

ABSENT - 2: Mr. Alford, Mr. Jackson, and Mr. Williams.

The motion passed unanimously.

The Board entered into Executive Session at 11:30A.M.

On a motion by Board Chairwoman Tonya P. Mabry and seconded by Board Member Willie Rack, the Board exited Executive Session at 12:05 P.M.

A Roll Call was done to Exit Executive Session. Votes were as follows:

YES – 9 (Ms. Mabry, Ms. Free, Mr. Dwyer, Mr. Hattier, Mr. Rack, Mr. Robinson, Ms. Vidrine, Mr. Winder, and Mr. Harrell.

NO - 0: None.

ABSENT - 2: Mr. Alford, Mr. Jackson, and Mr. Williams.

It was stated by Board Chairman Alfred E. Harrell, III, and Duly Noted For The Record by Secretary Brooks, that “NO ACTIONS” has been taken during the subsequent Executive Session.

Board Member Steven J. Hattier noted that he was “very pleased with the experience” of IED Willman, though he was concerned that there were not many out-of-state applicants.

Dr. Slaughter concurred that the “...pool of candidates is very low...”

Board Member Jennifer Vidrine noted that IED Willman “...has a totality of diversity housing experience.”

Board Member Willie O. Robinson applauded IED Willman’s “...second attempt at applying for LHC Executive Director”, and that he supports the Board “...stay on the same trajectory”.

Board Member Richard A. Winder noted that he wants “...someone here for the long-haul”, and that he would like to see LHC win more national awards and recognition.

Dr. Slaughter concurred that the “...lack of national recognition is hindering”.

Board Member Willie Rack noted that “...if it is not broken why fix it”, and applauded IED Willman’s “...sincerity and heart-felt compassion”.

Board Member Jennifer Vidrine commented “...we know Ms. Willman’s character.”

Board Chairman Alfred E. Harrell, III noted that “...understanding the mission goal and lifecycle of LHC’ was tantamount to the LHC Executive Director being successful; and that IED Willman has “...full capacity at this time to run LHC”.

Board Counsel Grey Sexton noted the great partnership with SSA Consultants during the Executive Director Search “...to ensure it was done in view of all applicable laws”.

It was moved by Board Member Jennifer Vidrine and seconded by Board Member Willie O. Robinson, that the Rules Be Suspended for the purpose of Adding to the Agenda a Resolution regarding the Appointment of an LHC Executive Director; 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.

On a motion by Board Member Jennifer and Vidrine seconded by Board Member Willie Rack, the resolution authorizing the appointment of MARJORIANNA WILLMAN as the Executive Director of the Louisiana Housing Corporation; and to designate Board Chairman Alfred E. Harrell, III and Board Vice-Chairwoman Tonya B. Mabry to address and negotiate the terms and conditions of her employment contract subject to their reasonable discretion and based on what is reasonable in the premises, and to negotiate, sign, and execute an employment contact with Ms. Willman; 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.

ADJOURNMENT

There being no other matters to discuss, Board Chairman Alfred E. Harrell, III offered a motion for adjournment. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 12:10P.M.

Chairman

Secretary