



# *Louisiana Housing Corporation*

**\*A verbatim transcript as well as an audio recording of these proceedings is available upon request by contacting the LHC\***

**LHC Board of Directors**

**Board Meeting Minutes**

**Wednesday, November 9, 2016**

**2415 Quail Drive  
V. Jean Butler Board Room  
Baton Rouge, LA 70808  
10:30 A.M.**

**Board Members Present**

Lloyd S. "Buddy" Spillers

Jennifer Vidrine

Tammy P. Earles

Elton M. Lagasse

Nancy T. Montoya

Willie Rack

Christopher Trahan (official designee on behalf of Treasurer John N. Kennedy)

Donald B. Vallee

Gillis R. Windham

**Board Members Absent**

Larry Ferdinand

Michael T. Anderson

**Staff Present**

Barry E. Brooks

Edselle Keith Cunningham, Jr.

Bradley Sweazy

Brenda Evans

Loretta Wallace

Janel Young

Jatis Harrington

Leslie C. Strahan

Christine Bratkowski  
Barbara Stoetzner  
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 10:33 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF MINUTES**

**On a motion by Board Member Donald B. Vallee and seconded by Board Vice-Chairwoman Jennifer Vidrine, the Minutes of the June 10, 2015 Assets and Investments Committee Meeting were approved unanimously.**

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Willie Rack, the Minutes of the October 12, 2016 LHC Board of Directors Meeting were approved unanimously.**

**On a motion by Board Vice-Chairwoman Jennifer Vidrine and seconded by Board Member Donald B. Vallee, the Minutes of the October 18, 2016 LHC Board Orientation Meeting were approved unanimously.**

**LHC BOARD CHAIRMAN’S REPORT**

Board Chairman Spillers extended congratulations to State Treasurer John N. Kennedy for his election to the United States Senate.

**LHC INTERMIM DIRECTOR’S REPORT**

IED Edselle Keith Cunningham, Jr. gave a brief overview of happenings over the past month at LHC, including an update on the Louisiana Restore Task Force, Groundbreaking events at the Sugar House in Alexandria, Twin Lakes of Leesville, and Olive Grove Senior Housing, etc.

LHC Chief Operating Officer Bradley Sweazy noted that there had been a decrease in payroll by 10% since March 2016; that LHC was focusing staff on improvements that create results to improve affordable housing production; and that there had been recent enhancements to SharePoint.

Board Member Elton M. Lagasse complimented staff on the recent “No Findings” financial audit report.

#### **AGENDA ITEM #5**

Next item discussed was the resolution regarding Lower Nine Rising Project.

IED Cunningham and LHC Administrator of Housing Production Marjorianna Willman briefly went over the specifics thereof.

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Willie Rack, the resolution identifying Jones Walker LLP, or such other law firm as designated by the borrower to serve as bond counsel for the Lower Nine Rising project located at various addresses in New Orleans, Orleans Parish, Louisiana 70017; 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 #6**

Next item discussed was the resolution regarding Harmony Garden Estates Project.

Ms. Willman briefly went over the specifics thereof.

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Tammy P. Earles, the resolution accepting the proposal of R4 Capital Funding LLC or such other purchaser as may be designated by the Developer for the purchase of not to exceed Nine Million Dollars (\$9,000,000) Multifamily Housing Revenue Bonds for Harmony Garden Estates Project, #2016-102BF (204 Sunset Dr., 5319 Green Meadow St. and 4701 Miracle Dr., Alexandria, Rapides Parish, Louisiana 71302) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; and providing for other matters in connection with the foregoing.**

**AGENDA ITEM #7**

Next item discussed was the resolution regarding Royal Cambridge Homes Project.

Ms. Willman briefly went over the specifics thereof.

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Willie Rack, the resolution accepting the proposal of Citibank, N.A. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Twelve Million Dollars (\$12,000,000) Multifamily Housing Revenue Bonds for Royal Cambridge Homes Project, #2016-103BF (2705 Loblolly Lane and 2555 Loblolly Lane, Alexandria, Rapides Parish, Louisiana 71303) in one or more series; fixing the parameter terms of said bonds and otherwise providing with respect to 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 #8**

Next item discussed was the resolution the 2016 CDBG Distressed Projects NOFA.

Ms. Willman briefly went over the specifics thereof.

David Strange of Pecan Ridge addressed the Board and discussed why the project's application had been withdraw from funding consideration.

There was further discussions amongst the Board and LHC staff regarding cost per unit caps, how to further fund project, repercussions when gap funding is not available, etc.

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Elton M. Lagasse, the resolution approving the recommended awards for the 2016 CDBG Distressed Projects Notice of Funding Availability ("NOFA") to certain residential rental facilities; 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**

Next item discussed was the resolution regarding HOME Funds under the Nonprofit Open Cycle Affordable Housing ("NOAH") Program.

COO Sweazy briefly went over the specifics of the matter, noting the program would help increase CHDO capacity.

**Board Chairman Lloyd Spillers RECUSED himself from participating in the aforementioned matter, and stated the following into the Record: "...before we go any further...I need to recuse myself. I'm Lloyd S. Spillers Jr. I'm no longer the Executive Director of Macon Ridge Community Development Corporation. I resigned that post. But I do serve on the Board of Directors of the Macon Ridge Community Development Corporation...and there may be a conflict with me having to say or vote on this issue; so I hereby take these means to RECUSE myself and be silent on this matter on the agenda.**

**Board Member Gillis R. Windham RECUSED himself from participating in the aforementioned matter, and stated the following into the Record: "I, Gillis Windham, as President of the Board of Quad-A Community Action Agency, RECUSE myself from any participation and discussion regarding CHDOs."**

There was lengthy discussions amongst the Board Members, LHC staff, and public comments from Debra Harmon with ASSIST Agency (sees matter as CHDO-positive and inclusive), Charlette Minor (noted HOME funds are entitlement funds and therefore should include small developers), and Winston Brumfield (thinks rural development and CHDOs are positive goals for LHC).

**On a motion by Board Member Nancy T. Montoya and seconded by Board Member Elton M. Lagasse, the resolution approving Louisiana Housing Corporation (LHC or Corporation) staff's recommended strategies for awarding HOME Funds under Nonprofit Open Cycle Affordable Housing (NOAH) Program; 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.**

### **SUSPENSION OF AGENDA**

Due to the pending Executive Session items, Chairman Spillers requested SUSPENSION of the Agenda to skip to Other Business.

**On a motion by Board Member Elton M. Lagasse and seconded by Board Member Donald B. Vallee, the Board approved Suspending the Agenda to skip to Other Business; 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.**

## **OTHER BUSINESS**

Amber Seely with Renaissance addressed the Board regarding Agenda Item #8, noting that her group was having similar problems with construction overruns.

IED Cunningham advised that staff had met with Ms. Seely and had productive dialogue regarding the aforementioned.

## **AGENDA ITEM #10 – EXECUTIVE SESSION**

Board Vice-Chairwoman Jennifer Vidrine moved that pursuant to La. R.S. 42:17 that the Board enter into Executive Session for the purposes of discussing strategies regarding the following prospective litigations:

- *Rowan Court Subdivision 2013 Limited Partnership vs. The Louisiana Housing Corporation*, 19th Judicial District Court, Court Docket No. C626645, Section 23, Parish of East Baton Rouge, State of Louisiana.
- *Ernest P. Legier, Jr. vs. Louisiana State Housing Corporation, et al*, 19<sup>th</sup> Judicial District Court, Court Docket No. C650221, Division D, Parish of East Baton Rouge, State of Louisiana.
- *Juniper Beadle I, LLC and Juniper Beadle II, LLC vs. Louisiana Housing Corporation*, 19<sup>th</sup> Judicial District Court, Court Docket No. 641476, Division “D”, Parish of East Baton Rouge, Baton Rouge, State of Louisiana.
- *Dianah Hanson vs. Frederick Tombar, III and Louisiana Housing Corporation*, United States District Court, Middle District Court Civil Action No. 16-5-JWD-RLB.

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

**A Roll Call was done to Enter Executive Session. Votes were as follows:  
YES (Mr. Spillers, Ms. Vidrine, Ms. Earles, Mr. Trahan, Mr. Lagasse, Ms. Montoya, Mr. Rack, Mr. Vallee, Mr. Windham.  
NO: None.**

**The motion passed unanimously.**

**The Board entered into Executive Session at 12:00 p.m.**

**On a motion by Board Vice-Chairwoman Jennifer Vidrine, and seconded by Board Member Willier Rack, the Board exited Executive Session at 12:47 p.m.**

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

**YES (Mr. Spillers, Ms. Vidrine, Ms. Earles, Mr. Lagasse, Ms. Montoya, Mr. Rack, Mr. Vallee, Mr. Windham).**

**NO: None.**

**The motion passed unanimously.**

**ADJOURNMENT**

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

**The Full Board meeting adjourned at 12:48 pm.**

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Chairman

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Secretary