



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, June 14, 2017

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
10:00 A.M.**

Board Members Present

Lloyd S. "Buddy" Spillers
Michael T. Anderson
Tammy P. Earles
Larry Ferdinand
Thomas L. Enright (obo Treasurer Ron Henson)
Elton M. Lagasse
Willie Rack
Donald B. Vallee
Gillis R. Windham

Board Members Absent

Jennifer Vidrine

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Jessica Guinn
Brenda Evans
Loretta Wallace
Janel Young

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Jatis Harrington
Rene Landry
Leslie C. Strahan
Christine Bratkowski
Miriam Bowie
Barbara Stoetzner
Carlette Powell
Robby Bizot
Liza Bergeron
Marjorianna Willman
Winona Connor
Kevin Brady

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

Board Chairman Lloyd S. “Buddy” Spillers called the meeting to order at 10:05 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 Member Willie Rack, the Minutes of the May 10, 2017 LHC Board of Directors Meeting were moved for approval.

On a motion by Board Member Elton M. Lagasse and seconded by Board Member Willie Rack, the Minutes of the May 25, 2017 LHC Special Board of Directors Meeting were moved for approval.

Thereafter, Board Member Vallee discussed the May 25, 2017 Louisiana Restore Task Force Meeting.

There were further discussions between LHC staff and Board Members on the LRTF meeting discussions and the parameters of the Flood Recovery Funding Program, and in particular as to why for-profit developers could not apply.

Board Member Vallee noted that at the meeting OCD Executive Director Pat Forbes stated that LHC had created the Action Plan.

Board Chairman Spillers noted for the record that he had spoken earlier with Mr. Forbes who had advised him that he had spoken incorrectly during the LRTF meeting and that OCD had in fact created the Action Plan.

Board Member Vallee requested that LHC Executive Director E. Keith Cunningham, Jr. attend all future LRTF meetings. ED Cunningham replied affirmatively.

In conclusion, it was noted that for-profit developers could apply.

LHC BOARD CHAIRMAN'S REPORT

Chairman Spillers and Board Member Lagasse asked that everyone keep Congressman Steve Scalise in their prayers being that he was seriously wounded in a shooting earlier in Washington, D.C. and was in critical condition.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director E. Keith Cunningham, Jr. briefly discussed the following: Jessica Guinn has been hired as LHC Executive Counsel; LHC had a feature article in the Affordable Housing News periodical; and, he read into the record a complimentary letter from James Freeman recognizing the attributes of the LHC Tax Credit Staff.

LHC Director of Housing Development Brenda Evans gave an update on the LHC Homeownership Month activities including workshops, television appearances, etc., and that future events were being planned.

Director of Recovery Housing Robby Bizot gave an update on Disaster Recovery Housing, the MFR Gap Program, and the NLR Program.

ED Cunningham noted that recommendations would be made on how to get the leftover Katrina funds available for other uses.

AGENDA ITEM #6

Next item discussed was the resolution regarding issuing \$33M MHR Notes to Howell Village Apartments.

LHC Housing Program Administrator Marjorianna Willman briefly went over the specifics of the matter.

On a motion by Board Member Donald B. Vallee and second by Board Member Willie Rack, the resolution authorizing the issuance of its not to exceed \$33,000,000 Multifamily Housing Revenue Notes to finance the acquisition, construction and equipping of Howell Village Apartments; #2016-107BF (72nd Ave and Howell Blvd,

Baton Rouge, East Baton Rouge Parish, Louisiana 70807) subject to final verification that the project meets the local community notification requirements of the 2016 Qualified Allocation Plan; accepting the proposal of KeyBank Real Estate Capital or such other purchaser as may be designated by the Borrower for the purchase thereof; fixing the parameter terms of said note or notes; 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 #7

The next item discussed was resolution adopting the LHC Operating Budget for FY 2017-2018.

Chief Fiscal Officer Rene' Landry went over the specifics of the matter, noting that the details of which had been fully discussed at the May 25, 2017 Special BODM.

CFO Landry provided a handout noting the receipts and expenditures by Department; that \$16.9M total operating expenditures and \$183,541 excess receipts over expenditures; and discussed direct support costs and recoverable costs.

Board Member Vallee requested the cash flow via all programs over the past five (5) years.

Board Member Vallee requested that the LHC Organization Chart denote salary of each employee.

Board Member Vallee inquired as to whether the Legislative Auditor had been notified of the recent HUD Findings. ED Cunningham advised that he was working on setting up a meeting and will invite the Board.

Board Member Vallee noted for the record that he had already independently notified the Legislative Auditor of the HUD Findings

Board Member Ferdinand advised that he'd prefer if the LHC Internal Auditor would report directly to the Board, and that he would provide "concrete best practices" supporting his request.

On a motion by Board Member Elton M. Lagasse and seconded by Board Member Michael T. Anderson, the resolution adopting the LHC Operating Budget for the Fiscal Year Ending June 30, 2018 (labeled "Exhibit A", entitled "Louisiana Housing Corporation Fiscal Year Ending June 30, 2018 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. There was one (1) ABSTAIN vote from Board Member Donald B. Vallee.

AGENDA ITEM #8

Next item discussed was the resolution regarding requesting an Attorney General Opinion.

ED Cunningham went over the specifics of the matter.

Board Member Vallee moved that the matter be DEFERRED until the August BODM. The motion FAILED due to lack of a second.

On a motion by Board Member Willie Rack and seconded by Board Member Elton M. Lagasse, the resolution authorizing and directing the Executive Director to formally request an Attorney General Opinion regarding jurisdictional issues under Louisiana Housing Authorities law as it relates to the HUD Section 8 Performance Based Contract Administration 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. There was one (1) NO vote from Board Member Donald B. Vallee.

OTHER BUSINESS

Mr. Jedidiah Jackson from JEFFCAP addressed the Board, noting that he had received a May 30, 2017 letter from the Department of Energy advising that their appeal should be handled at the State level. Accordingly, for the record he asked for a due process hearing from LHC.

Board Member Vallee requested a copy of the letter received from DOE.

ED Cunningham noted that he felt LHC has worked earnestly with JEFFCAP and had many meetings to discuss their performance deficiencies.

There were further discussions on the matter between the Board and staff.

Mr. Jackson noted that his agency had been serving Jefferson Parish for over forty (40) years, and that lack of training was the primary reasoning for their performance deficiencies.

ADJOURNMENT

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

The Full Board meeting adjourned at 11: 10 a.m.

Chairman

Secretary