



# *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, May 10, 2017**

**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  
Larry Ferdinand  
Thomas L. Enright (obo Treasurer Ron Henson)  
Elton M. Lagasse  
Willie Rack  
Donald B. Vallee  
Jennifer Vidrine  
Gillis R. Windham

## **Board Members Absent**

Tammy P. Earles

## **Staff Present**

Barry E. Brooks  
Edselle Keith Cunningham, Jr.  
Bradley Sweazy  
Brenda Evans  
Loretta Wallace  
Janel Young  
Jatis Harrington  
Rene Landry

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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 11:08 a.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF MINUTES**

**On a motion by Board Member Michael T. Anderson and seconded by Board Member Gillis R. Windham, the Minutes of the April 12, 2017 LHC Board of Directors Meeting were moved for approval.**

**LHC BOARD CHAIRMAN’S REPORT**

None.

**LHC EXECUTIVE DIRECTOR’S REPORT**

LHC Executive Director E. Keith Cunningham, Jr. briefly discussed the following: Flood Recovery Workshops, Spring HOME NOFA Workshop held on April 24<sup>th</sup>, and the Tax Credit Application Workshop held on May 8<sup>th</sup>.

ED Cunningham also noted “...and at this time to be absolutely clear and on the Record, there is a prohibition that is in place in those funding documents as a policy that this Agency has always adopted, that once a funding document is placed, that it is inappropriate to have delivery of direct contact regarding projects related to that funding document. We believe that this ensures that we have a very open and transparent process. So I make that statement I remind the Board as I know you are already aware, just in an

attempt to make sure that the public and those individuals who may not have participated with this Agency are aware that there is a prohibition in place once these fundings are announced.”

ED Cunningham also discussed the upcoming May 25<sup>th</sup> Board LHC Strategic Planning Discussion Meeting; he introduced new staff member Robby Bizot; and discussed tentative plans for LHC to celebrate State Employee Appreciation Week events in May.

Board Member Donald B. Vallee asked for clarification on the prohibition during funding rounds. ED Cunningham replied that once the funding round is posted the prohibition starts.

Board Member Vallee inquired on the schedule for the May 25<sup>th</sup> Board Discussion Meeting. ED Cunningham replied that the start time was 9:00am and that enough time would be allocated for full and open discussions.

Board Member Vallee reminded everyone of the afternoon’s 2pm groundbreaking ceremony for the Port Royal Apartments in Baton Rouge, and encouraged everyone’s attendance.

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

Next item discussed was the resolution recognizing May 15 – 19, 2017 as LHC Employee Recognition Week.

**On a motion by Board Member Donald B. Vallee and second by Board Member Elton M. Lagasse, the resolution recognizing May 15 through 19, 2017 as LHC Employee Recognition Week to spotlight the contributions LHC employees make in the workplace, in our communities, and to the citizens of our state; 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**

The next item discussed was the LHC Fiscal Year 2017-2018 Operating Budget. The matter was **DEFERRED** until May 25<sup>th</sup> by Administrative and Finance Committee Chairman Elton M. Lagasse.

#### **AGENDA ITEM #7**

The next item discussed was the HUD Notice of Complaint regarding the LHC’s Administration of the HOME Program.

AFC Chairman Lagasse noted that a full report had been given earlier during the Committee meeting, and there was no action required by the Board on the matter.

**On a motion by Board Member Donald B. Vallee and seconded by Board Member Larry Ferdinand, the Board approved accepting the report as given during the AFC; 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**

AFC Chairman Lagasse noted that a presentation had been given earlier during the Committee meeting regarding the LHC Permanent Supportive Housing and Emergency Solutions Grants Programs, and there was no action required by the Board on the matter.

#### **AGENDA ITEM #9**

Next item discussed was the resolution regarding amendments to the 2017 Spring NOFA.

ED Cunningham advised that the aforementioned matter was being **WITHDRAWN**.

#### **AGENDA ITEM #10**

Next item discussed was the resolution regarding the NOFA for the Multifamily Restoration Loan Funding Program.

**On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution approving the Notice of Funding Availability (“NOFA”) with respect to the Multifamily Restoration Loan Funding Program (the “MRLF 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.**

#### **AGENDA ITEM #11**

Next item discussed was the resolution regarding the NOFA for the Neighborhood Landlord Rental Program.

**On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the resolution approving recommended strategies**

**for awarding CDBG funds under a Notice of Funding Availability (“NOFA”) for the Neighborhood Landlord Rental Program (“NLRP”); 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 #12**

Next item discussed was the resolution regarding approving changes to the Small Rental Property Program.

**Board Member Donald B. Vallee noted for the Record: “...Mr. Chairman, on advice of our counsel, it is suggested that I RECUSE myself from participating in discussions regarding this program...in so much that I still have five (5) remaining small rental loans that originated from Hurricane Katrina. I don’t feel I should, but I will. Very difficult for me not go give input since I’m very familiar with this program, but I won’t.”**

Board Member Ferdinand inquired as to the performance of Franklin Consultants in the SRPP.

ED Cunningham replied that Franklin Consultants “...was performing incredibly well. We were absolutely satisfied with the work they’re able to do to get the program to where it is now. This was indeed an economic decision. They have done an excellent job of working with the Agency, they’ve always presented well and they’ve always been in a position to assist us when we have the needs. So this is definitely not a statement on the work that they performed.”

**On a motion by Board Member Elton M. Lagasse and seconded by Board Member Larry Ferdinand, the resolution approving administrative changes to the Small Rental Property Program (“SRPP”); 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**

Mr. Jediah Jackson from JEFFCAP addressed the Board.

Mr. Jackson expressed that he felt their due process was denied by the Board at the March 15, 2017 LHC Board Meeting; that he sent a request to LHC to be put on the Board Meeting Agenda; and that he had received an email from LHC advising that a due process hearing would not be proper.

Mr. Jackson stated "...So just for the Record, we maintain that the due process still has been denied to us. We still have an ongoing appeal with the DOE, and we will follow any steps advised to us by our parish attorney and communicated with LHC's legal department."

He also stated that when his staff arrived at LHC-Industriplex for HES trainings they were denied access to the system.

Chairman Spillers noted that his intent at the previous Board Meeting was not to offer an appeal to JEFFCAP.

ED Cunningham suggested waiting for the DOE appeal process to render itself.

Next, Ms. Lisa Harrington, JEFFCAP Fiscal and Administrative Director, addressed the Board. She noted the issues encountered during the April 27, 2017 HES training, specifically that the training was inadequate and not being able to access the HES system.

ED Cunningham noted that LHC provided the training as it was required to, and that JEFFCAP participated in the training.

Board Member Vallee suggested that JEFFCAP follow the prescribed DOE appeal process.

Board Member Vallee requested that at the June Board Meeting there be allocated sufficient time to analyze the Program Updates and Reports, especially as related to the LHC-owned properties.

### **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 11:41am.**

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Chairman

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Secretary