



Board of Directors

May 25, 2017
Special Board Meeting
Minutes

June 14, 2017



Louisiana Housing Corporation

**LHC Board of Directors
SPECIAL Board Meeting
Thursday, May 25, 2017
2415 Quail Drive
Committee Room 1
Baton Rouge, LA 70808
9:00 A.M.**

Board Members Present

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

Board Members Absent

Michael T. Anderson
Thomas L. Enright, Jr. (obo Treasurer Ron J. Henson)
Larry Ferdinand

Staff Present

Barry E. Brooks
Edselle Keith Cunningham, Jr.
Bradley Sweazy
Kevin Brady
Rene' Landry
Janel Young
Leslie C. Strahan
Christine Bratkowski
Miriam Bowie
Nicole Sweazy
Ray Rodriguez
Natasha Anderson
Rendell Brown

Others Present

Charles E. Tate
William Brumfield

CALL TO ORDER

Board Chairman Lloyd S. "Buddy" Spillers called the meeting to order at 9:00 a.m.

Chairman Spillers delivered the Welcome Address.

LHC Executive Director Edselle Keith Cunningham, Jr. delivered the Opening Remarks.

Board Secretary Barry E. Brooks called the roll; there was a quorum.

BOARD ETHICS TRAINING

Board of Ethics Training Liaison Brett Robinson presented one-hour of Ethics Training.

Among the topics covered included: controlling interests, Ethics Advisory Opinions, how to report Ethics violations, the four (4) Policy Ethics Goals, prohibited sources, immediate family criteria, definition of participation, conflict of interest recusals, acceptance of food and drinks, definition of economic value, 2-year post-employment restrictions, penalties for ethics violations, financial disclosure forms, etc.

PROHIBITIONS DURING LHC OPEN COMPETITIVE FUNDING ROUNDS

LHC Senior Attorney Leslie Strahan discussed with the Board the prohibition of the public speaking with staff and/or Board Members during open competitive funding rounds.

Ms. Strahan urged everyone that when in doubt to direct inquiries to LHC Board Secretary and Coordinator Mr. Brooks.

MOTION TO LIMIT DEBATE

On a motion by Board Member Elton M. Lagasse and seconded by Board Vice-Chairwoman Jennifer Vidrine, the Board moved that for today's meeting that the Board adopt limits of debate; 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.

Limits of debate were prescribed as follows:

- 1) That all speeches, comments, questions or any other debate be limited to three (3) minutes per agenda item for each Member of the Board;**
- 2) That in debate each Member only have the right to speak twice (2 times) per item, but each Member cannot make a second point about the same item as long as any other Member of the Board who has not spoken wishes to take the floor; and**
- 3) That no Board Member interrupts a speaker who has the floor.**

LHC FLOOD RECOVERY PROGRAMS

Chairman Spillers inquired for the Record as to how LHC was given the various Flood Recovery Programs to administer.

ED Cunningham and LHC COO Bradley Sweazy noted that the Flood Recovery Programs were sent to LHC to administer via an Executive Order through the Restore Task Force.

ED Cunningham also acknowledged that he feels this is a great opportunity, also noting the exemplary leadership of LHC of the Louisiana Disaster Housing Task Force; and that LHC was only administering the Flood Recovery Programs and had no authority on how the funds are expended.

Vice-Chairwoman Vidrine inquired as to whether the \$130M was only for rental properties.

COO Sweazy replied affirmatively, noting that there were four (4) Flood Recovery Programs to help primarily renters and secondarily for a few homeowners.

There was discussion amongst the Board Members as to whether to seek reconsideration of the Programs' eligibility requirements.

Board Member Gillis R. Windham advocated that there be no requested changes currently, to first fulfill the duties incumbent on LHC in administering the Programs, and thereafter review for any necessary recommendations for changes.

Vice-Chairwoman Vidrine and Board Member Willie Rack concurred with Board Member Windham, noting that if LHC is a good steward of the Programs now that such would lead to more opportunities.

Louisiana Housing Authority Executive Director Nicole Sweazy discussed prioritizing needs; that there were 107 households still living in hotels since the August 2016 floods; and she talked about the successes of the recent Housing Recovery Leasing Fairs.

The Board recessed from 11:07am – 11:37am.

LHC FISCAL YEAR 2017-2018 OPERATING BUDGET

LHC CFO Rene' Landry discuss how the LHC Operating Budget is created and maintained. He summarized that the LHC is currently able to cover 100% of all its costs.

CFO Landry then discussed line-by-line the Operating Receipts and the Operating Expenditures.

Board Member Vallee noted his concerns regarding the administrative fees paid for property management and overseeing of the LHC-owned apartment complexes.

Board Member Vallee inquired as to the status of increasing the LHC monitoring fees.

ED Cunningham noted that LHC had previously received authority from the Louisiana Legislature to charge \$33.

Board Member Vallee inquired as to the status of Risk Share Properties.

LHC Senior Attorney Christine Bratkowski noted that only two (2) properties out of the original eleven (11) were still pending resolve.

ED Cunningham noted that he would be conferring with CFO Landry to review each budget line item and adjust wherein necessary.

Chairman Spillers noted that the Operating Budget would be further discussed and voted on for approval at the June 14, 2017 Board Meeting.

The Board recessed from 1:03pm – 1:20pm.

LHC STRATEGIC PLAN

ED Cunningham and COO Sweazy briefly discussed the Strategic Plan, noting that its primary purpose was facilitating and achieving the goals of the LHC mission.

About LHC: To ensure that Louisiana residents have access to safe, affordable, energy-efficient housing and related services.

Vision: To be recognized as the state-wide housing provider.

Core Values: LHC is a team with integrity and professionalism committed to collaborating with partners to execute our mission with accountability while providing superior customer service.

There was a Board consensus to accept the three (3) aforementioned items (About LHC, Vision, and Core Values).

Board Members Vallee and Lagasse suggested dialogue with State Municipalities to ascertain directly what their respective housing needs are.

COO Sweazy next discussed the Strategic Priorities:

- 1) Meet Affordable Housing and Community Needs.
- 2) Optimize Organizational Resources.
- 3) Forge and Strengthen Partnerships.

Chairman Spillers requested the three (3) Strategic Priorities be done internally and not outsourced; that he liked them because of their simplicity, conciseness, and were not overly technical; that he would like annual updates and reviews; and to make sure all departments are engaged and involved.

Board Member Vallee noted that he liked allowing middle-management set their internal goals.

There was a Board consensus on accepting the three (3) Strategic Priorities.

COO Sweazy next discussed the Resources and Activity Matrix.

Board Member Vallee, along with several other Board Members, noted that he was impressed with the Resources and Activity Matrix; and that he felt LHC needs to market itself more effectively, especially with the Legislature.

LHC Special Advisor Janel Young discussed housing vulnerability key indicators.

ED Cunningham discussed the need to partner with the Louisiana Housing and Transportation Planning and Coordinating Commission.

OTHER BUSINESS

None.

ADJOURNMENT

There being no other matters to discuss, Board Chairman Spillers offered a motion for adjournment that was seconded by Board Vice-Chairwoman Jennifer Vidrine. There being no discussion or opposition, the motion passed unanimously.

The Special Board meeting adjourned at 2:12 pm.

Chairman

Secretary