



# *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, July 13, 2022 @ 10:30 A.M.**

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

#### **Board Members Present**

Chairman Anthony P. Marullo, III  
Official Designee Tony Ligi obo Louisiana State Treasurer John M. Schroder  
Alfred E. Harrell, III (arrived @ 10:41 A.M.)  
Steven Hattier (arrived at 10:41 A.M.)  
Steven P. Jackson  
Ericka McIntyre  
Willie Rack  
Willie M. Robinson  
Brandon O. Williams  
Richard A. Winder

#### **Board Members Absent**

Vice-Chairwoman Tonya P. Mabry  
Jennifer Vidrine

#### **Staff Present**

Barry E. Brooks  
Joshua G. Hollins  
Donna Deculus  
Marjorianna Willman  
Tasha Joseph  
Rendell Brown  
Annie Robinson  
Louis Russell

Judy White  
Lionel Dennis  
Carlos Dickerson  
Brenda Evans  
Leslie Strahan  
Plezetta West  
Thomas Bates  
Lauren Holmes  
Portia Johnson  
Rachel Haney  
Jarvis Lewis

**Others Present**

See Sign-In Sheet.

**CALL TO ORDER**

Board Chairman Anthony P. Marullo, III called the meeting to order at 10:35 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF JUNE 15, 2022 BODM MINUTES**

Next item discussed was the June 15, 2022 LHC Full Board of Directors Meeting Minutes.

**On a motion by Board Member Steven P. Jackson and seconded by Board Member Willie Rack, the Minutes of the June 15, 2022 LHC Board of Directors Meeting were unanimously approved, as distributed.**

**ELECTION OF 2022-2023 LHC BOARD OFFICERS -- LHC BOARD CHAIRMAN AND VICE-CHAIRMAN**

The next item discussed was the Election of the 2022-2023 Board Officers.

Board Chairman Marullo opened the floor for nominations for Chairman.

Board Member Steven P. Jackson nominated Mr. Anthony P. Marullo, III for Board Chairman. Mr. Marullo accepted the nomination.

Hearing no further nominations, the nominations for Board Chairman were closed, without objection.

**Hearing no other nominations, Mr. Anthony “AP” Marullo, III was elected Chairman of the LHC Board of Directors by acclamation.**

Newly elected Board Chairman Marullo opened the floor for the nominations for Vice-Chairman.

Board Chairman Marullo nominated Ms. Tonya Mabry for Board Vice-Chairman.

For the Record, it was duly noted by Board Chairman Marullo that Ms. Mabry accepted the nomination in absentia.

Hearing no further nominations, the nominations for Board Vice-Chairman were closed, without objection.

**Hearing no other nominations, Ms. Tonya P, Mabry was elected Vice-Chairwoman of the LHC Board of Directors by acclamation.**

Next, Board Chairman Marullo noted his pleasure at the direction that LHC was heading under the guidance of the Board and the leadership of Executive Director Joshua G. Hollins; and he thanked Governor Edwards, the LHC Board Members, and the Marullo Family for their support and confidence, noting “...I am humbled.”

### **LHC EXECUTIVE DIRECTOR’S REPORT**

LHC Executive Director Joshua G. Hollins noted that his detailed Report had been previously sent to the Board Members; that he was proud of this first 100 days of leadership at LHC, as well as the change in culture; that LHC had updated the Sexual Harassment Prevention Policy; that in-person SHP Training had been held for the Board Members as well as LHC managers and supervisors; that a Code of Conduct was in final review phase; that BOD trainings were on-going; that Quarterly All-LHC Staff Meetings were being conducted; that at the September 2022 BODM he’d present to the BOD the LHC 3-Year Strategic Plan; that staff had participated in three (3) Focus Group sessions; that a Pay Equity Study was being conducted; that there were on-going meetings and discussions with LHC’s Federal/State/Regional/Local partners; he discussed the new Single Family Loan Products; that NLRP Phase 3 had been launched; that LHC was exploring a Housing 1<sup>st</sup> Model to combat homelessness; that there would be fifteen (15) LHC Road Trips in August and September; and that LHC was planning several State-wide QAP Listening events.

Board Chairman Marullo acknowledged the “proactive approach atmosphere” at LHC.

Board Member Steven Jackson thanked ED Hollins for his monthly Reports, and inquired on the Premier Program.

LHC Chief Officer of Sustainability, Brenda Evans, gave a brief overview of the Premier Program, noting that it was a “forgivable grant” with residency requirements, etc.

Board Member Jackson inquired on the NLP, and asked was it a 30-years affordability period.

ED Hollins noted that the affordability period was currently five (5) years, but was going to change to ten (10) years.

Board Member Jackson requested information regarding the HOME-ARP.

COO/CLO Marjorianna Willman provided information regarding the HOME-ARP.

There was further discussion on the parameters of the HOME-ARP.

#### **AGENDA ITEM #6 – MILLENIUM STUDIOS APARTMENTS PHASE IV**

Next item discussed was regarding removing the Hold status on MSAP, as related to the 2022-2023 QAP.

The matter was introduced by Secretary Brooks, with additional information being provided by Programs Committee Chairman Steven P. Jackson, noting also that the matter was being reported Favorably by the Programs Committee.

**On a motion by Board Member Steven P. Jackson and seconded by Board Member Alfred E. Harrell, III, the resolution removing the hold status of the project entitled Millennium Studios Apartments Phase IV (Christian St. NE; Travis St. SE; Shumpert St. SW; Fannin St NW; Entire Block; Caddo Parish) and approving it as a funded project in the final rankings of applicants under the 2022/2023 Qualified Allocation Plan; 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 – KHA AFFORDABLE PROPERTIES PROJECT**

Next item discussed was regarding \$24M MHRB for KHA Affordable Properties Project, located in Kenner LA.

The matter was introduced by Secretary Brooks, noting also that the matter was being reported Favorably by the Programs Committee.

**On a motion by Official Designee Board Member Tony Ligi and seconded by Board Member Steven P. Jackson, the resolution accepting the proposal of R4 Capital**

Funding or such other purchaser as may be designated by the Taxpayer for the purchase of not to exceed Twenty-Four Million (\$24,000,000) Dollars Multifamily Housing Revenue Bonds for KHA Affordable Properties Project located on multiple scattered sites (**detailed in Attachment A**) on and around 1013 31<sup>st</sup> Street, Kenner, Jefferson Parish, Louisiana 70065, 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 – DEVELOPER ASSISTANCE PLAN (“DAP”)**

Next item discussed was regarding the Developer Assistance Plan – DAP.

The matter was introduced by Secretary Brooks, with additional information being provided by ED Hollins.

#### **EXECUTIVE SESSION**

Board Member Steven P. Jackson moved that *Pursuant to La R.S. 42:16 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 Richard Winder.

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

YES – 10 (Mr. Ligi, Mr. Harrell, Mr. Hattier, Mr. Jackson, Mr. McIntyre, Mr. Rack, Mr. Robinson, Mr. Williams, Mr. Winder, and Mr. Marullo.

NO - 0: None.

ABSENT - 2: Ms. Mabry and Ms. Vidrine.

The motion passed unanimously.

The Board entered into Executive Session at 11:13 A.M.

On a motion by Official Designee Board Member Tony Ligi and seconded by Board Member Willie Rack, the Board exited Executive Session at 12:09 P.M.

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

YES – 10 (Mr. Ligi, Mr. Harrell, Mr. Hattier, Mr. Jackson, Mr. McIntyre, Mr. Rack, Mr. Robinson, Mr. Williams, Mr. Winder, and Mr. Marullo.

**NO - 0: None.**

**ABSENT - 2: Ms. Mabry and Ms. Vidrine.**

**The motion passed unanimously.**

**OTHER BUSINESS**

Board Chairman Marullo acknowledged that the Committee Meetings were very productive, and advocated more use of the Committees and attendance by the Board Members.

**ADJOURNMENT**

There being no other matters to discuss, Board Member Steven P. Jackson offered a motion for adjournment that was seconded by Board Member Alfred E. Harrell, III. There being no discussion or opposition, the motion passed unanimously.

**The Full Board meeting adjourned at 12:11 P.M.**

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**Chairman**

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**Secretary**