



# *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, November 09, 2022 @ 11:00 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  
Vice-Chairwoman Tonya P. Mabry  
Official Designee Tony Ligi obo Louisiana State Treasurer John M. Schroder  
John S. Alford  
Alfred E. Harrell, III (arrived at 11:44 A.M.)  
Steven P. Jackson  
Ericka McIntyre  
Willie Rack  
Willie M. Robinson  
Brandon O. Williams  
Richard A. Winder

**Board Members Absent**

Steven Hattier  
Jennifer Vidrine

**Staff Present**

Barry E. Brooks  
Joshua G. Hollins  
Donna Deculus  
Tasha Joseph  
Rendell Brown  
Annie Robinson  
Louis Russell  
Judy White  
Lionel Dennis  
Brenda Evans

Leslie Strahan  
Plezetta West  
Thomas Bates  
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 11:39 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

**APPROVAL OF OCTOBER 19, 2022 BODM MINUTES**

Next item discussed was the October 19, 2022 LHC Full Board of Directors Meeting Minutes.

**On a motion by Board Member Steven P. Jackson and seconded by Board Vice-Chairwoman Tonya P. Mabry, the Minutes of the October 19, 2022 LHC Board of Directors Meeting were unanimously approved, as distributed.**

**LHC BOARD CHAIRMAN'S REPORT**

None.

**LHC EXECUTIVE DIRECTOR'S REPORT**

LHC Executive Director Joshua G. Hollins noted that his detailed Report had been previously sent to the Board Members; he also briefly discussed the PRIME2 NOFA - noting that the submission date had been extended until January 02, 2023, and gave an update on the Developer Assistance Plan (DAP).

ED Hollins also gave an update on the recent fire at the LHC-owned Village de Jardin Apartments in New Orleans, noting that LHC was taking all necessary steps to mediate the damage as well as to temporarily relocate the affected tenants.

Chairman Marullo thanked ED Hollins for his Report and the positive progression of LHC under his leadership.

**AGENDA ITEM #6**

Audit Committee Chairwoman Ericka McIntyre noted that the Committee had met earlier and received the External Auditors Report; and that the Audit Committee was reporting the matter FAVORABLY to the Board.

**On a motion by Board Member Ericka McIntyre and seconded by Board Member Steven P. Jackson, it was moved that the Board ACCEPT the Audit Report presented by External Auditors DHHM LLP; 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**

Next item discussed was regarding the Draft 2024 Qualified Allocation Plan (“QAP”).

The matter was introduced by Secretary Brooks, noting the matter reported out of the Programs Committee FAVORABLY.

Additional information was provided by LHC Housing Finance Program Administrator Louisiana Russell, noting that the document would be posted to the LHC Website on November 14th, and that staff was recommending approval of the matter.

Additional information was provided by LHC Executive Director Joshua G. Hollins, noting that the 2024 Draft QAP encompassed the “voices” of the Public and the Board.

Board Member Jackson applauded the “focus on rehab”.

Board Chairman Marullo solicited any Public Comments. There were none.

**On a motion by Board Member Alfred E. Harrell, III and seconded by Board Member Stephen P. Jackson, the resolution providing for approval of the State's 2024 Draft 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.**

**Via Unanimous Consent, it was moved that the Board approve the handling of Agenda Items #8, 9, 10, 11, 12, and 13 and *In Globo.***

**AGENDA ITEM #8**

Next item discussed was regarding the proposed purchase of \$85M LHC SF MHRB.

The matter was introduced by Secretary Brooks.

**The resolution accepting the parameter term proposal for the purchase of not exceeding Eighty-Five Million (\$85,000,000) of Louisiana Housing Corporation Single Family Mortgage Revenue Bonds in one or more series or subseries; fixing the parameter terms of said bonds and otherwise providing with respect to said bonds; approving the form and directing the execution of the Bond Purchase Contract for said Bonds; and providing for other matters in connection with the foregoing.**

**AGENDA ITEM #9**

Next item discussed was regarding \$15.5 MHRB for Arbours at Lake Charles located in Lake Charles

The matter was introduced by Secretary Brooks.

**The resolution of intention to issue not exceeding Fifteen Million, Five Hundred Thousand Dollars (\$15,500,000) Multifamily Housing Revenue Bonds for Arbours at Lake Charles located at an address to be determined within the 1100 block of Country Club Road, Lake Charles, Calcasieu Parish, Louisiana 70605, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Arbours at Lake Charles, LLC; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; and providing for other matters in connection with the foregoing.**

**AGENDA ITEM #10**

Next item discussed was regarding \$10M MHRB for Bayou D'Arbonne Retirement Village located in West Monroe.

The matter was introduced by Secretary Brooks.

**The resolution of intention to issue not exceeding Ten Million Dollars (\$10,000,000) Multifamily Housing Revenue Bonds for Bayou D'Arbonne Retirement Village located at 700 West Pinecrest Road, West Monroe, Ouachita Parish, Louisiana, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Bayou D'Arbonne Retirement Village; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; and providing for other matters in connection with the foregoing.**

**AGENDA ITEM #11**

Next item discussed was regarding \$7.5M MHRB for Cypress Court located in Ponchatoula

The matter was introduced by Secretary Brooks.

**The resolution of intention to issue not exceeding Seven Million, Five Hundred Thousand Dollars (\$7,500,000) Multifamily Housing Revenue Bonds for Cypress Court located at the west side of Cedar Lane near the intersection of Mulberry Street, Ponchatoula, Tangipahoa Parish, Louisiana, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Cypress Court; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; and providing for other matters in connection with the foregoing**

**AGENDA ITEM #12**

Next item discussed was regarding \$8M MHRB for Federal City – Building 10 locate in New Orleans.

The matter was introduced by Secretary Brooks.

**The resolution of intention to issue not exceeding Eight Million Dollars (\$8,000,000) Multifamily Housing Revenue Bonds for Federal City - Building 10 located at 2440 Guadalcanal Street, New Orleans, Orleans Parish, Louisiana, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Federal City - Building 10; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; and providing for other matters in connection with the foregoing.**

**AGENDA ITEM #13**

Next item discussed was regarding \$\$42M MHRB for Cypress at Ardendale Phase I located in Baton Rouge.

The matter was introduced by Secretary Brooks.

The resolution of intention to issue not exceeding Forty-Two Million Dollars (\$42,000,000) Multifamily Housing Revenue Bonds for Cypress at Ardendale Phase I located at 1701 N. Ardenwood Drive, Baton Rouge, East Baton Rouge Parish, Louisiana 70806, in one or more series to finance the acquisition, construction, and equipping of a multifamily housing development within the State of Louisiana; to establish the maximum qualified basis and low-income housing credits to Cypress at Ardendale Phase I; to authorize the staff and counsel to prepare the forms of such documents and agreements as may be necessary to allocate 4% Low-Income Housing Tax Credits to such facilities; and providing for other matters in connection with the foregoing.

Board Chairman Marullo solicited any Public Comments as related to the aforementioned matters. There were none.

On a motion by Board Member Brandon O. Williams and seconded by Board Member Steven P. Jackson, the Board APPROVED the aforementioned Agenda Items #8, #9, #10, #11, #12, and #13; 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.

#### EXECUTIVE SESSION

Board Member Ericka McIntyre 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 dual seconded by Official Designee Board Member Tony Ligi and Board Member John S. Alford.

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

YES – 11 (Ms. Mabry, Mr. Ligi, Mr. Alford, Mr. Harrell, Mr. Jackson, Ms. McIntyre, Mr. Rack, Mr. Robinson, Mr. Williams, Mr. Winder, Mr. Marullo).

NO - 0: None.

ABSENT - 2: Mr. Hattier and Ms. Vidrine.

The motion passed unanimously.

The Board entered into Executive Session at 12:00 P.M.

On a motion by Board Member Ericka McIntyre and seconded by Board Member Alfred E. Harrell, III, the Board exited Executive Session at 12:32 P.M.

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

**YES – 11 (Ms. Mabry, Mr. Ligi, Mr. Alford, Mr. Harrell, Mr. Jackson, Ms. McIntyre, Mr. Rack, Mr. Robinson, Mr. Williams, Mr. Winder, Mr. Marullo).**

**NO - 0: None.**

**ABSENT - 2: Mr. Hattier and Ms. Vidrine.**

**The motion passed unanimously.**

### **ADJOURNMENT**

There being no other matters to discuss, Board Member Alfred E. Harrell, III 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 12:33 P.M.**

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**Chairman**

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**Secretary**