



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 08, 2023

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

Board Members Present

Chairman Alfred E. Harrell, III
Vice-Chairwoman Tonya P. Mabry
Official Designee Tony Ligi obo Louisiana State Treasurer John M. Schroder
Steven Hattier
Steven P. Jackson
Ericka McIntyre
Willie M. Robinson
Jennifer Vidrine
Brandon O. Williams
Richard A. Winder

Board Members Absent

John S. Alford
Willie Rack

Staff Present

Barry E. Brooks
Donna Deculus
Marjorianna Willman
Joshua McNemar
Annie Robinson
Louis Russell
Wendy Hall
Lionel Dennis

Brenda Evans
Leslie Strahan
Plezetta West
Thomas Bates
Bridgette Richard
Jarvis Lewis
Joshua McNemar

Others Present

See Sign-In Sheet.

CALL TO ORDER

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

INVOCATION AND PLEDGE OF ALLEGIANCE

There was a Moment of Silence, a Prayer by Board Member Willie M. Robinson, followed by the recital of the Pledge of Allegiance.

APPROVAL OF OCTOBER 11, 2023 BODM MINUTES

Next item discussed was the October 11, 2023 LHC Full Board of Directors Meeting Minutes.

On a motion by Official Designee Board Member Tony Ligi and seconded by Board Member Jennifer Vidrine, the Minutes of the October 11, 2023 BODM were unanimously approved, as distributed.

LHC BOARD CHAIRMAN'S REPORT

Chairman Harrell applauded the attendance and participation of the Board Members at the Tuesday, November 7th three (3) Committee Meetings. He noted such was the purpose of Committees to allow for debate and discussion.

Chairman Harrell also recognized in attendance Ms. Sylvia Purvis -Director, Ms. Crystal Jones-Taylor - Management Program Analyst, and Ms. Sophie Philizaire - Program Analyst – from the HUD New Orleans Field Office.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Interim Executive Director Marjorianna Willman gave an update on Breast Cancer Awareness, WAP Day Proclamation, Groundbreakings (Drake Landing, St. Bernard

Circle, and Federal City), QAP Public Hearings, PRIME-3 Timelines, PRIME-2, Single Family Homebuyers Programs, CEA for Blue Tarp Program, LHC's Social Media Presence, Hunger and Homeless Week, LHC being the Host State for the NCSHA Executive Director's Conference Dec 3-5 in New Orleans, etc.

Board Chairman Harrell applauded the many successes of LHC and the exemplary leadership of IED Willman.

AGENDA ITEM #5 – 2023 EXTERNAL AUDIT RESULTS

Next item discussed was regarding the Audit Results Report by External Auditors.

The matter was introduced by Secretary Brooks.

Additional information was provided by Audit Committee Chairwoman Ericka McIntyre, noting the matter reported out of the AC Favorably, and that she was recommending approval thereof.

On a motion by Board Member Jennifer Vidrine and seconded by Official Designee Board Member Tony Ligi, the Board approved Acceptance of the Audit Results Report by External Auditors Duplantier, Hrapmann, Hogan & Maher, LLP regarding June 30, 2023 Audit Results from LHC General Fund, LHC Combined, Willowbrook Apartments, Village de Jardin Apartments, Mid-City Gardens Apartments, and Louisiana Housing Authority; 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.

Chairman Harrell acknowledged the great leadership and contributions of outgoing Programs Committee Chairman Steven P. Jackson, who advised that he will not serve in that role past December 2023.

Board Chairman Harrell and Programs Committee Chairman Jackson authorized, there being no objection, that Agenda Items #6, #7, #8, and #9 be processed *In Globo*.

AGENDA ITEM #6 – \$22.4 MHRB – MORNINGSIDE AT JOOR PLACE

Next item discussed was regarding Morningside at Joor Place

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

On a motion by Board Member Steven P. Jackson and seconded by Board Member Jennifer Vidrine, the resolution of intention to issue not exceeding Twenty-Two Million Four Hundred Thousand Dollars (\$22,400,000) Multifamily Housing Revenue Bonds for Morningside at Joor Place located at 4625 Joor Road, Baton Rouge, East Baton Rouge 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 Morningside at Joor Place; 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; to accept the proposal of Cedar Rapids Bank and Trust Company or such other purchaser as may be designated by the Taxpayer for the purchase of 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 #7 – RFP FOR ENVIRONMENTAL SERVICES

Next item discussed was regarding the RFP for Environmental Services.

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

On a motion by Board Member Steven P. Jackson and seconded by Board Member Jennifer Vidrine, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Environmental Services; 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 – RFP FOR CONSULTING SERVICES FOR HOMELESSNESS AND HOUSING VOUCHER PROGRAMS

Next item discussed was regarding the RFP for Consulting Services for Homelessness and Housing Voucher Programs.

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

On a motion by Board Member Steven P. Jackson and seconded by Board Member Jennifer Vidrine, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Consulting Services for Homelessness and Housing Voucher Programs;

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 #9 – HOME APPLIANCE REPLACE PROGRAM FOR SENIORS

Next item discussed was regarding HARP.

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

On a motion by Board Member Steven P. Jackson and seconded by Board Member Jennifer Vidrine, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to establish the Home Appliance Replacement Program (HARP); 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.

ADJOURNMENT

Chairman Harrell for the Record recognized Board Member Steven P. Jackson for his esteemed service as LHC BOD Programs Committee Chairman for the past three (3) years; noting his attention to details was most beneficial.

Chairman Harrell for the Record also advised “...I also want to mention we did have an Administration Committee Meeting yesterday. We had no Action items to come from that meeting, but we discussed our current process and Search process for a Permanent Executive Director during that meeting. Just wanted to put that into the Record.”

There being no other matters to discuss, Board Member Ericka McIntyre offered a motion for adjournment that was seconded by Board Member Willie M. Robinson. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 10:53 A.M.

Chairman

Secretary