



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, March 13, 2024

**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 Renee Fontenot Free obo Louisiana State Treasurer John Fleming, MD
John S. Alford
Stephen I. Dwyer
Steven Hattier
Willie Rack
Willie M. Robinson
Jennifer Vidrine
Brandon O. Williams
Richard A. Winder

Board Members Absent

Steven P. Jackson

Staff Present

Barry E. Brooks
Donna Deculus
Marjorianna Willman
Joshua McNemar
Annie Robinson
Rendell Brown
Louis Russell
Wendy Hall
Lionel Dennis
Brenda Evans
Leslie Strahan

Plezetta West
Thomas Bates
Bridgette Richard
Jarvis Lewis
Todd Folse
John Ampim

Others Present

See Sign-In Sheet.

CALL TO ORDER

Board Chairman Alfred E. Harrell, III called the meeting to order at 10:41 A.M. Board Secretary Barry E. Brooks called the roll; there was a quorum.

INVOCATION AND PLEDGE OF ALLEGIANCE

There was an Inspirational Prayer by Chairman Harrell, followed by the recital of the Pledge of Allegiance.

APPROVAL OF FEBRUARY 14, 2024 BODM MINUTES

Next item discussed was the February 14, 2024 LHC Full Board of Directors Meeting Minutes.

On a motion by Board Member Willie Rack and seconded by Board Member Willie M. Robinson, the Minutes of the February 14, 2024 BODM were unanimously approved, as distributed.

LHC BOARD CHAIRMAN'S REPORT

Board Chairman Harrell, DEFERRED such to Board Member Jennifer Vidrine.

Board Member Vidrine recognized Mary Adams Thomas with NAREB and Black Developers Academy; and she recognized the exemplary work of LHC employees Todd Folse and John Ampim.

Board Chairman Harrell informed the Board of the new Committee Assignments – Steven Hattier as Programs Committee Chairman, and Brandon Williams as Budget and Finance Committee Chairman.

Board Chairman Harrell also acknowledged that Ms. Willman had officially been designated as the LHC Executive Director, there having been the execution of an Employment Agreement.

Board Chairman Harrell noted for the Record that the April 10th BODM has been moved to April 17th due to scheduling issues.

LHC EXECUTIVE DIRECTOR'S REPORT

LHC Executive Director Marjorianna Willman thanked everyone for their support, advised that YWCA had executed a contract with LHC for use of the Mid-City Gardens Apartments lease space facilities, that there had been an Executive Order signed by the Governor for 18 Bond Allocations, she discussed "LHC On Your Block", noted that LHC had a very well attended February 28th LHC Think Tank Event, that LHC was partnering with SVDP for shelter expansion, that on March 27th LHC would be having a Lenders Appreciation Breakfast, etc.

Board Chairman Harrell applauded the many successes of LHC.

It was moved by Board Chairman Harrell, and there being no objection, that Agenda Items #5 - #13 be processed *In Globo*.

Board Member Stephen I Dwyer noted that he's like to **RECUSE himself from item #8 due to "subcontractor to subcontractor" issues.**

AGENDA ITEM #5

Next item discussed was regarding the issuance of \$11M MHRB for Canal Crossing Senior Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Richard A. Winder and seconded by Board Member Jennifer Vidrine, the resolution of intention to issue not exceeding Eleven Million Dollars (\$11,000,000) Multifamily Housing Revenue Bonds for Canal Crossing Senior Apartments located at 2640 Canal Street, New Orleans, Louisiana 70119, 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 Canal Crossing Senior Apartments; 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 Churchill Mortgage Investment LLC 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 #6

Next item discussed was regarding preliminary commitment of a \$35M NOFA.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC”) to issue a Notice of Funding Availability (“NOFA”) for the preliminary commitment of up to Thirty-Five Million Dollars (\$35,000,000) of combined HUD HOME-American Rescue Plan (“HOME-ARP”) funds and HUD CDBG-DR 2020-2021 funds to provide funding for the development of multifamily affordable rental housing development in the State of Louisiana to assist people experiencing homelessness, those at risk of becoming homeless, and other vulnerable populations; 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 2025 QAP

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution providing for approval of the State's 2025 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 #8

Next item discussed was regarding RFP for Professional Title, Closing, and Foreclosure Services.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Professional Title, Closing, and Foreclosure 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. Board Member Stephen I. Dwyer noted for the Record his RECUSAL on this matter.

AGENDA ITEM #9

Next item discussed was regarding RFP for Property Management Services of Mid-City Gardens Apartments located in Baton Rouge.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Property Management Services of Mid-City Gardens Apartments located at 1690 North Boulevard, Baton Rouge, LA 70802; 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 #10

Next item discussed was regarding RFP for Property Management Services of Willowbrook Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Property Management Services of Willowbrook Apartments located at 7001 Bundy Road, New Orleans, LA 70127; 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 regarding RFP for Property Management Services of Village de Jardin Apartments located in New Orleans.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution authorizing the Louisiana Housing Corporation (“LHC” or “Corporation”) to issue a Request for Proposals (“RFP”) to seek proposals for Property Management Services of Village de Jardin Apartments, located at 8801 Lake Forest Boulevard, New Orleans, LA 70127, a Senior Housing Independent Living Complex; 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 regarding RFP for Environmental Services.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution to approve and authorize the Louisiana Housing Corporation (“Corporation”) to select and contract with selected proposer(s) to the Request for 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 #13

Next item discussed was regarding contracting with The Workforce Group, LLC.

The matter was introduced by Secretary Brooks.

On a motion by Board Member Jennifer Vidrine and seconded by Board Member Willie Rack, the resolution to approve and authorize the Louisiana Housing Corporation (“Corporation”) to select and contract with The Workforce Group, LLC to the Request for Proposals for 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.

ADJOURNMENT

There being no other matters to discuss, Board Chairman Alfred E. Harrell, III offered a motion for adjournment, seconded by Board Member Willie M. Robinson. There being no discussion or opposition, the motion passed unanimously.

The Full Board meeting adjourned at 11:15 A.M.

Chairman

Secretary