



Louisiana Housing Corporation

LHC Board of Directors

Board Meeting Minutes

Wednesday, October 9, 2013

**2415 Quail Drive
V. Jean Butler Board Room
Baton Rouge, LA 70808
12:00 P.M.**

Board Members Present

Michael L. Airhart
Dr. Daryl V. Burckel
Larry Ferdinand
Mayson H. Foster
Treasurer John N. Kennedy
Ellen M. Lee
Matthew P. Ritchie
Malcolm Young
Willie Spears

Board Members Absent

Guy T. Williams, Jr.

Staff Present

Fred Tombar
Bradley Sweazy
Barry E. Brooks
Rene' Landry
Brenda Evans
Loretta Wallace
Janel Young
Nicole Sweazy
Danny Veals
Terry Holden
Todd Folse

Edselle Keith Cunningham, Jr.

Leslie C. Strahan

Jessica Guinn

Victoria Hilton

Collette Mathis

Marjorianna Willman

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

LHC Board Chairman Michael L. Airhart called the meeting to order at 12:12 pm. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Larry Ferdinand, the Minutes of the September 11, 2013 LHC Board of Directors meeting were approved unanimously.

LHC BOARD CHAIRMAN'S REPORT

Board Chairman Michael L. Airhart advised he had nothing pertinent to report.

LHC EXECUTIVE DIRECTOR'S REPORT

ED Fred Tombar noted that October 4th would be his 100th day as LHC Executive Director and that he'd have a list of accomplishments he's achieved soon for the Board; that he was working on a dashboard report for Multifamily projects that will denote costs, economic impacts, and other specifics of the projects; that the MidCity Gardens Apartments had been LEED Gold certified; that the Agency had received a No Findings financial audit for the eighth straight year, also noting a Favorable Net position; he commended Loretta Wallace and her Energy Group for having expended all of the ARRA funds for WAP and LIHEAP; and he commended Angie Pearson, Patricia Hampton, Ricky Patterson, and Alex Stewart for the work they did on the Energy Programs Transition Report.

Treasurer Kennedy requested that LHC consider having the Financial Advisors do a brief report at the next Board meeting on the current market conditions and overall financial outlook.

Chairman Airhart reiterated the aforementioned directive to Financial Advisor Gordon King.

MULTIFAMILY COMMITTEE REPORT

In the absence of MC Chairman Guy T. Williams, Jr. it was noted that Board Member Daryl V. Burckel served as Interim MC Chair. He noted that the Committee met earlier and recommended approval of the resolution regarding New Zion Apartment Projects, and that it had been vetted by the LHC staff and also had received approval from the State Bond Commission

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Larry Ferdinand, the resolution accepting the proposal of Merchant Capital, L.L.C. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Five Million Dollars (\$5,000,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (New Zion Apartments Project, 4345 Illinois Avenue, Shreveport, Caddo Parish, Louisiana) in one or more series; fixing the parameter terms 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.

Next item discussed was the resolution regarding Olive Grove Senior Apartments Project

IMC Burckel advised that the Committee was recommending approval thereof.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Larry Ferdinand, the resolution accepting the proposal of Regions Bank or such other purchaser as may be designated by the Developer for the purchase of not to exceed Three Million, Five Hundred Thousand Dollars (\$3,500,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Olive Grove Senior Apartments Project, 7500 Block of Line Avenue, Shreveport, Caddo Parish, Louisiana) 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.

Next item discussed was the resolution regarding Holy Family Project.

IMC Burckel advised that the Committee was recommending approval thereof, subject to State Bond Commission approval.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Willie Spears, the resolution accepting the proposal of Raymond James & Associates Inc. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Eleven Million, Fifteen Thousand Dollars (\$11,015,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Holy Family Apartments Project, Lafayette, Lafayette Parish, Louisiana) in one or more series; fixing the parameter terms 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.

Next item discussed was the resolution regarding Beechgrove Project.

IMC Burckel advised that the Committee was recommending approval thereof, subject to State Bond Commission approval.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Vice-Chairman Mayson H. Foster, A resolution accepting the proposal of Robert Blaylock and Associates, Inc. or such other purchaser as may be designated by the Developer for the purchase of not to exceed Six Million, Two Hundred Five Thousand Dollars (\$6,205,000) Louisiana Housing Corporation Multifamily Housing Revenue Bonds (Beechgrove Apartments Project, Westwego, Jefferson Parish, Louisiana) 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.

Next item discussed was the resolution regarding Cypress Parc.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Larry Ferdinand, the resolution approving an extension to the project schedule, changes in the number of buildings and unit size to Cypress Parc (6840 Cindy Place, New Orleans, Orleans Parish, Louisiana) authorizing the Corporation staff and counsel to prepare the forms of such documents and agreements as may be necessary; 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 with one (1) NO Vote from Board Member Ellen M. Lee.

Next item discussed was the resolution regarding Jackson Landing South.

LHC Program Administrator Brenda Evans went over the specifics of the matter noting that the project consists of 29 building and one (1) accessory building, that there are 193 units, that the project is in preliminary approval phase, that the Compliance staff had inspected the property and felt that it was a good candidate for rehabilitation; that the F & V analysis was acceptable, and that staff was recommending approval thereof.

There were further discussions on the matter amongst Dr. Burckel, Board Member Willie Spears, Treasurer Kennedy, and developer Jim Tucker.

Board Member Spears requested that staff get historical average square foot costs based on location, type of project, materials being used, etc., so as to establish a tolerance range and variance, in addition to doing an analysis of soft costs.

LAAHP Executive Director Charlotte Bourgeois advised the Board that they had formed a committee to do a cost containment study using LHC historical data and that copies of the report were in the lobby.

There were further discussions between Ms. Bourgeois and Treasurer Kennedy.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Willie Spears, the resolution of intention to issue not exceeding Seventeen Million, Three Hundred Thousand Dollars (\$17,300,000) Multifamily Housing Revenue Bonds (Jackson's Landing South Project, 3400 Garden Oaks Drive, New Orleans, Orleans Parish, Louisiana) in one or more series to finance the acquisition, construction, rehabilitation and equipping of a multifamily housing development within the State of Louisiana; 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 Airhart requested that LHC Chief Operating Officer Bradley Sweazy provide the Board with the LHC's current pending cost containment study status at the November Board meeting.

Next item discussed was the resolution regarding Jackson Landing South 4% LIHTC.

On a motion by Board Member Dr. Daryl V. Burckel and seconded by Board Member Malcolm Young, the resolution establishing the maximum qualified basis and low-income housing credits to Jackson's Landing South (3400 Garden Oaks Drive, New Orleans, Orleans Parish, Louisiana); authorizing 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 therewith, was moved to debate. There being no further discussion, opposition, or public comment, a vote was taken, and the motion passed unanimously.

Ms. Evans noted that the 2014 LIHTC Applications, Non-Closed Projects, Non-Compliant Developers, and HOME Updates were in the Board binders for review. She also noted that the 2014 LIHTC Final Recommendations would be presented at the December 2013 Board Meeting.

SINGLE FAMILY COMMITTEE REPORT

SF Chairman Matthew Ritchie noted that the Committee had not met earlier, and had no action items, and that the Single Family Program Updates were in the Board binders for review.

He and Ms. Evans also noted that there had been a very informative presentation by George K. Baum regarding the Market Rate Program. Ms. Evans advised that the MRP would reach those consumers below the current 640 credit score, and that further discussions on the matter would be presented at the November 2013 Board Meeting.

SUSTAINABLE HOUSING COMMITTEE

SHC Chairwoman Ellen M. Lee noted that the Committee met earlier, and that Program Updates were in the Board binders.

Next item discussed was the resolution regarding getting an Attorney General Opinion.

Mr. Tombar went over the specifics of the matter, noting that the AG had requested that the LHC's request be accompanied with official Board approval.

There were further discussions on the matter by Mr. Tombar, Treasurer Kennedy, LHC Executive Counsel Keith Cunningham, and LHC Program Administrator Loretta Wallace

Treasurer Kennedy requested that when the aforementioned type matters arise, that the Board be informed of such matters in a timelier manner.

On a motion by Board Member Ellen M. Lee and seconded by Board Member Willie Spears, the resolution authorizing and directing the Executive Director to formally request an Attorney General Opinion regarding jurisdictional issues under Louisiana Housing Authorities law as it relates to the HUD Section 8 Performance Based Contract Administration NOFA; 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.

Ms. Wallace advised that the Energy Program Activity Reports were in the Board binder for review.

ASSETS AND INVESTMENTS COMMITTEE REPORT

AIC Chairman Dr. Daryl V. Burckel noted that the Committee had not met earlier, and had no action items.

Ms. Wallace advised the Board that the occupancy rate at Willowbrook Apartments was at 95% (388/408 units occupied), Village de Jardin at 97% (218/224), and MidCity Gardens at 92% (55 out of 60).

Treasurer Kennedy inquired on how the MCG community activity center was being utilized. Mr. Sweazy advised that the Louisiana Housing Authority office staff was using the space.

OTHER BUSINESS

None

ADJOURNMENT

There being no other matters to discuss, Board Member Matthew P. Ritchie offered a motion for adjournment that was seconded by Board Member Ellen M. Lee. There being no discussion or opposition, the matter was unanimously passed.

The Full Board meeting adjourned at 1:34 P.M.



Chairman



Secretary