

BOBBY JINDAL
GOVERNOR



FREDERICK TOMBAR, III
EXECUTIVE DIRECTOR

Louisiana Housing Corporation

LHC Board of Directors

Board Meeting Minutes

Wednesday, March 12, 2014

**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
Ellen M. Lee
Matthew P. Ritchie
Willie Spears
Guy T. Williams, Jr.
Malcolm Young

Board Members Absent

Treasurer John N. Kennedy

Staff Present

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

Todd Folse
Edselle Keith Cunningham, Jr.
Leslie C. Strahan
Jessica Guinn
Christine Bratkowski
Rebekah Ward
Collette Mathis
Victoria Hilton
Marjorianna Willman

Others Present

See Guest Sign-In Sheet

CALL TO ORDER

LHC Board Chairman Michael L. Airhart called the meeting to order at 12:09 p.m. Board Secretary Barry E. Brooks called the roll; there was a quorum.

APPROVAL OF MINUTES

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Larry Ferdinand, the Minutes of the February 12, 2014 LHC Board of Directors meeting were approved unanimously.

LHC BOARD CHAIRMAN'S REPORT

Board Chairman Michael L. Airhart noted that 2014 State Legislative Session matters related to LHC would be discussed at future meetings.

LHC EXECUTIVE DIRECTOR'S REPORT

ED Fred Tombar discussed Housing Finance Reform legislation that was recently passed, noting Freddie Mac and Fannie Mae would be disbanded as a result; he also briefly discussed Flood Elevation legislation pending in Washington, D.C.; he noted that LHC has been doing a great job of promoting staff development training with trainings being planned or having already been done related to HOME, HUD, WAP, and Risk Share matters; and that on Thursday, March 13th the LHC would be closing on the LACAP building and taking ownership of the property.

Chairman Airhart noted the arrival of Board Members Ellen Lee and Malcolm Young for the record.

MULTIFAMILY COMMITTEE REPORT

MC Chairman Guy T. Williams, Jr. noted that the Committee met earlier, and was recommending approval of the first agenda item regarding giving the LHC Executive Director authority to approve increases in certain tax credit projects.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board member Dr. Daryl V. Burckel, the resolution granting authority to the Executive Director of the Louisiana Housing Corporation (“LHC” or “Corporation”) to approve increases to any non-competitive four percent (4%) low-income housing tax credit projects that do not exceed ten percent (10%) of the total amount originally awarded; 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.

The next item discussed was the resolution regarding changes to the Cherry Pointe development. MC Chair Williams noted that the Committee had discussed the matter earlier, and was recommending approval thereof.

On a motion by Board Member Guy T. Williams, Jr. and seconded by Board Member Ellen M. Lee, the resolution approving a decrease in the number of the project’s structures and an extension to the project schedule to Cherry Point (N. Cherry Street near the intersection of University Drive, Hammond, Tangipahoa 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 unanimously.

MC Chair Williams noted that the Non-Closed Projects and HOME updates were in the Board binders for review.

ED Tombar advised the Board that more efforts would be made to use Dashboard Reports for clarity and ease of discussing and reviewing items brought to the Board for consideration. Chairman Airhart noted that he still would like the supplemental materials to be provided along with the Dashboard Reports.

SINGLE FAMILY COMMITTEE REPORT

SF Chairman Matthew Ritchie noted that the Committee met earlier and was recommending the first resolution regarding an RFQ for a Homebuyer Education Counseling Agencies.

On a motion by Board Member Matthew P. Ritchie and seconded by Board Member Willie Spears, the resolution authorizing the Louisiana Housing Corporation (“Corporation”) to release a Request for Qualifications (“RFQ”) seeking proposals from Housing Counseling Agencies approved by the U.S. Department of Urban Housing and Development (“HUD”) to participate in the Homebuyer Education Counseling Program; 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.

The next item discussed was the resolution regarding amendments to the CEA between LHC and OCD for the First Time Homebuyer Program.

On a motion by Board Member Matthew P. Ritchie and seconded by Board Member Dr. Daryl V. Burckel, the resolution authorizing the Louisiana Housing Corporation (the “Corporation”) to execute amendments to the Cooperative Endeavor Agreements (“CEAs”) entered into with the State of Louisiana Division of Administration Office of Community Development (“OCD”) for the First Time Homebuyer Program (CFMS # 673559); 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.

SF Chair Ritchie advised that the cumulative Delinquency Report for USBank, Standard Mortgage, and Bank of America, along with the other Single Family Program updates were in the Board binders. He also noted that LHC’s Felicia McClay had given a presentation on Homebuyer Counseling at the Committee meeting held earlier.

ED Tombar also noted that he and staff had recently participated in a Homebuyer event in Lake Providence.

ADMINISTRATIVE COMMITTEE

AC Chairman Malcolm Young noted that the Committee met earlier, and was recommending approval of all the resolutions related to releasing certain RFPs.

On a motion by Board Member Malcolm Young and seconded by Board Member Larry Ferdinand, the resolution authorizing the Louisiana Housing Corporation

(“Corporation”) to release a Request for Proposals (“RFP”) for Bond Counsel for the Single Family Mortgage Revenue Bond Program; 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.

On a motion by Board Member Malcolm Young and seconded by Board Member Dr. Daryl V. Burckel, the resolution authorizing the Louisiana Housing Corporation (“Corporation”) to release a Request for Proposals (“RFP”) seeking proposals from qualified investment banking firms who desire to serve Bond Underwriters; 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.

Vice-Chairman Foster noted for the record “...that there was quite a bit of discussion on how this would go about...and even how we would go about accomplishing this, and there was some discussion particularly as to the dates. I believe that all of these items will be coming back to the Board for final approval, and also in the Committee meeting there was some discussion on the persons who would be named by you, the Chair, to serve on the various selection committees. I’d just like for the Record to indicate that so in case we ever have to go back and look at the Committee minutes we could”.

On a motion by Board Member Malcolm Young and seconded by Board Member Willie Spears, the resolution authorizing the Louisiana Housing Corporation (“Corporation”) to release a Request for Proposals (“RFP”) seeking proposals from qualified firms who desire to serve as contractor to provide analysis of the Corporation’s cost structure, resulting in an updated formal Cost 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.

On a motion by Board Member Malcolm Young and seconded by Board Member Dr. Daryl V. Burckel, the resolution authorizing the Louisiana Housing Corporation (“Corporation”) to release a Request for Proposals (“RFP”) seeking proposals from qualified audit firms who desire to serve as auditor of the Corporation’s Combined Financial Statements; 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.

On a motion by Board Member Malcolm Young and seconded by Board Member Ellen M. Lee, A resolution recognizing and declaring the month of April, 2014 as “Fair Housing Month”; 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.

SUSTAINABLE HOUSING COMMITTEE

SHC Chairwoman Ellen M. Lee advised that the Committee had not met earlier, had no action items needing Board approval, and that Program Updates were in the Board binders.

ASSETS AND INVESTMENTS COMMITTEE REPORT

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

He advised the Board that the occupancy rate at Willowbrook Apartments was at 95% with net income of \$962K; Village de Jardin at 95% with net income of \$246K; and that Mid-City Gardens was at 92% with a negative net income of \$10K.

ED Tombar also advised that he had the 2nd of a series of meetings at VDJ addressing tenants' concerns, and that he had addressed all but two (2) matters. One concern from the tenants was a lack of parking spaces, and Mr. Tombar noted that Latter and Blum was performing a cost analysis for creating additional parking spaces.

Dr. Burckel inquired on a recent fire at VDJ. ED Tombar noted that the fire had been started by an unattended candle which resulted in the displacement of a few tenants.

ED Tombar also noted that the various property management companies that oversee the Corporation's properties would present at the April BODM, and thereafter quarterly.

OTHER BUSINESS

Chairman Airhart reminded the Board Members of the upcoming LAAHP Conference to be held on May 7th at Tulane University in New Orleans.

On a motion by Vice-Chairman Mayson H. Foster and seconded by Board Member Larry Ferdinand, and thereafter via voice vote (YES – Burckel, Ferdinand, Foster, Lee, Ritchie, Spears, Williams, Young, and Airhart), the Board went into Executive Session at 12:40 p.m., pursuant to La. R.S. 42:17, to discuss strategies concerning the following litigation:

- ***Rowan Court Subdivision 2013 Limited Partnership vs. The Louisiana Housing Corporation, 19th Judicial District Court, Court Docket No. C626645, Section 23.***
- ***Gaudet & Tolson Limited and Le Centre Evangeline Corporation vs. Kelley Hrabe, Baton Rouge Partners, LLC, The Garden Senior Apartments, LLC,***

Humanities Foundation, Inc., State of Louisiana, Office of Community Development, Louisiana Housing Corporation, Net Giver, LLC, and First American Title Insurance Company, Inc., 19th Judicial District Court, Court Docket No. 628657.

On a motion by Board Member Larry Ferdinand and seconded by Vice-Chairman Mayson H. Foster. the Board emerged from Executive Session at 12:55pm.

ADJOURNMENT

There being no other matters to discuss, Vice-Chairman Mayson H. Foster offered a motion for adjournment that was seconded by Board Member Larry Ferdinand. There being no discussion or opposition, the matter was unanimously passed.

The Full Board meeting adjourned at 12:55 P.M.



Chairman



Secretary