

HOUSING DIVISION – MONTANA BOARD OF HOUSING

Webinar

301 S. Park Avenue, Room 228 – Helena, Montana 59601
December 12, 2016

ROLL CALL OF BOARD

MEMBERS: J.P. Crowley, Chairman (Present)
Bob Gauthier (Present)
Doug Kaercher (Present)
Ingrid Firemoon (Excused)
Jeanette McKee (Present)
Pat Melby (Present)
Sheila Rice (Excused)

STAFF: Bruce Brensdal, Executive Director
Ginger Pfankuch, Finance Program
Vicki Bauer, Homeownership Program
Mary Bair, Multifamily Program
Stacy Collette, Executive Operations Manager
Penny Cope, Research and Outreach Coordinator
Todd Jackson, Public Relations
Paula Loving, Executive Assistant
Charlie Brown, Homeownership Program
Brian Lundin, Finance Program

COUNSEL: Greg Gould, Luxan and Murfitt
John Wagner, Kutak Rock

UNDERWRITERS: Mina Choo, RBC Capital

OTHERS: Leslie Garner, Cornerstone Home Lending
Paul Hoek, Wilmington Trust
Chandra Legerski, First Federal Bank and Trust
Alex Burkhalter, Housing
Ozzie Baron, Wells Fargo
Debra Rayman, Wells Fargo
Bob Dunn, Us Bank
Larry Long, Wilmington Trust
Bonnie Rons, Wells Fargo
Sandy Stevens, Zions Bank

These written minutes, together with the audio recordings of this meeting and the Board Packet, constitute the official minutes of the referenced meeting of the Montana Board of Housing (MBOH). References in these written minutes to tapes (e.g., Tape 1 – 4:34) refer to the location in the audio recordings of the meeting where the discussion occurred and the page numbers refer to the page in the Board Packet. The audio recordings and Board Packet of the MBOH meeting of this date are hereby incorporated by reference and made a part of these minutes. The referenced audio recordings and Board Packet are available on the MBOH website at [Meetings and Minutes](#).

CALL MEETING TO ORDER

- 3:35 Chairman J.P. Crowley called the Montana Board of Housing (MBOH) meeting to order at 8:30 a.m.
- 4:09 Introductions were made.
- 6:15 Chairman Crowley asked for any public comment that is not listed on the agenda.
- 6:20 Alex Burkhalter, Housing Solutions, addressed the Board regarding the status of the Housing Credit Equity market since the election and the talk of the tax law changes and the upcoming 2017 Housing Credits award in January 2017.
- 13:42 Chairman Crowley asked for any public comment.
- 14:02 Mary Bair stated staff has the ability to raise the amount of Housing Credits needed for a project and is considering the possibility of providing up to an additional 10% of credits for each application. These credits would be a separate reservation for awarded projects and would be contingent on the price received for credits and may not be used for any additional costs.

APPROVAL OF MINUTES

November 14, 2016 Board Meeting Minutes – page 2 of the packet

- 16:36 Bob Gauthier moved to approve the November 14, 2016 MBOH Board meeting minutes and Jeanette McKee seconded the motion.
- 16:55 Chairman Crowley asked for comments.
- 17:08 A roll call vote was taken:
 - Bob Gauthier Yes
 - Doug Kaercher Yes
 - Jeanette McKee Yes
 - Pat Melby Yes
 - J.P. Crowley Yes

The November 14, 2016 MBOH Board minutes were approved unanimously.

FINANCE PROGRAM

Single-Family Trustee Selection – page 5 of the packet

- 17:49 Bruce Brensdal presented to the Board the Bond Trustee for the Single-Family Bond program selection process.
- 22:32 Jeanette McKee moved to approve Wilmington Trust as the Single-Family Bond Trustee and Doug Kaercher seconded the motion.33:32
- 22:47 Chairman Crowley asked for comments.
- 22:53 Bruce Brensdal requested within the motion to include the language under the Staff's proposal.
- 23:08 Jeanette McKee and Doug Kaercher accepted the motion revision to approve Wilmington Trust as the Board's Single Family Bond Trustee based on the following staff comments:

As noted above, all offerors submitted quality proposals that met all RFP requirements. The staff review committee carefully evaluated and compared all proposals under all of the factors specified in the RFP and gathered and considered comments from references. Based upon this evaluation of the proposals, staff believes that Wilmington Trust will provide the highest quality trust services to MBOH and its bondholders at affordable prices.

The primary reasons for this recommendation include:

- The Relationship Manager will be Paul Hoek. Paul has 20 years of experience in the corporate trust industry. Prior to joining Wilmington in 2016 Paul worked directly with the MBOH account and has an extensive and specific working knowledge of MBOH's business.
- The relatively smaller size of Wilmington Trust's company will help to provide more of the personal service and attention to the details of MBOH's account that are needed to effectively manage the program.
- The conversion of MBOH's account will be relatively seamless and will save staff, as Wilmington and Wells Fargo both use the same bond software.

23:20 A roll call vote was taken:

Bob Gauthier	Yes
Doug Kaercher	Yes
Jeanette McKee	Yes
Pat Melby	No
J.P. Crowley	Yes

The Wilmington Trust was approved as the MBOH Single-Family Bond Trustee.

HOMEOWNERSHIP PROGRAM

Lender Approval – Cornerstone Home Lending – page 7 of the packet

24:37 Vicki Bauer presented an MBOH participating lender application from Cornerstone Home Lending, Inc. Leslie Garner, Cornerstone Home Lending, was available to answer any questions.

26:25 Doug Kaercher moved to approve Cornerstone Home Lending, Inc. as an MBOH participating lender and Bob Gauthier seconded the motion

26:38 Chairman Crowley asked for public comments.

26:46 A roll call vote was taken:

Bob Gauthier	Yes
Doug Kaercher	Yes
Jeanette McKee	Yes
Pat Melby	Yes
J.P. Crowley	Yes

The Cornerstone Home Lending, Inc. was approved unanimously as an MBOH participating lender.

Lender Approval – First Federal Bank and Trust – page 8 of the packet

27:14 Vicki Bauer presented an MBOH participating lender application from First Federal Bank and Trust.

28:49 Jeanette McKee moved to approve First Federal Bank and Trust as an MBOH participating lender and Doug Kaercher seconded the motion.

29:05 Chairman Crowley asked for public comments.

19:12 A roll call vote was taken:

Bob Gauthier	Yes
Doug Kaercher	Yes
Jeanette McKee	Yes
Pat Melby	Yes
J.P. Crowley	Yes

The First Federal Bank and Trust was approved unanimously as an MBOH participating lender.

MULTIFAMILY PROGRAM

Big Sky Manor Bond Resolution Amendment – page 9 of the packet

29:54 Mary Bair brought to the Board the Big Sky Manor Resolution No. 16-1017-MF04 amendment. There was a clerical error on the original motion with the listing of the Bank.

30:22 Doug Kaercher moved to approve Big Sky Manor Resolution No. 16-1017-MF04 amendment and Bob Gauthier seconded the motion.

30:38 Chairman Crowley asked for public comments.

30:52 A roll call vote was taken:

Bob Gauthier	Yes
Doug Kaercher	Yes
Jeanette McKee	Yes
Pat Melby	Yes
J.P. Crowley	Yes

The Big Sky Manor Bond Resolution No. 16-1017-MF04 amendment was approved unanimously.

Meeting adjourned at 8:59 a.m.

Sheila Rice, Secretary

Date