

**KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION**  
**MINUTES**  
**NOVEMBER 15, 2013**

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) meeting was called to order on Friday, November 15, 2013 in Room 182 of the Capitol Annex at 1:00 p.m. E.T. by Edgar C. Ross, State Controller, Office of the Controller, Finance and Administration Cabinet, and proxy for Lori Flanery, Secretary, Finance and Administration Cabinet and Executive Director to the Commission. Other members present were Mary Lassiter, proxy for Governor Steven Beshear, Chad Aull, proxy for Lt. Governor Jerry E. Abramson, Corey Bellamy, proxy for Attorney General Jack Conway, Jane Driskell, State Budget Director, and Katie Smith, proxy for Larry Hayes, Secretary, Cabinet for Economic Development.

The Office of Financial Management (“OFM”) Staff Members Present: Robin Brewer, Jennifer Kantner, Tom Midkiff, Steve Starkweather, and Marcia Adams.

Other Guests Present: Joshua Nacey, from the Legislative Research Commission (“LRC”) and Shawn Dyer from the Kentucky Housing Corporation (“KHC”).

Mr. Ross verified with staff that a quorum was present and that the press had been notified of the meeting.

After a review of the previous meeting minutes, a motion was made by Ms. Mary Lassiter and seconded by Mr. Corey Bellamy to approve the previous meeting minutes. Motion **CARRIED** and the minutes of the September 12, 2013 meeting were approved.

Mr. Ross introduced Ms. Jennifer Kantner for her introduction of Resolution **2013-26**:

**RESOLUTION OF THE STATE PROPERTY AND BUILDINGS  
COMMISSION OF THE COMMONWEALTH OF KENTUCKY  
APPROVING THE ISSUANCE OF NORTHERN KENTUCKY  
UNIVERSITY GENERAL RECEIPTS BONDS, 2014 SERIES A.**

Ms. Kantner stated that Resolution 2013-26 is to approve the issuance of Northern Kentucky University (“NKU”) General Receipts Bonds, 2014 Series A. These bonds will fully fund two projects, pay associated costs of issuance for the renovation and expansion of the Albright Health Center, and fully finance the authorization of the acquisition and renovation of a new Residence Hall, both authorized by H.B. 7 of the 2013 Regular Session. The estimated bond size is \$53,195,000, the University Board approved the Resolution on September 11, 2013, and upon the Commission’s approval, the transaction will go to Capital Projects and Bond Oversight on Tuesday, November 19, 2013.

This will be a competitive sale scheduled for December 3, 2013 with a closing date of January 7, 2014. The estimated True-Interest-Cost is 4.35%; final maturity is September 1, 2033; average annual debt service is estimated at \$3,987,281; Bond Counsel is Peck, Shaffer, and Williams; Financial Advisor is Hilliard Lyons; Trustee is U.S. Bank N.A. and staff recommends approval.

Mr. Ross asked the Commission members if they had any questions. Ms. Lassiter made a motion to approve Resolution **2013-26** that was seconded by Ms. Jane Driskell. Motion **CARRIED**, and Resolution **2013-26** was **ADOPTED**.

Mr. Ross recognized Mr. Tom Midkiff for his introduction of Resolution **2013-27**:

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE BY THE KENTUCKY HOUSING CORPORATION OF ITS TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,250,000.**

Mr. Midkiff stated that Resolution 2013-27 is for approval of a not-to-exceed amount of \$1,250,000 of Kentucky Housing Corporation ("KHC") Tax-Exempt Conduit Multifamily Housing Revenue Bonds for the Maple Street Apartments Project, Series 2013. The bonds will be used to finance the acquisition, construction and equipping of 56 units located in Lebanon, Marion County, Kentucky at 555 Maple Street and to be owned by Alco Maple Partners LLLP, a Limited Liability Limited Partnership. The acquisition, construction and equipping will preserve quality affordable housing for individuals and families with low to moderate incomes.


The proposed date of sale and issuance will be in December 2013 and the net proceeds are estimated to be \$1,225,000. Net interest rate and anticipated gross interest rate is 4.25%; estimated gross debt service is \$72,315.12. Bonds will be callable at any time and there is no premium. Bond Counsel is Peck, Shaffer & Williams, and staff recommends approval. Mr. Shawn Dyer with KHC is available to answer any questions.

Ms. Lassiter asked if the units were currently occupied and to be rehabbed or if these were new units to be made available to the market. Mr. Dyer responded that the units are occupied with 20 units designated for elderly residents and the remaining for families with and without children. Ms. Lassiter asked if the project met low to moderate income standards of the Housing Corporation or will in the future. Mr. Dyer replied that currently 15 units are serving low income residents at 50% of the Area Median Income ("AMI") and 41 units are serving low income residents at 60% of AMI.

Mr. Ross asked for any additional questions. Ms. Driskell made a motion to approve Resolution **2013-27** that was seconded by Ms. Katie Smith. Motion **CARRIED**, and Resolution **2013-27** was **ADOPTED**.

With no other business, the meeting stands adjourned.

Respectfully submitted,



Ryan Barrow  
Secretary