

**KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION**  
**MINUTES**  
**OCTOBER 2, 2019**  
**2:00 PM**

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) meeting was called to order on Wednesday, October 2, 2019, at 2:00 p.m. ET in Room 182 of the Capitol Annex by Melinda Hill permanent proxy for William M. Landrum III, Secretary of the Finance and Administration Cabinet (“FAC”) and Executive Director to the Commission. Other members present were Secretary Scott Brinkman, permanent proxy for Governor Matt Bevin; Justin McNeil, permanent proxy for Attorney General Andy Beshear; John E. Chilton, State Budget Director, Office of the State Budget Director (“OSBD”); Edgar C. Ross, State Controller, Office of the Controller; and Katie Smith, proxy for Vivek K. Sarin, Interim Secretary for the Cabinet for Economic Development (“CED”).

The Office of Financial Management (“OFM”) Staff Members Present: Ryan Barrow, Executive Director of OFM and Secretary to the Commission; Sandy Williams, Deputy Executive Director; Billy Aldridge, John Brady, Bethany Couch, Steve Starkweather, and Jennifer Yount.

Other Guests Present: Tracy Thurston, Kentucky Housing Corporation (KHC).

Ms. Hill verified with staff a quorum was present and the press had been notified of the meeting.

Ms. Hill introduced the first item for business, which was approval of the minutes from the September 10, 2019, meeting. A motion to accept the minutes of the September 10, 2019, meeting was made by Mr. Ross and seconded by Director Chilton. There being no further discussion, the motion **CARRIED**.

Ms. Hill recognized John Brady to present **Resolution 2019-17**:

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS  
COMMISSION OF THE COMMONWEALTH OF KENTUCKY  
APPROVING THE ISSUANCE BY THE KENTUCKY HOUSING  
CORPORATION OF ITS MULTIFAMILY HOUSING REVENUE BONDS  
IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT  
NOT TO EXCEED \$15,000,000.**

Mr. Brady presented Resolution 2019-17 for the approval of the Abel Court & Dudley Court Project in an amount not to exceed \$15 million. Proceeds of the bonds will be used to finance the acquisition, rehabilitation and equipping of 48 units located at 1020 Old Barren River Road, Bowling Green, Kentucky and 96 units located at 801 McGuire Avenue, Paducah, Kentucky. The proposed date of sale is October 31, 2019, and the proposed closing date is November 07, 2019. The anticipated rating from Standard & Poor’s is A-1+. The estimated total project cost is approximately \$26 million. The anticipated net interest rate is 1.75 % over a term of 36 months. The method of sale is a public offering. Bond counsel is Dinsmore & Shohl LLP, underwriter is

Raymond James & Associates, Inc., and the developer is LSA Grier Group Developer, Inc. KHC Board of Directors approved the transaction on September 25, 2019. Staff recommended approval.

Ms. Hill called for a motion to approve Resolution 2019-17. Secretary Brinkman made a motion and was seconded by Ms. Smith. The motion **CARRIED** and Resolution 2019-17 was **ADOPTED**.

Ms. Hill recognized John Brady to present Resolution 2019-18:

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE BY THE KENTUCKY HOUSING CORPORATION OF ITS MULTIFAMILY HOUSING REVENUE BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,800,000.**

Mr. Brady presented Resolution 2019-18 for the approval of the Volunteer Management & Development Portfolio II Project in an amount not to exceed \$12.8 million. Proceeds of the bonds will be used to finance the acquisition, rehabilitation and equipping of eight (8) properties throughout the Commonwealth currently financed by the United States Department of Agriculture, Rural Development and utilized as rural affordable housing. The proposed date of sale is October 31, 2019, and the proposed closing date is November 07, 2019. The anticipated rating from Standard & Poor's is A-1+. The estimated total project cost is approximately \$34 million. The anticipated net interest rate is 1.75 % over a term of 36 months. The method of sale is a public offering. Bond counsel is Dinsmore & Shohl LLP, underwriter is Raymond James & Associates, Inc., and the developer is Volunteer Management & Development, Inc. KHC Board of Directors approved the transaction on May 30, 2019. Staff recommended approval.

Ms. Hill called for a motion to approve Resolution 2019-18. Ms. Smith made a motion and was seconded by Mr. Ross. The motion **CARRIED** and Resolution 2019-18 was **ADOPTED**.

Ms. Hill called for Other Business for the Commission.

With no further business before the Commission, Ms. Hill asked for a motion to adjourn. Ms. Smith made a motion, and was seconded by Secretary Brinkman. Motion **CARRIED** and the meeting adjourned at 11:11 a.m.

Respectfully submitted,

  
Ryan Barrow  
Secretary

