

**KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION**  
**MINUTES**  
**THURSDAY, SEPTEMBER 16, 2021**  
**11:30 AM**

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) meeting was called to order on Thursday, September 16, 2021 at 11:30 AM ET via ZOOM video teleconference by Beth Roark, permanent proxy for Lieutenant Governor Jacqueline Coleman, and Vice-Chair of the Commission. Other members present were Geri Grigsby, permanent proxy for Holly M. Johnson, Secretary of the Finance and Administration Cabinet (“FAC”) and Executive Director to the Commission; Chris Lewis, permanent proxy for Attorney General Daniel Cameron; Edgar C. Ross, State Controller and Executive Director, Office of the Controller and Katie Smith, proxy for Larry Hayes, 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; Billy Aldridge, Bethany Couch, Steven Starkweather, Matthew Feltner and Aubry McDonald.

Other Guests Present: Robert Long, Executive Director of the Finance and Administration Cabinet (“FAC”); Tom Midkiff, Kentucky Housing Corporation (“KHC”); Tracy Thurston, Kentucky Housing Corporation (“KHC”); Jim Statler, Kentucky Housing Corporation (“KHC”) and Carla Wright, Office of State Budget (“OSBD”).

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

Ms. Roark introduced the first item for business, which was the approval of the minutes from August 19, 2021, meeting. A motion to accept the minutes of the August 19, 2021, meeting was made by Mr. Ross and seconded by Mr. Lewis. There being no further discussion, the motion **CARRIED**.

Ms. Roark recognized Billy Aldridge to present **Resolution 2021-16**:

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE BY THE KENTUCKY HOUSING CORPORATION OF ITS HOUSING BONDS IN ONE OR MORE SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$60,000,000.**

Mr. Aldridge presented Resolution 2021-16 for the authorization of an issuance in an amount not to exceed \$60 million of Kentucky Housing Corporation Taxable Single Family Housing Revenue Refunding Bonds in one or more series. Proceeds of the bonds will be used to refund certain outstanding KHC Bonds from Series 2009 C-4 and Series 2012 A for present value savings and pay related costs of issuance. The proposed dates of sale are September 29 for Series A, the fixed rate portion, and October 6 for Series B, the variable rate portion. The estimated total project cost is approximately \$59.6 million. The anticipated true interest rate is 1.46% over a term of 20-years. Estimates for Series B, the variable rate portion, used the 1 month LIBOR forward curve, however

the bonds will not be restricted to LIBOR for setting the weekly rate. Estimated net present value savings of \$4.2 million for the 2 series combined is a 7.2% savings of the refunded bonds. These preliminary numbers are estimates based on cashflows and rates as of August 6. The financing was included in OFM's September submittal to Capital Projects and Bond Oversight Committee, scheduled to meet on September 23<sup>rd</sup>. The method of sale is negotiated. Bond counsel is Kutak Rock, and the underwriter is Citi. KHC Board of Directors approved the resolution for this transaction in August 2021. Mr. Aldridge stated KHC representatives; Jim Statler, Tom Midkiff, and Tracy Thurston are available if there are any questions. The bonds will be a KHC debt, however will not be a Commonwealth debt. Staff recommends approval.

Ms. Roark called for a motion to approve Resolution **2021-16**. Mr. Hicks made a motion to approve and was seconded by Ms. Grigsby. The motion **CARRIED** and Resolution **2021-16** was **ADOPTED**.

Ms. Roark recognized Matthew Feltner to present **Resolution 2021-17**:

**A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE OF NORTHERN KENTUCKY UNIVERSITY GENERAL RECEIPTS REFUNDING BONDS IN AN APPROXIMATE PRINCIPAL AMOUNT OF \$5,485,000.**

Mr. Feltner presented Resolution 2021-17 for the authorization of an issuance in an approximate amount of \$5.485 million of Northern Kentucky University General Receipts Refunding Bonds. Proceeds of the bonds will be used to refund certain outstanding Northern Kentucky University General Receipts Bonds Series 2011 A for present value savings; and pay costs of issuance. The 2021 transaction for approximately \$5,485,000 will be a 9-year financing with a final maturity of September 2030. The transaction will have an estimated all in true interest cost of 1.3670%. The transaction will have a NPV Savings of \$731,289.57, which is a 13.7203% savings of the refunded bonds. This will be a competitive sale, and pending approvals is currently scheduled for September 30, 2021. Delivery of the bonds is scheduled for October 21, 2021. Bond counsel is Dinsmore & Shohl, LLP. Staff recommends approval.

Ms. Roark called for a motion to approve Resolution **2021-17**. Ms. Smith made a motion to approve and was seconded by Mr. Ross. The motion **CARRIED** and Resolution **2021-17** was **ADOPTED**.

With no further business before the Commission, Ms. Roark asked for a motion to adjourn and was seconded by all remaining members and the meeting adjourned at 11:38 AM.

Respectfully submitted,



Ryan Barrow  
Secretary

