

**KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION**  
**MINUTES**  
**JUNE 15, 2017**  
**2:30 PM**

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) meeting was called to order on Thursday, June 15, 2017 at 2:30 p.m. ET in Room 182 of the Capitol Annex by William M. Landrum III, Secretary of the Finance and Administration Cabinet (“FAC”) and Executive Director to the Commission. Other members present were Scott Brinkman, permanent proxy for Governor Matt Bevin; Andrew McNeill, proxy for John E. Chilton, State Budget Director, Office of the State Budget Director (“OSBD”); Edgar C. Ross, State Controller, Office of the Controller; Katie Smith, proxy for Terry Gill, Secretary for the Cabinet for Economic Development (“CED”); and Holly McCoy-Johnson, permanent proxy for Attorney General Andy Beshear.

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; John Brady, Liz Columbia, Bethany Couch, Steve Starkweather, Denise Pitts and Tammy McCall.

Other Guests Present: Rob Ellis, Kentucky Housing Corporation (“KHC”); Tracy Thurston, KHC; Mike Herrington, Stites & Harbison, PLLC; Bryon Ellis, House Majority Office, Legislative Research Commission; Jennie Wolfe, Office of the Controller; Tommy Richie, Office of the Controller; Carla Wright, OSBD; Kara Smothermon, OSBD.

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

Secretary Landrum introduced the first item for business, which was approval of the minutes from the May 9, 2017 meeting. A motion to accept the minutes of the May 9, 2017 meeting was made by Ms. Smith and seconded by Mr. Ross. Motion **CARRIED**.

Secretary Landrum directed the Commission to Resolution 2017-06:

**RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION APPROVING CAPITAL CONSTRUCTION PROJECTS AUTHORIZED BY THE 2017 REGULAR SESSION OF THE GENERAL ASSEMBLY WHERE SUCH PROJECTS WILL BE FINANCED BY THE ISSUANCE OF STATE PROPERTY AND BUILDINGS COMMISSION REVENUE BONDS OR OTHER AUTHORIZED STATE DEBT-ISSUING AUTHORITIES.**

Ms. Columbia explained that House Bills 13 and 482 of the 2017 Regular Session authorized capital projects to be financed by the issuance of future Commission Bonds. Resolution 2017-06 provides approval for the projects identified within the resolution, establishes official intent permitting authorized expenditures to be reimbursed from future bond proceeds, and provides approval for monies to be advanced for the planning and construction of the projects. Staff recommended approval.

Secretary Landrum called for a motion to approve Resolution **2017-06**. Secretary Brinkman made a motion, and was seconded by Mr. Ross. There being no further discussion, the motion **CARRIED** and Resolution **2017-06** was **ADOPTED**.

Secretary Landrum directed the Commission to Resolution **2017-07**:

**RESOLUTION OF THE STATE PROPERTY AND BUILDINGS  
COMMISSION OF THE COMMONWEALTH OF KENTUCKY  
APPROVING THE INCURRENCE OF TAX-EXEMPT INDEBTEDNESS  
BY THE KENTUCKY HOUSING CORPORATION IN ONE OR MORE  
SERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED  
\$14,500,000.**

Mr. Brady presented Resolution 2017-07 for the approval to issue KHC Tax-Exempt Conduit Multifamily Housing Revenue Notes in an amount not to exceed \$14,500,000 for the Guardian Court Apartments project. Proceeds of the notes will be used to finance the acquisition, rehabilitation, and equipping of a 128-unit property located at 6100 Guardian Court in Louisville, Kentucky. The transaction was approved by the KHC Board of Directors on April 27, 2017, and will be presented to CPBOC on June 20, 2017. The anticipated net interest rate is 4% over the 30-month construction phase, and then will convert to a permanent financing with an anticipated net interest rate of 5.32% for 17 years with a 35-year amortization period. Staff recommended approval.

Secretary Landrum called for a motion to approve Resolution **2017-07**. Mr. McNeill made a motion and was seconded by Ms. Smith. Motion **CARRIED** and Resolution **2017-07** was **ADOPTED**.

With no further business before the Commission, Secretary Landrum made a motion to adjourn and was seconded by Secretary Brinkman. Motion carried and the meeting adjourned at 2:36 pm.

Respectfully submitted,



Ryan Barrow  
Secretary