

PRIVATE ACTIVITY BOND AUTHORITY BOARD MEETING

Department of Community and Culture
Division of Housing and Community Development
Salt Lake City, UT

MINUTES

Wednesday, January 2, 2008

Members Present

Gordon D. Walker (Chairman)
Edward T. Alter
Jerry C. Atkin
William Erickson
Blake Frazier
Lee Gardner
Arthur Hunter
Kyle Kershaw
Doug Clark
* participated via conference call

Representing

Department of Community and Culture
State Treasurer
Utah State Board of Regents*
Utah Housing Corporation
Summit County
Salt Lake County
Sandy City
South Salt Lake City
Governor's Office of Economic Development

Members Excused

Steve Rawlings
Tom Hardy

Representing

Davis County
Bountiful City

Staff and Visitors

Roxanne Graham	Housing and Community Development
Sanobi Johnson	Housing and Community Development
John Brereton	Affordable Housing Solutions
Gary Miller	Miller Development
Jackie Miller	Miller Development
Misty Deakin	Miller Development
Mark Cornelius	Cowboy Partners
Dave Miner	MBCI
Brad Patterson	Ballard Spahr
Richard Davis	Utah State Board of Regents
Dan Lodgren	Cowboy Partners
Kevin Peterson	AmericaWest Affordable Housing
Lee Stephenson	Action Target Inc.
Kirsten Stewart	Housing and Community Development
Sharon Young	Housing and Community Development

WELCOME AND INTRODUCTIONS

The Private Activity Bond Authority (PAB) Board Meeting was held in Salt Lake City, Utah, at the Department of Community and Culture and called to order at 9:04 a.m., by Gordon D. Walker, Chairman.

APPROVAL OF MINUTES

Chairman Walker requested a motion to approve the minutes of December 12, 2007.

William Erickson moved and Kyle Kershaw seconded a motion to approve the minutes of December 12, 2007. The motion carried unanimously with Ed Alter absent from the vote.

STATUS OF ACCOUNTS

Chairman Walker reviewed the status of the 2008 volume cap, a total of \$262,095,000, available in the following accounts:

Account	Beginning Balance	Applications Total Amount Requested	Relinquishments	Remaining Balance (If all applications are funded.)
Single Family	\$110,079,900	\$110,079,900		\$0
Student Loan	\$86,491,350	\$86,491,350		\$0
Multi-Family	\$31,451,400	\$32,055,000		(\$603,600)
Manufacturing	\$31,451,400	\$9,000,000		\$22,451,400
Exempt Facility	\$2,620,950	\$0		\$2,620,950
Grand Total	\$262,095,000	\$237,626,250		\$24,468,750

VOLUME CAP ALLOCATION REQUESTS

Single Family – Utah Housing Corporation

Utah Housing Corporation requested \$110,079,900 total volume cap from the Single Family Account.

Arthur Hunter moved and Blake Frazier seconded a motion to approve the volume cap allocation of \$110,079,900 for Utah Housing Corporation. The motion carried unanimously with Edward Alter absent from the vote.

Student Loan – Utah State Board of Regents

The Utah State Board of Regents requested \$86,491,350 total volume cap allocation from the Student Loan Account.

Lee Gardner moved and Doug Clark seconded a motion to approve the volume cap allocation of \$86,491,350 for the Utah State Board of Regents. The motion carried unanimously with Edward Alter absent from the vote.

Multi-Family – Broadway Heritage Apartments

AmericaWest Affordable Housing requested \$5,280,000 total volume cap allocation from the Multi-Family Account to construct and affordable housing building with 81 units in Tooele, UT.

Due to concerns with the potential loss of volume cap with the issuing entity, the volume cap was relinquished in the December 2007 Board Meeting. The Board pledged to reallocate the same amount out of the 2008 Multi-Family Account.

William Erickson moved and Edward Alter seconded a motion to approve the volume cap allocation of \$5,280,000 for the Broadway Heritage Apartments. The motion carried unanimously.

Multi-Family – Liberty Valley Apartments

Cowboy Partners requested \$9,775,000 total volume cap allocation from the Multi-Family Account to construct a 130 affordable housing building in Heber City, Utah.

The applicant stated there is a potential to have a total of 150 units. John Brereton stated the applicant may come back to the Board to request an additional \$2,000,000 volume cap for the extra 20 units.

The Board asked the applicant when the project would be completed. The applicant stated the bonds could close within six (6) months.

William Erickson moved and Lee Gardner seconded a motion to approve the volume cap allocation of \$9,775,000 for the Liberty Valley Apartments. The motion carried unanimously.

Multi-Family – Timber Gate Apartments

Miller Construction requested \$17,000,000 total volume cap allocation from the Multi-Family Account to construct a 288 unit building with 258 of the units affordable.

John Brereton provided an overview of this project. The only issue with this project is the maximum volume cap allocation is \$12,000,000 and the request for funds is \$17,000,000. After discussion by the Board the maximum volume cap awarded per project has been established only as a guideline and is not written policy.

Lee Gardner moved and Jerry Atkin seconded a motion to approve the volume cap allocation of \$17,000,000 for the Timber Gate Apartments. The motion carried unanimously.

John Brereton reviewed the executive summary on the following manufacturing application submitted for funding consideration.

Action Target, Inc.

Action Target, Inc. is a company that manufactures shooting range equipment and comprehensive firearms training, located in Lehi, UT. They have submitted an application requesting \$9,000,000 in volume cap for a plant expansion.

William Erickson moved and Lee Gardner seconded a motion to approve the volume cap allocation of \$9,000,000 for Action Target, Inc. The motion carried unanimously.

ADJOURNMENT

The next regularly scheduled meeting of the Private Activity Bond Authority Board will be held on Wednesday April 2, 2008, at 9:00 a.m., at the Department of Community and Culture, 324 S. State Street, Suite 200, Conference Room #203, Salt Lake City, Utah.

The meeting adjourned at 10:04 a.m.

Submitted by:
Sanobi Johnson