PRIVATE ACTIVITY BOND AUTHORITY BOARD MEETING

Governor's Office of Economic Development
Salt Lake City, Utah

MINUTES
Tuesday, December 13, 2011

Members Present	**Representing**
Christopher M. Conabee (Chairman)	Governor's Office of Economic Development
Richard K. Ellis	State Treasurer
Grant S. Whitaker	Utah Housing Corporation
Meghan Holbrook	Utah State Board of Regents
Kyle Kershaw	City of South Salt Lake
Steve Rawlings (via phone)	Davis County
Wayne Parker	Provo City

Excused Members	
Tom Hardy	Bountiful City
Lee Gardner	Salt Lake County
Michael Jensen	Tooele County

Staff and Visitors	
Roxanne Graham	Governor's Office of Economic Development
Jenni Osman	Governor's Office of Economic Development
John Brereton	Affordable Housing Advisors
William Loos	Attorney General's Office
Brad Patterson	Ballard Spahr
Ryan Warburton	Ballard Spahr
David Feitz	UHEAA
Richard Davis	UHEAA
Cleon Butterfield	Utah Housing Corporation

WELCOME AND INTRODUCTIONS

The Private Activity Bond Authority (PAB) Board Meeting was held in Salt Lake City, Utah, at the Governor's Office of Economic Development and called to order at 9:08 a.m., by Christopher M. Conabee, Chairman.

APPROVAL OF MINUTES

Chairman Conabee requested a motion to approve the minutes from the October 12, 2011, Board Meeting.

Kyle Kershaw moved and Meghan Holbrook seconded a motion to approve the minutes of October 12, 2011. The motion carried unanimously.

STATUS OF ACCOUNTS

Chairman Conabee reviewed the Accounting Summary of the 2011 Volume Cap shown below.

PAB ACCOUNTING SUMMARY	
December 13, 2011	
	Pool Account
Starting Balances	**$ 48,955,000**
No Applications	
Unused Cap - Fireclay	$ 595,000
Remaining Balance	**$ 49,550,000**
Unallocated Cap Requests	
UHC - 56%	$ 27,748,000
USBR - 44%	$ 21,802,000

2012 VOLUME CAP ALLOCATION

The volume cap allocation award received for 2012 was reviewed. There is a slight increase in the total amount from 2011; $277,820,000 to $284,560,000, a difference of $6,740,000.

Allotment Account	Percentage	Dollar Amount
Single Family	42%	$119,515,200
Student Loan	33%	$ 93,904,800
Small Issue Account	24%	$ 68,294,400
Multi-Family	12%	$ 34,147,200
Manufacturing	12%	$ 34,147,200
Exempt Facilities	1%	$ 2,845,600
Totals	**100%**	**$284,560,000**

PAB VOLUME CAP EXTENSION REQUESTS

Multi-family Housing

Tannach Properties

Tannach Properties requested the sixth extension on the $19,100,000 volume cap allocation for the State Street Plaza project approved by the PAB Board in July 2010. Ben Logue reported on the project's progress. They are waiting for final approval of their application from Freddie Mac and the building permit from Salt Lake City. They encountered a problem with the building's structure. The bond closing date has been moved towards the end of January 2012.

Wayne Parker moved and Richard Ellis seconded a motion to approve the sixth extension on the $19,100,000 volume cap allocation to Tannach Properties. The motion carried unanimously.

Manufacturing

Cookietree Inc.

Cookietree Inc. requested the first extension on the $5,500,000 volume cap allocation for the food manufacturing facility project approved by the PAB Board in October 2011.

Brad Patterson, from Ballard Spahr, representing the company provided information on the future plans and timing of the project. The bonds are scheduled to close on Thursday, December 15, 2011.

Grant Whitaker moved and Kyle Kershaw seconded the motion to approve the first extension on the $5,500,000 volume cap allocation to Cookietree Inc. The motion carried unanimously.

VOLUME CAP ALLOCATION REQUESTS

Remaining Unallocated Balance

Chairman Conabee gave a brief update on the remaining unallocated volume cap for 2011. The remaining balance is $48,955,000. Utah Housing Corporation and the Utah State Board of Regents, representing the Single Family and Student Loan Accounts respectively, applied to receive any remaining unallocated cap. As per State statute the remaining cap will be split in their respective percentages as follows:

Single Family Account – 56%	$27,748,000
Student Loan Account – 44%	$21,802,000

Meghan Holbrook moved and Wayne Parker seconded the motion to allocate the remaining volume cap of $48,955,000 between the Single Family and Student Loan Accounts, receiving $27,748,000 and $21,802,000 respectively. It was also noted, that any project with an allocation of volume cap from the 2011 allotment, required to close their bonds by the Third Saturday of December per State statute and failed to do so, their allotment would be allocated to the Single Family and

Student Loan Accounts in the 56/44 percentage split. The motion carried unanimously.

VOLUME CAP CARRYFORWARD REQUESTS

Utah Housing Corporation

Utah Housing Corporation, issuer for the Single Family Account, requested to carryforward $116,684,400 from their original 2011 volume cap allocation and $27,748,000 from the 2011 unallocated volume cap (total $144,432,400).

Richard Ellis moved and Meghan Holbrook seconded a motion to carryforward $144,432,400 from the 2011 Single Family Account. The motion carried unanimously.

Utah State Board of Regents

The Utah State Board of Regents, issuer for the Student Loan Account, requested to carryforward $91,680,600 from their original 2011 volume cap allocation and $21,802,000 from the 2011 unallocated volume cap (total $113,482,600).

Steve Rawlings moved and Grant Whitaker seconded a motion to carryforward $113,482,600 from the 2011 Student Loan Account. The motion carried unanimously.

Other Business and Adjournment

Chairman Conabee expressed his appreciation to the Board for their participation in the meeting. The next regularly scheduled meeting of the Private Activity Bond Authority Board will be held on Wednesday, January 11, 2012, at 9:00 a.m., at the Governor's Office of Economic Development, 324 S. State Street, Suite 500, Conference Room #501, Salt Lake City, Utah.

The meeting adjourned at 9:22 a.m.

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Submitted by:
Jenni Osman