

**NOTICE AND AGENDA
MEETING OF THE BOARD OF TRUSTEES
CAPITAL AREA FINANCE AUTHORITY**

To Be Held: Thursday, December 19, 2024

Notice is hereby given in accordance with the Bylaws of the Capital Area Finance Authority and the provisions of the Louisiana Public Meetings Law that a Meeting of the Capital Area Finance Authority will be held on **Thursday, December 19, 2024, at 4:00 pm**, at the Authority's office located at **601 St. Ferdinand Street, Baton Rouge, Louisiana, 70802**.

The agenda for the Meeting is as follows:

1. Call to order the Meeting of the Trustees of the Capital Area Finance Authority-Chairperson Mosley
2. Public Comments (limited to 3 minutes per person)
3. Consideration and approval of the minutes of the November 22, 2024, Personnel Committee meeting.
4. Consideration and approval of the minutes of the December 16, 2024, Nominating Committee meeting.
5. Report of the November 22, 2024, Personnel Committee meeting – Mr. Blunt
6. Report of the December 16, 2024, Nominating Committee meeting - Ms. Schexnayder
 - a) Election of Officers of the Capital Area Finance Authority Board of Trustees for the 2025 Calendar Year
7. Report of the December 19, 2024, Budget Committee Meeting - Ms. Schexnayder
 - a) Consideration and Approval of the Capital Area Finance Authority 2025 Budgets for outstanding Bond Issues and the Capital & Operating Account.
8. Programs Report - Ms. Delahoussaye
9. President and CEO's Report - Mr. Drennen
10. Update on Properties and Loans – Ms. Theriot
11. Review of Cash Flow Statement for Period Ending November 30, 2024 - Ms. Theriot
12. Transaction of any other business that may properly come before the Board.
 - a) Skylights
13. Announcement of future meeting date(s)
 - a) New Initiatives Committee Meeting – January 13, 2025 – 3:00 pm
 - b) Strategic Planning Committee Meeting – January 15, 2025 – 1:00 pm
 - c) Personnel Committee Meeting - TBD
 - d) Board Meeting-Thursday, January 16, 2025 - 4:00 pm
14. Other Items of Interest
 - Reminder - Ethics and Preventing Sexual Harassment Training due to be completed prior to year-end.
 - Smith's Affordable Housing Conference – March 18-19, 2025 - Huntington Beach, CA

**MINUTES OF THE PERSONNEL COMMITTEE OF THE
BOARD OF TRUSTEES
CAPITAL AREA FINANCE AUTHORITY**

November 22, 2024

A meeting of the Personnel Committee of the Board of Trustees of the Capital Area Finance Authority (“CAFA”) was held on **Friday, November 22, 2024 at 10:30 am**, at **601 St. Ferdinand Street, Baton Rouge, Louisiana**, pursuant to due notice having been given in accordance with the Bylaws of the Authority and the provisions of the Louisiana Public Meetings Law.

The following Committee Members were present:

**Mr. Dennis Blunt, Committee Chair
Ms. Sharon Perez
Ms. Lauren Crump
Ms. Valerie Schexnayder**

The following Board Members were present:

**Mr. Russell Mosely (via Zoom)
Mr. Blaine Grimes
Mr. Domoine Rutledge**

Also, in attendance was Dr. Christel Slaughter of SSA Consulting, Mr. Mark Drennen, Ms. Vickie Theriot and Ms. Connie Meyer of the Authority.

Mr. Blunt called the meeting to order at 10:40 am.

Mr. Blunt called for Agenda item 2, public comments.

Hearing none, Mr. Blunt called for Agenda item 3, discussion of a Compensation Plan.

Ms Theriot and Ms. Meyer were requested to exit the meeting.

Ms. Theriot and Ms. Meyer exited the meeting.

Ms. Theriot and Ms. Meyer returned to the meeting.

Mr. Blunt stated that the Personnel Committee heard a presentation from Dr. Slaughter of an updated and revised Compensation Plan. The Committee acknowledged that there were still revisions to be made per Committee input. The results of the Compensation Study will educate the CEO in his recommendation of Staff compensation to be presented with the 2025 Budget following employee evaluations. The Committee received the updated Succession Plan and will further discuss methods for securing the future of the organization based upon the plan as revised. He further stated that the

Committee will have further discussions regarding the Succession Plan at an upcoming Strategic Planning Committee meeting with Dr. Slaughter.

Mr. Blunt called for Agenda items 5, approval and recommendation to CAFA's Board of Trustees of a Compensation Plan. No recommendation was made.

Mr. Blunt stated that the Committee acknowledged receipt of the Compensation Plan from Dr. Slaughter, noting further edits to be incorporated.

Mr. Blunt called for Agenda items 6, approval and recommendation to CAFA's Board of Trustees of a Succession Plan. No recommendation was made.

Mr. Blunt stated that the Committee acknowledged receipt of the Succession Plan from Dr. Slaughter, noting further edits to be incorporated.

Mr. Blunt called for Agenda item 7, transaction of any other business to come before the Committee.

With no further business to come before the Committee, the meeting adjourned at 11:35 am.

Dennis Blunt, Committee Chair

Connie Meyer

From: Connie Meyer
Sent: Thursday, December 5, 2024 11:11 AM
To: Dennis Blunt
Cc: Angela Gleason (2325)
Subject: Personnel Committee Meeting Minutes - 11/22/24 - PLEASE RESPOND
Attachments: Personnel 11-22-24.docx

Good morning, Dennis,

In accordance with the policy of the Board, which requires approval of the Chairperson, please find attached the minutes for the Personnel Committee meeting on November 22, 2024. The attached minutes will be on the Agenda for approval at the December Board meeting.

Warmest wishes,



Connie Meyer
Project Manager
Capital Area Finance Authority
Funding Communities Building Futures
connie@thecafa.org
www.thecafa.org
225.771.8567 (direct)
225.771.8573 (fax)
225.978.7307 (mobile)

Pursuant to La. R.S. 9:2341D, Capital Area Finance Authority is subject to the Public Records Law, and this email may constitute a "public record" pursuant to the provisions of La. R.S. 44:1, et seq.

**MINUTES OF THE NOMINATING COMMITTEE OF THE
BOARD OF TRUSTEES
CAPITAL AREA FINANCE AUTHORITY**

Monday, December 16, 2024

A meeting of the Nominating Committee of the Board of Trustees of the Capital Area Finance Authority (“CAFA”) was held on **Monday, December 16, 2024** at 12:00 pm pursuant to due notice having been given in accordance with the Bylaws of the Authority and the provisions of the Louisiana Public Meetings Law.

The following Committee Members were present:

**Ms. Valerie Schexnayder, Committee Chair
Ms. Lauren Crump
Mr. Dennis Blunt**

Ms. Schexnayder called the meeting to order at 12:00 pm.

Ms. Schexnayder stated that the purpose of the meeting was to review and discuss the Nominations of 2025 Officers of the Capital Area Finance Authority Board of Trustees.

Ms. Schexnayder stated that the Nominating Committee unanimously agreed on the proposed slate of officers for the 2025 calendar year, Mr. Russell Mosely as Chairperson of the Board of Trustees, Ms. Sharon Perez as Vice Chair and Mr. Jay Gaudet as Secretary Treasurer.

Mr. Blunt made a motion to recommend to the Board the new slate of officers for the 2025 calendar year. Ms. Crump seconded the motion and the motion passed.

Ms. Schexnayder asked if there was any further business to come before the Committee.

With no further business to come before the Committee, the meeting adjourned.

Valerie Schexnayder, Committee Chair

Connie Meyer

From: vschex <vschex@cox.net>
Sent: Tuesday, December 17, 2024 3:28 PM
To: Connie Meyer
Subject: Re: Nominating Committee Meeting Minutes - December 16, 2024 - 12:00 pm

The minutes of the Nominating committee are approved.

On Tuesday, December 17, 2024 at 02:19:05 PM CST, Connie Meyer <connie@thecafo.org> wrote:

Good afternoon, Valerie!!

In accordance with the policy of the Board, which requires approval of the Chairperson, please find attached the minutes of the December 16, 2024, Nominating Committee meeting requiring your approval prior to going to the Board.

Warmest wishes,



Connie Meyer

Project Manager

Capital Area Finance Authority

Funding Communities Building Futures

connie@thecafo.org

www.thecafo.org

225.771.8567 (direct)

Cumulative Downpayment Assistance Provided

Cumulative Total for 2015-2023

- Total Loans – 3,453
- Total Assistance Amount - \$23,279,328
- Total Fee Income to the Authority – \$2,827,746

Cumulative Total for 2024

- Total Loans – 193
- Total Assistance Amount -\$1,201,429
- Total Fee Income to the Authority - \$96,344.12

Registrations for TBA Programs

	CAP	PAC GMFS	CAFA Gold Gateway	CAFA Gold Eustis	CAFA Gold Assurance	Total Loans Registered
For Fiscal 2022	1	1	441	1	3	447
For Fiscal 2023	1	50	151	0	0	202

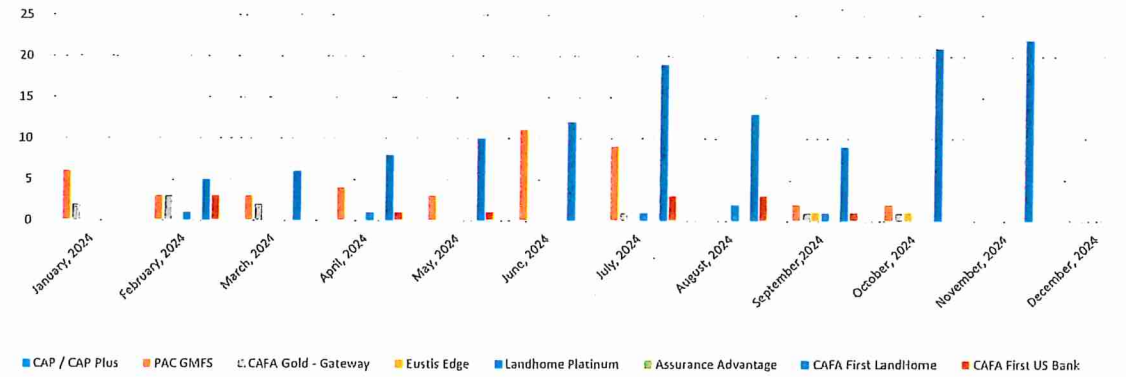
	CAP / CAP Plus	PAC GMFS	CAFA Gold - Gateway	Eustis Edge	Landhome Platinum	Assurance Advantage	CAFA First LandHome	CAFA First US Bank	Total Loans Registered	Cummulative Total Loans
January, 2024	0	6	2	0	0	0	0	0	8	8
February, 2024	0	3	3	0	1	0	5	3	15	23
March, 2024	0	3	2	0	0	0	6	0	11	34
April, 2024	0	4	0	0	1	0	8	1	14	48
May, 2024	0	3	0	0	0	0	10	1	14	62
June, 2024	0	11	0	0	0	0	12	0	23	85
July, 2024	0	9	1	0	1	0	19	3	33	118
August, 2024	0	0	0	0	2	0	13	3	18	136
September, 2024	0	2	1	1	1	0	9	1	15	151
October, 2024	0	2	1	1	0	0	21	0	25	176
November, 2024							22		22	198
December, 2024									0	198
	0	43	10	2	6	0	125	12	198	

Fees Received from TBA Loan Production

For Fiscal 2022	\$2,958.38	\$0.00	\$0.00	\$285,049.66	\$1,347.64	\$143,689.39	\$433,045.07
For Fiscal 2023	\$0.00	\$29,009.55	\$315.25	\$62,840.13	\$0.00	\$25,132.29	\$117,297.22

	CAP / CAP Plus	GMFS PAC	CAFA Gold Eustis Edge	CAFA Gold Gateway	Landhome Platinum	Assurance Advantage	All Programs from CEA Parishes**	Total Monthly Fees	Total Cummulative Fees
January, 2024	\$0.00	\$7,333.01	\$0.00	\$3,133.86	\$0.00	\$0.00	\$1,650.39	\$12,117.26	\$12,117.26
February, 2024	\$0.00	\$3,846.50	\$0.00	\$0.00	\$0.00	\$0.00	\$973.75	\$4,820.25	\$16,937.51
March, 2024	\$0.00	\$1,307.75	\$0.00	\$1,470.87	\$0.00	\$0.00	\$3,333.34	\$6,111.96	\$23,049.47
April, 2024	\$0.00	\$9,757.25	\$0.00	\$0.00	\$844.42	\$0.00	\$2,249.61	\$12,851.28	\$35,900.75
May, 2024	\$0.00	\$11,392.75	\$0.00	\$0.00	\$0.00	\$0.00	\$2,134.75	\$13,527.50	\$49,428.25
June, 2024	\$0.00	\$4,332.63	\$0.00	\$0.00	\$1,080.00	\$0.00	\$3,269.33	\$8,681.96	\$58,110.21
July, 2024	\$0.00	\$6,886.75	\$0.00	\$1,030.98	\$0.00	\$0.00	\$775.00	\$8,692.73	\$66,802.94
August, 2024	\$0.00	\$7,649.53	\$0.00	\$0.00	\$0.00	\$0.00	\$1,942.73	\$9,592.26	\$76,395.20
September, 2024	\$0.00	\$4,558.95	\$0.00	\$0.00	\$0.00	\$0.00	\$1,023.08	\$5,582.03	\$81,977.23
October, 2024	\$0.00	\$10,162.50	\$0.00	\$0.00	\$1,184.94	\$0.00	\$605.39	\$11,952.83	\$93,930.06
November, 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,414.06	\$2,414.06	\$96,344.12
December, 2024								\$0.00	\$96,344.12
	\$0.00	\$67,227.62	\$0.00	\$5,635.71	\$3,109.36	\$0.00	\$20,371.43	\$96,344.12	

Registration History



Monthly Fees from Loan Production

