

**MAPA Foundation
2222 Cuming Street
Omaha, NE 68102-4328
(402) 444-6866**

MAPA FOUNDATION
1:30 pm, Thursday, September 27, 2018

AGENDA

This meeting of the MAPA Foundation will be conducted in compliance with the Nebraska Statutes of the Open Meeting Act. For reference, the Open Meeting Act is posted on the wall of the Board Room.

- A. Roll call
- B. Approval of the agenda (Action)
- C. [Approval of the minutes of the August 30, 2018 meeting](#) (Action)
- D. Blair Rural Workforce Housing Fund (RWHF / LB518) (Action)
 - a. Match Funding Update
 - b. [Resolution 2019-10: Selection of Eriksen Construction Company construction loan assistance through the Blair RWHF](#)
 - c. [Resolution 2019-11: Authorization of Executive Director to execute necessary agreements with Washington County Bank and Eriksen Construction Company](#)
- E. Adjournment

**OMAHA-COUNCIL BLUFFS METROPOLITAN AREA PLANNING AGENCY
MAPA FOUNDATION BOARD OF DIRECTORS REGULAR MEETING**

August 30, 2018

The MAPA Foundation Board of Directors met at the MAPA Offices, 2222 Cuming Street, Omaha. MAPA Foundation Board Chair Sanders called the meeting to order at 1:32 PM.

A. ROLLCALL/INTRODUCTIONS

Members/Officers Present

Patrick Bloomingdale (<i>rep. Clare Duda</i>)	Chief Administrative Officer, Douglas County
Brandon Garrett (<i>rep. Mayor Matt Walsh</i>)	Director of Community Development, City of Council Bluffs
Tom Hanafan – Vice Chair	Pottawattamie County Board of Supervisors
Doug Kindig	NE Small Cities/Counties Representative (Mayor, City of La Vista)
Gary Mixan	Sarpy County Commissioner
Vinny Palermo	Omaha City Council
Rita Sanders – Chair	Mayor, City of Bellevue
Jean Stothert (<i>arrived at 1:34 p.m.</i>)	Mayor, City of Omaha
Carol Vinton	IA Small Cities/Counties Representative (Mills County Board of Supervisors)

Members/Officers Absent

None.

MAPA Staff

Grant Anderson	Christina Brownell	Josh Corrigan	Sue Cutsforth	Don Gross
Mike Helgerson	Karna Loewenstein	Emily Sneller	Megan Walker	Greg Youell

Guest

Troy Anderson	City of Omaha
Donna Barry	Office of Senator Chuck Grassley
Jason Rose	Metro Transit

B. APPROVAL OF THE AGENDA – (Action)

MOTION by Kindig, SECOND by Vinton to approve the agenda of August 30, 2018 meeting.

AYES: Bloomingdale, Garrett, Hanafan, Kindig, Mixan, Palermo, Sanders, Vinton

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

C. APPROVAL OF THE MINUTES OF THE JULY 26, 2018 MEETING – (Action)

MOTION by Kindig, SECOND by Hanafan to approve the minutes of the July 26, 2018 meeting.

AYES: Bloomingdale, Garrett, Hanafan, Kindig, Mixan, Palermo, Sanders, Vinton

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

D. RESOLUTION 2019-02 AMENDING THE MAPA FOUNDATION BYLAWS REGARDING NEBRASKA NDO STATUS – (Action)

Mr. Grant Anderson presented to the Board for approval Resolution 2019 – 02 – Amending the MAPA Foundation Bylaws regarding Nebraska NDO status. As an NDO, the MAPA Foundation receives funds for Community Development Block Grant (CDBG) to apply to local economic development projects in the MAPA region. To retain the NDO designation, each year the state performs a desktop audit to monitor compliance. As a result of this audit, NDED has made recommendations related to the MAPA Foundation Bylaws specific to the agencies function as an NDO. Changes include: clarification of the relationship between MAPA as the Foundation and MAPA as the NDO and Economic Development District; identification of the Council of Officials and their role in both agencies; an update to affirm that as an NDO, language stating the agency will comply with the requirements of the Housing and Community Development Act; an update to state that the Board has

representation for low and moderate income communities and populations; and a statement that no more than 1/3 of the Board's representation will be representatives of the state or any city.

E. RESOLUTION 2019-03 AMENDING THE MAPA NDO RLF ADMINISTRATIVE PLAN – (Action)

Mr. Grant Anderson presented to the Board for approval Resolution 2019-03 amending the MAPA NDO RLF Administrative Plan, changes are a result of the desktop audit mentioned in Item D.

MOTION by Kindig, SECOND by Mixan to approve Foundation Board Resolutions 2019 – 02 and 2019 – 03.

AYES: Bloomingdale, Garrett, Hanafan, Kindig, Mixan, Palermo, Sanders, Stothert, Vinton

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

F. VALLEY AND WATERLOO HOUSING REHABILITATION (17-TFHO-27016) – (Action)

Mr. Don Gross presented to the Board for approval the item listed below:

1. Resolution 2019-04 amending the Housing Rehabilitation Guidelines – the state has reviewed the guidelines that were included with the application and made recommendations for changes that were incorporated into the administrative procedures. Changes were also made as a result of findings from the Tier 2 Environmental Review.
2. Resolution 2019-05 selecting CDS Inspections to perform lead based paint and rehabilitation inspection services. The agency issued an RFP for a consultant to perform lead based paint inspections as well as the home inspections. The company that selected to perform the work is CDS Inspections & Beyond, Inc. from Plainview, Nebraska.

MOTION by Bloomingdale, SECOND by Hanafan to approve Foundation Board Resolutions 2019 – 04 and 2019 – 05.

AYES: Bloomingdale, Garrett, Hanafan, Kindig, Mixan, Palermo, Sanders, Stothert, Vinton

NAYS: None.

ABSTAIN: None.

MOTION CARRIED.

G. BLAIR RURAL WORKFORCE HOUSING FUND (BLAIR RWHF) – (Action)

Mr. Don Gross presented to the Board for approval the resolutions listed below:

1. Resolution 2019-06 approving NIFA Match Program Agreement – this is a funding agreement with NIFA for \$250,000 for workforce housing. These funds will be granted to the MAPA Foundation and will be used for workforce housing in the City of Blair. It is a 10 year agreement and funds must be spent and then revolved through program income at the rate of inflation for a period of 10 years.
2. Resolution 2019-07 designating depositories for the Blair RWHF – approving the selection of Washington County Bank as the depository. Kindig asked if the agency completed and RFP for this process or compared the rates/fees. Mr. Gross clarified that they have discussed the program with local banks the type of account to be established and interest of servicing loans. Mr. Youell stated that we will look into specifics on rates and fees and report back to the Board.
3. Resolution 2019-08 amending the Fund Investment Plan for the Blair RWHF – amendments were made to the administrative plan that defines the RFP process; what is eligible; selecting contractors etc.
4. Resolution 2019-09 approving MOU with the City of Blair – outlining and defining MAPA's roles and responsibilities and what is expected from the City of Blair.

MOTION by Bloomingdale, SECOND by Mixan to approve Foundation Board Resolutions 2019 – 06, 2019 – 07, 2019 – 08 and 2019 – 09.

AYES: Bloomingdale, Garrett, Hanafan, Mixan, Palermo, Sanders, Stothert, Vinton

NAYS: Kindig

ABSTAIN: None.

MOTION CARRIED.

H. ADJOURNMENT –

Hanafan motioned to adjourn. Chair Sanders adjourned the meeting at 1:53 p.m.

RESOLUTION NUMBER 2019-10

MAPA FOUNDATION RESOLUTION SELECTING ERIKSEN CONSTRUCTION FOR LOAN ASSISTANCE THROUGH THE BLAIR RURAL WORKFORCE HOUSING FUND (RWHF)

WHEREAS, the MAPA foundation (Foundation) has secured funding and established the Blair RWHF; and

WHEREAS, the Foundation has published a request for proposal for the construction of single family homes in the City of Blair; and

WHEREAS, Eriksen Construction submitted a proposal for the construction of single family homes in the Transformation Hill Addition; and

WHEREAS, the loan review committee has reviewed said proposal and recommends the selection of Eriksen Construction subject to additional details on construction locations, building plans, and other information necessary for the preparation of development and loan agreements; and

NOW THEREFORE BE IT RESOLVED THAT by the Board of Directors of the MAPA Foundation hereby approves the selection of Eriksen Construction to receive construction loan financing assistance through the Blair RWHF.

Passed this 27th day of September, 2018.

Rita Sanders, Chairperson
MAPA Foundation Board of Directors

RESOLUTION NUMBER 2019-11

MAPA FOUNDATION RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE NECESSARY AGREEMENTS WITH WASHINGTON COUNTY BANK AND ERIKSEN CONSTRUCTION COMPANY.

WHEREAS, Eriksen Construction Company (Eriksen) has been selected to receive construction loan assistance through the Blair RWHF; and

WHEREAS, the execution of development and loan agreements with Eriksen Construction Company will be necessary for the project to proceed; and

WHEREAS, the execution of an agreement with Washington County Bank to assist in loan closing and servicing is desired for the effective implementation of the project; and

WHEREAS, an outline of the primary elements and points to be addressed in each of these agreements is attached; and

NOW THEREFORE BE IT RESOLVED THAT by the Board of Directors of the MAPA Foundation hereby authorizes the MAPA Foundation Executive Director to execute necessary agreements with Washington County Bank and Eriksen Construction Company and to take all actions necessary to implement and complete the activities outlined in the Blair RWHF Fund Investment Plan.

Passed this 27th day of September, 2018.

Rita Sanders, Chairperson
MAPA Foundation Board of Directors