



**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
OF THE
NEW ORLEANS REDEVELOPMENT AUTHORITY
HELD**

**April 8, 2013
6:00 p.m.**

**New Orleans Redevelopment Authority
1409 Oretha Castle Haley Blvd, New Orleans, LA 70113**

I. Call to Order

Chairman Singleton called the meeting to order at 6:20 p.m.

II. Roll Call

A quorum was called with the following Commissioners present at the meeting: Hackett-Antrum, Boyle Collins, Dang Le, Lee, Major, Marsiglia, Reed, Singleton and Tiller. Commissioner Connor was absent.

III. Comments from Chair

Chairman Singleton permitted Rev. Patrick Keen to make a presentation in lieu of his making comments. Rev. Keen discussed the Nguzo Saba (Seven Principles) Program which is a prisoner re-entry business incubator. Nguzo Saba is a community and faith-based non-profit organization whose mission is to reduce recidivism, promote local economic development and ultimately improve the quality of life for residents in New Orleans East. Rev. Keen requested assistance from NORA to identify properties to serve as possible housing facilities in connection with the program.

Chairman Singleton asked Mr. Hebert to schedule a meeting with Rev. Keen to further discuss his request.

IV. Review and Approval of Agenda

The agenda was unanimously approved.

V. Review and Approval of Board Meeting Minutes February 18, 2013

The minutes were unanimously approved.

VI. Executive Director's Report

Mr. Hebert gave a PowerPoint presentation detailing the results of the March 23, 2013 Auction; stating that 140 properties received winnings bids which totaled approximately \$4,986,300.00.

Mr. Hebert provided updates on the Gentilly Woods Mall/Wal-Mart and Café Reconcile projects. Wal-Mart and the City of New Orleans conducted a Disadvantaged Business Enterprise (DBE) job fair on March 27, 2013, more than 60 vendors attended the job fair and a second job fair will take place before the release of final plans/specifications for the Wal-Mart project. Mr. Hebert further stated that NORA will complete the sale of the Gentilly Woods Mall to Wal-Mart during the second quarter of this year.

Mr. Hebert was pleased to announce the re-opening of Café Reconcile after many months of renovations. NORA invested \$350,000 into the renovation of Café Reconcile on the O.C. Haley Commercial Corridor.

Mr. Hebert provided an update on post NSP2 activities. Of the total 479 units, 77 have sold; 150 are rented; 76 are available for sale/rent; 154 are under construction and 22 are in the predevelopment stage.

Mr. Hebert stated that the Market Value Analysis Report is now available to the public. NORA and its Board of Commissioners partnered with The Reinvestment Fund to conduct presentations detailing the results of the research and analysis. Commissioner Lee requested that staff schedule additional presentations of the report.

Mr. Hebert was happy to announce that NORA was awarded a \$350,000.00 grant from the State of LA Office of Community Development for the Comprehensive Resiliency Pilot Program which will provide for funding for land-use planning to enhance our communities' storm resiliency. This grant will also leverage NORA's current Hazard Mitigation grant from FEMA for expenses not supported by the FEMA grant and to allow NORA to incorporate the Pontilly project into the Integrated Water Management Strategy.

Finally, Mr. Hebert also congratulated the Finance staff and in particular Victor Akagha for their hard work in processing a large amount of reimbursements in a short period of time.

*****PowerPoint Attached*****

VII. Committee Reports

A. Finance Committee-Lee

1. Departmental Report

Deferred until June 2013 Meeting

2. Acceptance of December 2012, January 2013 and February 2013 Financials

Deferred until June 2013 Meeting

3. Louisiana Compliance Questionnaire

The questionnaire was accepted; Chairman Singleton, Secretary Tiller and Finance Committee Chairman Lee provided their signatures for completion.

4. Update 2012 Annual Audit-Paul Andoh, Bruno & Tervalon, LLP

Mr. Andoh stated that Bruno & Tervalon will report to NORA's offices in late April to begin the in-house audit process.

Chairman Singleton and Commissioner Lee asked Mr. Andoh if he and his team will complete the audit by the June 30, 2013 deadline and Mr. Andoh replied that he believed the audit would be completed by that time.

5. Resolution(s)

2013-01 Adopting the Louisiana Compliance Questionnaire Covering January 1, 2012 through December 31, 2012

Motion: Lee
Seconded: Reed
9 Yeas 0 Nays 1 Absent

2013-02 Authorizing the Review and Approval of the Executive Director's Time Report

Motion: Lee
Seconded: Major
9 Yeas 0 Nays 1 Absent

2013-03 Approving the Policy for Board Review of Travel and Credit Card Expenditures of the Executive Director

Motion: Lee
Seconded: Major
9 Yeas 0 Nays 1 Absent

2013-04 Approving the Internal Audit Plan

Motion: Lee
Seconded: Reed
9 Yeas 0 Nays 1 Absent

The Internal Audit Plan was prepared and submitted to the Board by NORA's Internal Auditor Renee Johnson, for fiscal years 2012-2014.

B. Land Assembly and Disposition Committee-Connor

1. Departmental Report

2. 4370 Louisa Drive Disposition and Redevelopment Request for Proposals Selection

Kevin Hanna announced that Chase Bank was the recommended awardee of the RFP issued by NORA for the disposition and redevelopment of 4370 Louisa Drive and that it proposes to purchase the property for \$200,000.00. Mr. Hanna also shared Chase's development plan, budget and the projected development schedule with the Board.

*****PowerPoint Attached*****

3. Resolution(s)

2013-05 Authorizing the Award of the Request for Proposals for the Disposition and Redevelopment of 4370 Louisa Drive

Motion: Marsiglia
Seconded: Major
9 Yeas 0 Nays 1 Absent

C. Marketing Committee-Boyle Collins

1. Media Coverage

Jasmine Haralson provided a Power Point presentation to the Board and guests showcasing the media coverage NORA received during the last two months.

*****PowerPoint Attached*****

VIII. Other Matters

IX. Public Comment

Ms. Iam Tucker shared with the Board that she purchased a Lakeview property in the April 20, 2012 auction for \$60,000. Upon completion of the plans for her home it was determined that the lot is too small to accommodate her future home. Ms. Tucker stated that she contacted NORA to inquire about the early sale penalty contained in the Act of Sale document; that as a result of the information provided by NORA, she was unable to sell her property; that she was aggrieved by this occurrence; and that she will be submitting a written complaint to NORA. Chairman Singleton and Commissioner Boyle Collins stated that her grievance will receive a full investigation.

Susan Tatje, an Oak Park Civic Association Board Member stated that one of her neighbors is experiencing difficulties purchasing a property through the Lot Next Door program because the property does not have a homestead exemption. Several of NORA's staff, including the Chief Operating Officer, addressed Ms. Tatje's comment by explaining the City of New Orleans' Lot Next Door Ordinances; both the previous and the newly adopted ordinance. Mr. Hebert informed Ms. Tatje that Dawn Domengeaux will speak with her after the meeting to further discuss her concern.

Karen Parsons, President of the Oak Park Civic Association, asked if a Project Manager will be assigned to Oak Park as the point-of-contact for her neighborhood association. Mr. Hebert stated that Jasmine Haralson will handle all inquiries as her role with NORA includes community outreach.

X. Adjourn

Meeting adjourned at 7:41 p.m.


Ben Tiller, Secretary