

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

**August 11, 2014
6:00 p.m.**

**1409 Oretha Castle Haley Blvd, 4th Floor
New Orleans, LA 70113**

- I. Call to Order**
Chairman Singleton called the meeting to order at 6:08 p.m.
- II. Roll Call**
A quorum was called with the following Commissioners present at the meeting: Hackett-Antrum, Lee, Leger, Marsiglia, Reed, Singleton and Tiller. Commissioners Connor and Dang Le were absent.
- III. Introduction of Guests**
Chairman Singleton asked guests to stand and introduce themselves, those present were David Bottner, New Orleans Mission; Liz Williams, SOFAB Institute; Renee Lapeyrolerie, CDM Smith; Victoria Welch, GCHP; Kathy Laborde, GCHP; Rita Legrand, LCIA; Linda Nguyen, Armstrong; Thomas Nguyen, Armstrong; Kevin Krejci, Project Homecoming; Kelly Sharkey, Project Homecoming, Jonathan Tate, Roz Psychaud, State OCD; Phyllis Cassidy, Good Work Network and Eugene Green, Nationwide Real Estate.
- IV. Comments from Chair**
Chairman Singleton stated that Commissioner Connor tendered his resignation from the board effective September 1, 2014.
- V. Review and Approval of Agenda**
The agenda was unanimously approved.
- VI. Review and Approval of Board Meeting Minutes April 14, 2014**
The minutes were unanimously approved.
- VII. Executive Director's Report**
Mr. Hebert addressed Rep. Wesley Bishop's Lower 9th Ward \$100 Lot Legislation. This constitutional amendment is on the November 4, 2014 statewide ballot. NORA's staff identified legal and programmatic obstacles.

The annual staff training was held on June 6, 2014 at Gallier Hall. Laurie Johnson, PhD, gave a presentation on Urban Post-Disaster Recovery & Rebuilding and Alan Mallach with the Center for Community Progress gave a presentation on Communities and Markets.

Mr. Hebert announced that NORA was awarded the Housing Visionary Award along with Enterprise at the National Housing Conference Gala. Commissioner Lee, Mr. Hebert and Ms. Breaux attended the gala and accepted the award on NORA's behalf

Mr. Hebert traveled to Baltimore, Maryland to participate in the Baltimore Best Practices Meeting and Tour, while there he met with several City of Baltimore officials to discuss commercial revitalization, eradicating blight and greening initiatives.

Thanks to the collaborative efforts of Jasmine Haralson and Spears Consulting Group, NORA's consultant, NORA launched its new website on August 1, 2014.

NORA has partnered with the Van Alen Institute in New York to launch the Future Ground Vacant Land Competition. In October 2014, three teams will be awarded \$15,000 each to participate in a six-month research and design process. Teams will be selected through an international open Request for Qualifications process. Applications are due by September 29, 2014, and will be evaluated by a jury of national leaders in design and policy.

The Gentilly Walmart will have its grand opening event on Wednesday, August 13, 2014.

Thanks were given to the summer interns Sterling Johnson, Evan Knoten, George Pye, JaLeesa Sims-Smith and Brian Williams for their work this summer.

NORA has three (3) additions to its team Robin Bordelon, Inspector; Brian Burns; Inspector II and Laurie Landry, Senior Accountant II.

NSP2 Update

160 units	Sold
229 units	Rented
54 units	Complete, available for sale/rent
13 units	Under construction
5 units	Predevelopment

*As of August 6, 2014

Project 1330 Update

Final revisions to construction documents under way, construction is expected to begin late September early October 2014.

NORA Green

Growing Green has 12 new participants; with a lease signing event held on August 8, 2014.

NORA staff along with NORA's Public Relations Consultant Bill Rouselle of Bright Moments is working with the school leadership at Martin Luther King (MLK) Charter school to develop a design for an open space that NORA owns at 5703 N. Claiborne Avenue. This open space will provide an outdoor learning environment for MLK students to support on-going curriculum and programs.

NORA is conducting a community meeting on Saturday, August 16, 2014 in connection with a NORA-owned lot at 1925 North Rocheblave for the purpose of discussing strategies to achieve urban beautification on the property. PR Consultant Bill Rouselle along with Jasmine Haralson and Jason Neville canvassed the surrounding neighbors on August 2, 2014 informing the neighbors of the community meeting.

Ms. Breaux, Jerry Graves and Lemuel Hancock have been working with the Lake Carmel Homeowners Association leaders for the past 6 months for the purpose of redeveloping a NORA-owned lot at the entrance of the neighborhood. This property will have a walking trail and several greening features.

VIII. Committee Reports

A. Finance-Lee

1. 2013 Annual Audit Update

Paul Andoh of Bruno & Tervalon stated the audit report will be submitted on September 30, 2014. A draft will be delivered to the Finance Committee for review and then to the full board for approval. Mr. Hebert stated he will provide an update on the Financial Recovery Plan at the October 2014 Board Meeting.

2. Ford Foundation Futures Fund PRI

The Ford Foundation has forgiven its loan to NORA and the funds (\$3 Million) will remain with NORA as a forgivable grant.

B. Real Estate and Development-Connor

1. Commercial Corridor Gap Financing

a) Good Work Network

Good Work Network is developing an outdoor food court which will have six (6) vendor stalls, a commercial kitchen, a courtyard, seating and eight (8) off-street parking spaces as well as a rain gardens to detain and filter some of the stormwater generated on the site. They are requesting a loan the amount of \$200,000.00 from NORA.

b) New Orleans Mission, Inc.

The Mission is conducting renovations to the interior facility which includes four (4) buildings. They are requesting gap financing in the amount of \$500,000.00 from NORA.

2. Façade Renew Update-M. Lee

a) Southern Food & Beverage Institute

Melissa Lee presented a PowerPoint presentation outlining the improvements SOFAB will conduct and stated the museum will hold its grand opening on September 29, 2014.

3. Lot Next Door Program 3.0

Ms. Breaux discussed the Lot Next Door 3.0 Program and corresponding policies and procedures.

4. Construction Lending RFP Selections

Ms. Breaux provided an overview of the solicitation, evaluation process and shared the names of developers recommended for an award under the Construction Lending Request for Proposals program.

5. Resolutions

- a) 2014-03 Authorizing a Loan to Good Work Network for the Redevelopment of 2000 Oretha Castle Haley Boulevard

Motion: Marsiglia
Seconded: Hackett-Antrum
7 Yeas 0 Nays 2 Absent

- b) 2014-04 Authorizing a Loan to New Orleans Mission, Inc. for the Redevelopment of 1130 Oretha Castle Haley Boulevard

Motion: Leger, Jr.
Seconded: Marsiglia
7 Yeas 0 Nays 2 Absent

- c) 2014-05 Authorizing a Façade Renew Grant Award to the SOFAB Institute for Façade Improvements at 1504 Oretha Castle Haley Boulevard

Motion: Leger, Jr.
Seconded: Hackett-Antrum
7 Yeas 0 Nays 2 Absent

- d) 2014-06 Authorizing the Creation of the Lot Next Door 3.0 Program and Adopting Lot Next Door Policies and Procedures

Motion: Leger, Jr.
Seconded: Tiller
7 Yeas 0 Nays 2 Absent

- e) 2014-07 Awarding the Properties to Project Home Again Foundation, The St. Bernard Project, Inc., Project Homecoming, Inc., Tulane/Canal Neighborhood Development Corporation, Neighborhood Restoration of Baton Rouge, LLC and Armstrong N Construction, LLC through the Residential Construction Lending Request For Proposals and Applications

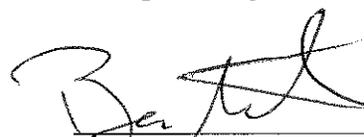
Motion: Tiller
Seconded: Hackett-Antrum
7 Yeas 0 Nays 2 Absent

IX. Other Matters

X. Public Comment

XI. Adjourn

A motion was cast and seconded to adjourn the meeting at 8:27 p.m.


Ben Tiller, Secretary