



Meeting of Build Baton Rouge Board of Commissioners

MINUTES	AUGUST 22, 2019	9:00 AM	620 FLORIDA STREET, STE. 110 70801
MEETING CALLED BY	Brian Haymon		
TYPE OF MEETING	Build Baton Rouge (BBR) Board of Commissioners - Regular Meeting		
NOTE TAKER	Tara Titone		
ATTENDEES	<p>Attending board members: Brian Haymon, Vice Chairman; Susan Turner, Treasurer; Theodore Major, Secretary; Rodney Braxton; Charles Landry</p> <p>Also attending: Christopher Tyson, BBR President & CEO; Tara Titone, BBR COO; Tasha Saunders, BBR Grants Director; Rebekah Strickland, BBR Administrative Assistant; Heather LeBlanc, V. Graham (BBR CFO); Matthew Johnson, BBR Staff Attorney; Amanda Spain, Baker Donelson; Timothy Boone, The Advocate; Manny Patole; Bryon Turner, Fannie Mae; John Sumrall; Jonathan Hill, Franklin Associates; Robert Lee, Rebuilding Together BR; Karen Ewing, Rebuilding Together BR; Monique Robinson, Vital Resources Solutions</p>		
	CALL TO ORDER		BRIAN HAYMON
DISCUSSION	The meeting was called to order by Mr. Haymon at 9:01 AM		
	APPROVAL OF MINUTES		BRIAN HAYMON
DISCUSSION	The Board reviewed the minutes from the June 18, 2019 meeting. Mr. Braxton made a motion to approve the minutes, and Mr. Major seconded the motion. The June 18, 2019 minutes were approved with no objection.		
	FINANCIAL REPORT		HEATHER LEBLANC
DISCUSSION	<p>Mrs. LeBlanc presented the Board with the YTD Profit and Loss Actual vs. Budget, Program Statement of Activity, Cash Flow, and Monthly Cash Flow Projections for the period ended July 31, 2019.</p> <p>Mr. Tyson announced that the Grants team is drafting a cost allocation plan per the request of the City-Parish Office of Community Development and will be resubmitting prior reimbursement requests #14-16 to recoup previously disallowed expenses. The Grants team is currently preparing draw requests #17-20 for the City that total approximately \$600,000 in reimbursable expenses fronted by BBR.</p>		

	WELCOME AND SEATING OF COMMISSIONERS/ ELECTION OF BOARD CHAIRMAN	BRIAN HAYMON
DISCUSSION	Mr. Haymon, the Board, and BBR Staff welcomed new board member, Charles Landry, appointed by Baton Rouge Area Foundation to replace John Noland. Mr. Landry's appointment was approved by the Metro Council at the August 1, 2019 meeting.	
ACTION	A motion was made by Mr. Major to nominate Mr. Braxton to fill the vacancy of Board Chairman created by Mr. Noland's departure. Mrs. Turner seconded the motion. Mr. Braxton was appointed as Board Chairman to the Build Baton Rouge Board of Directors through the duration of the term, ending December 31, 2019.	
	CEO REPORT	CHRISTOPHER TYSON
DISCUSSION	<p>Mr. Tyson extended a welcome to Mr. Landry.</p> <p><u>Administrative Update</u>- On August 1, BBR welcomed Matthew Johnson as Staff Attorney, a recent grad of LSU law center. Last week, BBR welcomed intern Jacques Hawkins, a student of BRCC.</p> <p>BBR's budget request to the City will be addressed in a meeting with the with City-Parish Finance Department next week. BBR was asked to submit a standstill budget and an 80% budget and will have the opportunity to discuss these requests in more detail. The Mayor's supplemental budget will be addressed at next weeks' Metro Council meeting. BBR has been notified by the Mayor's office that it will not be considered for a supplemental allocation at this time.</p> <p><u>New Markets Tax Credits (NMTC)</u>- BBR is awaiting the release of the 2019 NOAA (Notice of Allocation Authority) for NMTC and has engaged consultant, Advantage Capital, who will assist with the application process.</p> <p>Mr. Haymon asked if BBR has any thought on how it will evolve to self-sustained funding like other RDA's around the country. Mr. Tyson responded that he is looking at NMTC as an opportunity to create development activity and a revenue stream and used the Entergy project as an example. Mr. Tyson stated that a number os independent revenue generating streams were discussed BBR's 2015 Business Plan. Mr. Haymon stated that it would be helpful if BBR could set a goal to be financially independent by a certain date and look at what would have to happen to realize that goal. Mr. Braxton stated that financial independence has always been BBR's goal and explained the difficulty of securing sustained funding from local government. Mr. Braxton suggested that it would be helpful to understand how long it took other RDA's to get to a point to self sustained funding and their methods for doing so. Mr. Tyson agreed to look into the issue and report back to the Board.</p> <p><u>Rebranding and Revisioning</u>- BBR Issued a Request for Proposals (RFP) for strategic rebranding services and selected Dezins Interactive and Emergent Method through the process. A new logo, collateral, and website is expected to be delivered in early October. Mr. Tyson stated that his goal is to issue an annual report at the end of the year and host an event to engage and rally the support of community and philanthropists.</p> <p>To increase capacity in the short term, BBR has established a partnership with the Co-City lab (a partnership between the Marron Institute ad Georgetown).</p>	

DISCUSSION

Co-City is helping with the creation of an eco park on a vacant lot on the Plank Rd. Corridor with several partners and stakeholders engaged in the process. Mr. Tyson introduced project manager, Manny Patole who is working with BBR to hybridize a Community Land Trust with the land bank and looking at creating a neighborhood improvement district and job-based incubator projects along Plank Road as part of the Co-City partnership.

Entergy- Electric Depot is moving into its second phase of development. BBR is looking at adjudicated properties in the area with the developer and evaluating parcels for future development.

Rail Station- A Notice of Funding Availability (NOFA) for federal CRISI funding was released last week. BBR has entered into conversations regarding an approach to applying to advance the goals contained in the recently completed Rail Station Master Plan.

Ardendale- BBR continues to work diligently with the Choice Neighborhoods Grant team towards the resubmission of the HUD CNI Grant. An award notice is expected in September. A decision was made to redesign the Ardendale master plan to work around the wetlands, per HUD's recommendation. Proposed for the Ardendale development in four phases is the Housing Authority's replacement affordable housing development, a YWCA early childhood center, and a senior housing development.

Mr. Braxton asked about the change in the master plan and if it negates the need to mitigate the wetlands. Mr. Tyson responded that there is no longer a need for mitigation.

Mrs. Turner asked who is paying for the updated master plan and how quickly it will be released. Mr. Tyson stated that the Housing Authority is paying for the plan and HUD's recommended planning consultant, UDO, a firm from Pittsburgh. The final revised Ardendale master plan will be submitted to HUD on August 30th.

The Lobdell to Ardenwood Connector Road, approved through MoveBR, is essential to master plan and is also being taken into account in the HUD CNI planning efforts.

Plank Rd. Corridor- Mr. Tyson announced that tomorrow is the final step in the outreach process for the Plank Road Master Planning effort. A Steering Committee meeting for the master plan will be held to collect final feedback for the planning team who is finalizing the key recommendations. A finale 'plan reveal' event will be held on November 5, 2019 at the Valdry Center at Southern University. The Mayor has confirmed her attendance. BBR continues to work on catalytic development projects along the corridor and will keep the board updated.

OCD Grants Administration

Mrs. Saunders reported that BBR received 500-600 applications for the roof reset program- 5 contractors selected and 5 notices to proceed have been issued; 1 contractor has begun work and 4 to begin work next week. 50 projects have assigned to the contractors. Pending City-Parish approvals, the roofing work will begin next week and be complete the following week. Another 50 projects have been submitted for inspection. Roof Reset will be a rolling program until the \$1million is spent down. Mrs. Saunders announced that not all of the 500 applications that were received will be awarded; however, the applicants will be considered for the next round of funding when the additional funds become available.

Mr. Major asked what the maximum award amount is per applicant. Mrs. Saunders explained the full replacement of a roof, on the higher end, is estimated to cost \$15,500.

Mr. Haymon suggested that BBR conduct a post-mortem of the Roof Reset Program in a future meeting. BBR staff agreed to do so.

	Mrs. Saunders announced a meeting with HUD in the coming weeks to discuss the transition and progress on spending down prior year HUD grant funding. BBR is currently undergoing HUD monitoring for CDBG and HOME programs. The feedback has been favorable thus far, and a formal report will be issued by HUD soon
ACTION	BBR to develop a plan to wean from Government funding by looking at similar redevelopment organizations around the country and identify methods they have used. BBR to conduct a post-mortem analysis on the Roof Reset program.
	NEW BUSINESS
	RODNEY BRAXTON
DISCUSSION	No new business
	PUBLIC COMMENT
	RODNEY BRAXTON
DISCUSSION	Mr. Braxton asked guests to introduce themselves and stated his appreciation to the Board for the nomination of Board Chairman.
	ADJOURNMENT
	RODNEY BRAXTON
DISCUSSION	The meeting was adjourned by Mr. Braxton at 10:19 AM.

DRAFT