



## Meeting of Build Baton Rouge Board of Commissioners

<b>MINUTES</b>	<b>SEPTEMBER 19, 2019</b>	<b>9:00 AM</b>	<b>620 FLORIDA STREET, STE. 110 70801</b>
<b>MEETING CALLED BY</b>	Rodney Braxton		
<b>TYPE OF MEETING</b>	Build Baton Rouge (BBR) Board of Commissioners - Regular Meeting		
<b>NOTE TAKER</b>	Tara Titone		
<b>ATTENDEES</b>	<p><b>Attending Board Members:</b> Brian Haymon, Vice Chairman; Susan Turner, Treasurer; Theodore Major, Secretary; Rodney Braxton; Charles Landry</p> <p><b>Also Attending:</b> Christopher Tyson, BBR CEO; Tara Titone, BBR COO; Tasha Saunders, BBR Grants Director; Marla Morris, BBR Grants Fiscal Manager; Rebekah Strickland, BBR Administrative Assistant; Heather LeBlanc, V. Graham (BBR CFO); Matthew Johnson, BBR Staff Attorney; Amanda Spain, Baker Donelson; Timothy Boone, The Advocate; Mark Drennen, CAFA; Sam Sanders, MCRA; John Noland, former BBR Board Chairman; Councilwoman Freiberg, EBR Metro Council District 12 ; Amie McNaylor and Garrick Rose, CATS</p>		
	<b>CALL TO ORDER</b>		<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	The meeting was called to order by Mr. Braxton at <b>9:00 AM</b>		
	<b>APPROVAL OF MINUTES</b>		<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	The Board reviewed the minutes from the August 22, 2019 meeting. Mr. Major made a motion to approve the minutes, and Mr. Landry seconded the motion. The August 22, 2019 minutes were approved with no objection.		
	<b>FINANCIAL REPORT</b>		<b>HEATHER LEBLANC</b>
<b>DISCUSSION</b>	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 August 31, 2019. The Board took no objection.		
	<b>CEO REPORT</b>		<b>CHRISTOPHER TYSON</b>

## DISCUSSION

### **Entergy/ Electric Depot**

Mr. Tyson stated that BBR is in ongoing conversations with developer Dyke Nelson and will hold a meeting next week to perform a windshield survey of distressed property in the area surrounding the development. BBR has not yet identified additional properties for transfer into its land bank.

### **Ardendale/Choice Neighborhoods Implementation Grant 'BRChoice'**

Mr. Tyson reported that BBR has submitted to HUD all of the requested revisions to the BRChoice application. The team is awaiting an official award determination from HUD for the \$30 million grant. The feedback has been positive thus far.

BBR is coordinating with the City-Parish on the placement of the east-west connector road (Lobdell to Ardenwood) that was included in the MovEBR package to ensure the road is in alignment with the proposed BRChoice development to the west.

### **Plank Road**

Mr. Tyson announced that BBR is preparing for the Plank Road Master Plan Finale event to be held at Southern University's Valdry Center for Philanthropy on Tuesday, November 5th at 8:30AM. At the meeting, BBR will release the final master plan and the final master plan video, including conceptual renderings of project opportunities along the corridor.

Mr. Tyson said that BBR has also scheduled a workshop with the Planning Commission, DPW, the Metropolitan Council, and other stakeholders to be held on Monday, October 28th at 5PM at the Planning Commission's office. Mr. Tyson invited all to attend.

Mr. Tyson announced that BBR has formed a non-profit Plank Rd. Investment Corporation as part of the Plank Road master plan recommendations to allow the agency to apply for funding to catalyze development in the area. The Investment Corporation Board consists of three members who live in Census Tract 5, as well as Mr. Tyson and Mr. Major. The first meeting was yesterday, and Mr. Tyson will continue to update the Board on the Corporation's activity.

### **Grants/Community Development**

Mr. Tyson reported on the considerable backlog of unspent HUD community development funds by the City-Parish, the unspent funds risk recapture by HUD, and Baton Rouge's long record of non-compliance. Mr. Tyson said the partnership with OCD has advanced the backlog from previous years but challenges remain including the ability to meet HUD's Timely Expenditure Guidelines for August of each year. When BBR took over the administration of CDBG and HOME, the City-Parish was already on-course to fail the timeliness requirements. Since then, a variety of factors have frustrated the ability to spend down funds in a manner that meets the timeliness requirements (including the sheer size of the backlog), although BBR has made considerable progress. Mr. Tyson explained that BBR was able to predict ahead of time that HUD's timeliness requirement for August 2019 would not be met and communicated that to the City-Parish.

Mr. Tyson explained that, while BBR has received clean interim audits from HUD, there have been little direct communication with the HUD New Orleans Field Office. OCD manages communication with HUD, and recently HUD expressed their dissatisfaction with communication gaps with the City-Parish in light of the City-Parish's longstanding problems with non-compliance. Earlier this month HUD issued a letter to the City-Parish citing the failure to meet this year's timeliness requirement and demanded a work out plan to detail the spending down of more than \$13 million by August 2020. BBR Grants Administrator, Tasha Saunders, led the development of the work out plan with the assistance of Assistant Chief Administrative Officer Rowdy Gaudet and City-Parish Finance staff. The plan cites BBR and the City's efforts currently underway to advance projects and how timeliness requirements can be met by August 2020.

## DISCUSSION

BBR is scheduled to meet with HUD to review the work out plan on Monday, September 23rd in a meeting that the Mayor is expected to attend. HUD will then determine if the work out plan is sufficient to ameliorate their concerns about the City-Parish's ability to spend these funds. Mr. Tyson said there is a risk, albeit slim, that HUD could withdraw the City-Parish's 2019 CDBG entitlement allocation (approximately \$3.1 million), which begins October 1.

Mr. Tyson stated that BBR's ability to deliver this first ever work out plan to HUD is a testament to the grants management operation that BBR has worked to build over the past year and a half.

### **Land Bank**

BBR's land bank still remains with the holding of 118 parcels. There has been some public interest in purchasing the parcels, and BBR is working to advance those which would allow for a stream of revenue.

### **Branding/Strategic Planning**

BBR's branding and website development continues with Dezins Interactive and is expected to be wrapping up by the end of October. The strategic planning work with Emergent Method also continues. Mr. Tyson has asked Emergent Method for an estimate to complete a strategic planning document and annual report. Mr. Tyson explained that BBR is watching the budget closely and awaiting a decision on its 2020 funding request from the City-Parish, but that BBR views the development of the strategic plan and associated collateral as important and necessary.

Mr. Tyson, Ms. Titone, Mrs. Saunders and Ms. Spain have participated in the strategic planning meeting discussions regarding the future structure and funding of the organization and other comparable organizations. An interim report will be delivered in October and presented to the Board.

### **Co-City Project**

Mr. Tyson reported that Manny Potole of the Co-City project continues to work with BBR's Community Engagement Specialist, Geno McLaughlin, on a pocket park project on a vacant piece of land on plank corridor under BBR's ownership. The LSU Landscape Architecture department, SU's Urban Forestry department, BR Green, BREC, and Exxon have been at the table for talks and Mr. Tyson said he will keep the Board updated on progress.

### **Roof Reset Program Update**

Mrs. Saunders reported that BBR hopes to issue 50 notices to proceed by next week. She said that the contractor contracts have been held up in purchasing at the City-Parish, and that BBR has been able to complete 2 roofs to date.

She stated that 538 applications were received in total. BBR will continue to service individuals in the pool as the funds are available and hopes to be able to service all applicants. Mrs. Saunders explained that inspections have been completed for a round of 50 homes. It is anticipated to take a year to get through all of the applicants.

Mr. Braxton requested an agenda item for updates on this program.

### **New Market Tax Credits**

Mr. Tyson announced that the Notice of Allocation Availability (NOAA) for 2019 New Markets Tax Credits has been released and the application is due before the end of October. BBR is working with its consultant team on a competitive application and will keep the Board updated.

Mr. Haymon suggested including action items regularly on the Board agenda as a way to track commitments (Roof Reset post mortem, weaning ourselves off of city funding- looking what others have done). The Board and Mr. Tyson agreed.

	Mr. Tyson said that a BBR Staff and Board informational spreadsheet was requested by Mr. Landry and asked the Board to verify information. Additionally, BBR will be requesting bios from Board members for inclusion in the new website.
<b>ACTION</b>	<ul style="list-style-type: none"> <li>- 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.</li> <li>- BBR to conduct a post-mortem analysis on the Roof Reset program.</li> </ul>
	<b>NEW BUSINESS</b>
	<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	No new business
	<b>PUBLIC COMMENT</b>
	<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	<p>The Board expressed their appreciation of Mr. Noland and his tenure of service with BBR. Councilwoman Frieberg echoed the Boards sentiments about Mr. Noland and his service. She also stated her appreciation for Mr. Tyson's efforts to attend every council meeting to update the Council on BBR activities.</p> <p>Mr. Drennen said he is appreciative of the good working relationship CAFA is developing with Mr. Tyson and his team, and he is hopeful about the successes in working together.</p> <p>Mr. Tyson thanked CATS for their partnership and said he looks forward to continued collaboration.</p>
	<b>ADJOURNMENT</b>
	<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	The meeting was adjourned by Mr. Braxton at <b>9:44 AM.</b>

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