



**Meeting of
East Baton Rouge Redevelopment Authority
Board of Commissioners**

MINUTES	SEPTEMBER 20, 2018	9:00 A.M.	620 FLORIDA STREET, STE. 110 70801
MEETING CALLED BY	John Noland		
TYPE OF MEETING	Board of Commissioners - Regular Meeting		
NOTE TAKER	Tara Titone		
ATTENDEES	<p>Attending Board Members: John Noland, Chairman; Brian Haymon, Vice Chairman; Theodore Major, Secretary; Susan Turner, Treasurer; Rodney Braxton</p> <p>Also attending: Christopher Tyson, RDA President and CEO; Tara Titone, RDA Vice President; Tasha Saunders, RDA Grants Administrator; Matthew Johnson, RDA Legal Intern; Heather LeBlanc, Vanessa Graham, LLC; Tim Boone, The Advocate; Samuel Sanders, Mid City Redevelopment Alliance; Byron Turner, Fannie May;</p>		
	CALL TO ORDER		JOHN NOLAND
DISCUSSION	The meeting was called to order by Mr. Noland at 9:02 AM		
	APPROVAL OF MINUTES		JOHN NOLAND
DISCUSSION	The Board reviewed the minutes from the August 9, 2018 meeting and took no issue.		
CONCLUSIONS	Mr. Haymon moved to approve the minutes, and Mr. Braxton seconded the motion. The motion was carried unanimously.		
	FINANCIAL REPORT		HEATHER LEBLANC
DISCUSSION	Mrs. LeBlanc provided the board with the profit and loss and cash flow statements for the period ended August 31, 2018. The Board took no issue.		
	ACTION ITEMS		CHRISTOPHER TYSON
DISCUSSION	Mr. Tyson introduced three items for which the Board took action.		
CONCLUSIONS	<p>Mrs. Turner made a motion to authorize President and CEO to execute a Third Amended and Restated Cooperative Endeavor and Intergovernmental Agreement with the City of Baton Rouge/Parish of East Baton Rouge for the transfer of adjudicated properties from the City Parish to the Authority and to adopt the resolution. Mr. Haymon seconded the motion. The motion was carried unanimously.</p> <p>Mr. Braxton made a motion to authorize the acquisition and transfer of 99 properties from the City-Parish to the RDA Land Bank for purposes of Plank Road Redevelopment and Community Partners Adjudicated Properties Program and to adopt the resolution. Mr. Major seconded the motion. The motion was carried unanimously.</p> <p>Mr. Braxton made a motion to authorize President and CEO to terminate the Ground Lease and provide for a sale of Gus Young Fire Station Property pursuant to the terms of</p>		

	a Cooperative Endeavor and Intergovernmental Agreement with the Council on Aging and to adopt the resolution. Mr. Major seconded the motion. The motion was carried unanimously.	
	CEO REPORT	CHRISTOPHER TYSON
DISCUSSION	<p>Mr. Tyson reported that the RDA has hired two additions to staff: Victoria Smith, legal intern, and Ashley Vaughn, Grants Administrative Specialist. The RDA will transfer Vashti Little, currently a contract employee, to full time by October 1, which is the new HUD fiscal year.</p> <p>The Major has recommended the appointment of RDA Board member, Theodore Major, to the East Baton Rouge Community Development Entity Board to replace a vacancy left by the departure of Dr. James Llorens.</p> <p>The RDA has been collecting rent payments for Electric Depot since June. Completion of the first phase of construction will be in December 2018.</p> <p>Mr. Tyson reported that a ribbon cutting was held yesterday for the Career and Technical Education Center at Ardentale. An option agreement renewal is underway with the EBR Housing Authority for development of 400 affordable units at Ardentale. The Mayor’s tax proposal includes the connector road as proposed in the Ardentale Master Plan, to connect Lobdell to Ardenwood Drive. An option agreement with the YWCA for an Early Childhood Center at Ardentale was executed and planning for the development is underway. The City of Baton Rouge, EBR Housing Authority and the RDA submitted an application on Monday to HUD for a \$30 million Ardentale Choice Neighborhoods Implementation Plan.</p> <p>The RDA’s Gap Financing for Affordable Housing project, The Elysian II, is underway with 100 mixed income units to be delivered in 2019.</p> <p>The Rail Station Planning project is underway for the planning of two multi-modal rail stations in Baton Rouge along the BR to NOLA rail corridor. The final report will be delivered by consultants HNTB in November 2018.</p> <p>Mr. Tyson reported on blight and land banking efforts of the RDA. Property technology tool, Tolemi, was acquired by the City-Parish and being managed by the RDA. The tool is currently in the technology integration phase.</p> <p>The RDA is finalizing an agreement with Southern University Law Center to have their legal clinic on board. Mr. Tyson will be talking about how to work more closely with them in coming weeks on blight elimination.</p> <p>Mrs. Saunders and Mr. Tyson provided an update on the administrative grant work for the City-Parish Office of Community Development (OCD). The end of fiscal year 2017 is winding down. The 2018 allocation from HUD is expected in November or December. The RDA will be managing 2017, 2018 and remedial work for OCD in 2019. The RDA and City-Parish submitted the 2018 Action Plan to HUD and will start the 5-year HUD Consolidated Action Plan to submit in 2019. The RDA plans to engage a contractor to assist with coordination. A Request for Proposals will be released by end of year. The RDA intends to fill another grants management staff position in the coming months and is currently working with City-Parish to update the Cooperative Endeavor Agreement for the administrative grant work.</p>	
NEW BUSINESS	No new business.	
	STRATEGIC DISCUSSION	
DISCUSSION	<p>Mr. Tyson gave a presentation on the Plank Road Project stating that the RDA will release a planning RFP next month – a comprehensive redevelopment strategy for the corridor that addresses land development, economic development, and community development.</p> <p>The Bus Rapid Transit (BRT) redefinition, design and implementation process is underway, as is the public engagement and stakeholder coordination piece that will be led by the RDA.</p>	

Plank Road Priorities/ Process Underway:

- land bank adjudicated parcel acquisition
- fund comprehensive plan (\$115k of \$250k budget has been secured)
- develop comprehensive plan
- implement initial improvements and new developments
- long term implementation with fully implemented BRT system

RDA Critical Needs:

- raise an additional \$130k to fully fund the comprehensive plan effort
- secure Metro Council approval of a revised City-Parish/ RDA land bank Cooperative Endeavor Agreement
- secure additional financial/ in-kind support for land banked property maintenance and title clearing
- develop broad community stakeholder outreach and support

Board Discussion:

- Mrs. Turner: Baton Rouge is behind. Model green (sustainable) infrastructure improvements along Plank will be easier to implement due to the fact that it is not yet a highly urbanized corridor. Mr. Tyson stated that the RFP will focus on green infrastructure and serve as a “socially equitable and ecologically resilient” model for the City.
- Provide members of the Board with Fregonese study
- Mr. Haymon: pay attention to what are the weaknesses and where the plan could fail. Devote energy so that they do not undermine positives. Engage stakeholders who can support and advocate for the project
- Mr. Tyson: one risk is we don’t begin with a deep respect for the people and businesses that are already there
- Mr. Haymon: think about how to tell stories and in the right way to translate a more positive view
- Mr. Tyson: create ways/ places for people to tell their own stories
- Mr. Haymon: timing is a marathon not a sprint. This should be a standing agenda item not just for technical reporting. Develop a short list (3-5) of major talking points- people get lost in details
- Mr. Tyson will send the FAQ created by CATS and one pager that was prepared for an investor. Board can provide feedback on this messaging.
- Mr. Noland: plan needs a lot more money- our challenge. The nature of this plan, we are going to have oases of excitement, scattered site development, etc. over a long term. Get our friends onboard.

Critical Success Factors per Mr. Tyson:

- Oct. 10th Metro Council public hearing about RDA land bank
- Fundraising and partnership building to drive a successful planning effort for Plank Road project area
- City-Parish allocation to RDA for 2019 Real Estate and Land Banking Director new hire, Blight and Community Outreach Specialist new hire, and additional resources to allow for an operational land bank to eliminate blight

Board Discussion:

- Mr. Haymon: items are very tactical. Step back and look at it from 30,000 feet on what defines us, and tie in different projects as they come, to ensure success of RDA over long term. We need to be much bigger game player and change agent. Suggests adding “gaining trust of community”.
- Mr. Noland: feels like we have a lack of connection in City Hall. Establish those connections.

	<ul style="list-style-type: none">• Mr. Tyson: sees 2019 as a critical year for RDA to begin to think about a sustainable, dedicated funding source and a rebranding (what does an entity that does our lines of work look like?)
PUBLIC COMMENT	No public comment.
ADJOURNMENT	Mr. Noland adjourned the meeting at 10:48 AM

DRAFT