



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

MINUTES	OCTOBER 31, 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; Theodore Major, Secretary; Rodney Braxton</p> <p>Also attending: Christopher Tyson, RDA President and CEO; Tara Titone, RDA Vice President; Tasha Saunders, RDA Grants Administrator; Marla Morris, Vashti Little, Ashley Vaughn, RDA Staff; Matthew Johnson, RDA Legal Intern; Heather LeBlanc, Vanessa Graham, LLC; Samuel Sanders, Mid City Redevelopment Alliance; Byron Turner, Fannie May; Gloria Gremillion, Metro Council District 12; Tony Zanders, Skilltype LLC; Monique Robinson, Vital Resource Solutions; Jeffery Corbin; Metro Council District 10</p>		
	CALL TO ORDER		JOHN NOLAND
DISCUSSION	The meeting was called to order by Mr. Noland at 9:32 AM		
	APPROVAL OF MINUTES		JOHN NOLAND
DISCUSSION	The Board reviewed the minutes from the September 20, 2018 meeting and took no issue.		
CONCLUSIONS	Mr. Braxton moved to approve the minutes, and Mr. Major 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 September 30, 2018 and stated that there was not a lot of financial activity in September. Income was higher due to a \$100,000 Plank Road Chase grant. The RDA will be bringing 2018 amended and 2019 amended budgets to the Board at the November 15th Board meeting. The Board took no issue.		
	ACTION ITEMS		CHRISTOPHER TYSON
DISCUSSION	Mr. Tyson explained that when he was hired, part of his compensation package was a provision allotting a 10% retirement match. Per the RDA's benefits plan administrator, the percentage of contribution must be uniform per law. The RDA benefits match is currently 3%. The plan administrator's recommendation is to set up an annuity for the remaining 7% to Chris Tyson. No expenses towards the remaining retirement match have been made at this point. Mr. Tyson introduced item to the Board to Authorize the President and CEO to establish a tax-deferred variable annuity with President and CEO as the owner and beneficiary.		
CONCLUSIONS	Mr. Braxton made a motion to Authorize the President and CEO to establish a tax-deferred variable annuity with President and CEO as the owner and beneficiary. Mr. Major seconded the motion. The motion was carried unanimously.		

	CEO REPORT	CHRISTOPHER TYSON
DISCUSSION	<p>Mr. Tyson welcomed employee Ashley Vaughn, Grants Administrative Specialist and Vashti Little, Grants Support Specialist who was brought on full time in October from a contractor position. Mr. Tyson reported that the Entergy construction continues with phase 1 still on schedule for completion in December. Rent payments have been on time. RDA and developer are in talks with Entergy about accentuating the Entergy tower feature and modifying the tower courtyard fence to compliment the design and use of the campus.</p> <p>The RDA is still awaiting guidance on the Housing Authority’s updated timeline on construction of affordable units on western acreage. The RDA is in talks with the Housing Authority on potential single family lot development on the western acreage at Ardendale.</p> <p>The RDA is also awaiting a US Army corps of Engineers wetlands permit at end of year for the western acreage at Ardendale. The RDA is working with its wetlands consultant to understand the timeline and implications of addressing the wetlands costs that will come with the determination, taking into consideration how soon mitigation will need to be paid for and delivered and whether or not payments can be stretched out.</p> <p>The City of Baton Rouge, RDA and Housing Authority await a determination on HUD Choice Neighborhoods Implementation Grant to be announced in February.</p> <p>The Baton Rouge Rail Station Planning Grant draft plans will be delivered to the RDA in November by consultant, HNTB. There is one more payment due to consultants.</p> <p>The Plank Road Corridor Master Plan request for Proposals (RFP) was released. Oct 19th. A pre-response call was held with good attendance. Proposals are due Friday Nov 9th. The RDA is comprising 10-person Selection Committee and is asking a representative from the RDA board to participate.</p> <p>The RDA will be executing a transfer of lien interest from the City Parish for the 91 Plank Road adjudicated properties to enter the RDA land bank. Exxon Mobil, Coca Cola and GPS Hospitality have agreed to assist in partnering to maintain several of the lots.</p> <p>The RDA was successful at Oct. 24th meeting to revise the Land Bank CEA. A Resolution establishing target areas for development was deferred for second time and will be heard on November 14th by the Metro Council. The RDA has addressed a number of questions and concerns about the boundaries of these areas and do not anticipate any additional questions or concerns.</p> <p>Mr. Braxton requested a Model Block update from Steven Maher before the Nov. 15th Board meeting.</p> <p>Mrs. Saunders and Mr. Tyson provided an OCD Update. The allocation for 2018 fiscal year is \$1.4 mil (was \$534,000 in 2017). In full partnership of the City, the RDA has effectively assumed the roles of OCD at the RDA. The RDA continues a positive relationship with OCD and anticipates being able to hire two new full-time staff to assist with the administration and oversight of the work. The RDA will talk more at the next meeting about the restructuring of the RDA’s Grants Division to assume this work. The City Parish is now in the 5-year Consolidated Action Plan updating process, with the assistance of the RDA. Stakeholder meetings will begin on Nov. 9th and agency participation is encouraged. The 5-year plan is due next year. Mr. Major asked what the RDA was doing with the home financing program that OCD used to operate. Mrs. Saunders explained that the project is coming back and the RDA will be working with a partner to operate the program.</p>	
NEW BUSINESS	No new business.	

STRATEGIC DISCUSSION

DISCUSSION

No strategic discussion.

PUBLIC COMMENT

Ms. Gremillion, representative for Councilwoman Freiberg, District 12, spoke about an upcoming tiny homes event. Allen Graham, CEO of mobile loaves and Fishes in Austin, TX, will be in Baton Rouge to share information for a deeper understanding of homelessness. Mobile Loaves fed 4 mil. homeless people last year in Austin and has had an incredible impact on the community. The event be held on Nov 29th from 11am-1:30pm at Lod Cook Alumni Center. Ticket sales benefit Capital Area Alliance for the Homeless and will allow for the exploration of the possibility of using tiny homes in BR area. Ms. Gremillion also stated her impression with Mr. Tyson on his recent presentations to the Metro Council and his engagement in many discussions on the topics brought before the Council.

ADJOURNMENT

Mr. Noland adjourned the meeting at **10:00 AM**

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