



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	APRIL 21, 2011	9:00 A.M.	EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
MEETING CALLED BY	John Noland, Chairman		
TYPE OF MEETING	Board of Commissioners - Regular Meeting		
FACILITATOR	N/A		
NOTE TAKER	ALOMA DIAS		
TIMEKEEPER	N/A		
ATTENDEES	<p>Attending Board Members: John Noland, Chairman; Mr. Van Mayhall, Vice Chairman; Ms. Susan Turner, Treasurer, and Ms. Cheri Ausberry</p> <p>Also attending: Walter Monsour, Redevelopment Authority President and CEO; Mark Goodson, Redevelopment Authority Executive Vice President & COO; Susan Ludwig, Vice President of Administration & Programs, Harold Briscoe and Susannah Bing, Redevelopment Authority Project Managers, and Melissa Neyland and Aloma Dias, Redevelopment Authority Administrative Assistants; Ryan Holcomb, City Parish Planning Commission; Charles Landry, Jones Walker; Samuel Sanders, Mid-City Redevelopment Alliance; and Byron Turner, Fannie Mae.</p>		
Agenda topics			
	CALL TO ORDER	JOHN NOLAND	
DISCUSSION	Meeting called to order by Mr. Noland at 9:00 A.M.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			

	INTRODUCTIONS	WALTER MONSOUR
DISCUSSION		
Mr. Monsour introduced and welcomed Ms. Cheri Ausberry to serve the unexpired term of Dr. Jenkins on the RDA Board.		
Mr. Monsour introduced and welcomed new employee, Ms. Susan Ludwig, EBR Redevelopment Authority's Vice President of Administration and Programs.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	FEBRUARY 17, 2011 MINUTES	JOHN NOLAND
DISCUSSION		
Mr. Noland asked for approval of the minutes from the February 17, 2011 Board of Commissioners Meeting.		
CONCLUSIONS		
Mr. Mayhall made a motion to approve the minutes. Ms. Ausberry seconded the motion. The minutes were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	FINANCIAL REPORTS	JOHN NOLAND
DISCUSSION		
Mr. Noland explained that the accounting firm of Laporte, Sehrt, Romig & Hand will begin to report to the Board on a quarterly basis, unless there are special circumstances. All Financial Reports will be made available for review should anyone have any questions.		
Mr. Goodson noted that the Board has been provided with an Income & Expense Report for special funds and grants along with the Statement of Financial Position and Income Expense Report for the General Fund. Income & Expense Reports for special funds and grants will be provided quarterly.		
Mr. Monsour reported the RDA 2010 audit is being prepared by Postlethwaite and Netterville and will be presented to the Board at its May meeting.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

PROGRAM UPDATES		
DISCUSSION	SMALL BUSINESS FACADE IMPROVEMENT GRANTS	MARK GOODSON
Mr. Goodson reported Istrouma Mattress, the first Small Business Façade Improvement Grant renovation, has been completed and reimbursement has been disbursed to the owner. Pictures will be submitted in the near future.		
DISCUSSION	COMMUNITY IMPROVEMENT PLANS	SUSANNAH BING
Miss Bing reported Community Meetings have been scheduled as follows to present the final plans. These plans will be incorporated into the FuturEBR plan as Small Area Plans.		
Scotlandville/Gateway – Scheduled for May 10 th at the Howell Place YMCA, 6:00 – 7:30 p.m.		
Northdale – Scheduled for May 31 st at the New Creation Church, 6:00 – 7:30 p. m.		
Choctaw Corridor – Scheduled for June 2 nd at the Martin Luther King Jr. Community Center, 6:00 – 7:30 p.m.		
Melrose East – Scheduled for June 7 th at the BREC HQ, 6:00 - 7:30 p.m.		
Zion City/Glen Oaks – Scheduled for June 9 th at the Howell Place YMCA, 6:00 – 7:30 p.m.		
DISCUSSION	LOUISIANA RECREATIONAL TRAILS PROGRAM GRANT	
Miss Bing requested the Board’s approval of five Louisiana Recreational Trails Program grant applications for the five CIP areas to be submitted to the State. Each application requests a \$100,000 grant to implement a trail system, in accordance with CIP recommendations. There is a 25% match requirement for each grant, if awarded.		
DISCUSSION	GAP FINANCING	
Gateway/One Stop – (36 units for homeless individuals-\$160,000) - project is near completion and have provided all documentation to close on grant.		
Gateway/OSBR – (17 units-\$680,000) – anticipates closing within the next 60 days.		
Hooper Springs – (48 senior units- \$450,000) – Loan Review Committee will convene, Tuesday, May 3 rd and application will be presented. If it receives a favorable score, the application will go before the RDA Board in May.		
DISCUSSION	LAND BANKING	HAROLD BRISCOE
Mr. Briscoe reported the suits filed in the 19 th JDC to quiet title to nine properties were successful. The RDA has received 29 abstracts and 5 appraisals to date on newly-acquired properties.		
Mr. Briscoe asked the Board’s authorization to sell the property located at 4854 Broadway Street to Alfreda and Dwayne Watkins for \$6,300.		
DISCUSSION	LINCOLN THEATER	
Mr. Briscoe reported to the Board that the OSBR Cultural District was approved by the Metro Council at its April 23 rd meeting. Mr. Briscoe will submit an application for State Historic Tax Credits for the Lincoln Theater as soon as the district is formally certified by the State. A plan to renovate the Lincoln Theater and construct a new Black History Hall of Fame will be presented to the Board of the Louisiana Black History Hall of Fame in the near future.		
DISCUSSION	SMILEY HEIGHTS	SUSAN LUDWIG

Ms. Ludwig reported the Metro Council approved a \$1.5MM grant to the RDA for the purchase of the Smiley Heights property, and a Purchase Agreement has been executed with Tulane University, which owns the largest interest in the property. Negotiations continue to secure the remaining interests from ten other owners. Staff has begun drafting the Request for Proposals for a site planning team. Staff will work with Jones Walker on a task list and timeline.

CONCLUSIONS	ACTION ITEMS
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Approval of Louisiana Recreational Trails Program Grant Applications:

Mr. Noland requested the Board’s approval of the five Recreational Trails Program Grant applications. Ms. Turner made a motion for the Board to approve the five Louisiana Recreational Trails Program grant applications. Mr. Mayhall seconded the motion. Mr. Noland voted aye, Mr. Mayhall voted aye, Ms. Turner voted aye and Ms. Ausberry voted aye. All present Board members voted to approve the five Recreational Trails Program grant applications.

Authorization to sell property located at 4854 Broadway Street for \$6,300:

Mr. Noland requested the Board’s authorization to sell the property located at 4854 Broadway Street to Alfreda and Dwayne Watkins in the amount of \$6,300. Ms. Turner made a motion for the Board to authorize the sale of the property. Mr. Mayhall seconded the motion. Mr. Noland voted aye, Mr. Mayhall voted aye, Ms. Turner voted aye and Ms. Ausberry voted aye. All present Board members voted to authorize the sale of the property located at 4854 Broadway Street to Alfreda and Dwayne Watkins for \$6,300.

Authorization to Purchase of Smiley Heights Tract for \$1,960,000:

Mr. Noland requested a motion to authorize the purchase of the Smiley Heights tract and to amend the purchase price not to exceed \$1,965,000. Ms. Turner made a motion to authorize the purchase of the Smiley Heights tract and to amend the purchase price to an amount not to exceed \$1,965,000. Mr. Mayhall seconded the motion. Mr. Noland voted aye, Mr. Mayhall voted aye, Ms. Turner voted aye, and Ms. Ausberry voted aye. All present Board members voted to authorize the purchase of the Smiley Heights tract and to amend the purchase price to an amount not to exceed \$1,965,000.

Authorization to Execute a Purchase Agreement Between the RDA Properties, LLC, and The Administrators of the Tulane Educational Fund:

Mr. Noland requested a motion to authorize the execution of a purchase agreement between RDA Properties, LLC, and The Administrators of the Tulane Educational Fund for a purchase price of \$989,656.52. Ms. Turner made a motion to authorize execution of the purchase agreement between RDA Properties, LLC, and The Administrators of the Tulane Educational Fund. Ms. Ausberry seconded the motion. Mr. Noland voted aye, Mr. Mayhall voted aye, Ms. Turner voted aye, and Ms. Ausberry voted aye. All present Board members voted to authorize execution of the purchase agreement.

CONCLUSION	
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	NEW BUSINESS	MARK GOODSON

DISCUSSION	
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Staff will send each Board member the required annual financial disclosure forms, which are due to be submitted to the Louisiana Board of Ethics by May 15, 2011.

CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
		MAY 15 th
PUBLIC COMMENT		JOHN NOLAND
DISCUSSION	No public comment.	
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
ADJOURNMENT		JOHN NOLAND
DISCUSSION		
Mr. Noland requested a motion to adjourn the meeting. Ms. Ausberry made a motion to adjourn the meeting. Mr. Mayhall seconded the motion. Hearing no opposition, Mr. Noland adjourned the meeting at 9:48 a.m.		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

RESOURCE PERSONS	
SPECIAL NOTES	