



## East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

<b>MINUTES</b>	<b>MAY 20, 2010</b>	<b>9:00 A.M.</b>	JEWEL J. NEWMAN COMMUNITY CENTER, 2013 CENTRAL ROAD, BATON ROUGE, LA 70807
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<b>MEETING CALLED BY</b>	John Noland, Chair
<b>TYPE OF MEETING</b>	Board of Commissioners - Regular Meeting
<b>FACILITATOR</b>	N/A
<b>NOTE TAKER</b>	Melissa Neyland/Aloma Dias
<b>TIMEKEEPER</b>	N/A

<b>ATTENDEES</b>	<p>Attending Board Members: Mr. John Noland, Chairman, Mr. Van Mayhall, Vice-Chairman, Dr. Huel Perkins, Secretary and Dr. William Jenkins</p> <p>Also attending: Walter Monsour, Redevelopment Authority President and CEO; Mark Goodson, Redevelopment Authority Vice President; Vickie Smith, Harold Briscoe and Susannah Bing, Redevelopment Authority Project Managers, Melissa Neyland and Aloma Dias, Redevelopment Authority Administrative Assistants; Councilman and Mrs. Ulysses Addison-District 2; Chad Calder of The Advocate; Whitney Cooper and Elizabeth “Boo” Thomas of the Center for Planning Excellence; Lauren Fitch of Godfrey Schneider; Chrissie Head and Karen Monteverde of LaPorte, Sehrt, Romig, &amp; Hand Certified Public Accountants; Ryan Holcomb of City-Parish Planning Commission; Dalton Honore’ II; Charles Landry and Amanda Spain Wells of Jones Walker; Bob Jacobs of the YMCA; Karen Phillips with Brown + Danos Landdesign; Michael Songy of CSRS Architects &amp; Engineers; John Spain of Baton Rouge Area Foundation; Byron Turner with Fannie Mae;</p>
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**Agenda topics**

	<b>CALL TO ORDER</b>	<b>JOHN NOLAND</b>
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<b>DISCUSSION</b>	
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<b>CONCLUSIONS</b>	Meeting called to order by Mr. Noland at 9:15 A.M.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

<b>APPROVAL OF MARCH 18, 2010 MINUTES</b>		<b>JOHN NOLAND</b>
<b>DISCUSSION</b>	Mr. Noland asked for approval of the minutes from the March 18, 2010 Board of Commissioners Meeting.	
<b>CONCLUSIONS</b>	Dr. Perkins made a motion for the approval of the minutes. Mr. Mayhall seconded the motion. The minutes were unanimously approved.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A		
<b>INTRODUCTION OF NEW EMPLOYEE</b>		<b>WALTER MONSOUR</b>
<b>DISCUSSION</b>	Mr. Walter Monsour introduced the East Baton Rouge Redevelopment Authority's newest employee, Aloma Dias. Ms. Dias will serve as an Administrative Assistant.	
<b>CONCLUSIONS</b>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A		
<b>FINANCIAL REPORTS</b>		<b>WALTER MONSOUR</b>
<b>DISCUSSION</b>	Mr. Monsour introduced Ms. Crissie Head and Ms. Karen Monteverde of Laporte, Sehrt, Romig, & Hand Certified Public Accountants. In conjunction with the assistance of the RDA staff, the financial reports will be rendered by LaPorte, Sehrt, Romig, & Hand. Ms. Head presented the financial report consisting of a Statement of Financial Position and Statement of Activities for the period ending April 30, 2010.	
<b>CONCLUSIONS</b>	Mr. Van Mayhall made a motion for the Board to approve the financial report. Dr. Jenkins seconded the motion. The financial report was unanimously approved.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
N/A		
<b>COMMUNITY DEVELOPMENT BLOCK GRANT RESOLUTIONS</b>		<b>MARK GOODSON</b>
<b>DISCUSSION</b>	Mr. Goodson presented to the Board resolutions to be adopted and approved for compliance with HUD's Community Development Block Grant Guidelines.	

CONCLUSIONS		
Mr. Mayhall made a motion to approve the HUD Community Development Block Grant resolutions. Dr. Jenkins seconded the motion. The resolutions were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	<b>COMMUNITY IMPROVEMENT PLANS UPDATE</b>	<b>KAREN PHILLIPS</b>
DISCUSSION	Mr. Monsour introduced Ms. Karen Phillips, a consultant to the RDA, to update the Community Improvement Plans (CIP) projects.	
Ms. Phillips of Phillips-Davis Legacy provided the following update.		
<b>Scotlandville Gateway:</b> An Alternatives & Implementation Workshop was held at the Jewel J. Newman Community Center on May 15 <sup>th</sup> with over 70 people in attendance. Scenarios were presented and participants voted on alternatives. Plans are being finalized.		
<b>Zion City-Glen Oaks:</b> An Alternatives & Implementation Workshop will be held on May 22 <sup>nd</sup> at Glen Oaks Middle School, 9:00 a.m.–12:30 p.m.		
<b>Choctaw Corridor:</b> A Visioning Workshop was held at Istrouma High School on May 18 <sup>th</sup> with over 50 people in attendance. The Alternatives & Implementation Workshop is scheduled for July 22 <sup>nd</sup> .		
<b>Northdale</b> – A Visioning Workshop will be held tonight at the Community School for Apprenticeship Learning from 5:30-7:30 p.m., with a follow-up meeting in August.		
<b>Melrose East</b> – The first Visioning Workshop is scheduled for July 22 <sup>nd</sup> .		
Ms. Phillips announced the plans for each area are being posted on the RDA website ( <a href="http://www.ebrra.org">www.ebrra.org</a> ).		
CONCLUSIONS		
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	<b>PROGRAM UPDATES</b>	<b>MARK GOODSON VICKI SMITH SUSANNAH BING HAROLD BRISCOE</b>
DISCUSSION	Mr. Goodson announced that the East Baton Rouge Mortgage Finance Authority last month awarded the RDA a grant of \$4.5M in addition to the \$3M commitment previously. These funds will be used to enhance and supplement existing programs.	
<b>RENTAL REHABILITATION</b> – Vickie Smith, Project Manager with the RDA reported the project application to the Louisiana Recovery Authority has been approved and the RDA is awaiting the letter of approval. RDA expects to receive the approval letter within the week. RDA is accepting and has received two applications for rental rehab.		

**GAP FINANCING PROGRAM** – Susannah Bing, Project Manager with the RDA, explained the program provides funding for mixed income real estate development projects. The project application has been approved by the LRA and meetings have commenced with individuals in the development field to review the documents. A future meeting with the Growth Coalition is being planned to promote the program and services available to local developers.

**LAND BANKING & SPECIAL PROJECTS**

**Lincoln Theater** – Chenevert Architects and St. Martin Brown Associates are working on design plans for the Lincoln Theater and surrounding area. The plans will be completed by May 29<sup>th</sup> and a meeting will be held to show the final renderings. In July, an application will be presented to the Brownsfield Coalition for a grant for up to \$200,000 for environmental remediation on the theater. RDA is in the process of acquiring 23 parcels near the theater, some of which are adjudicated.

**NSP Land Banking** – RDA is requesting the transfer of 188 adjudicated properties from the City-Parish. This transfer will satisfy the City-Parish’s obligations requirements for its HUD Neighborhood Stabilization Program (“NSP”). The RDA will use its \$500,000 allocation of NSP funds to maintain clear title to, survey and appraise 50 of the properties. Requests for Proposals are being drafted for title work, surveys and maintenance.

**Test Case Properties** – RDA filed a quiet title petition on May 3<sup>rd</sup> in the 19<sup>th</sup> Judicial District Court for three properties. The hearing date is set for June 21<sup>st</sup> in Judge Caldwell’s court.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	<b>NEW BUSINESS</b>	<b>MARK GOODSON</b>
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DISCUSSION	Mr. Goodson announced that next RDA Board meeting is scheduled for Tuesday, June 15, 2010, at 9:00 a.m. with the location to be determined.
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CONCLUSIONS	
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

<b>PUBLIC COMMENT</b>		
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DISCUSSION	Coordinating transportation into the revitalization plans was discussed.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

<b>ADJOURNMENT</b>		<b>JOHN NOLAND</b>
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DISCUSSION	
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<b>CONCLUSIONS</b>	Dr. Perkins made a motion to adjourn the meeting. Dr. Jenkins seconded the motion. Mr. Noland adjourned the meetings at 10:15 a.m.	
<b>OBSERVERS</b>		
<b>RESOURCE PERSONS</b>		
<b>SPECIAL NOTES</b>		