



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	MAY 26, 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; and Dr. James Llorens, Secretary;</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, James Andermann and Susannah Bing, Redevelopment Authority Project Managers, and Melissa Neyland and Aloma Dias, Redevelopment Authority Administrative Assistants; Toussaint St. Romain, Redevelopment Authority Intern; Councilwoman Tara Wicker, Jose Barro and Jeff Decoteau, Stanley Consultants; Carne Broussard and Samuel Sanders, Mid-City Redevelopment Alliance; Jeb Bruneau, Advantous Consulting; Chad Calder, The Advocate; Rachel DiResto, and "Boo" Thomas, CPEX, Ryan Holcomb, City Parish Planning Commission; Charles Landry, Jones Walker</p>

Agenda topics

	CALL TO ORDER	JOHN NOLAND
DISCUSSION	Meeting called to order by Mr. Noland at 9:01 A.M.	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	INTRODUCTIONS	WALTER MONSOUR
DISCUSSION		
Mr. Monsour introduced and welcomed Dr. James Llorens to serve the unexpired term and fill the vacancy created by the resignation of Dr. Huel Perkins from the RDA Board.		
Mr. Noland asked for nominations to fill the position of Secretary, left vacant upon the resignation of Dr. Huel Perkins. Mr. Mayhall nominated Dr. Llorens.		
Mr. Monsour introduced and welcomed new employee, Mr. James Andermann, EBR Redevelopment Authority's Project Manager.		
CONCLUSIONS		
Mr. Mayhall made a motion to elect Dr. Jim Llorens as Secretary of the EBR Redevelopment Authority to serve the unexpired term of Dr. Huel Perkins. Mr. Noland seconded the motion. The motion to elect Dr. James Llorens as Secretary was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	APRIL 21, 2011 MINUTES	JOHN NOLAND
DISCUSSION		
Mr. Noland asked for approval of the minutes from the April 21, 2011 Board of Commissioners Meeting.		
CONCLUSIONS		
Mr. Mayhall made a motion to approve the minutes. Mr. Noland seconded the motion. The minutes were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	FINANCIAL REPORTS	JOHN NOLAND
DISCUSSION		
Mr. Goodson presented the financial reports consisting of a Profit & Loss Budget vs. Actual, Statement of Financial Income and Expense and Statement of Financial Position for the period ending April 30, 2011.		
Mr. Noland explained that the accounting firm of Laporte, Sehart, 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 and should anyone have any questions that the RDA staff are unable to answer, the accounting firm will be available.		
Mr. Monsour reported the RDA 2010 audit is being prepared by Postlethwaite and Netterville and will be presented to the Board at its June meeting.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

PROGRAM UPDATES		
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 – Meeting was held 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.		
Ms. Bing reported the website is being updated and the Community Improvement Plans (CIP) plans and appendices will be available on the EBR Redevelopment Authority website – www.ebrra.org .		
Ms. Bing reported the RDA staff will meet with the FuturEBR team on June 8, 2011 to discuss incorporating Community Improvement Plans into the FuturEBR plans and implementation strategies.		
Ms. Bing reported the RDA staff will meet with Capital Area Transit System (CATS) to discuss funding to implement transit shelters as recommended from the CIPs.		
DISCUSSION	GAP FINANCING	SUSANNAH BING
Hooper Springs – (\$450,000) – 48-unit affordable senior apartment development in Zion City/Glen Oaks CIP area. Ms. Bing requested approval of a\$450,000 loan to Hooper Springs, LP for a 48-unit affordable senior apartment development in the Zion City/Glen Oaks CIP area. The loan will have a fixed interest rate of 4.75% and be fully amortized over 30 years.		
DISCUSSION	SMALL BUSINESS FAÇADE	SUSAN LUDWIG
Ms. Ludwig reported on two Small Business Façade Program projects near completion: All In Favor and College Barber Shop. Additionally, there are two projects pending: Community Pharmacy and Boyd’s Bakery.		
Ms. Ludwig reported the Small Business Façade Program guidelines and implementation thereof are being revised.		
DISCUSSION	SMILEY HEIGHTS	SUSAN LUDWIG
Ms. Ludwig reported purchase agreements have been executed with eight of the eleven sellers. Negotiations continue to secure remaining interest from three other owners. A Phase I study has been approved by the City Parish Planning Commission Brownsfield Program and will be conducted by Providence Engineering. A wetlands delineation study will conducted by National Resources Professionals and complete within two weeks.		
RDA staff will be meeting with East Baton Rouge School Board and Baton Rouge Community College to identify the needs for their projects.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

DISCUSSION	LAND BANKING	JAMES ANDERMANN
<p>Mr. Andermann reported judgments to quiet title for nine lots in the Scotlandville Gateway and Lincoln Theater areas had been received. The Scotlandville Gateway lots on Chinn Street will be transferred to Habitat for Humanity. RDA will begin seeking judgments to quiet title for properties in the Valley Park area which will be transferred to Habitat to Humanity.</p>		
<p>Mr. Andermann reported the closing of the sale of the property located at 4854 Broadway Street to Alfreda and Dwayne Watkins will be in mid-June.</p>		
<p>Mr. Andermann reported the RDA has received 46 abstracts in the Lincoln Theater, Mid-City, Scotlandville and Melrose East areas and received 29 surveys; Mid-City-14, Lincoln Theater-5 and Melrose East-10 to date .</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
DISCUSSION	LINCOLN THEATER	MARK GOODSON
<p>Mr. Goodson reported the OSBR Cultural District has been conditionally approved by the State, making the Lincoln Theater eligible for State Historic Tax Credits. Councilwoman Wicker and Mr. Briscoe are working to address questions asked by the State Review Panel and expect final approval by mid-June.</p>		
<p>Mr. Goodson reported the RDA has identified additional adjudicated property in the Lincoln Theater area and are working with Councilwoman Wicker for the transfer of the properties to the RDA. The RDA is negotiating with the owner for the purchase of the property behind the Lincoln Theater for staging and ADA improvements.</p>		
CONCLUSION	ACTION ITEMS	
<p>Approval of \$450,000 loan to Hooper Springs, LP for the 48-unit Hooper Springs Apartments Project:</p>		
<p>Mr. Noland requested a motion to approve the \$450,000 loan to Hooper Springs, LP for the 48-unit Hooper Springs Apartment Project. Dr. Llorens made a motion to approve the \$450,000 loan. Mr. Mayhall seconded the motion. All present Board members voted to approve the \$450,000 loan to Hooper Springs, LP.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	EBRCDE, LLC UPDATE	MARK GOODSON
DISCUSSION		
<p>The request by the RDA for an approval from the Board of the Management Services Agreement between East Baton Rouge Development Authority and East Baton Rouge Community Development Entity, LLC was deferred due to a lack of quorum amongst the independent Board members.</p>		
<p>Staff will request the Amendment to Management Agreement be considered at the June RDA Board Meeting.</p>		

CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
NEW BUSINESS/PUBLIC COMMENT/ADJOURNMENT		JOHN NOLAND
DISCUSSION	No new business.	
DISCUSSION	No public comment	
DISCUSSION	Mr. Noland requested a motion to adjourn the meeting. Mr. Mayhall made a motion to adjourn the meeting. Dr. Llorens seconded the motion. Hearing no opposition, Mr. Noland adjourned the meeting at 9:46 a.m.	
CONCLUSION	PERSON RESPONSIBLE	DEADLINE
ACTION ITEMS		

RESOURCE PERSONS	
SPECIAL NOTES	