



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	SEPTEMBER 28, 2010	9:00 A.M.	BREC HQ, 6201 FLORIDA BLVD., BATON ROUGE, LA 70806
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; Dr. Huel Perkins, Secretary; Ms. Susan Turner, Treasurer 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, and Melissa Neyland and Aloma Dias, Redevelopment Authority Administrative Assistants; State Rep. Regina Barrow-District 29; Councilwoman Tara Wicker-District 10; Don Allison and Jeb Bruneau of Advantous Consulting, L.L.C.; Carrie Broussard, Mid-City Redevelopment Alliance; Ty Carlos, The Bank of New York Mellon; Courtney Devaull, Brother's Automotive; Ryan Holcomb, City Parish Planning Commission; Rev. Donald Hunter, Evaluative and Development Services, Inc.; Tessa Jackson, AFL-CIO; Karen Monteverde, LaPorte, Sehrt, Romig, & Hand Certified Public Accountants; Cornelius Payne, Gulf Coast Housing Partnership; Michael Sonjy, CSRS; and Roth Walsh, Cabana Gardens</p>		
Agenda topics			
	CALL TO ORDER	JOHN NOLAND	
DISCUSSION			
CONCLUSIONS	Meeting called to order by Mr. Noland at 9:04 A.M.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			

APPROVAL OF AUGUST 17, 2010 MINUTES		JOHN NOLAND
DISCUSSION		
Mr. Noland asked for approval of the minutes from the August 17, 2010 Board of Commissioners Meeting.		
CONCLUSIONS	Mr. Mayhall made a motion for the approval of the minutes. Dr. Perkins seconded the motion. The minutes were unanimously approved.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
FINANCIAL REPORTS		KAREN MONTEVERDE
DISCUSSION		
Ms. Karen Monteverde of Laporte, Sehr, Romig, & Hand, presented the financial reports consisting of a Statement of Activities and Balance Sheet for the period ending August 31, 2010.		
At the request of Mr. Mayhall during the August 18 th meeting, Mr. Goodson reported that the RDA is currently charged reduced bank fee rates, but that all RDA bank accounts have been modified to cover all bank fees.		
CONCLUSIONS		
Mr. Mayhall made a motion for the Board to approve the financial reports. Dr. Jenkins seconded the motion. The financial reports were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
PROGRAM UPDATES		SUSANNAH BING
DISCUSSION	COMMUNITY IMPROVEMENT PLANS	
Ms. Bing reported the following:		
Scotlandville/Gateway – Draft Community Improvement Plans under review; final plans due Oct. 19, 2010.		
Zion City/Glen Oaks – Draft Community Improvement Plans under review; final plans due Oct. 19, 2010.		
Choctaw Corridor – Draft Community Improvement Plans due Oct. 21, 2010; final plans due Nov. 12, 2010.		
Northdale – Draft Community Improvement Plans due Oct. 21, 2010; final plans due Nov. 12, 2010.		
Melrose East – Alternatives & Implementation Workshop to be held on Sept. 30, 2010, at BREC headquarters.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

		GULF COAST FINANCING	SUSANNAH BING
DISCUSSION			
GCHP-One Stop, LLC			
Ms. Bing requested the Board approve the Gap Financing loan application submitted by GCHP-One Stop, LLC for \$160,000. The property is located at 153 North 17 th Street and will include 36 affordable rental residential units.			
GCHP-OSBR Land, LLC			
Ms. Bing requested the Board approve the Gap Financing loan application submitted by GCHP-OSBR Land, LLC for \$680,000. The property is located at 1320 Highland Road and will include 17 affordable rental residential units.			
CONCLUSIONS			
GCHP-One Stop, LLC - In a roll call vote, the Gap Financing loan application of GCHP-One Stop, LLC for \$160,000 was unanimously approved. Mr. Noland recused himself from the voting process due to a conflict of interest.			
GCHP-OSBR Land, LLC - In a roll call vote, the Gap Financing loan application of GCHP-OSBR Land, LLC for \$680,000 was unanimously approved. Mr. Noland recused himself from the voting process due to a conflict of interest.			
ACTION ITEMS	PERSON RESPONSIBLE		DEADLINE
	RENTAL REHABILITATION		VICKIE SMITH
DISCUSSION			
Cabana Gardens Properties, LLC			
Ms. Smith requested the Board approve the Rental Rehabilitation loan application submitted by Cabana Gardens Properties, LLC for \$500,000. The property is located at 6875 Harry Drive and will include up to 68 renovated, affordable rental residential units.			
CONCLUSION			
Cabana Gardens Properties, LLC - In a roll call vote, the Rental Rehabilitation loan application for Cabana Gardens Properties, LLC for \$500,000 was unanimously approved.			
ACTION ITEMS	PERSON RESPONSIBLE		DEADLINE
DISCUSSION	SMALL BUSINESS FAÇADE IMPROVEMENT GRANTS	VICKIE SMITH	
All In Favor			
Ms. Smith requested the Board approve the Small Business Façade Improvement grant submitted by All In Favor. The request is a \$25,000 matching reimbursement grant for a property containing four commercial storefronts. Façade improvements include: repair of mansard and soffit, installation of exterior stucco, replacement of under			

hang; replacement of signage, cleaning and painting of exterior, and replacement of exterior doors. The property is located at 8818 Scotland Avenue.

Brother’s Automotive

Ms. Smith requested the Board approve the Small Business Façade Improvement grant submitted by Brother’s Automotive. The request is a \$7,500 matching reimbursement grant. Façade improvements include: installation of lighted awning, painting building exterior, repair/replacement of broken windows, and installation of new signage on the building. The property is located 2701 Plank Road.

Multi Services Enterprises

Ms. Smith requested the Board approve the Small Business Façade Improvement grant submitted by Multi Services Enterprises. The request is a \$7,500 matching reimbursement grant. Façade improvements include a roof replacement and new signage. The property is located 1049 Swan Avenue.

CONCLUSION

All In Favor - In a roll call vote, the Small Business Façade Improvement grant for All In Favor for \$25,000 was approved unanimously.

Brother’s Automotive - In a roll call vote, the Small Business Façade Improvement grant for Brother’s Automotive for \$7,500 was approved unanimously.

Multi Services Enterprises – After discussion, Ms. Turner made a motion for the Board to defer the grant request by Multi Services Enterprises. Dr. Jenkins seconded the motion. In a roll call vote, the Small Business Façade Improvement grant for Multi Services Enterprises was deferred for further due diligence by RDA staff. The Board requested the grant request be brought before the Board in a future meeting.

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

LAND BANKING

HAROLD BRISCOE

DISCUSSION

Mr. Briscoe reported that the City Parish has transferred 127 adjudicated properties to the RDA. Properties are being maintained; title work being performed, and surveys and appraisals are being conducted.

CONCLUSIONS

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

LINCOLN THEATER

HAROLD BRISCOE

DISCUSSION

Mr. Briscoe reported that the Master Plan for the Lincoln Theater revitalization is complete. Renderings of the renovated theater and proposed Louisiana Black History Hall of Fame Museum were provided in the Board binders. The Lincoln Theater revitalization is an \$11.5M project. The RDA is working with the Louisiana Black History Hall of Fame to create a business plan and seek funding for the project.

CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	EAST BATON ROUGE COMMUNITY DEVELOPMENT ENTITY, LLC	WALTER MONSOUR
DISCUSSION		
<p>Mr. Monsour reported that the YMCA Howell Place New Markets Tax Credit project closed on September 24th. EBRCDE, LLC, earned net income of \$446,898 from the transaction and will earn an additional \$81,505 over the seven-year compliance period.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	NEW BUSINESS	JOHN NOLAND
DISCUSSION		
	No new business to report.	
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	PUBLIC COMMENT	WALTER MONSOUR
DISCUSSION		
	Several of the program applicants thanked the Board for approval of their applications.	
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	ADJOURNMENT	JOHN NOLAND
DISCUSSION		
	Dr. Jenkins made a motion to adjourn the meeting. Dr. Perkins seconded the motion. Mr. Noland adjourned the meeting at 10:07 a.m.	

CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

OBSERVERS	
RESOURCE PERSONS	
SPECIAL NOTES	