



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	OCTOBER 27, 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, Chair; Dr. James Llorens, Secretary; and Ms. Cheri Ausberry</p> <p>Also attending: Walter Monsour, RDA President & CEO; Mark Goodson, RDA Executive Vice President & COO; Susan Ludwig, Vice President of Administration & Programs; James Andermann and Susannah Bing, RDA Project Managers; Melissa Neyland and Aloma Dias, RDA Administrative Assistants; Toussaint Pierre, RDA Intern; Chad Calder, The Advocate; Rachel DiResto, CPEX; Caleb Heine, Downtown Development District; Ryan Holcomb, City Parish Planning Commission; Dalton Honore, Honore Companies; Michael Medick, CSRS, Inc.; Charlotte Minor, Louisiana Housing & Finance Agency.</p>		
	CALL TO ORDER		JOHN NOLAND
DISCUSSION	Meeting called to order by Mr. Noland at 9:15 a.m.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			
	AUGUST 23, 2011 MINUTES		JOHN NOLAND
DISCUSSION	Mr. Noland asked for approval of the minutes from the August 23, 2011 Board of Commissioners Meeting.		

CONCLUSIONS		
Ms. Ausberry made a motion to approve the minutes. Dr. Llorens seconded the motion. The minutes were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	FINANCIAL REPORTS	MARK GOODSON
DISCUSSION		
Mr. Goodson noted that the Board has been provided with an Income & Expense Report for the RDA's special revenue funds, along with the Statement of Financial Position and Profit & Loss for the General Fund for the period ending September 30, 2011. Income & Expense Reports for special funds and grants will be provided quarterly.		
Mr. Goodson reported a draft 2011 Budget Amendment and proposed 2012 Budget will be presented at the November meeting with the consideration for adopting both at the December meeting.		
CONCLUSIONS		
Ms. Ausberry made a motion for the Board to approve the financial reports. Dr. Llorens seconded the motion. The financial reports were unanimously approved		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	PROGRAM UPDATES	
DISCUSSION	SMALL BUSINESS FACADE IMPROVEMENT GRANTS	SUSAN LUDWIG
Ms. Ludwig reported three projects (five storefronts) are complete: Istrouma Mattress, College Barber Shop and All In Favor. The program has 39 storefronts in the pipeline. Ms. Ludwig will provide the Board with a Small Business Façade Program evaluation at the end of the year.		
DISCUSSION	LINCOLN THEATER	SUSAN LUDWIG
Ms. Ludwig reported a request to move \$1,090,000 in Capital Outlay from Priority 5 to Priority 1 was made in a presentation to the Capital Area Legislative Delegation to begin the first phase, which includes the renovation of the building. The Louisiana Black History Hall of Fame will be tasked with the fundraising effort of \$2.5MM that will primarily cover the first three years of operation. The Louisiana Black History Hall of Fame's Kickoff Campaign was held on October 19, 2011 at the Old State Capitol. The RDA was invited to participate in the event and the RDA staff made a video and powerpoint presentation to the attendees.		
DISCUSSION	SMILEY HEIGHTS	SUSAN LUDWIG
Ms. Ludwig reported:		
The due diligence period expires November 8 th and begins a period of sixty days to closing.		
EBR School Board - Mr. Monsour reported the East Baton Rouge School Board voted unanimously to enter into a Memorandum of Understanding with the RDA to commit to building a Career Academy at the site.		
BRCC – RDA is pursuing commitments from the Baton Rouge Community College, Louisiana Automotive Dealers Association, and BRAF for the Automotive Training Center of Excellence at Smiley Heights.		
Resolutions – Mr. Goodson requested the Board approve a Resolution authorizing the RDA to proceed with the acquisition of the Smiley Heights tract for \$1,960,000 and to authorize Mr. Monsour on behalf of the RDA, as sole		

member of the LLC being created to purchase the property, to execute a Unanimous Consent on behalf of the RDA (Action Item)

DISCUSSION	GAP - A	SUSANNAH BING
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Ms. Bing reported:

One Stop - project is nearing completion and the ribbon cutting ceremony is scheduled for November 10th. Ms. Bing invited the Board members to attend the ceremony.

Hooper Springs – transaction is closed and all funds have been disbursed (\$450,000.00). Repayment of funds will begin November 15th.

Autumn Place & Willow Creek – (42 units each - \$500,000 each) both projects located near the Earl K. Long Hospital with a scheduled completion date of October 2012. The Autumn Place and Willow Creek projects have met the approval of the Loan Review Committee and Ms. Bing is requesting Board approval for the \$500,000 loan to Autumn Place and the \$500,000 loan to Willow Creek. Both loans will have five year terms, forgivable at maturity, with a 0% interest rate. (Action Item)

DISCUSSION	LAND BANKING	JAMES ANDERMANN
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Mr. Andermann reported:

Inventory - Inventory currently consists of 113 properties. RDA is in the quiet title process for 9 Habitat properties and 7 Scotlandville Gateway properties.

Acquisition – On September 26th the RDA transferred 4 lots to the Habitat for Humanity for an affordable housing development. The RDA was reimbursed for all costs.

Acquisition – On October 4th RDA executed a Community Partners Contract with Bethel African Methodist Episcopal Church on Sub. Favrot, Lot 8, Sq. 346 in Old South Baton Rouge.

Bethel AME Church – Mr. Andermann is requesting the Board ratify the Cooperative Endeavor Agreement between the RDA and the Bethel AME Church to initial the quiet title process on the adjudicated property known as Favrot, Lot 8, Sq. 346. Bethel AME Church will maintain the lot and eventually develop a youth center on the property. (Action Item)

CONCLUSION	
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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	MOTION TO AMEND AGENDA OF OCTOBER 27, 2011	JOHN NOLAND
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DISCUSSION	
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Mr. Noland requested a motion to amend the October 27, 2011 Agenda to add Action Item VII. - “Resolutions for Smiley Heights Land Acquisition”.

CONCLUSIONS	Dr. Llorens made a motion to amend the October 27, 2011 Agenda to add Action Item VII – “Resolutions for Smiley Heights Land Acquisitions”, Ms. Ausberry seconded the motion. All present Board members voted to amend the October 27, 2011 Agenda.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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ACTION ITEMS	
Ratification of Cooperative Endeavor Agreement between Bethel AME Church and the RDA for the transfer of property:	
Mr. Noland requested a motion to ratify the Cooperative Endeavor Agreement between Bethel AME Church and the RDA for the transfer of the property known as Favrot, Lot 8, Sq. 346. Dr. Llorens made a motion for the Board to ratify the Cooperative Endeavor Agreement. Ms. Ausberry seconded the motion. The motion to ratify the Cooperative Endeavor Agreement between the RDA and Bethel AME Church was unanimously approved by all present Board members.	
Ratification of Brownsfields Cleanup Revolving Loan Fund Commitment Agreement executed between LDEQ and the RDA:	
Mr. Monsour requested a motion to ratify the Brownsfields Cleanup Revolving Loan Fund Commitment Agreement executed between the Louisiana Department of Environmental Quality and the RDA for up to \$360,000 in loan funds for approved Brownsfields remediation costs. Twenty percent of the loan is forgivable. This Agreement only commits the funds to the RDA; it does not obligate the RDA to borrow the funds. Dr. Llorens made a motion for the Board to ratify the Brownsfields Cleanup Revolving Loan Fund Commitment Agreement. Ms. Ausberry seconded the motion. The motion to ratify the Brownsfields Cleanup Revolving Loan Fund Commitment Agreement was unanimously approved by all present Board members.	
Authorization to purchase Smiley Heights tract for \$1,960,000:	
Mr. Noland requested a motion to approve the Resolution to purchase the Smiley Heights tract for \$1,960,000 and the Resolution to authorize Mr. Monsour on behalf of the RDA, as sole member of the LLC, to execute a Unanimous Consent on behalf of the RDA. Dr. Llorens made a motion for the Board to ratify the Cooperative Endeavor Agreement. Ms. Ausberry seconded the motion. Dr. Llorens voted aye, Ms. Ausberry voted aye and Mr. Noland voted aye. All present Board members voted to authorize the purchase of the Smiley Heights tract and to authorize Mr. Monsour to execute a Unanimous Consent.	
Approval of \$500,00 Gap Finance loans to EBRPHA Development 1 and EBRPHA Development 2 for the construction of affordable rental residential units	
Mr. Noland requested a motion to approve the \$500,000 loan to EBRPHA Development 1 for the Autumn Place project and the \$500,000 loan to EBRPHA Development 2 for the Willow Creek project. Dr. Llorens made a motion to approve the \$500,000 loans. Ms. Ausberry seconded the motion. Dr. Llorens voted aye, Ms. Ausberry voted aye and Mr. Noland voted aye. All present Board members voted to approve the \$500,000 loan to EBRPHA Development 1 and the \$500,000 loan to EBRPHA Development 2.	
NEW BUSINESS/PUBLIC COMMENT/ADJOURNMENT	
JOHN NOLAND	
DISCUSSION	New Business
Mr. Noland reported the resignation of Ms. Ausberry from the Board due to a possible conflict of interest. Mr. Monsour thanked Ms. Ausberry for her service on the Board.	
Mr. Monsour reported the Mayor has appointed and the Metro Council has confirmed Mr. Rodney Braxton to the RDA Board, who will serve the unexpired term and fill the vacancy created by Ms. Ausberry's resignation.	
Mr. Monsour informed the Board of the new Project Manager, Marcelle Boudreaux, who will begin in mid-November.	
Mr. Goodson noted the next two Board meetings are scheduled for November 17 th and December 15 th .	

DISCUSSION	No public comment	
DISCUSSION	Mr. Noland requested a motion to adjourn the meeting. Dr. Llorens made a motion to adjourn the meeting. Ms. Ausberry seconded the motion. Hearing no opposition, Mr. Noland adjourned the meeting at 10:05 a.m.	
CONCLUSION	PERSON RESPONSIBLE	DEADLINE
ACTION ITEMS		