



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

| | | | |
|--------------------------|--|--------------------|--|
| MINUTES | NOVEMBER 25, 2013 | 9:00 A.M. | EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802 |
| MEETING CALLED BY | Mr. Van Mayhall , Acting Chairman | | |
| TYPE OF MEETING | Board of Commissioners - Regular Meeting | | |
| FACILITATOR | N/A | | |
| NOTE TAKER | Christy Leigh | | |
| TIMEKEEPER | N/A | | |
| ATTENDEES | <p>Attending Board Members: Mr. Van Mayhall, Vice Chairman (Acting Chairman); Dr. James Llorens, Secretary; Mrs. Suzanne Turner, Treasurer.</p> <p>Also attending: Walter Monsour, RDA President & CEO; Mark Goodson, RDA Executive Vice President & COO; James Andermann, RDA Real Estate Director; Susannah Bing, RDA Finance and Economic Development Director; Melissa Neyland, Rodney Richbourg, Christy Leigh and Rebecca Normand, RDA Staff; Quinn Eubanks and Jodi Nuss, RDA Interns; Charles Landry, Jones Walker; Tara Titone, CPEX; Ryan Holcomb, CPPC; Sam Sanders, Mid City Redevelopment Alliance; Tim Boone, The Advocate; and Renita Young, Nola.com</p> | | |
| | CALL TO ORDER | VAN MAYHALL | |
| DISCUSSION | Meeting called to order by Mr. Mayhall at 9:00 a.m. | | |
| CONCLUSIONS | | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE | |
| N/A | | | |
| | APPROVAL OF THE SEPTEMBER 25, 2013 MINUTES | VAN MAYHALL | |
| DISCUSSION | Mr. Mayhall asked for approval of the minutes from the September 25, 2013 Board of Commissioners Meeting. | | |
| CONCLUSIONS | Mrs. Turner made a motion to approve the minutes. Dr. Llorens seconded the motion. The minutes were unanimously approved. | | |

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
|--|---|------------------------|
| N/A | | |
| | FINANCIAL REPORT | MARK GOODSON |
| DISCUSSION | | |
| Mr. Goodson introduced the draft budget message, draft budget resolution, budget amendments for 2013 and budgets for 2014 for the Board’s review and consideration at the December 11, 2013 meeting. | | |
| CONCLUSIONS | | |
| | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| N/A | | |
| | REAL ESTATE – REVOCATION OF 21 PARCELS | JAMES ANDERMANN |
| DISCUSSION | | |
| Mr. Andermann presented the board with the revocation request for 18 parcels transferred by the City-Parish to the RDA in November 2011 that are not suitable for quiet title, and 3 parcels transferred to the RDA for the possible implementation of the Lincoln Theater master plan which, it was determined, were of no need to the project. | | |
| CONCLUSIONS | | |
| Mrs. Turner made a motion to approve the Resolutions authorizing the revocation of transfer of 21 properties. Dr. Llorens seconded the motion. In a roll call vote, all board members voted aye. The Resolution was unanimously approved. | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| N/A | | |
| | REAL ESTATE – LBHHF TRANSFER | JAMES ANDERMANN |
| DISCUSSION | | |
| Mr. Andermann presented the board with Resolutions authorizing the transfer of property to the Louisiana Black History Hall of Fame (“LBHHF”) for the Lincoln Theater restoration project. The LBHHF also owns the Lincoln Theater property. The RDA is requesting the transfer of the eastern half of Lot 11, Square 252, Suburb Swart to the LBHHF. The LBHHF currently owns the western half of Lot 11, so this transfer will give them control of the entire lot adjacent to the Lincoln Theater, which is critical to the rehabilitation of that structure. | | |
| CONCLUSIONS | | |
| Dr. Llorens made a motion to approve the Resolutions authorizing the transfer of Lot 11, Square 252, Suburb Swart to the Louisiana Black History Hall of Fame. Mrs. Turner seconded the motion. In a roll call vote, all board members vote aye. The resolutions were unanimously approved. | | |

| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
|--|---------------------------|-----------------------|
| N/A | | |
| GAP FINANCE | | SUSANNAH BING |
| DISCUSSION | | |
| <p>Ms. Bing requested Board approval of a Business Improvement Grant to CAP LLC in an amount up to \$120,000 for improvements to the Choctaw Village Shopping Center. The improvements include: parking lot to be repaired, repaved and restriped, parking islands to be dug and 6” curbing to be constructed for tree and landscaping installation, parking lot lighting to be repaired and/or replaced, store front sidewalk to be patched where necessary, store front glass to be replaced and parapet wall to be repaired where necessary and repainted, as necessary. The total project cost is \$267,800 and the owner has all necessary financing in place to complete the project prior to reimbursement from the RDA. Mr. Goodson thanked Councilwoman Marcelle for all her assistance with this project.</p> | | |
| | | |
| CONCLUSIONS | | |
| <p>Dr. Llorens then made a motion to approve. Mrs. Turner seconded the motion. In a roll call vote, all board members vote aye. The Business Improvement Grant to CAP LLC in an amount up to \$120,000 for improvements to the Choctaw Village Shopping Center was unanimously approved.</p> | | |
| | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |
| N/A | | |
| ARDENDALE UPDATE | | WALTER MONSOUR |
| DISCUSSION | | |
| <p>Mr. Monsour reported that the RDA held a successful charrette the week of September 16th, which consisted of more than 13 public meetings with approximately 175 people in attendance. The final plan was presented and popularly accepted. The highlights of the final plan are: 850 residences that will include single family and multifamily, for-sale and rental. The first phase is over 30 acres and will include the Automotive Training Center (“ATC”), a workforce development charter high school and at least one other facility of the Baton Rouge Community College. Ardendale’s present status is that the RDA is proceeding toward revising the PUD zoning status. Submittal of the zoning revision is estimated to occur in the first quarter of 2014. The main effort currently includes: proceeding with the engineering of the development of Phase One and the Phase One infrastructure, surveying the property for Phase One, beginning to write bid specs, clearing the site, as well as undertaking the initial steps for site prep in bringing in the utilities for the infrastructure (lightening, drainage, sewer work, ect.) The construction of the ATC is scheduled to begin in December of 2014. The architect for the State believes he will be able to deliver the plans for the ATC to the State by August/September 2014, and the process of bidding the project out as well the beginning of construction will happen in December 2014. Based on that timeline, Mr. Monsour reported that occupancy of the ATC is estimated in August/September 2016. The workforce development charter high school is about 6 months behind in its planning efforts. Mr. Monsour reported that the RDA intends to begin putting together a plan for the development of 160-180 apartments in Phase One, above retail and/or commercial space.</p> | | |
| | | |
| CONCLUSIONS | | |
| | | |
| ACTION ITEMS | PERSON RESPONSIBLE | DEADLINE |

| | | |
|----------------|---|--------------------|
| N/A | | |
| | NEW BUSINESS, PUBLIC COMMENT & ADJOURNMENT | VAN MAYHALL |
| NEW BUSINESS | No new business | |
| PUBLIC COMMENT | No public comment | |
| ADJOURNMENT | Mr. Mayhall adjourned the meeting at 9:38 a.m. | |

DRAFT