



## Meeting of Build Baton Rouge Board of Commissioners

<b>MINUTES</b>	<b>DECEMBER 10, 2020</b>	<b>9:00 AM</b>	<b>ZOOM VIRTUAL</b>
<b>MEETING CALLED BY</b>	Rodney Braxton		
<b>TYPE OF MEETING</b>	Build Baton Rouge (BBR) Board of Commissioners - Regular Meeting		
<b>NOTE TAKER</b>	Tara Titone		
<b>ATTENDEES</b>	<p><b>Attending Board Members:</b> Rodney Braxton, Chairman; Brian Haymon, Vice Chairman; Susan Turner, Treasurer; Charles Landry</p> <p><b>Also Attending:</b> Christopher Tyson, BBR CEO; Tara Titone, BBR COO; Tasha Saunders, Grants Director; Dominique King, BBR Executive Assistant; Jacques Hawkins, BBR Intern; Rebekah Strickland, Grants Administrative Assistant; Courtney Hunt, Grants Senior Program Manager; Amanda Wells, baker Donelson; Gayle Young; BR Proud News; Brian LaFleur; Cooper LeBlanc; Mark Drennen, CAFA</p>		
	<b>CALL TO ORDER</b>		<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	The meeting was called to order by Mr. Braxton at <b>9:01 AM</b>		
	<b>APPROVAL OF MINUTES</b>		<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	The Board reviewed the minutes from the November 19, 2020 meeting.		
<b>ACTION</b>	Mr. Landry made a motion to approve the minutes. Ms. Turner seconded the motion. The November 19, 2020 minutes were approved unanimously.		
	<b>FINANCIAL REPORT</b>		<b>HEATHER LEBLANC</b>
<b>DISCUSSION</b>	Ms. LeBlanc presented the board with the YTD Profit and Loss Actual vs. Budget, the Program Statement of Activity and Monthly Cash Flow Projections for the period ended November 30, 2020. There were no objections.		
	<b>BUDGET ADOPTION</b>		<b>HEATHER LEBLANC</b>
<b>DISCUSSION</b>	Ms. LeBlanc presented the board with the Amended 2020 budgets for the General Fund, Land Bank, OCD and EBRMFA. Ms. LeBlanc presented the board with the Proposed 2021 Budgets for the General Fund, Land Bank, OCD and EBRMFA.		

<p><b>ACTION</b></p>	<p>Mr. Landry made a motion to adopt a resolution to adopt the Amended 2020 budgets for the General Fund, Land Bank, OCD and EBRMFA. Ms. Turner seconded the motion. The motion carried unanimously. The 2020 Amended General Fund, Land Bank, OCD and EBRMFA budgets were approved. Mr. Landry made a motion to adopt a resolution to adopt the Proposed 2021 budgets for the General Fund, Land Bank, OCD and EBRMFA. Mr. Haymon seconded the motion. The motion carried unanimously. The 2021 Proposed General Fund, Land Bank, OCD and EBRMFA budgets were approved.</p>
	<p style="text-align: center;"><b>REAL ESTATE UPDATE</b></p> <p style="text-align: right;"><b>CHRISTOPHER TYSON/ MATTHEW JOHNSON</b></p>
<p><b>DISCUSSION</b></p>	<p>Mr. Johnson presented the board two properties in the BBR Land Bank that BBR is proposing to transfer to adjacent landowners who have been maintaining the properties. The property at 3734 Geronimo Street has appraised for \$6,000 and would be transferred to Eleanor Joseph. The property at 1223 Charles T. Smith Drive appraised for 15,500 and would be transferred o Janice Johnson. The properties will be sold at fair market value and transferred without warranty of title to the two interested property owners.</p>
<p><b>ACTION</b></p>	<p>Ms. Turner made a motion to adopt a resolution to approve and authorize the transfer of the properties and to authorize the president and CEO to negotiate, execute and deliver any and all documents to carry out and effectuate the transfer of the properties. Mr. Haymon seconded the motion. The motion carried unanimously.</p>
	<p style="text-align: center;"><b>CEO UPDATE</b></p> <p style="text-align: right;"><b>CHRISTOPHER TYSON</b></p>
<p><b>DISCUSSION</b></p>	<p><b>Administrative-</b> Mr. Tyson introduced and welcomed new BBR staff member, Courtney Hunt, to the BBR team. Courtney has has extensive experience with federal grants management, and will be working as Grants Senior Program Manager. BBR plans to release a pared down 2020 annual report and will bring more information to the Board in the new year.</p> <p><b>Real Estate/ Land Bank-</b> BBR is in talks with interested parties on a few land banked properties. BBR's goal is to move properties out of the BBR land bank into the hands of those who can put the properties back into productive use.</p> <p><b>Federal Grants-</b> Ms. Saunders reported that 80 roofs have been completed as part of the Roof Reset Program. 26 roofs are pending with city and BBR hopes to wrap up Phase III of the program in January. 681,000 has been expended. 24 homs rehabs completed as part of the Home Rehabilitation Program.</p> <p><b>Projects</b></p> <ul style="list-style-type: none"> <li>- <b>Ardendale-</b> BBR's Choice Neighborhoods Implementation Grant work is continuing. \$6M will be delivered by BBR in community improvements as part fo the grant. The draft Critical Community Improvements Plan is still being reviewed by HUD, and BBR expects to hear back in new year. The MoveBR Lobdell connector road design work is underway by City's engineers. Conversations are ongoing and the wetland impacts are being studied.</li> <li>- <b>Electric Depot-</b> Ms. Titone reported that rent payments is late for November but they have been paying rent timely otherwise. There were no additional updates.</li> </ul>

**DISCUSSION**

- **Plank Road Master Plan-** BBR has been working with the LSU Landscape Architecture students who have been studying the **Plank Rd. Pocket Park**. A webinar was held last week and the students' presentations will be posted on the BBR website soon. Four of the presentations will inform the next phase of design development in conjunction with BREC. BBR will keep the board updated on developments. Mr. Tyson thanked Co-City partner, Manny Patole, who has been facilitating the effort. This week, the construction bidding period opened for the **Plank-Calumet** project. All bids were in line with the preliminary estimates. BBR is finalizing the process and hopes to announce selected construction firm soon. Mr. Tyson announced that financing partners coming together and thanked CAFA who has agreed to join as an equity partner. Next steps are to finalize the project financing in in the new year. BBR is working with Advantage Capital and hopes to have an update on New Markets Tax Credits financing in late January. BBR has been working on a predevelopment planning effort for the proposed **Food incubator** located at 3964 Plank. JPMorgan Chase Virtual Services Corps took on the food incubator as a project last year and delivered a compelling presentation. BBR is working with MetroMorphosis on moving the project forward. BBR has been looking into space renovation and recognized the Moran Construction Group who delivered a pro-bono cost estimate for project construction. The Moran Group has experience in working on food incubator and community kitchen projects across the country.
- **Plank Nicholson Bus Rapid Transit Project-** The \$54 million project is underway and is the first of its kind in the state. Community engagement will begin in early 2021 and the project will run through 2021.
- Ms. Turner said it is so exciting to see so much progress so quickly and she believes it will set the tone for the next 5 years of BBR's work in the community.
- **2020 Recap-** Mr. Tyson said he was pleased to report that in 2020, BBR received an outpouring of partner support. BBR arrives at this place due to the hard work of the board, staff and its partners. Mr. Tyson again thanked CAFA who has done so much for BBR in the last 3 years, most recently allocating significant resources to support the work of BBR. Mr. Tyson thanked the mayor who recommitted her resources in 2017 to BBR and the partnership continues into this year with a \$825,000 commitment to BBR. This support, along with the support of the Metro Council, has played a tremendous role in sustaining BBR. He thanked the Board for their input, insight and questions and their stewardship of BBR's work and belief in the BBR staff; thanked BBR staff for their perseverance during these difficult times and their hard work. BBR will be shutting down its office from Dec. 24-Jan. 1. Last, Mr. Tyson thanked the community for attending the BBR meetings and said he looks forward to even greater things in 2021.
- Mr. Braxton thanked the BBR staff and board for putting in the time and effort during such a difficult year. Ms. Turner said she was very grateful for the incredible staff with great leadership of BBR.

**NEW BUSINESS**

**RODNEY BRAXTON**

**DISCUSSION**

Mr. Braxton stated that Board officer elections were forthcoming in January and asked that staff include the item on the January agenda. Ms. Titone agreed to do so.

	<b>PUBLIC COMMENT</b>	<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	No public comments.	
	<b>ADJOURN TO EXECUTIVE SESSION</b>	<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	Mr. Braxton adjourned the public meeting at 10:02 AM to enter into Executive Session.	
<b>ACTION</b>	Ms. Turner made a motion to enter into Executive Session. Mr. Landry seconded the motion. The motion carried unanimously, and the Board moved into Executive Session at 10:03 AM.	
	<b>ADJOURNMENT</b>	<b>RODNEY BRAXTON</b>
<b>DISCUSSION</b>	The Board moved out of Executive Session at 10:35 AM. Mr. Braxton reported that no action was taken in Executive Session. Mr. Braxton adjourned the meeting at <b>10:38 AM.</b>	

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