



Meeting of Build Baton Rouge Board of Commissioners

MINUTES	FEBRUARY 18, 2021	9:00 AM	ZOOM VIRTUAL
MEETING CALLED BY	Rodney Braxton		
TYPE OF MEETING	Build Baton Rouge (BBR) Board of Commissioners - Regular Meeting		
NOTE TAKER	Tara Titone		
ATTENDEES	<p>Attending Board Members: Rodney Braxton, Chairman; Brian Haymon, Vice Chairman; Susan Turner, Treasurer; Charles Landry; Will Campbell</p> <p>Also Attending: Christopher Tyson, BBR CEO; Tara Titone, BBR COO; Tasha Saunders, BBR Grants Director; Vashti Little, BBR Grants Senior Program Manager; Jacques Hawkins, DeMetris Causer, and Sarah Tadros, BBR Interns; Jonathan Hill, Franklin Associates</p>		
	CALL TO ORDER		RODNEY BRAXTON
DISCUSSION	The meeting was called to order by Mr. Braxton at 9:05 AM		
	APPROVAL OF MINUTES		RODNEY BRAXTON
DISCUSSION	The Board reviewed the minutes from the BBR Board of Commissioners meeting held on January 21, 2021 and the Special Meeting of the BBR Board of Commissioners held on January 26, 2021.		
ACTION	Ms. Turner made a motion to approve the minutes from the January 21, 2021 and January 26, 2021 meetings. Mr. Landry seconded the motion. The January 21, 2021 and January 26, 2021 meeting minutes were approved unanimously.		
	WELCOME AND SEATING OF COMMISSIONERS		RODNEY BRAXTON
DISCUSSION	The Board welcomed Will M. Campbell, Jr. to the BBR Board of Commissioners. Mr. Campbell was appointed to the BBR Board of Commissioners by Mayor Broome, and his appointment was confirmed by the EBR Metropolitan Council on January 27, 2021. His appointment will fill the vacancy left by Theodore Major. Mr. Campbell introduced himself, thanked the board and said he is excited to be part of the group.		

ACTION	Mr. Haymon made a motion to approve the appointment of Will M. Campbell, Jr. to the BBR Board of Commissioners to fill Theodore Major's vacancy. Mr. Landry seconded the motion. The board unanimously approved the motion.	
	ELECTION OF BOARD OFFICERS	RODNEY BRAXTON
DISCUSSION	The Board reviewed current board officer positions, including the vacant Secretary office (that can be combined with Treasurer per the Board Bylaws), and discussed the election of new officers. Mr. Landry suggested the board consider adopting term limits for officers to rotate responsibilities and distribute the load across the members.	
ACTION	Mr. Landry moved to combine the two motions: election of BBR Board members to fill office vacancies and the election of Secretary to the BBR Board of Commissioners. Mr. Braxton seconded the motion. The board unanimously approved the motion.	
ACTION	Mr. Landry moved to re-elect Mr. Braxton as Chairman, Mr. Haymon as Vice Chairman, and Ms. Turner as Treasurer, with the nomination of Ms. Turner to also serve as Secretary. Mr. Braxton seconded the motion. The board unanimously approved the election of Mr. Braxton as Chairman, Mr. Haymon as Vice Chairman and Ms. Turner as Secretary-Treasurer for a term of one year or until their successors have been duly elected and qualified.	
	FINANCIAL REPORT	CHRISTOPHER TYSON
DISCUSSION	Mr. Tyson 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 January 31, 2021. There were no objections by the Board.	
	CEO UPDATE	CHRISTOPHER TYSON
DISCUSSION	<p>Administrative- Mr. Tyson Introduced and welcomed two externs, Sarah Tadros and DeMetris Causer, from LSU Law Center who have joined BBR and will assist with research related to best practices in zoning, affordable housing and community land trusts.</p> <p>Real Estate and Land Bank:</p> <ul style="list-style-type: none"> - Plank Calumet Development- BBR continues to work to close on financing on the Plank Calumet Development and is close to securing a NMTC allocation which will be the last piece of the financing. BBR is working on coordinating all of the financing partners (Huey and Angelina Wilson Foundation, PRAIC, CAFA, and Advantage Capital who is working on the NMTC allocation). - Mr. Tyson thanked Mr. Landry who has been collaborating with BRAC, Impact North Baton Rouge and the Mayor's office to examine opportunities for creating Economic Development Districts to generate additional funding for projects in critical development areas and increase existing opportunities for investment. <p>Federal Grants: Ms. Saunders provided the following updates on the federal grant programs:</p>	

DISCUSSION

- **Lead Hazard Reduction Grant-** BBR is assisting the City-Parish with the administration of a \$3.4 mil grant. The City is in final stages of budget negotiations with HUD and will then develop an implementation strategy for the program. The program will assist 180 households over 3 years with lead abatement work as part of the healthy homes and emergency rental assistance program.
- **HUD Entitlement-** BBR is wrapping up the 2019 program year for the administration of the City's HUD entitlement funds and is preparing for administration of the fiscal year 2020 projects.
- **CARES ACT Funding-** Grant agreements have been executed and work to begin soon
- **Roof Reset Program -** BBR has completed 108 roofs to date. 40 are pending contract execution. BBR is on on target to wrap-up the program by the end of year which was the goal.
- **Homeowner Rehabilitation Program-** BBR has completed 27 homes. 5 are pending.

Projects:

- **Electric Depot-** Mr. Tyson elaborated on an Electric Depot update issued by the BR Business report the prior week and said he is in communication with the developer. While COVID has affected the operation of Red Stick Social, two new tenants (one in Bldg. B and one in Bldg. C) will be coming this spring. The Phase II mixed-income housing has been placed on hold due to COVID restrictions and concerns from HUD. The developer continues to pay BBR rent timely and BBR remains hopeful for the continued operation of the development.
- **JPMorgan Chase Advancing Cities Grant-** BBR's work on the JPMorgan Advancing Cities' grant continues. BBR has submitted its first quarterly update report to Chase and the second installment of payments have been issued to the three sub-consultant partners. A meeting with TruFund will be held in the coming weeks to discuss the advancement of the small business lending and facade improvement loan programs as proposed in the grant.
- **Housing First Alliance-** Mr. Tyson stated that BBR is a partner in the Alliance and is working with Mid City Redevelopment Alliance and Sam Sanders on a housing plan for the City-Parish. This work will also inform the work performed as part of the lead hazard mitigation grant.

Mr. Tyson asked the Board to confirm via email their availability for a half-day strategic planning retreat on either March 18 or 19. Mr. Tyson has reached out to Laura Brunner, President and Chief Executive Officer of The Port- Cincinnati, who will speak at the retreat.

Mr. Tyson reported that he has compiled a comprehensive presentation on all donors over three years as a basis for discussion on donor recognition, as requested by Mr. Haymon, and will circulate to the Board via email.

	NEW BUSINESS	RODNEY BRAXTON
DISCUSSION	No new business.	
	PUBLIC COMMENT	RODNEY BRAXTON
DISCUSSION	No public comment.	
	ADJOURN TO EXECUTIVE SESSION	RODNEY BRAXTON
DISCUSSION	Mr. Braxton adjourned the public meeting at 9:51 AM to enter into Executive Session.	

ACTION	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 9:52 AM .
	ADJOURNMENT
	RODNEY BRAXTON
DISCUSSION	The Board moved out of Executive Session at 10:11 AM . Mr. Braxton reported that no action was taken in Executive Session.
ACTION	Mr. Haymon made a motion to adjourn the meeting. Ms. Turner seconded the motion. The meeting was adjourned at 10:12 AM .

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