



**Build Baton Rouge Board of Commissioners
Regular Meeting**

Date: Thursday, July 25, 2024

Place: Fishman Haygood, 100 North Street, Ste. 800, Baton Rouge, LA 70802

Time: 9:00 A.M.

Minutes

Attending Board Members: Rodney Braxton, Chairman; Charles Landry, Vice Chair; Will Campbell, Treasurer; Suzanne Turner, Secretary; Bobby Hamilton (each, a "Commissioner")

Also attending: Gretchen Siemers, Vice President; Kendra Hendricks, Director of Operations and Programs; Tricia Prewitt, BBR Office Coordinator; Amanda Robertson, VGraham; Vanessa Graham, VGraham; Kelly Toups, VGraham; Kincaid Jackson, Kean Miller; Rinaldi Jacobs, Jr.; Vashti Jenkins; Lloyd Johnson, Faulk & Winkler

Meeting Called by: Rodney Braxton

Type of Meeting: Build Baton Rouge (BBR) Board of Commissioners – Regular Meeting

Note Taker: Tricia Prewitt

❖ **Action Item**

- Mr. Braxton called the meeting to order at 9:05 a.m.
- Mr. Braxton confirmed receipt of proof of notice of meeting and the posting of public notice.
- Mr. Braxton Confirmed the number of Board Commissioners present and the constitution of a majority.
- The Board reviewed the minutes from the BBR Board of Commissioners June 20, 2024, regular meeting. Ms. Susan made a motion to approve the minutes and Mr. Landry seconded. The motion carried unanimously.

❖ **Discussion Item: Budget**

- Ms. Robertson presented the YTD profit-loss actual vs. budget, program statement of activity, and cashflow projections for the period ended June 30, 2024. Ms. Robertson reported that June ytd results, revenue and income are in line with expectations, expenses are a little bit less than budget, and there are no concerns. There were no objections.

❖ **Action Item: Approve and adopt 2023 Audited Financial Statements from Faulk & Winkler**



- Mr. Lloyd Johnson from Faulk & Winkler presented the audited financial statements to the board. Mr. Johnson stated that there were no reported items for the audit and reviewed the assets and liabilities for the board, suggesting two improvements for the board, one is to adopt a quantitative metric in BBR policy on what is a 'substantial amount' in order to approve large contracts. The other is to review CloudSource accounting software that works for BBR's type of agency to replace the current software that will be phased out within the next two years. Mr. Braxton entertained a motion to accept the clean audit, Mr. Landry made the motion, Ms. Turner seconded, the motion then moved to a roll call vote. Ms. Turner, yes; Mr. Braxton, yes; Mr. Hamilton, yes; Mr. Landry, yes; Mr. Campbell, yes. The motion was carried to approve and adopt the 2023 audited financial statements.
- ❖ **Discussion Item: Administrative Update/Land Bank**
 - Ms. Siemers updated the board on the facade improvement program that is part of the Advancing Cities Plank Road Improvement Work, as well as the grocery store in the Advancing Cities plan. Ms. Siemers reported that the Florida Corridor Master Plan will be going to the Planning Commission on August 19, and BBR will be bringing back some of the members of the planning team to assist.
- ❖ **Action Item: Ardendale East Phase – Discussion of current status and deal term modifications since prior approval. Approval of revised resolutions affirming Ardendale East Phase Cooperative Endeavor Agreement and associated transaction with East Baton Rouge Housing Authority**
 - Mr. Jackson explained that this was the same resolution previously passed except for an increase in purchase price in order to reflect the found land adjustment, as well as a change in the 5 year review process. Mr. Braxton entertained a motion to accept the resolution, Mr. Campbell made a motion, Ms. Turner seconded, the motion then moved to a roll call vote. Ms. Turner, yes; Mr. Braxton, yes; Mr. Hamilton, yes; Mr. Landry, yes; Mr. Campbell, yes. The motion was carried to approve the revised resolution.
- ❖ **Action Item: Community Partners Program - Discussion of application of District Ten LLC (Cornelius Quarels). Approval of Cooperative Endeavor Agreement and authorizing Gretchen Siemers and staff to proceed to next steps in process.**
 - Ms. Siemers reviewed the packet that was sent to the board prior to the meeting, regarding the Community Partners Program and a request made by Mr. Quarels to acquire three lots that are currently in BBR's land bank. Mr. Quarels would like to build three houses on the lots. Ms. Siemers reported that BBR estimates spending \$25,000 a year just on upkeep for the lots. Mr. Kincaid explained that he and BBR are in the process of creating a process to make it easier for the public to acquire Community Partners Program lots and this transaction will be the first one since the Black History Museum, which was done before he was with us. Ms. Siemers stated that BBR will be accepting a deposit from Mr. Quarels to begin the appraisal process. Mr. Braxton entertained a motion to accept the resolution, Mr. Landry made a motion, Mr. Hamilton seconded, the motion then moved to a roll call vote. Ms. Turner, yes;



Mr. Braxton, yes; Mr. Hamilton, yes; Mr. Landry, yes; Mr. Campbell, was not available. The motion was carried to approve the revised resolution.

- ❖ **Action Item: Action Item: Shada – Discussion of quiet title action entitled *East Baton Rouge Redevelopment Authority v. City of Baton Rouge and Parish of East Baton Rouge, Case No. 746294, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana*. Executive Session possible pursuant to La. R.S. 42:17(2) upon a finding by the Board that an open meeting would have a detrimental effect on the bargaining or litigating position of the Redevelopment Authority**
 - Mr. Braxton brought up the need for an executive session. There was then a discussion between Mr. Landry, Mr. Braxton, and Mr. Kincaid over the legality of going to executive session as it was written on the agenda. Mr. Landry proposed that the action be postponed until the next meeting, when the agenda will reflect executive session in a more notable way. Mr. Kincaid updated the board on his progress with the project. The hearing on Monday was successful and BBR will have a quiet title soon. Mr. Braxton stated that executive session needs to be added back to the agenda as an option for every meeting.
- ❖ **Discussion Item: New Business**
 - There was no new business
- ❖ **Discussion Item: Public Comment**
 - Mr. Rinaldi Jacobs commented that many of his questions were answered in the meeting. Mr. Jacobs asked about CBDG Funding and what other avenues the Board were looking at for funding, as well as inquiring if the Board would be interested in presentations from the public on types of funding. Mr. Braxton thanked Mr. Jacobs for his time and directed him to discuss this more with Mr. Siemers.
- ❖ **Action Item: Adjournment**
 - Mr. Braxton made a motion to adjourn. Ms. Turner seconded. The meeting adjourned the regular meeting at 10:03 a.m.