



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

Date: Thursday, February 20, 2025

Place: 100 North St #800, Baton Rouge, LA 70802

Time: 9:00 A.M.

Minutes

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

Also attending: Gretchen Siemers, Chief Operating Officer; Kendra Hendricks, Director of Operations and Programs; Tricia Prewitt, Office Coordinator; Amanda Robertson, VGraham; Helena Cunningham; Rinaldi Jacobs Jr.; Kathryn Willa Rose; Ebony Caralina; Rinaldi Jacobs Jr.; Haley Watts; Keyshaun Johnson; Felicia Fortune

Meeting Called by: Rodney Braxton

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

Note Taker: Tricia Prewitt

❖ **Action Item**

- a. Mr. Braxton called the meeting to order at 9:07 a.m.
- b. Mr. Braxton confirmed receipt of proof of notice of meeting and the posting of public notice.
- c. Mr. Braxton Confirmed the number of Board Commissioners present and the constitution of a majority.
- d. The Board reviewed the minutes from the BBR Board of Commissioners January 16, 2025, regular meeting. Mr. Landry made a motion to approve the minutes and Mr. Hamilton seconded. The motion carried unanimously.

❖ **Discussion Item: Budget**

- a. Ms. Robertson presented the YTD profit-loss actual vs. budget, program statement of activity, and cashflow projections for the period ended January 31, 2025. Ms. Robertson reported that January 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.



❖ **Discussion Item: Administrative Update**

- a. Ms. Siemers informed the Board that many of them are outstanding on their required training and disclosures for 2024 and Build Baton Rouge will be fined if the situation is not remedied.
- b. Ms. Siemers reported that Teach for America has moved into 4 of the offices at 725 Main Street as a sub-lease.
- c. Mr. Braxton reported that the search committee team is close to finalizing a new CEO and requests an Executive Session to discuss the parameters of the offer so that an official decision can be made. Mr. Braxton thanked Helena Cunningham, the Board, and staff for their efforts in this search.

❖ **Discussion Item: Redevelopment and Land Bank Update**

- a. Ms. Siemers reported that BBR still owns a portion of Ardentale that was to be transferred to the YWCA, and we have start working on terms to get that finalized.
- b. Ms. Siemers updated the board on work with the Baton Rouge North Economic Development District Facade Improvement Plan. They already have the infrastructure already in place and we will be supplementing with funds from the JPMChase Grant. Mr. Landry requested more information on facade projects and asked if there is funding to hire someone who could assist with explaining to recipients the process on improving their facade. The Board discussed the amount of the grant and expressed concern that more funding would be needed for a larger impact. Mr. Landry strongly requested that a design person be engaged to help with the process.
- c. Ms. Siemers reported that BBR has concluded the RFP for Plank and Choctaw. We have identified a developer that we want to work with. Their proposal was very thoughtful.
- d. Mr. Hamilton requested an update on the Pocket Park. Ms. Siemers reported that the project was completed, and the utilities have been hooked up. They haven't held a ribbon cutting yet.

❖ **Action Item: Consideration of resolution authorizing the return of lot bearing Assessment No. 344672 (Lot 7, Square 6, Plank Road) to the City of Baton Rouge and Parish of East Baton Rouge to facilitate use thereof by Community Partner applicant pursuant to alternative programs available.**

- a. Mr. Jackson reviewed the action item for the Board. It is a property return from our land bank to the City of Baton Rouge. The City as some alternative programs to quiet title that BBR does not have. Mr. Landry made a motion to approve the return of lot bearing Assessment No. 344672 (Lot 7, Square 6, Plank Road) to the City of Baton Rouge and Parish of East Baton Rouge to facilitate use thereof by Community Partner applicant pursuant to alternative programs available. Ms. Turner seconded the motion. The motion carried unanimously.

❖ **Action Item: Consideration of resolution authorizing Build Baton Rouge to enter into a Letter of Intent (the "Letter of Intent") with Baton Rouge Student Housing, L.L.C. regarding the sale**



of approximately 3.9 acres constituting the “Grantor’s Property” as described in and encumbered by that certain Servitude Agreement between Campus Land Investments, L.L.C. as Grantor and Baton Rouge Student Housing, L.L.C. as Grantee dated September 23, 2003 and recorded as Original 474, Bundle 11531, official records of East Baton Rouge Parish, being a portion of Tract 5-A-2, Shada Place, Section 50, Township 5 South, Range 1 West, East Baton Rouge Parish for a purchase price equal to the fair market value of the Property as determined pursuant to appraisal, all as more fully provided in the Letter of Intent.

- a. Mr. Jackson reported that BBR still owns a servitude area in Shada of 3.9 acres that is fully encumbered by parking facilities. The parking is nothing but exposure to liability to BBR and of no real use. The first issue was that they were supposed to be providing an insurance of certificate, the second part is transferring the property to the property owner. We have to transfer for full market value. Fair market value is what you would sell the property to the public for. Appraisal is \$6800.
- b. Mr. Landry moves that the Board approves the resolution with the Letter of Intent that Mr. Jackson has been working on substitute the language of attaining the appraisal to including the \$6800, and we move forward with the transfer of the property. Ms. Turner seconded the motion. The motion passed unanimously.

❖ **New Business**

- a. No new business

❖ **Action Item: Public Comment**

- a. Members of the public Felicia Fortune and Rinaldi Jacobs Jr. requested clarity on a few points and the board complied.

❖ **Action Item: Adjournment to Executive Session**

- a. Mr. Landry made a motion to adjourn to Executive Session for discussion of real estate and personnel matters. Mr. Campbell seconded.
- b. The Board returned from Executive Session with no action taken.

❖ **Action Item: Adjournment**

- a. Mr. Braxton made a motion to adjourn. Mr. Cambell made a motion to adjourn. The meeting was adjourned at 10:19 a.m.