



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

DELMONT SERVICE
CTR, 3535 RILEY
STREET,
BATON ROUGE, LA

MINUTES

FEBRUARY 18, 2010 9:00 A.M.

MEETING CALLED BY

John Noland, Chair

TYPE OF MEETING

Regular Board of Commissioners Meeting

FACILITATOR

N/A

NOTE TAKER

Melissa Neyland

TIMEKEEPER

N/A

Attending Board Members: Mr. John Noland, Chairman, Dr. Huel Perkins, Secretary and Dr. William Jenkins

ATTENDEES

Also attending: Walter Monsour, Redevelopment Authority President and CEO; Mark Goodson, Redevelopment Authority Vice President; Vickie Smith, Harold Briscoe and Susannah Bing, Redevelopment Authority Project Managers, Melissa Neyland, Redevelopment Authority Administrative Assistant; Susan Ludwig, and Rachel Diresto of the Center for Planning Excellence; Charles Landry of Jones Walker; Lael Holton of City-Parish Planning Commission, Carrie Broussard of Mid-City Redevelopment Alliance; Davis Rhorer with Downtown Development District; Sam Sanders with Mid City Redevelopment Alliance; Greg Garland with The Advocate; Cheri Ausberry with Capital One Bank; Councilwoman Tara Wicker with District 10; Councilmen Ulyses "Bones" Addison with District 2; Councilwoman Ronnie Edwards with District 5; David Jacobs with the Baton Rouge Business Report; Dana Brown with Brown + Danos Landdesign; Erin Monroe Wesley with the Baton Rouge Area Chamber; Joy M. Bruce Capital Area United Way; Michael Songy with CSRS; Mike Futrell with the City of Baton Rouge; Rev. Leo Cyrus and Will Belton with Melrose East.

Agenda topics

CALL TO ORDER

JOHN NOLAND

DISCUSSION

CONCLUSIONS

Meeting called to order by Mr. Noland at 9:05 A.M.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

APPROVAL OF DECEMBER 18, 2009 MINUTES

JOHN NOLAND

DISCUSSION Mr. Noland asked for approval of the Minutes from the December 18, 2009 Board of Commissioners Meeting.

CONCLUSIONS Dr. Jenkins made a motion for the approval of the Minutes. Dr. Perkins seconded the motion. The minutes were unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

INTRODUCTION OF NEW EMPLOYEE

WALTER MONSOUR

DISCUSSION Mr. Monsour introduced the East Baton Rouge Redevelopment Authority's Newest Employee, Harold Dorrell Briscoe. Harold will be the RDA's third Project Manager and will primarily be handling Land Acquisitions, Community Outreach and he will assist with the New Markets Tax Credit program.

CONCLUSIONS

N/A

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

FINANCIAL REPORTS

MARK GOODSON

DISCUSSION Mr. Goodson presented the final reports consisting of a balance sheet and income statement for the period ending January 31, 2010. This report reflects the first draw for 2010 of \$400,000.00 from the East Baton Rouge Mortgage Finance Authority grant, and the first installment (\$21,800) of a grant from the City/Parish for \$41,290.00 to assist with the development of the Property Evaluation Tool website application.

Mr. Monsour added that the RDA's first Audit report should be completed within the next month.

CONCLUSIONS Once the Audit is complete, the final report will be presented to the Board.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Audit Report	Walter Monsour	March 18, 2010

**ORGANIZATIONAL DOCUMENTS RELATED TO
THE EAST BATON ROUGE COMMUNITY
DEVELOPMENT ENTITY L.L.C.**

WATER MONSOUR

DISCUSSION The Board Members were given Amended and Restated Articles of Organization, Operating Agreement and the East Baton Rouge Redevelopment Authority Board Resolution for consideration. These are required documents as needed to conform to the guidelines that accompany the New Markets Tax Credits. For compliance purposes the East Baton Rouge Community Development Entity, LLC (“EBRCDE”) was formed. For each project, there will be a Sub-CDE formed. These documents have already been approved by the City/Parish, as co-owner, and signed by the Mayor-President.

Mr. Noland called for a motion to approve the Amended and Restated Articles of Organization, Operating Agreement and the RDA Board Resolution.

CONCLUSIONS Dr. Jenkins moved the motion for each document’s approval. Dr. Perkins seconded the motion for each document’s approval. The documents were unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Documents need to be signed	Board Members	Directly after Board Meeting

**UPDATE ON THE COMMUNITY IMPROVEMENT
PLANS**

DANA BROWN

DISCUSSION Dana Brown with Brown + Danos Landdesign, presented an update on the progress of the Community Improvement Plans (CIP) Project. Scotlandville Gateway and Zion City are the first two areas that the Consultants will be holding community meetings in. The next areas are Northdale-Standard Heights and the Choctaw Corridor. Then in two months following the consultants will be in Melrose East. The project officially started in January. The Consultants have developed a strategy for outreach and presented reports to the RDA. Stakeholder interviews were completed in the Scotlandville/Gateway and Zion City areas on February 12. Consultants are preparing for workshops scheduled in Scotlandville/Gateway area on March 16, 5:30-7:30 pm and May 15, 9:00 am-12:30 pm at the North Baton Rouge Community Center. The workshops for Zion City are scheduled for March 18, 5:30-7:30 pm and May 22, 9:00 am-12:30 pm at Glen Oaks Middle School.

The website for the CIP Project is embedded in the RDA website. There is a tab for each Community Improvement Plan.

CONCLUSIONS

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

PROGRAM UPDATES

MARK GOODSON

DISCUSSION **LAND BANKING** – In December, the Metro Council approved the transfer of 10 adjudicated properties to the East Baton Rouge Redevelopment Authority. The RDA is in the process of quieting title to those properties, testing its legislative authority. Once the titles are cleared, the RDA will donate those properties to Habitat for Humanity for its project in Scotlandville.

SMALL BUSINESS FAÇADE IMPROVEMENT GRANTS – Vickie Smith, Project Manager with the RDA reported that the Small Business Façade Improvement Grants Program allows small businesses to improve their facades. RDA is working with the Louisiana Recovery Authority to finalize the application so that the RDA can begin to draw down funds for this program.

LINCOLN THEATER – On the corner of Eddie Robinson and Myrtle is the Lincoln Theater, which was recently purchased by the Louisiana Black History Hall of Fame. This structure and surrounding structures will be revitalized. The RDA is working with that group to see if the RDA can assist in achieving an even greater impact in the surrounding community.

Louisiana Housing Finance Agency/CAPITAL CITY SOUTH – Fifteen blocks north of the Lincoln Theater Project is the Capital City South Apartments site (North Boulevard and 16th Street) that was foreclosed upon by the Louisiana Housing Finance Agency. The LHFA plans to demolish and redevelop the complex into 68 new affordable housing units. The RDA is meeting with this group also, to see how it can get involved and aid in this project.

CONCLUSIONS

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

NEW BUSINESS

MARK GOODSON

DISCUSSION The RDA's and CDE's next Board meetings are scheduled for March 18th at 9:00 am with the location still to be determined.

CONCLUSIONS

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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N/A

PUBLIC COMMENT

JOHN NOLAND

DISCUSSION Mr. Noland opened the floor for public comment and discussion.

CONCLUSIONS No public comment.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

ADJOURNMENT

JOHN NOLAND

DISCUSSION

CONCLUSIONS Mr. Noland adjourned the meeting at 9:45 A.M.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

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OBSERVERS
RESOURCE
PERSONS
SPECIAL
NOTES