



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	NOVEMBER 18, 2010	9:00 A.M.	DELMONT SERVICE CENTER, 3535 RILEY STREET, BATON ROUGE, LA 70806
MEETING CALLED BY	John Noland, Chairman		
TYPE OF MEETING	Board of Commissioners - Regular Meeting		
FACILITATOR	N/A		
NOTE TAKER	Aloma Dias		
TIMEKEEPER	N/A		
ATTENDEES	<p>Attending Board Members: John Noland, Chairman; Dr. Huel Perkins, Secretary; Ms. Susan Turner, Treasurer and Dr. William Jenkins</p> <p>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, and Melissa Neyland and Aloma Dias, Redevelopment Authority Administrative Assistants; Rep. Dalton Honore – District 63; Councilwoman Tara Wicker-District 10; Carrie Broussard and Samuel Sanders, Mid-City Redevelopment Alliance; Marcia Carter, Community Pharmacy; Gwen Hamilton, Old South Baton Rouge Partnership; Ryan Holcomb, City Parish Planning Commission; Rev. Donald Hunter, Evaluative and Development Services, Inc.; Tessa Jackson, AFL-CIO; Karen Monteverde, LaPorte, Sehrt, Romig, & Hand Certified Public Accountants; Michael Sonjy, CSRS</p>		
Agenda topics			
	CALL TO ORDER	JOHN NOLAND	
DISCUSSION			
CONCLUSIONS	Meeting called to order by Mr. Noland at 9:00 A.M.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			
	APPROVAL OF SEPTEMBER 28, 2010 MINUTES	JOHN NOLAND	

DISCUSSION		
Mr. Noland asked for approval of the minutes from the August 28, 2010 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		
	FINANCIAL REPORTS	KAREN MONTEVERDE
DISCUSSION		
Ms. Karen Monteverde of Laporte, Sehrt, Romig, & Hand, presented the financial reports consisting of a Statement of Activities and Balance Sheet for the period ending October 31, 2010.		
Mr. Goodson brought to the attention of the Board that staff would present two budget related items at the December meeting: a revised 2010 budget and the 2011 budget. The 2011 budget will be separated into an operating fund budget and separate grant/program fund budgets.		
CONCLUSIONS		
Mr. Noland thanked Ms. Monteverde for the report and accepted the financial reports.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	PROGRAM UPDATES	SUSANNAH BING
DISCUSSION	COMMUNITY IMPROVEMENT PLANS	
Ms. Bing reported the following:		
Scotlandville/Gateway – (Located at Scenic/Harding Blvd. and north of Scenic/Swan Avenue and Scotland Avenue.) Catalyst Project Area will consist of single-family, townhomes, commercial and mixed-use development. Historic buildings on Scotland Avenue are to be revitalized as a commercial anchor for the area.		
Zion City/Glen Oaks – (Area located at Simplex Street with entrance beginning at Glen Oaks Middle School to Ford Street.) Catalyst Project Area will consist of single-family, townhome, commercial and mixed-use development, as well as public realm improvements such as sidewalks, drainage and lighting.		
Final plans should be completed by year end or early 2011 for all areas.		
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

		MARK GOODSON SUSANNAH BING
DISCUSSION	GAP FINANCING	
<p>GCHP-One Stop, LLC - Mr. Goodson requested the Board convert the Gap Financing loan of \$160,000, approved by the Board at the September 28, 2010 meeting, to a grant with all other conditions remaining the same. The property is located at 153 North 17th Street and will include 36 affordable rental residential units.</p>		
<p>GCHP-OSBR Land, LLC - Mr. Goodson updated the Board on the project. Terms of the loan are being negotiated and will be influenced by a senior loan being made to the project from the City-Parish. The project is located at 1320 Highland Road and will include 17 affordable rental residential units.</p>		
<p>Outreach/Potential Projects – The RDA has received two applications: Hooper Spring-senior housing development; and GCHP – Mid City, a partnership between the Mid-City Redevelopment Alliance and Gulf Coast Housing Partnership. Applications are being processed.</p>		
CONCLUSIONS		
<p>GCHP-One Stop, LLC - Mr. Noland recused himself from chairing the discussion and the voting process due to a potential conflict of interest. Dr. Jenkins chaired the discussion. Dr. Perkins made a motion to approve converting the GCHP-One Stop, LLC Gap Financing loan to a grant. Mrs. Turner seconded the motion. The GCHP-One Stop, LLC conversion from loan to a grant of \$160,000 was approved unanimously.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
		VICKIE SMITH
DISCUSSION	RENTAL REHABILITATION	
<p>Cabana Gardens Properties, LLC - An Environmental Review has been requested and staff have been meeting with the owner, Roth Walsh. In meeting the requirements for the Rental Rehab loan, Mr. Walsh is to provide a market study, management plan and landscape plan with renderings for the project. The property is located at 6875 Harry Drive and will include up to 68 renovated, affordable rental residential units.</p>		
<p>Outreach/Potential Projects</p> <p>Jackson Square – the current owner withdrew its application for a Rental Rehab loan and is in negotiations to dispose of the property.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

		VICKIE SMITH
DISCUSSION	SMALL BUSINESS FAÇADE IMPROVEMENT GRANTS UPDATE	
College Barber Shop		
<p>Ms. Smith updated the Board on the grant approved at the August 17, 2010 meeting. A grant agreement has been executed and the façade improvements will begin within thirty days and completed within six months. Façade improvements include: replace existing siding, trim and molding in front and on side of building with more durable siding, wood and stucco; replace broken windows; and install iron railings similar to the Green Light improvements. The property is located at 1091 Swan Street.</p>		
All In Favor		
<p>Ms. Smith requested an Environmental Review from the City-Parish and is in contact with the owner regularly. The building houses four commercial storefronts. Façade improvements include: Repair mansard and soffit, install stucco, replacement of under hang, replacement of signage, cleaning and painting of exterior and replace exterior doors. The property is located at 8818 Scotland Avenue.</p>		
Brother's Automotive		
<p>Ms. Smith requested an Environmental Review from the City-Parish. Façade improvements include: install lighted awning, paint building, repair broken windows and new signage on the building.</p>		
Multi Services Enterprises		
<p>As requested, by the Board at the September 28, 2010 meeting Ms. Smith is working with the owner on a larger scope of work for the project. The property is located 1049 Swan Avenue.</p>		
<p>Ms. Smith reported there has been interest from the community in the Small Business Façade Improvement Grant program in the Florida/Acadian Thruway area and will be working in the community.</p>		
<p>Mark reported to the Board that the RDA has entered into a Memorandum of Understanding with the Southern University School of Architecture to provide technical assistance to applicants in the way of design and construction observation.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	SMALL BUSINESS FAÇADE IMPROVEMENT GRANTS	VICKIE SMITH
DISCUSSION		
Community Pharmacy		
<p>Ms. Smith requested the Board approve the Small Business Façade Improvement Grant submitted by Community Pharmacy. The request is for a \$7,500 matching reimbursement grant. Façade improvements include: Repair of under hang which was damaged by wind from Gustav, wash and paint exterior of building, Community Pharmacy signs on each side of the building, lighted Community Pharmacy sign near Scotland Avenue and awnings over the back door, visible from Jordan Street. The property is located at 9136 Scotland Avenue.</p>		
Istrouma Mattress		
<p>Ms. Smith requested the Board approve the Small Business Façade Improvement Grant submitted by Istrouma</p>		

Mattress. The request is for a \$7,500 matching reimbursement grant. Façade improvements include: wash and paint exterior of building, Istrouma Mattress signs on each side of the building, remove 34 feet of glass and replace it with brick and take out sign posts.

CONCLUSIONS

Community Pharmacy – without objection, the Board unanimously voted to approve the Small Business Façade Improvement Grant to Community Pharmacy in an amount up to \$7,500.

Istrouma Mattress – Without objection, the Board unanimously voted to approve the Small Business Façade Improvement Grant to Istrouma Mattress in an amount up to \$7,500.

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

LAND BANKING

HAROLD BRISCOE

DISCUSSION

Mr. Briscoe informed the Board that the title abstracts and property surveys for properties the Lincoln Theater area and Mid-City area are complete and being researched for title issues.

Mr. Briscoe also reported that the City-Parish transferred nine additional adjudicated properties located near the Lincoln Theater to the RDA at the November 10, 2010, Metro Council meeting.

CONCLUSION

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

LINCOLN THEATER

HAROLD BRISCOE

DISCUSSION

Mr. Briscoe reported that the RDA is waiting for approval from the Louisiana Department of Economic Development for Live Performance Tax Credits, which will generate approximately \$1,000,000 for the project.

The RDA is also waiting for notification of application approval from the National Register of Historic Places. Mr. Briscoe and the Louisiana Black History Hall of Fame are working with Derek Gordon of the Arts Council to develop a business plan for the renovated Lincoln Theater and proposed museum.

CONCLUSION

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

EBRCDE,LLC

WALTER

		MONSOUR
DISCUSSION		
Due to a conflict of interest between the RDA Board of Commissioners and the East Baton Rouge Community Development Entity, LLC Board of Directors, Dr. William Jenkins and Mrs. Susan Turner have resigned from the EBRCDE, LLC Board. Rev. Tommie Gibson and Erin Monroe Wesley have been nominated to serve in their places. This item will go before the Metro Council for approval on November 23, 2010.		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	NEW BUSINESS	JOHN NOLAND
DISCUSSION		
No new business to report.		
Mr. Noland, by request of Mr. Mayhall, suggested one location be identified for future RDA meetings to be held at a set date and time. RDA staff will research and bring results to the Board at its December meeting.		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	PUBLIC COMMENT	JOHN NOLAND
DISCUSSION		
A representative of Community Pharmacy thanked the Board for approval of their Small Business Façade Improvement Grant request.		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	ADJOURNMENT	JOHN NOLAND
DISCUSSION		
Mr. Noland adjourned the meeting at 9:57 a.m.		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
OBSERVERS		

RESOURCE PERSONS	
SPECIAL NOTES	