



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	FEBRUARY 17, 2011	9:00 A.M.	EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
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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; Mr. Van Mayhall, Vice Chairman; Dr. Huel Perkins, Secretary; 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; Councilwoman Tara Wicker, District 10; Don Allison, Advantous; Marcelle Boudreaux, CPEX; Jeb Bruneau, Advantous; Francis Farlow, Boyd's Bakery, LLC; Ryan Holcomb, City Parish Planning Commission; Charles Landry and Amanda Wells, Jones Walker; Michael Medick, CSRS, Inc.; Samuel Sanders, Mid-City Redevelopment Alliance; Lawrence Triggs, Metro City Redevelopment; and Byron Turner, Fannie Mae.</p>

Agenda topics

	CALL TO ORDER	JOHN NOLAND
DISCUSSION		
CONCLUSIONS	Meeting called to order by Mr. Noland at 8:59 A.M.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

JANUARY 20, 2011 MINUTES		JOHN NOLAND
DISCUSSION	Mr. Noland asked for approval of the minutes from the January 20, 2011 Board of Commissioners Meeting.	
CONCLUSIONS	Dr. Perkins made a motion to approve the minutes. Dr. Jenkins 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 Financial Position, Profit & Loss Budget vs. Actual and Profit & Loss Budget vs. Class for the period ending January 31, 2011.	
CONCLUSIONS	Dr. Jenkins made a motion to approve the financial reports. Dr. Perkins seconded the motion. The financial reports were unanimously approved.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
REPORT ON 2011 AUDIT		WALTER MONSOUR
DISCUSSION	Mr. Monsour presented the Board with a letter from Postlethwaite & Netterville explaining the process for the RDA's 2010 outside audit. As required by the State Budget Act, Mr. Monsour requested the Board approve the Louisiana Compliance Questionnaire referenced in their Board book. Mr. Monsour expects the 2010 audit to be presented to the Board at the March or April Board meetings.	
CONCLUSIONS	Mr. Noland asked for a roll call vote for approval of the Louisiana Compliance Questionnaire. Dr. Jenkins made a motion to approve the questionnaire. Dr. Perkins seconded the motion. In a roll call vote, the questionnaire was unanimously approved.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

		PROGRAM UPDATES	SUSANNAH BING
DISCUSSION	COMMUNITY IMPROVEMENT PROGRAMS		
Miss Bing reported the following:			
Scotlandville/Gateway – final plans complete and will distribute to respective Metro Council members for comments.			
Zion City/Glen Oaks – final plans complete and will distribute to respective Metro Council members for comments.			
Northdale – Brown + Danos to deliver plans to the RDA by Thursday, February 24, 2011.			
Choctaw Corridor – Brown + Danos to deliver plans to the RDA by Thursday, February 24, 2011.			
Melrose East – first draft of plans under review by RDA staff. Projected final plans for end of February or beginning of March.			
RDA will co-host community meetings with FuturEBR to present plans.			
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
		SUSANNAH BING	
DISCUSSION	GAP FINANCING		
One-Stop – project dedicated to homeless individuals - anticipate closing \$160,000 grant on March 10, 2011.			
OSBR Gateway – 17 units – anticipate closing \$680,000 grant in April 2011.			
Hooper Springs – 48 units – dedicated to senior living – received an updated application for a \$450,000 loan and anticipate sending to Underwriter the week of February 21, 2011.			
CONCLUSION	.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
		VICKIE SMITH	
DISCUSSION	RENTAL REHAB		
Cabana Gardens – project will renovate 68 residential units with closing tentatively set for March 31, 2011.			
CONCLUSION			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
		VICKIE SMITH	
DISCUSSION	SMALL BUSINESS FACADE IMPROVEMENT GRANTS		

<p>Ms. Smith requested the Board approve the Small Business Façade Improvement Grant application submitted by Boyd's Bakery. The request is for a \$7,500 matching reimbursement grant. Façade improvements include: Replace old windows, doors and wood trim on the building, paint building, repair broken windows, new signage etched into the windows and enhanced landscaping. The property is located at 1659 N. Acadian Thruway.</p>		
CONCLUSIONS		
<p>Community Pharmacy - without objection, the Board unanimously voted to approve the Small Business Façade Improvement Grant to Boyd Bakery in an amount up to \$7,500.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
		HAROLD BRISCOE
DISCUSSION	LAND BANKING	
<p>Mr. Briscoe reported to the Board that petitions will be filed in the 19th Judicial District Court on nine properties to clear titles. The RDA has received 19 surveys and 36 abstracts to date on adjudicated properties.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
		HAROLD BRISCOE
DISCUSSION	LINCOLN THEATER	
<p>Mr. Briscoe requested the Board's approval of the Louisiana Recreational Trails Program resolution. This resolution will allow the RDA to submit a \$100,000 grant application for a walk/bike trail in the Lincoln Theater area, connecting the Garden District, Lincoln Theater and Expressway Park.</p>		
CONCLUSION		
<p>Dr. Jenkins made a motion for the Board to approve the Louisiana Recreational Trails Program resolution. Dr. Perkins seconded the motion. In a roll call vote, the resolution was approved.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
		MARK GOODSON
DISCUSSION	ANNUAL REPORT TO LEGISLATURE	
<p>Mr. Goodson presented the annual reported submitted yearly to the Legislature due by March 1, 2011 detailing properties the RDA has purchased. To date, RDA has not purchase any properties, but did report the acquisition of 137 properties via donation or direct transfer.</p>		

CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	NEW BUSINESS	MARK GOODSON
DISCUSSION	MoPED/MoDAD/PET update	
<p>Mark Goodson reported he will be leading a webinar to promote the Mobile Property Evaluation Device (“MoPED”) with approximately 200 expected to participate. Mr. Goodson will also present MoPED and the Property Evaluation Tool (PET) in Philadelphia at the National Brownsfields Conference in April and in Detroit at the Land Banking Conference in June.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
		WALTER MONSOUR
DISCUSSION	SMILEY HEIGHTS PROJECT - OVERVIEW	
<p>Mr. Monsour updated the Board on the Smiley Heights project. The Smiley Heights project will be presented to the Metro Council at their February 23, 2011 meeting, requesting \$1.5MM be transferred from the City-Parish to the RDA to go toward the purchase of the Smiley Heights site, an approximately 200-acre tract of land.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
	PUBLIC COMMENT	JOHN NOLAND
DISCUSSION		
<p>Mrs. Francis Farlow thanked the Board for approving the Small Business Façade grant for Boyd’s Bakery.</p>		
<p>Mr. Mayhall reminded the RDA staff of the required annual filing of Financial Disclosures for Board members.</p>		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
<p>RDA staff will remind Board members when Financial Disclosures are due.</p>		

	ADJOURNMENT	JOHN NOLAND
DISCUSSION		
Dr. Perkins made a motion to adjourn the meeting. Dr. Jenkins seconded the motion. Mr. Noland adjourned the meeting at 9:40 a.m.		
CONCLUSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

RESOURCE PERSONS	
SPECIAL NOTES	