



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	JUNE 19, 2013	10:15 A.M.	EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
MEETING CALLED BY	Mr. Van Mayhall Jr., Vice Chairman		
TYPE OF MEETING	Board of Commissioners - Regular Meeting		
FACILITATOR	N/A		
NOTE TAKER	Christy Leigh		
TIMEKEEPER	N/A		
ATTENDEES	<p>Attending Board Members: Mr. Van Mayhall Jr., Vice Chairman; Dr. James Llorens, Secretary; and Ms. Susan Turner, Treasurer.</p> <p>Also attending: Walter Monsour, RDA President & CEO; Mark Goodson, RDA Executive Vice President & COO; Chip Boyles, RDA Vice President of Administration & Programs; James Andermann, RDA Real Estate Director; Susannah Bing, RDA Finance and Economic Development Director; Melissa Neyland, Christy Leigh, Rodney Richbourg and Rebecca Normand, RDA Staff; Amanda Wells, Jones Walker; Tara Titone, CPEX; Michael Medick, CSRS, Inc.; Freddy Smith, Postlethwaite & Netterville and Ryan Holcomb, CPPC</p>		
	CALL TO ORDER	VAN MAYHALL JR	
DISCUSSION	Meeting called to order by Mr. Mayhall at 10:15 a.m.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			
	APPROVAL OF THE JUNE 11, 2013 MINUTES	VAN MAYHALL JR	
DISCUSSION	Mr. Mayhall asked for approval of the minutes from the June 11, 2013 Board of Commissioners Special Meeting.		
CONCLUSIONS			

Dr. Llorens made a motion to approve the minutes. Mrs. Turner seconded the motion. The minutes were unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	FINANCIAL REPORT	MARK GOODSON
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DISCUSSION		
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Mark Goodson presented the RDA board members with the RDA income and expense report and balance sheet through May 2013 and asked for approval of the financial report. Freddy Smith from Postlethwaite & Netterville presented the RDA board members with the 2012 audited financial statements. Mr. Smith reported that there were no reported findings and that the auditors, Postlethwaite & Netterville issued an unmodified opinion on the financial statements for the year ending December 31st, 2012. Mr. Mayhall asked the following questions for due diligence: Did you receive the cooperation of the RDA staff?; Did you receive all documentation?; Were there any arrearages in the debts owed to the RDA?; Was the issue of the Management letter not needed in this case?; Did you find that the RDA was in full compliance of the all state and federal regulations?; and Is there anything else you would like to bring to the attention of the RDA Board at this time?. Mr. Smith answered all Mr. Mayhall's Questions as such: Yes, full cooperation was received; All documentation was received; No arrearages were found; no management letter was needed as the audit was communicated verbally; The RDA was in full compliance with all state and federal regulations in regards to the Financial Audit; and nothing else to bring to the RDA board's attention.

CONCLUSIONS

Mrs. Turner made a motion to approve the RDA financial report through May 2013. Dr. Llorens seconded the motion. By a roll call vote, Mr. Mayhall, Dr. Llorens and Mrs. Turner all voted aye. The RDA financial reports through May 2013 were unanimously approved. Dr. Llorens made a motion to approve the 2012 Audited financial statements as presented. Mrs. Turner seconded the motion. By a roll call vote, Mr. Mayhall, Dr. Llorens and Mrs. Turner all voted aye. The 2012 Audited financial statements were unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	2013 LEGISLATIVE REPORT	WALTER MONSOUR
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DISCUSSION		
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Walter Monsour reported that during the 2013 Legislative session, the RDA was involved in 3 significant pieces of Legislation; One specifically (SB204) and two as a statewide collation (HB 256 and SB 51). HB 256 was a constitutional amendment, authored by Representative Williams from Shreveport, and will give the rest of the state the same legal authority that New Orleans has possessed for the last 7-8 years. The Amendment will reduce the amount of time for redemption of Tax Adjudicated properties, if determined blighted, from 36 months to 18 months. This bill unanimously passed the Senate with 35 yays and 2 nays, received the Governor's signature and will go on the ballot in November 2013. SB 51, authored by Senator Long of Alexandria, gave legal authority for local governments in Louisiana to conduct code lien foreclosures on abandoned and unoccupied properties in violation of housing and building codes. SB 204 was the third piece of legislation that the RDA was included in, along with the LCTSC Board. And provides for the issuance of bonds to finance capital improvements for the Louisiana Community and Technical College System. Smiley Heights was designated a project in this bill and included for \$11.2 million. SB 204 passed both the Senate and House and has been signed by the governor.

CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
SMILEY HEIGHTS PREDEVELOPMENT		CHIP BOYLES
DISCUSSION		
<p>Mr. Boyles reported that the Metro Council approved \$433,303 in the budget supplement for Smiley Heights’s predevelopment services. The RDA is classifying this as Phase 1, a 40 acres upland site; planning and design for BRCC and the high school properties. This approved budget supplement includes: clearing grub, removing debris, permitting costs and completing a tree survey for the entire site. The tree survey will preserve any trees that have significant value to the overall development. The authorizations before the board include: An estimated \$344,000 to be bid out on construction type activities; An estimated \$90,000 will be used to hire professional services contractors for activities such as: delineating the wetlands that are not on the site, making sure the contractors did not infringe into the wetland areas, performing the tree survey, marking the trees, as well as surveying and rough grading (not to change the contour of the land, but to clean the land up).</p>		
CONCLUSIONS		
<p>Dr. Llorens made a motion to approve the City-Parish CEA authorization. Mrs. Turner seconded the motion. Mr. Mayhall, Dr. Llorens, and Mrs. Turner all voted yes. The Authorization to execute a Cooperative Endeavor Agreement with the City-Parish for \$433,303 for predevelopment services for the Smiley Heights project was unanimously approved. Dr. Llorens made a motion to approve the Qualified Firm Agreements authorization. Mrs. Turner seconded the motion. Mr. Mayhall, Dr. Llorens, and Mrs. Turner all voted yes. The Authorization to execute agreements with qualified firms to provide predevelopment services for the Smiley Heights project was unanimously approved.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
NEW BUSINESS, PUBLIC COMMENT, ADJOURNMENT		VAN MAYHALL JR
NEW BUSINESS	James Andermann gave the RDA Board Members a report on the tax sale.	
PUBLIC COMMENT	No public comment.	
ADJOURNMENT	Mr. Mayhall adjourned the meeting at 11:10 a.m.	