



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	SEPTEMBER 25, 2013	9:00 A.M.	EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
MEETING CALLED BY	Mr. John Noland , 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. John Noland, Chairman; Mrs. Suzanne Turner, Treasurer; Mr. Rodney Braxton.</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, Rodney Richbourg, Christy Leigh and Rebecca Normand, RDA Staff; Logan Harrell, RDA Intern; Charles Landry and Amanda Wells, Jones Walker; Tara Titone, CPEX; Ryan Holcomb, CPPC; David Jacobs, Business Report; Byron Turner, Fannie Mae; Rev. Raymond Jetson, Star Hill Baptist Church; Mrs. Erica McGeachy Crenshaw, Execute Now; Mrs. Verni Howard, Whitney Bank and Whitney Cooper, DDD</p>		
	CALL TO ORDER	JOHN NOLAND	
DISCUSSION	Meeting called to order by Mr. Noland at 9:14 a.m.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			
	APPROVAL OF THE AUGUST 15, 2013 MINUTES	JOHN NOLAND	
DISCUSSION	Mr. Noland asked for approval of the minutes from the August 15, 2013 Board of Commissioners Meeting.		
CONCLUSIONS			

Mr. Braxton 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

Mark Goodson presented the RDA board members with the RDA income and expense report and balance sheet through August 31, 2013.

CONCLUSIONS

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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N/A

	REAL ESTATE - RDA TAX SALE PROPERTIES LLC RESOLUTIONS	JAMES ANDERMANN
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DISCUSSION

Amanda Wells of Jones Walker gave a presentation of the proposed legal structure for real estate acquisition and holdings by the RDA and its wholly-owned subsidiaries. James Andermann presented the Board with the Resolutions to authorize the creation of LLCs for acquisition, acceptance, transfer, management, development and disposition of properties and to carry out and effectuate the contribution of property held by the RDA to an LLC.

CONCLUSIONS

Mr. Braxton made a motion to approve the Resolutions to authorize the creation of LLCs for acquisition, acceptance, transfer, management, development and disposition of properties and to carry out and effectuate the contribution of property held by the RDA to an LLC. Mrs. Turner seconded the motion. All board members vote aye. The Resolutions were unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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N/A

	REAL ESTATE - RESOLUTIONS FOR COMMUNITY PARTNERS	JAMES ANDERMANN
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DISCUSSION

Mr. Andermann presented the board with the Resolutions to authorize the acquisition of property from the City-Parish and transfer of the property to the following community Partners: Circa 1857, LLC, Invictus Properties & Holdings, LLC and the Society of St. Vincent de Paul. The RDA's role will be to transfer: 4 parcels to Circa 1857: 7 adjudicated vacant parcels to Invictus Properties & Holdings, LLC; and 1 parcel to the Society of St. Vincent de Paul.

CONCLUSIONS

Mr. Braxton made a motion to approve each Resolution to authorize the acquisition of property from the City-Parish and transfer of the property to Circa 1857, LLC, Invictus Properties & Holding, LLC, and the Society of St. Vincent de Paul. Mrs. Turner seconded the motion. All board members vote aye. The resolutions were unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	REAL ESTATE - REVOCATION OF TRANSFER AGREEMENT	JAMES ANDERMANN
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DISCUSSION

Mr. Andermann presented the board with the Resolution to authorize the RDA to enter into a Revocation of Transfer Agreement with the City-Parish for 9 parcels currently being held in the RDA Land Bank. Mr. Andermann explained that the reason for revocation on Fortune Addition, Lot 4, Square 33 (Cadillac Street) is due to the parcel having an occupied structure. The reason for revocation on Suburb Combouzou, Lots 15, 29, and 30, Square 2 (North Street and N 23rd) and Gusman & Lefever Town (N 17th and North Street), Lots 10, 11, 12 and 13, Square 2 or 300 is due to inadequate notice not being given to the mortgagee. The reason for revocation of Suburb Swart, Lot 5, Square 273 parcel was because the parcel was redeemed prior to it being transferred to the RDA.

CONCLUSIONS

Mrs. Turner made a motion to approve the resolution to authorize the RDA to enter into a Revocation of Transfer Agreement with the City-Parish. Mr. Braxton seconded the motion. All board members vote aye. The resolution to authorize the RDA to enter into Revocation of Transfer Agreement with the City-Parish was unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	GAP FINANCE	SUSANNAH BING
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DISCUSSION

Ms. Bing requested the board to revise terms of the Gap Commercial loan to Model Block LLC so that payments to the RDA will not be allowed to cause debt service on the senior loan to go below 1.0 to 1.0 on a combined basis to be measured semi-annually.

CONCLUSIONS

Having already advised Mr. Monsour that her landscaping design firm, Suzanne Turner Associates, wished to contribute design services for the project on an uncompensated basis, Mrs. Turner advised the board that her firm is presently providing pro bono landscaping design work on this project. Mrs. Turner stated that she would recuse herself from discussion and any vote on the project. Several members of the board thanked Ms. Turner for her firm's pro bono service to assist the project. Mr. Braxton then made a motion to approve the revised terms. Mr. Noland seconded the motion. Mr. Braxton and Mr. Noland voted in favor of the revised terms of Gap Commercial loan to Model Block LLC and the motion to approve the revised terms was passed. Mrs. Turner did not participate in any of the discussions concerning the project and the motion and she abstained from the vote.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

	SMILEY HEIGHTS UPDATE	CHIP BOYLES
DISCUSSION	<p>Mr. Boyles reported that the master plan will be presented at the final presentation, on September 26th at 6pm. Architects Southwest's Steven Oubre presented the master plan to more than 100 attendees at Thursday's final presentation following a week-long Charrette that consisted of more than 15 meetings and insight from 150 stakeholders and community.</p>	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	NEW BUSINESS, PUBLIC COMMENT & ADJOURNMENT	JOHN NOLAND
NEW BUSINESS	No new business	
PUBLIC COMMENT	No public comment	
ADJOURNMENT	Mr. Noland adjourned the meeting at 10:10 a.m.	

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