



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	DECEMBER 19, 2013	10:30 A.M.	EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
MEETING CALLED BY	Mr. Van Mayhall , Acting Chairman		
TYPE OF MEETING	Board of Commissioners - Special Meeting		
FACILITATOR	N/A		
NOTE TAKER	Christy Leigh		
TIMEKEEPER	N/A		
ATTENDEES	<p>Attending Board Members: Mr. Van Mayhall, Jr., Vice Chairman (Acting Chairman); Dr. James Llorens, Secretary; Mrs. Susan Turner, Treasurer and 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; Melissa Neyland, Rodney Richbourg, and Christy Leigh, RDA Staff; Jodi Nuss, RDA Intern; Erin Monroe Wesley and Rev. Tommie Gipson, EBR Community Development Entity, L.L.C. Board of Directors; Rev. Leo Cyrus, EBR Community Development Entity, L.L.C. Advisory Board of Directors; Charles Landry, Jones Walker; C. Denise Marcelle, BR Metro Council – District 7; Ronnie Edwards, BR Metro Council – District 5; Tara Wicker, BR Metro Council – District 10; Ryan Heck, BR Metro Council – District 11; Buddy Amoroso, BR Metro Council – District 8; Shelia Pounders, Tom Peters and Catherine Ward, Entergy Gulf States; Astrid Clements, Norman Chenevert, Helena Cunningham and Blaine Grimes, EBR Mortgage Finance Authority; Dwayne Wilson; LDEQ; David Guillory; DPW; Michael Airhart, Louisiana Mortgage Lenders; Eric Holowacz and Katherine Scherer, Arts Council of Greater Baton Rouge; Tyson Hackenberg, CB&I; John Davies, John Spain and Edmund Giering IV, BRAF; Sam Sanders, Mid City Redevelopment Alliance; Chief Carl Dabadie, BR Police Department; Jori Ann Erdman, LSU School of Architecture; Tara Titone, CPEX; Ryan Holcomb, CPPC; Davis Rhorer, DDD; Matt McKay, All Star Automotive; Tim Boone, The Advocate; Renita Young, NOLA.com and Rachel Alexander, BR Business Report</p>		
		CALL TO ORDER	VAN MAYHALL, JR.
DISCUSSION	Meeting called to order by Mr. Mayhall at 10:34 a.m.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE		DEADLINE
N/A			

APPROVAL OF THE DECEMBER 11, 2013 MINUTES		VAN MAYHALL, JR.
DISCUSSION		
Mr. Mayhall asked for approval of the minutes from the December 11, 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		
REAL ESTATE – ENTERGY DONATION		WALTER MONSOUR/JAMES ANDERMANN
DISCUSSION		
<p>Mr. Monsour and Mr. Andermann presented the following information to the RDA Board regarding the property at 1509 Government Street:</p> <ul style="list-style-type: none"> • Spring of 2010 - Mr. Monsour and Mr. John Spain (BRAFF) met with Mr. Bill Mohl, at that time the President and CEO of Entergy Louisiana, to propose Entergy’s donation of its 6 acre site at 1509 Government St. to the RDA so that the RDA could use this significant and strategically-located piece of to help revitalize the area. Mr. Mohl stated that he was in agreement with the proposition and that giving the property to the RDA would be great for the City and great for the legacy of Entergy. • Early 2011 - RDA and Entergy had the first of several meetings with Entergy and the RDA’s collective partners to negotiate the process towards this donation. The property was appraised at \$1.75 million that same year. • From day one, the RDA informed Entergy about the RDA’s ability to access grant dollars for projects such as these. Mr. Andermann announced that because of the RDA’s partnerships with the East Baton Rouge Planning Commission and LDEQ, over \$320,000 of grant funds have been accessed and secured for this project. • September 22, 2011 - Work began on the necessary environmental studies, with the help of the Planning Commission, particularly Barrett Chaix. From those studies, the RDA built an action plan to remediate the site and prepare it for redevelopment. • November 15, 2013 - LDEQ gave the site a clean bill of health. Entergy has gone above and beyond what was required in order to ensure the donation of an environmentally clean site. This means because of Entergy’s hard work, the RDA will be allowed to vision the property without limitations of use. <p>Mr. Monsour then presented RDA’s vision going forward. Mr. Monsour explained that in January of 2006, the Mid City Redevelopment Alliance completed a Master Action Plan that called for a Warehouse/Design District that includes an area along Government Street from Robinson Drive to 16th Street and traveling north to North Boulevard. The Plan stated “...the Entergy Building has the potential to act as a landmark and focal point of the Mid City Warehouse/Design District. The vision for the district is to create a mixed-use, live-work environment...”</p> <p>In September of 2011, the Mayor-President and Metro Council unanimously adopted FUTUREBR. The FUTUREBR plan envisions neighborhoods throughout the Parish that are thriving and citizens having housing options that are safe and affordable to a variety of income levels – neighborhoods with attractive open spaces and residents having transportation choices, including walking, biking, riding transit and driving. Once such neighborhood called out in the plan is Mid City, including the Warehouse/Design District.</p> <p>FUTUREBR identifies several strategies to achieve this vision, including implementing Complete Streets standards along Government Street... reinvigorating existing neighborhoods by investing in catalyst sites... and encouraging mixed-use developments that promote living, working and playing in close proximity to one another.</p> <p>Mr. Monsour reported that it is the RDA’s desire to see that redevelopment of this site begin to implement those strategies by promoting walking, cycling and transit; mixing uses to provide a variety of destinations at one location; and employing exemplary design to serve as a model for investment in the area.</p>		

Additionally, the immediate area around the Entergy site at 1509 Government was once home to the Baton Rouge Railroad Station. This site is now being called out as a possible new passenger rail station, serving a passenger train between Baton Rouge and New Orleans.

The recent completion of the 19th Judicial District building, Town Square, Hampton Inn, and the construction of the new IBM offices bringing 800 new jobs to downtown, along with new development and redevelopment of buildings such as the Onyx Building, Capital One building, EBRATS building and Commercial Properties apartments adjoining the IBM building...all of these projects have all accelerated the growth and success of the Downtown Development District. Additionally, recently completed buildings, such as the Louisiana Housing Corporation's Mid City Garden Apartments, The Elysian apartments, The Dufroq Elementary School and Baton Rouge High School, all nearby, create added momentum for the redevelopment of Mid City. With all of this growth comes the demand and opportunity to develop the adjoining areas of Mid City to help meet the needs of a growing downtown and to accomplish the redevelopment goals laid out in FUTUREBR.

In the near future, the RDA will initiate a neighborhood redevelopment strategy that will identify ownership, uses, zoning and values of all properties near the Entergy site. The initial project boundaries that the RDA is considering are bordered by Government Street on the south, 22nd Street on the east, Interstate 110 on the west and North Boulevard on the north. Working with partners like the Mayor's Office, the Department of Public Works, Louisiana Housing Corporation, East Baton Rouge Planning Commission, Mid City Redevelopment Alliance, LSU's College of Art & Design, the Arts Council, the EBRMFA and others, the RDA will compare existing conditions within the area with recommended actions from existing plans, as well as community/business input, and identify documentable market demands for new housing and commercial development. Once a realistic market demand is determined, the RDA will work with its partners to identify strategies for additional property assembly, public investment, developer recruitment and design to begin transformation of the entire neighborhood focused around and including the "Entergy site".

Much work for preparing a redevelopment strategy for this neighborhood is already underway. The LHC has identified many property owners and land uses near its Mid City Gardens Apartments. The RDA has been working with the LHC to identify funding sources for the neighborhood redevelopment strategy and to fund housing redevelopment once the market is identified.

LSU and Southern University's Schools of Architecture have begun work visualizing growth potential along North Boulevard with property owned by St. Vincent DePaul. Students have also worked with community members on current community conditions and community needs.

C-PEX and the Arts Council are underway with an Arts District Corridor Plan that includes the nearby Old South neighborhoods.

With all of this positive momentum, the "Entergy site" provides a monumental, catalytic opportunity to address blight, transportation, housing, commercial, environmental and educational and community needs along the Government Street Corridor in a well-planned and comprehensive manner.

Mr. Monsour then asked the RDA Board for their approval to accept this outstanding donation. 1509 Government Street, which has been owned by Entergy for more than 79 years, is being donated to the East Baton Rouge Redevelopment Authority in order to further the RDA's mission and to ensure that this prime piece of real estate becomes the catalyst for the redevelopment of this very important area of Baton Rouge.

Mr. Monsour then presented the board with the Resolution authorizing the President/CEO to accept the donation of property on behalf of the East Baton Rouge Redevelopment Authority and to execute an Act of Donation and all ancillary documents whatsoever.

After the Board action, Mrs. Shelia Pounders, from Entergy, added that Entergy was pleased to partner with the RDA – an organization with the vision to redevelop properties while maintaining their historical value. Ms. Pounders stated that Entergy was happy to witness the next evolution as this property becomes part of the Mid City Warehouse/Design District, and stays a major part of the area for years to come. Entergy is also happy to give back to the community and neighborhoods in which their employees live and work. Entergy's donation serves as a perfect example of our commitment to the communities and customers we serve and they value their partnership with the City of Baton Rouge and the RDA and look forward to seeing the new use for 1509 Government Street.

CONCLUSIONS

Mr. Braxton made a motion to approve the resolution the authorizing the President/CEO to accept the donation of property on behalf of the East Baton Rouge Redevelopment Authority and to execute an Act of Donation and all ancillary documents

whatsoever. Dr. Llorens seconded the motion.

In a voice vote, Mr. Braxton, Mrs. Turner, Dr. Llorens and Mr. Mayhall voted aye. The resolution was unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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N/A		
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	REAL ESTATE – LDEQ	JAMES ANDERMANN
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DISCUSSION		
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Mr. Andermann presented the Board with the resolution authorizing the RDA to access special financing in an amount up to \$200,000 from the Louisiana Department of Environmental Quality for remediation purposes. Mr. Andermann explained that the Brownsfield 128 Cleanup program was created for redevelopment projects. The objective is to prevent current and future environmental materials from preventing the redevelopment and reuse of 1509 Government Street. All remediation work performed on 1509 Government Street as a result of this financing will be above grade. Mr. Andermann reported that the schedule is as follows: execute final agreement in January 2014, conduct public bid in Spring 2014 and have a contractor onsite by summer 2014.

CONCLUSIONS		
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Mr. Braxton made a motion to approve the resolution authorizing the RDA to access special financing in an amount up to \$200,000 from the Louisiana Department of Environmental Quality for remediation purposes. Mrs. Turner seconded the motion.

In a voice vote, Mr. Braxton, Mrs. Turner, Dr. Llorens and Mr. Mayhall voted aye. The resolution was unanimously approved.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
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N/A		
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	NEW BUSINESS, PUBLIC COMMENT & ADJOURNMENT	VAN MAYHALL, JR.
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NEW BUSINESS	No new business	
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PUBLIC COMMENT	Sam Sanders, Mid City Redevelopment Alliance; Denise Marcelle, BR Metro Council – District 7; Ronnie Edwards, BR Metro Council – District 5 and Buddy Amoroso, BR Metro Council – District 8 all congratulated the RDA and Entergy on the donation of the 1509 Government Street property.	
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ADJOURNMENT	Mr. Mayhall adjourned the meeting at 11:12 a.m.	
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