



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	JANUARY 16, 2014	9:00 A.M.	EBR REDEVELOPMENT AUTHORITY, 801 NORTH BLVD., SUITE 200, BATON ROUGE, LA 70802
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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. 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; Susannah Bing, RDA Director of Finance and Economic Development; Melissa Neyland, Rodney Richbourg, Rebecca Normand and Christy Leigh, RDA Staff; Jodi Nuss, RDA Intern; Amanda Wells, Jones Walker; Michael Airhart, Louisiana Mortgage Lenders; Byron Turner, Fannie Mae; Sam Sanders, Mid City Redevelopment Alliance; Whitney Cooper, DDD; Tara Titone, CPEX; Ryan Holcomb, CPPC; Tim Boone, The Advocate; Renita Young, NOLA.com and Rachel Alexander, BR Business Report</p>

CALL TO ORDER	JOHN NOLAND
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DISCUSSION	Meeting called to order by Mr. Noland at 9:00 a.m.
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CONCLUSIONS	
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

APPROVAL OF THE DECEMBER 19, 2013 MINUTES	JOHN NOLAND
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DISCUSSION	
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Mr. Noland asked for approval of the minutes from the December 19, 2013 Board of Commissioners Meeting.

CONCLUSIONS		
Mrs. Turner made a motion to approve the minutes. Mr. Braxton seconded the motion. The minutes were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	REAL ESTATE – TAX SALE PROPERTIES	JAMES ANDERMANN
DISCUSSION		
Mr. Andermann reported that a total of 34 tax certificates were purchased in 2013 for a total of \$424,000. 21 tax certificates were purchased at the June tax sale and 13 tax certificates at the September tax sale. In the first 6 months, 60% (20) of the properties have been redeemed for the tax sale purchase price of \$216,000 plus the interest and penalties of \$21,000.		
Mr. Andermann then presented the Board with the resolution authorizing representatives to purchase properties at any and all 2014 East Baton Rouge Parish tax sales for an aggregate purchase price of no more than \$500,000. Mrs. Wells, Jones Walker, added that the resolution also authorized the transfer of the properties to the appropriate LLCs.		
CONCLUSIONS		
Mrs. Turner made a motion to approve the resolution authorizing representatives to purchase properties at any and all 2014 East Baton Rouge Parish tax sales for an aggregate purchase price of no more than \$500,000. Mr. Braxton seconded the motion.		
In a voice vote, Mr. Braxton, Mrs. Turner and Mr. Noland voted aye. The resolution was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	GENERAL EMPOWERING RESOLUTION	MARK GOODSON
DISCUSSION		
Mr. Goodson presented the board members with the amendment to the General Empowering resolution that replaces Mr. Goodson with Chip Boyles; Vice President of Administration and Programs and gives Mr. Boyles the ability to act on behalf of the RDA in administrative function.		
CONCLUSIONS		
Mr. Braxton made a motion to adopt the General Empowering resolution. Mrs. Turner seconded the motion.		
In a voice vote, Mr. Braxton, Mrs. Turner and Mr. Noland voted aye. The resolution was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	1509 GOVERNMENT STREET UPDATE	JAMES ANDERMANN
DISCUSSION		
Mr. Andermann reported that a draft survey has been submitted to Entergy for their approval. Once approval is received, a closing will be scheduled. The final LDEQ documents are being prepared and a closing is anticipated by the end of January.		

The project is still on schedule to have the cleanup bid out by the Spring 2014 and have contractors on site by Summer 2014 to remediate the remaining issues. Mr. Monsour added that Entergy had previously completed the remediation process on the underground portion of the project site.

CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

ARDENDALE UPDATE		CHIP BOYLES
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DISCUSSION		
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Mr. Boyles reported the following status updates:

- Stantec, engineering firm and CSRS, surveying firm are collectively completing preliminary engineering designs for the 30 acre Phase I. Initial infrastructure will be designed to support the Automotive Training Center (ATC) as a standalone site. RDA now has the first draft.
- Design Guidelines with RDA comments have been reviewed by staff and Architects Southwest and returned for editing. The Guidelines include regulations for homes, buildings, roadway, landscape and all aesthetic appearances.
- Bani, Carville & Brown Architects have completed their preliminary schematic designs and cost estimates for the ATC building and site and have submitted to State Facilities for review.
- Environmental Review request was submitted to the City Parish Office of Community Development on November 15th. By request of LDEQ, our engineering firm is completing an air quality assessment. We are awaiting further agency comments for additional requirements. Because no floodplains or wetlands are affected in Phase I, we expect comments to be minimal.
- An Application Amendment was submitted to City Parish Office of Community Development on November 15th. The amendment is to provide the state Disaster Recovery Unit an updated use of the site for the community college expansion.
- Stantec’s engineers are placing the Phase I tree survey on auto-cad so that trees may be identified by landscape architects within the Phase I development scope with recommendations on incorporation into the landscape design.
- The RDA will be working with the Department of Public Works to continue their ditch bank clearing of drainage canals and ditch servitudes as they initiated between Ardenwood and Lobdell Drives. The completed servitude work is already showing an impact on improving the wetland conditions.
- The RDA’s efforts with the Mayor’s Office and the East Baton Rouge Public Housing Authority have been rewarded by a HUD Choice Neighborhoods Planning Grant to the Mayor’s Office. HUD awarded \$500,000 for a Neighborhood Plan centered on needed improvements of the Housing Authority’s Ardenwood Apartments and will use the RDA’s Melrose East Community Improvement Plan and Ardendale Master Plan and Design Guidelines as the planning baseline. The awarded neighborhood is bounded by Lobdell to the east, Florida to the south, Greenwell Springs to the north, and Foster to the west, taking in almost all areas surrounding Ardendale.

CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

TRANSITION UPDATE		WALTER MONSOUR
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DISCUSSION		
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Mr. Monsour provided a transition update in regards to Mark Goodson’s departure as Executive Vice President and COO. Mr. Monsour added that the job responsibilities and duties will be dispersed among fellow RDA staff until the position is filled. Mr. Monsour reported that the job of Executive Vice President and COO will not be filled until the RDA receives a permanent funding source.

CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	NEW BUSINESS, PUBLIC COMMENT & ADJOURNMENT	VAN MAYHALL, JR.
NEW BUSINESS	No new business	
PUBLIC COMMENT	No public comment.	
ADJOURNMENT	Mr. Noland adjourned the meeting at 9:26 a.m.	

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