



East Baton Rouge Redevelopment Authority Board of Commissioners Meeting

MINUTES	AUGUST 18, 2014	9:00 A.M.	METRO COUNCIL CHAMBERS, 222 ST. LOUIS ST. ROOM 348, BATON ROUGE, LA 70802
MEETING CALLED BY	Mr. Van Mayhall; Vice Chairman		
TYPE OF MEETING	Board of Commissioners - Regular Meeting		
FACILITATOR	N/A		
NOTE TAKER	Leslie Thompson		
TIMEKEEPER	N/A		
ATTENDEES	<p>Attending Board Members: Mrs. Susan Turner; Treasurer, Mr. Rodney Braxton, Dr. James Llorens, and Mr. Van Mayhall; Vice Chairman.</p> <p>Also attending: Walter Monsour, RDA President & CEO; James Andermann, RDA Real Estate Director; Susannah Bing, RDA Director of Finance and Economic Development; Melissa Neyland, Rodney Richbourg, Rebecca Normand, Leslie Thompson, RDA Staff; Charles Landry, Jones Walker; Tim Boone, The Advocate; Renita Young, NOLA.com/The Times-Picayune; Whitney Cooper, DDD; Mike Bruce, Stantec; Boo Thomas, CPEX, Ryan Holcomb, CPPC; Frank Duke, CPPC; Liz Walker, Mid City Merchants; Scot Byrd, BBI Architects;</p>		
	CALL TO ORDER	VAN MAYHALL	
DISCUSSION	Meeting called to order by Mr. Van Mayhall at 9:00a.m.		
CONCLUSIONS			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
N/A			
	APPROVAL OF THE JUNE 19, 2014 MINUTES	VAN MAYHALL	
DISCUSSION	Mr. Mayhall asked for approval of the minutes from the June 19, 2014 Board of Commissioners Meeting.		
CONCLUSIONS	Mr. Braxton made a motion to approve the minutes. Dr. Llorens seconded the motion. The minutes were unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	

N/A		
	MCPD PRESENTATIONS	
DISCUSSION		
Architects Southwest and Duany Plater- Zyberk & Company both made presentations to the RDA Board and Staff, for the Mid-City Predevelopment Planning Project. Each team was asked a series of questions and were given adequate time to respond.		
CONCLUSIONS		
Mr. Van Mayhall, Mrs. Susan Turner, Dr. James Llorens, and Mr. Rodney Braxton numerically scored each team. Duany Plater- Zyberk & Company scored the highest and were announced as the team selected to begin work on the Mid- City Predevelopment Planning Project.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	1509 GOVERNMENT STREET BROWNSFIELDS CLEANUP CONTRACT	JAMES ANDERMANN
DISCUSSION		
Mr. Andermann reported on the 1509 Government Street Brownsfield Cleanup contract and requested approval of the resolution to enter into a 1509 Government Street Brownfields Cleanup Contract with the lowest bidder, Southern Environmental Management & Specialties (SEMS, Inc.)		
CONCLUSIONS		
Dr. Llorens made a motion to approve the contract, Mrs. Turner seconded the motion. The contract was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
	PUBLIC BENEFIT CORPORATIONS	JAMES ANDERMANN
DISCUSSION		
Mr. Andermann reported on the creation of the Public Benefit Corporations and requested approval of the resolution to convert our subsidiary LLCs to Public Benefit Corporations..		
CONCLUSIONS		
Mr. Braxton made a motion to approve, Dr. Llorens seconded the motion. In a voice vote, Mr. Mayhall, Mr. Braxton, Mrs. Turner and Dr. Llorens voted aye. The resolution was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

ARDENDALE PHASE ONE CLEARING CONTRACT		JAMES ANDERMANN
DISCUSSION		
Mr. Andermann reported that the Ardendale Phase One Clearing Contract was awarded to lowest bidder, Wilson Kimble Contractors, Inc. Mr. Andermann also requested approval for the resolution to enter into an Ardendale Phase One Clearing, EBRRA Projects No. 101 Contract with lowest bidder Wilson Kimble Contractors, Inc.		
CONCLUSIONS	N/A	
Mr. Braxton made a motion to approve the resolution to enter into an Ardendale Phase One Clearing contract with Wilson Kimble Contractor, Inc. Mrs. Turner seconded the motion. In a voice vote, Mr. Mayhall, Mr. Braxton, Mrs. Turner and Dr. Llorens voted aye. The resolution was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

ARDENDALE CEA AND ACT OF TRANSFER		JAMES ANDERMANN
DISCUSSION		
Mr. Andermann requested approval of the resolution to enter into a CEA and Act of Transfer between Louisiana Community and Technical College System Foundation, Louisiana Community and Technical College System, and The State of Louisiana, Division of Administrative, Office of Facilities Planning and Control for the development of the BRCC campus at Ardendale.		
CONCLUSIONS		
Mr. Van Mayhall recused himself due to a potential conflict with Breazeale, Sachse & Wilson, LLP representing Baton Rouge Community College. Mr. Braxton made a motion to approve the resolution to enter into a CEA and Act of Transfer between Louisiana Community and Technical College System Foundation, Louisiana Community and Technical College System, and The State of Louisiana, Division of Administrative, Office of Facilities Planning and Control for the development of the BRCC campus at Ardendale., Dr. Llorens seconded the motion. In a voice vote, Mr. Braxton, Mrs. Turner and Dr. Llorens voted aye. The resolution was unanimously approved with Mr. Mayhall's recusal.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

ACQUISITION OF CITY-PARISH SURPLUS AND CEA ADJUDICATED PROPERTY		JAMES ANDERMANN
DISCUSSION		
Mr. Andermann reported on and requested approval of the resolution to enter into the appropriate documents necessary to acquire surplus and adjudicated property from the City-Parish.		
CONCLUSIONS		
See "DPW Building: Congregation of St. Paul the Apostle Catholic Church" conclusions below.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		

GUS YOUNG FIRE STATION: MID CITY BAPTIST COMMUNITY FELLOWSHIP, INC.		JAMES ANDERMANN
DISCUSSION		

Mr. Andermann reported on Mid City Baptist Community Fellowship, Inc. and requested approval of the Resolution to enter into a lease for the Gus Young Fire Station with the Mid-City Baptist Community Fellowship, Inc.

CONCLUSIONS

See “DPW Building: Congregation of St. Paul the Apostle Catholic Church” conclusions below.

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

N/A

	DPW BUILDING: CONGREGATION OF ST. PAUL THE APOSTLE ROMAN CATHOLIC CHURCH	JAMES ANDERMANN
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DISCUSSION

Mr. Andermann reported on the DPW Building, Congregation of St. Paul the Apostle Roman Catholic Church and requested approval of the Resolution to enter into a lease for Gus Young DPW Building with the congregation of St. Paul the Apostle Roman Catholic Church.

CONCLUSIONS

N/A

Mr. Braxton made a motion to approve the resolutions in globo for Acquisition of City-Parish Surplus and CEA Adjudicated Property, DPW Building: Congregation Of St. Paul The Apostle Roman Catholic Church, Gus Young Fire Station: Mid City Baptist community Fellowship, Inc., Dr. Llorens seconded the motion. In a voice vote, Mr. Mayhall, Mr. Braxton, Mrs. Turner and Dr. Llorens voted aye. The resolutions were unanimously approved.

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

N/A

	COMMUNITY PARTNER: COMMUNITY FOUNDATION REALITY, INC.	JAMES ANDERMANN
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JAMES ANDERMANN

DISCUSSION

Mr. Andermann reported on the request from Community Foundation Reality, Inc. for property transfers for the Water Campus and requested approval of the Resolutions to transfer property previously adjudicated property to Community Foundation Reality, Inc. and/or its affiliates.

CONCLUSIONS

N/A

Mr. Braxton made a motion to approve the Community Foundation Reality resolution. Dr. Llorens seconded the motion. In a voice vote, Mr. Mayhall, Mr. Braxton, Mrs. Turner and Dr. Llorens voted aye. The resolution was unanimously approved.

ACTION ITEMS

PERSON RESPONSIBLE

DEADLINE

N/A

	REPORT ON FINANCIAL STATEMENTS	RODNEY RICHBOURG
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RODNEY RICHBOURG

DISCUSSION

Mr. Richbourg presented the RDA board members with the RDA income and expense report and balance sheet through July 2014 and asked for approval of the financial report.

CONCLUSIONS		
Mr. Braxton made a motion to approve the resolution, Dr. Llorens seconded the motion. The resolution was unanimously approved. In a voice vote, Mr. Mayhall, Mr. Braxton, Mrs. Turner and Dr. Llorens voted aye. The resolution was unanimously approved.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
N/A		
NEW BUSINESS, PUBLIC COMMENT & ADJOURNMENT		VAN MAYHALL
NEW BUSINESS	Special RDA Board to held in October to discuss RDA Funding	Walter Monsour
PUBLIC COMMENT	Will clearing of Ardendale affect the surrounding neighborhoods. Mr. Andermann answered that Melrose East and other surrounding neighborhoods would not be adversely affected by the clearing of Ardendale and that proper drainage canals, engineered by Stantec.	
ADJOURNMENT	12:15 p.m.	

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