



**MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
OF THE  
NEW ORLEANS REDEVELOPMENT AUTHORITY**

**DATE:** May 12, 2008  
**TIME:** 6:00 p.m.  
**LOCATION:** Capital One Tower (Previously known as Place St. Charles)  
201 St. Charles Avenue, 52nd Floor Board Room  
New Orleans, Louisiana 70112

**1. Call to Order**

The meeting was called to order at 6:00 p.m.; a quorum was present at 6:15 p.m.

**2. Roll Call**

A quorum was present with Commissioners Abbott, Brown, Connor, Couhig, West, and Woods.

Absent were Commissioners Cowen, Lagarde, Major and Singleton.

**3. Introduction of Guests**

All Commissioners, staff and guests were introduced. The guests are listed below:

Linda Jackson, Lower 9<sup>th</sup> Ward Homeowner's Association

Mary Cunningham, City Council District C

Reggie Lawson, FSRIA

Janet Phillipott

Dale & Demeral Banks, Resident of New Orleans

Raymond Perique, Telepro Communications

Michael Heaney, Rally Foundation

Lucinda Flowers, New Orleans Vacant Properties Initiative

Walter Unrank, Muhammad Mosque '46

Sebastian Westin, Resident

Tessa Jaskson, AFL-CIO ITC

Ebony Holmes, Positive Start

Michael Coen, GOHSEP

Charlie Romaine, Insight Builders

Flozell Daniels, Jr., LA Recovery Foundation

Jennifer Matherne, Realtor

David J DaJon, Contractors United for a Greater New Orleans

**4. Review and Approval of Agenda**

Commission West motioned for approval of the agenda

Second by: Commissioner Woods

Vote: Unanimous

**5. Approval of the Minutes of the Regular Meetings held March 10, 2008 and April 14, 2008**

Commissioner Woods motioned to receive the April 14, 2008 board meeting minutes and to approve the March 10, 2008 board meeting minutes.

Second by: Commissioner Connor

Vote: Unanimous

**6. Committee Reports – There were no committee reports**

**7. Review of Financial Reports**

Sheri LaBranche-Jackson, Director of Finance and Administration gave an overview of the financial statements from February, 2008.

Commissioner Woods motioned for approval of the February 2008 financial statements.

Second by: Commissioner Brown

Vote: Unanimous

**8. Executive Director's Report**

a. Community Engagement Update

Executive Director Joseph Williams reported on the number of neighborhood association meetings NORA conducted and the number of meetings NORA planned on conducting in the future. Commissioner Woods commented on the follow-up with the neighborhood associations. He wanted to make sure that NORA followed up with the visitor he met before the meeting. Williams assured him that it would be done.

Williams introduced Marseyas Fernandez of MSF Global Solutions and asked him to give a status report on the GIS project. Marseyas discussed the next phase of projects for the I-MAP and the on-going revisions to the program as properties move through NORA programs.

b. Public Relations Update

Williams mentioned that NORA was featured in several local and national media stories, both print and television. He mentioned interviews on WWL, WDSU, WVUE and ABC/26 and the City Business story featuring comments from him and Councilwoman Head. He also mentioned the upcoming story in US News and World Report and a possible story with Associated Press Television Network. Reference was also made about the various media outlets mentioning NORA's new I-MAP technology.

c. NORA 2008 Work Plan Update

Williams introduced Ommeed Sathe, Director of Real Estate Strategy, and Richard Monteilh, Director of Development and Capital Markets, who gave an update on several projects from the 2008 Work Plan.

Sathe reported that the Irish Channel RFP responses were due today, the Hoffman Triangle RFP was being issued on Wednesday, May 14<sup>th</sup> and the Treme RFP would be issued in the near future. A discussion ensued regarding the Irish Channel and the Road Home properties. Williams recounted a recent discussion with the LRA mentioning that the LRA/LLT maybe required by HUD to do individual environmental inspections of each property prior to transfer to the parishes. Commissioner West asked Williams if NORA issued limitations to the LRA for properties we would be receiving. Williams responded there were no limits, that NORA would take all of the properties immediately when available if they were transferred with funding for maintenance and insurance.

Monteilh reported Thor Equities, LLC (Lane Bryant owners) will be in New Orleans on June 4<sup>th</sup>, 2008 to discuss arrangements for construction of Gentilly Woods Mall. Gentilly Woods/Pontchartrain Park association representatives would be hearing oral presentation from the two finalists on their new housing project in June. Monteilh explained to the Board that there will be several programs for affordable housing, as well as programs for assistance to purchase the developed properties. Monteilh explained that the golf course renovations are being funded with the assistance of the City of Phoenix.

Monteilh mentioned that a Tulane University Task Force is writing a RFP due May 21, 2008 for the feasibility analysis for re-opening Methodist Hospital. He also mentioned the \$750K slated for the Claiborne Winn Dixie facade. Commissioner Woods requested the Board receive a list of the RFP/RFQ's NORA releases.

**9. Chairman's Report**

Chairman Abbott asked Chris Gobert, Staff Attorney, to comment on the expropriation court case where NORA received a favorable ruling. Gobert mentioned the judge's ruling indicated the public's vote in 2006 to prohibit eminent domain for private commercial development did not preclude NORA from performing its agency functions, such as the elimination of blight. Commissioner Abbott and the Board commended Gobert and his team of lawyers for the work they had done.

**10. Public Comment**

Several visitors inquired if NORA had received Road Home properties, yet. Commissioner Abbott responded that NORA had not received any Road Home properties. A question of how to get developers to fund neighborhood projects was asked. Commissioner Abbott addressed the constituent that his neighborhood association needed a neighborhood plan for developers to view which may generate interest and funding.

**11. Executive Session**

Commissioner Couhig motioned to move the Executive Session after item 13 "New Business".

Second by: Commissioner West

Vote: Unanimous

**12. Old Business – No old business**

**13. New Business**

- a. Resolution designating Executive Director as designee to solicit, negotiate, and/or execute any documents, contracts, etc. for the New Orleans Redevelopment Authority  
Commissioner Woods requested a revision in the language of the motion. He felt it was too broad as written. A motion was read to include the phrase "with the City of New Orleans" in the resolution.  
Commissioner Woods motioned to approve the resolution with the indicated changes.  
Seconded by: Commissioner Connor  
Vote: Unanimous
- b. Resolution to Bond Commission – Fannie Mae  
Commissioner Connor motioned to approve the resolution authorizing Executive Director Williams to execute a community express credit line with Fannie Mae.  
Seconded by: Commissioner Brown

Vote: Unanimous

**14. Executive Session**

Commissioner Couhig motioned to go into executive session at 7:05 p.m.

Second by: Commissioner Woods

Vote: Unanimous

General meeting reconvened at 7:33 p.m.

**15. Adjourn**

Commissioner Brown motioned to adjourn at 7:35 p.m.

Second by: Commissioner Woods

Vote: Unanimous