

**Minutes of the New Orleans Redevelopment Authority
Board of Commissioners Meeting**

Date: May 9, 2007

Time: 6:00 PM

Place: Amoco Building

1340 Poydras Street, 10th Floor Board Room

New Orleans, Louisiana 70112

The following agenda items were considered at the meeting:

1. Call to Order

The meeting was called to order at 6:00 PM

2. Roll Call

Quorum was present with Commissioners Abbott, Couhig, Cowen (by phone), Gray, Lagarde, Singleton, West, and Woods. Commissioners Brown, Connor, and Major were marked absent.

3. Introduction of Guests

Commissioner Abbott asked Mr. Williams to introduce NORA's newest staff member. At that time, Mr. Williams introduced Ommeed Sathe, Special Counsel to the Land Assembly and Disposition Program Manager.

- Becca O'Brien, Mayor's Office
- Bishop O C Coleman, Greater Light Ministries
- Jennifer Harris, FEMA Intergovernmental/Recovery Support
- Harry E. Cantrell, Jr., Cantrell Law Firm
- Dale and Demerial Banks, New Orleans Residents
- Christopher Lund, City Attorney's Office
- Frank Donze, Times Picayune
- Davin Boldissar, BGR
- Brenda Breaux, City Attorney's Office
- Becky Bohrer, Associated Press

4. Review and Approval of the Agenda

Motion to approve agenda and permanently move the public comment portion of the agenda so that it occurs before Executive Session: Woods

Second: Lagarde

Vote: Unanimous

5. Approval of the Minutes of the Special Meeting held April 23, 2007

Approval Motion: Lagarde

Second: Singleton

Vote: Unanimous

6. Committee Reports

Land Assembly and Disposition:

Commissioner West reported no change in his committee's status. He is waiting for final changes to the Lot Next Door and Quick Take Ordinances.

Commissioner Abbott commented on the outcome of a meeting with Dr. Blakely and his understanding that NORA is expected to be the contracting authority for all the development in the 17 target areas. Commissioner Abbott then suggested that in light of these responsibilities, the Board may want to review both its policies and procedures, and its budget.

Commissioner Singleton agreed and suggested that Mr. Williams and Staff review the policies and procedures to make certain we are able to take on those responsibilities, and recommend the necessary changes.

Finance and Capital Markets:

Commissioner Singleton informed the Board that the Finance Committee had not met since meeting mid-April.

Discussion ensued regarding NORA's budget.

Mr. Williams informed the Board that he had a proposed budget he was prepared. The Finance Committee will act on that budget and consider a revision when a 2007 contract with the City, reflecting NORA's new responsibilities, is finalized.

Commissioner Singleton emphasized the importance of identifying resources to do all the things that people are expecting NORA to do.

Commissioner Abbott explained that he has asked the Executive Director to freeze hiring until NORA's financial situation is made significantly clearer than it is now.

Commissioner Abbott can confirm that the Mayor has reiterated his intention to provide an additional \$1 million in operating funds to NORA for the 2007 budget, contingent upon the completion of NORA's 2005 Audit and the submission of a budget for 2007. Indirect cost recovery money is another option that needs investigation. Per discussions with the City, blight bonds are apparently no longer on the table for NORA.

Commissioner Abbott requested that Staff provide the Board with financial statements, including income and expenditure information.

Motion to request financial statements: Singleton

Second: West

Vote: Unanimous

Commissioner Couhig requested that the budget include only funds that NORA actually has or will soon be receiving; no inclusion of promised funds.

7. Executive Director's Report: Realm Property

Mr. Williams reminded the Board that at the last meeting, Staff was directed to create groupings of properties for sale. The OC Haley Corridor, Treme, the Seventh Ward, Holy Cross, and Hoffman Triangle/Central City were the areas considered for property disposition.

At the last Land Assembly and Disposition Committee meeting Staff was asked to look to distribute these properties according to the Lot Next Door Program. Mr. Williams informed the Board that Staff is currently in the process of reviewing the Lot Next Door Program and identifying the next door neighbors to then distribute the properties in accordance with the Ordinance. In the event that there are no neighbors, Staff will dispose of the property in the manner that is recommended by the Board.

Motion to dispose of the 31 properties (excluding those six properties in the OC Haley Corridor) Staff researched, by individual auction, as it fits with the provisions of the Lot Next Door Program, subject to the discretion of the Executive Director and the Land Assembly and Disposition Committee Chair: Couhig

During discussion, Commissioner Gray asked for clarification about the motion not preventing an auction without a reserve; Commissioner West asked about the date of the last appraisals which was July 2007 and deemed out of date. Commissioner Woods asked that Staff identify the process and make sure the Board and the public are clear about it and that it be posted on the website.

Motion: To direct the Executive Director to sell the 31 properties (excluding the six properties on the OC Haley corridor) on NORA's REALM Property Analysis of 09 May 2007, subject to specific approval by the Chairman of the Land Assembly and Disposition Committee. The procedures for doing so should be consistent with the Lot Next Door Program, all the procedures followed should be published on the website, and they be disposed of by auction with a reserve.

Second: Woods

Vote: Unanimous

Commissioner West asked the Executive Director to take a close look at public relations as a priority.

Commissioner Abbott requested that Staff review NORA's credit agreement with Community Development Capital to ensure that we are not jeopardizing our line of credit. He wants to know, moving forward with this motion, what impact on our ability to borrow funds, will the disposition of these properties have.

8. Chairman's Report

Commissioner Abbott asked for an update on the mapping requested by the City Council with respect to the Lot Next Door Program. Darrick LeBeouf, General Council, informed the Board that GIS and mapping staff has not made any headway. The current discussion

is surrounding the setup of a more comprehensive program for NORA to get us where we need to be technologically.

Commissioner Abbott responded that he is not opposed to going back to the Council and letting them know that it's NORA's intention to create a more comprehensive program than was directed in the Ordinance and that more time is needed to accomplish that end. The Commissioner wants a concrete proposal to go to the Council with as soon as possible. Commissioner Abbott also reminded everyone that Staff needs to work up the Lot Next Door budget which has a 90 day deadline.

Commissioner Singleton made a motion to require the Finance Director to furnish to the Board by the next meeting, a budget based on the current CEA, and financial statements in sufficient detail to determine that restricted funds are being used appropriately. As a separate matter, the Director needs to provide an estimate of the cost of complying with the mapping program set out in the Lot Next Door Ordinance together with any additions which in Staff's opinion would enhance the value of the mapping project in advance of the 90 day deadline.

Second: Woods

Vote: Unanimous

Commissioner Couhig asked for an update on Quick Take. Commissioner Abbott responded that negotiations are ongoing with the City, the central point of the discussion being the extent to which NORA will be able to use abandonment as grounds for Quick Take outside the 17 target zones.

Commissioner Abbott asked for an update on the office space situation. Mr. Williams informed him that a line item for rent is included in the budget. When the budget is approved Staff will be able to move forward with the move.

9. Public Comment

- Bishop OC Coleman applauded NORA for the work they're doing and offered his support.
- Dale Banks asked how to obtain information about the Lot Next Door Program.

10. Executive Session to Discuss Personnel Issues

Motion: Woods

Second: Singleton

Vote: Unanimous

11. Old Business

None

12. New Business

None

13. Adjourn

Motion: Singleton

Second: West

Vote: Unanimous