

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

Date: July 09, 2007

Time: 6:00 PM

Place: Capital One Tower

201 St. Charles Avenue, 52nd Floor Board Room

1. Call to Order

The meeting was called to order at 6:00 PM

2. Roll Call

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

3. Introduction of Guests

- Jessie Smallwood, ORM
- Lucinda Flowers, Housing Policy Consultant
- Davin Boldissar, BGR
- Patty Gay, PRC
- Goerge Miles, Community Development Capital
- Steven Galloway, Tulane Law Clinic
- Becky Bohrer, AP
- Brenda Breaux, City of New Orleans
- OC Coleman, Greater Light Ministries
- Frank Donze, Times Picayune
- David Robinson-Morris, City of New Orleans
- Ricardo Gutierrez
- Seung Hong, Councilmember Midura's office
- Richard Hunt
- Paul Richard, Latter & Blum
- Thomas O'Malley, AFL-CIO ITC

4. Review and Approval of the Agenda

Approval Motion: Woods

Second: Couhig

Vote: Unanimous

5. Approval of the Minutes of the Special Meeting held June 11, 2007

Approval Motion: Connor

Second: Lagarde

Vote: Unanimous

6. Committee Reports

None

7. Executive Director's Report

a. Demonstration Project

At a previous Board meeting the Board authorized the Executive Director with oversight by Commissioner West, Chair of Land Assembly and Disposition, to sell 30 properties from the REALM property list. This project is about 30 properties being made available so that the pool of viable properties for returning residents continues to grow; but it is also about NORA as an organization getting to test its policies and procedures on a smaller project. In doing so, NORA will gain valuable information that will be useful as we go forward with larger projects.

Ommeed Sathe, the Project Director, added that this project is going to be handled with a combination RFQ and auction. The RFQ ensures that bidders submit their qualifications to handle this project, including such measures as the ability to develop the property quickly, safely, and affordably, the financial stability of the company, and the companies staffing and management capacity.

b. Prospectus Discussion

During the preliminary comments of the discussion of NORA's Prospectus Mr. Williams emphasized the objective of the document which is to provide a backdrop for investors depicting NORA's founding, history, pre-Katrina efforts, and post-Katrina transformations.

The Prospectus is a visioning document depicting NORA as a fully functioning redevelopment authority whose focus has changed from simply removing blight to being an agent of redevelopment with the capacity for economic development and projects with smaller developers needing our technical assistance.

At its core the Prospectus details the partnerships being developed by NORA as it moves into the Master Developer position for the City of New Orleans as well as NORA's resource needs to complete its mission.

Discussion of the Prospectus occurred between Staff and Commissioners.

c. RFQ Update

Commissioner Abbott asked staff to be ready for Board movement on the three outstanding RFQs by the next Board Meeting.

Mr. Williams informed the Body that Staff is in the process of creating an RFQ for the analysis and marketing of historical properties. Preservation Resource Center's offer to assist NORA with these services is appreciated but in line with NORA's desire to be transparent in its dealings, it was decided that an RFQ would be the best course of action. Chairman Abbott asked Patty Gay of PRC to assist staff with the RFQ on a volunteer basis and she agreed. This RFQ will be ready for action by the next Board Meeting.

8. Chairman's Report

None

9. Public Comment:

Richard Hunt asked a series of questions about the process to acquire blighted property and the definition of blighted and adjudicated in reference to NORA's property inventory. He was assisted in obtaining answers to his questions by General Council Darrick LeBeouf and City Attorney Brenda Breaux.

10. Executive Session to Discuss Personnel Issues:

Motion: West

Second: Couhig

Vote: Unanimous

11. Old Business:

Ricardo Gutierrez asked about nonprofits having property they are not doing anything with, specifically 721 Jackson Avenue. General Council explained that a lawsuit is being filed and NORA is in the process of taking that property back.

12. New Business:

None

13. Adjourn:

Motion: Woods

Second: Couhig

Vote: Unanimous