

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

Date: September 10, 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, Cowen, Gray, Major, Singleton, West and Woods. Commissioners Brown and Lagarde were marked absent.

3. Introduction of Guests

- Jessie Smallwood, ORM
- Lisa Kamuf, UNO-MURP Program
- Rod Bredberg, MWH
- Lucinda Flowers, Housing Policy Consultant
- Davin Boldissar, BGR
- Becky Bohrer, AP
- OC Coleman, Greater Light Ministries
- Fenia Ehrenfeucht, UNO-PWS
- Steve Donahue, CHAT
- Ricardo Gutierrez, CHAT
- Janet Phillpott, United Non Profits of Greater New Orleans
- Scott Simmons, Scott R Simmons, LLC
- Mike Humphrey, Irish Channel Neighborhood Association
- Bill Rouselle, Bright Moments
- Malcolm Ehrhardt, Ehrhardt Group Inc.
- Krystal Williams, Councilmember Midura's Office
- Becca O'Brien, Mayor's Office
- Frank Donze, Times Picayune
- James Ross, Mayor's Office

4. Review and Approval of the Agenda

Approval Motion: Woods

Second: Singleton

Vote: Unanimous

5. Approval of the Minutes of the General Meeting held August 13, 2007

Approval Motion: Connor

Second: Couhig

Vote: Unanimous

6. Committee Reports

a) Finance Committee:

Commissioner Singleton began by informing the body that the Committee had not met since the last Board Meeting and that the report for the Committee would consist of a review of NORA's 2006 Audit to be presented by Paul Andoh of Bruno & Tervalon LLC. At the conclusion of Mr. Andoh's presentation, the Board asked Staff to prepare an action plan in table form to address the Audit's comments to Management. The Board also requested that the table be ready for discussion at the next Finance Committee Meeting. Motion to accept the report: Major

Second: Gray

Vote: Unanimous

b) Land Assembly & Disposition Committee:

Joseph Williams rendered the report on the success of the Demonstration Village Project, announcing the selection of four developers Assisting Hand, Habitat for Humanity, Renaissance Initiative, and Networth Commerce, who were selected to develop 28 properties in the City. Properties are in the process of being turned over now.

When asked about the disappointments involved with the Project, Ommeed Sathe responded that there were no fundamental disappointments; he has a better idea now of where people want property and of some fine-tuning future RFQs will need, but that the Project was an overall success. When asked what the next step was, Sathe replied that Staff will be monitoring the developers and that there needs to be a meeting of the Land Assembly and Disposition Committee to determine exactly how this will be done.

When asked what the greatest concern is going forward, Staff cited funds for appraisals. Commissioner Abbott asked that Staff prepare an analysis of the appraisal situation for the Board to review.

Motion to receive the report: Singleton

Second: Connor

Vote: Unanimous

7. Executive Director's Report

Mr. Williams informed the Board he had attended a Road Home Corporation meeting and the topic was the Parish Disposition Plan. Draft guidelines were reviewed for possible uses of RHC properties. In order to create a distribution strategy for receiving and disposing of RHC properties, Staff will meet with Land Assembly & Disposition before beginning a dialog with the City. According to the information received at the meeting, there are approximately 260 properties now but that number is expected to be approximately 9,000 statewide by the end of the year.

Commissioner Woods commented that NORA may want to develop its own guidelines for receiving and disposing of RHC properties so that as the discussion moves forward, we have an idea already of how we would like to proceed. Commissioner Woods also

requested that as this process goes forward that Staff pay close attention to liability issues.

Mr. Williams also announced the addition of three Rockefeller Fellows to NORA's Staff roster. Two of the Fellows, Unisa Barrie and Alice Martin, are fully funded and come to NORA from the University of Pennsylvania Center for Urban Redevelopment Excellence. They will be helping Ommmed Sathe to move NORA's redevelopment projects forward. The third Fellow comes to NORA from the City of New Orleans and will be assisting the legal department with real estate litigation.

Commissioner Abbott asked Staff to find out about indirect cost recovery. Jesse Smallwood from the Office of Recovery Management was present and added that it is her belief that beyond the stated allotment for each Fellow, there were no additional funds.

Mr. Williams then brought the Body up to date on the GIS Project. The Lot Next Door Program is under the directive of the City, and as such, NORA is waiting on Policies and Procedures from the City Council along with funding.

Commissioner Abbott asked Staff to begin preparing the RFQs that will be necessary for the project including the historical piece, adding that PRC will be bidding on properties so even though their offer of assistance is appreciated, it can not be accepted in order to avoid the appearance of a conflict of interest.

8. Chairman's Report

Commissioner Abbott asked Board members if they wanted to vote on the current CEA with the City; since it was still a work in progress. Commissioner Singleton reminded the Body that since this is not the final CEA document, a vote now is on the document in its current form and as changes are made the Body can vote again.

Motion to accept the current CEA: Singleton

Second: Woods

Vote: Unanimous

9. Public Comment:

- Becca O'Brien offered her time to the Board should they want to come and discuss liability issues.
- Stephen Donahue from Chat explained that some of NORA's problems are directly related to the Stafford Act and Legal may want to look into that.
- OC Coleman of Greater Light Ministries asked that going forward NORA have displaced New Orleans scholars as a priority in hiring. Bishop also asked for clarity about LRA and Road Home as Mr. Williams used them interchangeably.
- Mike Humphrey of the Irish Channel Neighborhood Association thanked Staff, particularly Chris Gobert for the assistance they have gotten. Currently they have put together a list of 30 properties to pursue and are looking at an additional 23.

10. Executive Session to Discuss Personnel Issues:
Cancelled

11. Old Business:
None

12. New Business:
None

13. Adjourn:
Motion: Singleton
Second: Connor
Vote: Unanimous