



**MINUTES  
REAL ESTATE & DEVELOPMENT COMMITTEE  
OF THE  
NEW ORLEANS REDEVELOPMENT AUTHORITY  
April 9, 2025  
10:00 a.m.**

- 1. Call to Order**  
The meeting was called to order at 10:04 a.m.
- 2. Roll Call**  
The following Commissioners were present: Broussard and Egana. Commissioner Antrum arrived at 10:06am and a quorum was established. Commissioner Boyd arrived at 10:08am. Commissioner Sullivan was absent.
- 3. Review and Approval of Agenda**  
On a motion duly made and seconded, the agenda was unanimously approved.
- 4. Introduction of Guests**
- 5. Comments from Chair**
- 6. Review and Approval of Minutes from February 5, 2025**  
On a motion duly made and seconded, the minutes were unanimously approved.
- 7. Departmental Report**  
Seth Knudsen, Chief of Strategy, Programs, and Projects, began the presentation with an update on Build Homes. NSP2 construction progress, as of April 7<sup>th</sup>, the houses are substantially complete. A broker's open house will be held on April 29<sup>th</sup>. The Alternative Housing Pilot Program: People's Housing + will build 4 homes in New Orleans East. All units are 50% complete, by June 9<sup>th</sup> all 4 units will be completed with certificate of occupancy and by August 11<sup>th</sup> all units will be sold to a third party. The Double Up! Duplex NORU approved \$640,000 in loan awards in late December 2024 (\$160,000 per duplex to 4 developers), purchase and sale agreements are signed by Habitat, PH+, CNTRD and Jericho Road and the transfers to developers and NTP's are expected in April, pending resolution of title work and developer cash flow. The 2025 Auction will be held on June 17-18. There are 109 properties.

Mr. Knudsen continued his presentation with an update on the Enhance Corridors with an update on the St. Claude Revitalization Program update. A community presentation will be held on April 10<sup>th</sup> at 6pm. The Small Business Marketing program kickoff will have the TA Solicitation for consultants in April and the signing of the TA contracts with the Marketing consultants in June. Early Childhood Education Facilities Program.99 eligible Part A applications, 90 complete & 9 incomplete), 24 Part B applications submitted 2 approved, 6complete, 2 undergoing scope refinement and 16 incomplete. Part A applications opened for round 2 on April 7<sup>th</sup> and will remain open for 30 calendar days. Part B applications continue to be accepted on a rolling basis. THE ECE Facilities Technical Assistance Update: there are 43 Part B applicants with incomplete flawed applications, all TA recipients have matched with their providers, the Business Development TA team will kick-off in late March and will begin working with applications in early April and the Partnership for Inspirational Early Learning Spaces launched in late March and over 30 applicants, all A&E firms and 2 Business Development firms are participating. The ECE Facilities Program updates. There is a 90 day pause on New Center-New Director application approvals; the minimum scoring threshold has been updated and there are award caps by grant types.

Mr. Knudsen concluded his presentation with updates on the Strengthen Neighborhoods. The St. Bernard Circle Apartments construction is 99% complete, leasing begins in April, and the ribbon cutting is scheduled for April 23<sup>rd</sup>. For 1141 Esplanade Avenue, the developer has submitted subsidy requests to City OCD to address the \$6M-\$7M financing gap, June 2025 is the closing deadline to meet 9% LIHTC 10% test hurdle & Q4 2026 placed in service deadlines & virtual community meeting on February 13<sup>th</sup> was well attended. Ms. Breaux gave the update on 2900blk of Tulane Ave. The project is a non-congregant shelter on 2900blk of Tulane, CEA between CNO & NORA, funding will come from HUD American Rescue Plan (HOME-ARP), the City Council and NORA's Board have approved the Ground lease & CEA and NORA's role is to lease the property, manage the developer's solicitation & selection, and monitor design & construction of the shelter. Ms. Breaux also spoke on NOLA Public Schools. The CEA final revision is under way, April 15<sup>th</sup> at 1pm, NORA will present its strategy to the NOLAPS committee, July 1<sup>st</sup> is the effective date and NORA's annual payment will be \$250,000. Commissioner Egana himself from the meeting at 10:10am. Six Flags/Bayou Phoenix completed its first tenant sublease between BP & e. ross studios, site demolition & repair of drainage pump is near completion and Broadmoor Design Group site assessment, the reinstallation of drainage pump, restoration of power to majority of the site and tree trimming and removal are all in progress. Commissioner Egana returned to the meeting at 10:43am.

## **8. Resolutions**

### **A. 2025-03**

- **Awards for the New Orleans Early Childhood Education Facilities Fund Grant Program**

Mr. Knudsen gave the presentation on Resolution 2025-03. NORA issued a Request for Applications on September 4, 2024, seeking applications from facility operators & developers to improve or build new childhood education facilities. Staff recommends the award of two (2) GROW grants of \$250,000 each to Early Partners & Shiloh Gardens Preschool, LLC.

**A motion to approve Resolution 2025-03 and bring it to the full Board was made by Commissioner Broussard and 2nd by Commissioner Boyd. All were in favor.**

**9. Other Matters**

**10. Public Comment**

**11. Adjourn**

On a motion duly cast and seconded, with all in favor, the meeting was adjourned at 10:56 a.m.



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**Brian P. Egana, Committee Chairperson**