



**MINUTES
REAL ESTATE & DEVELOPMENT COMMITTEE
OF THE
NEW ORLEANS REDEVELOPMENT AUTHORITY
August 6, 2025
10:00 a.m.**

- 1. Call to Order**
The meeting was called to order at 10:15 a.m.
- 2. Roll Call**
A quorum was called with the following Commissioners were present: Egana, Antrum, Broussard, Boyd and Sullivan.
- 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 June 4, 2025**
On a motion duly made and seconded, the minutes were unanimously approved.
- 7. Departmental Report**
Brenda M. Breaux, Executive Director, began the presentation with an update on NORA operations. NORA added two new members to the team. Adrienne Celestine, Chief of Real Estate Development and Strategy and Alexandre Vialou, Director of Asset Management.

Ms. Breaux continued her presentation with an update on the Build Homes. The property located at 1323 S. Rampart has been sold. The property located at 1301 S. Saratoga has been listed and is still on the market. The Alternative Housing Pilot Program projected timeline has two (2) homes under contract with lenders. The Double Up! Duplex Homes, 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 PH+, CNTRD development. Habitat for Humanity and PH+ have closed on their property. The NTP was issued on July 1st for 3333-35 Fourth St. There was an extensive discussion between staff and the commissioners regarding the Double Up! Duplex Program. Ms. Breaux reported that NORA Auction included 108 properties, 11 of the properties are available for non-housing development. Sixty-one 61 properties received a bid and 47 properties did not. The auction \$834,000 in total revenue. The highest bids were \$161,000 for 1480 Madrid St and \$144,000 for 1494 Madrid St. The New Orleans Housing Investment Program's: NORA offered 15 properties in conjunction with NORU offering \$120,000/property for construction financing for development of single-family homes for buyers \leq 80% AMI. On

June 16th the solicitation for developers opened, July 16th the solicitation for developers closed, July 21st proposals from the developers were scored and on August 11th the board reviewed and recommended the awards. Housing Trust Fund's advisory Board presentation was held on June 18th and July 31st. A 10-year CEA between the City of New Orleans, Finance New Orleans and New Orleans Redevelopment Authority is in the final review stage. The minimum administration fee allocated to FNO and NORA is 1.25% each. There was an extensive dialogue between the Commissioners and staff regarding the Housing Trust Fund.

Ms. Breaux continued her presentation with an update on Enhance Corridors with a status report on the St. Claude Revitalization Program. A community workshop was held on May 28, 2025, & Access presented the findings to the City Council on June 18, 2025. Q3/Q4 2025 will have the property acquired followed by development/financing solicitation, NORA Board of Commissioners project award, financial closing and the project will begin. Small Business Marketing will provide up to \$30,000 marketing services to pair small businesses with professional marketing firms to help business with creating marketing campaigns. The Technical Assistance Marketing Solicitation opens June 3, 2025, solicitation closed July 7, 2025, and scoring took place on July 24, 2025. The Small Business applications opened on July 14, 2025, the application process will close on August 15, 2025, and a 60-day rolling application period continue contingent upon funding availability. An informational webinar was held on July 29, 2025, and the Marketing TA Consulting contract will be signed in September 2025.

8. Resolutions

A. Resolution 2025-05

- **Authorizing Awards for the New Orleans Housing Investment Program on Scattered Sites**

Ms. Breaux gave the presentation on Resolution 2025-05. A Request for Applications (RFA) was issued on June 16, 2025, seeking applications for the development of new affordable, single-family housing. The RFA included fifteen (15) vacant lots throughout Central City, Seventh Ward and New Orleans East. NORA offered the sale of properties through the RFA for sale at 10% of fair market value or \$4,000, whichever is greater. NORA's staff recommends an award for each application scoring an average of 65 points or above. The Five (5) properties to People's Housing +; two (2) properties to CNTRD Group, LLC; two (2) properties to DG Properties, LLC; and one (1) property to Xavior Estates, LLC.

A motion to approve Resolution 2025-05 was made by Commissioner Boyd and seconded by Commissioner Antrum. All were in favor.

B. Resolution 2025-06

- **Approving and Adopting the Policies and Procedures for the LMI Area Small Business Marketing Assistance Program**

Ms. Breaux gave the presentation on Resolution 2025-06.

The LMI Area Small Business Marketing Program (SBMP) is an initiative implemented by the Authority to support and better leverage revitalization efforts taking place along designated low and moderate income (LMI) area corridors. SBMAP intends to serve as an additional financial and technical assistance resource to businesses along the LMI areas by providing grants of up to \$30,000.

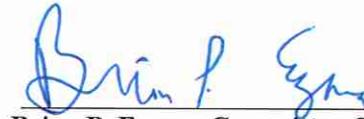
A motion to approve Resolution 2025-06 was made by Commissioner Sullivan and seconded by Commissioner Boyd. All were in favor.

9. **Other Matters**

10. **Public Comment**

11. **Adjourn**

On a motion duly cast and seconded, with all in favor, the meeting was adjourned at 11:02 a.m.



Brian P. Egana, Committee Chairperson