



**MINUTES
REAL ESTATE & DEVELOPMENT COMMITTEE
OF THE
NEW ORLEANS REDEVELOPMENT AUTHORITY
October 9, 2024
10:00 a.m.**

1. Call to Order

The meeting was called to order at 10:03 a.m.

2. Roll Call

The following Commissioners were present: Egana and Sullivan. Commissioner Antrum arrived at 10:38 a.m., and a quorum was established. Commissioners Boyd and Broussard were absent.

3. Introduction of Guests

4. Comments from Chair

5. Departmental Report

Seth Knudsen, Chief of Strategy, Programs, and Projects, began the presentation with an update on the Build Homes strategic priority area. The 2024 online auction was held September 17-18, 2024: 105 properties were offered, 70 properties received a bid, the total amount bid was \$695,000 including \$134,000 for NORU, and the lowest bid received was \$4,000. NSP2 construction contract was awarded to Colmex construction (DBE), and the contract was executed September 27th, with notice to proceed issued October 2nd. The pile driving for the two (2) properties will begin on October 15th, and substantial completion is expected within 180 days. The Double Up! Duplex Program will result in the development of four (4) owner-occupied doubles, creating a total of eight (8) units with affordable homeownership for families at or below 80% or 140% AMI. The rentals will not have income restrictions. The solicitation period was August 14 through September 25, 2024, resulting in six (6) proposals received, one (1) deemed non-responsive, and four (4) recommended for award at the October Board Meeting. The Alternative Housing Pilot program will have four (4) units developed with affordable homeownership for families at or below 80% or 140% AMI. The application was made available to developers with existing property transfers from the Orleans Housing Investment Program (OHIP). The application is currently open with the solicitation period running from September 20 through October 18, 2024.

Mr. Knudsen continued his presentation with an update on the Enhance Corridors strategic priority area with an update on the Early Childhood Education Facilities Program. The initial application period was September 4th through October 4th and was extended through October 11th. NORA had received a total of 88 applications as of October 8th: 83 Part A applications and 5 Part A & B. Early Childhood Education Facilities Program next steps

are October/November design and business development technical assistance procurement, application review for eligible Part A applicants granted technical assistance, and Part B application scoring. The first award commitments for complete Part A & B applicants that meet minimum scoring threshold are expected in December. Seed (up to \$50K) and Support (up to \$100K) grants will be approved by the Executive Director, and Grow (up to \$250K) grants will be approved by NORA Board. The St. Claude Revitalization Program CNO/NORA CEA was executed, and the contract with &Access was executed. The project timeline includes a Retail Market Study Meeting #1 in October, Retail Market Study Meeting #2 in November/December, Retail Market Study complete by February 2025, development/financing solicitation to open by March/April 2025 and close May/June 2025, and project(s) under construction by July/August 2025.

Mr. Knudsen concluded his presentation with updates on the Strengthen Neighborhoods strategic priority area. The St. Bernard Circle Apartments parking lot flatwork is complete; siding installation nearing completion; sheetrock installation approximately 50% complete; sprinkler installation is in progress; and the construction remains on schedule for February 2025 substantial completion. St. Bernard Phases 2 & 3 solicitation update: Phase 2 (N. Claiborne) is seeking residential, commercial, or mixed-use development, and the solicitation opens October 9th and closes November 20th, with award recommendations expected to go to NORA Board for December 2024. Phase 3 (N. Robertson) includes larger lots that were made available through the Double Up! Duplex solicitation, but none was selected due to high land value, and they will now be included in the New Orleans Housing Investment Program (single-family affordable homeownership) solicitation in 2025. The Louisiana Avenue Firehouse financial closing occurred September 19th. Lead and asbestos remediation work is in progress, and the construction timeline is approximately twelve months. An application was submitted for Early Childhood Education Facilities Grant, and a press conference will be held on site October 9th at 11:30 a.m. For 1141 Esplanade Avenue, the design modifications altering fenestration and material choices were accepted by the State Historic Preservation Office, and revised designs were submitted to the Historic District Landmarks Commission Architectural Review Committee for a courtesy review on October 22nd. Although the 9% LIHTC award is in place, the project has a substantial financing gap that NORA will work with the developer to close through the City and other sources. Closing is now expected in 2025. NOLA Public Schools (NOLAPS) reviewed and agreed with the CEA scope of work which was submitted to them by NORA in August, as well as the NORA budget, fee, and indirect cost information submitted in September 2024. NOLAPS will revise CEA to reflect agreed-upon scope of work and submit to NORA in October 2024. NOLAPS is expected to bring CEA to Orleans Parish School Board (OPSB) for consideration and approval prior to NORA Board, and the current goal is to have the final CEA ready for NORA Board consideration in December 2024.

6. Review and Approval of Agenda

On a motion duly made and seconded, the agenda was unanimously approved.

7. Review and Approval of Minutes from August 7, 2024

On a motion duly made and seconded, the minutes were unanimously approved.

8. Resolutions

A. 2024-12

- **Awards for the Double Up! Duplex Pilot Program Request for Applications to Develop Two-Family Homes on Scattered Sites Issued August 16, 2024**

Mr. Knudsen gave the presentation on Resolution 2024-12. He stated NORA issued a Request for Applications (RFA) on August 16, 2024, seeking applications for the development of new affordable, owner-occupied duplex housing. The RFA included twenty (20) vacant lots throughout Central City, Seventh Ward, Tremelafitte, and St. Anthony. NORA offered two options: sale price at 10% of fair market value (FMV) or \$4,000, whichever is greater, or sales price at full FMV if applicant agreed to sell completed homes to buyers with household incomes at/or below 140% AMI. Staff recommends award of one (1) property to each of the four (4) applicants: People's Housing +; New Orleans Area Habitat for Humanity, Inc.; CNTRD Group, LLC; and Jericho Road Episcopal Housing Initiative. Totaled together, the Double Up! Duplex Pilot Program awards will result in the construction of eight (8) new units of housing including four (4) affordable homeownership opportunities and four (4) new rental units.

A motion to approve Resolution 2024-12 and bring it to the full Board was made by Commissioner Sullivan and 2nd by Commissioner Antrum. 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 10:51 a.m.



Brian P. Egana, Committee Chairperson