



**MINUTES
REAL ESTATE & DEVELOPMENT COMMITTEE
OF THE
NEW ORLEANS REDEVELOPMENT AUTHORITY
October 8, 2025
10:00 a.m.**

- 1. Call to Order**
The meeting was called to order at 10:12 a.m.
- 2. Roll Call**
A quorum was called with the following Commissioners were present: Egana, Antrum, Broussard, and Sullivan. Commissioner Boyd 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 August 6, 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, beginning with the agency-wide organizational chart highlighting hiring and staff openings.

Ms. Breaux continued her presentation with an update on the Build Homes Initiative. The property located at 1301 S. Saratoga has been listed and is still on the market. The Double Up! Duplex Homes, current status is as follows: People's Housing + property on Fourth St. is near completion; Habitat for Humanity's property on Fourth St. closed, NTP has been issued and construction has started; CNTRD's property on S. Saratoga has closed and has submitted for permits and Jericho Road's property on Wilton Dr closing deadline has been extended. Ms. Breaux continued with the New Orleans Housing Investment Program (NOHIP). The program has \$120,000/property for construction financing, ≤ 80% AMI single-family homebuyers, 10 of the 15 properties were awarded to developers and a PSA has been executed on all 10 awarded properties. Housing Trust Fund's (HTF) Advisory Committee has allocated \$2,054,691 for homeowner construction subsidy, \$2,054,691 for owner-occupied roof rehab, \$1,867,901 for small rental rehab & \$732,510 for administration.

Ms. Breaux continued her presentation with an update on Enhance Corridors Initiatives with a status report on the Food Business Incubator Hub and Microgrants. The goal of the program is to construct a food incubator at St. Bernard/Claiborne (across from Circle Foods) and provide microgrants and technical assistance to small food businesses. Ms. Breaux also gave an update on the Lower Ninth Ward Revitalization Program. The four (4) major priorities of this program are to attract a grocery store (Claiborne), invest in primary node (St. Claude), increase organizational capacity of local community development organizations and develop key vacant parcels. The upcoming milestones proposed for 2026: Façade Renew program proposal for 2026 budget, Meetings w/CNO (study release & community engagement), property acquisition, development/financing solicitation. NORA Board award approval, financing closing and project begins. Small Business Marketing goal is to provide up to \$30,000 of marketing services to pair small businesses with professional marketing firms to help Business with developing, creating and implementing marketing campaigns. The current selections were made, letters were sent to 20 small businesses, and TA providers were selected and contracts signed. The next program Ms. Breaux gave an update on was the Façade Renew 3.0 Implementation. The following properties are participating in the program: 4661 Alcee Fortier (\$100,000) construction in progress and should be completed December 2025; 810 N. Broad St (\$37,500) grant has been signed, permits pending; 1466-68 N. Broad St. (not moving forward-business moved locations). Ms. Breaux also gave an update on the ECE Facilities Program. There are five (5) facilities that have been approved. World Class Learning Academy (construction will begin Winter 2025), Wilcox Academy (construction to be complete by Spring 2026), Inquisitive Thinkers (construction to be complete by Spring 2026), Early Partners (ribbon cutting 10/4), Shiloh Gardens (construction to begin Fall 2025). The ECE Facilities program sent letters to program applicants on September 22, 2025, with program updates. The facility improvements grants include Seed awards up to \$50,000 and Support of \$50,001 to \$100,000. The TA updates include round 1 & 2 applicants deemed program ready with updated funding priorities.

Ms. Breaux also gave an update on Strengthen Neighborhoods Initiative. The Non-Congregate Housing on Tulane Ave predevelopment committee meetings kicked off on June 4, 2025. NORA released a solicitation for developers on September 15, 2025, Informational Session was held on October 7, 2025. The deadline for the solicitation is November 14, 2025. In early 2026 NORA board will select a developer, and construction will start late 2026. The developer is working to address \$6M-\$7M financing gap for 1141 Esplanade Avenue. The City's Office of Community Development committed \$1.5M in July. The December 2025 closing deadline granted by LHC-required the developer to meet the 10% carry over test. Ms. Breaux continued with an update on the NOLA Public School Redevelopment (Israel Augustine and Valena C Jones). Community meetings were held at both schools on September 23rd and September 25th. NORA will release the solicitation and receive proposals by end of 2025/early 2026. Ms. Breaux concluded her presentation with an update on the Six Flags/Bayou Phoenix project. The site has been demolished, tree trimming has been complete, restoration of power is pending the City's inspection, reinstallation of the drainage pump is underway, and the City Council approved a new Cooperate Endeavor Agreement for \$5M.

8. **Resolutions**

A. Resolution 2025-08

- **Approving and Authorizing the execution of the Cooperative Endeavor Agreement between the New Orleans Redevelopment Authority and the City of New Orleans for the Food Business Incubator Program**

Ms. Breaux gave the presentation on Resolution 2025-08. The Scope of work is to design, construct and furnish a Food Business Incubator Hub at N. Claiborne and St. Bernard Ave and to administer a program that provides microgrants to businesses that operate commercial kitchens. The City will provide \$4,850,000 in CDBG Disaster Recovery funds to NORA. The term is two (2) years from the effective date or until 11/01/27

A motion to approve Resolution 2025-08 was made by Commissioner Antrum and seconded by Commissioner Sullivan. All were in favor.

B. Resolution 2025-09

- **Approving and Authorizing the execution of the Cooperate Endeavor Agreement between the City of New Orleans, New Orleans Redevelopment Authority and Finance Authority of New Orleans for the Housing Trust Fund**

Ms. Breaux gave the presentation on Resolution 2025-09. Finance Authority New Orleans (FANO) and New Orleans Redevelopment Authority's (NORA) obligations are to administer the Trust Fund in accordance with Council ordinances, distribute program funds to sub-grantees and report on the Fund. The administrative fee to FANO and NORA collectively shall not exceed 10% of the Trust Fund. Each organization should receive 2.5% of the Housing Trust Fund. The remaining 5% shall be divided on a pro rata basis between the two contractors depending on the scope of their obligations set forth annually by Council budget ordinance. The Rainy-Day Fund will be held by FANO in escrow. The remaining 85% of program funds shall be distributed on an annual basis.

A motion to approve Resolution 2025-09 was made by Commissioner Broussard and seconded by Commissioner Sullivan. 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 11:01 a.m.



Brian P. Egana, Committee Chairperson