

Agenda Item – No. 1

Minutes – December 16, 2022 Regular Board Meeting

Action:

1. Approve the Minutes of the December 16, 2022 Regular Board Meeting

Staff Resource(s):

J. Daniels, Secretary/CEO
April Downs, Chief of Staff

External Resource(s):

N/A

Background/Explanation:

Parliamentary Procedure

Time Sensitivity:

None

Funding Source:

N/A

MWBE/DBE/Section 3:

N/A

Attachments:

Transcribed Minutes

Mission Statement

To provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH
MAIN OFFICE AT 4731 NORTH BOULEVARD
DECEMBER 16, 2022 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, December 16, 2022 at 12:00 pm in the main office located at 4731 North Boulevard.

Meeting Called to Order **Commissioner Dianna Payton, Chair**

Invocation **Commissioner Chris Brown**

Roll Call:

Members Present **Commissioner Dianna Payton, Chair**
Commissioner Al Barron
Commissioner Chris Brown
Commissioner Lynn Farris
Commissioner Justin Gaudet

Members Absent **Commissioner Tyra Banks, Vice-Chair**
Commissioner Philip Smith, Jr., Second Vice Chair

QUORUM PRESENT

Public Comments

Commissioner Payton asked if there were any public comments. None were voiced. Public comment period was closed.

**AGENDA ITEM NUMBER 1:
APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE
PARISH HOUSING AUTHORITY HELD NOVEMBER 9, 2022.**

The November 9, 2022 board minutes were included in the board packets distributed to the board members prior to the board meeting. Motion was made by Commissioner Brown to approve the minutes for the regular meeting held on November 9, 2022, and Commissioner Barron seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

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**AGENDA ITEM NUMBER 2:
CEO EVALUATION AND CONTRACT AMENDMENT NO. ONE
RESOLUTION NO. 2022-27**

Commissioner Payton presented the item. She stated that Commissioner Banks, Commissioner Barron, and she met and reviewed the CEO Evaluation. They recommended amendments that were reviewed by legal. She asked if everyone had a chance to review the resolution. Motion was made by Commissioner Brown and seconded by Commissioner Barron. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 3:
TRANSACTION APPROVAL: EARL K. LONG SITE
RESOLUTION NO. 2022-28**

Mr. Daniels presented the item. He stated that on December 8, 2022, the LSU Board of Supervisors approved the sale of the EKL site with the updated, market value of \$1,185,000. Staff is recommending the acquisition of the EKL site utilizing up to \$1,210,000 in Capital Funds for acquisition, transaction costs, carrying costs, maintenance, and predevelopment. Motion was made by Commissioner Farris and seconded by Commissioner Gaudet. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 4:
PARTNERS SOUTHEAST BOARD APPOINTMENT: DIANNA PAYTON
RESOLUTION NO. 2022-29**

Commissioner Payton presented the item. Partners Southeast Board Appointments for Director Payton, Director Robbins, and Director Gaudet were taken globally. Motion was made by Barron and seconded by Commissioner Brown. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

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**AGENDA ITEM NUMBER 5:
PARTNERS SOUTHEAST BOARD APPOINTMENT: EMMETT ROBBINS
RESOLUTION NO. 2022-30**

Commissioner Payton presented the item. Partners Southeast Board Appointments for Director Payton, Director Robbins, and Director Gaudet were taken globally. Motion was made by Barron and seconded by Commissioner Brown. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 6:
PARTNERS SOUTHEAST BOARD APPOINTMENT: JUSTIN GAUDET
RESOLUTION NO. 2022-31**

Commissioner Payton presented the item. Partners Southeast Board Appointments for Director Payton, Director Robbins, and Director Gaudet were taken globally. Motion was made by Barron and seconded by Commissioner Brown. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 7:
HUD REPAYMENT AGREEMENT
RESOLUTION NO. 2022-32**

Mr. Daniels presented the item. He recommended the execution of a new, five-year repayment agreement. The terms include remitting five (5) annual payments each in the amount of \$40,000 on December 16, 2022, December 16, 2023, December 16, 2024, December 16, 2025, and December 16, 2026. Commissioner Farris made a motion to approve the item and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

**AGENDA ITEM NUMBER 8:
ASSET REPOSITIONING: CYPRESS RIVER LOFTS
"Consideration of dismissal of State of Louisiana, Department of Transportation
and Development v. Housing Authority of East Baton Rouge Parish, Docket No.: 712,318, Sect.
22, 19th Judicial District Court, Parish of East Baton Rouge State of Louisiana."**

Mr. Daniels presented the item. He stated that Since 2016, EBRPHA/Partners have been collaborating with LA DOTD and its consultants regarding the Interstate 10 – Highland Road exit extension. This

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project will eliminate the Terrace Street Exit and create a new exit on Oklahoma Street. EBRPHA owns several parcels on Oklahoma Street with additional parcel in the immediate vicinity. Some of these parcels were ground leased and facilitated the development of the River South Phase II. In the future, parcels directly fronting Oklahoma Street will be ground leased by EBRPHA and facilitate the development of Cypress River Lofts, a 19-unit residential community, developed by Partners Southeast. Over the past five years, EBRPHA/Partners worked with DOTD and its consultants to: 1) minimize the amount of real estate necessary for the new exit, 2) create a safe, pedestrian experience and 3) incorporate complementary design aesthetics for Cypress River Lofts. After the team finalized the plans earlier this year, DOTD appraised the properties to be expropriated and made an offer of \$31,308. To maximize the value of EBRPHA's assets, staff, subsequently, submitted a counteroffer of \$46,962. DOTD responded with a final offer of \$31,308. Also, staff informed DOTD of EBRPHA's real estate transaction process which is contingent upon Board approval and HUD Special Applications Center (SAC) approval. DOTD has communicated that their deadline for acquisition was October 25, 2021. Therefore, DOTD moved forward with an expropriation suit to acquire portions of the desired parcels. Based upon deliberations with EBRPHA's general counsel, we did not object to DOTD's course of action. On October 14, 2021, the EBRPHA Board approved Resolution No. 2021-20 and 2021-21 the authorized the acquisition of EBRPHA real estate on Oklahoma Street by LA DOTD and the submission of the disposition application to HUD for EBRPHA real estate located on Oklahoma Street. Commissioner Barron made a motion to approve the item and Commissioner Gaudet seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

AGENDA ITEM NUMBER 9: ELECTION OF OFFICERS

Commissioner Payton presented the item. She opened the floor for nominations for Chair for the East Baton Rouge Parish Housing Authority. Commissioner Barron moved to nominate Commissioner Payton for Chair. The nominations were closed for Chair. Commissioner Gaudet moved to nominate Commissioner Barron for First Vice-Chair. Nominations for the First Vice-Chair were closed. Commissioner Barron nominated Commissioner Gaudet for Second Vice-Chair. The nominations were closed. Commissioner Farris moved to accept the nominations and Commissioner seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

MOTION PASSED

AGENDA ITEM NUMBER 10: CHIEF EXECUTIVE OFFICER REPORT A. EXECUTIVE UPDATE

Mr. Daniels presented the item. He highlighted the events over the past year. He discussed the lobby upgrades and the Choice Neighborhood set aside. He discussed the reduced property tax exemptions

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and sales tax exemptions. He continued to discuss the connector road, LADOTD grant, the street scape approval, and further added the application for additional \$8M to support the CNI housing plan. Mr. Daniels touched on the application of additional \$2M, RAD closing, bellringers, and the admin fee of \$1.3M in COCC reclassification. He informed the board that the agency will implement mid-year salary increases. He further continued the discussion of the BREC collaborative, Baton Roots, and the Power Through Cypress at Pinchback Pilot program.

This concluded the report.

AGENDA ITEM NUMBER 10: DEPARTMENTAL REPORTS

The departmental reports were included in the board packets distributed to the board members prior to the board meeting.

A. CHIEF OPERATING OFFICER REPORT

B. FINANCIAL STATEMENTS & REPORTS

Mr. Daniels stated that the finance department was going through year end close out and the December financials will be presented at January's board meeting.

C. HOUSING CHOICE VOUCHER PROGRAM

Ms. Anderson presented the item. She stated that they continue to provide vouchers for our families. She further stated that they were continuing to work with the New Roads Housing Authority on the transition.

D. AFFORDABLE HOUSING

Ms. Amacker stated that they had a few residents that were taking advantage of the ERAP program.

E. CAPITAL FUND PROGRAM

Mr. McKinley updated the board on the 2022 Maintenance Plan and Harmony Gardens initiative.

F. HUMAN RESOURCES

Ms. Brumfield introduced herself to the board as the Director of Human Resources.

AGENDA ITEM NUMBER 11: BR CHOICE NEIGHBORHOOD REPORT

Ms. Brown presented the item. She discussed Cypress River Lofts.

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**AGENDA ITEM NUMBER 12:
PARTNERS SOUTHEAST COO REPORT**

The departmental reports were included in the board packets distributed to the board members prior to the board meeting. No further questions were voiced.

This concluded the departmental reports.

**AGENDA ITEM NUMBER 13:
NEW BUSINESS**

No new business was addressed.

**AGENDA ITEM NUMBER 14:
ADJOURNMENT**

MEETING ADJOURNED

APPROVED:

**Dianna Payton
Chair
East Baton Rouge Parish Housing Authority**

**J. Wesley Daniels, Jr.
Secretary/Chief Executive Officer
East Baton Rouge Parish Housing Authority**