

## Agenda Item – No. 2

### Minutes – February 10, 2022 Regular Board Meeting

**Action:**

1. Approve the Minutes of the February 10, 2022 Regular Board Meeting

**Staff Resource(s):**

J. Daniels, Secretary/CEO

April Downs, Executive Assistant

**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  
VIA VIDEO AND TELECONFERENCE  
February 10, 2022 AT 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, February 10, 2022 at 12:00 pm via video and teleconference meeting.

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

**Invocation**                                      **Commissioner Chris Brown**

**Roll Call:**

**Members Present**                              **Commissioner Dianna Payton, Chair**  
**Commissioner Al Barron, Vice-Chair**  
**Commissioner Philip Smith, Jr., Second Vice-Chair**  
**Commissioner Tyra Banks**  
**Commissioner Chris Brown**  
**Commissioner Lynn Farris**  
**Commissioner Justin Gaudet**

**Members Absent**                              **N/A**

**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:  
CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

No action taken for this item.

**AGENDA ITEM NUMBER 2:  
APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE  
PARISH HOUSING AUTHORITY HELD JANUARY 13, 2022**

Commissioner Payton asked if everyone had a chance to review the minutes and if there were any questions or corrections. None were voiced. Motion was made by Commissioner Barron to approve the minutes for the regular meeting held on January 13, 2022, and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made.

**MOTION PASSED**

**AGENDA ITEM NUMBER 3:  
RELOCATION CONSULTANT  
RESOLUTION NO. 2022-03**

Mr. Daniels stated that this was an agreement to negotiate relocation services for 265 units for Turner Plaza and Sharlo Terrace. This is a negotiation to ensure the best service for our dollars. Commissioner Payton asked if there were any interested parties that were local. Ms. Bayham stated that there were two interested parties that were local, but she did not know the names of the parties. Commissioner Barron made the motion and Commissioner Brown seconded. The motion passed with unanimous consent with no abstentions or oppositions.

**MOTION PASSED**

**AGENDA ITEM NUMBER 4:  
CHIEF EXECUTIVE OFFICE REPORT**

- a. Executive Update**
- b. Asset Repositioning Strategy Report**

Mr. Daniels presented the items. He stated that we continue to focus on leadership, transition, schedules, deadlines, and execution. He stated that we need \$15M to break ground on the first phase. The mayor is committed to the infrastructure dollars. He further stated that we continue to have meetings with at the federal, local, and state levels to discuss strategies. He added that we received an award in the amount for \$1.7M for a grant that Ms. Brown applied for from LA DOTD. This grant will fund the multimodal path through the wetlands of BR Choice. He then further stated that we expect to receive notification on the award announcement in April 2022, for the tax credit applications for Cypress at Ardendale (70 units) and Duane Street (29 units). Mr. Daniels stated that we will determine financing solutions for EKL property. He stated that the agency will create a plan to provide support for Ms. Jackson's son to ensure he will have the necessary resources. Commissioner Smith offered his personal commitment to provide support for this young man. Commissioner Gaudet also committed his support

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and suggested a committee be created to further assist by providing support for this young man. Commissioner Barron and Commissioner Brown offered their support. Commissioner Payton thanked everyone for their support and stated that the YWCA has mental health resources for young children ages 0-3 years old and free trauma counseling for the family members and residents. Commissioner Payton stated that this is an opportunity for the Housing Authority to bring together the community by talking about solutions and become a model as a neighborhood coming together, and actions, strategies, and solutions to come out of it. She mentioned that there are financial opportunities for the family. Commissioner Payton asked if there were any questions. None were voiced.

This concluded the report.

## **AGENDA ITEM NUMBER 5: DEPARTMENTAL REPORT**

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

### **A. CHIEF OPERATING OFFICER REPORT**

Ms. Bayham stated that the departmental reports were provided in the board packet and asked if there were any questions.

### **B. FINANCIAL STATEMENTS 7 REPORTS (NOVEMBER/DECEMBER 2021)**

Ms. Bayham stated that we finished that last quarter all departments and amps were operating within budget. She asked if there were any questions. Commissioner Payton asked if there were any questions on finance or the COO report. None were voiced.

- C. AFFORDABLE HOUSING**
- D. CAPITAL FUND PROGRAM**
- E. HUMAN RESOURCES**

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

## **AGENDA ITEM NUMBER 6: BR CHOICE NEIGHBORHOOD REPORT**

Ms. Brown presented the item. She stated that they are working with HUD to develop the arts and culture corridor. They will create a plan to attract artists to the area. Commissioner Payton asked if there were any questions. None were voiced.

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This concluded the report.

**AGENDA ITEM NUMBER 7:  
PARTNERS SOUTHEAST COO REPORT**

Mr. Summers stated that conversations with the city and LHC were continuing with Cypress River Lofts regarding gap funding and closing the project. He stated that Cypress River Lofts is projected to close within the next 90 days. Commissioner Payton asked if there were any questions for Partners Southeast. None were voiced.

This concluded the report.

**AGENDA ITEM NUMBER 8:  
NEW BUSINESS**

Commissioner Payton asked if there was any new business to be addressed. She asked about the app. Mr. Daniels stated that we were consulting with the legal team and working out details before executing the Statement of Work. Commissioner Smith expressed his thanks to the team on sharing the scholarship opportunities and that they were seeing results. Commissioner Payton asked if there were any questions or comments. None were voice.

**AGENDA ITEM NUMBER 8:  
ADJOURNMENT**

**MEETING ADJOURNED**

**APPROVED:**

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

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

## Agenda Item – No. 3

### Cypress Pinchback: Housing Assistance Payment (HAP) Contract

#### **Action:**

1. Approve Resolution No. 2022-04 to approval and ratify the Housing Assistance Payments Contract with Cypress at Gardere, LP for the Cypress at Pinchback Apartments.

#### **Staff Resource(s):**

J. Daniels, CEO  
David Summers  
Janie Anderson, VP Housing Choice  
Doris Mejia, Director of Housing Choice

#### **External Resource(s):**

HUD

#### **Background/Explanation:**

EBRPHA staff is seeking approval to enter into a Housing Assistance Payment Contract (“HAP”) with the Partnership for ninety-nine (99) Project-Based Vouchers to be located at the Cypress Pinchback.

EBRPHA previously entered into an Agreement to Enter into a Housing Assistance Payments Contract (“AHAP”) with Cypress at Gardere, LP, a Louisiana limited partnership (the “Partnership”) in connection with the anticipated placement of up to ninety-nine (99) Project Based Vouchers at Cypress Pinchback.

The term of the HAP contract is an initial ten (10) year term with options to renew.

#### **Time Sensitivity:**

Moderate

#### **Funding Source:**

Housing Choice – Project-Based Vouchers

#### **MWBE/DBE/Section 3:**

N/A

#### **Attachments:**

Resolution No. 2022-04

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## Resolution Number 2022-04

### Approval and Ratification of Housing Assistance Payments Contract with Cypress at Gardere, LP for the Cypress at Pinchback Apartments

**BE IT KNOWN**, that on the 10<sup>th</sup> day of March 2022 the Board of Commissioners of the Housing Authority of East Baton Rouge Parish, with Administrative Office located at 4731 North Boulevard, in the City of Baton Rouge, Parish of East Baton Rouge, adopted the following Resolution.

**WHEREAS**, the East Baton Rouge Parish Housing Authority (“EBRPHA”) reaffirms its desire to participate in the funding of the construction, operation and rental assistance of a senior community called “Cypress at Pinchback” and previously known as the “Cypress at Gardere” located at 501 Gardere Lane, Baton Rouge, Louisiana (the “Project”) with Partners-for-Progress, Incorporated; and

**WHEREAS**, EBRPHA previously entered into an Agreement to Enter into a Housing Assistance Payments Contract (“AHAP”) with Cypress at Gardere, LP, a Louisiana limited partnership (the “Partnership”) in connection with the anticipated placement of up to ninety-nine (99) Project Based Vouchers at the Project;

**WHEREAS**, EBRPHA intends to enter into a Housing Assistance Payment Contract (“HAP”) with the Partnership for 99 Project Based Vouchers to be located at the Project;

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Housing Authority of East Baton Rouge Parish approves and ratifies the entry into the AHAP and the HAP between Housing Authority of East Baton Rouge Parish and the Partnership and authorizes the Chief Executive Officer to execute the AHAP, the HAP, and related documents to be entered into on such terms and conditions as the Chief Executive Officer shall deem reasonable.

I, hereby, certify that the foregoing is a true copy of a Resolution adopted by the Board of Commissioners of the Housing Authority of East Baton Rouge Parish at the Regular Meeting held on the 10<sup>th</sup> day of March 2022. I further certify that a quorum of the members of the Board of Commissioners was present and that this Resolution was adopted by a Vote of \_\_\_\_ Yeas; \_\_\_\_ Nays; \_\_\_\_ Abstained.

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Dianna Payton  
Chair

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J. Wesley Daniels, Jr.  
Secretary/Chief Executive Officer

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