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HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

ROSENWALD CENTER
1120 S. BROAD STREET, NEW ORLEANS, LA 70125

APRIL 26, 2016 at 4:00 P.M.

AGENDA

- I. STATEMENT BY GENERAL COUNSEL
- II. CALL TO ORDER
- III. ROLL CALL
- IV. APPROVAL OF THE AGENDA
- V. APPROVAL OF THE MINUTES OF THE MEETING HELD ON MARCH 29, 2016
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. COMMITTEE REPORT(S)
- VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2016-10 – Approval of Management Agreement with McCormack Baron Management, Inc. for Management Services at the Lafitte Senior Housing Community
- Resolution #2016-11 – Columbia Parc at Bayou District - Infrastructure for Phase IV Retail, Commercial, Educational and Community Facilities
- Resolution #2016-12 - Approval of the Contract Award for the Remediation and Demolition of the "Cambronne Group" Scattered Sites Properties
- Resolution #2016-13 - Iberville Phase V Ground Lease
- Resolution #2016-14 - Iberville Phase VI Ground Lease

TABLED ITEMS

- Resolution #2016-06 - Iberville Phase V Predevelopment Loan
- Resolution #2016-07 - Iberville Phase VI Predevelopment Loan

- IX. PUBLIC COMMENT(S)
- X. ADJOURNMENT



March 29, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

Re: Iberville Phase V Predevelopment Loan

The Housing Authority of New Orleans (HANO) was awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop Iberville, the last traditional housing development in the City of New Orleans. Through a Request for Qualifications (RFQ) process, the Iberville Revitalization Company, LLC (IRC), a partnership between Historic Restoration, Inc and McCormack Baron Salazar, Inc., was selected as the developer to implement the CNI Transformation Plan. The IRC and HANO have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. The Implementation Agreement was executed by all parties on June 29, 2012.

The Implementation Agreement contemplates that when a rental housing phase is determined to be viable, HANO will provide the Developer a Predevelopment Loan for no more than seventy-five percent (75%) of eligible third-party predevelopment costs for that phase. Phase V of the redevelopment received an award of 9% Low-Income Housing Tax Credits (LIHTC) in late 2015. A Predevelopment Loan Agreement has been negotiated with On Iberville Phase V, LLC ("Developer"), a Developer Affiliate of IRC, for Phase V, which consists of Block G and one historical building. Phase V will support 80 total units, of which 48 will be market rate, 8 will be LIHTC units, and 24 will be public housing CNI replacement units. This phase is estimated to be fully leased by December of 2018. Additional permanent financing will include federal and state historic tax credit equity, a private mortgage, and HANO capital funds.

This Predevelopment Loan covers eligible third-party predevelopment costs such as partnership costs, Low Income Housing Tax Credits financing fees, surveys, building permit fees, appraisals, market studies, and design fees. HANO's predevelopment loan, which represents seventy-five percent (75%) of the HUD-eligible and HANO-approved costs incurred by the Developer prior to closing, shall not exceed \$766,947.00. Payments under this agreement will only be made to the

Developer to reimburse for eligible and approved third-party predevelopment costs. The entire principal amount of the Predevelopment Loan shall mature and be due and payable upon the maturity date of December 31, 2017 or at closing, whichever is earlier.

CERTIFICATIONS

Finance

The Finance Department has certified that the HUD Capital Funds are budgeted and available for the proposed predevelopment budget.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute the Iberville/Tremé Choice Neighborhood Initiative Predevelopment Loan Agreement – Phase V On-site with On Iberville Phase V, LLC in an amount not to exceed \$766,947.00.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
MARCH 29, 2016**

RESOLUTION NO. 2016-06

WHEREAS, the Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan; and

WHEREAS, the Implementation Agreement contemplated that when a rental housing phase is determined to be viable, HANO will provide the Developer a Predevelopment Loan for no more than seventy-five percent (75%) of eligible third-party predevelopment costs for that phase; and

WHEREAS, the IRC seeks to redevelop Phase V of the Iberville site, which consists of Block G and one historical building, in collaboration with HANO to provide approximately 80 mixed-income rental housing units, including 24 replacement units; and

WHEREAS, the parties have determined Phase V to be viable, and a Predevelopment Loan Agreement has been negotiated with On Iberville Phase V, LLC ("Developer"), a Developer Affiliate of IRC, for Iberville Phase V, which covers eligible third-party predevelopment costs such as partnership costs, Low Income Housing Tax Credits financing fees, soft costs such as surveys, building permit fees, appraisals, market studies, and design fees, and explicitly excludes overhead of the Developer; and

WHEREAS, HANO's predevelopment loan for Iberville Phase V, which represents seventy-five percent (75%) of the HUD-eligible and HANO-approved costs incurred by the Developer prior to closing, shall not exceed \$766,947.00; and

WHEREAS, the Finance Department has certified that this loan amount is budgeted and HUD Capital Funds are available; and

WHEREAS, payments under this agreement will only be made to the Developer to reimburse for eligible and approved third-party predevelopment costs; and

WHEREAS, the entire principal amount of the Predevelopment Loan shall mature and be due and payable upon the maturity date of December 31, 2017 or at closing, whichever occurs earlier.

Resolution 2016-06
March 29, 2016
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THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute the Iberville/Tremé Choice Neighborhood Initiative Predevelopment Loan Agreement – Phase V On-site with On Iberville Phase V, LLC in an amount not to exceed \$766,947.00.

Executed this 29th day of March, 2016

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



March 29, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

Re: Iberville Phase VI Predevelopment Loan

The Housing Authority of New Orleans (HANO) was awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop the last traditional standing housing development in the city, Iberville. Through a Request for Qualifications (RFQ) process, the Iberville Revitalization Company, LLC (IRC), a partnership between Historic Restoration, Inc and McCormack Baron Salazar, Inc., was selected as the developer to implement the CNI Transformation Plan. The IRC and HANO have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. The Implementation Agreement was executed by all parties on June 29, 2012.

The Implementation Agreement contemplates that when a rental housing phase is determined to be viable, HANO will provide the Developer a Predevelopment Loan for no more than seventy-five percent (75%) of eligible third-party predevelopment costs for that phase. Phase VI of redevelopment received an award of 9% Low-Income Housing Tax Credits (LIHTC) in late 2015. A Predevelopment Loan Agreement has been negotiated with On Iberville Phase VI, LLC ("Developer"), a Developer Affiliate of IRC, for Phase VI, which consists of Block D and one historical building. Phase VI will support 50 total units, of which 30 will be LIHTC units and 20 will be public housing CNI replacement units. This phase is estimated to be fully leased by December of 2018. Additional permanent financing will include federal and state historical tax credit equity, a private mortgage, and HUD/HANO capital funds.

This Predevelopment Loan covers eligible third-party predevelopment costs such as partnership costs, Low Income Housing Tax Credits financing fees, surveys, building permit fees, appraisals, market studies, and design fees. HANO's predevelopment loan, which represents seventy-five percent (75%) of the HUD-eligible and HANO-approved costs incurred by the Developer prior to closing, shall not exceed \$504,669.00. Payments under this agreement will only be made to the

Developer to reimburse for eligible and approved third-party predevelopment costs. The entire principal amount of the Predevelopment Loan shall mature and be due and payable upon the maturity date of December 31, 2017 or at closing, whichever is earlier.

CERTIFICATIONS

Finance

The Finance Department has certified that the HUD Capital Funds are budgeted and available for the proposed predevelopment budget.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute the Iberville/Tremé Choice Neighborhood Initiative Predevelopment Loan Agreement – Phase VI On-site with On Iberville Phase VI, LLC in an amount not to exceed \$504,669.00.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
MARCH 29, 2016**

RESOLUTION NO. 2016-07

WHEREAS, the Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, the Implementation Agreement contemplated that when a rental housing phase is determined to be viable, HANO will provide the Developer a Predevelopment Loan for no more than seventy-five percent (75%) of eligible third-party predevelopment costs for that phase; and

WHEREAS, the IRC seeks to redevelop Phase VI of the Iberville site, which consists of Block D and one historical building, in collaboration with HANO to provide approximately 50 mixed-income rental housing units, including 20 public housing CNI replacement units; and

WHEREAS, the parties have determined Phase VI to be viable, and a Predevelopment Loan Agreement has been negotiated with On Iberville Phase VI, LLC (“Developer”), a Developer Affiliate of IRC, for Iberville Phase VI, which covers eligible third-party predevelopment costs such as partnership costs, Low Income Housing Tax Credits financing fees, soft costs such as surveys, building permit fees, appraisals, market studies, and design fees, and explicitly excludes overhead of the Developer; and

WHEREAS, HANO’s predevelopment loan for Iberville Phase VI, which represents seventy-five percent (75%) of the HUD-eligible and HANO-approved costs incurred by the Developer prior to closing, shall not exceed \$504,669.00; and

WHEREAS, the Finance Department has certified that this loan amount is budgeted and HUD Capital Funds are available; and

WHEREAS, payments under this agreement will only be made to the Developer to reimburse for eligible and approved third-party predevelopment costs; and

WHEREAS, the entire principal amount of the Predevelopment Loan shall mature and be due and payable upon the maturity date of December 31, 2017 or at closing, whichever occurs earlier.

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March 29, 2016
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THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute the Iberville/Tremé Choice Neighborhood Initiative Predevelopment Loan Agreement – Phase VI On-site with On Iberville Phase VI, LLC in an amount not to exceed \$504,669.00.

Executed this 29th day of March, 2016

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



April 26, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Maggie Merrill
Director, Asset Management**

**Re: Approval of Management Agreement with McCormack Baron Management,
Inc. for Management Services at the Lafitte Senior Housing Community**

On November 25, 2015, the Housing Authority of New Orleans (HANO) issued RFP #15-913-63 for Property Management Services for the Lafitte Senior Housing Community. Two proposals were received on January 8, 2016, and subsequently scored and ranked. The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy (see attached Procurement Certification). HANO entered into contract negotiations with the highest ranked proposer, McCormack Baron Management, Inc. (MBM).

The Lafitte Senior building will have 100 units, with 30 units of public housing and 70 units of project-based vouchers. The Management Agreement contract sets forth the nature of the services to be provided and the terms and conditions associated with the performance of the management services. The initial term of the agreement is for one year, with the option to extend for 4 additional one year periods. The maximum length of the contract is five years. We have agreed to provide MBM with 90% of the operating subsidy provided to HANO after HUD proration for the operation of the property. These numbers are subject to change based on HUD appropriations each year. We have also agreed to a management fee of 6% of the Effective Gross Income. This is estimated as \$51,588 per year assuming full occupancy.

It is the intention of the parties that MBM will provide management, administration, operations, and maintenance to the Lafitte Senior Housing Community.

We ask the Board of Commissioners of the Housing Authority of New Orleans to hereby approve the Management Agreement contract with McCormack Baron Management, Inc. for the management, administration, operations, and maintenance at the Lafitte Senior Housing Community, and to authorize the Executive Director to execute any and all documents necessary to effectuate the contract.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 26, 2016**

RESOLUTION NO. 2016-10

WHEREAS, the Housing Authority of New Orleans (HANO) is the owner of the Lafitte Senior Housing Community, which is under construction and scheduled for completion in July 2016; and

WHEREAS, pursuant to RFP #15-913-63 , HANO conducted a procurement to select a Management Agent to provide property management services for the Lafitte Senior Housing Community, including initial lease-up; and

WHEREAS, McCormack Baron Management, Inc. had the highest ranking proposal, and provides property management services to the existing Lafitte Housing Community; and

WHEREAS, it is the intention of HANO that MBM, Inc. provide management, administration, operation, and maintenance services to the Lafitte Senior Housing Community (100 units); and

WHEREAS, HANO has negotiated a Management Agreement contract with MBM, Inc. for management services at the Lafitte Senior Housing Community for an initial contract period of one (1) year, and four additional one (1) year renewal option periods, if exercised, which provides 90% of the operating subsidy provided to HANO after HUD proration for the operation of the property and agrees to a management fee of 6% of Effective Gross Income; and

WHEREAS, the Management Agreement further sets forth the nature of the Services to be provided and the terms and conditions associated with the performance of the Management Services;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the new contract with McCormack Baron Management, Inc. for the management, administration, operations, and maintenance of the Lafitte Senior Housing Community, and authorizes the Executive Director to execute any and all documents necessary to effectuate the contract.

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Executed this 26th day of April, 2016

APPROVAL:

**DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS**



PROCUREMENT CERTIFICATION

Date: April 26, 2016

From: Audrey Plessy, Procurement Manager

Re: Request for Proposals #15-913-63 – Property Management Services for Lafitte Senior Housing Community

The Housing Authority of New Orleans (HANO) issued a Request for Proposals (RFP) on Wednesday, November 25, 2015 for the purpose of securing qualified property management firms to manage 100 units of Senior Housing at the Faubourg Lafitte Housing Community, pursuant to Request for Proposals Number 15-913-63.

The proposal package was prepared and distributed to nine (9) property management firms by the Procurement and Contracts Department. The Request for Proposals was advertised for a total of forty-five (45) days. The advertisement was published in the Times-Picayune on Wednesday, November 25, 2015, and Wednesday, December 2, 2015, and posted on NOLA.com. The RFP was also posted on the HANO website for download by the public. A pre-proposal conference was held on Thursday, December 10, 2015. On Friday, January 8, 2016, two (2) proposals were received in response to the solicitation from the following entities:

- McCormack Baron Management, Inc.
- HSI Management, Inc.

In accordance with the evaluation process outlined in the RFP, an evaluation committee was established to review the proposals received in response to the solicitation. On Monday, February 1, 2016, the evaluation committee met and was given an overview of the scope of services, and instructed on the proper procedure for proposal evaluation. Upon completion of the training, the committee commenced with a review of the proposals. In determining the scores, the committee discussed the proposals in detail, and determined a consensus score for each of the evaluation criteria established in the RFP. The results of the evaluations for each of the respondents was as follows:

Management Entity	Total (100 Points)
McCormack Baron Management, Inc.	94
HSI Management, Inc.	83

In that McCormack Baron Management, Inc. was the highest ranked respondent to the RFP, a due diligence review was conducted. The review consisted of a reference verification, whereby references were contacted to respond to questions regarding the previous work performance of the contractor. The List of Parties Excluded from Federal Procurement and Non-Procurement Programs was checked to ensure that the contractor is not debarred from participation in federally funded contracts. Further, the Louisiana Secretary of State website was checked to determine if the contractor is registered with the State. Results from the due diligence review indicate that the contractor is responsible, and registered to do business in the State of Louisiana.

Upon conclusion of the due diligence review, the Asset Management Department began contract negotiations with the highest ranked respondent, McCormack Baron Management, Inc., to determine the property management fee and contract term.

Therefore, I hereby certify that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. I further certify that, McCormack Baron Management, Inc. submitted the highest ranked proposal in response to the RFP. As such, it is recommended that approval be given to award a contract to McCormack Baron, Inc. to manage 100 units of Senior Housing at the Faubourg Lafitte Housing Community, pursuant to Request for Proposals Number 15-913-63.



April 26, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

**Re: Columbia Parc at Bayou District - Infrastructure for Phase IV Retail,
Commercial, Educational and Community Facilities**

The developer, St. Bernard Redevelopment, LLC, consisting of Fore! Kids Foundation/Columbia Residential, and the Housing Authority of New Orleans (HANO) executed a Master Developer Agreement (MDA) on March 11, 2008 to implement the redevelopment of the St. Bernard housing development. The original scope of work proposed the construction of 1,025 multifamily mixed income rental units as well as recreational, educational, and commercial facilities on site and 300 for-sale homeownership units off-site in addition to redevelopment of the City Park area. The Agreement contemplated that redevelopment would occur in phases to allow the Developer to obtain the necessary financing.

In 2008, HANO entered into a Public Infrastructure Agreement with St. Bernard Redevelopment, LLC not to exceed \$19 million for Phase I of the public infrastructure work at the St. Bernard site via Resolution No. 2008-48. In 2009, the Infrastructure Services Agreement was amended to include an additional amount of \$750,000 via Resolution No. 2009-22. In 2010, an Infrastructure Services Agreement between HANO and the Developer for the construction of the public infrastructure for Phases IIA and IIB was approved via Resolution No. 2010-36 with a revised total budget for all infrastructure of \$19,742,077. The total infrastructure costs for Phases I, IIA, IIB, and III was \$16,576,801. The balance of \$3,165,276 was approved for the final phase of the St. Bernard Redevelopment (Phase IV).

The master plan for the St. Bernard Redevelopment contemplates significant infrastructure improvements for the Public Rights of Way, including a network of new streets and rebuilding of existing streets, both through the site and around the perimeter, new underground utilities and site infrastructure, street lighting and landscaping, new storm water system, sanitary sewer system, water mains, electrical and telecommunication distribution systems, and flood mitigation measures. Phase IV of the development will include retail, commercial, educational, and community facilities included a health clinic, grocery, pharmacy, and K-8 charter school. The final

portion of infrastructure will support this development including the completion of the final portion of Foy Street, parking lots, and associated drainage piping.

CERTIFICATIONS

Finance

The Finance Department has certified that this loan agreement is budgeted and HUD Replacement Housing Factor funds are available.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute any and all documents related to the Phase IV infrastructure work at the site including but not limited to the Ground Lease, Eighth Amendment to the MDA, and the Infrastructure Services Agreement.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 26, 2016**

RESOLUTION NO. 2016-11

WHEREAS, the Housing Authority of New Orleans (HANO) and St. Bernard Redevelopment, LLC (Developer) entered into a Master Developer Agreement (Agreement) for the redevelopment of the St. Bernard public housing community on March 11, 2008, which set forth the general terms and conditions for the redevelopment of the former St. Bernard conventional public housing site; and

WHEREAS, the Agreement includes detailed requirements for Phase I of the redevelopment project and contemplates the developer completing the balance of the Master Plan in future phases subject to HANO approval for each phase component; and

WHEREAS, in 2008, HANO entered into a Public Infrastructure Agreement with St. Bernard Redevelopment, LLC not to exceed \$19 Million for Phase I of the public infrastructure work at the St. Bernard site via Resolution No. 2008-48; and

WHEREAS, in 2009, the Infrastructure Services Agreement was amended to include an additional amount of \$750,000 via Resolution No. 2009-22; and

WHEREAS, In 2010, an Infrastructure Services Agreement between HANO and the Developer for the construction of the public infrastructure for Phases IIA and IIB was approved via Resolution No. 2010-36 with a revised total budget of \$19,742,077; and

WHEREAS, the total infrastructure costs for Phases I, IIA, IIB, and III was \$16,576,801 leaving a balance of \$3,165,276 approved for the final phase of the St. Bernard Redevelopment; and

WHEREAS, the final phase of the St. Bernard Redevelopment, Phase IV, is to be the development and construction of retail, commercial, educational, and community facilities; and

WHEREAS, the Finance Department has certified that this amount is budgeted and Replacement Housing Factor funds are available; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute any and all documents related to the Phase IV infrastructure work at the site including but not limited to the Ground Lease, Eighth Amendment to the MDA, and the Infrastructure Services Agreement.

Executed this 26th day of April, 2016

APPROVAL:

**DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS**



April 26, 2016

MEMORANDUM

To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson

Through: Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: Approval of the Contract Award for the Remediation and Demolition of the
"Cambronne Group" Scattered Sites Properties

The Cambronne Group is a collection of 28 units at 6 properties that are encompassed by the Housing Authority of New Orleans (HANO)'s Scattered Sites Strategy to develop new affordable housing opportunities at over 230 properties. The United States Department of Housing and Urban Development (HUD) Special Applications Center has agreed with HANO's assessment that the units are functionally obsolescent and no reasonable program of modification is cost-effective to return the units to useful life. Therefore, HUD approved the demolition of this property in August 2014. The City of New Orleans' approval to demolish was received in April 2013.

The 28 units are as follows:

ADDRESS	# of Units
1715-35 Cambronne	16
8718-20 Willow	2
1738-40 General Ogden	2
2118-20-22 Danneel	3
2331-33 Annunciation	2
1421-23-25 Constance	3
TOTAL	28

In accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy, Invitation for Bids #16-912-08 was first advertised on Friday, March 11, 2016 and bids were opened on Tuesday, April 12, 2016. HANO received six (6) bids that ranged from \$214,400.00 to \$497,000.00. The in-house cost estimate for the project was \$326,774.00. It is critical that a contract for this work be executed as soon as possible to further the Scattered Site redevelopment strategy. The contract duration is 120 days.

CERTIFICATIONS

Finance

The Chief Financial Officer has certified that the funds are available to complete the project from Capital Funds (CFP).

Procurement

The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. The results of the due diligence indicate that the bidder is responsible. Hamp's Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture submitted the lowest, responsive and responsible bid. The procurement memo is in your packet.

DBE/WBE/Section 3

The Section 3 / MWBE Program Coordinator has reviewed the Section 3 Employment, Training and Contracting Plans submitted by Hamp's Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture and finds them in accordance with HANO's Employment, Training and Contracting Policy. Because the duration of the contract is less than six months, there is no Section 3 training requirement. The plans are in your packet.

HANO requests that the Board of Commissioners approve the award of the contract to Hamp's Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture for the remediation and demolition of the Cambronne Group in the amount of Two Hundred Fourteen Thousand Four Hundred Dollars (\$214,400.00), pursuant to Invitation for Bids Number 16-912-08.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 26, 2016**

RESOLUTION NO. 2016-12

WHEREAS, the Housing Authority of New Orleans (HANO) seeks to remediate and demolish the 28 units total at the following addresses: 1715-35 Cambronne (16 units), 8718-20 Willow (2 units), 1738-40 General Ogden (2 units), 2118-20-22 Danneel (3 units), 2331-33 Annunciation (2 units), 1421-23-25 Constance (3 units) (“The Cambronne Group”); and

WHEREAS, the New Orleans City Council issued a motion to approve the demolition in April 2013, and

WHEREAS, the HUD Special Applications Center approved the demolition in August 2014; and

WHEREAS, the Finance Department has certified there is sufficient funding to provide for the remediation and demolition of these properties; and

WHEREAS, HANO issued Invitation for Bids (IFB) Number 16-912-08 to procure a contractor to remediate and demolish the Cambronne Group, which was published in the Times-Picayune on Friday, March 11, 2016, Wednesday, March 16, 2016, and Wednesday, March 23, 2016; and

WHEREAS, responses to the Invitation for Bids (IFB) Number 16-912-08 for the remediation and demolition of the Cambronne Group were received on Tuesday, April 12, 2016 from six (6) contractors; and

WHEREAS, the lowest, responsive, responsible bid was received from Hamp’s Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture; and

WHEREAS, Hamp’s Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture submitted evidence of their commitment to comply with HANO’s requirements relative to subcontracting opportunities for DBE/WBE and Section 3 Businesses and hiring opportunities for Section 3 individuals; and

WHEREAS, HANO has successfully completed due diligence verification on Hamp’s Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture, and determined they are responsible; and

WHEREAS, it is recommended to that approval be given to award a contract to Hamp’s Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture in the amount of Two Hundred Fourteen Thousand Four Hundred Dollars (\$214,400.00), pursuant to Invitation for Bids Number 16-912-08 for the remediation and demolition of the Cambronne Group.

Resolution No. 2016-12
April 26, 2016
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THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the award of the contract for the remediation and demolition of the Cambronne Group to Hamp's Enterprises, Inc. & Advanced Environmental Consulting – Joint Venture in the amount of Two Hundred Fourteen Thousand Four Hundred Dollars (\$214,400.00), pursuant to Invitation for Bids Number 16-912-08.

Executed this 26th day of April, 2016

APPROVAL:

DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS



PROCUREMENT CERTIFICATION

Date: April 26, 2016

From: Audrey Plessy, Procurement Manager

Re: Invitation for Bids #16-912-08; Remediation and Demolition of 1715, 1723, 1727, 1735, Cambronne; 8718-20 Willow; 1738-40 General Ogden; 2118-20-22 Danneel; 2331-33 Annunciation; and 1421-23-25 Constance Streets

The Housing Authority of New Orleans (HANO) issued an Invitation for Bids (IFB) on Friday, March 11, 2016, for the purpose of procuring a contractor to perform Remediation and Demolition of 1715, 1723, 1727, 1735, Cambronne; 8718-20 Willow; 1738-40 General Ogden; 2118-20-22 Danneel; 2331-33 Annunciation; and 1421-23-25 Constance Streets, pursuant to Invitation for Bids Number 16-912-08.

The bid package was prepared in conjunction with the project's environmental consultant, the Development and Modernization and Procurement and Contracts Departments. The Invitation for Bids was advertised for a total of thirty-three days (33) days. The advertisement was published in the Times-Picayune on Friday, March 11, 2016, Wednesday, March 16, 2016, and Wednesday, March 23, 2016, and posted on NOLA.com. Additionally, the solicitation, in its entirety, was posted on the Bid Express website and made available to subscribers electronically for download. On Tuesday, April 12, 2016, six (6) bids were received in response to the solicitation from the following contractors:

<u>Contractor</u>	<u>Base Bid</u>
*Hamp's Enterprises, Inc. & Advanced Environmental Consulting - Joint Venture	\$214,400.00
Bayou General Contractors, Inc.	\$255,100.00
Cross Environmental Services, Inc.	\$287,000.00
Insulation Technologies, Inc.	\$289,950.00
Durr Heavy Construction, LLC	\$460,278.00
Zimmer-Eschette Service II, LLC	\$497,000.00

In that Hamp's Enterprises, Inc. & Advanced Environmental Consulting - Joint Venture submitted the lowest, responsive bid, a due diligence review was conducted. The review consisted of a reference verification, whereby references were contacted to respond to questions regarding the previous work performance of the contractor. The List of Parties Excluded from Federal Procurement and Non-Procurement Programs was checked to ensure that the contractors, individually, and the joint venture, collectively are not debarred from participation in federally funded contracts. Further, the Louisiana Secretary of State and Louisiana Licensing Board of

Contractors websites were checked to determine if the contractors, individually, and the joint venture collectively, are registered and licensed with the State. Results from the due diligence review indicate that the bidder is responsible.

Therefore, I hereby certify that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. I further certify that Hamp's Enterprises, Inc. & Advanced Environmental Consulting - Joint Venture submitted the lowest, responsive and responsible bid. As such, it is recommended that approval be given to award a contract to Hamp's Enterprises, Inc. & Advanced Environmental Consulting - Joint Venture in the amount of Two Hundred Fourteen Thousand, Four Hundred Dollars (\$214,400.00) to perform Remediation and Demolition of 1715, 1723, 1727, 1735, Cambronne; 8718-20 Willow; 1738-40 General Ogden; 2118-20-22 Danneel; 2331-33 Annunciation; and 1421-23-25 Constance Streets, pursuant to Invitation for Bids Number 16-912-08.



SECTION 3 MWBE CERTIFICATION

Date: April 26, 2016
From: Larry Barabino, Jr. Section 3 MWBE Program Coordinator
Re: IFB #16-912-08; Remediation and Demolition of the Cambronne Group

After reviewing the submitted Section 3 Employment, Training and Contracting Plans, Contracting Schedule and Letters of Intent – Subcontractor Commitment Forms, I find Hamps Enterprises Inc. & Advanced Environmental Consultant Joint Venture plans in line with HANO's Employment Training and Contracting Policy. Since the project is projected to finish in less than 6 months (120 days), there is not training requirement

CONTRACTING ACTION PLAN FOR SECTION 3/ DBE/ WBE

Hamp's Enterprise Inc & Advanced Environmental Consulting Inc – A Joint Venture (hereafter referred to as JV) is committed to maximizing opportunities for small, disadvantaged, Resident- and women-owned businesses and for individuals from all socio-economic groups. We have developed a Contracting Action Plan, and appointed a Utilization and Hiring Liaison Officer within our Company. This individual's role is to ensure that our Company sets and achieves effective subcontractor compliance, supplier utilization and employment goals. Our Utilization and Hiring Liaison Officer will coordinate with our accounting and purchasing departments, as well as, our estimating staff to facilitate procurement, purchasing and utilization of DBE / MBE /WBE firms. This officer is also responsible for the utilization of minority hiring practices and reporting. They are also required to educate our staff concerning the importance of this utilization involving all business functions. Further, this individual will ensure that small business utilization is included in company-wide training that we perform for our staff each year.

1.1 Requirements

In implementing the Remediation & Demolition of Cambronne, Willow, General Ogden, Danneel, Annunciation, and Constance Streets IFB No. 16-912-08 for the Housing Authority of New Orleans (HANO), HEI & AEC will achieve the following subcontracting goals, based on the total contract value:

Table 1. Required Subcontracting Goals

As with HANO, HEI & AEC will recruit as many Section 3 businesses as possible.

#	Type	%
1	Disadvantaged Business Enterprises	20%
2	Section 3 / Resident-owned Business Enterprises	10%
3	Women-owned Business Enterprises	5%

1.2 Preferences. Subcontractors and suppliers will be selected in accordance to the priorities listed on page 8 under "Contracting Requirements":

- Priority 1: Business concerns that are 51% or more owned by residents of the HANO housing development or developments for which the Section 3 covered assistance are expended, or whose full-time, permanent workforce includes 30% of these persons as employees.
- Priority 2: Business concerns that are 51% or more owned by residents of other HANO housing developments that is expending the Section 3 covered assistance, or whose full-time, permanent workforce includes 30% of these persons as employees.
- Priority 3: HUD Youthbuild programs in Orleans Parish; or

Priority 4: Business concerns that are 51% or more owned by low-income or very low-income Section 3 residents, or whose permanent, full-time workforce includes no less than 30% Section 3 residents, or that subcontract in excess of 25% of the total amount of subcontracts to business concerns identified in Priority 1 and 2.

1.3 Sourcing Methods

HEI & AEC utilizes a variety of sourcing methods to locate subcontractors and suppliers, including the DBE/MBE/WBE databases and facilitated networking available through the Urban League of Greater New Orleans; New Orleans Regional Black Chamber; SBA resources such as the Dynamic Business Search; Procurement Technical Assistance Centers (PTAC)-New Orleans; the Louisiana Small Business Development Center, and other local trade associations; veterans services organizations; job training centers, and business development organizations, including local minority purchasing councils. Additionally, we participate in conferences and trade fairs designed to introduce us to small, disadvantaged and woman-owned businesses and continue to develop our corporate sourcing lists. We will provide special efforts to reach Section 3 / Resident-owned Businesses through collaboration with HANO’s Section 3 / DBE/ WBE Coordinator.

1.4 Responsible Party

The following individual will administer the subcontracting program:

Name:	Debra Harris
Title:	Office Manager / Utilization and Hiring Liaison Officer
Telephone:	504-367-1400, ext 110
Email:	Debbie@hampsconstruction.com

1.5 Roles & Responsibilities of Responsible Party

HEI & AEC Utilization and Hiring Liaison Officer is appointed the Responsible Party. This individual's specific duties, as they relate to the firm's Contracting Action Plan, are as follows:

- Monitoring, evaluating, and documenting subcontracting performance to ensure that the Company is achieving subcontracting goals.
- Creating and administering self-assessments to identify deficiencies to be corrected as well as best practices.
- Maintaining spreadsheets to monitor subcontracting percentages and dollar allocations.
- Maintaining required records.
- Providing monthly reports and information to HANO as required.
- Acting as liaison with HANO’s Section 3 / DBE / WBE Coordinator and with the Fischer Project Manager.
- Facilitating HANO performance reviews.
- Managing subcontractors and keeping current files including their certifications.
- Drafting Corrective Action Plans, if needed.

- Briefing HEI & AEC management on performance, deficiencies, and corrective actions at least quarterly.

1.6 Equitable Opportunity

HEI & AEC will ensure that small, disadvantaged, Resident- and woman-owned small businesses have an equitable opportunity to compete for subcontracts. In estimating projects, we will analyze the scope to determine what functions might appropriately be performed by small businesses. We may carve-out smaller scopes or sub-tasks so as to facilitate subcontracting to smaller firms and to allow more than one subcontractor to perform a task (*e.g.*, two drywall installation firms). We will then use the methods in 1.2., above, to locate small, disadvantaged businesses that could potentially perform the work. Our estimating staff, working with our Utilization and Hiring Liaison Officer, will reach out to these businesses to determine their interest, capacity and pricing and review all potential subcontractor capabilities and pricing, further negotiating if needed.

1.7 Subcontractor Agreements

In addition to creating and maximizing subcontracting opportunities for small, disadvantaged, Resident- and woman-owned businesses, HEI & AEC also will contractually require our subcontractors to have specific utilization goals. As such, we will insert language to this effect in our subcontracts. Further, we will require our subcontractors to keep records and submit data for reports on forms and within timeframes as required by HANO.

1.8 Providing Information

In conjunction with our Contracting Action Plan, HEI & AEC agrees to:

1. Cooperate in any studies or surveys as may be required;
2. Submit monthly reports to allow HANO to determine the extent of our compliance with the contracting plan;
3. Submit monthly subcontracting reports; and
4. Ensure that our subcontractors also agree to submit monthly subcontracting reports.

1.9 Record Keeping

HCLLC will maintain the following records:

1. Source lists, guides, and other data that identify for small, disadvantaged, Resident- and women-owned businesses.
2. Organizations contacted in an attempt to locate sources that are for small, disadvantaged, Resident- and women-owned businesses.

3. Records on each subcontract solicitation resulting in an award of more than \$100,000, indicating:
 - a) Whether DBE small business concerns were solicited and, if not, why not;
 - b) Whether Section 3 Resident-owned small business concerns were solicited and, if not, why not;
 - c) Whether WBE small business concerns were solicited and, if not, why not;
 - d) If applicable, the reason award was not made to a small business concern.

4. Records of any outreach efforts to contact:
 - a) HANO's Section 3 / DBE / WBE Coordinator;
 - b) Local job training centers and local nonprofits.
 - c) Chambers and trade associations; and
 - d) Conferences and trade fairs.

5. Records of internal guidance and encouragement provided to small business through:
 - a) Workshops, seminars, training, etc.; and
 - b) Monitoring performance to evaluate compliance with the program's requirements.

6. Records to support award data submitted by HCLLC to HANO including the name, address, business size and socio-economic status of each subcontractor.

1.10 Effective Period

The effective period of this Small Business Utilization Plan will cover the entire period of the contract time.

1.11 Specific Firms

The following firms have agreed to participate in the project:

Table 2. Subcontractors and their Status

#	Firm	Major Feature	Small Business Status
1	Boines Construction & Equipment Company	Hauling	DBE
2	CFR Trucking	Hauling	WBE

EMPLOYMENT ACTION PLAN FOR SECTION 3

HEI & AEC Joint Venture seeks to create opportunity for low- and very-low-income residents to participate in the economic growth in their community. As such, HEI & AEC will carry out HANO's hiring and workforce regulations. We will continue to create opportunities for the meaningful employment of HANO residents. Toward this end, we will work closely with Resident Councils and HANO's Section 3 / DBE / WBE Coordinator.

2.1 Requirements

HEI & AEC will execute HANO's policy relative to the hiring of Section 3 Residents (see page 16: "Training Requirements for Construction Contracts").

2.2 Preferences

Hiring will follow the preferences delineated on page 8 of HANO's Policy manual. As such, the following priorities will be strictly adhered to:

- Priority 1: A low or very low-income resident of HANO housing site where the work is being performed.
- Priority 2: A low or very low-income resident of any HANO housing development.
- Priority 3: A participant in HUD Youthbuild program in Orleans Parish.
- Priority 4: HANO Housing Choice Voucher Participant.
- Priority 5: (a) A very low-income or (b) low-income resident of Orleans Parish.

2.3 Job Categorization

HEI & AEC Utilization and Hiring Liaison Officer will identify the jobs and skill levels to be created by the Project. The qualifications and required training will subsequently be put in writing. A job description will be created for each opening this will facilitate the promotion of the positions for hiring. As the aforementioned, we anticipate that jobs will be created for carpenters, painters and laborers, as indicated on the Section 3 Training and Employment Schedule, attached.

2.4 Recruitment

HEI & AEC pledges to recruit residents that meet stated requirements throughout our contract period, using the following strategies outlined on pages 11-12, of HANO's policy manual:

- Post open positions on HANO's job posting site, crescentcityjobmatch.com.
- Establish a field presence / office to promote hiring and screening of job applicants in connection with Fischer Project.
- Posting flyers in the development.
- Coordinating with Resident Councils.
- Coordinating with HANO and HANO's Section 3 Coordinator.
- Coordinate with local job training centers and local nonprofits.

2.5 Application Process

HEI & AEC Utilization and Hiring Liaison Officer will promote open positions and ensure that all required forms and documentations are collected from applicants as required. Where needed, our Liaison may help Residents to complete these forms. New hires needing assistance to maintain employment (*e.g.*, transportation or child care), will be given assistance by coordinating with local nonprofits that can provide this supplemental support. HEI & AEC human resources staff will screen all applications, and then select the most suitable applicants from this pool for interviewing. The number mandated will be selected and the training requirements will commence.

2.6 Reporting

HEI & AEC Utilization and Hiring Liaison Officer will collect data and provide timely reports as requested by HANO and other entities, and use these to monitor the success of the broader utilization and hiring initiative. Reports will be in a format and at a frequency that addresses the requirements of HANO.

2.7 Providing Information

In conjunction with our Section 3 Employment Action Plan, HEI & AEC agrees to:

- Cooperate in hiring with the HANO Section 3 Coordinator.
- Submit monthly reports to allow HANO to determine the extent of our contracting compliance, including reporting resident employees by tier / priority number and reporting on man hours worked.
- Coordinate with HANO on on-going program management and implementation; and
- Create timely correction plans to overcome any deficiencies.

2.8 Record Keeping

HEI & AEC will maintain the following records, as required:

- Promotion and outreach efforts, including organizations contacted in an attempt to locate Resident employees.
- A list of all Resident applicants.
- Completed application files with appropriate supporting documentation.
- Status of applicants, and whether they were hired, or if not hired, why.
- Certified payroll records.

TRAINING ACTION PLAN FOR SECTION 3

Relative to this Contract, using the methods outlined in our Contracting and Employment Action Plans: HEI & AEC has anticipated that jobs will be created for carpenters, painters and laborers (See attached Section 3 Contracting and Employment Schedule).

As indicated in HANO's policy, based on the contract amount awarded HEI & AEC will provide at the minimum four (4) certified pre-apprentice or pre-apprenticeship training opportunities to Section 3 residents. HEI & AEC will also coordinate with the Residents Council and HANO's Section 3 DBE coordinator to identify certified apprenticeship programs.

3.1 Placement

Interested residents will be thoroughly screened during the application process and, if hired, will be placed in jobs that match their skill, aptitude and interest using the jobs anticipated for this Contract. During the interim, residents will be required to participate in the approved apprenticeship program for their area of concentration.

3.2 Training

Applicable residents will be indoctrinated to HEI & AEC policies and procedures, personnel handbook, and expectations for optimal job performance. In addition, safety being paramount, initial safety trainings will be conducted prior to placement on the job and ongoing daily checks, warnings, and other safety training as required by local, state and government entities will be instituted. In keeping employees will engage in daily activities such as toolbox safety checks, proper use of protective personal equipment, etc. Subsequently, the new hire will be briefed on the scope of work to be performed for that day. They will then be paired with an experienced worker(s) who will monitor and coach their performance at the jobsite.

Each municipality has a list of approved Apprenticeship Programs. From this list, each Section 3 new hire will be required to enroll in the apprenticeship program geared toward their area of interest and to adhere to the specific requirements necessary for successful completion of same. In adherence to the guidelines set forth in HANO's Employment, Training, and Contracting Policy manual, HEI & AEC will defray the cost incurred for the certified apprenticeship training program for the Section 3 Resident (list of Programs attached). As a goodwill gesture and in keeping with its motto of treating our business as a ministry, HEI & AEC will diligently work to encourage participants to work toward long term career goals and aspirations, rather than short term financial fixes.

In summary, along with notification of all Section 3 Residents and identification of those interested in participating in the Program, HEI & AEC will then screen, hire, and train in accordance with applicable regulations. The Company will also supply all tools, personal protective equipment.

3.3 Non-Traditional Careers

Additionally, HEI & AEC will maintain referrals and contacts with nonprofit providers who can provide the support (e.g. transportation, child care) that women often need to be able to maintain their employment.

3.4 Tools

All residents to be employed by HEI & AEC during this contract will be supplied with the tools needed to complete their jobs in addition to personal protective equipment. They will be trained in the proper use of all equipment provided.

3.5 Training Programs

HEI & AEC will maintain resource lists and contacts for free job, career and business training programs that are offered by Government and nonprofit providers throughout the greater New Orleans area, and provide referrals, where appropriate, to Residents. Further, HEI & AEC is willing to refer Residents to pre-apprenticeship and apprenticeship programs and can work with the HANO Coordinator to facilitate this.

HEI & AEC Utilization and Hiring Liaison Officer will ensure that each individual who undergoes training will have a complete record of their training activity, including the training title / topic; provider; dates; duration; and total cost of training and training materials. This will be entered in an Employer Paid Training Report and supported with proper documentation, including the training class agenda and proof of payment.

3.6 Career Path

Residents who demonstrate the skill, aptitude, responsibility and performance that HEI & AEC requires will be offered positions in areas where their skills are best utilized. HEI & AEC regularly hires drivers, laborers, painters, mechanics, operators, carpenters and dry wall installers.

3.7. Monitoring and Reporting

HEI & AEC will maintain certified payroll records, records of man hours worked and other reports as required by HANO to monitor compliance, These reports will be submitted in the format and frequency required.



HOUSING AUTHORITY OF NEW ORLEANS
CONTRACTING SCHEDULE

Contracting Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Section 3, DBE, and WBE firms not certified by HANO shall not be included on this schedule and shall not be counted towards the participation requirements. Duplicate form if additional space is needed.

ITEM #	DESCRIPTION OF WORK TO BE PERFORMED	NAME AND ADDRESS OF COMPANY TO BE USED TO PERFORM THE WORK	TYPE OF WORK TO BE PERFORMED			TOTAL ESTIMATED AMOUNT OF WORK TO BE PERFORMED		
			LABOR	MATERIALS	BOTH	SECTION 3	DBE	WBE
EXAMPLE	PAINTING	John Doe Resident Owned Painter, Inc. New Orleans, LA			X	\$50,000		
1.	Boines Construction		X				X	
2.	Hamp's Construction				X			
3.	CFR Trucking		X					X
4.								
5.								
6.								
7.								

Summary:

- 1) Total Amount to be Awarded to Section 3 Business Concern: \$ _____ Percentage of Total Contract Amount _____ %
- 2) Total Amount to be Awarded to DBE: \$ 43,000.00 Percentage of Total Contract Amount 20 %
- 2) Total Amount to be Awarded to WBE: \$ 10,720.00 Percentage of Total Contract Amount 5 %

Name: Charlie Hampton Title: Manager Date: 4/18/2016



HOUSING AUTHORITY OF NEW ORLEANS
CONTRACTING SCHEDULE

Contracting Schedules that do not reflect a level of participation that meets or exceeds the stated requirements may cause the bid to be deemed non-responsive. Section 3, DBE, and WBE firms not certified by HANO shall not be included on this schedule and shall not be counted towards the participation requirements. Duplicate form if additional space is needed.

ITEM #	DESCRIPTION OF WORK TO BE PERFORMED	NAME AND ADDRESS OF COMPANY TO BE USED TO PERFORM THE WORK	TYPE OF WORK TO BE PERFORMED			TOTAL ESTIMATED AMOUNT OF WORK TO BE PERFORMED		
			LABOR	MATERIALS	BOTH			
EXAMPLE	PAINTING	John Doe Resident Owned Painter, Inc. New Orleans, LA			X	\$50,000		
1.	Boines Construction		X				X	
2.	Hamp's Construction				X			
3.	CFR Trucking		X					X
4.								
5.								
6.								
7.								

Summary:

- 1) Total Amount to be Awarded to Section 3 Business Concern: \$ _____ Percentage of Total Contract Amount _____ %
- 2) Total Amount to be Awarded to DBE: \$ \$43,000.00 Percentage of Total Contract Amount 20 %
- 2) Total Amount to be Awarded to WBE: \$ \$10,720.00 Percentage of Total Contract Amount 5 %

Name: Charlie Hampton Title: Manager Date: 4/18/2016



HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT - Subcontractor Commitment Form

Hamp's Enterprise Inc & Advanced Environmental
Consulting - A Joint Venture
To: _____ IFB# 16-912-08
Name of Prime Contractor

The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Number shall be forwarded to HANO at:

Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
Attn: Section 3/DBE/WBE Coordinator

Name of Subcontractor Boines Construction
Description of Work to Be Performed by Subcontractor Hauling
Contract Value (Inclusive of change orders) \$ \$43,300.00
Term of Contract (Include start and end dates) 120 Days
Subcontractor Status (Section 3, DBE, WBE) DBE

By: [Signature]
Prime Contract Signature

Charlie Hampton
Printed or Typed Name

Title: Manager

Date: 4/18/16

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to _____ (Notary Public)
before me this 18 day of April, 2016 (Seal)
My Commission expires: [Signature]
Date Executed: _____

KEVIN K. GIPSON
NOTARY PUBLIC NO. 2875
ATTORNEY BAR NO. 17604
ORLEANS PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE



HOUSING AUTHORITY OF NEW ORLEANS

LETTER OF INTENT - Subcontractor Commitment Form

Hamp's Enterprise Inc & Advanced Environmental Consulting - A Joint Venture
To: _____ IFB# 16-912-08
Name of Prime Contractor

The undersigned will enter into a signed agreement with the Prime Contractor listed above. Copies of agreements including, but not limited to joint ventures, subcontracts, supplier agreements or purchase orders referencing the IFB, RFP, RFQ, or Purchase Order Number shall be forwarded to HANO at:

Housing Authority of New Orleans
4100 Touro Street
New Orleans, Louisiana 70122
Attn: Section 3/DBE/WBE Coordinator

Name of Subcontractor CFR Trucking
Description of Work to Be Performed by Subcontractor Hauling
Contract Value (Inclusive of change orders) \$ 10,720.00
Term of Contract (Include start and end dates) 120 Days
Subcontractor Status (Section 3, DBE, WBE) DBE

By: [Signature]
Prime Contract Signature

Charlie Hampton
Printed or Typed Name

Title: Manager

Date: 4/22/2016

If a corporate seal is not affixed, this document must be notarized. Provide Letter of Intent on Company Letterhead.

Subscribed and sworn to Kevin K Gipson (Notary Public)
before me this 22nd day of April, 2016
My Commission expires: ab [Signature]
Date Executed: 04/22/2016

KEVIN K. GIPSON
NOTARY PUBLIC NO. 2875
ATTORNEY BAR NO. 17604
ORLEANS PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE



April 26, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

Re: Iberville Phase V - Ground Lease

The Housing Authority of New Orleans (HANO) was awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop Iberville, the last traditional standing housing development in the city. Through a Request for Qualifications (RFQ) process, the Iberville Revitalization Company, LLC (IRC), a partnership between Historic Restoration, Inc and McCormack Baron Salazar, Inc., was selected as the developer to implement the CNI Transformation Plan. The IRC and HANO have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. The Implementation Agreement was executed by all parties June 29, 2012.

HRI, in connection with their plans to develop Phase V on site, applied for and received an award for 9% Low-Income Housing Tax Credits (LIHTC) from the Louisiana Housing Corporation (LHC) from the 2015 housing credit ceiling. In order to preserve their award, HRI must meet the deadline established by the LHC of July 15, 2016 for submittal of carryover documentation evidencing that expenditures of at least ten percent (10%) of the project's cost has been incurred. This requirement can be satisfied in part through an executed ground lease with the developer of this on-site phase, On Iberville Phase V, LLC. The ground lease will cover Block G and the land under which the historical building is located. The value of the ground lease, \$598,326, is pooled with additional HANO funds loaned for construction and secured by a promissory note at closing. HANO has secured an additional rent payment, subject to available cash flow, of \$25,000 annually. The term of the ground lease is 99 years. Phase V will include 80 total units, of which 48 will be market rate, 4 will be LIHTC units, 4 will be Permanent Supportive Housing/Project Based Voucher CNI replacement units, and 24 will be Public Housing CNI replacement units.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute the Ground Lease (Phase V) between the Housing Authority of New Orleans as Landlord and On Iberville Phase V, LLC as Tenant for \$598,326 along with an annual rent payment, subject to available cash flow, of \$25,000.00 annually for 99 years.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 26, 2016**

RESOLUTION NO. 2016-13

WHEREAS, the Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, the IRC seeks to redevelop Phase V of the Iberville site, which consists of Block G and one historic building, in collaboration with HANO to provide 48 market rate units, 4 Low Income Housing Tax Credit units, 4 Permanent Supportive Housing Units, and 24 public housing units (28 CNI replacement units); and

WHEREAS, On Iberville Phase V, LLC (Developer), a Developer Affiliate of IRC, received an award of Low Income Housing Tax Credits (LIHTC) from the Louisiana Housing Corporation (LHC) from the 2015 credit ceiling and Developer is required to submit to the LHC carryover documentation evidencing that expenditures of at least ten percent (10%) of the projects cost had been incurred on or before July 15, 2016; and

WHEREAS, HANO is the owner of the property specifically identified in the attached Exhibit A (Property); and

WHEREAS, the Developer has determined that a ground lease for the Property will in part satisfy the 10% Carryover requirement; and

WHEREAS, the value of ground lease for the Property, \$598,326, will be included in the project loan at financial closing; and

WHEREAS, HANO has negotiated an additional ground rent payment of \$25,000 annually subject to available cash flow for a term of 99 years.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute the Ground Lease (Phase V) between the Housing Authority of New Orleans as Landlord and On Iberville Phase V, LLC as Tenant for \$598,326 along with an annual rent payment, subject to available cash flow, of \$25,000.00 annually for 99 years.

Executed this 26th day of April, 2016

APPROVAL:

**DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS**

**Iberville Redevelopment
Second District
Portion of Square 155
November 24, 2014**

A CERTAIN PORTION OF GROUND, situated in the Second District, Orleans Parish, State of Louisiana, bounded by Bienville, Marais, Conti and Treme Streets, Being a portion of Square 155, as shown on a Plan by the office of Gandolfo Kuhn L.L.C., dated May 20, 2013, drawing number 634-7; T-208-8, being more particularly described as follows:

Begin at the intersection of the westerly line of Marais Street and the southerly line of Conti Street;

Thence along the southerly line of Conti Street, southeast a distance of 256.3' to a point on the southerly line of Conti Street;

Thence along the westerly line of Tremé Street, southwest a distance of 232.5' to a point on the westerly line of Tremé Street;

Thence along the westerly line of Tremé Street, south a distance of 33.1' to a point on the westerly line of Tremé Street;

Thence, northwest a distance of 224.2 to a point;

Thence, southwest a distance of 56.4' to a point along the northerly line of Bienville Street;

Thence along the northerly line of Bienville Street, northwest a distance of 43.8' to a point on the easterly line of Marais Street;

Thence along the easterly line of Marais Street, north east a distance of 322' to the Point of Beginning.



April 26, 2016

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,
Commissioner Debra Joseph, Commissioner Glen Pilié,
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner
Executive Director**

**From: Jennifer Adams
Director, Development and Modernization**

Re: Iberville Phase VI - Ground Lease

The Housing Authority of New Orleans (HANO) was awarded the Choice Neighborhoods Implementation (CNI) Grant in 2011 to redevelop Iberville, the last traditional standing housing development in the city. Through a Request for Qualifications (RFQ) process, the Iberville Revitalization Company, LLC (IRC), a partnership between Historic Restoration, Inc and McCormack Baron Salazar, Inc., was selected as the developer to implement the CNI Transformation Plan. The IRC and HANO have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. The Implementation Agreement was executed by all parties June 29, 2012.

HRI, in connection with their plans to develop Phase VI on site, applied for and received an award for 9% Low-Income Housing Tax Credits (LIHTC) from the Louisiana Housing Corporation (LHC) from the 2015 housing credit ceiling. In order to preserve their award, HRI must meet the deadline established by the LHC of July 15, 2016 for submittal of carryover documentation evidencing that expenditures of at least ten percent (10%) of the project's cost has been incurred. This requirement can be satisfied in part through an executed ground lease with the developer of this on-site phase, On Iberville Phase VI, LLC. The ground lease will cover Block D and the land under which the historical building is located. The value of the ground lease, \$598,326, is pooled with additional HANO funds loaned for construction and secured by a promissory note at closing. HANO has secured an additional rent payment, subject to available cash flow, of \$10,000 annually. The term of the ground lease is 99 years. Phase VI will include 50 total units, of which 30 will be LIHTC units, 3 will be Permanent Supportive Housing/Project Based Voucher CNI replacement units, and 17 will be Public Housing CNI replacement units.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute the Ground Lease (Phase VI) between the Housing Authority of New Orleans as Landlord and

On Iberville Phase VI, LLC as Tenant for \$598,326 along with an annual rent payment, subject to available cash flow, of \$10,000.00 annually for 99 years.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 26, 2016**

RESOLUTION NO. 2016-14

WHEREAS, the Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, the IRC seeks to redevelop Phase VI of the Iberville site, which consists of Block D and one historic building, in collaboration with HANO to provide 30 Low Income Housing Tax Credit units, 3 Permanent Supportive Housing Units, and 17 public housing units (20 CNI replacement units); and

WHEREAS, On Iberville Phase VI, LLC (Developer), a Developer Affiliate of IRC, received an award of Low Income Housing Tax Credits (LIHTC) from the Louisiana Housing Corporation (LHC) from the 2015 credit ceiling and Developer is required to submit to the LHC carryover documentation evidencing that expenditures of at least ten percent (10%) of the projects cost had been incurred on or before July 15, 2016; and

WHEREAS, HANO is the owner of the property specifically identified in the attached Exhibit A (Property); and

WHEREAS, the Developer has determined that a ground lease for the Property will in part satisfy the 10% Carryover requirement; and

WHEREAS, the value of ground lease for the Property, \$598,326, will be included in the project loan at financial closing; and

WHEREAS, HANO has negotiated an additional ground rent payment of \$10,000 annually subject to available cash flow for a term of 99 years.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute the Ground Lease (Phase VI) between the Housing Authority of New Orleans as Landlord and On Iberville Phase VI, LLC as Tenant for \$598,326 along with an annual rent payment, subject to available cash flow, of \$10,000.00 annually for 99 years..

Executed this 26th day of April, 2016

APPROVAL:

**DWAYNE G. BERNAL
PRESIDENT, BOARD OF COMMISSIONERS**

**Iberville Redevelopment
Second District
Portion of Square 160
November 24, 2014**

A CERTAIN PORTION OF GROUND, situated in the Second District, Orleans Parish, State of Louisiana, bounded by Bienville, Villere, Conti and Marais Streets, Being a portion of Square 160, as shown on a Plan by the office of Gandolfo Kuhn L.L.C., dated May 20, 2013, drawing number 634-7; T-208-8, being more particularly described as follows:

Begin at the intersection of the easterly line of N. Villere Street and the southerly line of Conti Street;

Thence along the southerly line of Conti Street, southeast a distance of 256.18' to a point on the southerly line of Conti Street;

Thence along the westerly line of Marais Street, southwest a distance of 322.25' to a point on the westerly line of Marais Street;

Thence along the northerly line of Bienville Street, northwest a distance of 43.7' to a point on the northerly line of Bienville Street;

Thence, northeast a distance of 56.8' to a point;

Thence, northwest a distance of 228.4' to a point along the easterly line of N. Villere Street;

Thence along the easterly line of N. Villere Street, east a distance of 46.3' to a point on the easterly line of N. Villere Street;

Thence along the easterly line of N. Villere Street, northeast a distance of 222.3' to the Point of Beginning.