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HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

HELEN W. LANG MEMORIAL BOARDROOM, BUILDING B
4100 TOURO STREET, NEW ORLEANS, LA 70122

MAY 31, 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 APRIL 26, 2016
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. COMMITTEE REPORT(S)
- VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2016-15 - Approval to Negotiate a Contract for the Development of Bywater Vacant Scattered Sites Properties RFP#15-911-34

IX. EXECUTIVE SESSION

The following pending litigation matters will be discussed in Executive Session held pursuant to R.S. 42:17(A)(2):

- BFNO Properties, LLC, et al v. Housing Authority of New Orleans et al, Civil Action No. 15-cv-300, U.S. District Court for the Eastern District of Louisiana
- Donna George, et al v. HANO, No.00-274, Div. A, Civil District Court for the Parish of Orleans

X. COMMENTS

- Public Comment(s)
- Board of Commissioners Comment(s)

XI. ADJOURNMENT



May 31, 2016

MEMORANDUM

To: Board of Commissioners

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

**Through Gregg Fortner
Executive Director**

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

Re: Request for Proposals #15-911-34 – Approval to Negotiate a Contract for the Development of Bywater Vacant Scattered Site Properties

In February 2015, Resolution No. 2015-01 identified 20 potential partners to develop approximately 230 vacant scattered site properties that HANO owns throughout Orleans Parish. On August 6, 2015, HANO issued Request for Proposals (RFP) #15-911-34 for the development of Bywater Vacant Scattered Site Properties to the 20 partners that were qualified in February 2015. The package of properties consisted of 18 parcels of land roughly bounded by the Mississippi River to the south, Industrial Canal to the east, St. Claude Avenue to the north, and Elysian Fields Avenue to the west. Developers were allowed to propose one or more of the parcels for development. HANO received 7 proposals by the November 2, 2015 due date from the following firms:

1. Chartres Street Station
2. ETI Inc/Bywater Housing Development, LLC
3. Integrity Development Partnership
4. ITEX Group
5. New Orleans Redevelopment Fund
6. Perez/Harmony Neighborhood Development
7. REO, LLC; Nationwide Real Estate Corporation; Doucette & Associated General Contractors

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. The committee discussed the proposals and came to a consensus score for criteria for each proposal received. The proposal submitted by ITEX Group ranked the highest.

CERTIFICATIONS

- 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 procurement memo is in your packet.

REQUEST FOR COMMISSIONERS ACTION

HANO requests that the Board of Commissioners authorize the Executive Director to enter into negotiations with ITEX Group on a master development agreement for the development of the Bywater vacant scattered site properties pursuant to Request for Proposals #15-911-34.

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
MAY 31, 2016**

RESOLUTION NO. 2016-15

WHEREAS, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties throughout Orleans Parish and determined that many of these sites have development potential; and

WHEREAS, HANO issued Request for Qualifications (RFQ) #14-911-48 to solicit Statements of Qualifications and Letters of Interest from developers that possess the necessary qualifications to develop HANO's vacant scattered site properties; and

WHEREAS, Based on the results of the RFQ, Resolution No. 2015-01 established a list of 20 potential partners pre-qualified to propose on the development of scattered site properties; and

WHEREAS, HANO issued Request for Proposals (RFP) #15-911-34 to solicit proposals from pre-qualified partners for the development of 18 scattered site parcels contained within the area roughly bounded by the Mississippi River to the south, Industrial Canal to the east, St. Claude Avenue to the north, and Elysian Fields Avenue to the west, also known as the Bywater scattered site properties; and

WHEREAS, HANO received 7 responses to RFP #15-911-34 on November 2, 2015; and

WHEREAS, HANO convened a committee to evaluate and rank each proposal and the proposal submitted by the ITEX Group received the highest score; and

WHEREAS, 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; and

WHEREAS, HANO recommends moving forward with the development of the Bywater scattered sites by negotiating a master development agreement with the highest ranked respondent, ITEX Group; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to enter into negotiations on a master development agreement with the ITEX Group for the development of the Bywater vacant scattered site properties pursuant to Request for Proposals #15-911-34.

Resolution No. 2016-15
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Executed this 31ST day of May, 2016

APPROVAL:

DWAYNE G. BERNAL
CHAIRMAN, BOARD OF COMMISSIONERS