



HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING

THE NEW ORLEANS REDEVELOPMENT AUTHORITY (NORA)  
1409 ORETHA CASTLE HALEY BLVD., NEW ORLEANS, LA 70113

AUGUST 1, 2017 at 4:00 P.M.

BOARD OF COMMISSIONERS

PRESIDENT  
ALICE RIENER

VICE PRESIDENT  
ANDREANECIA M. MORRIS

COMMISSIONERS  
TONI HACKETT ANTRUM  
DONNA JOHNIGAN  
DEBRA JOSEPH  
VONDA RICE  
CANTRESE WILSON

COMMITTEE APPOINTMENTS

DEVELOPMENT,  
ASSET MANAGEMENT & OPERATIONS

CHAIR  
ANDREANECIA M. MORRIS

COMMISSIONERS  
DEBRA JOSEPH  
CANTRESE WILSON  
VONDA RICE (Alternate)

FINANCE & AUDIT

CHAIR  
TONI HACKETT ANTRUM

COMMISSIONERS  
ALICE RIENER  
DEBRA JOSEPH (Alternate)

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 JULY 12, 2017
- VI. EXECUTIVE DIRECTOR'S REPORT
- VII. COMMITTEE REPORT(S)
- VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

- Resolution #2017-13 - Authorization to Execute the Master Development Agreement for the Development of Bywater and Marigny Vacant Scattered Site Properties
  - Resolution #2017-14 - Authorization to Execute the Commercial Lease for Building B-71 and Portion of the J-Block adjacent to Bienville Basin
- IX. COMMENTS
    - Public Comment(s)
    - Board of Commissioners Comment(s)
  - X. ADJOURNMENT



**August 1, 2017**

**MEMORANDUM**

**To:** Board of Commissioners  
President Alice Riener, Vice President Andreanecia M. Morris,  
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,  
Commissioner Debra Joseph, Commissioner Vonda Rice and  
Commissioner Cantrese Wilson

**Through** Gregg Fortner  
Executive Director

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

**Re:** Authorization to Execute the Master Development Agreement with ITEX  
Development, LLC for the Development of Bywater and Marigny Vacant  
Scattered Sites

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On June 21, 2016, Board of Commissioners' Resolution #2016-15 authorized the Housing Authority of New Orleans (HANO) to enter into negotiations with ITEX Development, LLC (Developer) on the redevelopment of the Bywater and Marigny vacant scattered site properties. HANO and the Developer have negotiated the terms of a Master Development Agreement (Agreement) which will serve as the governing Agreement for all components of the redevelopment by establishing the guiding principles, overarching business terms, and roles and responsibilities of the Developer and HANO for the Project. The Developer has created a plan to construct 156 mixed-income rental units and 4 mixed-income homeownership units, subject to HUD approval and financing due diligence, and which utilizes all of HANO's Bywater and Marigny vacant scattered site parcels.

In order to move the project forward and allow the Developer to produce and assemble the documents necessary to obtain financing to build the project, staff recommends execution of the Agreement.

Therefore, it is requested that the HANO Board of Commissioners authorize the Executive Director to execute the Master Developer Agreement with ITEX Development, LLC for the redevelopment of the Bywater and Marigny vacant scattered site properties.

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
AUGUST 01, 2017**

**RESOLUTION NO. 2017-13**

**WHEREAS**, By Resolution #2016-15 the Board of Commissioners authorized the Housing Authority of New Orleans (HANO) to enter into negotiations with ITEX Development, LLC (Developer) for the redevelopment of the Bywater and Marigny scattered site properties; and

**WHEREAS**, HANO and the Developer have negotiated the Master Development Agreement (Agreement) which will serve as the governing Agreement for all components of the redevelopment by establishing the guiding principles, overarching business terms, and roles and responsibilities of the Developer and HANO; and

**WHEREAS**, the Developer has created a plan to construct 156 mixed-income rental units and 4 mixed-income homeownership units, subject to HUD approval and financing due diligence, and which utilizes all of HANO's Bywater and Marigny vacant scattered site parcels; and

**WHEREAS**, all necessary loan agreements and ground leases will be negotiated and entered into separately, and will come to the Board for additional approval; and

**WHEREAS**, staff recommends execution of the Agreement in order to allow the Developer to produce and assemble the documents necessary to obtain financing to build the project.

**THEREFORE, BE IT RESOLVED** that the Board of Commissioners hereby authorizes the Executive Director to execute the Master Developer Agreement with ITEX Development, LLC for the redevelopment of the Bywater and Marigny vacant scattered site properties.

**Executed this 1<sup>st</sup> day of August, 2017**

**APPROVAL:**

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**ALICE RIENER  
PRESIDENT, BOARD OF COMMISSIONERS**



**August 1, 2017**

**MEMORANDUM**

**To: Board of Commissioners  
President Alice Riener, Vice President Andreanecia M. Morris,  
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,  
Commissioner Debra Joseph, Commissioner Vonda Rice and  
Commissioner Cantrese Wilson**

**Through Gregg Fortner  
Executive Director**

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

**Re: Authorization to Execute the Commercial Lease for Building B-71 and  
Portion of the J-Block Adjacent to Bienville Basin**

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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. In 2012 the Iberville project site underwent an environmental clearance process. As part of that process, archeological investigations uncovered intact burials on a portions of the H-block and J-block of the site that once housed public housing units. The discovery of burials imposed a restriction on digging more than 12 inches into the soil in these areas. Several buildings were carefully removed from the H and J blocks. However, the environmental clearance process also produced a Programmatic Agreement among HANO, the State Historic Preservation Office, and other concerned parties that required the preservation 16 of the original Iberville buildings, including Building #71 located on the J-block.

Several options were explored to return the 1.073-acre portion of the J-Block that included Building #71 to residential use comparable to the rest of the former Iberville site, now called Bienville Basin. However, it was determined that relocation of the burials was cost prohibitive, and the restriction on the digging depth made the installation of new utilities necessary to serve modern dwelling units infeasible.

MCC Real Estate, LLC (Tenant), a local development company with experience in both historic renovations and operating tourist attractions, created a plan to renovate both the existing vacant Building #71 and improve the adjacent green space within the restrictions placed on the property by the burials and Programmatic Agreement. The proposal includes transformation of the building into a museum called the New Orleans Cemetery Experience. The museum will tie into the historic use of the J-block itself and the adjacent historic St. Louis Cemetery No. 1. The green space will be maintained for public use, including the residents of Bienville Basin. The development is expected to provide training and employment opportunities for HANO clients, especially those living at Bienville Basin. All building and site improvements will be funded solely by the Tenant. All operations and maintenance costs will be borne by the Tenant.

HANO and the Tenant have negotiated a Commercial Lease for Building #71 and adjacent green space which will include an annual rent payment to HANO in the amount of \$12,000.00. The initial term of the agreement is for forty (40) years, with five (5) additional ten (10) year term(s) and one (1) nine (9) year term for a total of 99 years.

Staff recommends the execution of this Commercial Lease in order to allow for the reuse of Building #71 which is currently a blight to the adjacent redevelopment of Bienville Basin while respecting the historical use of the site and its development restrictions.

Therefore, the HANO Board of Commissioners is hereby requested to authorize the Executive Director to execute the Commercial Lease with MCC Real Estate, LLC for Building #71 and portion of the J-block.

**HOUSING AUTHORITY OF NEW ORLEANS  
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AUGUST 01, 2017**

**RESOLUTION NO. 2017-14**

**WHEREAS**, 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; and

**WHEREAS**, during the redevelopment planning, an environmental clearance process revealed intact burials on a portions of the H-block and J-block of the site; and

**WHEREAS**, the discovery of burials imposed a restriction on digging more than 12 inches into the soil in these areas; and

**WHEREAS**, the same environmental clearance process produced a Programmatic Agreement among HANO, the State Historic Preservation Office, and other concerned parties that required the preservation 16 of the original Iberville buildings, including Building #71 located on the J-block; and

**WHEREAS**, it was determined that residential development of a 1.073-acre portion of the J-Block that included Building #71 (collectively, the Premises) was infeasible; and

**WHEREAS**, MCC Real Estate, LLC (Tenant) created a plan to develop the 1.073-acre portion of the J-Block including Building #71 into the New Orleans Cemetery Experience and a public green space within the restrictions placed on the property by the burials and Programmatic Agreement; and

**WHEREAS**, HANO and the Tenant negotiated a Commercial Lease for the Premises with an annual rent payment of \$12,000.00 for an initial term of forty (40) years, with five (5) additional ten (10) year term(s) and one (1) nine (9) year term for a total of 99 years; and

**WHEREAS**, the Tenant will be responsible for all costs associated with the renovation and operation of the Premises; and

**WHEREAS**, HANO staff recommends the execution of this Commercial Lease in order to allow for the reuse of Building #71 which is currently a blight to the adjacent redevelopment of Bienville Basin while respecting the historical use of the site and its development restrictions; and

**Resolution No. 2017-14**  
**August 1, 2017**  
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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 Commercial Ground Lease with MCC Real Estate, LLC.

**Executed this 1<sup>st</sup> day of August, 2017**

**APPROVAL:**

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**ALICE RIENER**  
**PRESIDENT, BOARD OF COMMISSIONERS**