

**HOUSING AUTHORITY OF NEW ORLEANS  
MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING  
FEBRUARY 24, 2015**

**The Board of Commissioners of the Housing Authority of New Orleans met in Regular Session located at, Marias Apartment, 101 Marais Street in the City of New Orleans, Louisiana 70112 at 4:00p.m. on the 24th day of February, 2015.**

**IN ATTENDANCE**

Gregg Fortner, HANO Executive Director  
Robert Barbor, HANO General Counsel

Joe Butler, Artspace Projects  
Stephen Favorite, F3 Management SRF  
Chris Clement, HRI  
Patrick Coyle, Providence Community Housing  
Edith Hillall  
Steven Kennedy  
Anna Dickerson, CCNO Development  
Sylvia Robinson

**I. STATEMENT BY GENERAL COUNSEL**

"In accordance with the provisions of the Louisiana Open Meetings Law, La. R.S. 42:11, et seq., this meeting is open to the general public and notice of today's meeting as well as a copy of the Agenda have been provided and made available to the public prior to this meeting being called to order. Please adhere to the protocol as established and stated in the Agenda.

**II. CALL TO ORDER**

The Board of Commissioners Regular Meeting was called to order by Chairman Bernal at 4:11 p.m.

**III. ROLL CALL**

**PRESENT**

President Bernal  
Vice President Riener  
Commissioner Hackett Antrum  
Commissioner Rice

**ABSENT**

Commissioner Pilié

**A quorum was present**

**IV. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING HELD ON DECEMBER 16, 2014**

**Motion:** To approve the minutes of the Regular Board Meeting held on December 16, 2014

Motion by: Vice Chairman Riener  
Second by: Commissioner Hackett Antrum  
Discussion: None  
Public Comment: None  
Call for Vote: All in favor; none opposed

**Motion passed.**

**V. EXECUTIVE DIRECTOR'S REPORT**

**VI. COMMITTEE REPORT(S)**

- **Development Committee Report** – Presented by Vice Chairman Riener

**VII. ITEMS FOR APPROVAL**

**AUTHORIZATION(S)**

**Resolution #2015-01** - Approval of Scattered Sites Development Partners Pursuant to Request for Qualifications #14-911-48 – to authorize the Executive Director to place the

following firms on a pre-qualified list of developers for the development of scattered site properties pursuant to Request for Qualifications #14-911-48:

1. CCNO Development, LLC
2. Chartres Street Station, LLC
3. Columbia Residential
4. Deep Roots Development
5. ETI, Inc.
6. F3 Management/SRF Group Consulting
7. Gulf Coast Housing Partnership
8. Harmony Neighborhood Development
9. Integrity Development Partnership
10. ITEX Group, LLC
11. JC Patin Group, LLC
12. New Orleans Area Habitat for Humanity
13. New Orleans Redevelopment Fund
14. Parkcrest Builders
15. Pentek Homes
16. Perez APC
17. Project Homecoming, Inc.
18. Providence Community Housing
19. REO, LLC; Nationwide Real Estate Corp.; Doucette & Associated Contractors
20. Urban Focus, LLC

**Motion: To approve Resolution #2015-01 - Approval of Scattered Sites Development Partners Pursuant to Request for Qualifications #14-911-48**

Motion by: Commissioner Hackett-Antrum

Second by: Vice President Riener

Discussion: President Bernal, Vice President Riener

Public Comment: None

Call for Vote: All in favor; none opposed

**Resolution #2015-01 Passed.**

**Resolution #2014-02 - Iberville Phase IV On-site - Predevelopment Loan Agreement for Third-Party Costs** – to authorize the Executive Director to execute the Iberville/Tremé Choice Neighborhood Initiative Predevelopment Loan Agreement – Phase IV On-site Third- Party Costs with On Iberville Phase IV, LLC in an amount not to exceed \$1,439,616.00.

**Motion: To approve Resolution #2015-02 - Iberville Phase IV On-site - Predevelopment Loan Agreement for Third-Party Costs**

Motion by: Commissioner Hackett-Antrum

Second by: Commissioner Rice

Discussion: Commissioner Hackett-Antrum, President Bernal

Public Comment: Steven Kennedy

Call for Vote: All in favor; none opposed

**Resolution #2015-02 Passed.**

**Resolution #2015-03 - Award of Contract – Fischer IV 1480 Unit Type Structural Framing Repairs** – to authorize the award of a contract to Hamps Construction, LLC for structural framing repairs to fourteen (14) Fischer IV 1480 Units at the Fischer IV Housing Community in an amount not to exceed One Hundred Nine Thousand Seven Hundred Dollars (\$109,700.00) pursuant to Invitation for Bids #14-912-60.

**Motion: To approve Resolution #2015-03 - Award of Contract – Fischer IV 1480 Unit Type Structural Framing Repairs**

Motion by: Commissioner Hackett-Antrum

Second by: Vice President Riener

Discussion: President Bernal, Vice President Riener

Public Comment: None

Call for Vote: All in favor; none opposed

**Resolution #2015-03 Passed.**

**Resolution #2015-04 - Acquisition of Andrew J. Bell Junior High School (1010 N. Galvez Street) from the Orleans Parish School Board** – to authorize the Executive Director to execute any and all documents necessary to acquire the property 1010 N. Galvez Street in an amount not to exceed \$1,990,000 from the Orleans Parish School Board and to transfer the property to Artspace Projects, Inc., subject to availability of funds from Artspace Projects, Inc.

**Motion: To approve Resolution #2015-04 - Acquisition of Andrew J. Bell Junior High School (1010 N. Galvez Street) from the Orleans Parish School Board**

Motion by: Vice President Riener

Second by: Commissioner Hackett-Antrum

Discussion: President Bernal, Commissioner Hackett-Antrum

Public Comment: None

Call for Vote: All in favor; none opposed

**Resolution #2015-04 Passed.**

**Resolution #2014-05 - Calendar Year 2009 Section 901 Fungibility Plan Revision** – to authorize the Executive Director to execute and submit the Calendar Year 2009 Section 901 Fungibility Plan revision to HUD which reduces the amount committed to Lafitte Senior Building from \$13,500,000 to \$9,469,786 and returns the remaining funds to the Housing Choice Voucher Program operations reserve.

**Motion: Calendar Year 2009 Section 901 Fungibility Plan Revision**

Motion by: Commissioner Rice

Second by: Vice President Riener

Discussion: None

Public Comment: Steven Kennedy

Call for Vote: All in favor; none opposed

**Resolution #2015-05 Passed.**

**RATIFICATION(S)**

**Resolution #2015-06 - Ratification of Action of Executive Director - Annual Renewal of Property, Liability and Auto Insurance Policies** – to approve the insurance renewal coverage for 2015 and ratifies the actions of the Executive Director in executing any and all documents necessary for the procurement of insurance coverage prior to expiration in the total amount of \$1,254,085.

**Motion:** To approve Resolution #2015-06 - Ratification of Action of Executive Director - Annual Renewal of Property, Liability and Auto Insurance Policies

Motion by: Vice President Riener

Second by: Commissioner Hackett-Antrum

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

**Resolution #2015-06 Passed.**

**ACTION ITEM**

The President of the Board of Commissioners appointed each Member of the Board to each Standing Committee. The previous appointments will stand and they will serve as the Primary Members of the Committee.

- I. COMMENT(S)
  - a. Public Comment(s)
  - b. Board of Commissioners Comment(s)
- II. EXECUTIVE SESSION (R.S. 42:17(A)(2))

**No. 2015-512 Div. G, Sec. 11 Civil District Court for the Parish of Orleans**  
***BFNO Properties, LLC and Tucker Property Holding, LLC vs. Housing Authority of New Orleans, Dwayne G. Bernal, Chairman, Alice Reiner, Vice Chairman, Toni Hackett Antrum, Glen M. Pilie, and Vonda Rice, in their capacity as members of the Board of Commissioners of the Housing Authority of New Orleans***

**Motion:** To go into Executive Session to discuss pending litigation against HANO and the Board of Commissioners by BFNO Properties, LLC and Tucker Property Holding, LLC

Motion by: Commissioner Hackett-Antrum

Second by: Vice President Riener

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

**Motion Passed.**

**VIII. ADJOURNMENT**

**Motion: To adjourn the Regular Meeting of the Board of Commissioners**

Motion by: Vice President Riener

Second by: Commissioner Hackett-Antrum

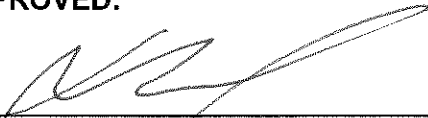
Discussion: None

Public Comment: None

Call to Vote: All in favor; none opposed

**Motion Passed. President Bernal adjourned the meeting at 5:37 p.m.**

**APPROVED:**



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