

**HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
ANNUAL MEETING
DECEMBER 12, 2018**

The Board of Commissioners of the Housing Authority of New Orleans met in Annual Session in the Helen W. Lang Board Room of the Authority located at 4100 Touro Street, Building B in the City of New Orleans, Louisiana 70122 at 4:00 p.m. on the 12th day of December, 2018.

IN ATTENDANCE

Gregg Fortner, HANO Executive Director
Kevin Oufnac, HANO General Counsel

Mike Howell, United Front for Affordable Housing	K. Jasper, Sec 8
Y. Frank Southall, Jane Place Neigh. Sus. Int.	Frank Sears Jr.
Ben Gordon, Pay Christi	Claudette Warren, Marrero Commons
Trayshawn Webb, Housing NOLA	Cynthia Wiggins, Guste Homes RMC
Anna Easterling, Marrero Commons	Jesse Turner, Consultant, Guste Homes
Kristina Bison, Southeast Louisiana Legal Services	Management Corporation
Esther Shin, Urban Strategies	Glenda Graves
Kristie Stutler, Urban Strategies	Jocquelyn Marshall
Donovan Duncan, Urban Strategies	Lynell Clivens
Mai Dang, Urban Strategies	
Debra Lewis, Harmony Oaks	
Bobbie Jennings, Harmony Oaks	
Kim Ford, Tenants for a Better HANO	

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

The meeting was called to order by President Riener at 4:06 pm.

III. ROLL CALL

PRESENT

President Riener
Commissioner Barrios
Commissioner Jasper
Commissioner Joseph
Commissioner Pealer
Commissioner Wheeler

ABSENT

Commissioner Hackett Antrum
Commissioner Piper

A quorum was present. Commissioner Piper joined the meeting at 4:15pm during the discussion of Resolution No. 2018-19.

IV. APPROVAL OF THE AGENDA

Motion: To Approve the Agenda

Motion by: Commissioner Wheeler

Second by: Commissioner Pealer

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed.

V. APPROVAL OF THE MINUTES

Motion: To Approve the Minutes of the Regular Board Meeting Held on October 30, 2018 and Special Meeting Held on November 7, 2018

Motion by: Commissioner Pealer

Second by: Commissioner Joseph

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed.

VI. EXECUTIVE DIRECTOR'S REPORT

- **Executive Director's Report** - Presented by Gregg Fortner, Executive Director

VII. COMMITTEE REPORT(S)

VIII. ITEMS FOR APPROVAL

AUTHORIZATIONS

Resolution #2018-19 - Change Order #4 - Contract #18-912-06 – B.W. Cooper Phase 2 Preparation of Foundation, Demolition and Soil Remediation

Motion: Change Order #4 - Contract #18-912-06 – B.W. Cooper Phase 2 Preparation of Foundation, Demolition and Soil Remediation – to authorize the Executive Director to execute Change Order #4 to Contract # 18-912-06 – B.W. Cooper Phase 2 Preparation of Foundation, Demolition and Soil Remediation in the amount not to exceed One Hundred Fifty Thousand, Two Hundred Sixty Dollars and Seventeen Cents (\$150,260.17).

Motion by: Commissioner Joseph

Second by: Commissioner Pealer

Discussion: President Riener, Commissioner Joseph, Commissioner Barrios,
Commissioner Pealer

Public Comment: None

Call for Vote: All in favor; none opposed

Resolution #2018-19 Passed.

Resolution #2018-20 - Award of Contract - IFB #18-912-37 - Furnish and Install HVAC Condensers, Conversion Kits and Refrigerant at Guste I Housing Community

Motion: Award of Contract - IFB #18-912-37 - Furnish and Install HVAC Condensers, Conversion Kits and Refrigerant at Guste I Housing Community – to approve the award of a contract and authorizes the Executive Director to execute a contract with Rock Enterprises Construction, LLC to furnish and install HVAC condensers, conversion kits and refrigerant at Guste I Housing Community in an amount not to exceed One Hundred Sixty Four Thousand Eight Hundred Fifty Dollars (\$164,850.00) pursuant to Invitation for Bids #18-912-37.

Motion by: Commissioner Pealer

Second by: Commissioner Barrios

Discussion: President Riener, Commissioner Joseph, Commissioner Pealer, Commissioner Barrios, Commissioner Jasper, Commissioner Wheeler

Call for Vote: All in favor; none opposed

Public Comment: Cynthia Wiggins, Guste Homes Resident Management Corporation

Discussion: President Riener, Commissioner Wheeler, Commissioner Joseph, Commissioner Barrios

Motion: To Rescind the Prior Approval of Resolution #2019-20

Motion by: Commissioner Joseph

Second by: Commissioner Wheeler

Discussion: Commissioner Joseph

Public Comment: None

Call for Vote: All in favor; none opposed

Motion: To Table Resolution #2019-20

Motion by: Commissioner Barrios

Second by: Commissioner Pealer

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Resolution #2018-20 was Tabled.

Resolution #2018-21 - Contractor for the Implementation of the Jobs Plus Initiative Grant at Bienville Basin and Faubourg Lafitte Housing Communities (RFP # 18-903-45)

Motion: Contractor for the Implementation of the Jobs Plus Initiative Grant at Bienville Basin and Faubourg Lafitte Housing Communities (RFP # 18-903-45) – to approve the award of a contract and authorizes the Executive Director to execute a contract with Urban

Strategies, Inc. to provide services for the Implementation of a Jobs Plus Initiative Grant at Bienville Basin and Faubourg Lafitte Housing Communities, in an amount not to exceed One million four hundred sixty-four thousand, four hundred dollars (\$1,464,400.00), pursuant to Request for Proposals Number 18-903-45.

Motion by: Commissioner Joseph

Second by: Commissioner Pealer

Discussion: President Riener, Commissioner Pealer, Commissioner Jasper,
Commissioner Barrios, Commissioner Joseph, Commissioner Wheeler

Public Comment: Kim Ford, Kristina Bison, Glenda Graves, Jocquelyn Marshall, Hampton,
Lynell Clivens and Esther Shin, Urban Strategies

Call for Vote: All in favor; none opposed

Resolution #2018-21 Passed.

IX. SETTING OF SCHEDULE OF REGULAR MEETINGS FOR 2019

Motion: To set the Schedule of Regular Meetings for 2019 to be Held last Tuesday of the Month at 4:00pm

Motion by: Commissioner Barrios

Second by: Commissioner Piper

Discussion: None

Call for Vote: All in favor; none opposed

X. ELECTION OF OFFICERS

Motion: To Appoint Casius Pealer as President and Debra Joseph as Vice President

Nominations for President

Commissioner Pealer – Nominated by: President Riener and Commissioner Jasper

Nominations for Vice President

Commissioner Joseph – Nominated by: President Riener

Commissioner Wheeler – Nominated by: Commissioner Jasper

Motion: To Accept President Reiner's Proposal to Appoint Casius Pealer as President of the Board of Commissioners

Motion by: Commissioner Barrios

Second by: Commissioner Wheeler

Call for Vote: All in favor; none opposed

Motion passed. Casius Pealer was appointed President of the Board of the Commissioners.

Motion: To Determine the Vice President Election through a Roll Call Vote

Motion by: Commissioner Joseph
Second by: Commissioner Wheeler
Discussion: Commissioner Barrios, Commissioner Pealer, Commissioner Wheeler

Roll Call: President Riener: Commissioner Joseph
Commissioner Barrios: Abstain
Commissioner Jasper: Commissioner Wheeler
Commissioner Joseph: Commissioner Joseph
Commissioner Pealer: Commissioner Joseph
Commissioner Piper: Commissioner Wheeler
Commissioner Wheeler: Commissioner Wheeler

Three votes for each Commissioner resulting in a tie vote. The Vice President position to be determined at the next Board Meeting.

XI. COMMENTS

- **Public Comment(s)**
 - Ben Gordon
 - Jesse Turner, Consultant, Guste Homes Management Corporation
 - Cynthia Wiggins

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

XII. EXECUTIVE SESSION

- Pursuant to La. R.S. 42:17(A)(1) Executive Session to discuss the performance of the Executive Director, as required by Board Resolution 2018-13
- Pursuant to La. R.S. 42:17(A)(2) Executive Session to discuss the case captioned Parkcrest Builders v HANO, No. 15-1533, E.D. La.

Motion: To move into Executive Session

Motion by: Commissioner Barrios
Second by: Commissioner Joseph
Call for Vote: All in favor; none opposed

The Board of Commissioners entered into Executive Session at 6:43pm and returned to the Annual Board Meeting at 7:16pm

Motion: To Amend the Agenda to Add Resolution #2018-22

Motion by: Commissioner Joseph
Second by: Commissioner Pealer
Call for Vote: All in favor; none opposed

Motion Passed.

Motion by: Commissioner Pealer
Second by: Commissioner Piper
Call for Vote: President Riener: Yea
Commissioner Barrios: Yea
Commissioner Jasper: Yea
Commissioner Joseph: Yea
Commissioner Pealer: Yea
Commissioner Piper: Yea
Commissioner Wheeler: Abstain

Motion Passed. Resolution #2018-22 was approved.

XIII. ADJOURNMENT

Motion by: Commissioner Joseph
Second by: Commissioner Pealer
Call for Vote: All in favor; none opposed

Meeting adjourned at 7:22 p.m.

APPROVED:



CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS