

**HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
SPECIAL MEETING
NOVEMBER 19, 2019**

The Board of Commissioners of the Housing Authority of New Orleans met 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 19th day of November, 2019

IN ATTENDANCE

Evette Hester, HANO Executive Director
Kevin Oufnac, HANO General Counsel

Judith Moran, MBS
Trayshawn Webb, HousingNOLA
Vincent Bennett, MBS
Kim Ford, Citizens for a Better HANO
Kawana Jasper, Section 8 Resident Council Board

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

The meeting was called to order by President Pealer at 4:00 pm.

III. ROLL CALL

PRESENT

President Pealer
Commissioner Barrios
Commissioner Jasper
Commissioner Johnson
Commissioner Joseph
Commissioner Piper
Commissioner Rouselle

ABSENT

Commissioner Hackett Antrum

A quorum was present. Commissioner Hackett Antrum joined the meeting at 4:02pm during the discussion of Resolution 2019-25.

IV. APPROVAL OF THE AGENDA

Motion: To Approve the Agenda

Motion by: Commissioner Joseph

Second by: Commissioner Jasper

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Agenda approved

V. NEW BUSINESS

- Items for Approval

Authorizations

Resolution #2019-25 - CNI – Winn Dixie Phase I Financial Closing - hereby authorizes the Executive Director as follows:

1. Rescind Resolution #2019-11 for the financial closing of the Project.
2. Execute any and all documents on behalf of HANO necessary to complete the financial closing for City Square 162 mixed-finance, redevelopment project.
3. Execute any other documents necessary to provide operating subsidy for up to fifteen (15) public housing units and to obtain any and all necessary the United States Department of Housing and Urban Development (HUD) approvals related thereto.
4. Execute any and all documents to provide WD Phase I, LP loan funds in the amount not to exceed \$6,130,143, from Capital Fund and non-federal sources, including a \$1.1 million contribution from Lafon Conservancy, towards the cost of construction and development of the Project.
5. Execute and all documents to ground lease the land underlying the Project to WD Phase 1, LP and approve any subsequent assignments or subleases of the land underlying the Project to IDB and WD Phase 1, LP to achieve payment in lieu of tax (PILOT) structure for the Project.
6. Execute any and all documents necessary to effectuate the CNI Coordination Services Agreement with MBS in an amount not to exceed \$1,000,000.

Motion: To Approve Resolution #2019-25 - CNI – Winn Dixie Phase I Financial Closing

Motion by: Commissioner Joseph

Second by: Commissioner Johnson

Discussion: Commissioner Barrios, Commissioner Joseph, Commissioner Johnson, Commissioner Hackett Antrum, Commissioner Rouselle, President Pealer

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-25 passed.

Resolution #2019-26 - Guste III Housing Development Change Order Authorization - authorizes the Executive Director to execute any and all change orders necessary to complete the Repair Project not to exceed Two Hundred Thousand Dollars (\$200,000) in aggregate, limiting the total contract amount with White Star Commercial, Inc. to Nine Hundred Thirty Thousand Eight Hundred Thirty Two Dollars (\$930,832).

Motion: To Approve Resolution #2019-26 - Guste III Housing Development Change Order Authorization

Motion by: Commissioner Joseph

Second by: Commissioner Hackett Antrum

Discussion: President Pealer, Commissioner Barrios, Commissioner Joseph, Commissioner Hackett Antrum

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-26 passed.

VI. PUBLIC COMMENTS

- **Public Comment(s)**
 - Kawana Jasper
 - Kim Ford

VII. ADJOURNMENT

Motion by: Commissioner Joseph

Second by: Commissioner Rouselle

Call for Vote: All in favor; none opposed

Meeting adjourned at 5:11pm.

APPROVED:



**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**