

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

RESOLUTION NO. 2015-04

WHEREAS, The Housing Authority of New Orleans (HANO) determined the property at 1010 N. Galvez Street, also known as Andrew J. Bell Junior High School and Bell Annex (Property) was to be part of the offsite plan for the Choice Neighborhoods Implementation (CNI) Grant Agreement between the United States Department of Housing and Urban Development (HUD), HANO, and the City of New Orleans (CNO) executed in 2012; and

WHEREAS, HANO has committed to providing 821 replacement units of public housing and/or project based voucher units as a part of the redevelopment of the Iberville public housing site; and

WHEREAS, the Orleans Parish School Board (OPSB), the current owner of the Property, has the authority to transfer the property to HANO for its appraised value without public bid; and

WHEREAS, the appraised value, as of August 23, 2014, is \$1,990,000; and

WHEREAS, the proposed developer, Artspace Projects, Inc., will renovate the property into 79 total units, 19 of which can be counted towards the CNI replacement housing commitment; and

WHEREAS, Artspace Project, Inc., has agreed to provide HANO with sufficient funds to purchase the property from OPSB and to take title to the property after HANO's acquisition.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes 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.

Executed this 24th day of February, 2015

APPROVAL:



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



February 24, 2015

MEMORANDUM

**To: Board of Commissioners
President Dwayne G. Bernal, Vice President Alice Riener,
Commissioner Glen Pilié, Commissioner Toni Hackett Antrum, and
Commissioner Vonda Rice**

**Through: Gregg Fortner
Executive Director**

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

**Re: Acquisition of Andrew J. Bell Junior High School (1010 N. Galvez Street)
from the Orleans Parish School Board**

In 2012, the Housing Authority of New Orleans (HANO) and the City of New Orleans received a \$30,500,000 Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) for the redevelopment of the Iberville public housing site. HANO committed to provide 821 replacement units (public housing or projected based vouchers).

The property at 1010 N. Galvez Street, also known as Andrew J. Bell Junior High School and Bell Annex (Bell School) is part of the CNI offsite housing plan. The property is currently owned by the Orleans Parish School Board (OPSB). State law allows the School Board to transfer property to another governmental entity at appraised value without going through a public bid process. The appraisal conducted on August 23, 2014 values the property at \$1,990,000.

Artspace Projects, Inc. (Artspace) has presented HANO with a proposal to renovate this property into 79 units of housing with 19 units being counted towards the CNI replacement housing commitment. Artspace will finance the purchase of the property.

HANO seeks to purchase the property from the OPSB with funds provided by Artspace and then transfer the property to Artspace. The acquisition will only take place when and if the developer makes the funds available to HANO for the purchase of the property.

If HANO is unable to secure site control, the property will be auctioned to the highest bidder, and HANO risks losing 19 units of replacement housing for the CNI redevelopment.

HANO requests that the Board of Commissioners authorize the Executive Director to execute all documents necessary to acquire the property at 1010 N. Galvez Street, also known as Andrew J. Bell Junior High School and Bell Annex, in an amount not to exceed \$1,990,000, subject to the availability of funds from Artspace and to transfer the property to Artspace for the development of CNI replacement units.