

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
ANNUAL MEETING
DECEMBER 13, 2016**

RESOLUTION NO. 2016-33

WHEREAS, the Housing Authority of New Orleans (HANO) and the Iberville Revitalization Company, LLC (IRC), the Master Developer for the Choice Neighborhoods Initiative (CNI), have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement ("Implementation Agreement"), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI; and

WHEREAS, pursuant to the CNI Implementation Agreement, HANO is responsible for various components of Site Preparation, including demolition and remediation, and public infrastructure work for each phase of development; and

WHEREAS, the Implementation Agreement contemplated that HANO may enter into an Additional Services Agreement with the Developer or Developer Affiliate to complete the necessary Site Preparation; and

WHEREAS, HANO has negotiated the Supplemental Agreement for the Additional Services for the Iberville/Tremé Redevelopment (Winn Dixie Project) for the Site Preparation, at the site located at 1501 St. Louis Street known as Winn Dixie with McCormack Baron Salazar Development Inc., a Developer Affiliate; and

WHEREAS, the Developer has prepared a budget to complete the proposed Additional Services in an amount of \$4,105,423.00; and

WHEREAS, HANO staff have reviewed the Developer's budget for the proposed Additional Services and have determined that it is appropriate and reasonable; and

WHEREAS, the Finance Department has approved the Certificate of Availability of Funds indicating HANO has the funds required for this work;

THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute the Additional Services for the Iberville/Tremé Redevelopment (Winn Dixie Project) for the Site Preparation, including demolition and remediation, and public infrastructure work at the site located at 1501 St. Louis Street known as Winn Dixie with McCormack Baron Salazar Development Inc. in an amount not to exceed \$4,105,423.00.

Executed this 13th day of December, 2016

APPROVAL:



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



December 13, 2016

MEMORANDUM

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

**Through Gregg Fortner
Executive Director**

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

Re: Winn Dixie Project - Additional Services Agreement

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. Through a Request for Qualifications (RFQ) process, the Iberville Revitalization Company, LLC (IRC), a partnership between Historic Restoration, Inc and McCormack Baron Salazar, Inc., was selected as the developer to implement the CNI Transformation Plan. The IRC and HANO have executed the Iberville/Tremé Choice Neighborhoods Initiative Implementation Agreement (Implementation Agreement), which will serve as the governing Master Development Agreement for all components of the CNI Transformation Plan. This document establishes the guiding principles, overarching business terms, and roles and responsibilities of IRC and HANO for the implementation of CNI. The Implementation Agreement was executed by all parties on June 29, 2012.

Section 2.2.3 of the Implementation Agreement states that HANO is responsible for the implementation of the Site Preparation, including demolition, remediation, and public infrastructure. This section of the Agreement also provides that HANO and the Developer or Developer Affiliate may agree to have this work performed through an Additional Services Agreement (ASA). HANO and McCormack Baron Salazar Development, Inc., a Developer Affiliate, have negotiated and agreed upon the Supplemental Agreement for the Additional Services for the Iberville/Tremé Redevelopment (Winn Dixie Project) for the Site Preparation at 1501 St. Louis Street known as Winn Dixie.

The proposed cost for design and implementation of the work is \$4,105,423.00. The duration of the proposed activities is estimated to be 24 months. HANO staff has reviewed the Developer Affiliate's proposed scope of services and budget for the Site Preparation, including demolition and remediation, and public infrastructure work and determined that they are appropriate. Therefore, staff recommends that HANO enter into the Supplemental Agreement for the Additional Services for the Iberville/ Tremé Redevelopment (Winn Dixie Project) to complete this work.

CERTIFICATIONS

Finance

The Finance Department has approved the Certificate of Availability of Funds indicating HANO has the HANO Capital Funds required for this work.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute the Supplemental Agreement for the Additional Services for the Iberville/Tremé Redevelopment (Winn Dixie Project) for the Site Preparation, including demolition and remediation, and public infrastructure at the Winn Dixie in an amount not to exceed \$4,105,423.00.