



HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING

HELEN W. LANG MEMORIAL BOARDROOM, BUILDING B
4100 TOURO STREET, NEW ORLEANS, LA 70122

JULY 31, 2018 at 4:00 P.M.

BOARD OF COMMISSIONERS

PRESIDENT
ALICE RIENER

VICE PRESIDENT
ANDREANECIA M. MORRIS

COMMISSIONERS
TONI HACKETT ANTRUM
SHARON JASPER
DEBRA JOSEPH
CASIUS PEALER
KIM PIPER
LISHA A. WHEELER

COMMITTEE APPOINTMENTS

DEVELOPMENT,
ASSET MANAGEMENT &
OPERATIONS

CHAIR
ANDREANECIA M. MORRIS

COMMISSIONERS
DEBRA JOSEPH

FINANCE & AUDIT

CHAIR
TONI HACKETT ANTRUM

COMMISSIONERS
ALICE RIENER
DEBRA JOSEPH (Alternate)

AGENDA

- I. STATEMENT BY GENERAL COUNSEL
- II. CALL TO ORDER
- III. ROLL CALL
- IV. WELCOME NEW MEMBERS TO BOARD OF COMMISSIONERS
- V. APPROVAL OF THE AGENDA
- VI. APPROVAL OF THE MINUTES

- SPECIAL MEETING HELD ON MAY 10, 2018
- REGULAR MEETING HELD ON MAY 29, 2018
- SPECIAL MEETING HELD ON JULY 12, 2018

- VII. EXECUTIVE DIRECTOR'S REPORT
- VIII. COMMITTEE REPORT(S)
- IX. ITEMS FOR APPROVAL

AUTHORIZATION(S)

- Resolution #2018-10 - Acquisition of Armstrong Elementary from the Orleans Parish School Board
- Resolution #2018-11 - Request for Qualifications #18-911-19 - Approval to Negotiate with a Development Partner to Develop Scattered Site Properties
- Resolution #2018-12 – Approval of the Ratification of Contract #16-913-17 for Landscape Maintenance at the Fischer Community
- Resolution #2018-13 – Approval of the Option to Extend for One Year the Executive Director Contract of Employment

- X. COMMENTS
 - Public Comment(s)
 - Board of Commissioners Comment(s)
- XI. ADJOURNMENT



July 31, 2018

MEMORANDUM

**To: Board of Commissioners
President Alice Riener, Vice President Andreanecia M. Morris,
Commissioner Toni Hackett Antrum, Commissioner Sharon Jasper,
Commissioner Debra Joseph, Commissioner Casius Pealer,
Commissioner Kim Piper and Commissioner Lisha Wheeler**

**Through Gregg Fortner
Executive Director**

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

Re: Acquisition of Armstrong Elementary from the Orleans Parish School Board

The Leona Tate Foundation for Change (LTFC) and Alembic Community Development (Alembic) are partnering to develop the Armstrong Elementary School/McDonogh 19 (Property) located at 5909 St. Claude Avenue in the Lower Ninth Ward. LTFC-Alembic (Developer) has presented the Housing Authority of New Orleans (HANO) with a proposal to renovate the first floor of the Property into an interpretive center and educational space operated by LTFC that is dedicated to teaching New Orleans' history of school desegregation and civil rights, coupled with a training space operated by the People's Institute for Survival and Beyond that builds on its long history of organizing low-income residents and conducting anti-racism training around the world. The second and third floors will house 24 residential units targeting seniors, at least 25% and up to 100% of which will be supported by project-based vouchers (PBV) subject to approval from HANO of the PBV application.

The Orleans Parish School Board (OPSB) currently owns the Property but has designated it as surplus and has authorized its sale to HANO at appraised value. HANO, upon receipt of the funds from the Developer to acquire the Property, seeks to then transfer the Property to the Developer. The acquisition will only take place when and if the Developer makes the funds available to HANO for the purchase of the Property. The current appraisal, dated November 2017, is \$725,000. The final transaction price will be determined by a final appraisal dated within 180 days of the closing.

If HANO is unable to secure site control, the property will be auctioned to the highest bidder, and HANO risks losing much-needed affordable rental units.

HANO requests that the Board of Commissioners authorize the Executive Director to execute all documents necessary to acquire the Property at 5909 St. Claude Avenue, also known as Armstrong Elementary School/McDonogh 19, at the final appraised value, subject to the availability of funds from the Developer, and to transfer the property to the Developer for the development of affordable housing, including units assisted by project-based vouchers.

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RESOLUTION NO. 2018-10

WHEREAS, The Housing Authority of New Orleans (HANO) determined the property at 5909 St. Claude Avenue, also known as Armstrong Elementary School/McDonogh 19 (Property) represents an opportunity to provide quality affordable housing; and

WHEREAS, HANO is committed to increasing the affordable housing stock in Orleans Parish; 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 November 2017, is \$725,000; and

WHEREAS, the final appraised value will be determined by an appraisal dated within 180 days of the closing transaction; and

WHEREAS, the proposed developer, LTFC-Alembic (Developer), will renovate the Property into an interpretive center and educational space that is dedicated to teaching New Orleans' history of school desegregation and civil rights, a training space for organizing low-income residents and conducting anti-racism training, and 24 rental units targeting seniors, at least 25% and up to 100% of which will be supported by project-based vouchers (PBV) subject to HANO's approval of the PBV application; and

WHEREAS, the Developer has agreed to provide HANO with sufficient funds to purchase the property from OPSB at the final appraised value 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 all documents necessary to acquire the property 5909 St. Claude Avenue from the Orleans Parish School Board in an amount not to exceed the final appraised value and to transfer the property to the Developer, subject to availability of funds from the Developer.

Executed this 31st day of July, 2018

APPROVAL:

**ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS**



July 31, 2018

MEMORANDUM

To: Board of Commissioners
President Alice Riener, Vice President Andreanecia M. Morris,
Commissioner Toni Hackett Antrum, Commissioner Sharon Jasper,
Commissioner Debra Joseph, Commissioner Casius Pealer,
Commissioner Kim Piper and Commissioner Lisha A. Wheeler

Through Gregg Fortner
Executive Director

From: Jennifer Adams
Director, Development and Modernization

Re: RFQ #18-911-19 - Development of Scattered Site Properties - 2018

On April 20, 2018, the Housing Authority of New Orleans (HANO) issued Request for Qualifications (RFQ) #18-911-19 for the development of select scattered site properties that are not subject to the requirements of the Department of Housing and Urban Development's (HUD) public housing Annual Contributions Contract (ACC) and have the potential to meet site and neighborhood standards of the project-based voucher (PBV) application process. The RFQ listed 14 properties available to one or more developers to develop affordable housing on one or more of the properties. HANO received one proposal by the May 31, 2018 due date from MACO Development Company, LLC (MACO).

MACO submitted a proposal that utilizes five of properties from the RFQ listed below (Properties) that they request to package with two additional parcels for which they have already gained site control in order to apply for two separate Low Income Housing Tax Credit (LIHTC) allocations.

Address	Lot Size (SF)	Neighborhood	Proposed units
1406-08 Congress	6,420	St Claude	4
1414 Congress	3,210	St Claude	2
1416 Congress	3,210	St Claude	2
1816 Clio	4,156	Central City	7
1705 St. Thomas	3,105	Lower Garden	2

In accordance with the evaluation process outlined in the RFQ, an evaluation committee was established to review the proposal received in response to the solicitation. The committee discussed the proposal and came to a consensus score for criteria for the proposal. Based on the evaluation committee's review of the proposal, HANO staff recommends entering into negotiations to with MACO Development Company, LLC to develop the five Properties.

CERTIFICATIONS

The Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy. The procurement memo is in your packet.

HANO requests that the Board of Commissioners authorize the Executive Director to enter into negotiations with MACO Development Company, LLC on development agreements for the redevelopment of the five Properties pursuant to Request for Qualifications #18-911-19.

**HOUSING AUTHORITY OF NEW ORLEANS
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RESOLUTION NO. 2018-11

WHEREAS, the Housing Authority of New Orleans (HANO) maintains approximately 230 vacant scattered site properties throughout Orleans Parish and determined that many of these sites are underutilized and have development potential; and

WHEREAS, HANO issued Request for Qualifications (RFQ) #18-911-19 to solicit proposals for the development of up to fourteen scattered sites parcels; and

WHEREAS, HANO received one response to RFP #18-911-19 on May 31, 2018; and

WHEREAS, HANO convened a committee to evaluate the proposal submitted by MACO Development Company, LLC; and

WHEREAS, HANO determined that the respondent demonstrated sufficient capacity to assist HANO in meeting the objectives of the RFQ by developing five of the parcels made available through the RFQ with the following municipal addresses: 1406-08 Congress; 1414 Congress; 1416 Congress; 1816 Clio; 1705 St. Thomas (Properties); and

WHEREAS, the Procurement Manager has certified that this procurement was conducted in accordance with all applicable Federal and State regulations and laws, and in accordance with HANO's procurement policy; and

WHEREAS, HANO staff recommends moving forward with the development of the Properties by negotiating development agreements with the respondent;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby authorizes the Executive Director to enter into negotiations with MACO Development Company, LLC on development agreements for the redevelopment of the five Properties pursuant to Request for Qualifications #18-911-19.

Executed this 31st day of July, 2018

APPROVAL:

**ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS**



July 31, 2018

MEMORANDUM

**To: Board of Commissioners
President Alice Riener, Vice President Andreanecia M. Morris,
Commissioner Toni Hackett Antrum, Commissioner Sharon Jasper,
Commissioner Debra Joseph, Commissioner Casius Pealer,
Commissioner Kim Piper and Commissioner Lisha Wheeler**

**Through Gregg Fortner
Executive Director**

**From: Maggie Merrill
Director, Asset Management**

**Re: Ratification of a One-Month Extension of Contract Number 16-913-17,
Landscape Services at the Fischer Community with Louisiana Landscape
Specialty, Inc.**

The Housing Authority of New Orleans (HANO) procured Louisiana Landscape Specialty, Inc. (LA Landscape) to provide landscaping services at the Fischer Community through RFP 16-913-17, and awarded contract number 16-913-17 with LA Landscape on June 2, 2016. The contract had a two year period, with no options for extension. The contract expired on June 1, 2018, while HANO was in the process of re-procuring the services for the Fischer Community. Due to weather conditions in New Orleans and seasonal trends, we were entering the peak growing season for grass and other plants and shrubs, and required immediate services to keep the landscaping under control at the Fischer Property and to prevent any health or safety issues for our residents.

Using the Non-Competitive Procurement Method pursuant to 2 CFR 200.320 (f)(2), which allows for procurements using the noncompetitive method in instances where the public exigency or emergency for the requirement will not permit a delay resulting from competitive solicitation, HANO executed a one-month extension of contract number 16-913-17 in the amount of \$8,587.80 with Louisiana Landscape Specialty, Inc.

The original contract, #16-913-17 was for an amount not to exceed \$74,427.85 a year, or \$148,855.70 total. The one-month extension of contract number 16-913-17 in the amount of \$8,587.80 brings the total contract amount to \$157,443.50, requiring approval from the HANO Board of Commissioners.

We ask the Board of Commissioners of the Housing Authority of New Orleans to hereby ratify the one-month extension of contract number 16-913-17, Landscape Services at the Fischer Community with Louisiana Landscape Specialty, Inc., in an amount not to exceed \$8,587.80.

**HOUSING AUTHORITY OF NEW ORLEANS
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RESOLUTION NO. 2018-12

WHEREAS, the Housing Authority of New Orleans (HANO) awarded contract number 16-913-17 for Landscape Services at the Fischer Community to Louisiana Landscape Specialty, Inc. on June 2, 2016; and

WHEREAS, contract number 16-913-17 expired on June 1, 2018, before HANO staff had completed a new procurement for landscaping services at the Fischer Community; and

WHEREAS, HANO executed a one-month extension of contract number 16-913-17 with Louisiana Landscape Specialty, Inc. in the amount of \$8,587.80 to complete the procurement process and to provide immediate services to keep the landscaping under control at the Fischer Property and to prevent any health or safety issues for our residents; and

WHEREAS, the one month extension of contract 16-913-17 in the amount of \$8,587.80 brings the total amount of the contract to \$157,443.50; and

WHEREAS, contracts exceeding \$150,000 require approval of the Board of Commissioners;

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby ratifies the one-month extension of contract number 16-913-17, Landscape Services at the Fischer Community to Louisiana Landscape Specialty, Inc., in an amount not to exceed \$8,587.80.

Executed this 31st day of July, 2018

APPROVAL:

**ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS**



July 31, 2018

MEMORANDUM

**To: Board of Commissioners
President Alice Riener, Vice President Andreanecia M. Morris,
Commissioner Toni Hackett Antrum, Commissioner Sharon Jasper,
Commissioner Debra Joseph, Commissioner Casius Pealer,
Commissioner Kim Piper and Commissioner Lisha Wheeler**

**Through Gregg Fortner
Executive Director**

**From: Kelly Walker
Director, Human Resources**

**Re: Approval of the Option to Extend for One Year the Executive Director
Contract of Employment**

In accordance with the provisions of R.S. 40:539(C)(1) of the Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a secretary who shall also serve as the executive director and chief administrative officer of the agency and to enter into an employment contract with the executive director.

By Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner as the executive director and authorized the Chairman of the Board to execute the contract of employment. HANO executed an employment contract with Gregg Fortner, effective July 7, 2014, for a two year primary term with a one year extension option. By Resolution No. 2016-08, the Board approved the one year extension option.

By Resolution No. 2017-09, the Board approved an employment contract with Gregg Fortner, effective July 7, 2017, for a one (1) year term, terminating on July 6, 2018. The contract also provided an option for an extension of one (1) year upon approval of the Board of Commissioners.

The Board of Commissioners' Personnel Committee met on June 12, 2018 to discuss the "character, professional competence, or physical or mental health of a person" in relation to the performance of HANO's Executive Director.

HANO is desirous of hiring Gregg Fortner to continue in his role as executive director. All other terms and conditions of the contract of employment will remain the same during the one year extension period.

It is respectfully requested that the Board of Commissioners of the Housing Authority of New Orleans approve the contract of employment with Gregg Fortner as the executive director and chief administrative officer of HANO, and that the President of the Board of Commissioners be authorized to execute the contract for the agency which shall be effective July 7, 2018.

**HOUSING AUTHORITY OF NEW ORLEANS
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RESOLUTION NO. 2018-13

WHEREAS, in accordance with the provisions of R.S. 40:539(C)(1) of the Housing Authorities Law, the Housing Authority of New Orleans (HANO) Board of Commissioners is required to select a secretary who shall also serve as the executive director and chief administrative officer of the agency and to enter into an employment contract with the executive director; and

WHEREAS, by Resolution No. 2014-14 dated June 26, 2014, the Board of Commissioners approved the selection of Gregg Fortner as the executive director and authorized the Chairman of the Board to execute the contract of employment: and

WHEREAS, HANO executed an employment contract with Gregg Fortner, effective July 7, 2014, for a two year primary term with a one year extension option; and

WHEREAS, by Resolution No. 2017-09, the Board approved an employment contract with Gregg Fortner, effective July 7, 2017, for a one (1) year term with a one (1) year extension option.

WHEREAS, the current employment contract with the executive director will expire effective July 6, 2018; and

WHEREAS, the Board of Commissioners' Personnel Committee met on June 12, 2018 to discuss the "character, professional competence, or physical or mental health of a person" in relation to the performance of HANO's Executive Director; and

WHEREAS, HANO is desirous of hiring Gregg Fortner to continue in his role as executive director, all other terms and conditions of the contract of employment will remain the same during the one (1) year extension period and,

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans hereby approves the contract of employment with Gregg Fortner as the executive director and chief administrative officer of HANO, and authorizes the President of the Board of Commissioners to execute the contract for the agency.

Executed this 31st day of July, 2018

APPROVAL:

**ALICE RIENER
PRESIDENT, BOARD OF COMMISSIONERS**