

**HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING
MARCH 11, 2014**

The Board of Commissioners of the Housing Authority of New Orleans met in Regular 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 10:30 a.m. on the 11th day of March, 2014.

The Agenda for this meeting is attached.

PRESENT

David Gilmore, Board of Commissioners
Robert Barbor, General Counsel

HANO STAFF

Leslie Dews
Maggie Merrill
Keith Pettigrew
Robert Anderson
Sieglinde Chambliss
Dawn Domengeaux
Arthur Waller
Lesley Thomas
Allan Rivera
Shelly Smith
Mitchel Dussett
Raymond Allen
Audrey Plessy
Larry Barabino
Keith Green, Jr
Jennifer Adams
Angela Harper
Rochelle Trotter
Issachar Nichols
Tomeka B. Jackson

RESIDENTS

Dianne Conerly, Florida RC
Mary Aples, BW Cooper RMC
Constance Haynes, Fischer
Deborah Collins, BW Cooper RMC
Kim Piper, Iberville RC
Claudette Warren, BW Cooper RMC
Donna Johnigan, BW Cooper/MC

OTHERS

Terri North, Providence
Michelle Wheston, Enterprise
George Mahdi, Neighborhood Unity
Josh Cahanin
Lauren Jardell, Sabiston Consultants
Cassandra Davis

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR MARCH 11, 2014

I. CALL TO ORDER

The Board of Commissioners regular meeting was called to order by David Gilmore, HANO's Board of Commissioners at 10:35 a.m.

II. STATEMENT BY LEGAL COUNSEL

"In accordance with the Louisiana Constitution Article XII, Section 3 and LSA-R.S. 42:4.1 -13 the Board of Commissioners Meeting for the Housing Authority of New Orleans is hereby convened. As established in Sections 5 and 7 of R.S. 42 this meeting is open to the general public and notice of today's meeting as well as a copy of the Agenda have been provided and made available to the public prior to this meeting being called to order. Please adhere to the protocol as established and stated in the Agenda."

III. APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING HELD ON FEBRUARY 11, 2014.

Mr. Gilmore **APPROVED** the Minutes of the Regular Meeting held on February 11, 2014.

IV. PUBLIC COMMENT

Cassandra Davis: I'm a former Section 8 tenant. I was coming in to speak to you on behalf of my situation. I lost my Section 8 and I don't think it was fair the way I lost it. I spoke with Ms. Turner, Ms. Pruitt and Mr. Waller. I'm on dialysis and my older kids have to watch my kids. I want to speak with someone about my case.

Mr. Gilmore: Were you on a Section 8 voucher?

Ms. Davis: Yes I was.

Mr. Gilmore: And it got terminated for some reason?

Ms. Davis: Correct.

Mr. Gilmore: And didn't you have a hearing?

Ms. Davis: I had a hearing.

Mr. Gilmore: Did you come to your hearing.

Ms. Davis: I came to the hearing.

Mr. Gilmore: And the Hearing Officer listened to you?

Ms. Davis: Yes, he did.

Mr. Gilmore: And decided against you?

Ms. Davis: Correct. But my older kids weren't on my lease. My daughter came to the hearing, but they were watching my 3 youngest kids. I was getting a catheter put in my chest because

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR MARCH 11, 2014

I'm on dialysis. And my oldest son's probation officer came to the house. And he put the address down where my son was. And they said by me not reporting that my son was there, watching my kids, they took my Section 8 away from me.

Mr. Gilmore: There's got to be another reason why they took your Section 8 away

Ms. Davis: Also, my oldest daughter happened to be there with my son, watching my other 3 children.

Mr. Gilmore: So did you lose your Section 8 voucher because the claim was that you had people living in your house with you that were not on the lease?

Ms. Davis: It wasn't people. It was my oldest son.

Mr. Gilmore: I thought you said you daughter was living there.

Ms. Davis: She happened to be spending the night. She came to the hearing and showed her lease where she live at.

Mr. Gilmore: Okay, but your son was living with you.

Ms. Davis: He has his own house with his family. But he was there to take time with his siblings because I was hospitalized.

Mr. Gilmore: You told all this to the Hearing Officer? He didn't believe you apparently.

Ms. Davis: Must didn't. That's why I wanted to speak to you.

Mr. Gilmore: You wanted to speak to me? I don't overrule Hearing Officers, generally speaking.

Ms. Davis: But I think I lost my Section 8 voucher for the wrong reason. It wasn't like I had drugs in the house

Mr. Gilmore: How long ago was this?

Ms. Davis: This happened in October. That's why I have this letter where you can read it.

Mr. Gilmore: Where have you been since October?

Ms. Davis: Still homeless with my kids. I have a letter from my social worker.

Mr. Gilmore: Did you have a lawyer?

Ms. Davis: Ms. Laura Tuggle, with Legal Aid

Mr. Gilmore: Did she come to the Hearing with you?

Ms. Davis: Yes. She didn't think it was fair either. That's what made me go see someone else that was in charge. I thought, when you lose your Section 8, they have to at least be on your lease.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR MARCH 11, 2014

Mr. Gilmore: You know what trouble I'm having with all of this? You're telling me that you had your hearing, evidence was presented for both against you, and you had your chance to bring your evidence, and you had an attorney. But apparently, your evidence wasn't sufficient to convince the Hearing Officer that the loss of your Section 8 was not appropriate.

Ms. Davis: Well, he didn't see it, so that's why I needed to talk to someone in charge of him to look at the case.

Mr. Gilmore: That's like asking one judge to review the decision of another judge. And your Hearing was in October.

Ms. Davis: And I've been coming here every month, leaving paper-work. And they have not been responding. And I heard that you were coming from Washington, and that's why I'm here.

Mr. Gilmore: I've been here for four and half years.

Ms. Davis: Well, I'm going on what they told me around the corner. The ladies in the front can tell you, they see me constantly. Me and my kids are on the street.

Mr. Gilmore: I'm having a real difficult time with this. We haven't heard from your lawyer either, in 4 months.

Ms. Davis: Ms. Laura has been emailing Mr. Waller. Mr. Waller has not been in his office, sir. I was speaking with Ms. Pruitt and she said to come back in one week. Then y'all got a new director, and he was not trying to hear anything I was saying.

Mr. Gilmore: We got a new director about 2 months ago.

Ms. Davis: Sir, I'm telling you I've been coming here constantly.

Mr. Gilmore: But what I'm trying to point out to you, you haven't given me any basis

Ms. Davis: Maybe I haven't because I'm nervous. That's why I want to have a one-on-one talk with you to explain my situation

Mr. Gilmore: That, I won't do.

Ms. Davis: That's fine, too. Can I at least leave this with you, so you can read-up on it?

Mr. Gilmore: I'll read it, but under the circumstances. I haven't heard from your attorney. Your attorney knows me. She could have asked me

Ms. Davis: Ms. Laura has spoken to all these people that's in here, Ms. Pruitt, Mr. Waller, Ms. Turner. That's why I came to you, because they are not responding to her.

Mr. Gilmore: Here's my point. My point that I'm trying to make with you is this decision was in October. It is now March. You haven't even written to me in that 5 month period.

Ms. Davis: I'm just learning of you, sir.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR MARCH 11, 2014

Mr. Gilmore: But Ms. Tuggle used to work for me. Ms. Tuggle could have written to me if she thought there was something specifically problematic about your case in terms of your being treated unfairly. But, she didn't do that. I would have been happy to look at whatever Ms. Tuggle wrote to me. But I'm not in the position at this juncture, on the basis of what you're telling me, to overrule what you're talking about

Ms. Davis: That's fine. I'll get back with my lawyer. She didn't agree with it either. Because she was trying to get me housing too

Mr. Gilmore: Well, lawyers don't always agree when their clients lose, but the fact of the matter is that she didn't do anything in five months period of time to ask me to review this case

Ms. Davis: Well, my case is still open

Mr. Gilmore: It's not open. It's closed. They took your voucher. You had your hearing, the decision was made to terminate your voucher and that's the end of your case.

Ms. Davis: Alright. Thanks.

Mr. Gilmore: Thanks.

Diane Connerly: (Resident Council at Florida) Mr. Gilmore, I just want to thank you for everything you have done, because I believe this might be your last Board Meeting. And I just want to thank you, from me and the residents at Florida for all that you've done. I'm a kinda confused her today because I'm hearing 52 units is all you all had funds to do. I thought you all had all the money for Iberville. Now you all are trying to pay a developer. We asked for programs at Florida to try and help our residents

Mr. Gilmore: Don't worry about Florida. Florida money is put aside.

Mr. Connerly: Alright. But I'm just saying, if we could get any more programs down the line for more programs. I'm listening to you say that you're giving these developers money, when they should come in with money.

Mr. Gilmore: In all fairness, the developer is entitled to that money. It's his ultimately. He will have earned it in his fee, contractually. That's not an issue here. But ordinarily, in my world, I have not participated, I don't recall, in an instance, in which a Housing Authority advanced a developer-fee. But if we didn't advance the fee, he'd still be entitled to the fee, as the project moved on. So it's not as though we just found new money; it's his money. It's just that he asked us to give it to him sooner than he otherwise would have been entitled to it, to help defray his expenses. And now we've said 'yes' to do that, but only on some conditions. So it isn't new money. We are not taking that money from anyplace else. I want to assure you that Florida money is safe. And to say that whether there will or won't be any more money later on down the road for some additional developments at Florida, you never know.

Ms. Connerly: Alright. Thank you.

Mr. Gilmore: Thank you for you kind words. I appreciate it.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR MARCH 11, 2014

Mr. Gilmore: Looking at the future of the Housing Authority from an optimistic perspective, what would have been an unequivocal “no” two months ago, I think has moved into the “possible” realm. There is a possible. Indeed. But that’s not to say that the Housing Authority in the future may not be able to find some other funding sources for Phase II of Cooper. And I think that’s something that absolutely should happen. I would certainly urge that upon my successors.

Rochelle Trotter: Good morning. I'm a former resident of Iberville. I saw all of the Resident Councils who are representing all the other sites, and we have no representation for Iberville. When it comes back, we don't know the name. You're getting ready to go. We have not made a decision on the name. And we don't have any representation. We had an election, but it never took to the next level. So what's going to happen to those people when they're ready to go back to Iberville, because you're going to be gone?

Mr. Gilmore: Well, I don't know. But my expectation would be, that a third of the new Iberville site is going to be comprised of residents of public housing units. I would anticipate that those folks should come together and form a Residents Council, same as everybody else. I know Lafitte's got one, right? Absolutely. My understanding is that the public housing residents have a Tenants Council or a Resident Organization of their own. At Harmony Oaks, as well. I believe that's the case at Desire.

Ms. Trotter: See, that's where I'm confused. Here it is, you're a little confused on it, so the residents should be are a little confused. If you're returning, you don't have anybody to represent you. When we left we had a partial team to represent them. I don't know who's coming back and who's not coming back, but at the same time, you're going to be gone, and right now, as it stands, we don't have any representation.

Mr. Gilmore: You don't need me for that.

Ms. Trotter: No, we don't need you, but we need somebody to have a voice, who's going to stand up and represent Iberville. And right now we don't have that.

Mr. Gilmore: Well, I would suggest then, that you get together with Dawn and figure out how you want to address it during redevelopment, and when the redevelopment is done. You don't need me. I think those are the rules.

Ms. Trotter: Okay. Thank you very much.

Mr. Gilmore: Yes, ma'am. Absolutely. God bless everybody. Thank you very much, for everything.

V. ITEMS FOR APPROVAL

AUTHORIZATION(S)

Resolution #2014-07 – to authorize the Administrative Receiver to execute the Iberville Phase III Developer Fee Advance Loan Agreement with On Iberville Phase III, LLC in an amount not to exceed \$417,476

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS FOR MARCH 11, 2014

Mr. Gilmore AMENDED AND APPROVED – to authorize the Administrative Receiver to execute the Iberville Phase III Developer Fee Advance Loan Agreement with On Iberville Phase III, LLC in an amount not to exceed \$417,476.

Amendment – The loan is subject to 4% interest compounded annually, is full recourse, and repayment of the loan plus interest is due on December 31, 2014 or at financial closing, whichever occurs earlier. The Developer may draw funds only when HUD approves the Phase III Mixed-Finance Development proposal.

Resolution #2014-08 - to authorize the Administrative Receiver to execute the Iberville Phase III Predevelopment Loan Agreement with On Iberville Phase III, LLC in an amount not to exceed \$999,465.

Mr. Gilmore APPROVED Resolution #2014-08 - to authorize the Administrative Receiver to execute the Iberville Phase III Predevelopment Loan Agreement with On Iberville Phase III, LLC in an amount not to exceed \$999,465.

Resolution #2014-09 - to authorize the Administrative Receiver to execute the Iberville/Tremé Choice Neighborhood Initiative Additional Services Agreement #6 for Public Infrastructure Work for the Iberville Development.

Mr. Gilmore APPROVED Resolution #2014-09 - to authorize the Administrative Receiver to execute the Iberville/Tremé Choice Neighborhood Initiative Additional Services Agreement #6 for Public Infrastructure Work for the Iberville Development

Resolution #2014-10 – to authorize its Administrative Receiver to enter into a lease agreement and to execute any and all documents necessary to effectuate the lease with Second King Solomon Baptist Church for the Property.

Mr. Gilmore APPROVED Resolution #2014-10 – to authorize its Administrative Receiver to enter into a lease agreement and to execute any and all documents necessary to effectuate the lease with Second King Solomon Baptist Church for the Property.

RATIFICATION

Resolution #2014-11 – to ratify the actions of the Administrative Receiver in executing and awarding Contract Change Order Number 5, entered into on February 17, 2014, in the amount of three hundred fifty-one thousand nine hundred eighty-seven and 99/100 (\$351,987.99) dollars, to Durr Heavy Construction, LLC, in full satisfaction of any and all claims for equitable adjustment by Durr.

Mr. Gilmore APPROVED Resolution #2014-11 – to ratify the actions of the Administrative Receiver in executing and awarding Contract Change Order Number 5, entered into on February 17, 2014, in the amount of three hundred fifty-one thousand nine hundred eighty-seven and 99/100 (\$351,987.99) dollars, to Durr Heavy Construction, LLC, in full satisfaction of any and all claims for equitable adjustment by Durr.

VI. ADJOURNMENT

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
FOR MARCH 11, 2014**

There being no further business to come before the Board of Commissioners of the Housing Authority of New Orleans (HANO) for attention, Mr. Gilmore **ADJOURNED** the Regular Meeting at 11:41 a.m.

APPROVED:

**DAVID GILMORE
ADMINISTRATIVE RECEIVER
CHAIRMAN, BOARD OF COMMISSIONERS**