

**HOUSING AUTHORITY OF NEW ORLEANS  
MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR MEETING  
FEBRUARY 26, 2019**

**The Board of Commissioners of the Housing Authority of New Orleans met in Regular Session at the Fischer Community Center located at 1400 Semmes Street in the City of New Orleans, Louisiana 70114 at 2:00 p.m. on the 26<sup>th</sup> day of February, 2019.**

**IN ATTENDANCE**

Gregg Fortner, HANO Executive Director  
Kevin Oufnac, HANO General Counsel

Joshua Haston, LDG  
Evan Holladay, LDG  
Y. Frank Southall, Jane Place Nei.Sus.Int.  
Eunice Westen, Fischer Senior  
Mr. While, Fischer Senior  
Constance Haynes, Fischer  
N. Stanback  
John Hall  
Mike Howells, Affordable Housing United Front  
Steven Kennedy REO, LLC  
Shirley Crump  
Doris Jackson  
Debra Hills, Fischer Senior Village  
Elizabeth Cook, Affordable Housing United Front  
Jenga Mwendo, Crescent City Community Land Trust

Edward Brown  
Ms. Ethel McIntyre  
Trayshawn Webb, HousingNOLA  
Claudette Warren, Citywide  
Sheryl Davis  
B. Delaney  
Evelyn B.  
Henry Reed  
Jackie Dadakis, Green Coast Enterprises  
Betty DiMarco, Carrollton United  
George Dupry, Home Bank  
Curtis Doucette, Jr., Iris Development  
Immanuel Gilen, Iris Development  
Wendy Hoffman, Iris Development  
Maxwell Ciardullo, GNOFHAC

**I. STATEMENT BY GENERAL COUNSEL**

**II. CALL TO ORDER**

The meeting was called to order by President Pealer at 2:04 pm.

**III. ROLL CALL**

**PRESENT**

President Pealer  
Vice President Wheeler  
Commissioner Jasper  
Commissioner Joseph  
Commissioner Piper

**ABSENT**

Commissioner Barrios  
Commissioner Hackett Antrum  
Commissioner Riener

A quorum was present. Commissioner Riener joined the meeting later at 2:17pm during the Executive Director's Report.

IV. COMMENTS FROM THE CHAIR

V. 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.**

VI. APPROVAL OF THE MINUTES

**Motion: To Approve the Minutes of the Regular Board Meeting Held on January 29, 2019**

Motion by: Commissioner Joseph

Second by: Commissioner Piper

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

**Motion passed.**

VII. EXECUTIVE DIRECTOR'S REPORT

- **Executive Director's Report** - Presented by Gregg Fortner, Executive Director
  - Introduction to the Board of Marjorianna B. Willman, Director, Office of Housing Policy and Community Development, City of New Orleans, Mayor LaToya Cantrell, who is also HANO's liaison to the City of New Orleans. Marjorianna B. Willman stated that the Mayor has expressed an interest in Resolution Nos. 2019-03 and 2019-04 which are also in line with the Mayor's vision for the City of New Orleans.

VIII. COMMISSIONER REPORTS

- **Residents' Advisory Board (RAB) Report** – No Report
- **Landlords' Advisory Committee Report** - No Report

IX. COMMITTEE REPORT(S)

- **Finance & Audit Committee Report** - Presented by President Pealer
- **Development, Asset Management & Operations Committee Report** - Presented by Vice President Wheeler

**X. ADOPTION OF REVISIONS TO HANO'S BYLAWS**

- **RESOLUTION NO. 2019-02 - Amendment to the Quorum Requirement of the Bylaws of the Housing Authority of New Orleans**

**Motion: To Approve the Amendment to the Quorum Requirement of the Bylaws of the Housing Authority of New Orleans – to amend Article VIII, Section 10 of the HANO Bylaws to state as follows:**

A majority of the members of the Board shall constitute a quorum, which is required for the purpose of transacting business at all meetings and special meetings of the Board. For Committee meetings, exactly half of the members of the Committee shall constitute a quorum. If at any meeting of the Board there shall be less than a quorum present, a majority of those present may adjourn the meeting or recess the meeting to take measures to obtain a quorum. Except as otherwise provided in this Section, all actions of the Board may be taken by a vote of the majority of the members present at any meeting where a quorum exists.

Motion by: Commissioner Riener  
Second by: Commissioner Joseph  
Public Comment: None  
Call for Vote: All in favor; none opposed

**Resolution #2019-02 Passed.**

**XI. NEW BUSINESS**

- **Items for Approval**

**Authorizations**

**Resolution #2019-03 - Approval of LDG Multifamily, LLC Proposals for the Redevelopment of Florida and Christopher Park**

**Motion: To Approval of LDG Multifamily, LLC Proposals for the Redevelopment of Florida and Christopher Park – to authorize the Executive Director to execute any and all documents necessary to effectuate the Option to Lease and Development Agreement for the properties listed in Exhibit A with LDG Multifamily, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and potential homeownership opportunities.**

Motion by: Commissioner Joseph  
Second by: Commissioner Piper  
Discussion: Commissioner Riener, President Pealer, Vice President Wheeler  
Public Comment: Elizabeth Cook - Affordable Housing United Front  
Call for Vote: All in favor; none opposed

**Resolution #2019-03 Passed.**

**Resolution #2019-04 - Approval of Iris Development, LLC Proposals for Rental and Homeownership for Various Uptown and West Carrollton Scattered Sites**

**Motion:** Approval of Iris Development, LLC Proposals for Rental and Homeownership for Various Uptown and West Carrollton Scattered Sites – to authorize the Executive Director to execute any and all documents necessary to effectuate the Option to Lease and Purchase and Development Agreement for the Properties with Iris Development, LLC, or related developer affiliate, in order to implement the Development Program for mixed-income rental and homeownership opportunities.

**Motion by:** Commissioner Joseph

**Second by:** Commissioner Riener

**Discussion:** Vice President Wheeler, Commissioner Riener, President Pealer, Commissioner Joseph, Commissioner Jasper

**Public Comment:** Curtis Doucette, Jr., Iris Development, Partner,  
Immanuel Gilen, Iris Development, Partner,  
Wendy Hoffman, Iris Development, Partner,  
Jenga Mwendo, Crescent City Community Land Trust,  
Maxwell Ciardullo, GNOFHAC,  
Jackie Dadakis, Green Coast Enterprises,  
Betty DiMarco, Carrollton United,  
Elizabeth Cook, Affordable Housing United Front,  
George Dupry, Home Bank

**Call for Vote:** Commissioner Riener: Yea  
Commissioner Piper: Yea  
Commissioner Joseph: Yea  
Commissioner Jasper: Nay  
Vice President Wheeler: Nay  
President Pealer: Yea

**Roll call vote yielded 4 Yeas and 2 Nays. Resolution #2019-04 Passed.**

Commissioner Riener left the meeting at 3:48pm after the voting of Resolution #2019-04.

**XII. PUBLIC COMMENTS**

- **Public Comment(s)**
  - Michael Howells - Affordable Housing United Front
  - Steven Kennedy - REO, LLC
  - Elizabeth Cook - Affordable Housing United Front
- **Board of Commissioners Comment(s)**

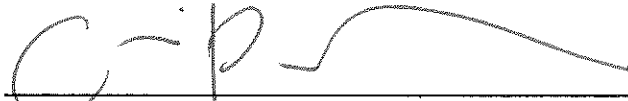
**XIII. ANNOUNCEMENTS AND REMINDERS**

**XIV. ADJOURNMENT**

Motion by: Commissioner Joseph  
Second by: Vice President Wheeler  
Call for Vote: All in favor; none opposed

**Meeting adjourned at 4:03 p.m.**

**APPROVED:**

A handwritten signature in black ink, appearing to read 'C. Pealer', written over a horizontal line.

**CASIUS PEALER  
PRESIDENT, BOARD OF COMMISSIONERS**