

**HOUSING AUTHORITY OF NEW ORLEANS
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR MEETING
JUNE 25, 2019**

The Board of Commissioners of the Housing Authority of New Orleans met 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 4:00 p.m. on the 25th day of June, 2019

IN ATTENDANCE

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

Donald Vallee, Landlords Advocacy
Roger Freibert, HCI Architecture, Inc
Marjorianna B. Willman, CNO/OCD
Kathrene Hiller
Trayshawn Webb, HousingNOLA
Christian Generes, Landis Construction
Hannah Adams, SLLS
Maxwell Ciardullo, GNOFHAC
Judith Moran, MBS
S. Sly, OPSB
Terri North, Providence
Diane Conerly, Florida
Kim Ford, Better HANO

I. STATEMENT BY GENERAL COUNSEL

II. CALL TO ORDER

The meeting was called to order by President Pealer at 4:08 pm.

III. ROLL CALL

PRESENT

President Pealer
Vice President Wheeler
Commissioner Barrios
Commissioner Jasper
Commissioner Joseph
Commissioner Piper

ABSENT

Commissioner Hackett Antrum

A quorum was present.

IV. COMMENTS FROM THE CHAIR

V. APPROVAL OF THE AGENDA

Motion: To Approve the Agenda

Motion by: Commissioner Joseph

Second by: Vice President Wheeler

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Agenda approved

VI. APPROVAL OF THE MINUTES

Motion: To Approve the Minutes of the Regular Board Meeting Held on May 28, 2019 and Special Meeting Held on June 22, 2019

Motion by: Commissioner Barrios

Second by: Commissioner Piper

Discussion: None

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Minutes approved

VII. EXECUTIVE DIRECTOR'S REPORT

- **Executive Director's Report** - Presented by Gregg Fortner, Executive Director
 - **Marjorianna B. Willman, Director, Office of Housing Policy and Community Development, City of New Orleans** - Marjorianna B. Willman stated that the Administration is in favor of all of the resolutions listed on the agenda, especially Resolution Numbers 2019-10 and 2019-11.

VIII. COMMISSIONER REPORTS

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

IX. COMMITTEE REPORT(S)

- **Development, Asset Management & Operations Committee Report** - Presented by Vice President Wheeler
- **Ad Hoc Executive Director Search Committee Report** - Presented by President Pealer

X. NEW BUSINESS

- **Items for Approval**

Authorizations

Resolution #2019-10- Exchange for BW Cooper to Orleans Parish School Board -to authorize the Executive Director to submit to the HUD Special Application Center an amendment to the approved disposition requesting to exchange the HANO Property for the OPSB Properties.

Motion: To Approve Resolution #2019-10- Exchange for BW Cooper to Orleans Parish School Board

Motion by: Commissioner Joseph

Second by: Commissioner Barrios

Discussion: Vice President Wheeler, Commissioner Barrios, President Pealer, Commissioner Joseph

Public Comment: Maxwell Ciardullo, GNOFHAC

Roll Call Vote: President Pealer: Yes
Vice President Wheeler: No
Commissioner Barrios: Yes
Commissioner Jasper: No
Commissioner Joseph: Yes
Commissioner Piper: No

Yes: 3; No: 3. Motion failed. Resolution No. 2019-10 failed.

Resolution #2019-11 - Choice Neighborhoods Initiative (CNI) – City Square 162 (Winn Dixie) Phase I Financial Closing – to authorize the Executive Director as follows:

1. Execute any and all documents on behalf of HANO necessary to complete the financial closing for the Project.
2. Execute any and all documents necessary to provide operating subsidy for up to fifteen (15) public housing units and to obtain any and all necessary HUD related thereto.
3. Execute any and all documents to loan WD Phase 1, LP Capital Funds in an amount not to exceed \$8,372,640 towards the cost of construction and development of the Project.
4. Execute any and all documents to ground lease the land underlying the Project to WD Phase I, LP, and approve any subsequent assignments or subleases of the land underlying the Project to IDB and WD Phase I, LP to achieve a payment in lieu of taxes structure for the Project.

Motion: To Approve Resolution #2019-11 - Choice Neighborhoods Initiative (CNI) – City Square 162 (Winn Dixie) Phase I Financial Closing

Motion by: Commissioner Joseph

Second by: Commissioner Barrios

Discussion: Vice President Wheeler, Commissioner Joseph, President Pealer

Public Comment: Roger Freibert, HCI Architecture, Inc, Judith Moran, MBS

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-11 passed.

Resolution #2019-12 - Approval and Execution of Executive Director Contract for Month-To-Month Employment – to approve of and expressly authorizes the President of the HANO Board of Commissioners to execute a month-to-month contract of employment with Gregg Fortner that will not exceed the period of three (3) consecutive months, and that will allow Mr. Fortner to continue in his role as Secretary of the HANO Board of Commissioners, Executive Director of HANO, and Chief Administrative Officer of HANO while the HANO Board of Commissioners selects his successor, and until his successor is officially installed into these positions..

Motion: To Approve Resolution #2019-12 - Approval and Execution of Executive Director Contract for Month-To-Month Employment

Motion by: Commissioner Joseph

Second by: Vice President Wheeler

Discussion: President Pealer, Commissioner Jasper, Vice President Wheeler

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-12 passed.

Resolution #2019-13 - Approval and Execution of Executive Director Contract – to authorize HANO to enter into negotiations with Evette Hester for the purpose of reaching an agreement with her on the terms of an employment contract that will have her serve as the Secretary of the HANO Board of Commissioners, the Executive Director of HANO, and the Chief Administrative Officer of HANO.

Motion: To Approve Resolution #2019-13 - Approval and Execution of Executive Director Contract

Motion by: Commissioner Joseph

Second by: Commissioner Piper

Discussion: President Pealer, Commissioner Joseph, Vice President Wheeler

Public Comment: None

Call for Vote: All in favor; none opposed

Motion passed. Resolution No. 2019-13 passed.

XI. PUBLIC COMMENTS

- **Public Comment(s)**
 - Hannah Adams, SLLS
 - Diane Conerly, Resident of Florida
 - Kim Ford, Better HANO

- **Board of Commissioners Comment(s)**
 - Congratulate and acknowledge Commissioner Jasper's milestone birthday

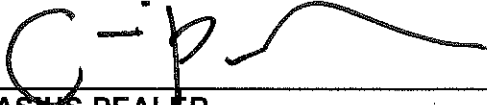
XII. ANNOUNCEMENTS AND REMINDERS

XIII. ADJOURNMENT

Motion by: Commissioner Joseph
Call for Vote: All in favor; none opposed

Meeting adjourned at 6:16 p.m.

APPROVED:

A handwritten signature in black ink, appearing to read 'C-P' followed by a stylized flourish.

**CASIUS PEALER
PRESIDENT, BOARD OF COMMISSIONERS**