

**HOUSING AUTHORITY OF NEW ORLEANS
BOARD OF COMMISSIONERS
REGULAR MEETING
NOVEMBER 13, 2012**

RESOLUTION NO. 2012-54

WHEREAS, the Housing Authority of New Orleans ("HANO") is the owner of the property more specifically identified in the attached Exhibit A (the "Property"); and

WHEREAS, the City of New Orleans constructed the Rosenwald Center, which is built on HANO's Property, and they have sufficient funds from FEMA to repair the storm-damaged facility but need to execute a new lease with HANO in order to do so; and

WHEREAS, HANO has prepared a lease with the City of New Orleans (the "Lessee") for the property known as the Rosenwald Center, located at 1120 N. Broad Street, New Orleans, Louisiana; and

WHEREAS, The lease requires that the Lessee make the recreational facilities available to the current residents of the B. W. Cooper Housing Development, current and future residents of Marrero Commons, and residents of the surrounding neighborhood; and

WHEREAS, the City and B.W. Cooper Resident Management Corporation (RMC) are finalizing the terms of a cooperative endeavor agreement that will be a part of the management and operation of the new Rosenwald Center; and

WHEREAS, The Lessee will be responsible for maintenance and repair of the leased premises, and shall maintain general liability insurance throughout the term of the lease; and


WHEREAS, The term of the lease is twenty (20) years with renewal options of two additional ten (10) year periods, and the rent payable to HANO under the lease is One Dollar (\$1.00) per year; and

WHEREAS, The lease agreement authorizes the Lessee to use and occupy the land for the purpose of community benefit for a gymnasium, sports field, pool, and community center.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of New Orleans authorizes its Administrative Receiver to enter into a lease agreement and to execute any and all documents necessary to effectuate the lease with the City of New Orleans for the Property.

Executed this 13th day of November, 2012

APPROVAL:



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

EXHIBIT A

The North Corner of the area is located at the intersection of the project edge of the sidewalk along Calliope Street and the project edge of the sidewalk along Broad Street.

From this starting point the property line runs Southwest along the Broad Street sidewalk for a distance of 271' - 1-3/4" to inside edge of sidewalk along Clio Place, then turns an angle of 107 degrees, 37 minutes, 10 seconds and runs Southeast along inside edge of Clio Place sidewalk for a distance of 372' - 91/8" to link fence along driveway, then turns an angle of 72 degrees, 22 minutes, 50 seconds and runs Northeast along fence line to inside edge of sidewalk along Calliope Street, then turns an angle of 90 degrees 0 minutes, 0 lines, and runs Northwest for a distance of 317' - 1-3/9" along inside edge of Calliope Street sidewalk to starting point.



November 13, 2012

MEMORANDUM

**TO: David Gilmore,
Administrative Receiver
Chairman, Board of Commissioners**

**FROM: Maggie Merrill
Senior Advisor to the Administrative Receiver**

RE: Lease Agreement with the City of New Orleans for the Rosenwald Center

The Rosenwald Center is a facility of the New Orleans Recreation Department, and was built on land owned by the Housing Authority of New Orleans (HANO) for the benefit of the B.W. Cooper community. HANO has entered into several long term leases with the City of New Orleans ("City") in order for them to maintain and operate the center. The center was badly damaged by Hurricane Katrina, and the City has been working with FEMA for several years to get adequate funds to repair the facility. The ground lease with HANO has since expired. The City has received \$6.3 million to repair and restore the center, which includes a gymnasium, community center, pool, and sports fields. They will be ready to break ground on the new Rosenwald Center in January 2013, but in order to do so, the City needs to enter into a new ground lease with HANO.

HANO has negotiated a new ground lease with the City that closely mirrors the original lease. This new lease agreement authorizes the City to use and occupy the land for the purpose of community benefit for a gymnasium, sports field, pool, and community center. The lease requires that the City make the recreational facilities available to the current residents of the B. W. Cooper Housing Development, current and future residents of Marrero Commons, and residents of the surrounding neighborhood. The City will be responsible for maintenance and repair of the leased premises. Furthermore, the City shall maintain general liability insurance throughout the term of the lease. The term of the lease is twenty (20) years with renewal options of two additional ten (10) year periods, and the rent payable to HANO under the lease is One Dollar (\$1.00) per year. In addition, the City and B.W. Cooper Resident Management Corporation (RMC) are in the process of finalizing the terms of a cooperative endeavor agreement that will be part of the management and operation of the new Rosenwald Center.

The Board of Commissioners is hereby requested to authorize the Administrative Receiver to enter into a lease agreement with the City of New Orleans for the Rosenwald property and to execute any and all documents necessary to effectuate the lease with the City of New Orleans.

WALK-ON ITEM
Resolution 2012-54
November 13, 2012