

**HOUSING AUTHORITY OF NEW ORLEANS  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
APRIL 26, 2016**

**RESOLUTION NO. 2016-11**

**WHEREAS**, the Housing Authority of New Orleans (HANO) and St. Bernard Redevelopment, LLC (Developer) entered into a Master Developer Agreement (Agreement) for the redevelopment of the St. Bernard public housing community on March 11, 2008, which set forth the general terms and conditions for the redevelopment of the former St. Bernard conventional public housing site; and

**WHEREAS**, the Agreement includes detailed requirements for Phase I of the redevelopment project and contemplates the developer completing the balance of the Master Plan in future phases subject to HANO approval for each phase component; and

**WHEREAS**, in 2008, HANO entered into a Public Infrastructure Agreement with St. Bernard Redevelopment, LLC not to exceed \$19 Million for Phase I of the public infrastructure work at the St. Bernard site via Resolution No. 2008-48; and

**WHEREAS**, in 2009, the Infrastructure Services Agreement was amended to include an additional amount of \$750,000 via Resolution No. 2009-22; and

**WHEREAS**, In 2010, an Infrastructure Services Agreement between HANO and the Developer for the construction of the public infrastructure for Phases IIA and IIB was approved via Resolution No. 2010-36 with a revised total budget of \$19,742,077; and

**WHEREAS**, the total infrastructure costs for Phases I, IIA, IIB, and III was \$16,576,801 leaving a balance of \$3,165,276 approved for the final phase of the St. Bernard Redevelopment; and

**WHEREAS**, the final phase of the St. Bernard Redevelopment, Phase IV, is to be the development and construction of retail, commercial, educational, and community facilities; and

**WHEREAS**, the Finance Department has certified that this amount is budgeted and Replacement Housing Factor funds are available; and

**THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the Housing Authority of New Orleans authorizes the Executive Director to execute any and all documents related to the Phase IV infrastructure work at the site including but not limited to the Ground Lease, Eighth Amendment to the MDA, and the Infrastructure Services Agreement.

**Executed this 26<sup>th</sup> day of April, 2016**

**APPROVAL:**



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**DWAYNE G. BERNAL  
PRESIDENT, BOARD OF COMMISSIONERS**



April 26, 2016

**MEMORANDUM**

**To: Board of Commissioners  
President Dwayne G. Bernal, Vice President Alice Riener,  
Commissioner Toni Hackett Antrum, Commissioner Donna Johnigan,  
Commissioner Debra Joseph, Commissioner Glen Pilié,  
Commissioner Vonda Rice and Commissioner Cantrese Wilson**

**Through: Gregg Fortner  
Executive Director**

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

**Re: Columbia Parc at Bayou District - Infrastructure for Phase IV Retail,  
Commercial, Educational and Community Facilities**

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The developer, St. Bernard Redevelopment, LLC, consisting of Fore! Kids Foundation/Columbia Residential, and the Housing Authority of New Orleans (HANO) executed a Master Developer Agreement (MDA) on March 11, 2008 to implement the redevelopment of the St. Bernard housing development. The original scope of work proposed the construction of 1,025 multifamily mixed income rental units as well as recreational, educational, and commercial facilities on site and 300 for-sale homeownership units off-site in addition to redevelopment of the City Park area. The Agreement contemplated that redevelopment would occur in phases to allow the Developer to obtain the necessary financing.

In 2008, HANO entered into a Public Infrastructure Agreement with St. Bernard Redevelopment, LLC not to exceed \$19 million for Phase I of the public infrastructure work at the St. Bernard site via Resolution No. 2008-48. In 2009, the Infrastructure Services Agreement was amended to include an additional amount of \$750,000 via Resolution No. 2009-22. In 2010, an Infrastructure Services Agreement between HANO and the Developer for the construction of the public infrastructure for Phases IIA and IIB was approved via Resolution No. 2010-36 with a revised total budget for all infrastructure of \$19,742,077. The total infrastructure costs for Phases I, IIA, IIB, and III was \$16,576,801. The balance of \$3,165,276 was approved for the final phase of the St. Bernard Redevelopment (Phase IV).

The master plan for the St. Bernard Redevelopment contemplates significant infrastructure improvements for the Public Rights of Way, including a network of new streets and rebuilding of existing streets, both through the site and around the perimeter, new underground utilities and site infrastructure, street lighting and landscaping, new storm water system, sanitary sewer system, water mains, electrical and telecommunication distribution systems, and flood mitigation measures. Phase IV of the development will include retail, commercial, educational, and community facilities included a health clinic, grocery, pharmacy, and K-8 charter school. The final

portion of infrastructure will support this development including the completion of the final portion of Foy Street, parking lots, and associated drainage piping.

### **CERTIFICATIONS**

#### Finance

The Finance Department has certified that this loan agreement is budgeted and HUD Replacement Housing Factor funds are available.

The Board of Commissioners is hereby requested to authorize the Executive Director to execute any and all documents related to the Phase IV infrastructure work at the site including but not limited to the Ground Lease, Eighth Amendment to the MDA, and the Infrastructure Services Agreement.