

**MINUTES OF THE ANNUAL AND REGULAR MEETING AND PUBLIC HEARING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF EAST BATON ROUGE PARISH  
CENTRAL OFFICE, 4731 NORTH BOULEVARD  
Thursday, May 10, 2018 @ 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, April 12, 2018 at 12:00 pm in the Central Office, located at 4731 North Boulevard.

**MEETING CALLED TO ORDER**

**Invocation: Commissioner Brown**

**Pledge of Allegiance**

**ROLL CALL:**

**Members Present:** Commissioner Chris Brown  
Commissioner Al Barron  
Commissioner Lamiesa Bonton  
Commissioner Tyra Sterling

**Members Absent:** Commissioner Dianna Payton

**QUORUM NOT PRESENT**

**PUBLIC COMMENT PERIOD:**

Commission Al Barron Chaired the meeting and asked if there were any public comments to be made. None were voiced. Public comment period ended.

**AGENDA ITEM NUMBER 6: PRESENTATION OF THE CHIEF EXECUTIVE OFFICER'S REPORT.**

Mr. Murray presented his report. He asked Commissioner Barron to give an update on the trip to Washington, D.C.

Commissioner Barron stated that the trip was very informative and that they did have the ear of the congressional delegation. He was hoping that they would be following through with the things that had been discussed.

At this point, Commissioner Barron asked for the record to reflect that Commissioner Sterling had arrived at the meeting. A quorum was still not present.

Commissioner Sterling shared her thoughts on the trip to D.C., as well.

Mr. Murray commented that this particular meeting was very positive and upbeat. There were changes expected to occur in the next year. He did want to update the board on a few items.

He asked for the board members to submit their recommendations for the draft Request for Proposals for the new executive director search firm to him by next week.

He added that the legislative auditors had been there. They had expanded their review past the salary overpayments. They were currently reviewing all financials of the agency.

He was not sure who had been voted in as the new board member to replace Christopher Odinet.

He then asked for an update from Otey White and Associates, Public Relations and Media Firm for the East Baton Rouge Parish Housing Authority.

Mrs. Barbara Carey gave an update to the board. They had been doing a lot of listening. They had held focus groups with residents and the public. They had spoken to community developers and property owners. All this contact would give them guidance in their external and internal communication and in the rebranding that had been previously discussed. The logo was being worked on. She stated that they had enjoyed getting to know the housing authority and were looking forward to a profitable future together.

The next scheduled meeting would be June 14th. This concluded the presentation of the chief executive officer's report.

## **AGENDA ITEM NUMBER 7: PRESENTATION OF THE DEPARTMENTAL REPORTS.**

**Chief Operating Officer** - Mrs. Bayham presented her report. She introduced Mrs. Stacey Lang, the new financial officer. She shared information to the board about herself. The board welcomed her to the team.

~~Mrs. Bayham stated she did not have anything additional to add to her report unless there were any questions. She did add that Mr. Murray had requested that she and Mr. Daniels on a semi-annual basis report to the board on minority participation activities. The report was attached for the housing authority for the term of October 1, 2017 through March 1, 2018.~~

Mr. Murray requested that she explain the note in her report. She stated that currently minority participation was not tracked in the Section 8 program. They were not required to at this point. Some owners and landlords if asked for this information would take that request negatively. So up until now, the information had not been requested. They were able to pull some information from their largest contracted entities, however, and the estimated total came to over \$1.1 million.

Commissioner Barron asked if there were any other questions. None were voiced. This concluded the presentation of this report.

**Finance** – Mrs. Bayham presented her report. She stated that the March financials were in the board packet. Currently, they were half way through their fiscal year. Overall, for the fiscal year, all entities were in the black except for River South which was being reviewed with the management.

Commissioner Barron asked if there were any other questions. None were voiced. This concluded the presentation of this report.

**Capital Fund Program** – Mr. Jeremy Credeur presented his report. He did not have anything to add to the report which was in the board packet. He asked if there were any questions. None were voiced. This concluded the presentation of this report.

**Section 8** – Mrs. Doris Mejia presented her report. She did not have anything to add to the report which was in the board packet.

Mrs. Bayham wanted to point out that since November 2017, they had been managing the city's Section 8 program and were now starting to experience some income.

Mrs. Mejia asked if there were any questions. None were voiced. This concluded the presentation of this report.

\*Commissioner Barron asked for the record to reflect that Commissioner Bonton had arrived to the meeting. Quorum was now present.

**Human Resources**- Mrs. Andrea Dixon presented her report. She commented that recently they had conducted a two-day customer service training to help refresh the employees' approach to the public and regular day-to-day operations. She had nothing new to add to the report and asked if there were any questions. None were voiced. This concluded the presentation of her report.

**Public Housing** – Mr. Michael Stewart presented his report. He did recognize Mrs. Peggy Davis from Turner Plaza, their longest running resident council member. There was some discussion regarding literacy and other various classes held at the sites. He asked if there were any other questions. None were voiced. This concluded the presentation of this report.

## **AGENDA ITEM NUMBER 8: PRESENTATION OF THE PARTNERS SOUTHEAST REPORT.**

Mr. Daniels presented his report. He discussed the competitiveness of their different applications. Because most of the projects they were involved in were new construction, they were at a slight disadvantage. It was not anything that had been done internally, but the state did see with their limited

resources that they could get a better bang for their buck was to not only preserve affordable units, but also advantage acquisition rehab opportunities. That had been the policy over the past few years, but he felt that at some point they would need to have a conversation with the state policy makers that they would like to see more QAP's to assist them with scoring on new construction projects.

He moved on to discuss the new tax reform that was passed a few months ago. There was a new investment vehicle called the Opportunity Zone that was created. The governor had designated out of 129 census tracks 25% of those to create investments opportunities within the different locations. North Baton Rouge was a recipient of many of those designations which would give significant opportunities for increase and development. Lastly, he stated that they were scrubbing the list of their surplus real estate inventory and were assessing those properties for future redevelopment. Mr. Daniels asked if there were any other questions. None were voiced. This concluded the presentation of this report.

**~~AGENDA ITEM NUMBER 1: OATH OF OFFICE FOR NEWLY APPOINTED BOARD OF COMMISSIONER HELENA CUNNINGHAM TO FILL THE UNEXPIRED TERM OF CHRISTOPHER ODINET WHICH EXPIRES JULY 23, 2018.~~**

Mrs. Cunningham was not in attendance. This item was not addressed.

**~~AGENDA ITEM NUMBER 2: APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE PARISH HOUSING AUTHORITY HELD APRIL 12<sup>TH</sup>, 2018.~~**

~~Motion was made by Commissioner Sterling to approve the minutes for the regular meeting held on April 12, 2018 and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made. Motion passed.~~

**~~AGENDA ITEM NUMBER 3: APPROVAL OF THE REVISION OF THE EXTRAORDINARY QUALIFICATIONS / CREDENTIALS POLICY AND OPTIONAL PAY POLICY OF THE PERSONNEL POLICY OF THE EAST BATON ROUGE PARISH HOUSING AUTHORITY. SEE RESOLUTION NUMBER 2018-13.~~**

Mrs. Andrea Dixon stated that this agenda item was a result of the civil service mandate that was passed back in January 2018. Civil Service had done a compensation re-design where the pay scales were made more competitive with the private sector. More discussion followed regarding this topic.

Motion was made by Commissioner Sterling to approve the revision of the said policies of the personnel policy of the East Baton Rouge Parish Housing Authority and Commissioner Barron seconded the motion. Motion passed.

**AGENDA ITEM NUMBER 4: APPROVAL OF A SMOKE-FREE HOUSING POLICY FOR THE EAST BATON ROUGE PARISH HOUSING AUTHORITY, EFFECTIVE JULY 1, 2018. SEE RESOLUTION NUMBER 2018-14.**

Mr. Michael Stewart explained the details of the policy. It had been decided to implement the minimum requirements which was no smoking within 25 feet of the unit. They had decided not to go with smoke free properties or designated smoke areas. There was process if these rules were not adhered to which could end in eviction if the resident was not compliant. Eviction was not their intention at all. More discussion ensued around the details of the policy.

Motion was made by Commissioner Sterling to approve the smoke free policy and Commissioner Bonton seconded the motion. Motion passed.

**AGENDA ITEM NUMBER 5: APPROVAL OF THE REVISIONS TO VARIOUS CHAPTERS OF THE ADMISSIONS AND CONTINUED OCCUPANCY POLICIES (ACOP) FOR THE PUBLIC HOUSING PROGRAM FOR THE EAST BATON ROUGE PARISH HOUSING AUTHORITY, JUNE 1, 2018. SEE RESOLUTION NUMBER 2018-15.**

Mr. Michael Stewart stated that they were updating their policies. It had been several years since updates had been made and it was time. He noted that the revisions were detailed on the attached document per section.

Motion was made by Commissioner Sterling to approve the revisions to listed policies and Commissioner Barron seconded the motion. Motion passed.

Commissioner Barron asked if there were any other questions.

None were voiced.

**MEETING ADJOURNED.**

**APPROVED:**



**Dianna Payton**  
**Chair**



**Richard L. Murray**  
**Secretary/Chief Executive Officer**