

**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, June 14, 2018 @ 12:00 PM**

The Board of Commissioners for the Housing Authority of East Baton Rouge Parish convened in Regular Session on Thursday, June 14, 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 Philip Smith, Jr.
	Commissioner Al Barron
	Commissioner Helena Cunningham
	Commissioner Dianna Payton
	Commissioner Lamiesa Bonton
	Commissioner Tyra Sterling

Members Absent:	None
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QUORUM PRESENT

PUBLIC COMMENT PERIOD:

Commission Payton asked if there were any public comments to be made. Mrs. Chris Drago stated that she did not have a comment on the agenda for that day, but she did wish to share some things with the board. She wanted to speak some words from her heart and stand up for her boss and mentor, Mr. Richard L. Murray. She still didn't understand why or how someone could get fired for a job well done. She attributed much of her growth as an individual and her lasting career with the housing authority to him and his support and encouragement to her. She pointed out that he would be leaving the agency in way better standing than where he found it. She requested that the board please reconsider keeping Mr. Murray in his position.

Commissioner Payton thanked Mrs. Drago for sharing her thoughts with them as a board. She asked if there were any other comments at this time. None were voiced. Public comment period ended. She did state that if anyone wanted to address Mrs. Drago's comments then they could do so at a later time.

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 AND OATH OF OFFICE OF NEWLY APPOINTED BOARD OF COMMISSIONER PHILIP SMITH, JR. TO FILL THE UNEXPIRED TERM OF TOMMIE N. GIPSON, JR. WHICH EXPIRES AUGUST 9, 2020.

Mr. Winston DeCuir administered the oath of office for Helena Cunningham and Philip Smith, Jr. to serve the unexpired terms of Christopher Odinet and Tommie N. Gipson, Jr. The board welcomed the two new commissioner board members.

AGENDA ITEM NUMBER 2: APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE EAST BATON ROUGE PARISH HOUSING AUTHORITY HELD MAY 10, 2018.

Motion was made by Commissioner Barron to approve the minutes for the regular meeting held on May 10, 2018 and Commissioner Sterling seconded the motion. No abstentions or oppositions were noted. No further discussion was made. Motion passed.

AGENDA ITEM NUMBER 3: APPROVAL OF ADDENDUM NUMBER 6 OF THE ARCHITECTURAL AND ENGINEERING (A/E) CONTRACT BETWEEN WATTS DIDIER ARCHITECTS, LLC AND THE EAST BATON ROUGE PARISH HOUSING AUTHORITY. SEE RESOLUTION NUMBER 2018-16.

Mr. Jeremy Credeur stated that they were coming to the board to get approval for the addendum to the current architectural contract. The addendum was being requested because they were adding some projects on which were not initially planned. Some discussion ensued regarding using capital funds versus using RAD funding on their properties.

Mrs. Bayham pointed out some interesting facts including that the capital funding money had a deadline to be used which was in August 2019 or they would lose it and that as of yet, the RAD project had not been approved. When or if it did get approved, some of the renovations would already have been made from the capital funds which saved time and money in the long run. She also pointed out that the monies from the capital funds in question had to be obligated and bids made and accepted by August 2019. They were already halfway through the allotted time period. She stressed that they did not want to back up this approval for the addendum right up to the last minute.

More discussion occurred regarding the types of repairs they were doing. She clarified that this addendum was simply going to allow them to add a particular project to the current contract with the designated A & E firm.

Since the addendum was requiring a large amount of money, a commissioner asked if it had been considered putting this new project out to bid with someone else.

~~Mr. Jeremy Credeur stated that they could not do that because Watts and Didier was their current contracted A & E firm and they were required to use them.~~

Commissioner Payton stated that she felt the board needed more time to digest this agenda item after hearing all the comments.

Mrs. Bayham informed the board that if they did not decide today, it would stall other items such as the capital fund 5-year plan and any improvements being done would stop and not be able to move forward. The 5-year plan was due on July 18th. The public comment period had already started. Someone suggested that they would need to have a special meeting.

Mr. Jeremy Credeur added that once a property was converted to RAD, capital funding would not be able to be used on it and their goal was not to lose any of the funding that they had currently at their disposal and to put it to good use while they still had it.

Commissioner Cunningham commented that she just wanted to use the funds strategically.

~~Commissioner Payton stated that she felt everyone was on the same page as far as wanting to use the monies wisely. She asked when Integral would be returning to meet with them.~~

Mr. Murray stated that he would try to find out that week.

Commissioner Payton suggested that they have Integral strategically think through the capital funding and RAD piece prior to forging ahead and obligating funding.

Commissioner Cunningham stated that she would like the opportunity to review anything ahead of time and make changes before they approved it as a board. She asked if the procedures were written down anywhere and if an update needed to be made to the procedure.

~~Mrs. Bayham stated that she understood what was being requested. The process followed was simply what was required by HUD. She also stated that RAD could take years to complete so in the meantime, conditions of their properties in public housing had to be maintained.~~

Mr. Michael Stewart noted their residents deserved to live in affordable, but livable and acceptable homes just like anyone else.

~~Motion was made by Commissioner Bonton to delay the decision on the addendum to the current contract with Watts and Didier and Commissioner Payton seconded the motion. The concern was not regarding going forward with the project, but which site would be appropriate for the project.~~

Mr. Murray stated that he would get out a draft of the PHA Plan and Five Year Annual Capital Fund Plan to the board members and if needed, they would schedule a special meeting. No abstentions or oppositions were noted. No further discussion was made. Motion passed.

AGENDA ITEM NUMBER 4: APPROVAL OF AMENDMENT NUMBER 1 TO THE MASTER DEVELOPMENT AGREEMENT BETWEEN THE EAST BATON ROUGE PARISH HOUSING AUTHORITY AND INTEGRAL DEVELOPMENT,

LLC TO ADD SECTION 3.3A, THE EBRPHA HAS DEVELOPED A REPOSITIONING STRATEGY TO ADDRESS THE NEEDS OF THE EXISTING PUBLIC HOUSING PROPERTIES AND THE REPOSITIONING STRATEGY INCLUDES COMPREHENSIVE RENOVATIONS, DEMOLITION, DISPOSITION, NEW CONSTRUCTION, AND THE CONVERSION OF THE PUBLIC HOUSING PROPERTIES TO THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD). SEE RESOLUTION NUMBER 2018-17.

Mr. DeCuir directed the board to review the amendment to the MDA. They were adding section 3.3a in article 3 which covered development and compensation and ultimately allowed Integral Development, LLC to handle the RAD development moving forward. When the particular property was chosen for the RAD development, then there would need to be an addendum made to the Master Development Agreement (MDA) to specify the property and renovation details.

Motion was made by Commissioner Sterling to approve the amendment to the master development agreement between East Baton Rouge Parish Housing Authority and Integral and Commissioner Brown seconded the motion. No abstentions or oppositions were noted. No further discussion was made. Motion passed.

AGENDA ITEM NUMBER 5: PRESENTATION OF THE CHIEF EXECUTIVE OFFICER'S REPORT.

Mr. Murray presented his report. He informed the board that they would be pursuing the CNI grant again for the Ardenwood Village public housing property as instructed by the Board of Commissioners. He had just received the proposal from Integral Development on the cost of writing the grant. The cost would come to \$160,000. He would be meeting with them to review where they could adjust that amount, if possible, especially since a lot of the work was done during our attempt to write the grant last year. This was not a cost that was budgeted for.

Mr. Murray then noted the EBRPHA had received funding from the Piggyback Program for Ardenwood Village from the Louisiana Housing Corporation. This award would certainly enhance our ability to pursue the CNI Grant for 2018. He went on to discuss some other details regarding the CNI grant and encouraged the board to work on the political side of things to help with an approval.

Mr. Murray noted that the Housing Authority of New Orleans (HANO) had recently received a CNI Grant and the Shreveport Housing Authority was on the short list to receive a 2017 CNI Grant. This may pose some difficulties for HUD awarding a third CNI Grant to a Housing Authority in Louisiana.

Commissioner Payton asked if they had the money to even submit the application.

Mrs. Bayham reminded the board that they had budgeted with a deficit and it was going to be tight come September. Currently, they had \$400,000 cash.

Mr. Jim Daniels with Partners Southeast informed the board that the Metro Council had just committed another \$2 million to help with disaster relief and renovation.

Mr. Murray requested responses from the board in regard to the search firm proposal he had sent them.

Commissioner Payton noted she had started typing her comments to the RFP and she should complete her comments shortly.

Mr. Murray requested that he receive comments about the RFP by Monday, June 18, 2018.

He also stated that there would need to be a new board member appointed to Partners Southeast board and he asked them all to be thinking about their nominations or possible service on the board. He did want to add that to the July 2018 meeting as an agenda item.

As well, he would be meeting with the mayor's office next week to discuss the acquisition of the Earl K. Long Hospital Property. There has been no movement on a decision on what entity (LSU Hospital System or the State of Louisiana) should receive the proceeds from the disposition of the property. He explained that state law required the EKL Property to be transferred to the EBRPHA at fair market value. The property had been appraised at \$1.6 million.

He further noted that the EBRPHA Annual Report was near completion and that the public communications and relations firm was working on the EBRPHA website.

He did request for the new commissioners as well as Commissioner Sterling to come in soon and do a housing authority debriefing and he would give each of them a tour. They would be able to meet the staff and he would have a packet of information provided to all of them.

The next scheduled meeting would be July 12th. This concluded the presentation of the chief executive officer's report.

AGENDA ITEM NUMBER 6: PRESENTATION OF THE DEPARTMENTAL REPORTS.

Chief Operating Officer - No report was presented.

Capital Fund Program – No report was presented.

Section 8 – No report was presented.

Public Housing - No report was presented.

Human Resources – No report was presented.

Finance – No report was presented.

AGENDA ITEM NUMBER 7: PRESENTATION OF THE PARTNERS SOUTHEAST REPORT.

No report was presented.

~~Commissioner Payton asked if there were any questions regarding the other reports that were not presented. None were voiced.~~

MEETING ADJOURNED.

APPROVED:



Dianna Payton
Chair



Richard L. Murray
Chief Executive Officer