

Algiers Development District Board Meeting

Wednesday, June 29, 2018 · 2:00 p.m.

Algiers Auditorium · 2485 Guadalcanal Street

New Orleans, LA 70114

Call to Order/Welcome

Chairman Carter called the meeting to order at 2:01 p.m.

Pledge of Allegiance: Led by Councilmember Kristin Gisleson Palmer.

Roll Call: Ms. Vanessa Duplessis.

ADD Board of Commissioners Present

Chairman Troy Carter, Mr. Mark Major (Secretary), Councilmember Kristin Gisleson Palmer and Mr. Joe Toomy. Rep. Gary Carter, Mr. Paul Collins and Sen. J.P. Morrell were unable to attend.

Others Present

Mr. Richard Cortizas (Jones-Walker); Mr. Ray Manning and Mr. Ron Bordelon (Consultants to the Algiers Development District Board); Mr. Jim Henderson (Former Board Member), Mr. Sean Bruno (CPA); Mr. Travis Chase (Councilmember Palmer's Director of Special Projects); Mr. Andy Thomas (MARFORRES Assistant JAG Officer); Mr. David da Cunha and Mr. Jack Gordon (Property One, Inc. Property Management); Ms. Marie Smith (Navy Federal Credit Union); Algiers Development District Executive Director Ms. Kathy Lynn Honaker and staff members Mr. Bill Garrett and Ms. Vanessa Duplessis.

Chairman's comments: Chairman Carter welcomed Councilmember Kristin Gisleson Palmer to the Algiers Development District Board of Commissioners.

Minutes Approval: Chairman Carter asked for a motion to approve the February 8 and May 16 minutes. A motion was made by Mr. Toomy to approve the minutes, seconded by Mr. Major. The minutes were approved without objection.

Revised 2017 Budget and 2017 Audit Report: Mr. Sean Bruno gave an update on the Algiers Development District Audit results and the resolution of several bookkeeping issues. He also requested approval of the Revised 2017 Budget that the Chairman marked as received. The revised 2017 budget was accepted and approved.

Old Business

Joint Development Committee: The Chairman stated at the request of Joint Development Committee Chairman Mr. Bill Oliver, the time has come for the Joint Development Committee to dissolve. Ms. Honaker continued that the with the transfer of the parking garage to the Algiers Development District, the New Orleans Federal Alliance will cease operations on June 30 and has no remaining budget. The Algiers Development Board needs to ratify the dissolution of the Joint Development Committee. Mr. Richard Cortizas (Jones-Walker) provided a copy of the resolution to dissolve the Joint Development Committee. Chairman Carter asked for a motion to approve the resolution. A motion was made by Mr. Major to approve the resolution and was seconded by Mr. Toomy. Without objection, the motion to ratify the dissolution of the Joint Development Committee was passed.

Conveyance of the Federal City Retail Complex: Mr. Richard Cortizas stated that the Algiers Development Board needs to ratify the Act of Conveyance of the Federal City Retail Complex and the parking garage to the Algiers Development District from the New Orleans Federal Alliance. The New Orleans Federal Alliance will cease operations on June 30, 2018, in accordance with the 2012 Cooperative Endeavor Agreement and the agreed reversion to Algiers Development District on December 29, 2017. Chairman Carter asked for a

motion to approve the resolution. A motion was made by Mr. Major to approve the ratification of the Act of Conveyance of the Federal City Retail Complex and was seconded by Mr. Toomy. Without objection, the motion to ratify the Act of Conveyance of the Federal City Retail Complex was passed.

Security Cameras for Complex: At the Chairman's request, Mr. Bill Garrett gave a brief overview of the installation of LED security lighting throughout Federal City. The residents, tenants and visitors have been universally pleased with the facility lighting. Mr. Garrett continued to present the security cameras investigation process. He presented the option for the purchase and installation of six self-contained solar powered cameras that was also capable of reading vehicle license plates. Chairman Carter requested to table the security cameras decision to permit the option of sharing the cost with new Federal City partners and tenants. Board members also requested the investigation of cameras tied directly to New Orleans Police Department. Mr. Garrett was tasked with investigating this option and to report back to the Algiers Development District Board of Commissioners. The Chairman asked for a motion for the preparation of a resolution establishing a partnership with the Algiers Development District and the City of New Orleans, exploring options for cameras tied directly to the New Orleans Police Department system. A motion for the preparation of a resolution was made by Mr. Toomy and seconded by Mr. Major. Without objection, the motion was adopted. Mr. Cortizas will prepare the resolution if this is a possibility.

Algiers Fest Update and Request:

Ms. Honaker gave an update on the plans for this year's Algiers Fest. She informed the Board that all is proceeding well, and she expects to have all sponsors from past years participate. She explained that a big issue for the Fest was ADC losing First NBC Bank as its title sponsor when they went out of business. As of this date, the ADC Board has been unable to secure a replacement title sponsor. Without a title sponsor, ADC will be short of funds for the Fest. Ms. Honaker made the request on behalf of ADC for a transfer of funds from ADD for \$10k for this year's event. A motion was made by Mr. Mark Major, seconded by Mr. Joe Toomy, and approved by all, for a transfer of the requested funds. This will be done by check to the ADC from ADD.

Update - Recovery of Funds / Damage to Fitness Center Gym Floor: Mr. Richard Cortizas gave a review of the discussions with CDW and their counsel and the recent discussions with the insurance company for Rotolo, Inc. The settlement amounts and compromise for contributions to the gym floor replacement are being negotiated. The Chairman asked Mr. Cortizas to report back to the Algiers Development District Board under a future Executive Session.

Update from LSU Health Fitness: The LSU Health Fitness leadership were unable to attend. This update was deferred until the next Algiers Development District Board Meeting. Chairman Carter and Councilmember Palmer both commented that the LSU Health Foundation has done a terrific job of improving the LSU Health Fitness Center operations, as well as significantly increasing fitness center memberships.

Update from Consultants: Mr. Ray Manning and Mr. Ron Bordelon gave a comprehensive overview of their completed work to date on the review of the property conditions, possible future development plans and the potential income streams. They discussed LSU and Delgado partnerships and future development from both. The Delgado Center of Excellence building and New Orleans Police Department and New Orleans Police Fire Department buildings were also illustrated. In order to expediate and finalize the LSU CEA, Mr. Cortizas suggested that the Board grant authority to the Chair, to sign the agreement after staff, legal and consultant review is completed. A motion was made by Mr. Mark Major, seconded by Mr. Joe Toomy, and approved by all, authorizing the Chair approval to sign the CEA once reviewed in depth and approved by legal, consultants and staff.

New Business: None

Public Comments: Mr. David da Cunha (Property One) made a comment regarding the possible future development RFQ/RFP process. The Board then held a discussion on the development RFQ/RFP process.

Adjourn Meeting: Chairman Carter asked for a motion to adjourn. A motion to adjourn was made by Mr. Toomy and was seconded by Mr. Major. The meeting was adjourned at 3:13 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathy Lynn Honaker". The signature is written in a cursive, flowing style.

Kathy Lynn Honaker
Executive Director