

Algiers Development District Board Meeting
Wednesday, January 16, 2019 · 10:00 a.m.
Algiers Auditorium · 2485 Guadalcanal Street
New Orleans, LA 70114

Call to Order/Welcome

Chairman Carter called the meeting to order at 10:10 a.m.

Pledge of Allegiance: Led by Ms. Daniela Rivero-Bryant.

Roll Call: Ms. Vanessa Duplessis.

ADD Board of Commissioners Present

Chairman Troy Carter, Rep. Gary Carter, Col. Del Dempsey, Mr. Mark Major (Secretary) and Ms. Daniela Rivero-Bryant. Mr. Paul Collins and Sen. J.P. Morrell were unable to attend.

Others Present

Mr. Ron Bordelon and Mr. Ray Manning (Consultants to the Algiers Development District Board); Dr. Peter Cho (Delgado Community College); Ms. Courtney Stuckwisch (City of New Orleans Mayor's Staff); Col. Chris Schlafer; Retired Major General Dave Mize; Mr. Daniel Gabarino and Col. Derrick Heyl (New Orleans Maritime and Military Academy); Ms. Marie Smith (Navy Federal Credit Union); My Andy Thomas (Marine Forces Reserve Assistant Jag Officer; Mr. Michael Lewis (Algiers Auditorium); 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 Ms. Daniela Rivero-Bryant to the Algiers Development District Board of Commissioners as Councilmember Kristin Gisleson Palmer's representative.

Minutes Approval: Chairman Carter asked for a motion to approve the October 17, 2018, minutes. A motion was made by Mr. Mark Major to approve the minutes and was seconded by Col. Del Dempsey. The minutes were approved without objection.

Financial Update: Mr. Sean Bruno was unable to attend due to a family emergency. The Board deferred the Financial Update to the next scheduled Algiers Development District Board Meeting.

Old Business

Update – Recovery of Funds/Damage to Fitness Center Gym Floor: Mr. Richard Cortizas stated that he has recently been in contact with the contractors' insurance companies and that Mr. Garrett had provided the existing engineering reports which had been requested by the contractors. Mr. Cortizas remains hopeful that restitution will be made to help offset gym floor replacement expenses.

Child Development Center Update: Ms. Honaker informed the Board that there was a need for a new operator for the CDC. With the assistance of Property One, she, Mr. Garrett, Col. Dempsey, Mr. Major and the Property One team held interviews with four qualified candidates and have made an offer which has been accepted by Clara's Little Lamb. They will take over operation of the center on March 1, 2019.

New Orleans Riverside at Federal City Weekly Inspections: Mr. Garrett reported that he inspects all buildings weekly. The Algiers Development District staff conducted a drive around the property in early December 2018 and identified sixteen priority areas of overgrown tree and shrub areas that require immediate attention. A Property One contractor will begin work on all identified areas the month of January 2019. Property One maintenance will investigate four building roofs that were found to be in need of repair to determine the most cost-effective means of repair. In December 2018, a wind damage fiberglass siding was discovered along the locked entrance to the western pier and a fence opening beside

the locked gate leading to the eastern pier. Both were repaired the same day by a Property One contractor. A 4-way stop was established at the intersection of O'Bannon St and Guadalcanal St. to control the speed on O'Bannon St. There was a severe accident at this intersection in early December 2018.

Welcome to Algiers Sign Update: Ms. Honaker reported that we are working with the community to make the landscaping beautiful at this location. Ms. Honaker mentioned she briefed at the last meeting that Senator Carter sent an official letter to the Director of the Department of Transportation and Development (DOTD). The response to the Senator's letter was received stating that if the Algiers Development District will fund the water meter installation, DOTD will install and maintain the irrigation system. The Algiers Development District would pay the water bill. Neighborhood groups have agreed to maintain the planting led by Mr. Eric Songy. Chairman Carter recognized Mr. Songy who was not in attendance, for being a great partner with us on this beautification effort. Ms. Honaker continued and stated a plumber has been hired by Property One (as required) to inspect the location and to apply for a permit so the request can be submitted to the Sewerage and Water Board for the meter installation. The goal is to have everything resolved by the end of February.

Update from Consultants: Mr. Bordelon stated that the Delgado Center of Excellence is becoming a reality. The Louisiana Community and Technical Colleges is selecting an architect for the final design and we expect a ground breaking in the near future. He continued that programmatic synergies that exists between Delgado Community College and the New Orleans Military and Maritime Academy. Retired Major General Mize and Colonel Schlafer gave a detailed brief on the initial look at a New Orleans Military and Maritime Academy much needed expansion project required to support the expanding 8-12 student population. This project includes new construction academic buildings supporting maritime classes as well as a much-needed cafeteria and faculty space. The proposal also utilizes the renovation of two historic buildings for utilization for music and band purposes and for cyber engineering robotics labs as well as a digital media curriculum. The project also includes an outdoor amphitheater, athletic fields and a new construction gymnasium. Chairman Carter stated that the Board wants to make certain that all of the of the Federal City development ensure the highest and best use. The Chairman thanked the New Orleans Military and Maritime Academy as an early adopter of that concept. The Board will look closely at this initial expansion proposal and will work together with will the New Orleans Military and Maritime Academy to tweak as necessary.

Mr. Ray Manning presented an overview regarding the release and publishing of the commercial and the residential Request for Interest on January 14. Request for Interest submittals are due on February 28. Mr. Manning also stated that both the Architectural Committee and Development Committee are now in place.

New Business: The Chairman gave an overview of the City's New Orleans Business Alliance "NOLABA" team, hiring consultants to review opportunities at Jazzland and at Federal City. He reiterated that Federal City is owned by the Algiers Development District. Chairman Carter further stated that ADD welcomes any advice from the group and ADD remained confident in its transparent development progress and detailed planning process.

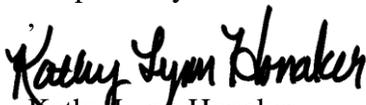
Bank Authorization

Ms. Honaker presented the First Bank and Trust Account/Agreement and Resolution document. The Board amended the following officers to sign checks for the Algiers Development District: Chairman Troy Carter, Secretary/Treasurer Mark Major and Commissioner Rep. Gary Carter. Ms. Honaker asked them to remain after the meeting to sign the new bank documents.

Public Comments: None.

Adjourn Meeting: Chairman Carter asked for a motion to adjourn. A motion to adjourn was made by Rep. Gary Carter and was seconded by Mr. Major. The meeting was adjourned at 11:05 a.m.

Respectfully submitted


Kathy Lynn Honaker
Executive Director