

ALGIERS DEVELOPMENT DISTRICT
BOARD MEETING
May 3, 2019 · 10:00 a.m.
Algiers Auditorium · 2485 Guadalcanal · New Orleans, La.

Call to Order/Welcome: Chairman Troy Carter called the meeting to order at 10:09 a.m.

Pledge of Allegiance: Led by Mr. Mark Major

Roll Call: Ms. Vanessa Duplessis

ADD Board of Commissioners Present:

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

Others Present:

Mr. Ray Manning (Consultant to the Algiers Development District Board); Mr. Nicholas Perez-Alvarez (Manning Architects); Mr. Richard Cortizas (Jones-Walker); Col. Chris Schlafer and Mr. Brandon Gregoire (New Orleans Maritime and Military Academy); Ms. Adelia Doucette (Navy Federal Credit Union); Mr. Norman Hebert (Federal City Inns & Suites); Mr. Andy Thomas, (Marine Forces Reserve); Ms. Karen Venema (LSU Health Fitness Center); Mr. Michael Lewis (Algiers Auditorium); Algiers Development District Executive Director Ms. Kathy Lynn Honaker and staff members Mr. Bill Garrett and Ms. Vanessa Duplessis

Meeting Minutes Approval: Chairman Carter called for a motion to approve the March 20, 2019, minutes. A motion was made by Mr. Mark Major to approve the minutes, seconded by Col. Del Dempsey. The January minutes were approved without objection.

Financial Update: Mr. Sean Bruno, was unable to attend. The Financial Update will be presented at the next Algiers Development board meeting.

Old Business

Development Committee Report: Development Committee Chairman Mr. Mark Major, gave a summary of the process that reviewed the January 14, 2019 residential Request for Information (RFI) submissions. He continued that the Architectural Committee completed a detailed review that was evaluated by the Development Committee. The Development Committee will make a recommendation to the Algiers Development District Board. Mr. Major then outlined the broad RFI distribution in various news publications in addition to the Algiers Development District Website. There were three responses to the Residential RFI: Penmar, Brown-Taylor and The Finch Group. The Architectural Committee's detailed review selected the proposals by Brown-Taylor and The Finch Group. The Development Committee studied the Brown-Taylor and The Finch Group proposals and received their individual presentations on Friday, April 26, that included an extensive Development Committee dialogue with the two firms. Mr. Major stated the Development Committee is now prepared to bring forth a Board motion for consideration, that the Algiers Development District Chairman in conjunction with the Algiers Development District professional staff, consultants and counsel, begin negotiations with B-T & MSG and The Finch Group for an agreement and lease, to develop the residential and commercial parcels at New Orleans Riverside at Federal City. The negotiated final agreements and leases will be submitted to the Algiers Development District Board for ratification. Rep. Carter made the motion to approve the motion, seconded by Ms. Dell Dempsey. The motion was approved.

LSU Health Foundation CEA Update: Mr. Richard Cortizas stated as the Board had authorized Jones-Walker and the professional consultants to create a Cooperative Endeavor Agreement with the LSU Health Foundation for developing the highest and best use of existing buildings for medical care and senior assisted living—this CEA is now completed. The LSU Health Foundation has approved the CEA and will move forward in executing the agreement with their Board of Regents in Baton Rouge.

Regional Public Safety Center (HUB): Mr. Ray Manning informed the Board of the very productive meeting with a dozen law enforcement agencies this week. The agencies were presented with an overview of the concept for the construction of a Law Enforcement Hub to include an Emergency Management Center on Federal City property. Every major law enforcement agency was represented at the meeting, as well as the Marine Corps and Coast Guard. There was great enthusiasm from federal, state, local law agencies and the associated task forces. The next step is to schedule detailed meetings with the individual agencies at the beginning of June to further develop detailed requirements for those interested agencies.

An RFI will also be developed to go out by May 13 to secure the services of a professional team to assist ADD with financing and construction of the Safety Center. The RFI process will follow the same process as the Developer Process has followed. Submissions of entities will be approved by the Architectural Team and the Development Team.

A motion was made by Mr. Major to authorize the Chairman, professional team and executive staff, to move forward with the release of an RFI for the Law Enforcement Hub and to allow the same team to move forward in selection and negotiations related to the Law Enforcement Hub and bring a final executed agreement back to the board for ratification. The motion was seconded by Ms. Dell Dempsey and approved by all.

New Orleans Maritime and Military Academy Expansion: Mr. Ray Manning stated that with the ongoing negotiations with the residential and commercial developers, the LSU Health Foundation and the Law Enforcement Hub, the property available for the New Orleans Maritime and Military Academy expansion has been clearly defined. A meeting has taken place by Executive Director Kathy Lynn and Bill Garrett with the New Orleans Maritime and Military Academy Commandant Col. Schlafer and NOMMA Board member General Mize, to cover the available property for the New Orleans Maritime and Military Academy Expansion. NOMMA is now going to go forward for design and financing and will keep ADD updated on its progress.

New Orleans Riverside at Federal City Weekly Inspections: Mr. Bill Garrett presented the weekly property inspection report to the Board. The Board reviewed the attachment and had no questions regarding the submitted report.

Welcome Sign Update: Ms. Kathy Lynn Honaker gave an overview of Property One's efforts on getting water to the Welcome Sign location and install plants. Property One is working with the New Orleans Sewerage and Water Board. The Property One contract plumber is working on the requirements to become a Sewerage and Water Board approved vendor, and to resolve this water source and water meter installation.

Audit Update/LA Code of Government Ethics Requirement: Ms. Kathy Lynn Honaker briefed the Board that the audit was successfully completed due to the efforts of Ms. Vanessa Duplessis. The Algiers Development District Procedures and Policy Manual update was also completed. The Board of Commissioners were all given a document for signature, acknowledging the receipt of the Louisiana Code of Government Ethics which was distributed to all commissioners. This will be an annual requirement.

New Business

Building 10 Long Term Lease:

Chairman Carter requested Board approval and a motion to authorize the Chairman, Consultants and staff to move forward in continuing the discussions between the Algiers Development District and an entity to obtain Building 10 and additional adjacent property for a Skilled Nursing Facility.

A motion was made by Mr. Major to authorize the Chairman, professional team and executive staff, to move forward in continuing the negotiations leading to a lease agreement between the Algiers Development District and the entity, regarding the use of Building 10 and additional adjacent property. The negotiated final agreement is to be ratified at the next Board meeting. The motion was seconded by Ms. Dempsey. Mr. Manning, consultant to the Algiers Development District, concurred with this course of action. The motion to authorize the Chairman, professional team and executive staff, to move forward in continuing the negotiations leading to a final executed lease agreement between the Algiers Development District and the entity, was approved by the Board without any objections.

Public Comments: Mr. Andy Thomas, Marine Forces Reserve Assistant JAG Officer asked if Delgado Community College is still planning on breaking ground this year? Chairman Carter responded that there is a Groundbreaking Ceremony scheduled for May 17 at 10:00 a.m. Notices will be emailed, and the public is invited to attend.

Algiers Auditorium Manager Mr. Michael Lewis commented how exciting the plans are for the development of Federal City. Mr. Lewis then asked to be notified of any potential road closures or traffic flow issues that could affect future Algiers Auditorium clients. Chairman Carter asked Mr. Lewis to maintain contact with the Algiers Development District staff for construction updates and potential impacts as we move forward. This information will be disseminated to all Federal City tenants.

Meeting Adjournment: Chairman Carter called for a motion to adjourn the meeting. A motion was made to adjourn the meeting by Mr. Mark Major, seconded by Col. Del Dempsey and approved by all. The meeting was adjourned at 10:43 a.m.

Respectfully submitted,



Kathy Lynn Honaker
Executive Director