

**Algiers Development District Board Meeting**  
Wednesday, August 30, 2019 · 10:00 a.m.  
LSU Health Fitness Center · 2220 Constitution Street  
New Orleans, LA 70114

**Call to Order/Welcome**

Chairman Carter called the meeting to order at 10:00 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, Mr. Mark Major (Secretary), Mr. Paul Collins and Sen. J.P. Morrell. Rep. Gary Carter and Ms. Daniela Rivero-Bryant were unable to attend.

**Others Present**

Mr. Ron Bordelon (Consultant to the Algiers Development District Board); Mr. Nick Perez-Alvarez (Manning Architects); Ms. Courtney Stuckwisch (City of New Orleans Mayor's Staff); Col. Chris Schlafer (New Orleans Maritime and Military Academy); Ms. Marie Smith (Navy Federal Credit Union); My Andy Thomas (Marine Forces Reserve Assistant Jag Officer); Ms. Alana Jamie and Ms. Irene Burris (Community); Ms Sara Norman (Core Construction); Ms. Karen Venema (LSU Health Fitness Center); Ms. Allison Bordelon (Louisiana Community and Technical College System); Algiers Development District Executive Director Ms. Kathy Lynn Honaker and staff members Mr. Bill Garrett and Ms. Vanessa Duplessis.

**Chairman's Comments:** Chairman Carter stated although there was a full meeting on August 21, we were not able to complete the action items so we will do so at this meeting.

**May 3 Minutes Approval:** Chairman Carter asked for a motion to approve the May 3 minutes. A motion was made by Col. Del Dempsey to approve the minutes and was seconded by Mr. Mark Major. The minutes were approved without objection.

**Old Business**

**Regional Public Safety Center:** Ms. Kathy Lynn Honaker informed the Board that the P3 Group was selected by the Architectural Committee and the Development Committee. The full Board needs to ratify The P3 Group's selection. Senator Carter asked if there was a motion. Mr. Mark Major offered a motion to approve the selection of The P3 Group and authorize the chairman, staff and consultants to finalize an agreement with The P3 Group for development of a Regional Public Safety Center. It was seconded by Mr. Paul Collins. The motion was approved without objection.

**Additional Senator Carter Statement**

As you know the city has plans to move the Fourth District Police and Fire Department together on Wall Blvd. He stated that we met with the mayor and her team, and she has made a commitment to keep a NOPD presence at New Orleans Riverside at Federal City. The perfect place is our Regional Public Safety Center. If the city needs a place in the interim, ADD will make sure to dedicate space in the Regional Public Safety Center to accommodate them. We will contact the mayor and her team to ensure they are aware of this.

**Saint Luke's Agreement:** Senator Carter gave an overview of the St. Luke's Skilled Nursing Facility. Mr. Scott Zander (Jones-Walker) briefed that the transfer documents at closing, will restrict the use of the St. Luke's property for the purpose that it was intended. Ms. Honaker added the Board needs to ratify the

agreement. Mr. Paul Collins asked if a closing date has been set. Mr. Zander responded that closing will follow a six-month due diligence period and that closing should occur around February 2020. Mr. Andy Thomas asked to keep the USMC staff apprised of the construction start date so that the Quarters 'A' impacts are discussed. Ms. Honaker agreed to brief the new Commanding General at his convenience on the development issues. Mr. Mark Major offered a motion to authorize the Chairman, consultants and staff to complete the negotiations as related to this matter to bring it to fruition. It was seconded by Mr. Paul Collins.

**Ethics Requirement:** Ms. Honaker reminded all Board members and staff are required to complete the online State of Louisiana ethics training every year. This is an annual audit item and requested everyone complete it by November 1. She said she would contact the Board members by October 1 as a reminder.

### **Louisiana Community Development Authority (LCDA) Resolution**

A motion was made by Col. Del Dempsey to approve a resolution for Ms. Kathy Lynn Honaker to continue her membership as an ADD representative on the LCDA Board. Ms. Honaker explained that the resolution now covers a two-year period versus the previous five years. The motion was seconded by Mr. Mark Major and approved by the Board without objection. The approved motion will be signed by Secretary Dell Dempsey and Chairman Troy Carter to be submitted to the LCDA.

**Annual Audit:** Mr. Sen Bruno stated that the audit finding was an unmodified opinion which is highest opinion an agency could receive. He stated there were a couple of audit findings this year. There first finding indicated that two Board members did not timely complete the ethics training. The second finding was related to how Property One manages property on our behalf. He explained that when reviewing the accounting records, we were not reviewing the records of Property One. There were certain accruals of Property One that were not accrued. As Property One rose up from A.D.D., we will ensure that all Property One accruals are properly recorded. These were the only findings. Mr. Major requested that a policy statement regarding the proper recording of Property One accruals be prepared for the next meeting for approval. A motion was made by Mr. Major to accept and approve the 2019 Annual Audit, seconded by Mr. Collins. The motion was approved by without objections.

### **New Business**

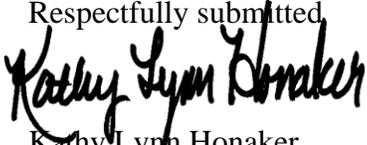
Chairman Carter requested to introduce a piece of new business. This was approved by every Board member. Chairman Carter explained that there is an opportunity for a significant economic development driver at Federal City. He was unable to discuss the details publicly due to a non-disclosure agreement with the company. However, this would be extremely beneficial for all of Algiers and especially Federal City. He then asked for approval to work with the consultants and staff to move forward with this favorable prospect and bring a final executed agreement back to the Board for ratification. The staff and consultants will also be under a non-disclosure agreement while working on this project. The chairman stated that the members of the Board and the Algiers community, would be incredibly happy if we are able to finalize an agreement.

Mr. Mark Major offered a motion to authorize the chairman, consultants and staff to work on an executed agreement with the large economic development project and bring it back to the Board for ratification. The motion was seconded by Col. Del Dempsey. The motion was approved by all Commissioners present.

**Public Comments:** None.

**Adjourn Meeting:** Chairman Carter asked for a motion to adjourn. A motion to adjourn was made by Mr. Mark Major and was seconded by Col. Del Dempsey. The meeting was adjourned at 10:20 a.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

KLH/wlg