

ALGIERS DEVELOPMENT DISTRICT
BOARD MEETING
Friday, November 13, 2020 · 10:00 a.m.
Zoom Meeting

Call to Order/Welcome

Chairman Carter called the meeting to order at 10:08 a.m.

Roll Call: Ms. Vanessa Duplessis.

ADD Board of Commissioners Present via Zoom

Chairman Troy Carter Mr. Mark Major (Treasurer), Rep. Mack Cormier, Ms. Anise Courseault, Col. Dell Dempsey and Ms. Daniela Rivero-Bryant. Senator Joseph Bouie was unable to attend.

Others Present

Mr. Ray Manning and Mr. Ron Bordelon (ADD Consultants); Mr. Sean Bruno (ADD's CPA); Mr. Scott Zander (Jones Walker); Ms. Maria Orgeron (Property One); Algiers Development District Executive Director Ms. Kathy Lynn Honaker; staff members Mr. Bill Garrett and Ms. Vanessa Duplessis.

Chairman's Comments: Senator Carter welcomed everyone and reminded them to silence all cellphones. He also encouraged public comments.

August 21 Minutes Approval: Chairman Carter asked for a motion to approve the August 21 minutes. A motion was made by Col. Dell Dempsey, seconded by Ms. Daniela Rivero-Bryant. The August 21 minutes were approved without objection.

Financial Update with Budget to Actual: ADD's CPA Mr. Sean Bruno presented a detailed review of the Statement of Financial Position as of September 30. This statement noted the assets, liabilities and equity including the budget to actual figures and included financials for Property One.

Chairman Carter asked if there were any questions or comments from the Commissioners. The Chairman entertained a motion to approve the financial documents covered by Mr. Bruno. A motion to approve was made by Mr. Mark Major, seconded by Col. Dell Dempsey. All financial documents were approved without objection.

Ms. Kathy Lynn Honaker then opened the state audit discussion by commending Office Administrator Ms. Vanessa Duplessis for her audit preparation. She additionally commended CPAs Mr. Sean Bruno and Mr. Meredith Johnson for their terrific efforts during this unprecedented year.

Mr. Sean Bruno continued to brief on the 2019 year-end audit indicating there were no findings and no negative auditor comments. The audit was conducted virtually due to Covid-19. This required extensive documents scanning and emailing.

Chairman Carter thanked the entire audit team for the extraordinary efforts required to prepare for a successful audit.

The Chairman entertained a motion to approve the 2019 Year End Audit as presented by Mr. Bruno. A motion to approve the audit was made by Mr. Mark Major, seconded by Ms. Daniela Rivero-Bryant. The presented audit was approved without objection.

Ms. Daniela Rivero-Bryant asked if the Budget to Actual rental surplus was related to increased rentals or reduced maintenance. Ms. Honaker responded that the Algiers Development District has been fortunate with renting all three houses owned by the District, and all retail sections of the parking garage are completely occupied. She reported that all tenants are operating.

Old Business

Refinance of the Bike and Hike Trail: The second quarter revenue report was sent to Iberia and we are awaiting terms to present to Chairman Carter or his designee (ADD Treasurer Mr. Mark Major.)

Ms. Honaker and Mr. Zander conducted a teleconference with Iberia Bank to verify the information previously provided by the Algiers Development District, including budget and audit information. The resolution approved at the previous meeting, permitted the chairman or his designee to evaluate the terms of refinancing. Mr. Zander continued that we are moving forward with this process. No Commissioners had any questions regarding the refinancing.

Ms. Daniela Rivero-Bryant and Col. Dell Dempsey recommended a plaque to state that the Algiers Development District funded a portion of the Bike and Hike Trail.

Development Update: Mr. Ron Bordelon reported that the Regional Public Safety Center partner (the P-3 Group) is gathering information through surveys with the law enforcement partners and has received a letter of interest from the Harbor Police. He continued that with the chairman's guidance, we continue to look for the proper mechanism for sight control regarding the New Orleans Maritime and Military Academy (NOMMA) expansion. The chairman reaffirmed the Algiers Development District commitment to work with NOMMA to find a solution that is acceptable to them and conducive to the development of the entire facility. He stated that ADD is extremely proud of all NOMMA's accomplishments and the great work they continue to do.

Mr. Bordelon reported that the Delgado Advanced Technology Center remains on schedule for delivery late first quarter of 2021. The entire Delgado construction team deserves recognition for staying on schedule. Once completed, it will completely transform the entrance to Federal City.

He continued that the private developers BT+MSG, the Finch Group and our legal team, continue to trade documents regarding upcoming developments. Specifically, BT+MSG and our legal and development team are working towards a phased approach for a purchase and sales agreement of the historic building 10 property and other parcels for future housing development.

Ms. Daniela Rivero-Bryant inquired about any financial difficulties related to the pandemic, as well as any commercial development, including any low income or affordable housing. Mr. Manning stated that developers have been taking advantage of the historic low interest rates. He continued that there is no commercial development at this time, and that all housing would be market-rate in keeping with the properties have been discussed. However, there are programs through the Louisiana Housing Authority of New Orleans and the U. S. Department of Housing and Urban Development to aid with home purchases.

Mr. Bordelon reported that the LSU Health Fitness Center opened their physical therapy services. This marks the first of the LSU health/medical components of LSU Health, leading towards a future holistic approach to a medical continuum of care to include a primary care facility.

Property Inspection Update: Ms. Honaker provided an initial report of building damaged during Hurricane Zeta. She stated that Garden Doctors Landscaping was proactive in removing tree debris that was blocking General Meyer and several areas on the internal streets of Federal City. The Property One team managed by Ms. Maria

Orgeron also led the extensive cleanup efforts of roof shingles and miscellaneous building debris. Ms. Honaker and Mr. Garrett drove the area for two days to assess hurricane damage to our buildings and property. Ms. Honaker continued that all building damages have been reported to our insurance company. The insurance adjuster was on site last week and Property One will continue to document insured building's internal and external damages by having local expert contractors inspect each damaged building.

New Business

Lights on Bike and Hike Trail: Ms. Kathy Lynn Honaker briefed the ongoing issues with the lights on the Bike Hike Trail. She stated that in late September, the Algiers Development District office received a report that more than 90% of the Bike/Hike Trail lights were not working at night. After extensive research on the solar lights, it was discovered that the company that installed the initial solar lights eight years ago, was out of business and had been purchased by another company. The new company's change voided the previous ten-year warranty. She further stated that we are currently investigating a long-term lighting solution.

Ms. Maria Orgeron reported that she had been working with a vendor to replace the heads on the solar lights. Unfortunately, these were not sufficiently bright and would not be a long-term solution. She continued that she will be meeting with an electrical company and with Entergy to investigate long-term solutions.

Ms. Honaker mentioned that it has always been the plan to extend the Bike/Hike Trail to the Chalmette Ferry and that there are additional benches in storage for the Chalmette Ferry extension.

Due to the seriousness of the Bike/Hike Trail lighting situation, a motion was made by Mr. Mark Major to allow the chairman to commit expenditures to resolve this matter immediately once all options are presented. The motion was seconded by Col. Dell Dempsey. The motion was approved without objection. Chairman Carter made a commitment to keep the Board informed on the decision of the solution.

Banking – J.P. Morgan Chase: Mr. Mark Major reported that over the past couple of months, we have been investigating our existing banking relationships to ensure that ADD have the maximum cyber security credentials in place. Also, to make certain that the financial institution products would meet the needs of the Algiers Development District staff. During this review of financial institutions including detailed discussions, we have made the decision to move our banking relationships to J. P. Morgan Chase. A device has also been ordered that would allow the staff to scan in checks for immediate deposit. In addition, ADD will receive internal and external banking statements and independent audit reports of all transactions, which could be submitted to the independent auditors.

Col. Dell Dempsey inquired if the Navy Federal Credit Union was considered during the review of financial institutions. The financial team acknowledged that they did not initially consult with the tenant Navy Federal Credit Union to assess their viability as they were not sure if the District qualified as a member. However, they agreed to also consult with the Navy Federal Credit Union to compare their financial and cyber security offerings.

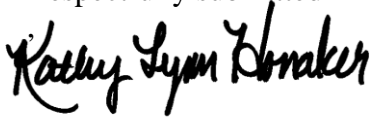
Chairman Carter asked if there was a motion to defer the banking decision until further information is provided. A motion to defer the banking decision was made by Mr. Mark Major, seconded by Col. Dell Dempsey. Without objection the motion to defer the banking decision was approved.

2021 Meeting Dates: Ms. Kathy Lynn Honaker stated that the 2021 meeting dates are on Fridays at 10:00 a.m. and would avoid any conflicts with the 2021 legislative sessions.

Public Comments: None

Adjourn Meeting: Chairman Carter asked for a motion to adjourn. A motion to adjourn was made by Rep. Mack Cormier, seconded by Ms. Daniela Rivero-Bryant. Without objection, the meeting was adjourned at 11:17 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