

**ALGIERS DEVELOPMENT DISTRICT**  
**BOARD MEETING**  
**Friday, July 23, 2021· 10:00 a.m.**  
**ZOOM MEETING**

**Call to Order/Welcome**

Chairman Mark Major called the meeting to order at 11:01 a.m. Chairman Major thanked the Algiers Development District Board, for the confidence shown by electing Ms. Anise Courseault as Treasurer, and Col. Dell Dempsey as Secretary and him as Chairman. He is proud and humbled to serve as Chairman for his first Algiers Development District meeting. Chairman Major stated we have two great Boards—Algiers Development District and the Algiers Development Corporation. Both Boards are committed to serving the community of Algiers. Chairman Major confirmed his focus as chairman is to ensure the Algiers Development District has a strong financial position, and he is committed to the successful development of Federal City. The Chairman intends to make certain all the voices in our community are heard and he is dedicated to conducting all Algiers Development District business in an open and transparent atmosphere.

**Roll Call:** Ms.Kathy Lynn Honaker.

**ADD Board of Commissioners Present**

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

**Others Present**

Executive Director Ms. Kathy Lynn Honaker and staff member Mr. Bill Garrett, Ms. Courtney Stuckwisch (Mayor Cantrell’s Office), Mr. Sean Bruno (CPA), Mr. Scott Zander (Jones-Walker), ADD Consultants Ron Bordelon and Mr. Ray Manning, and Mr. Greg Beuerman (BMF).

**Rules of Order:** Mr. Scott Zander stated the Meeting Rules of Order.

**May 14, 2021 Minutes Approval:** Chairman Major asked for a motion for approval of the minutes, May 14, 2021. Upon motion by Rep. Cormier and second by Sen. Bouie, the minutes were unanimously approved without objection.

**Financial update with Budget-to-Actual:** Mr. Sean Bruno, CPA for the Algiers Development District, stated our annual state audit was clean thanks to the tireless professional efforts and the detailed record keeping of Ms. Honaker and Ms. Duplessis. Mr. Bruno then briefed the Algiers Development District Statement of Financial Position as of May 31, 2021. This statement detailed the assets, liabilities and equity, and the statement of activities. The report also included the budget to actual.

Mr. Major asked if there were any questions regarding the financial report. The Chairman thanked Commissioner Courseault for working with Mr. Bruno to review the May 31 financial report in advance of today’s meeting. The Chairman then entertained a motion to accept the financial report presented by Mr. Bruno. Upon motion by Col. Dell Dempsey and second by Ms. Courseault, the report was unanimously approved without objection.

**Old Business**

**Development Update**

- **Delgado ATC:** Mr. Bill Garrett deferred his comments to Dr. Peter Cho. Dr. Cho was pleased to announce that Delgado is scheduled to open the Advanced Technology Center on August 16 at 10:00 a.m. He stated that Governor Edwards, Congressman Carter, and many other dignitaries would be in attendance. Dr. Cho is looking forward to having all the ADD Commissioners and ADC Board in attendance. He continued the Advanced Technology Center will double the capacity of the Delgado West Bank Campus. Chairman

Major commented the Delgado Advanced Technology Center looks terrific at the Shirley Drive entrance.

- **The Finch Group:** Mr. Ray Manning briefed that the Finch Group attended a meeting on May 20, 2021. The purpose of this meeting was to assure the Algiers Development District Board of their continued commitment to the development following the year-long pandemic. They are continuing with conducting and analyzing market studies related to their projects. The Finch Group architect, Mr. Mark Dodds, has been engaged with us in the planning and zoning issues associated with the Finch Group development parcels. Chairman Major asked for a presentation and finalization of the Finch Group agreement at the August 20, Algiers Development District board meeting. Mr. Manning affirmed the Finch Group agreements are planned to be ready for approval at the August 20 Board meeting. Mr. Scott Zander added he has reengaged with the Finch Group attorney.
- **LSU Health Foundation:** Mr. Ron Bordelon stated a letter of intent has been executed between the LSU Health Foundation and an operator of a non-profit primary care and pharmacy at the former mini mart location fronting General Meyer. Mr. Bordelon continued this is part of a proposed holistic full senior life cycle of care to be provided by the LSU Health system.
- **New Orleans Maritime and Military Academy (NOMMA):** Mr. Ron Bordelon briefed that during the last Algiers Development District Board meeting; it was reported an agreement in concept had been reached with NOMMA. We received the bank appraisals from NOMMA this week. These appraisals will be combined with the ADD's bank appraisals to be combined into one document. This will determine the market value of the NOMMA parcels per the agreement. Mr. Bordelon was hopeful there will be a formalized NOMMA document ready to be presented as an action item for at the August 20 meeting.
- **BT+MSG:** Mr. Ron Bordelon reported the business terms were conceptually agreed to with BT+MSG. We have the framework on four different agreements corresponding to the four separate BT+MSG parcels. These agreements will allow BT+MSG to gain site control of the four parcels and allow BT+MSG to take the next steps to secure financing. Mr. Scott Zander commented the agreements should be ready to be executed by the second week of August.

Chairman Major opened the floor for discussion on the BT+MSG agreements. There were none.

Ms. Honaker read the following resolution to be offered on behalf of the Board: "To authorize Chairman Major to approve the final form of and execute the four agreements between the Algiers Development District and BT+MSG, that had been discussed and covered with all board members for approval. This action will grant BT+MSG site control of the four parcels to complete financing of the project."

Upon motion by Col. Dell Dempsey and second by Ms. Anise Courseault, the Chairman asked if there were any further discussion and there were none. The resolution unanimously was approved without objection.

**New Orleans Riverside at Federal City Weekly Inspections:** Ms. Kathy Lynn Honaker briefed that we have a new gentleman to pick up litter and the property looks much improved. She continued there have been continuous problems with the parking lot behind the former dance studio. Abandoned trailers with debris were removed by Property One. ADD installed "No Parking and Tow Away Zone" signs at both entrances to this lot. The Village at Federal City office conveyed to all PPV housing residents regarding not parking in this lot as well as communicating there are no locations inside Federal City for vehicle storage. Two abandoned vehicles were towed and there have been no vehicles parked in this lot since they were removed. Ms. Honaker then discussed that our Hurricane Zeta claims team is on sight inspecting buildings for under-reported damages. Ms. Honaker then gave an update on the two buildings (4 and 101) impacted by the March 6, 2021 fire. Building 4, the large historic

building across from the Navy Federal Credit Union, sustained fire and water damages resulting from the large destructive fire destroying Building 101. Legacy Professional Service has done a superb job stabilizing the roof, remediating all mold and installing dehumidifying fans.

**Lights on the Bike/Hike Trail Update:** Ms. Kathy Lynn Honaker confirmed 100% of the solar lights on the Bike/Hike Trail have been installed. This was an extremely difficult problem to solve and is now complete.

**Annual Ethics Training:** Ms. Kathy Lynn Honaker was pleased to announce all 2021 annual ethics training requirements have been completed. She thanked everyone for helping to make the July 31 goal of 100% completion.

## **New Business**

**Louisiana Community Development Authority Resolution:** The following Resolution was presented for consideration:

### **RESOLUTION OF BOARD OF COMMISSIONERS OF THE ALGIERS DEVELOPMENT DISTRICT**

At a meeting of the Board of Commissioners of the Algiers Development District duly called and held on the 23rd day of July 2021, the following resolution was offered seconded and adopted:

“Be it Resolved that the Board of Commissioners of this District hereby authorize empower and direct the Algiers Development District to become a political subdivision of the Louisiana Local Governmental Environmental Facilities and Community Development Authority (The “Authority”); approving the appointment of its Executive Director, Kathy Lynn Honaker on the Board of Directors of the Authority for a 2 year membership and otherwise providing with respect thereto as provided by chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950 as amended.”

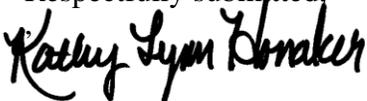
I hereby certify that the foregoing is a true and correct copy of a resolution passed by a majority of the Board of Commissioners of the Algiers Development District on the date specified.

NOTE: This Resolution will require both the Secretary’s and the Chairman’s signatures.

**Public Comments:** Ms. Stuckwich of the Mayor’s office complimented ADD on the great development news.

**Adjourn Meeting:** Chairman Major asked for a motion to adjourn. Upon motion by Col. Dempsey and second by Ms. Courseault, the meeting adjourned at 10:46 a.m. without objection.

Respectfully submitted,



Kathy Lynn Honaker  
Executive Director

KLH/wlg