

ALGIERS DEVELOPMENT DISTRICT
BOARD MEETING
Friday, February 11, 2022 · 10:00 a.m.
ZOOM MEETING

Call to Order/Welcome

Chairman Mark Major called the meeting to order at 10:06 a.m. The Chairman welcomed ADD's new commissioners; Representative Delisha Boyd (Louisiana State Representative District 102) and Councilmember Freddie King III (New Orleans City Council - District C) (not able to attend).

Roll Call: Ms. Vanessa Duplessis:

ADD Board of Commissioners Present

Mr. Mark Major (Chairman), Representative Mack Cormier (Treasurer), Senator Joe Bouie, Representative Delisha Boyd, Senator Gary Carter, and Mr. Jabarie Walker. City Councilmember Freddie King was unable to attend.

Others Present

Mr. Emanuel Knox (Director of Community Outreach for Councilmember Freddie King); Mr. Richard Cortizas and Mr. Scott Zander (Jones-Walker); Anna Corin Koehl (BMF); Dr. Peter Cho and Col. Dell Dempsey (ADC Board Members); Mr. Ron Bordelon and Ray Manning (consultants); Col. Chris Schlafer and Mr. George Jacobs (NOMMA); Mr. Godfrey Perriott (Subway); LCDR Traxler (USCG); Mr. Greg Lawson, Mr. Jake Caparo and Mr. Jerry Conrad (community); ADD Executive Director Ms. Kathy Lynn Honaker and staff members Ms. Vanessa Duplessis and Mr. Bill Garrett.

Chairman Major 2022 Goals Comments: Chairman Major stated that discussions with the staff were held to develop ADD goals for 2022. The goals include: completing negotiations on the NOMMA expansion and with the Finch Group and BT+MSG developers; completing selection of a fitness center operator through the RFI process; complete a building hurricane damage repair plan; and a development plan for other property assets.

December 3, 2021 Minutes: A motion was made to accept the minutes by Representative Mack Cormier and was seconded by Senator Gary Carter.

Mr. Jabarie Walker had a correction to the December 3, 2021, minutes that did not reflect his and former Commissioner Bryant's no votes on accepting the Financial Update. He continued that the minutes did not reflect his recollection that a staff compensation subcommittee would report their findings to the full Board. Chairman Major responded that the staff compensation subcommittee findings will be covered during the Executive Session. The December 3, 2021, minutes will be amended to reflect Mr. Jabarie Walker and Commissioner Bryant's no votes to accept the Financial Update.

Rules of Order: Mr. Richard Cortizas covered the Meeting Rules of Order.

Financial update with Budget to Actual: Mr. Sean Bruno, CPA for the Algiers Development District was not available due to an emergency dental procedure. Senator Carter made a motion to postpone the financial update until the next scheduled ADD meeting. It was seconded by Representative Boyd. The motion was passed with no comment or objections.

Old Business

Capital Outlay Update: Ms. Kathy Lynn Honaker stated that Senator Gary Carter was successful in obtaining \$150,000 of capital outlay funds to ADD that are for technology improvements to the Algiers Court House (\$75,000) and for improvements to the NORD Cutoff Gym (\$75,000). CEAs are being developed to distribute these capital outlay funds.

Financial Disclosure: Ms. Kathy Lynn Honaker mentioned that the ADD Commissioners are subject to the state required financial disclosure submission due May 15, 2022. Ms. Vanessa Duplessis will send out a financial disclosure reminder letter.

ADD Ethics Training: Ms. Kathy Lynn Honaker also reminded the Commissioners to complete the online ethics training by July 31, 2022. Submit your completion certificates to Ms. Vanessa Duplessis.

Algiers Mardi Gras Festival: Ms. Kathy Lynn Honaker reminded everyone about tomorrow's Algiers Mardi Gras Festival scheduled at Federal City from 10 a.m. – 6 p.m. The Mardi Gras Festival team led by Mr. Oscar Rainey, has worked with the ADC on the event. Ms. Jackie Clarkson is the Grand Marshal and BGEN McWilliams USMC, will be a guest speaker.

Development Update: Mr. Ron Bordelon stated that BT+MSG is in the due diligence period on Building 4. Meetings are being scheduled with the Finch Group regarding DBE goals in their development plans. A counteroffer from the NOMMA Board on the three expansion parcels was received on February 1, 2022. The NOMMA offer has a purchase option or a long-term lease option. We are reviewing the responses to the Fitness Center Operator RFI.

Mr. Jabarie Walker inquired if there is a contractual obligation between ADD and with the Finch Group? Mr. Bordelon responded that there is an MOU between ADD and the Finch Group and that there is not an option period or purchase agreement that has been executed.

Mr. Walker inquired how many parcels are BT+MSG in the due diligence period? Mr. Bordelon responded that Building 4 is in the due diligence period and Building 10 is in the Option Period.

Mr. Walker inquired what is BT+MSG's plan for their two parcels? Mr. Bordelon responded that BT+MSG's plan is for residential in the two Historic Tax Credit buildings. The parcel at Constitution and Carmick is for single family homes. The General Meyer – Behrman – Opelousas parcel is for multifamily residential.

Mr. Walker continued to inquire if there is any percentage that has been designated as affordable housing in these agreements? Mr. Ray Manning responded that BT+MSG residential plans have an affordable senior living development in Building 10. The General Meyer – Behrman – Opelousas parcel is multifamily residential and there is a percentage of affordable housing. There is a scheduled meeting with the BT+MSG design team to review the specific affordable housing numbers. Mr. Manning stated that he will obtain the exact affordable housing numbers and send them to Mr. Walker and the entire Board of Commissioners.

Mr. Walker inquired what options have been forwarded from ADD to NOMMA? Chairman Major responded that there have been several exchanges in proposals, and Mr. Walker could receive a briefing from the development team on the ADD -NOMMA negotiations at a coordinated meeting date. The Chairman also stated the need to move ahead to the remaining agenda items to maintain a quorum before the state officials must return to legislative session.

ADD Procurement Policy: Mr. Richard Cortizas stated that he and Mr. Scott Zander were tasked with reviewing the ADD procurement policy. He continued that under state law, the ADD is exempt from various procurement requirements. Chairman Major has made a priority to be open and transparent in the procurement and bidding process. The goal is to provide a thorough procurement policy for Board review at a future meeting.

Executive Session: Discussion of Staff (Kathy Lynn Honaker, William Garrett and Vanessa Duplessis) Performance Evaluation. Mr. Walker made a motion to move into executive session, seconded by Senator Bouie.

Chairman Major asked if there were any public comments and there were none. All commissioners voted unanimously to enter executive session.

Mr. Bill Garrett briefed the procedures for entering the secure executive session zoom meeting room. Mr. Garrett proceeded to move the executive session attendees into the secured zoom meeting room.

Following the return of all to the public meeting, Senator Carter made a motion to come out of executive session, seconded by Senator Bouie. As there were no comments or objections, the motion passed.

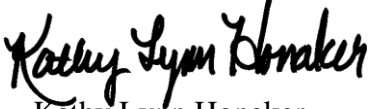
Public Session: Vote on staff employment contracts. There was a motion by Senator Carter to establish annual staff goals and objectives, and to increase the 1099 staff compensation by 15%. It was seconded by Representative Cormier. There were no further discussions and no comments. A roll call vote was taken on the motion. Mr. Mark Major, Representative Mack Cormier, Senator Joe Bouie, Representative Delisha Boyd, and Senator Gary Carter voted yes. Mr. Jabarie Walker voted no. The motion was passed.

New Business: There was no new business.

Public Comments: There were no public comments.

Adjourn Meeting: Senator Carter made a motion to adjourn the meeting, seconded by Representative Delisha Boyd. As there were no further discussions and no comments, the meeting adjourned at 11:02 a.m.

Respectfully submitted,



Kathy Lynn Honaker
Executive Director

KLH/wlg